GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the client and Local Authority immediately.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as a full Specification.No allowance has been made for any structural calculations or SAP calculations.If deemed necessary then these will be a chargable extra.

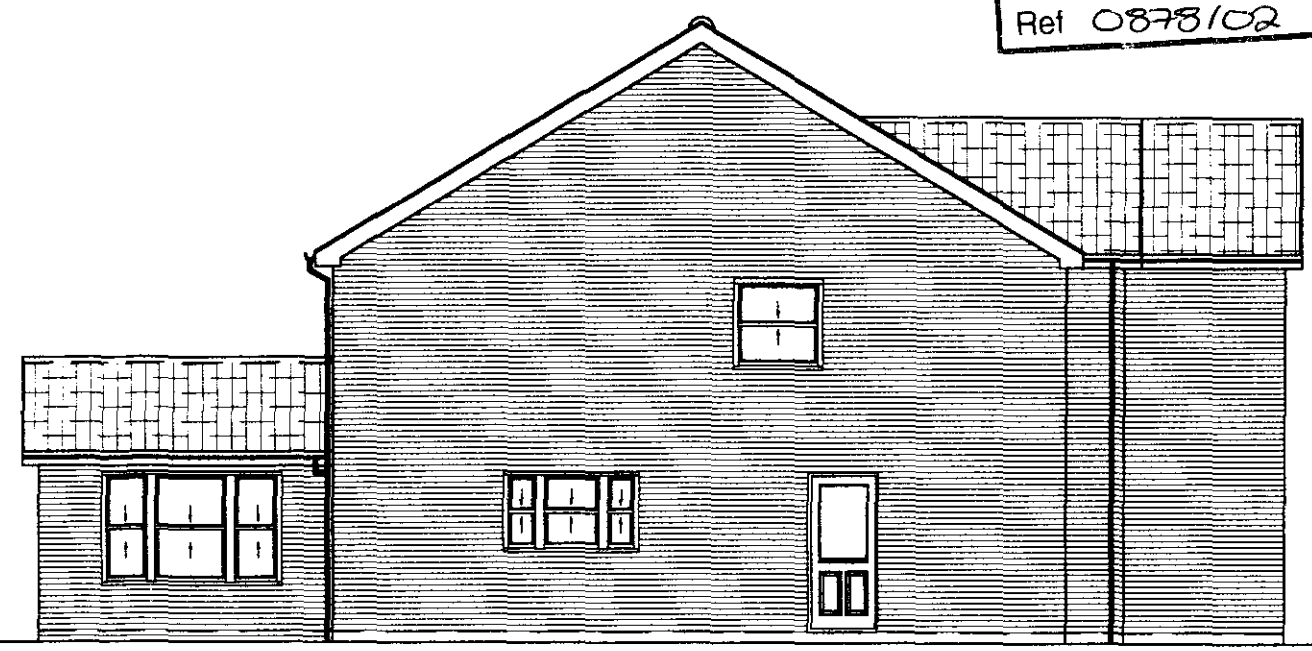
Any materials not specified to be of a standard suitable for the work proposed and fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

