

Proposed

DO NOT SCALE

SPECIFICATION & CONSTRUCTION NOTES:

GENERAL
 1. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
 2. This drawing is to be read in conjunction with all other relevant Architectural & Engineering drawings.
 3. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and further instructions obtained before work is commenced.
 4. The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, gys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.

MAIN ROOF CONSTRUCTION
CONDITIONAL / STAGE APPROVAL REQUESTED
 Roof to be duo-pitched Attic Type Trussed Rafter System by specialist manufacturer. Incorporate wind bracing designed and fixed in accordance with BS 5269 Pt 3 1985.
 All truss details to be submitted direct to local authority for approval 28 days prior to erection on site. Main roof pitch to be 45.0 degrees.

Dimensions for Roof Truss Fabrication must be taken by Roof Truss Manufacturer at wall plate level, as no other Party will accept responsibility for any errors resulting in incorrect trusses being manufactured.

Trusses to be fixed at 600mm max. horizontal centres. Include for all trusses, girder trusses, reducing trusses, valley boards, wind bracing, etc. Cover with Dupont Tyvek untearable approved breathable underslatter's felt on 38 x 25 mm SW tanalised battens and Sandtold Old English Natural Red Ternaoclo pan tiles OSA, all in accordance with manufacturers recommendations. Workmanship on site to comply with BS 8000: Part 6 1990 - Code of Practice for Slating & Tiling of Roofs and Claddings

Valleys to be boarded with treated SW timber 18mm x 450mm each side of centreline. Double thickness of Sarking Felt to be provided lagged at least 600mm over centreline of the valley. Valley to be lined with Code 4 minimum lead to BS 1178 and Lead Association Guidelines.

All flashings to be Code 4 Lead minimum to BS 1178, Lead Association Guidelines and appropriate BRE Digests

Roof to be lagged with 250 mm Rockwool OSA insulation. First layer of 150mm inserted between ceiling joists. Second layer of 100mm inserted at 90° to first layer.

STRAPS
 Roof to be fixed to 50 x 100 SW wall plates anchored to walls utilising BAT OSA (Or Similar Approved) GMS straps 1000 x 30 x 5 mm @ max. 1800 mm hz. centres, fixed in accordance with manufacturers recommendations.

TRENCH FILL FOUNDATIONS (Provisional)
 To be founded at depths to suit site conditions, allow provisional depth of 1000 mm below ground level. Final depth to be determined on site by Local Authority Building Control / NIHC Officer(s). Foundations to be formed in mass concrete trench fill, concrete grade C20 (20 N/mm² @ 28 days) or RMC grade Gen. 1. Trenches to be 600 mm wide for external load bearing walls, 450 mm wide for internal loadbearing walls.

STRIP FOUNDATIONS (Provisional, Alternative)
 To be founded at depths to suit site conditions, allow provisional depth of 1000 mm below ground level. Final depth to be determined on site by Local Authority Building Control / NIHC Officer(s). Strip foundations to be minimum 225mm thickness, formed in mass concrete grade C20 (20 N/mm² @ 28 days) or RMC grade Gen. 1. Trenches to be 600 mm wide for external load bearing walls, 450 mm wide for internal loadbearing walls.

NEW WALLS (EXTERNAL)
 275 mm cavity walls: 102 mm Approved Red / Orange Multi facing brick, nominal cavity 73 mm filled solid with 65 mm Dritherm OSA cavity wall ties. Inner leaf 100 mm Plasnor stramite 4.2 N/mm² blockwork. Include wall ties to BS at 900 mm centres horizontally, and 450 mm centres vertically, increased to 225 mm centres at all openings / reveals. Insert 150 mm Damsor OSA DPC to cavity closures - fixed to backs of door and window frames. Provide lean mix concrete infilling to cavity below ground level. Include all cavity trays as appropriate at openings etc.

LINTELS
 Provide I.G. OSA galvanised mild steel insulated lintels, with rear flanges block infilled. Provide min. 150 mm end bearings and incorporate cavity trays.
 Contractor to obtain and submit Manufacturer's lintel schedule to Local Authority for approval.

INTERNAL LOADBEARING WALLS
 100 mm Plasnor Stramite OSA 4.2 N/mm² blockwork.

GROUND FLOOR GENERAL
 Provide 75 mm sanded on 500 gauge vapour barrier on 100mm Joblite insulation OSA on 100 mm thick concrete grade C30 or Gen. 1 mix on 1200g Visqueen DPM on 25 mm sand binding on DoT Class 1 OSA hardcore, well consolidated using vibrating plate in layers Ne. 150 mm thick. Overall thickness Ne. 600 mm.

