

The frames will be constructed from 95x45 head, sole and studs. Stud centres to be maximum 600mm. Lintels to consist of 2no 220x45 timbers (with ply packer) nailed together, and supported on single or double cripple studs with full height stud each end. A 95x45 wallplate / binder is to be fixed around the top of the panels breaking joint. External corners to be formed with composite post or multiple stud detail, as shown on panel drawings.

All timber to be stress graded C16 or better. Certain members may be grade D40, as shown on panel drawings and engineers schedule. Timber to be dry graded and marked 'DRY' or 'KD' in accordance with BS4978. Timber to be vac-vac pressure treated.

The outside of the frame is to be covered with 9.5mm OSB sheathing to BS EN 300 OSB 3. Cover the external face of the sheathing with a breather membrane having a vapour resistance less than 60 MN s/g and a reflective surface, such as Tyvek Reflex. The membrane is to be fixed with a minimum vertical lap of 150mm and horizontal lap of 100mm, and is to fully cover all elements of the structure including corners and floor joists.

centres to the perimeter of

ring shank nails at 300

down straps to be provided around the external perimeter of the frames, at maximum nentres, at corners and jambs of full height openings. Straps to be 38x3x1100mm long d galvanised m.s. Hooked end to be built into external leaf. Fix to studs with not less than 5mm dia x 65mm long galvanised ring shank nails.

level and roof level.
s around door and window frames to be 50x50 treated timb
ral frame. Cover with dpc material.
s elsewhere to be pvc sheathed mineral wool. DPC apron a fixed to joinery and back to

walls at 1/3 and 2/3 height, and in ceilings at 600m

sss, with a nominal size over the frame of 930mm sar opening width required is 775mm. doorset in white pvc. Include frame with integral g, 3no hinges per door, multipoint locking system

Site preparation - Strip and remove all vegetation and top soil Carry out further excavation to reduce levels to the required for garage.

xcavate for and lay concrete strip foundations below external walls and loadbearing patitions as dicated on the drawing. Foundations to be 600x225 generally, 600x150 below partitions. Steps rmed as required to suit site levels as shown on the section, with a rise n.e. the foundation lokness and a minimum overlap of 450mm. Foundations to be a minimum of 600mm below ished ground level.

ted between rafters from wallplate to above the lete ceiling area, in three 100mm layers. The first he following layers laid at right angles over the

ooms and shower rooms llings - 12.5mm

Staircase to be constr over strings will be 90/ stairs to be 42 deg., w between 550 and 700/ vertically of the pitch li Balustrading construct landing, with a length of of 400mm.

remal door style as chosen. Doors will generally be 1981x838 on the ground floor and 1981x762 the first floor, or as noted on the plans. Doors to be hung in ex. 25mm redwood linings, or ex. Imm redwood frame where located in double leaf wall. Include hinges, latch, handles, stops and chitraves. Bathroom doors to have privacy lock with external release. Wardrobes to have rdwood thresh with top and bottom roller catches.

## GS AND FINISHINGS

o BS5268 pt3, and it to be confirmed by the

18mm mdf shelves with centre support where ns. Hanging rail to be provided in wardrobes.

PROJECT:

bstructions such as radiators up to 2m long will dith on 750mm, but not opposite doors. abled wc provision to be made on the principal vard opening door and 750mm clear in front of

## WEANS OF ESCAPE

bitable rooms on the ground floor (not kitchens or bathrooms) to have access to the outside via llway. If not they are an inner room and require an emergency egress window. I habitable rooms on the first floor (not kitchens or bathrooms) to have an emergency escape ndow and access to a staircase leading to the outside. here emergency escape windows are required they are to comply with AD B1, 2.11. Minimum ening area to be 0.33m2 with neither the width or height less than 450mm. The sill height from a floor to the opening part of the window is not to be more than 1100mm.