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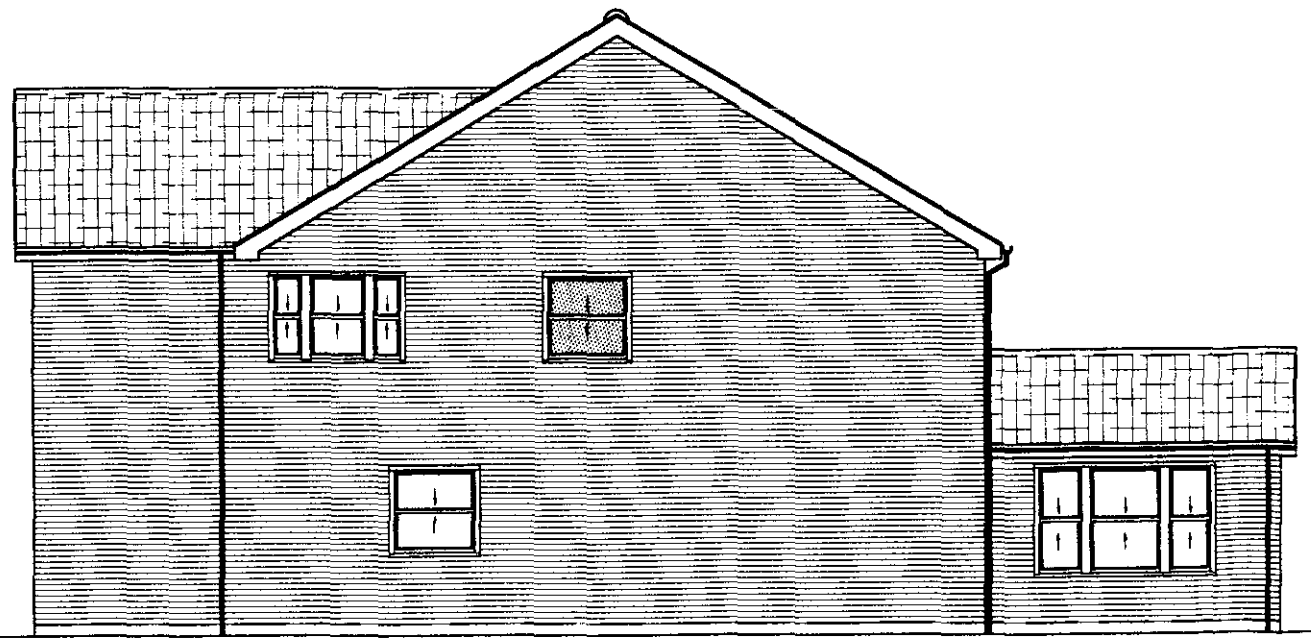


Ensure first floor window opening vents will allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² Cill level to be within 1100mm of FFL

PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

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R.ENGLISH BUILDING CONTRACTOR - FOUR BEDROOM DETACHED DWELLING

REV DESCRIPTION:		
DRG No : 01	MARCH' 02	REV:

GENERAL CONDITIONS
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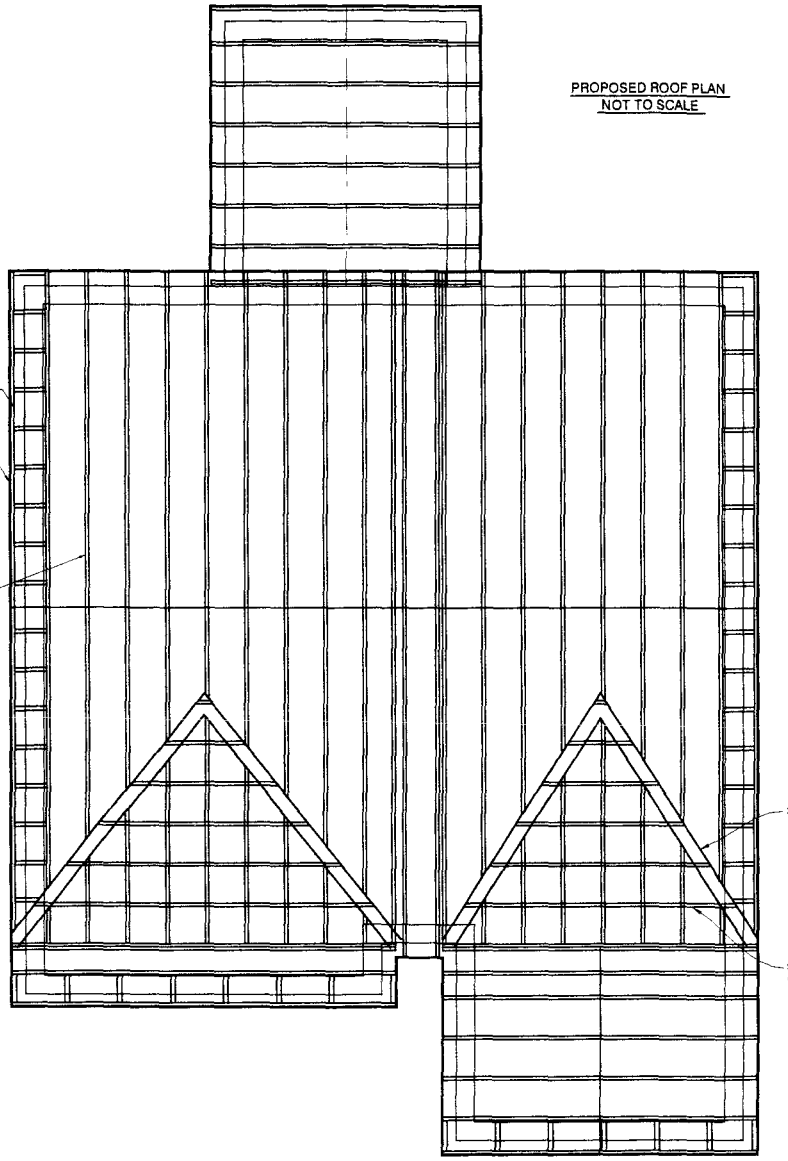
All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the client and Local Authority immediately.

