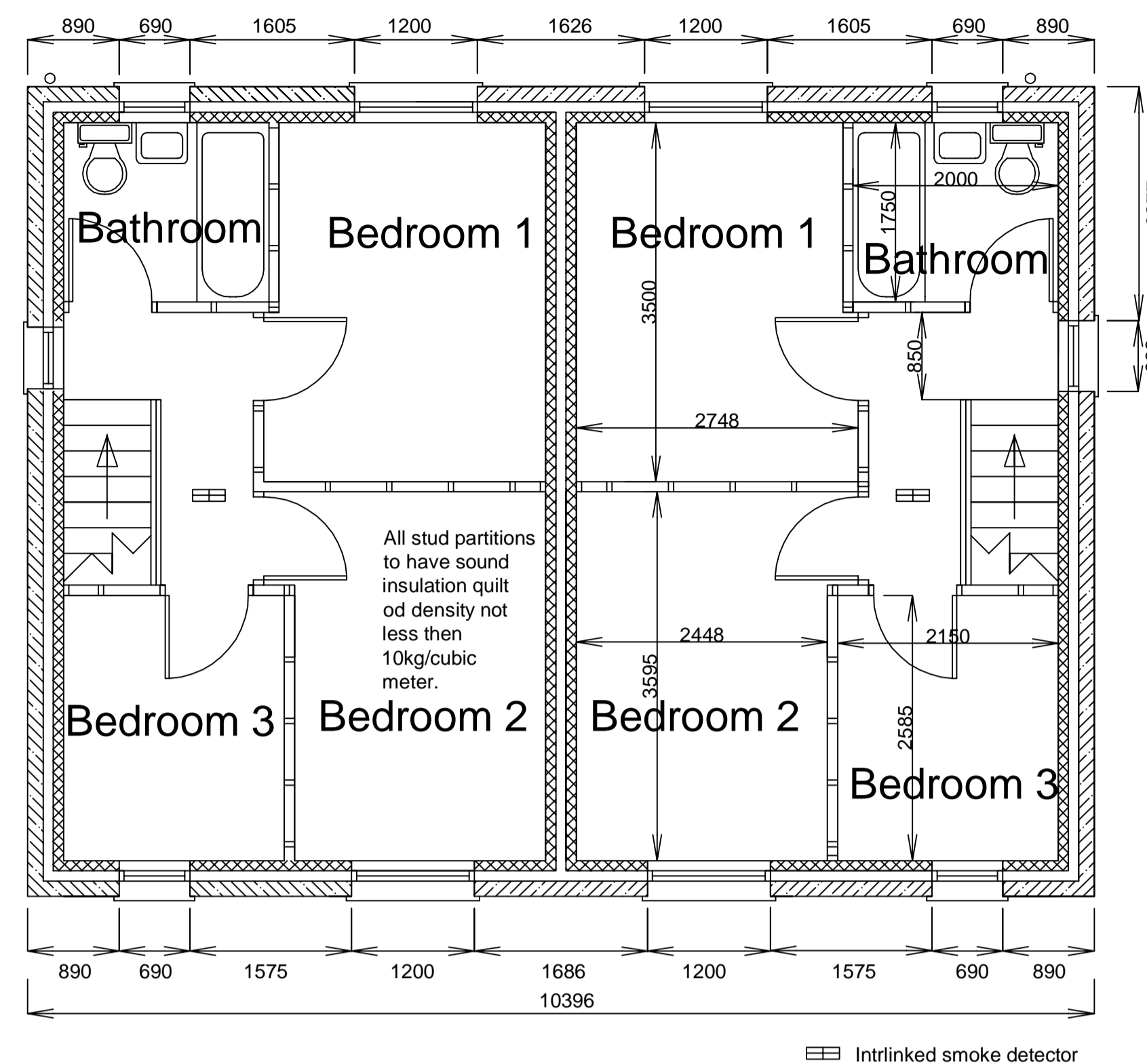
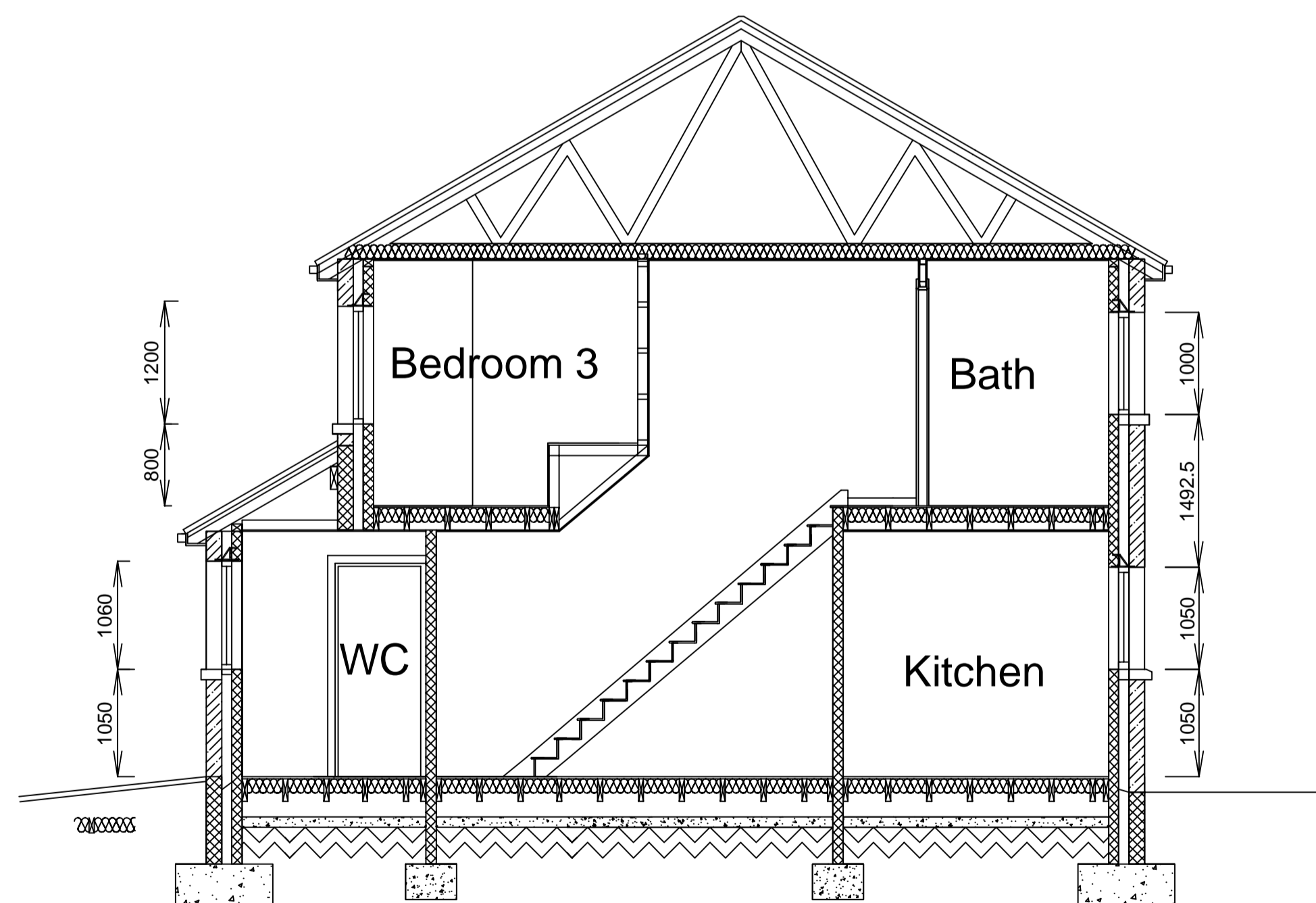


