

1. Foundations/Foundings.

Concrete strip foundations 600 x 225, 750 minimum below ground level, 1000mm if in clay. Strip foundations to partition walls are to be 500 x 150. Walls below DPC level are to be formed in concrete, common brickwork, concrete blocks (suitable for use below ground level to BS6073) or aerated concrete trench blocks (by Thermalite or other equal or approved). Trench depth to be 1m below ground level or invert drain level, whichever the greater, unless otherwise stated and Bco approved on site.

2. Damp Proof Course.

Horizontal DPC's to be 'Visqueen 2000T' or similar set 150mm minimum above ground level. Vertical DPC's to be provided to all openings complete with 'Thermabate' or similar cavity closures. Provide cavity trays and code 4 lead flashing to head of all lean-to roofs, stepped abutment trays, raking wall and roof junctions all dressed in accordance with manufacturer's instructions.

3. Ground Floors.

Floor finish on 100 concrete slab on 1200 gauge polythene DPM on 150mm thick Celotex Double R insulation on sand blinding on well consolidated hardcore to provide 0.11 'u' value. Where depth of hardcore exceeds 600mm the floor slabs are to be suspended and sized/reinforced in accordance with NHBC Practice Note 6 (where applicable).

4. Radon Barrier.

Where required a Radon Barrier is to be provided consisting of the Visqueen DPM being taped at all joints with 'Monoflex' or similar adhesive tape. The DPM is to be linked to the DPC and a DPC cavity tray is to be provided to all perimeter cavity walls. The cavity tray is to downstand from floor level on the inner leaf and is to be carried through to the outer leaf. The cavity below cavity tray level is to be concrete filled. All 'compartments' below slab level are to be provided with a Random Sump 600 x 600 formed with 3 no. courses of honeycombed brickwork and provided with a precast concrete slab top. Alternatively, prefabricated PVC sumps with a final outlet to external air, ensuring that the outlet pipework does not damage the cavity tray.

5. External Walls.

Outer skin as noted on drawing (including any final finish) 100 thick, cavity with 75mm Celotex Double R insulation, 100 thermal blockwork inner leaf (Thermalite Turbo) or similar to 0.16 'u' value. (OPTION FOR 100mm WALL) Wall ties are to be BS1243 e750 crs horizontally, 450 crs vertically and 225 crs at reveals. Lintels in all walls are to be proprietary galvanised steel as per sizes recommended by the manufacturers to suit the span of the opening. Lintels to have a minimum 150mm bearing and to be Expamet unless otherwise denoted. Any partition walls to be constructed in blockwork with a minimum density of 415kg/m² and using butterfly pattern wall ties.

6. Partition Walls.

Partition walls generally are to be 100 blockwork (ground floor). Stud partitions, where applicable, are to be formed with 75 x 50 sw studs @ 400 crs faced both sides with 12.5mm gypsum wallboard and skim incorporating 25mm thick mineral wall infill to comply with Part E. (Isowool Acoustic partition roll).

7. Wall Finishes.

All blockwork walls, external walls and internal partition walls are to be dry-lined with 12.5mm plasterboard set on with plaster skim finish.

8. Windows.

All windows/external doors are to be provided with double glazing. Windows are to be provided with trickle ventilation at a rate of 8000 sq.mm per room. Windows are to be provided with opening lights minimum 1/20th of the floor area of the room. Windows to all habitable rooms are to be provided with an opening light, minimum 500 wide, minimum 850 high and a minimum area of 0.33 sq.m with sill not more than 1100 above floor level. All glazing is to comply with parts L & N of the Building Regulations and to BS6206 and to achieve 1.6 W/m²K (20nm air gap and 'soft' low -E coating).

9. Roof (Trussed Type - where applicable).

Cut roof specification types shown on drawings. Roof to be formed with trussed rafters designed, manufactured and braced in accordance with BS5268, Part 3, 1985, set out @ 600 crs (Details via manufacturer to Bco). Longitudinal roof bracing at all node points and diagonal wind bracing (extending from ridge to wall plates) all in 10 x 25 sw, twice nailed. 300 G/Fibre over. Insulation as drawing notes (including 'u' value requirements). Wall plates are to be 100 x 75 anchored with 30 x 8mm straps @ 1.2m crs. Roof finish as noted on 50 x 25 tanalised battens on tyvek breathable membrane on trussed rafters as before described. Any valleys are to be formed with code 4 lead set on sw tanalised valley boards. Any dormer details (where applicable) on drawings.