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PROPOSED ROOF PLAN
NOT TO SCALE



Gable ladder fixed directly to last truss at max.400mm ctrs

Soffit and fascia profile to clients requirements fitted strictly in accordance with manufacturer's recommendations

Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings.Calculations to be submitted to the L.A.building inspectors approval prior to any materials being placed on order.

25X100 diagonal and longitudinal wind bracing to be fixed all in accordance with manufacturers details.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985

Note provide 50x50 timber noggings for partition head fixing and pendant light fixings position of light fixings to be agreed on site with client

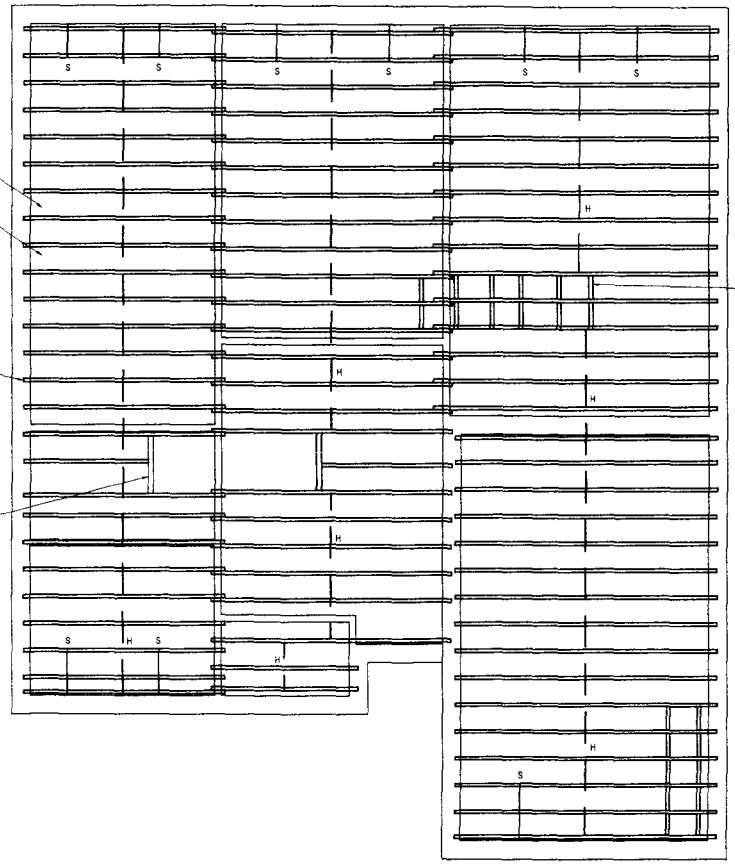
30x5 ms straps over 2no. trusses at max 2m ctrs to gable ends and ceiling level. 1no gable strap to be within 500mm of ridge.

200x22 valley boards

Specialist girder and diminishing trusses

PROPOSED JOIST PLAN
NOT TO SCALE

30x5 m/s anchor straps (S) @ 2m ctrs



Lay 19mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists

200x50 joists @ max.400mm ctrs.solid herringbone strutting @ mid span.Build joists into walls to full bearing width of brickwork.Ensure joists do not encroach into cavity.