Ground Floor Layout



First Floor Layout



SECTION

ROOF CONSTRUCTION
 Artificial slates to be as approved sample on treated s.w. battens to slate manufactures recommended sizes on untearable felt to manufacturers details and instructions to B.S. 5268 Part 3. 1985, on new sw timber treated trusses. Trusses to bear on new treated sw timber wallplates secured with 30x5mm mild steel anchor straps at 1800mm centres to inner leaf of external walls. Straps to be taken down wall face 900mm and be at maximum 1200mm centres. Trusses to be installed to manufacturers recommendations and manufacturer to provide calculations and design data for submitting to building control. Lateral restraint to be provided to gable by strapping across first three trusses, with 30 x 5mm ms straps. Timber packers to be placed between trusses below straps and timber packing placed between first truss and inner face of outer leaf. Timber bracing to trusses to be in accordance with the manufacturer instructions. 13mm foil backed plasterboard fixed to underside of trusses with 100mm thick insulation quilt laid between trusses and overlaid in opposite direction with 150mm insulation quilt to give min U value of 0.16W/m²/K. U.p.v.c. fascia & soffit boards with continuous 25mm wide air gap along eaves soffit with insect proof mesh screen. Form code 5 lead lined valley gutters where required on marine ply, lay boards and treated timber fillets as required. Code 4 lead upstand flashings at all roof/wall abutments.

Lean to roof to be artificial slates on timber treated battens on untearable roofing felt on new 150 x 50mm sw timber rafters at maximum 400mm centres. Rafters to bear on new 100 x 75mm timber wall plates strapped to inner leaf of outer wall as above and bear on new 225 x 75mm timber bearer rawl bolted to wall. Ventilation to be provided to eaves and at high level to give equivalent of a continuous strip 20mm wide at eaves level and 10mm wide at high level.

ALL WORKS IN CONNECTION WITH GAS, WATER & ELECTRICAL INSTALLATIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE RELEVANT BODIES & IN ACCORDANCE WITH BRITISH STANDARDS AS APPLICABLE.

ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, B.B.A. CERTIFICATES, CODES OF PRACTICE AND BE APPROPRIATE FOR THE USE INTENDED.

