- PROVIDE 65 X 100MM PRESTRESSED CONCRETE LINTEL OVER FIREPLACE OPENING.
- ALL HEATING PIPES WITHIN 1 METRE OF THE TANK ARE REQUIRED TO BE INSULATED - TRAP DOOR TO BE INSULATED AND EFFECTIVELY SEALED
- THERMOSTATIC RADIATOR VALVES ILLSTALLED TO ALL RADIATORS
- HOLDING DOWN STRAPS 1 METRE LONG.

ROOF INSULATION:

Provide 100mm fibreglass insulation quilt in between ceiling ties of trusses and 100mm fibreglass insulation quilt over ceiling ties (total thickness 200mm). Ensure to maintain a minimum 25mm air space between roof insulation and roofing felt. Roof hatch insulated and to include compressible seal.

FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with Internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1989 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40. Drains bedded on 50mm pea gravel. Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surrounded in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs ove 1.7m. Raise shower 150mm to ensure access to traps.

JOINERY UNITEL SCHEDULE

NO	OPENING (MM) W x H	JOINERY REFERENCE	I.G UNITEL	SIZE MM
1	1800 x 2100	SPECIAL ✻	L1/S	2100
2	1770 x 1500	315 TXT	"	"
3	1800 x 2100	FRAME FIXED INTO BAY DOORS 1806 x 2094 ✻	"	"
4	1200 x 1200	212 TX	"	1500
5	2339 x 1200	SPECIAL 412 TXXT	L1/HD	2700
6	630 x 1050	110 V (OBSCURED GLASS)	L1/S	900
7	1770 x 1200	312 TXT	"	2100
8	GARAGE DOOR ✻	(8'0" WIDE x 7'0" H)	L1/HD	3000
9	900 x 2100	FRAME FIXED 1806 x 2094 x 44MM ✻	L1/S	1100
10	1200 x 1050	210 CV (OBSCURE GLASS)	L1/S	1500
11	900 x 2100	FRAME FIXED 1806 x 2094 DOOR ✻	L1/S	1200
12	2339 x 1050	SPECIAL 410 CVVC	"	2700
13	1800 x 2100	PATIO DOORS ✻	L1/HD	2100
14	INTERNAL OPENING		BOX 100	2100
15	" "		"	"

WINDOWS SPECIFIED POLYCOAT AXED FACE SYMETRICAL SOFTWOOD TO HAVE SLOPED TOP RAIL IN SITES - PAINT COLOUR COATED
✻ DENOTES TO CLIENTS REQUIREMENTS

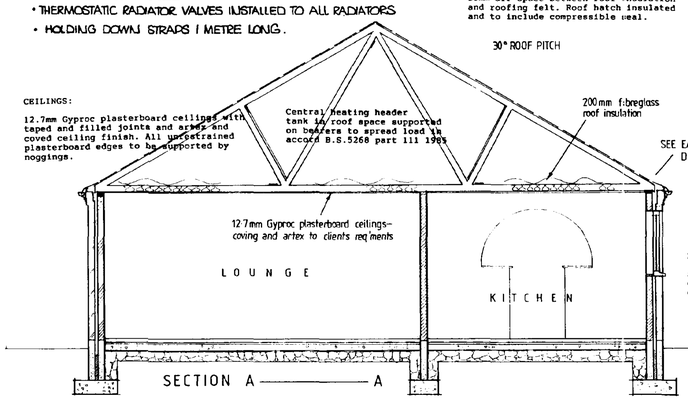
SEPTIC TANK:
Connect foul drains to 600 gallon capacity Klargester septic tank installed in strict accordance with Local Authority approval. The sub-irrigational drainage system from the septic tank is to be determined by percolation tests in accordance with the provisions of Clause 15:3:2 of BS.6297:1983 The applicant is responsible for carrying out the tests and the minimum requirement is 30metres of sub-irrigational drainage or such length as may be determined by the test: whichever is the greater. The council recommend that tanks be sited 12metres from dwellings. It is essential that drainage falls be kept to a minimum, say 1:70, & the tank modified by reducing it's neck length by cutting to ensure both inlet & outlet are maintained above ground water level. N.R.A. consent must be sought under the provisions of schedule 12 of the Water Act 1989 for consent to discharge effluent into the land. N.R.A. do not allow septic tank soakaway systems to be situated within 10 metres of any watercourse or discharge effluent into, directly or indirectly into an aquifer. Before septic tank installation percolation test results are to be refered to determining the length &depth of sub-irrigational drainage-porous or perforated pipes laid in trenches with a uniform gradient not steeper 1:200. Pipes laid a min. depth of 500mm below the surface and no deeper than 700mm in a closed circuit arrangement.