All cut ends of joists to be sealed with suitable preservative

2no 200x50 joists to be doubled-up under studwork partition

200x75 joists to form stair trimmers

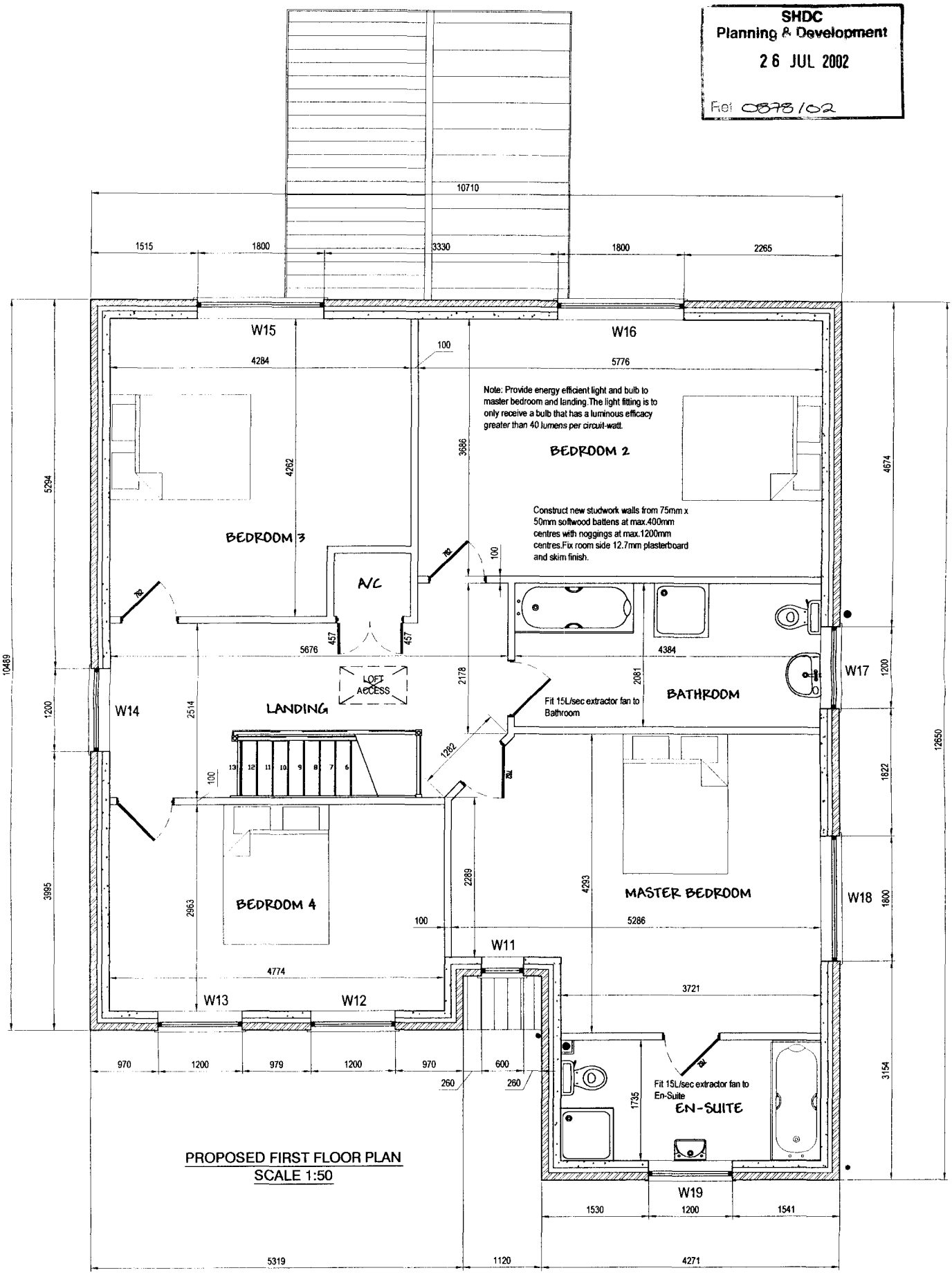
Solid strutting under bath and shower

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R.ENGLISH BUILDING CONTRACTOR - FOUR BEDROOM DETACHED DWELLING

REV DESCRIPTION:			
DRG No. : 02	MARCH' 02	REV:	

