CONSTRUCTION NOTES

FOUNDATIONS (assuming normal ground conditions)
Cavity walls 600 x 150mm. Half brick and internal walls 400 x 150mm.
Concrete strips (1:3:6) minimum 750mm below ground level to suitable substrata and below adjacent drain inverts.
Foundations to be widened at piers pillars to maintain minimum 150mm spread.
Where special foundations are required to see structural engineer's details and calculations.
GROUND FLOOR
50mm levelling screed, on 100mm concrete slab on 1000g visqueen DPM. on 75mm polystrene on 50mm sand on 150mm hardcore. DPM taken up edge of slab under DPC.
ALTERNATIVE FLOOR TO SPECIALISTS DETAIL
CAVITY WALLS (external)
Up to dpc - Level maximum 1m below ground level - two leaves brick or approved blockwork with 50 - 100mm wide cavity filled with lean mix concrete to within 225mm of the lowest horizontal dpc. (see engineer's details if foundation brickwork exceed 1m below ground.).
Above dpc level - See section plans for full constructional details.
Suitable and approved tie wires at maximum 900mm horizontals and 450 mm vertical centres (300mm maximum vertical centres at jambs of openings). Proprietary approved insulated cavity closures at all jambs of external openings. Cavity closed at head with block or equivalent.
PARTY WALLS
215mm block laid flat (min. density 1840 kg/sq3), 110mm coursing finished with 13mm lightweight plaster(min. mass 10 kg/m2). Party wall taken up to underside of roof tiles and fire stopped.
Party wall to be bonded to inner leaf of external cavity wall, and cavity stopped with flexible closer.
For full construction details to show compliance with Part E (Sound Insulation), see plans and specification.
INTERNAL WALLS
Loadbearing - minimum 100mm block/brick on foundations a b.d non-loadbearing - minimum 100mm block brick on 400mm wide x 200mm thickened slab.
Finished with 13mm plaster and skim.
Partitions - minimum 9.5mm plasterboard each side of 75 x 50mm sw timber or similar approved studding at 400 mm centres with insulation infill as required. Double joist below partitions running parallel with joist span where sited on timber floors.
Walls between garages and dwelling - 150mm minimum thickness high insulation blockwork (unless otherwise stated) finished side a d.b 'U' value not exceeding 0.6 W/m'K. Wall built up to underside of roof covering/ floor decking above and firestopped.
DPCs ETC
Horizontal DPC to outer leaf of cavity wall minimum 150mm above external ground level. To inner leaf and to all ground floor internal wall partitions to BS 1076, suitable vertical DPCs to be incorporated at jambs of all openings in external walls. Cavity tray DPCs to be provided above external lintels as required at all roof and cavity wall abutments, linked to suitable150mm upstand flashing (stepped or otherwise).
LINTELS
See schedule for manufacturer, reference numbers and span and location.
Generally - External lintels insulated as necessary to achieve a 'U'-value not exceeding 1.2 W/m2'K.
Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal load bearing walls. All to have minimum end bearing as specified by manufacturer or 150mm min.
All lintels to be encased to give 1/2 hour fire resistance.
FIRST FLOOR
Minimum 19mm tongue and groove boarding or chipboard on timber joists (sizes and centres as denoted on plans/sections) underdrawn with minimum 12.5 mm plasterboard and skim to achieve 1/2 hour fire resistance.
Floors over garages underdrawn with minimum 12.5 plasterboard and 5mm skim and insulated with minimum 50mm fibreglass or equivalent to achieve a 'U' value not exceeding 0.6 W/m'K.
PITCHED ROOFS (See section plans for details)
Generally - covering approved tiles/slates suitable for specified pitch on minimum 38 x 25mm sw battens on unbreatable sarking felt to BS 747 or equivalent.
Trussed rafters to be designed, constructed, fixed and braced in accordance with BS 5268: Part 3 1985 (including water tank stillage etc.).
Plasterboard ceilings (minimum 12.5mm thick where centres exceed 450mm).
Diminishing trusses seated and fixed to 175 x 32mm softwood layboards over main trusses.
Valley formed with tiles, lead or an approve proprietary system on minimum 19mm thick softwood valley boards.
LATERAL RESTRAINT AND NOTES.
Roof void ventilation - see plans/sections for method of attaining adequate through ventilation to voids above roof insulation. Insulation prevented from obstructing/blocking roof void ventilation by an approved pre-formed rafter tray duct at eaves. 12.5mm plasterboard and skim soffit to underside of trusses.
Continuous 12.5mm fly screened ventilation gap full length of eaves soffits, 6mm external quality ply soffits on 38 x 38 sw framing to eaves and verges.
STAIRCASES (Internal)
Clear width minimum 800mm. Prefabricated standard staircase to B.S. 5393 maximum pitch 42°
Twice rise plus going to be between 550 and 700mm
Width and going of landing not less than 800mm.
Handrails minimum 840mm maximum 1.0m vertically above pitch line.
Balustrading minimum 900mm above landing floor.