FOOTPATHS:

Provide 800mm wide concrete footpaths to perimeter of dwelling. 75mm concrete on 100mm well consolidated hardcore base with 25mm falls away from dwelling.

CEILINGS:

12.7mm Gyproc plasterboard ceilings with taped and filled joints and arrises and coved ceiling finish. All unrestrained plasterboard edges to be supported by noggings.



BOILER:
Provide oil fired boiler of req'd rating sited 50mm from all walls and on 125mm thickness concrete tiled hearth above oversite. Boiler flue outlet to be of sufficient area for the appliance

BOILER FITTED WITH CAST IRON FLUE 1·0M LONG COMPLETE WITH ACCESS PLATE AND CONDENSATION VESSEL FLUE TO DISCHARGE INTO BSJK CONVENTIONAL FLUE
- NOTE PROVIDE HERMAVENT IN BOILER ROOM CEILING W/GRID FLY SCREENS + WIT N' MISS VENTS DUCTED VIA 100 MM FLEXIBLE PIPE THRO' ROOF TO MARLEY RIDGE TILE VENT.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class. Deepen foundation concrete under chimney to 300mm min. Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

GROUND FLOOR CONSTRUCTION:
70mm sand/cement screed on 500 gauge p.v.c. dpm. on 29mm thickness Celotex double-R General Application boards GA2000, product code GA2029 (thermal resistance 1.53m²k/w) layed in strict accordance with manufacturers instructions. Insulation on 100mm concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welded joints and lapped into wall d.p.c.'s. 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.
NOTE: Thicken out oversite under internal non loadbearing walls to a minimum dimensions 450mm wide x 225mm deep with 45° batters or alternatively provide a strip A252 mesh reinforcement centrally in oversite under walls 1 metre wide. No insulation is to be provided below boiler hearth.

DAMP PROOF COURSE:
To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.Lo. Designation and to B.S.3921
1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in Class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe and filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