CONSTRUCTION TO BE IN ACCORDANCE WITH 'Robust construction details for dwellings and similar buildings, TSO 2001'

SPECIFICATION

FOUNDATIONS

Foundations to be mass concrete strip footing, trench fill with formation depth agreed with Local Authority. Foundations to be taken down to ground of suitable bearing strength a minimum of 450mm below ground level. Foundations where stepped to over lap by twice the height of the step or 300mm, which ever is the greater. Foundation to be design by structural engineer to all retaining walls.

EXTERNAL WALLS

Walls to be outer leaf of coursed natural stone as per approved sample, 100mm cavity and 100mm blockwork inner leaf. Cavity to have 70mm Kingspan Thermawall TW50 - Zero ODP fixed to 100mm blockwork inner leaf with insulation clips. Internal finish to be 13mm plaster finish to give a U value of max 0.35 W/m² degree C. Form openings for doors and windows with thermal break d.p.c.s to all reveals. Stainless steel wall ties at 750mm horizontal and 450mm vertical centres to B.S. 1243 laid in staggered grid pattern and to be within 150mm of openings. All cavities to be closed. Provide d.p.c. at min 150mm above ground level. Walls below ground constructed out of 7n blockwork. Cavity tray d.p.c.s to be provided at all roof/wall abutments. All openings to be spanned by Catnic or similar approved lintels. Lintels to be insulated and have 150mm end bearing. Weep holes to be provided to external leaf over openings at maximum 600mm centres.

INTERNAL BLOCKWORK WALLS

Shall comply with B.S 2028:1364:1964 and B.S. 6073 Pat 1 to thickness indicated built off proprietary beam and block floor to receive 13mm plaster finish. Sleeper walls to be built of concrete footings or slab thickenings as indicated on Engineers details. Provide Naylor precast concrete lintels over door openings as required.

Party Walls

Block work party walls to be constructed so as to comply with the Building Regulations Part E Passage of Sound, contractor to provide calculations for selection of Block for the party walls as provided by the manufacturer. Completion certificates for compliance to be obtained and passed to Building control on completion of the works.

STUD PARTITIONS

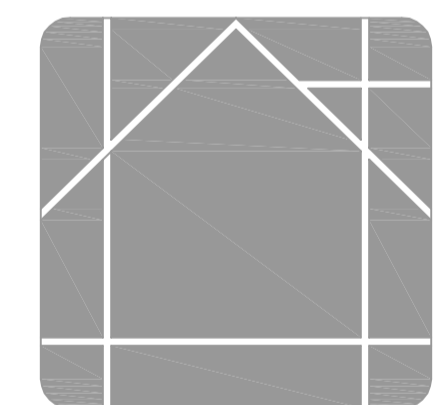
Generally 13mm thick plasterboard, except groundfloor wc and first floor bathrooms to be Sound Bloc board to Part E of the Building Regulations, all with skim finish on both sides of 75x50 softwood studding with 75mm thick sound insulation quilt fixed between studs through out, density not less than 10kg/m. cubed. All boards to be staggered and joints scrimmed and fixed in accordance with the manufactures instructions.

SUSPENDED GROUND FLOOR

Floor to be Kingspan Thermafloor TF73 zero ODP 108mm thick CFC/HCFC- free ridged extruded polystyrene insulation bonded to 19mm thick moisture resistant flooring grade chipboard (V313) facing, manufactured to BS EN ISO 9002:1994 by Kingspan Insulation Limited and shall be applied in accordance with the manufacturers instructions, to give a U value not greater than 0.25W/m.sq degree C, on new 220 x 63mm sw timber Grade SC4 joists at 400mm maximum centres. Joists to sit in new ms joist hangers secured to outer walls and party walls. Sub floor to be covered with 100mm thick oversite concrete, concrete to be laid on 2000 gauge Visqueen DPM on sand blinded hardcore. Oversite to be laid to fall to outside of building with drainage hole formed ion outer wall. Sub floor void to be vented with air grates at centres to provide the equivalent of 1500mm sq. free air area per 1m run.

SUSPENDED FIRST FLOOR

19mm floor grade chipboard on 220x63mm s.w. timber Grade SC4 joists at 400mm centres underdrawn with 13mm plasterboard and skim. Ceilings to underside of first floor to be 2No. layers of 12.5mm plaster board and skim fixed in accordance with manufacturers instructions. Include for timber noggins between joists to support board edges. Voids to floor to be filled with sound insulation quilt.



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NOTE:
 PLEASE DO NOT SCALE FROM THIS DRG.

NOTE:
 CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT

NOTE:
 Materials to match existing. These notes do not comprise a full specification. They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulation Compliance. All dimensions must be checked on site prior to works starting. Do not scale. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.

EXTENT OF PROJECT:
 PROPOSED DEVELOPMENT OF 12 N° SEMI DETACHED DWELLINGS @ KEIGHLEY CLOSE ILLINGWORTH HALIFAX

CLIENT DETAILS
 KIMBERLEY DEVELOPMENTS LTD

DRAWING TITLE:
 PROPOSED FLOOR PLANS & SECTION

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