Any openings in risers or balustrading not to allow the passage of a 100mm diameter sphere.
Balustrading to be constructed so as not to be readily climbable by children, minimum 2m clear headroom on staircases and landings (measured vertically above pitch line on stairs).
Guarding to any external balconies to be minimum 1.1m high.
Minimum going of tapered treads at narrow 50mm. Twice rise plus going of tapered treads measured 400mm in from narrow end to between 550 and 700mm.
VENTILATION
Generally - openings lights in window to equal minimum 1/20 room floor area.
Habitable rooms and kitchens to have 'trickle vents' or similar background ventilation at least 8000 mm sq in area with a minimum dimension of 8mm that is secure, adjustable and located so as not to cause undue draughts.
Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows:-
a) Kitchen - 60 litres/second or 30 litres if incorporated in a cooker hood.
b) Bathroom/en-suite - 15 litres/second.
c) Sanitary accomodation including bathrooms without natural ventilation equal to 1/20 floor area - minimum three air changes perhaps with at least 15 minute over run.
CAVITY TIES
Galvanised wire ties to B.S. 1234 every 900mm horizontally and every 450mm vertically set in diamond pattern to give 5 No. ties per m sq min. Additional ties at 300 mm centres vertically adjacent to openings.
CAVITY CLOSERS
Cut brick or block to eaves and verges, reveal or cut block around openings.
WINDOW AND DOOR FRAMES
Standard preservative treated timber frames with 150mm wide DPC to B.S. 743 tracked to frame prior to fixing. Window opening lights to all rooms 5 % min room floor area.
GAS FIRE FLUES
True flue TYPEX 115 p.c. concrete flue blocks to B.S. 1289 with gas council "Approved" GC1 cowl terminal. See gas fire design guide for details.
DRAINAGE (Below ground)
100mm (unless otherwise stated) clayware or pvc at minimum 1 in 40 fall, laid, jointed and backfilled in accordance with manufacturers' recommendations.
Drains under building encased in 150mm concrete and to lintels over drains passing through walls including rocker joints and rigid masking as necessary to prevent rodent ingress.
Manhole specifications and positions including depth invert etc to be denoted on drainage layout plans.
Any internal manholes to be fitted with double seal and bolt down covers. Adequate step irons to any manholes exceeding 1m in depth.
ABOVE GROUND DRAINAGE
Any soil and vent pipe minimum 100mm pvc extending minimum 900mm above opening lights with 3m including cage termination, to BS 4514.
Waste pipes in pvc discharging to soil and vent pipe pr b.i.g. of the following minimum sizes:-
a) Baths, showers, and sinks 40mm
b) Welsh hands basins and bidet 32mm
c) Combined 50mm
Anti-syphon traps to all fittings connected to soil and vent pipes or 75mm deep seal traps if wastes do not exceed the following lengths:-
32mm - 1.7m
40mm - 3m
50mm - 4m
Fall on all waste pipes to be minimum 1 in 55 maximum 1 in 11 support brackets at maximum 600mm centres to manufacturers' recomendations. Rodding access at all bends, changes in direction and higher ends of long runs.
RAINWATER GOODS
110mm dia half round or deep flow gutter 68mm dia rainwater pipes discharging into gully position dependent on site layout.
BOILER
Gas council 'approved' wall mounted gas fired room sealed appliance with balanced flue fitted with durable non-combustible guard. Provide high level gas and power points where applicable.
GAS FIRES
Gas council 'Approved' wall or mounted fires for true flue TYPEX 115 flue blocks.
ELECTRICAL INSTALLATIONS
All installations to comply with I.E.E. regulations.
All fittings to comply with British Standards quality and position of fitting in accordance with N.H.B.C. requirements.
SERVICES
All work and installations to comply with the regulations and recommendations of the respective "BOARD" or "AUTHORITY" in the satisfaction of the "inspector".
GENERAL
All RSJs or UBs to be encased in 2 layers 9.5 mm plasterboard and 7mm plasterboard skim or other suitable encasement to provide minimum 1/2 hour fire resistance (unless supporting roof structure only) and seated on suitable concrete padstones.
External meter cupboards to comply with Appendix G of Approved Document B.
Structural timbers to be minimum 40mm from outer face of chimneys and 200mm from a flue.
Any drain excavation below and within influencing distance of any foundation to be backfilled with concrete to the satisfaction of the district building surveyor.
Balanced flue outlets with 2m of ground level to be provided with a suitable durable metal guard. Where a balanced flue outlet is below a window it must not be within 300mm of any opening light.
The following will satisfy the requirements of part 1 (1990) -
a) Heating system controls.
b) Insulation to pipework and hot water storage vessels.
c) Method of controlling temperature of stored hot water.
All work to comply with current Building Regulations and relevant codes of practice.
Prefer written dimentions.