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PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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R.ENGLISH BUILDING CONTRACTORS - FOUR BEDROOMED DETACHED DWELLING

REV DESCRIPTION:

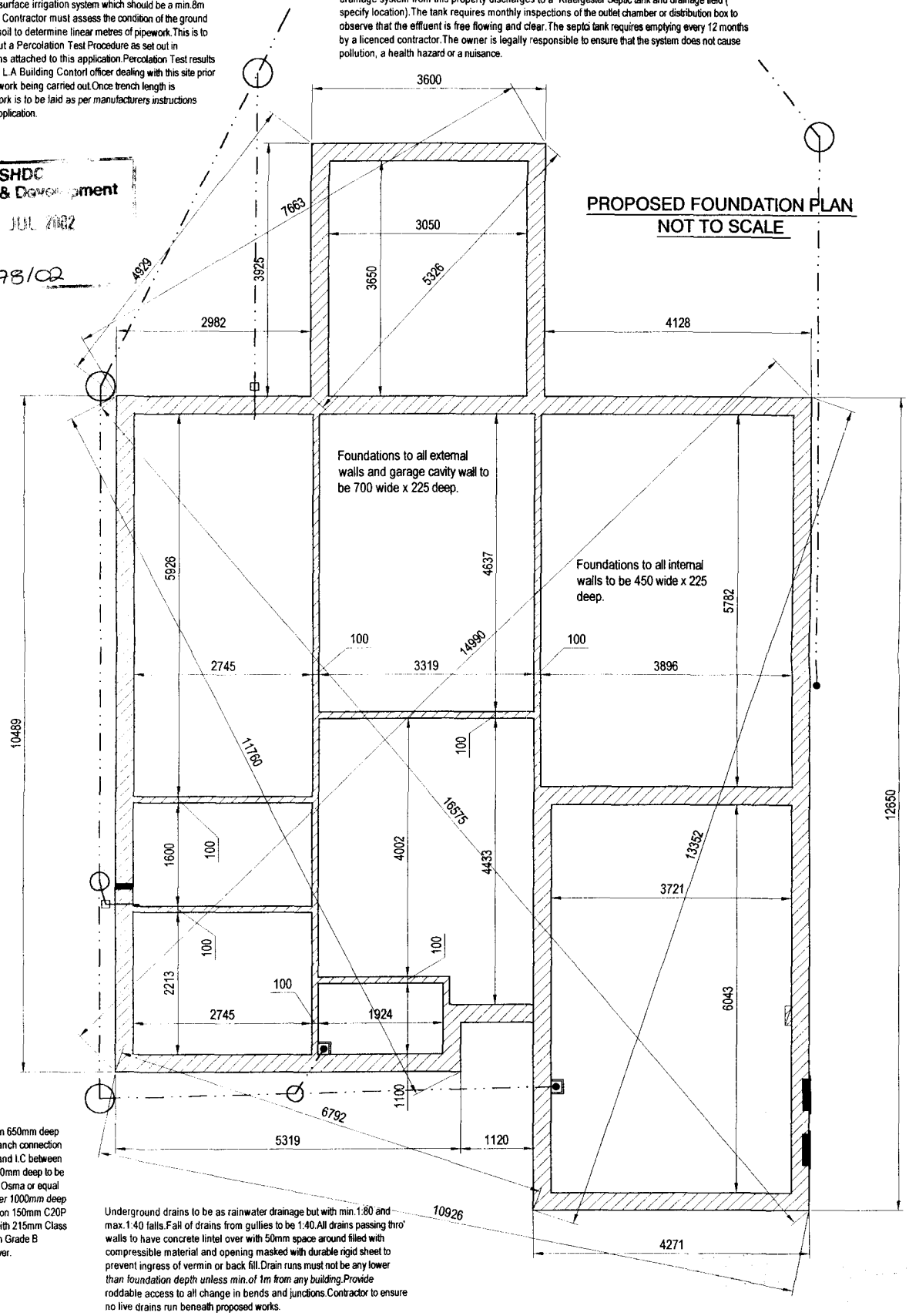
DRG No.: 04 | MAY' 02 | REV.