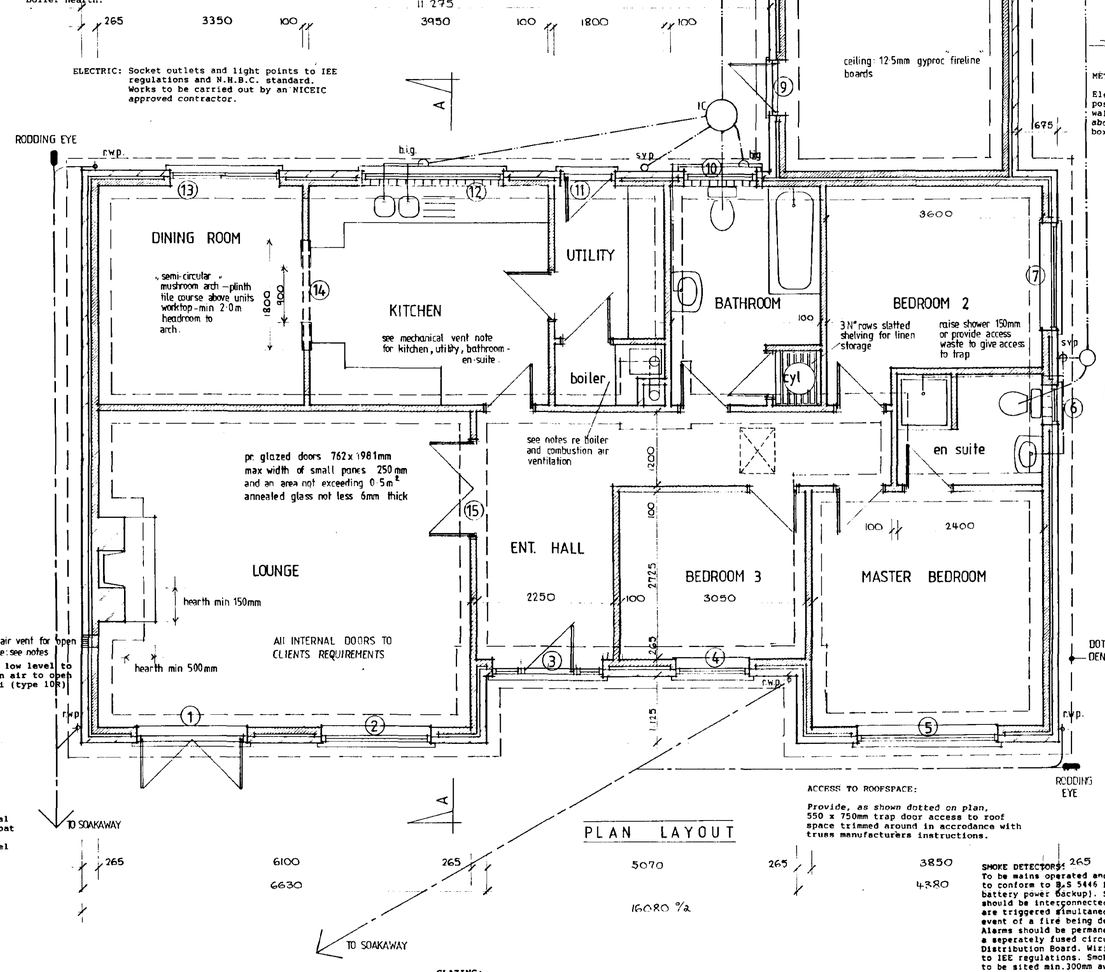
CAVITY WALL CONSTRUCTION:
265mm cavity wall consisting: 100mm facing external brickwork to B.S.3921:1974 for clay bricks and B.S.187:1987 for calcium silicate bricks.
65mm cavity: build in to cavity Rockwool cavity wall insulation boarding in accordance with manufacturers instructions and agreement certificate N83/1087.
100mm internal cavity skin of tarmac hemelite insulation blockwork.
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonry walls of 100mm tarmac hemelite.
Mortar to B.R.E. digest NO178 and CP121 part 1 1973. And as recommended by brickwork manufacturer. Close cavities at eaves and provide bit felt D.P.C. also to sills and jambs of all windows and doors. at the head under lintels and also under sills. (dencor) Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C. cavity tray and code 4 lead flashing with a minimum 150mm upstand at all roof/wall abutments.

VENTILATION:
All window opening lights to have area to exceed 1/20th from floor area. All habitable rooms to have Trickle Ventilators in window/door heads giving ventilation equivelent to 8000mm² and Trickle Vents in windows doors of utility/kitchens, bathroom, en-suite to have trickle vent giving min. 4000mm² free air. All kitchens to have either 60 l/ second extractor fan, manual switched or duct cooker hood giving 30 l/ second extraction utility room to have manual switched 30 l / sec.extractor. Bathrooms and en-suite to have manual switched extractor (15l/second) All ducting if thro' roof space to be insulated, of twin-wall construction or incorporate a condensation trap and discharge to ridge thro' vent tile.

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be constructed of non-combustible material and be min 125mm thick and project from wall face by 500mm and passed sides by min 150mm. In accordance with approved document part J (part C 1-25). Appliance to be in accordance with Building regulations. Provide louvered permanent vent in external wall to give min 50% of the appliance throat opening area positioned 150mm above floor level. Provide pre-stressed concrete lintel over chimney opening.

FLUE CONSTRUCTION:
225mm internal diameter clay flue liners to B.S.1181:1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min 600mm above ridge line and terminate in corbelled out brickwork: weak mix. Conc. infill around flue as work proceeds: trim roof around flue no timber within 40mm of flue. At flue/roof intersection provide code 4 lead flashing and 2 courses engineering bricks.

ELECTRIC: Socket outlets and light points to IEE regulations and N.H.B.C. standard. Works to be carried out by an NICEIC approved contractor.



ACCESS TO ROOFSPACE:
Provide, as shown dotted on plan, 550 x 750mm trap door access to roof space trimmed around in accrodance with truss manufacturers instructions.