GROUND FLOOR SPECIFIC
LOUNGE
 Provide 22mm Krono-floor V313 MR T+G chipboard OSA floor boards on 50 x 50mm SW battens @ 450mm centres on vapour barrier on 100 mm thick concrete grade C30 or Gen. 1 mix on 1200g Visqueen DPM on 25 mm sand binding on DoT Class 1 OSA hardcore, well consolidated using vibrating plate in layers Ne. 150 mm thick. Overall thickness Ne. 600 mm. Insert 50mm Joblite insulation OSA between timber battens.

DPC'S - NEW WALLS
 Horizontal wall DPC to be Visqueen ZEDX CPT high performance PVC, located at 150 mm minimum above GL, lapped and taped with floor DPM.

ACCESS AND FACILITIES FOR DISABLED PEOPLE
 All to comply with approved Document M 1999 edition.
 Access and approaches to comply with Section 6
 Circulation requirements within the dwelling to comply with Section 7.
 Switches and sockets to be located in accordance with Section 8.
 Entrance level toilets to comply with Section 10.
 For further information refer to drawing number 24.03RH A0002 & A0003.

WINDOWS / DOORS
 Provide double glazed Hardwood units throughout, bedroom windows to incorporate escape openings min. dimensions 500 x 850 mm. All units to incorporate draught proprietary excluders. Provide toughened safety glazing as follows. Client to nominate preferred manufacturer.

GLAZING
 Min. 14 mm air gap to double glazed units. Provide toughened / laminated or other approved safety glass in doors, sidelights etc where within 1.5 m of floor level and in windows within 800 mm of same.

JOINERY WORKS
 All new doors, frames and architrave's, skirting etc and associated ironmongery to be selected and approved by client prior to fitting.

FIRST FLOOR CONSTRUCTION
 Use 50 x 200mm SC3 or C16 joists @ 450mm centres. Cover using 22mm Krono-floor V313 MR. T+G chipboard. Incorporate double joists and full depth cross noggin below all stud partitions. Include row of herringbone strutting at mid span. Form removable covers to areas of concealed pipework and lighting points.

STRAPS
 Provide GMS straps 1000 x 30 x 5 mm long bent once, at 2.0 m max. centres where external walls run parallel to first floor.

DRAINAGE
 Drain pipes, manholes, gullies, fittings etc. to be Hepworth or equivalent PVCU underground drainage system laid in accordance with manufacturers instructions. 100 mm Dia. laid at 1:40 gradient in 150 mm pea gravel surround. Gullies to be trapped / back inlet as appropriate. Invert levels to be confirmed upon commencement of works.
 Incorporate appropriate PC concrete lintels where drains pass through cavity walls and 150 mm concrete surround to pipework beneath buildings and floors.

WASTE PIPES
 38 mm Dia. PVCU - 50 mm if combined together with 75 mm deepslat / resinless traps.

HEATING AND PLUMBING SYSTEMS
 To be designed and installed by an approved heating and plumbing engineer. To include for new condensing gas fired boiler with 78% SEDBUCK efficiency rating, new radiators, TRVs, thermostats, valves, pipework etc. All pipework within floors, roof voids, ducts etc. to be lagged. All works to current part 'L' of building regulations and latest EMGAS requirements. Provide Corji Installation and Test Certificate and SAP rating prior to handover.

SANITARY WARE, KITCHEN UNITS, TAPS / FITTINGS etc.
 Where shown are for guidance purposes only. Manufacturer, quality, quantity, colour, type etc. shall be determined by the owner client in conjunction with the contractor.

ELECTRIC'S
 To be installed to all affected areas by approved, qualified electrician to current IEE regulations. To include for all wiring, two gang power points, ceiling points, light switches, power light circuits etc. and RCD's etc. Provide IEE/NIHC installation and test certificate prior to handover.

BACKGROUND VENTILATION
 Trickle ventilation to be provided in form of air brick or window grilles as follows: -
 Habitable Rooms 8000mm² (Bedrooms etc)
 Non-Habitable Rooms 4000mm² (Ensuite Bathroom etc)
 Air bricks if used (2 Nr 225 x 150 mm) to have inset mesh and internal upward facing louvres / deflectors.

