



Construction Notes

1. ROOF CONSTRUCTION: CONCRETE INTERLOCKING TILES ON 15x150mm TILING BATTEN ON UN-TAKABLE ROOFING FEET ON 125x50mm JACK RAFTERS AT 450mm CTRs ON 300x100x20mm PUCCHINS MID SPAN AND 100x50mm WALK PLATES. CEILING JOISTS TO BE 175x50mm AT 450mm CTRs. RIDGE BOARDS TO BE 175x35mm WITH 200x35mm VALLEY BOARDS. 12.5mm THICK PLASTERBOARD AND SKIM TO UNDERSIDE OF JOISTS WITH MIN 100mm THICK QUIET INSULATION. ROOF OVER GARAGE AREA ONLY TO BE ROOF FINISHED AT 600mm CTRs WITH 75x35mm CHAIRS. GUTTERING AT 650mm CTRs AND AN 18mm x 1.5mm THICK PLASTERBOARD AND SKIM TO GIVE 6 HOUR FIRE PROTECTION.
2. EXTERNAL WALL CONSTRUCTION: 150mm THICK BRICKWORK STONE OR 100mm FINISH BLOCKWORK (SEE MAINS/ELECTRICAL) MIN 50mm CLEAR CAVITY, 100mm THICK INSULATING BLOCKWORK (SIMILAR) TO EXTERIOR AND SIMILAR WITH 15mm THICK PLASTER FINISH TO GIVE MAX LG VALUE OF 0.6 W/M².
3. GROUND FLOOR CONSTRUCTION: 100mm THICK 1:4 SANDWICH OF FLOORING GENE. CHIPPED ON 50x50mm JOISTS AT 450mm CTRs OVER MIN 150mm TO SPACE OVER 100mm THICK OVERBITE CONCRETE OR 100mm THICK RAPHATE FEE, WELL COMPACTED MARISSAGE.
4. FOUNDATIONS: TO BE 600x300mm THICK MASS CONCRETE STEEL FOOTINGS TO ALL EXTERNAL WALLS. INTERIOR WALLS TO HAVE 500x150mm THICK MASS CONCRETE STEEL FOOTINGS. WEAR MIX CONCRETE CAVITY FILL TO FINISHED GROUND LEVEL.
5. INTERNAL WALLS TO BE 100mm THICK 1:4 SANDWICH BLOCKWORK WITH 15mm THICK PLASTER FINISH BOTH SIDES. WALL BETWEEN HOUSE AND GARAGE TO BE 150mm THICK LEGAL FIRE RATED 180mm THICK LUTITE PLASTER TO HAVE 100mm TO GIVE FIRE CTR FINISH TO GARAGE SIDE TO GIVE MAX LG VALUE OF 1.0 W/M².
6. UNDERFLOOR AIR SPACE TO BE VENTILATED WITH 125x150mm AIR BRICKS AT MAX 1.0m CTRs WITH CAVITY TAP D.P.C. OVER AND BE FITTED MIN 50mm FROM CEILING. VENT. OPENINGS TO BE LARGE ENOUGH TO GIVE AN EQUIVALENT OF 5000 MM² PER METRE RUN OF WALL.
7. CHIMNEY CONSTRUCTION: CHIMNEYS TO HAVE MIN OPENING OF 800x300mm DEEP WITH 200mm MIN. BACK AND JAMBS. MIN. HEIGHT OF JACK AT JUNCTION WITH ROOF TO BE 1.0m. THE STRUCTURAL HEIGHT TO BE MIN. 150mm THICK CONCRETE AND EXTEND IN FRONT OF JAMBS MIN. 500mm. CLAY FIVE LININGS TO BE REPTILES OR SOLICETS TO CEILING WITH 50x50mm AND 100x100mm 1, 177, 178, 179 INSULATORS AND ACQUADITING NO COMBUSTIBLE FUEL MATERIAL TO BE WITHIN 150mm OF CHIMNEY. FIRE GUARD ABOVE POINTS TO BE PROVIDED TO EXPOSE SIDE OF OPENING.
8. VENTILATED TOPO CHIMNEYS TO BE PROVIDED TO KITCHEN WITH 2IN AIR VENT AT HIGH AND LOW LEVEL WITH LOWEST FLY BRASS JUNCTIONS AND JUNCTIONS OF ALTERNATE AT TAP BUTTERED SOCKET OUTLET TO BE PROVIDED IN KITCHEN FOR FRESH AIR.
9. HOT WATER TO BE HEATED BY WATER BATH GAS BOILER WITH SANDWICH PLATE (FITTED WITH CAGE IF BELOW 2.0m ABOVE F.C.L.) AND AN ELECTRIC IMMERSION HEATER TO CIRCULATE WATER.