THIS DRAWING IS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORK COMMENCING

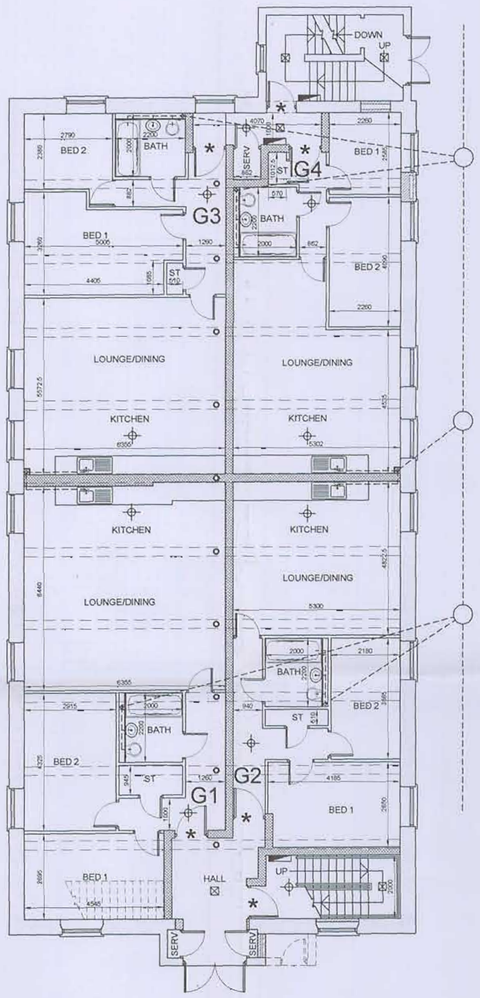
KEY

b	BOILER POSITION	lb	LAVATORY BASIN
bc	BROOM POSITION	oven	OVEN POSITION
bu	BASE UNIT	su	SINK UNIT
cbu	CORNER BASE UNIT	st	SHOWER UNIT
c	COOKER POSITION	wm	WASHING MACHINE POSITION
cpd	CUPBOARD	wt	WORK TOP
cyl	CYLINDER CUPBOARD	ssu	INSET SINK UNIT
gas f	GAS FIRE POSITION		
hob	HOB UNIT POSITION		
f	FRIDGE POSITION		
f f	FRIDGE FREEZER POSITION		

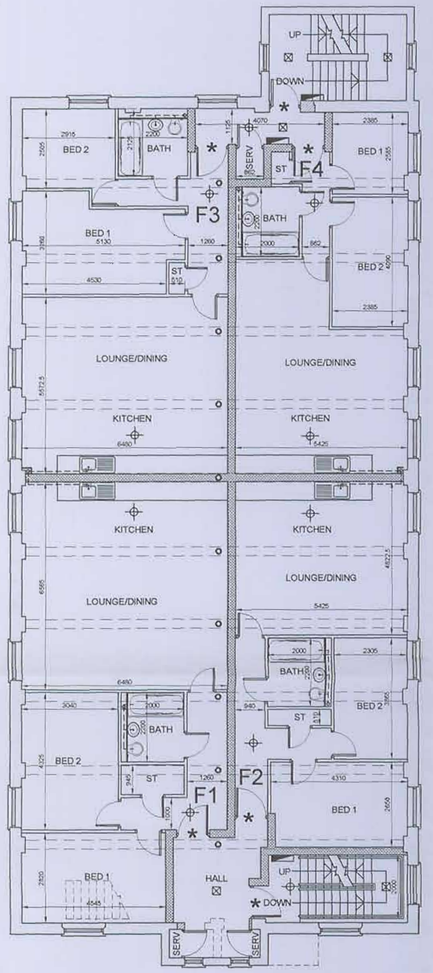
Electrics Key:

- BT Telephone socket
- Cooker point
- TV point
- Low level double socket
- High level double socket
- Shaver socket
- Light switch
- Light fitting
- Radiator panel
- Double flourescent light fitting
- Mechanical Ventilation
- Smoke Detector
- Soil and vent pipe
- 1/2 hour fire resisting construction.

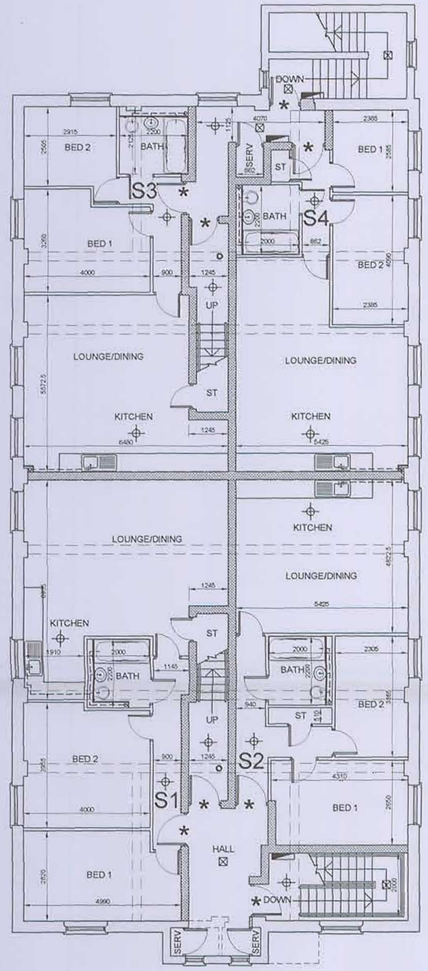
NOTE: All switches to be between 450 and 1200mm above finished floor level.
Thermostatic controls to all radiators.



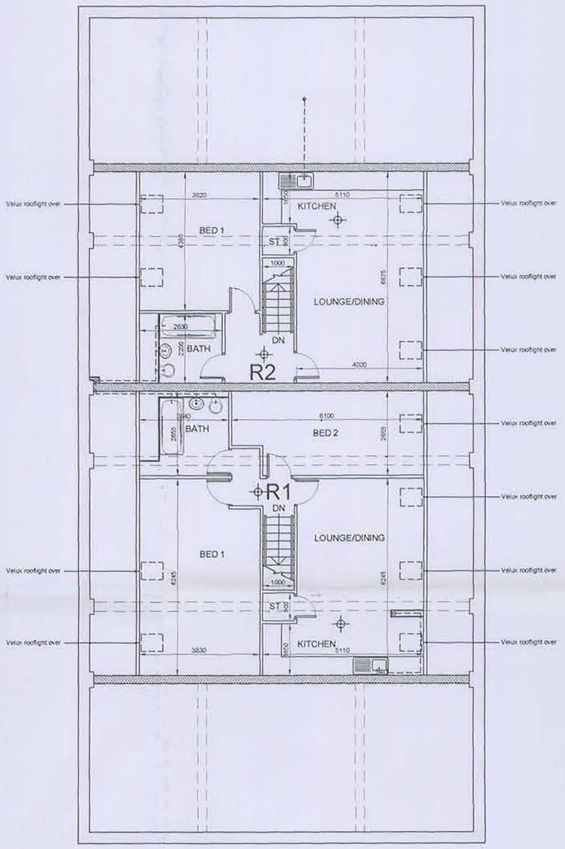
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

06/0267 FUL

CONSTRUCTION ISSUE

REV A. ROOF PLAN ROOM WIDTHS INCREASED AND ROOFLIGHT LOCATIONS AMENDED 02/03/06 ICW

PROPOSED FLOOR PLANS
SHADE MILL
PROPOSED RESIDENTIAL DEVELOPMENT
THE BIG MILL, LEEK

DRWG. No.	K218/09
DATE	17/02/05 ICW
SCALE	1 : 100
REV.	A

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