MECHANICAL VENTILATION
 Extractor fans manually operated required as follows: -
 Bathroom, Ensuite & Cloaks / WC - capable of extracting 15 litres / sec. Intermittently.
 Utility - capable of extracting 30 litres / sec. Intermittently.
 Kitchen - capable of extracting 60 litres / sec.
 Alternatively fit cooker hood. Incorporate extractor fan capable of extracting 30 litres / sec., ducted to external air. FIT 225 x 150 mm air brick.

ROBUST CONSTRUCTION
 All new elements of extension to be constructed in accordance with the guidance of the "Robust Construction Manual".

LIGHTING
 Utility & Ensuite to incorporate only energy efficient lighting point(s). i.e. 58w fluorescent tube with shroud or light fitting(s) that will only accept energy efficient bulb(s).

INSULATION OF NEW FIRST FLOOR & STUD WALLS
 Install 100mm Rockwool insulation in between Bedroom wall vertical studs. Install 100mm layer of Rockwool insulation between all First floor joists.

SURFACE WATER DRAINAGE
 Gutters Black PVC-U half round 110 mm Dia.
 Down pipes : Black PVC-U 65 mm round
 All rainwater to be diverted to soakaway, min. 5 m away from nearest building as follows.

SOAKAWAY
 All rainwater to be diverted to new soakaway designed and constructed to BRE Digest 365. Percolation test results to be obtained by Applicant/Client and details passed to LA Building Control Officer for approval and confirmation of appropriate size. Provide minimum size of 1 cubic metre with geotextile wrapping - Terram OSA with 40% void free washed clean hardcore infill material.

SMOKE ALARMS
 To BS 5446 Pt 1 shown thus mains operated, via separate circuit to main distribution board.

STUD PARTITIONS
 Constructed of 100 x 50mm SW studs at 450mm vertical centres, together with head, sole and intermediate noggin's.

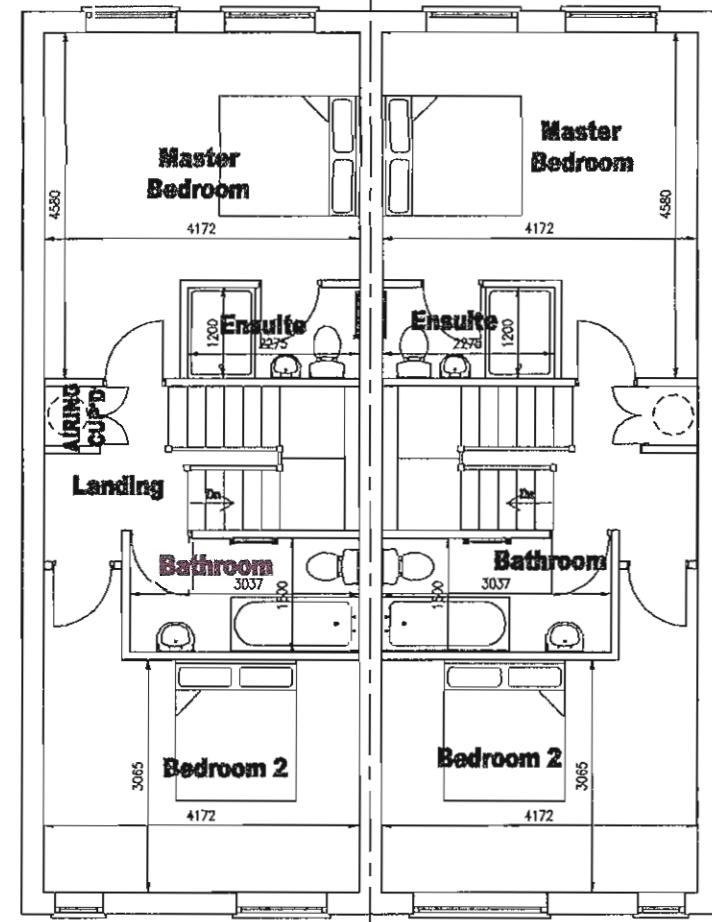
PLASTERWORK
 Apply approved 12.5mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to all ceilings. Apply 2 No approved layers of 12.5mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to all Structural steelwork.
 Apply approved 12mm sharp sand / cement render with taped joints and 2.5mm neat gypsum skim finish to all masonry walls.
 Apply approved 12.5mm plasterboard with taped joints and 2.5mm neat gypsum skim finish to all stud walls.

