

GENERAL CONSTRUCTION NOTES

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General notes are to be read in conjunction with drawings and are applicable unless otherwise stated on drawings.

Foundations:- to be 600 wide by 225 thick C35 grade concrete strip footings, generally at a min depth of 525 mm to topside below ground level, for external cavity walls. Lay 1 layer of B503 mesh reinforcement in bottom edge of concrete min. cover 40 mm.

External Walls:- to be cavity construction comprising of an outer leaf of facing material as indicated on drawing with a 50 mm cavity and 100 mm thick Plasmor Stranlite inner leaf. Below ground level use solid Stranlite or other approved 7N/ mm strength blocks to BS 5628. Provide cavity fill to within 75 mm of ground level. Provide and insert stainless steel vertical twist wall ties at a rate of 5 per sq metre ie at 750 centres horizontally, 450 centres vertically, and 225 centres up reveals of openings. Provide continuous horizontal dpcs to both leaves min. 150 mm above ground level. Insert dpcs to all heads, sills and reveals of openings in external walls as required. Wall plates to be 100 x 75 timbers restrained by 30 x 5 mm galvanised mild steel anchor straps 1200 centres built into blockwork, 900 mm min drop.

Floors Generally:- to be 125 mm thick C35 grade concrete on 2000g visqueen dpm/radon barrier on 150 mm well compacted hardcore. Lay 1 layer of B503 mesh reinforcement in bottom edge of concrete min. cover 40 mm.

Pitched roofs:- roofing material as specified on drawing on 38 x 25 sw battens on one layer untearable roofing breather felt on prefabricated trussed rafters to BS 5268 part 3 1973 using processed timbers to BS 4471 1978 and BS 4978 1973. Calculations for trusses to be submitted 28 days prior to erection and conditional approval are requested. Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to roof trusses to gables at rafter and ceiling joist levels. Straps are to extend over 3 no trusses and be spiked to each one. Nog out between members directly beneath straps in 75 x 50 timbers.

Drainage:- drainage is to be 100 mm Ø vitrified pipe work with flexible joints and 150 mm bed and surround or pea gravel. Back fill trench in concrete where drains are within one metre of building to level of foundation. Drains passing through walls are to be allowed free movement and brickwork arched or lintelled over, and where drains are lower than normal foundations the foundations are to be taken down either side of drain and lintelled over to receive brickwork.

Manholes if required are to be 225 mm thick class B engineering brick walls with 150 mm thick C 35 grade concrete base. Haunching to pipes to be waterproof concrete. Covers to be galvanised steel set in C 35 grade concrete 100 mm thick.

Gutters to be 100 mm pvc half round or square section with 64 mm round or square section fall pipes to suit.