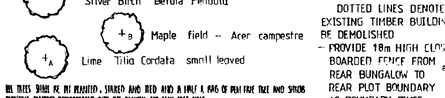
SMOKE DETECTORS:
To be mains operated and self contianed to conform to B.S 5446 Part 1 (with battery power backup). Smoke alarms should be interconnected so that they are triggered simultaneously in the event of a fire being detected. Alarms should be permanently wired to a seperately fused circuit at the Distribution Board. Wiring to conform to IEE regulations. Smoke detectors to be sited min.300mm away from any light fitting. Central positions preferred, rechargeable for maintenance purposes. Away also from extreeme temperatures and any condensated areas or cooking area. Sited within 7m of doors which open out into rooms which have potential for fire to start (kitchen, living room etc.), and within 3m of bedroom doors - measured horiz.
Corridors should have more than one alarm if length exceeds 15m.

GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206. Obscure glass to bathroom/en-suite and doors where req'd.

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm c/c above trays.

SURFACE WATER DRAINAGE:
82.4mm DIA underground pipes flexibly jointed to fall 1 in 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

LANSCAPING

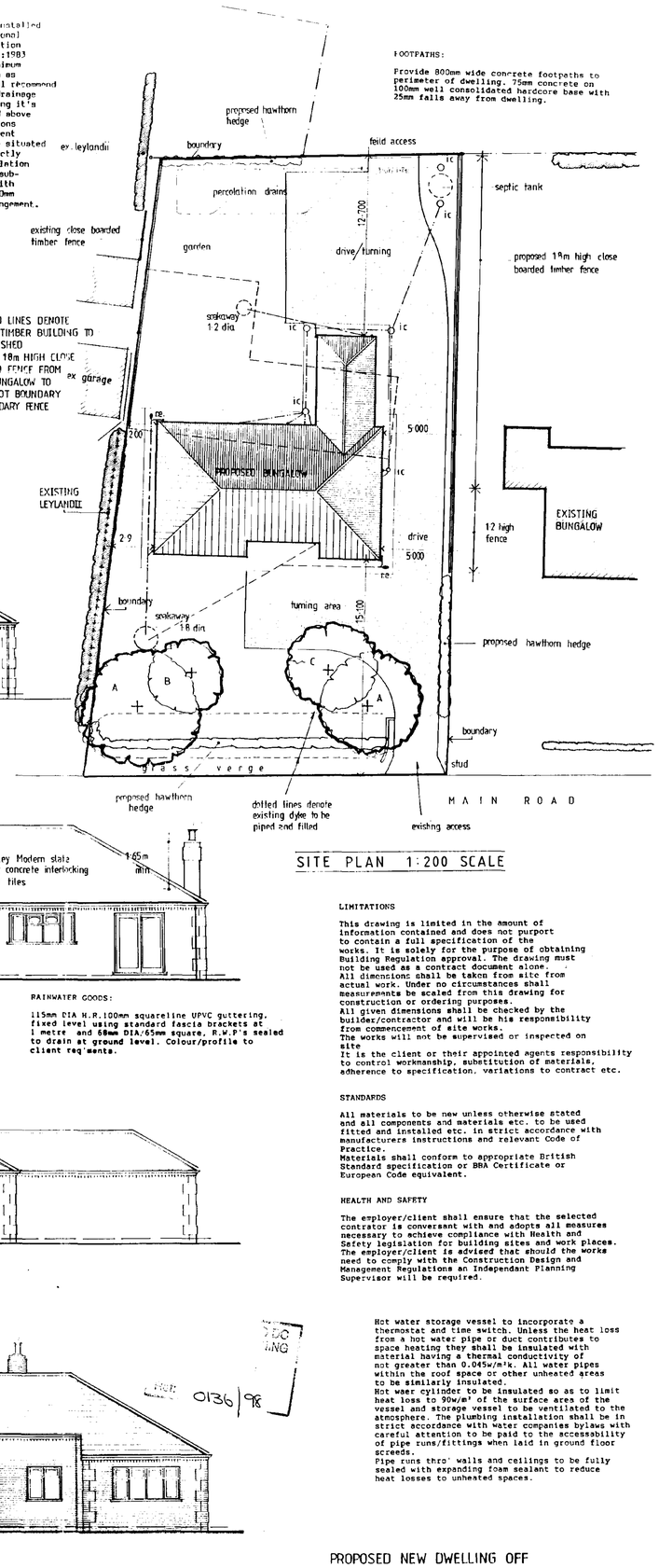


ALL TREES SHOWN ARE TO BE PLANTED, STAKED AND TIED AND A MIN. 1 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST INCORPORATED INTO THE BACKFILL FOR EACH TREE MADE
THE ROOTS OF ALL TREES AND SHRUBS SHALL BE KEPT MOIST AT ALL TIMES DURING PLANTING AND PLANTING AND WATER THOROUGHLY AFTER PLANTING IF, A TPO PROVIDING OF EXISTING EFFECTIVE SURVEYS AS ARISING IN NO UNEXPECTED NEED ARISE DURING AN APPLICATION OF A DATABASE DATABASE WORKSHEET

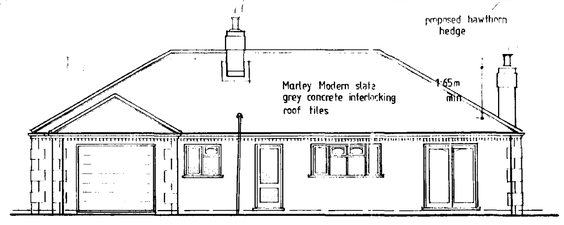
DOTTED LINES DENOTE EXISTING TIMBER BUILDING TO BE DEMOLISHED
- PROVIDE 18m HIGH CLOSE BOARDED FENCE FROM REAR BUNGALOW TO REAR PLOT BOUNDARY AS BOUNDARY FENCE

SIDE ELEVATION

METER BOXES:
Electric meter box to be positioned in accessible external wall position min 550mm, max 1.0m. above footpath level. Seal around boxes in non-combustible material.

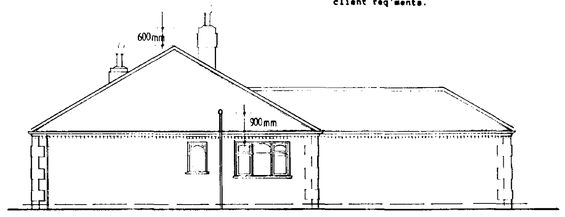


SITE PLAN 1:200 SCALE

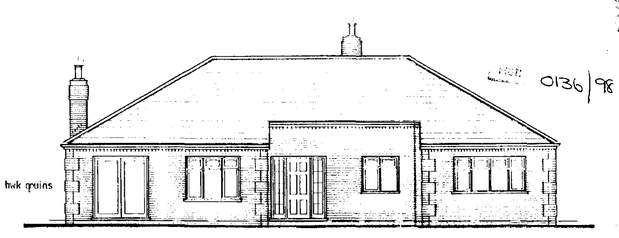


REAR ELEVATION

RAINWATER GOODS:
115mm DIA H.R.100mm squareline UPVC guttering, fixed level using standard fascia brackets at 1 metre and 68mm DIA/65mm square, R.W.P's sealed to drain at ground level. Colour/profile to client req'ments.



SIDE ELEVATION



FRONT ELEVATION

LIMITATIONS

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the builder/contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site
It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

STANDARDS

All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY

The employer/client shall ensure that the selected contrator is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The employer/client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant Planning Supervisor will be required.

Hot water storage vessel to incorporate a thermostat and time switch. Unless the heat loss from a hot water pipe or duct contributes to space heating they shall be insulated with material having a thermal conductivity of not greater than 0.045w/m²k. All water pipes within the roof space or other unheated areas to be similarly insulated.
Hot waer cylinder to be insulated so as to limit heat loss to 90w/m² of the surface area of the vessel and storage vessel to be ventilated to the atmosphere. The plumbing installation shall be in strict accordance with water companies bylaws with careful attention to be paid to the accessability of pipe runs/fittings when laid in ground floor screeds.
Pipe runs thro' walls and ceilings to be fully sealed with expanding foam sealant to reduce heat losses to unheated spaces.

DETERMINED PLAN

PROPOSED NEW DWELLING OFF MAIN ROAD GEDNEY DROVE END
FOR: MR & MRS B. PARNELL
scales 1:50 1:100