notes

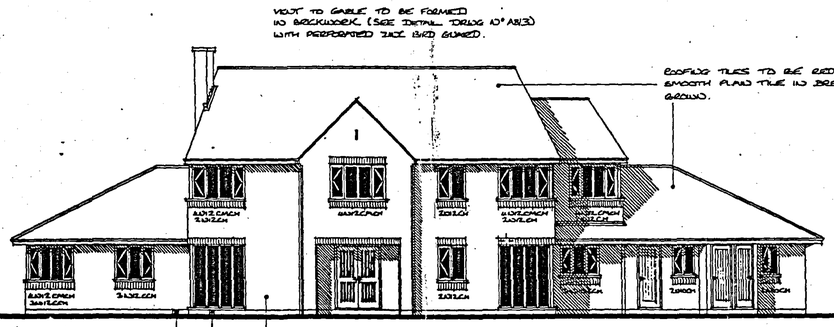
Do not scale from this drawing.

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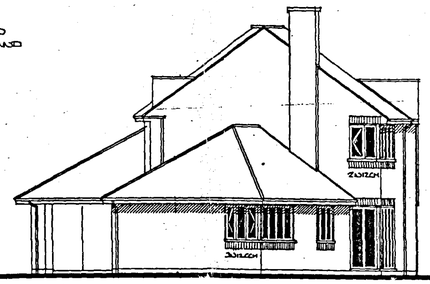
The General Contractor is to check all dimensions on site and report discrepancies to the architect.

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

SHDC
PLANNING & DEVELOPMENT
23 AUG 2007
Ref. 11561/07



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

CONSTRUCTION NOTES : TO BE READ IN CONJUNCTION WITH GENERAL AND DETAILED DRAWINGS AS APPLICABLE

FOUNDATIONS : SEE DRWG NO 1122 AB/3

WALLS BELOW DPC (1:1:3 CEMENT/SAND)
EXTERNAL WALLS TO BE 100mm THERMALITE HI-STRENGTH 7 BLOCKS FOR INTERNAL & EXTERNAL SKINS WITH 50mm CAVITY FROM FOUNDATION TO WITHIN TWO COURSES OF GROUND LEVEL, THEN FACING BRICKWORK EXTERNALLY, 50mm CAVITY AND THERMALITE HI-STRENGTH 7 BLOCKS INTERNALLY. CAVITY TO BE FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE SLOPED OUTWARDS.
INTERNAL WALLS TO BE 100mm THERMALITE HI-STRENGTH 7 BLOCKWORK WHERE LOADBEARING. (NON LOADBEARING WALLS TO BE BUILT OFF SLAB)

WALLS ABOVE DPC (1:0 1:1:6 CEMENT/LIME/SAND)
EXTERNAL CAVITY WALLS TO COMPRISE 103mm OUTER SKIN OF FACING BRICKWORK : 52mm CAVITY, FOOTPRINGS 50mm CROUD DEMTHERM INSULATION. AND AND INNER SKIN OF 100mm THERMALITE 'SHIELD' BLOCKWORK TO GIVE A MID 'U' VALUE OF 0.45 W/m²°C. CLOSE CAVITIES AT HEADS OF WALLS AND AT ALL OPENINGS BY CLOSING BLOCKWORK INTO BRICKWORK BUILDING IN HYLOAD VERTICAL DPC AND 25mm JABLITE INSULATION'.
BUILD IN STOUT GALV. S.S. WALL TIES AT MAX 900mm CTS HORIZONTALLY AND 450mm CTS VERTICALLY WITH EXTRA TIES AT OPENINGS AT EVERY BLOCK COURSE WHERE THE CAVITY IS CLOSED.
WALL TIES AND CAVITY INSULATION TO BE BUILT IN ALL IN ACCORDANCE WITH INSULATION MANUFACTURERS RECOMMENDATIONS.
INTERNAL WALLS TO BE 100mm THERMALITE 'SHIELD' BLOCKWORK (BUILDING CAVITY WALLS GARAGE TO BE TO 3 METRES HEIGHT BRICKWORK TO MATCH LEDGE WITH 440 x 100mm PIER) SOUND PARTITIONS TO BE 75x150mm TIMBER STUDDING AT 600mm CTS WITH LOGGINGS AND 75x50mm SOLE PLATE FACED ON BOTH SIDES WITH PLASTERBOARD AND SKIMMED. VOID TO BE FILLED WITH FIBREGLASS INSULATION.

DAMP PROOF COURSE
BUILD IN HYLOAD DPC TO UR102 TO ALL WALLS MIN 150mm ABOVE GROUND LEVEL AND TO UNDER THE DPM IN FLOORS. PROVIDE VERTICAL DPC AROUND PERIMETER OF ALL EXTERNAL OPENINGS AS CAVITY CLOSERS.

PLASTER
ALL WALLS INTERNALLY UNLESS WHERE SPECIFIED TO BE FINISHED IN 13mm LIGHTWEIGHT PLASTER TO BE APPROVED.