STARCASE - TIMBER CONSTRUCTION
 Goings 220 mm each. Risers max. 190mm.
 Provide hand railing at 900 mm above nose of stair. Balustrades at 100 mm centres max.
 Bulkhead clearance to be 2.00 m min. Handrails etc to comply with latest edition of Part K of the Building Regulations. Underside of stairs to receive half hour plaster as previously noted.

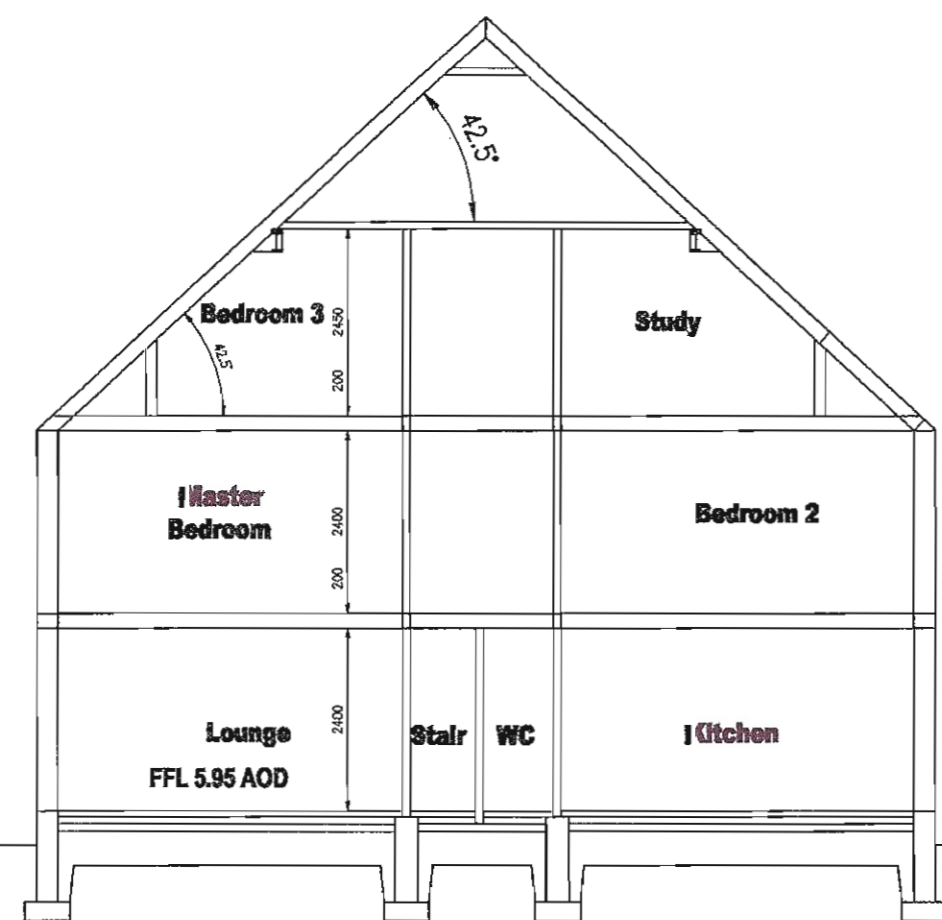
PERMANENT AIR SUPPLY TO LOUNGE
 Provide 2 No 225 x 150mm air bricks, to have inset mesh and internal upward facing louvres / deflectors.

CHIMNEY FLUE / FIRE SURROUND ETC
 Masonry construction taken down to concrete foundation. To incorporate 225mm terra-cotta, glazed and socketed flue liners, sockets uppermost, built into chimney breast/flue together with throating unit, etc. provide 4 No anchor points for fire guard. Concrete hearth to be 125mm thick, extending 150mm each side of fire opening and projecting 500mm in front of breast.

FIRE DOORS
 Provide 30 minute Fire door to BS 476: Part 8: 1972, BS: 5588: Part 1: 1985 & BRE Digest 320: 1988. Install approved positive self-closing devices to all doors leading onto stairwell.