* ALL ELECTRICAL WORKS TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO TO MEET THE REQUIREMENTS OF PART P (ELECTRICITY), FOR DESIGN, INSTALLATION, TESTING & CERTIFICATION (BS 7671)

10. Fireplaces.

Fireplaces for open fires are to be provided with non-combustible hearth slab minimum 500 wide. Flue liners are to be 225 diameter formed with rebated clay liners to BS1181, 1971, laid socket uppermost. Flue to be terminated in chimney stack extending 600 above ridge height. Stack to be provided with 50mm concrete capping with throating. Provide code 4 lead flashing/sokere and horizontal DPC. Provide permanent air vent to fireplace, minimum 5500 sq.mm. of combustion air.

11. First Floors (where applicable).

25mm T&G chipboard on joists (see section for joist sizes) @ 450 crs. Stairwells are to be trimmed with doubled up joists (150 x 44 timbers - strutting joists at mid-span). First floors are to be drawn with 9mm plasterboard with skim finish. First floor stud partitions are to be on double joists and 150mm mineral wool infill between joists to comply with Part E. (10kg/m³ density)

12. Staircase (where applicable).

Staircases are to comply with Building Regulation Part K. Maximum pitch 42, maximum risers 200, going 225, minimum headroom 2000 above pitch line. (Minimum 50mm go @ tapered treads where applicable). Handrails set 900 above the landings and the pitch line. Maximum space between vertical balustrades to be 99mm.

13. Ceilings.

12.5mm plasterboard with plaster skim finish.

14. Electrical.

Provide electrical to kitchen (minimum extract 60 litres per second); bathroom/shower (minimum extract 15 litres per second) and utility room (minimum extract 30 litres per second). Efficient luminaires outlets as depicted on plan for efficacy greater than 40 lumens per circuit watt.

15. Strapping.

Where floor joists/ceiling joists/rafters run parallel to external walls they are to be anchored to the walls with 30 x 6 ms straps crossing a minimum of 3no joists/rafters with 75 x 50 sw noggins between joists/rafters.

16. Drainage.

Deep seal traps/ McAlpine Antisiphon traps on all appliances, wastes separate to BS5572, 50mm minimum to back inlet gullies or sumps. Foul drainage to CP301 in 100mm Grade A on a granular bed with minimum falls 1-40 with flexible couplings. All drains surrounded in pea gravel, foul drains to discharge as site plan. Inspection chambers to be proprietary prefabricated chambers. Building Inspector. Head of all drains vented with soil and vent projecting minimum 900mm above window head level and fitted with proprietary bird proof terminal. Rainwater drainage in 100mm piping to be discharged to soakways, minimum 5m from any buildings. Rainwater goods to be half round pattern PVC with level gutter draining 12m run of roof to single down pipe.

17. Smoke Alarms.

Smoke alarms are to be provided and installed in accordance with Part L of the Building Regulations. Alarms are to be mains operated from separate fuse board supply battery back up and are to be interlinked. Alarms are to be located within 7m of the kitchen/living room doors and within 3m of the bedroom doors.

18. Heating. TBA - ASSUME GREENSTAR GAS COMB

Heating to be under floor type set within concrete slab, all by specialist design (To include a separate working detail) L* optional

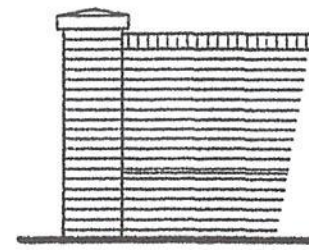
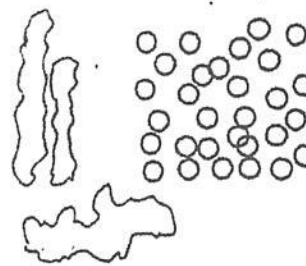
19. General Notes.

All heating and electrical works are to be carried out by BSA approved contractors (heating type and design by specialist to Bco). Any glazing to doors (including interior), side panels and windows less than 900mm above floor level to be laminated safety glass. Any extensions to be tied to existing structure with 'furbu' type profile strips.

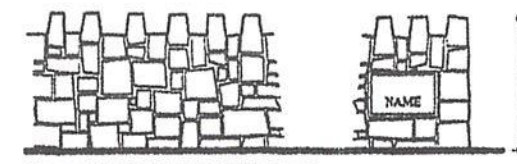
* SPRINKLER SYSTEM BY SPECIALIST FOR DESIGN, INSTALLATION, TESTING & CERTIFICATION.

20. Provision for the Disabled.

The principal entrance storey contains a WC in a compartment width of 1m. A hand basin is provided and is not to impede wheelchair access to the WC. The door to the WC compartment is to open outwards. The principal entrance door is to provide a minimum of 775mm and all internal doors on the principal entrance storey are to provide a minimum clear opening of 750mm. Provide a ramped access to the principal entrance door, maximum gradient of 1:2. Switches and sockets are to be between 450mm and 1200mm above floor level.