1. FLOOR SOLEWALLS TO BE TYPE II / III TO WET AREAS IN FULL ACCORDANCE WITH S.S. 569.
2. STAINLESS STEEL CHANNELS TO BE USED IN AREAS OF ELEVATIONS WHERE NATURAL STONE FACING DESIRED.
3. FLOOR UNLESS TO BE 225MM DIA IF CIRCULAR TYPE OR 105MM IF SQUARE RECTANG.
4. ALL INTERNAL WALLS ENCLOSING POND TO BE RUST UP TO SUITABLE HEIGHT E.G.
5. GROUND FLOOR CONSTRUCTION: 18MM THICK T & G SOLEWALL OR FLOORING GRADE CHIPPED ON VIRQUESS 1000 GRADE D.P.M. OVER 150 x 20MM JOISTS. AT 400MM CTR OVER MIN. 125MM VENTILATED AIR SPACE OVER 75MM UNPAVED SAND/CORRIT DEEPS PROTECTION (TIMBER COVERS TO 4 CM) OR "GRIT" THRU 1/2" MESHING. REINFORC. MESHING (SEE GENERAL NOTE NO 21) ON MIN 200MM THICK CONCRETE SLAB WITH 2ND LAYER MESH REINFORCEMENT (SEE ENGINEER CALCULATIONS E.C.) ON MIN 100MM HATCHCORE TO RAIN DISPOSITION OF RAIN GUT TO PERIMETER OF BURNING.
6. 225 x 225MM A.R. BEAMS TO BE PROVIDED TO EACH GRADE WALL WITH RIDGE PINE JOIST AT INTERVALS OF 150MM TO SUPPORT ADDITIONAL VENTILATION OF ROOF VOID.
7. AT RAFTER LEVEL UNDER THE ROOF FLOOR, 225 x 225MM A.R. BEAMS AT 1.8M CTR. TO BE PROVIDED TO CHAIN TO DISAPPEAR AND PERMITS GUT PIERCE TO OUTSIDE A.R.
8. DRAINAGE SYSTEM TO HAVE NO TRAPPED GULLIES.
9. ALL GAS AND ELECTRIC SERVICES INTO THE BUILDING TO BE EXTERNAL AND HAVE ENTRY INTO THE BUILDING ABOVE GRADE LEVEL. WATER SERVICE ENTRY BELOW GRADE LEVEL TO BUILDING TO BE ADEQUATELY JOINTED.
10. SUFFICIENT VENTILATION BETWEEN EXTERNAL FACE OF THE EXTERIOR WALL AND TOP OF EXCAVATION. TO BE THRU WITH 25 x 25MM RYGALEND 100MM DIA VENTS NO 21 225MM OR 100MM DIA PERMANENTLY SHUTTED (I.E. KEYS STUCK AS UNLOCK).
11. EXTERNAL AIR SUPPLY TO COME TO BE VIA 225 x 225MM A.R. BEAM IN FRONT WALL UNDER WINDOW. A RAIN DIVERSION A.R. IF REQUIRED.
12. SHORT LENGTHS OF REINFORCED PIPE TO BE JOINTED THROUGH EXCAVATION WALL AT 200MM CTR TO ALLOW FOR DISPOSITION OF RAIN GUT UNDER BUILDING TO ALLOW FOR DISPOSITION TECHNIQUE.
13. AREA ABOVE MINIM ON EXCAVATION POND TO BE 600MM WIDE MIN. DIFFUSION TROUGH TO BE AS NEAR AS POSSIBLE AND AS FUR FROM 30 x 30MM APPROPRIATE TO 1100 WITH REBAR AND 225MM TO BE PERMANENTLY SHUTTED (I.E. KEYS OR SIMILAR).
14. MESH REINFORCEMENT TO OVERSIDE ROAD TO BE A395.

- [illegible]

4. permanent ventilation to be provided to ceiling, to be equivalent to the ceiling technical area of the floor.
5. ceiling false unders to chimney to be initiated with ducts opposite.
6. floor joists exceeding 8.0m span to have herring and strutting at 1.0m intervals.
7. new materials to be good looking, easy to clean, thick concrete and in 15mm class 'C' engineering concrete with heavy medium duty covers as necessary.
8. direction of ceiling joists indicated.
9. structure m.s. nothing, existing members to extend over whole slab area, now extend up inside face of external leaf, now under slab to provide a continuous ceiling from external face of building to external face, no work in full accordance with the manufacturers recommendations and requirements etc (see last 40 points etc), now to finish above finished ground level.

C Local Authority Amendments Added 6/6/88
B Structural Engineer Comments Added 10/1/88
A Local Authority Amendments Added 2/8/88

~~21st Proposed Bungalows.
Plot Adjacent to
24, Back Poplar Terrace.
Royston. Barnsley.~~

Plans sections and elevations.

1.50 + 1.100.	17.7.88.
J.R. 160.	1. Aug C