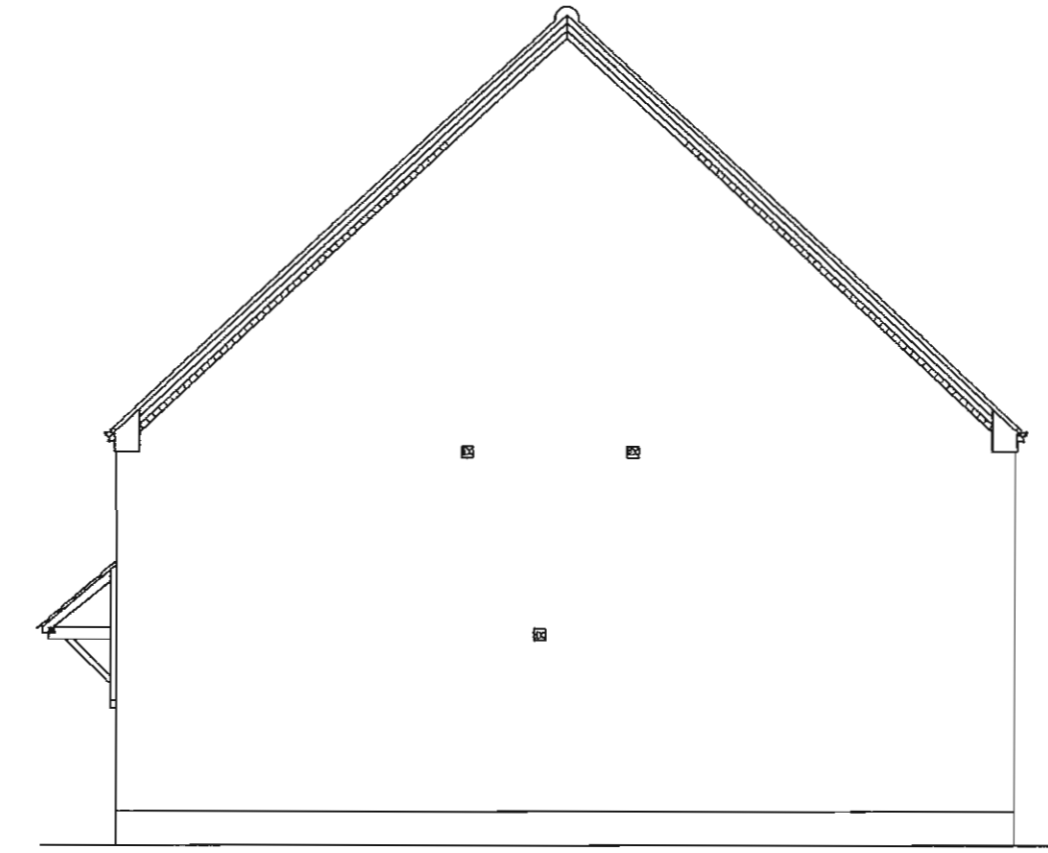
FIRST FLOOR PLAN 1:100



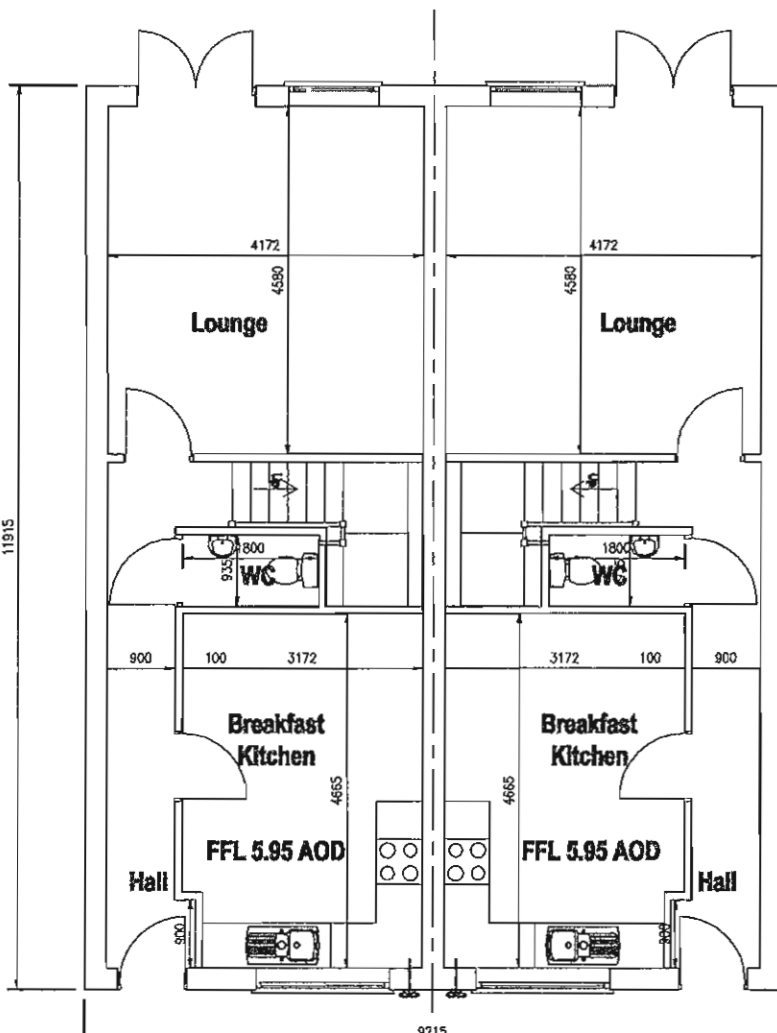
CROSS SECTION 1:100



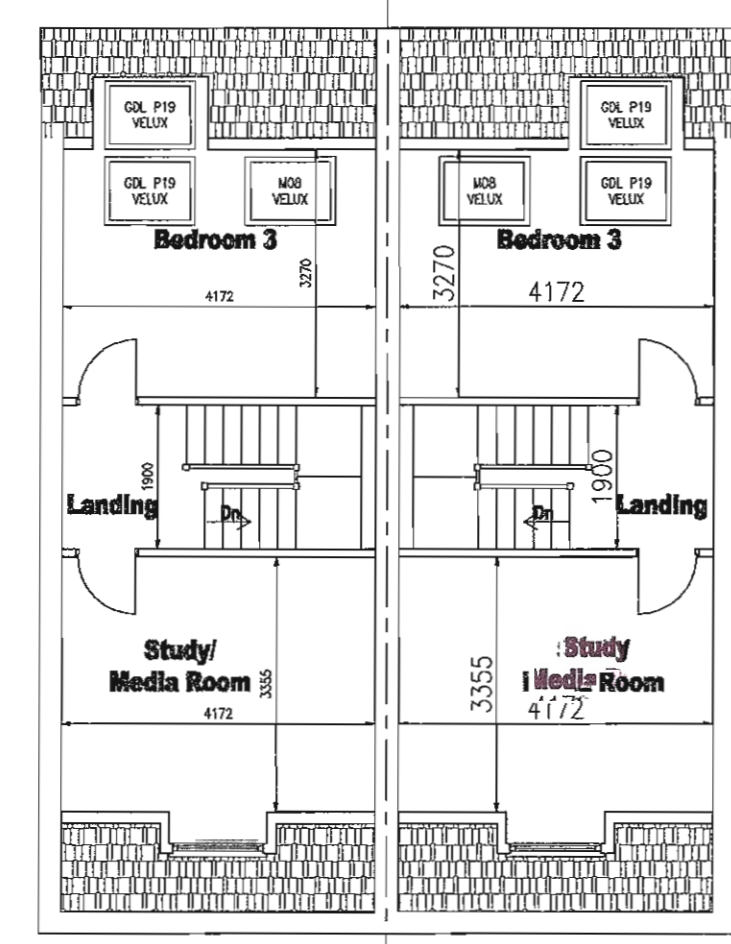
EAST ELEVATION 1:100



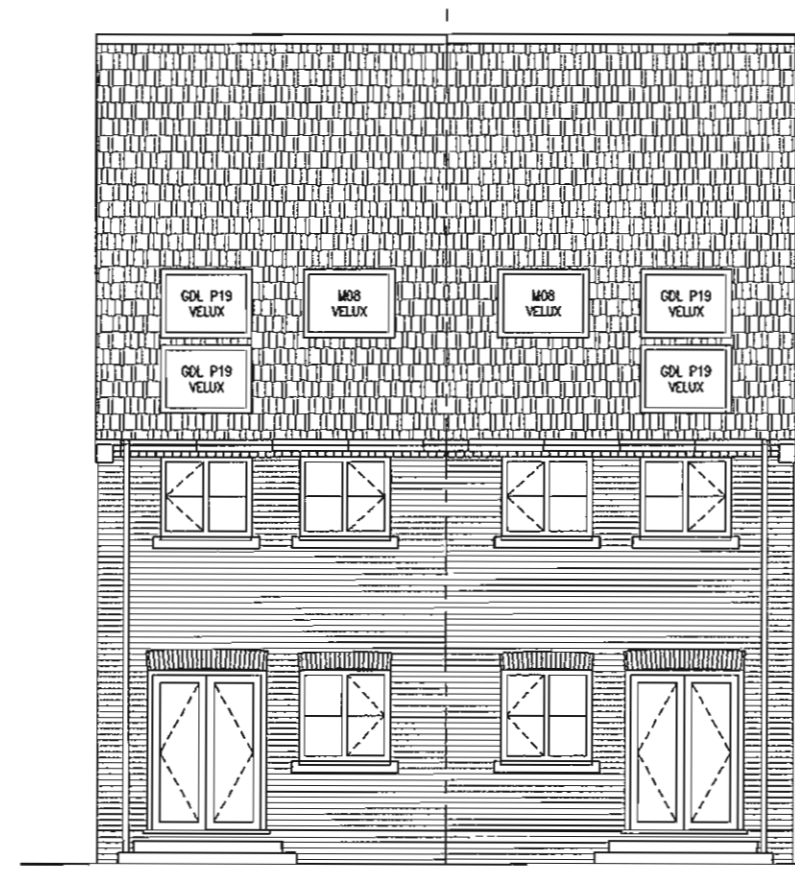
NORTH ELEVATION 1:100