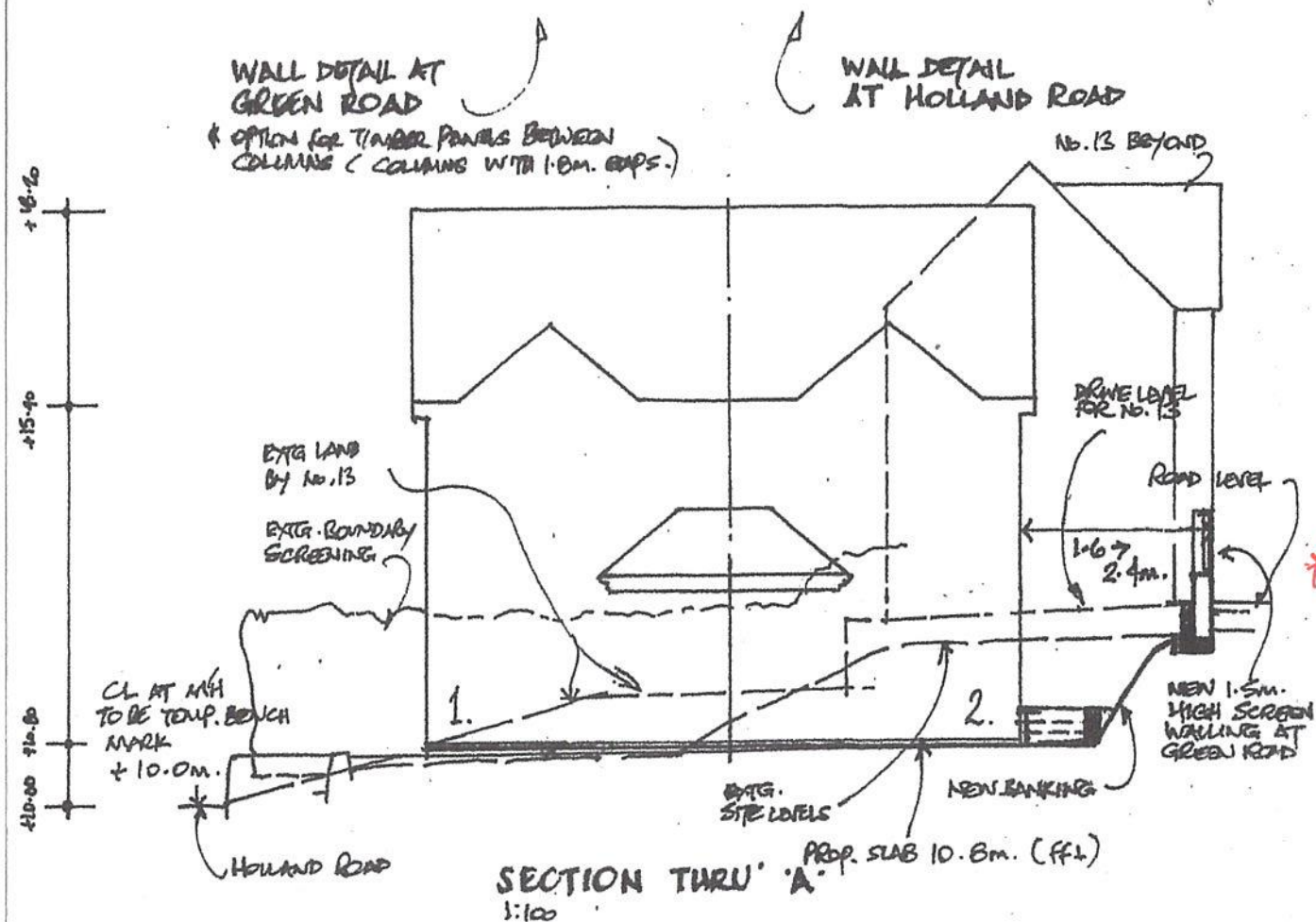
SINGLE BRICK WALL WITH PIERS



RANDOM COURSED STONE WALL

WALL DETAIL AT GREEN ROAD
* OPTION FOR TIMBER PANELS BETWEEN COLUMNS (COLUMNS WITH 1.0m GAPS.)

WALL DETAIL AT HOLLAND ROAD



DEVELOPMENT OF LAND AT HOLLAND ROAD, BRYMBO, WREXHAM LL11 5DR, FOR THE ERECTION OF A PAIR OF SEMI-DETACHED 2 BEDROOM STARTER HOMES.

DWG. NO: 19/22/3 of 4, REVISIONS: 'A'

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