GENERAL CONSTRUCTION NOTES

3 BARK MEADOWS DODWORTH BARNSLEY

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

Walls:- external walls to be cavity construction comprising of an outer leaf of facing material as indicated on drawing, with a 100 mm cavity to be filled with 100 mm Crown Dritherm with 100 mm thick Plasmor Stranlite inner leaf with 12.5mm plasterboard on plaster dabs with plaster skim finish to achieve U value 0.30W/msq.K. Below ground level use solid Stranlite or other approved 7N/ mm strength blocks to BS 5628. Close cavity at eaves. Bond external brickwork to existing every alternate course. 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 tray dpcs over all lintels. Insert Damcor insulated cavity closers/dpc's to all, 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 22 mm T & G flooring grade chipboard with glued joints and perimeter sealed with mastic, on SC 4 grade joists sizes and centres as indicated on drawing for first floor. Provide 100mm mineral fibre insulation between first floor joists.

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 are to be submitted 28 days prior to erection for which conditional approval is requested. Provide and install a proprietary PVC eaves ventilation strip to full extent of eaves, duct over insulation to vent roof space. Provide and install proprietary abutment ventilation strip to full extent of mono pitch roof abutting wall. Provide and install 100 mm thick Crown Loft Roll 40 insulation between ceiling joist members with 200 mm Crown Wool insulation over joists to achieve 0.16W/msq/K. Ceilings to be 12.7 mm thick plasterboard and skim finish. Provide and install 30 x 5 mm galvanised mild steel anchor straps at 1200 centres to first floor joists, (where joists run parallel to walls) and roof trusses to gables (at rafter and ceiling joist levels). Straps are to extend over 3 no joists/trusses and be spiked to each one. Nog out between members directly beneath straps in 75 x 50 timbers.

Windows and ventilation:- all new windows are to have opening lights of not less than $1/20^{th}$ of the floor area and glazed panels not more than 25% of the floor area. New windows to all habitable rooms to be fitted with trickle ventilators giving not less than 8000 mm^2 area. All new windows and glazed doors are to have double glazed units manufactured to BS 6206 using 6mm laminated glass outer leaf 16mm air gap and 6mm inner leaf of laminated Pilkingtons 'K' glass, and are to be fully draft stripped.
Windows to habitable first floor rooms to have min 750 high x 450 wide clear opening lights, for escape purposes.

Plumbing and drainage:- gutters to be 100 mm pvc half round or square section with 64 mm round or square section fall pipes to suit.

Electrical Works:- the electrical installer should be registered under the competent persons scheme and upon completion issue a self-certificated certificate of compliance with Building Regs. to the local authority.