GROUND FLOOR SLAB.
GROUND FLOOR SLAB TO BE 50mm 1:3 CEMENT/SAND SCREED ON 100mm OVERSITE CONCRETE (UNDER (150) ON 25mm YEOCIL RESIL JABLITE SD GRADE INSULATION TO AGREMENT CERTIFICATE. SLAB (EXTENDED VERTICALLY AT EXTERNAL WALLS TO UNDERSIDE OF SCREED) ON MONARFLEX ULTRA DPM OVERSITE CONC REINFORCED WITH MIX STEEL FABRIC REINFORCEMENT

GROUND FLOOR PLAN

ON 25mm SAND BLINDING + INFILL TO SURFACE VOIDS OF MIN 150 mm WELL CONSOLIDATED HARDCORE. DAM TO BE BROUGHT UP PERIMETER WALLS AND LAPPED INTO HORIZONTAL HYLOAD DPC MIN 50mm. RED JOINT ALL JOISTS IN MEMBRANE TO OVERLAP MIN 450mm. IN ACCORDANCE WITH MAKER INSTRUCTIONS.

FIRST FLOOR : SEE DRWG NO 1122 AB/2

CEILINGS
TO BE 12.5mm PLASTERBOARD WITH SKIM FINISH TO RECEIVE DECORATION.

STAIRCASE : SEE DRWG NO 1122 AB/3

FOUL DRAINAGE
INTERNAL WASTE PIPES TO BE OSMA OR EQUAL APPROVED UPVC CONNECTED TO THE APPLIANCE IN THE APPROVED MANNER, WITH 75mm DEEP SEAL TRAPS. WASTES TO BE : WASH HAND BASINS 32mm : SINKS & BATH 40mm : WC'S 110mm DIAMETER. SOIL & VENT PIPES TO BE 100mm DIA TERMINATING AT RIDGE VIA REDLAND RIDGE VENTS.
EXTERNAL DRAINAGE TO BE 110mm 'OSMADRAIN' WITH FLEXIBLE JOINTS TO A FALL OF 1:60 OU MAIN RUNS. DRAIN TO BE LAID ON TRIMMED TRENCH BOTTOMS OR ON A REGULATING BED OF SELECTED 'AS DUG' MATERIAL AS REQUIRED. TRENCHES TO BE BACKFILLED WITH SELECTED BACKFILL TO MANUFACTURERS RECOMMENDATIONS. WHERE DRAINS PASS THROUGH WALLS TO BE PROTECTED BY RELIEVING ARCHES OR REINFORCED CONCRETE LINTELS CAST OVER. WHERE PIPES PASS UNDER THE BUILDING TO BE SURROUNDED IN 150mm CONCRETE WITH FLEXIBLE JOINTS PROVIDED BY MEANS OF A 13mm COMPRESSIBLE BOARD AT EACH PIPE COLLAR. INSPECTION CHAMBERS TO BE 'OSMA' UNIVERSAL IN POLYPROPYLENE HAVING CAST IRON COVERS + FRAMES CHAMBERS TO BE BEDDED IN MIN 150mm CONCRETE AROUND TOP OF SHAFT TO PROVIDE BED FOR FRAME IN LOAD INSTALLATIONS. DRAIN CONNECT TO PUBLIC FOUL SEWER BY TOP INLET SADDLE CONNECTION.

SURFACE WATER DRAINAGE
NEW SYSTEM TO COMPRISE 'OSMADRAIN' AS DESCRIBED ABOVE FOR FOUL DRAINAGE. PROVIDE GATHERINGS BEYOND TO ALL HOUSEHOLD POSITIONS. DRAINS TO FALL TO COLLECTING I.C. THENCE TO DISCHARGE INTO RIVER GLEAD VIA APPROVED HEADWALL AND FLAP VALVE SUBJECT TO LPA APPROVAL AND RECOMMENDATIONS.
RAINWATER GOODS : TO BE OSMA 'ROCKDALE' UPVC RAINWATER SYSTEM COMPRISING 112mm HALF ROUND GUTTER WITH 68mm CIRCULAR DOWNPIPES FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR : GROUD.

MECHANICAL VENTILATION TO SHOWER/WC AND BATHROOM TO BE XPELAIR DE SIMILAR CEILING MOUNT FAN TO EXTERNAL WALL SHELL GIVING MIN 15 LITRES/SEC. MIN RATE 3 AIR CHANGES/HOUR. OPERATED INTERMITTENTLY WITH OVER RUN OF 15 MINS

BRICKWORK DOUBLE FLUE TO BE LINED WITH CLAY REBATED FLUE LINERS MIN 195mm SQUARE TO COMPLY WITH BS. 1181 1971 (AMD). STACK TO BE THICKENED OUT TO 215mm ON WORK SIDE. LININGS FITTED WITH REBATES UPPERMOST AND JOINTED WITH FIRE PROOF MORTAR. ANY SPACE BETWEEN LINERS AND BRICKWORK TO BE FILLED WITH WEAK MORTAR OR INSULATING CONCRETE. STACK TO TERMINATE MIN 600mm ABOVE RIDGE LINE. FINISHED WITH ARTIFICIAL STONE CAPPING.

FIRST FLOOR PLAN