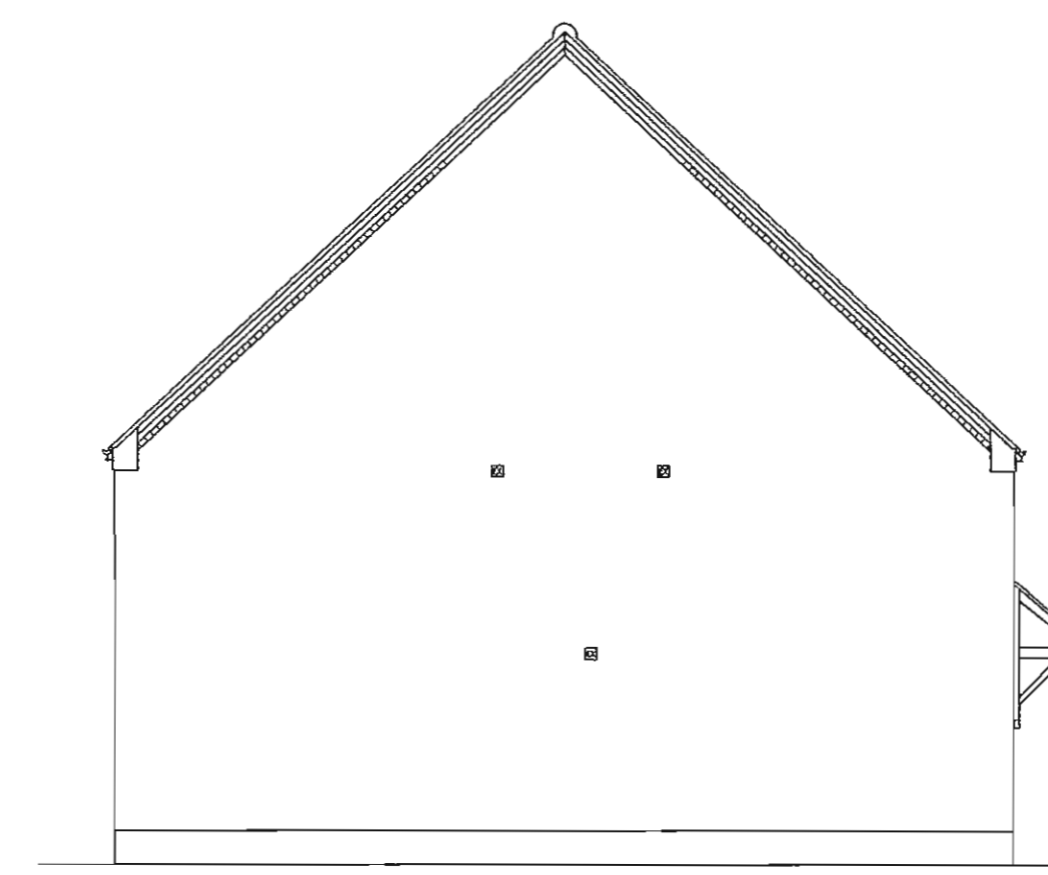
GROUND FLOOR PLAN 1:100



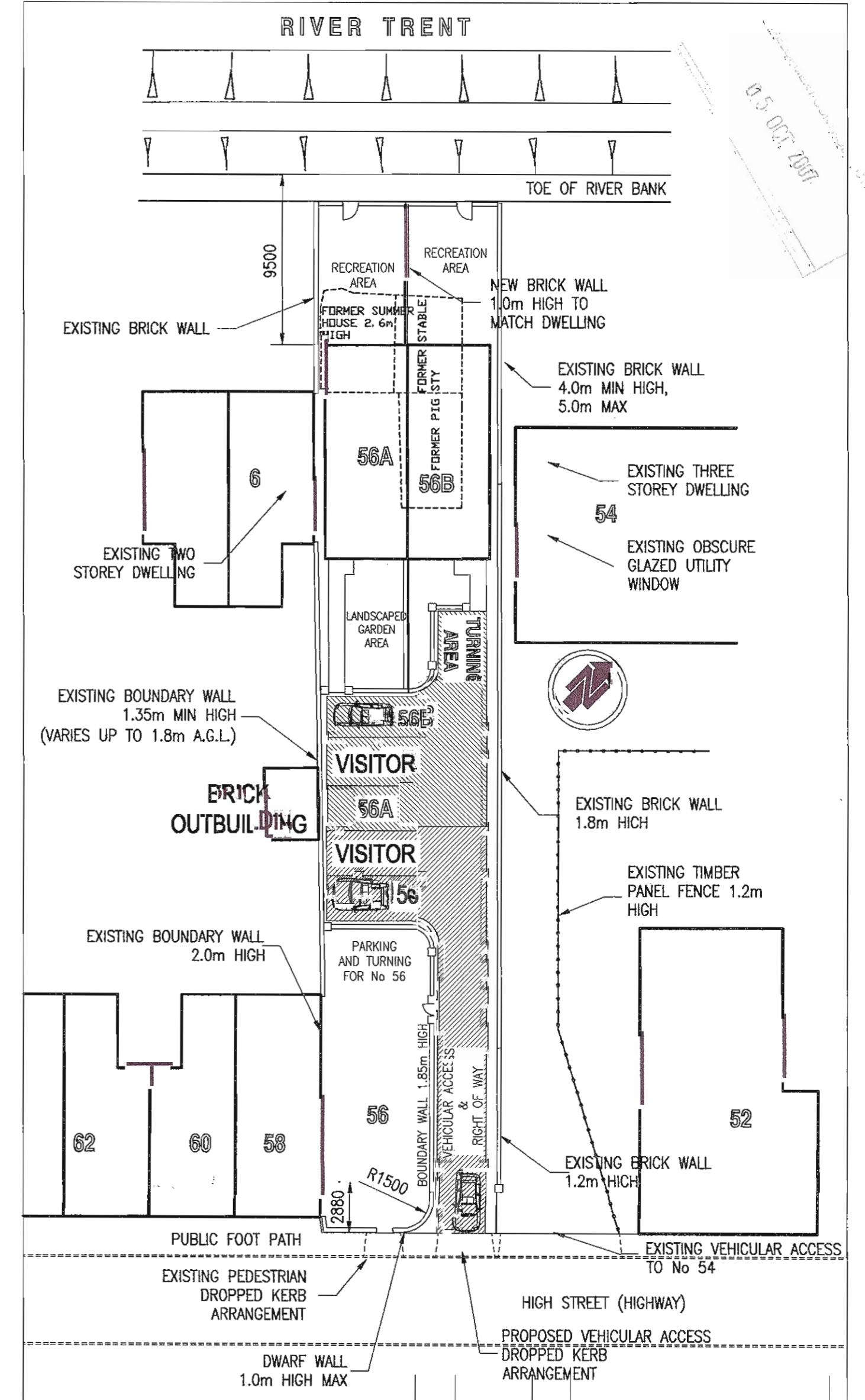
SECOND FLOOR PLAN 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



BLOCK PLAN 1:250

REV	DATE	BY	DESCRIPTION	CHK	APP
A	22.08.07	TAS	Imitation Balconies Removed	TAS	TAS
0	22.08.07	TAS	Planning Issue	TAS	TAS

DRAWING STATUS: PLANNING ISSUE

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MR J F THOMPSON

**DEVELOPMENT SITE - 56 HIGH STREET
 BURTONHAM, NORTH Lincs, DN17 3NQ**

PROPOSED PAIR OF SEMI-DETACHED DWELLINGS

SCALE @ SIZE:	CHECKED:	APPROVED:
AS SHOWN @ A1	TAS	TAS
CAD FILE:	DESIGN/DRAWN:	DATE:
0107/Drg/Arch	TAS/sc	APRIL 2007
PROJECT No:	DRAWING No:	REV:
0107	A0010	A

© TAS BUILDING DESIGN

AMENDED DRAWING

ORIGINAL IF RED