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Set out roof to obtain saves, verge and gener

3125

4918

Purge ventilation is to be provided to all habitable ro This will be achieved through opening windows and opening area of at least 1/20th of the room floor are oms, capable of providing a minimum of 4a doors opening to at least 30 deg, with an tilation in the following rooms at the

e above performances taking into account any missioned by the installer, with flow rates ding control.

ble trim vents fitted to the window heads in all as set out in AD F, table 5.2a. At least 5,000 to 2,500 mm2 in each wet room. Ventilators to be imum of 0.5m from fans.

External walls built of foundation in 262mm overall cavity blockwork to wallplate / ground levels. Fill cavity with concrete to 225mm below lowest dpc, or build with trenchblocks. Provide air bricks around the perimeter, 225x75 with liner through cavity. DPC apron installed above. Loadbearing partitions built off foundation to wallplate in 100mm concrete blockwork. 100mm oversite concrete laid over complete area of house, on Type 1 sub-base well consolidated. Fill around foundations to be sub-base. Top of oversite concrete to be no lower than adjoining ground level.

Intermediate sleeper walls built off oversite to wallplate. Sleeper walls built 'honeycombed' to provide through ventilation to underfloor space.

stall pvc ductwork for electricity and water services in each dwelling in positions shown igreed on site. Water duct to have a minimum of 750mm of cover.

OUND FLOOR :

ped access is to be provided in accordance with AD Pt. M, para 6.17: ccess steps are to be a minimum width of 900mm with a 900mm long landing top and bottom drail is to be provided one side 900mm above the pitch line, and extend 300mm past the 1. The step profile is to be as diagram 27. The step rise will be between 75mm and a num of 150mm, with a minimum going of 280mm. The overall rise of any flight will not exceed

ay over the full area, extending below the wall panels to the outside of the joists, 22mm M.R. t&g hipboard flooring. Floor panels are to have joints glued, and be glued to joists. Nail to joists with 4no nails per panel per joist.

VC netting to be draped over the joists. Fill betwaces to the full depth of the joists.

en joists with 150r

quilt. Fully fill all

ound floor structure to consist of 145x45 C16 joists at maximum 600mm / 400mm centres as own. Additional joists to be installed below partitions parallel to the span. Double end joists wided parallel to the span, as shown on layout swings. Header joist fixed to joists with 3no 100mm ring shank sheradised nails. Nail joists lether at overlap. Full depth strutting to be provided in the centre of each span.

Excavate for and lay separate foul and surface water drainage as shown on the layout drawing. Drainage systems to be connected to existing 'talls' from public sewer.

All drains to be laid on a bed of 10mm pea gravel and backfilled to above the crown with the same. Drains within 1m of the foundations to be surrounded with concrete to the underside of the foundation; where more than 1m away the concrete surround is to be the same distance below the foundation as the distance away less 150mm.

Termination for foul drains to be in position shown on the drawing, with a 90 deg. bend and raising plece to above floor level for connection by plumber. Back inlet trapped gully where indicated.

Termination for surface water drains to be at downpipe positions shown. Set 90 deg. bend, raising piece and adaptor to downpipe.

Include for all pipe, couplings, bends, branches, adaptors, access fittings and the like to complete the installation as shown.

Floor to be constructed within the attic trusses, with perimeter rim board, stair well trimming, partition supports, ironmongery, etc. Floor system to be designed and certified by the roof manufacturer. Typical joist depths will be 240mm x width as designed.

Trussed attic rafters/ floor joists at maximum 600mm centres, stair trimming as indicated, additional joists below partitions.

Refer to manufacturers layouts and standard installation details. nm M.R. t&g chipboard flooring over the complete floor areas including under perimeter wall lels. Glue joints and glue and nail to joists; 65mm ring shank nails, 4no per board per joist.

15mm plasterboard ceiling fixed to the bottom flange of the joists, set out at right angles to the span. Tx with drywall screws at 200mm centres. Screws to have a minimum 25mm penetration into the oists. Finish with plaster skim coat.

# AMENDMENTS

### PLOT 2 83a MAIN STREET LOWICK TD15 2UD CLIENT: TITLE: G.M. FLOOR PLANS **CRAIG** BUILDING CONTRACTOR

	DRAWING NUMBER:
DATE: APRIL 2016	
DRAWN: RJH	SCALE: 1:25; 1:100
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