notes

Do not scale from this drawing.

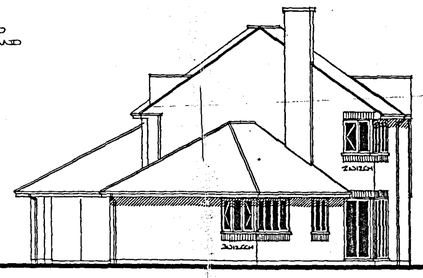
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The General Contractor is to check all dimensions on site an report discrepancies to the architect.

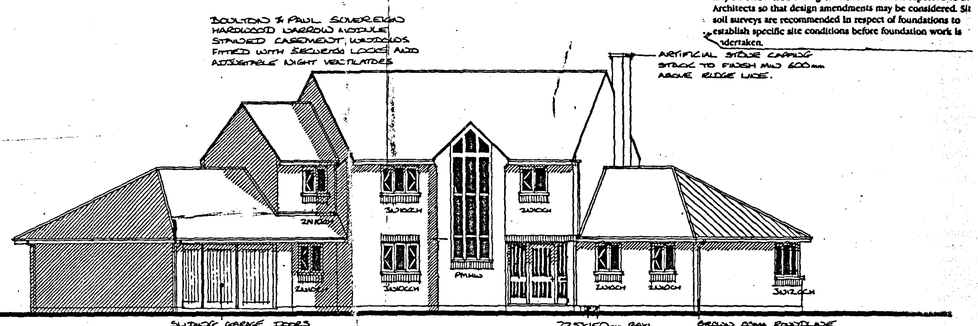
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions whic may be discovered during construction unless reported to th Architects so that design amendments may be considered. Sit soil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



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 (1:1:6 CEMENT/LIME/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 (1:1:6 CEMENT/LIME/SAND)
EXTERNAL CAVITY WALLS TO COMPRISE 103mm OUTER SKIN OF FACING BRICKWORK, 52mm CAVITY, FOOTINGS 59mm CROUD DRITHERM INSULATION, AND AN INNER SKIN OF 100mm THERMALITE 'SHIELD' BLOCKWORK TO GIVE A MIN 'U' VALUE OF 0.45 W/m²°C. CLOSE CAVITIES AT HEADS OF WALLS AND AT ALL OPENINGS BY CLOSING BLOCKWORK ONTO BRICKWORK BUILDING IN HULDAND 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 IN CLUDING CAVITY WALLS GARAGE TO BE 10 NO 7mm PAVIOR BRICKWORK TO MATCH HOUSE WITH 440 x 103mm PIER
STUD PARTITIONS TO BE 75x50mm TIMBER STUDDING AT 600mm CTS WITH LOGGINS AND 75x50mm SOLE PLATE FACED ON BOTH SIDES WITH PLASTERBOARD AND SKIMMED. VOID TO BE FILLED WITH FIBREGLASS INSULATION.

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

PLASTER
ALL WALLS INTERNALLY (UNLESS WHERE SPECIFIED) TO BE FLOATED AND 13mm LIGHTWEIGHT PLASTER TO BE PAINTED.

GROUND FLOOR SLAB.
GROUND FLOOR SLAB TO BE 150mm 1:3 CEMENT AND SCREED ON 100mm OVERSITE CONCRETE (GRADE C15A) ON 25mm VERMICULITE/JABLITE SD GRADE INSULATION TO AGREEMENT CERTIFICATE BAL 1507 (EXTENDED VERTICALLY AT EXTERNAL WALLS TO UNDERSIDE OF SCREED) ON MOISTOP ULTRA DPM OVERSITE CONC REINFORCED WITH MESH STEEL FIBRE REINFORCEMENT

ON 25mm SAND BLINDING + INFILL TO SURFACE VOIDS OF MIN 150 mm WELL CONSOLIDATED HARDCORE. DPM TO BE BROUGHT UP PERIMETER WALLS AND LAPPED INTO HORIZONTAL HULDAND DPC MIN 150mm. RED JOINT ALL JOINTS IN MEMBRANE TO OVERLAP MIN 450mm IN ACCORDANCE WITH MAUFF 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 1:40 ON MAIN RUNS. DRAINS 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 AS-DUG SIDEFILL AND MIN 150mm CONCRETE AROUND TOP OF SHAFT TO PROVIDE BED FOR FRAME IN LOAD INSTALLATIONS. ALL CONNECTIONS TO PUBLIC FOUL SEWER BY TOP INLET SADDLE CONNECTION.

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

MECHANICAL VENTILATION TO SHOWER/W.C AND BATHROOM TO BE XPELAIR OR SIMILAR CEILING DUCT FAN TO EXTERNAL WALL GRILL. GIVING MIN 15 LITRES/SEC. MIN RATE 3 AIR CHANGES/HOUR. OPERATED INTERMITTENTLY WITH OVER RUN OF 15 MINS

GROUND FLOOR PLAN

FIRST FLOOR PLAN