Pipes to discharge to new "Klargester" 3750 litre septic tank min.12m from any building with sub surface irrigation system which should be a min.8m from any building.The Contractor must assess the condition of the ground and the nature of the soil to determine linear metres of pipework.This is to be done by carrying out a Percolation Test Procedure as set out in Klargester's instructions attached to this application.Percolation Test results to be forwarded to the L.A Building Contorl officer dealing with this site prior to any Drainage field work being carried out.Once trench length is established the pipework is to be laid as per manufacturers instructions also attached to this application.

The contractor shall provide a Notice / Marking within the proposed garage stating that "The foul drainage system from this property discharges to a Klaergester Septic tank and drainage field (specify location).The tank requires monthly inspections of the outlet chamber or distribution box to observe that the effluent is free flowing and clear.The septci tank requires emptying every 12 months by a licenced contractor.The owner is legally responsible to ensure that the system does not cause pollution, a health hazard or a nuisance.

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PROPOSED FOUNDATION PLAN
NOT TO SCALE



New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal *approved.I.C over 1000mm deep* to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower *than foundation depth unless min.of 1m from any building.Provide* roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

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R.ENGLISH BUILDING CONTRACTOR - FOUR BEDROOMED DETACHED DWELLING

REV DESCRIPTION:		
DRG No.: 05	MAY' 02	REV:

FOUNDATIONS
Existing building area to be stripped of all vegetable matter and rubbish to a min.depth of 150mm before excavation commences.Concrete mix for foundations to be ST4 Grade in accordance with BS5328:1981.Foundations to external wall to be min.700mm wide x 225mm deep.Excavate down to solid firm strata i.e 750mm deep (1000mm if soil is of a shrinkable nature).Exact depth to suit conditions on site and to the strict approval of the L.A Building Inspector.Any irregularities in subsoil during excavation to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 60mm Celotex Double R GA2000 rigid insulation board or similar approved on 100mm thick ST4 concrete sub-floor on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm.All service entries to be sealed with pressure sensitive tape. Floor to achieve a 'U' Value of 0.25w/m²K.

INTERNAL WALLS
All internal walls unless noted otherwise to be 100mm Thermalite Shield lightweight insulating blockwork with 12.7mm plasterboard with skim finish.

WALLS BELOW D.P.C
3no.Coarses of Class B brickwork below D.P.C on outer face and 1no.coarse of 7N/mm2 on inner skin of cavity face.Elsewhere to be either 7N/mm2 concrete blockwork or full width trench blocks.Both to be within 225mm of DPC level.Cavity to be filled to within min. of 225mm below DPC with lean concrete mix.

DAMP PROOF COARSE (D.P.C)
Horizontal heavy duty polythene DPC to all walls in accordance with BS 6515 and set min.150mm above all external ground levels.DPC in walls must be linked / lapped with DPM in ground floor.Provide performed cavity wall trays above windows & doors with weep vents at a max.of 2m centres with a min.of 2no.per opening.

CAVITIES
Close all cavity walls at jambs with Thermabate insulating cavity closers or similar approved.Close top of cavity walls with 75mm Dritherm or similar approved insulation batt supported on wall ties.

CEILINGS
All ceilings to be 12.7mm plasterboard to BS1230.
Ceilings to be have Coving and an Artex finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

EXTERNAL WALLS
All external walls to be 265mm overall thickness comprising of:
102mm facing brickwork to the Clients / Local Authorities approval.
65mm cavity filled with Crown Dritherm (or equal approved) built in as work progresses
100mm Thermalite Shield insulating blockwork.External wall to achieve a min 'U' value of 0.35w/m²K.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be agreed on site with the client prior to any materials being placed on order.

SOAKAWAYS
All soakaways to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.

WINDOWS
All windows to be uPVC double glazed vertical sliding sashes with 8000mm² trickle ventilators all in accordance with clients requirements.Opening vents to cive $\frac{1}{20}$ th of floor area ventilation to all rooms.All glazing to meet the requirements of section N of the Building Regulations and BS6206 class B.All double glazed units to be installed in accordance with BS 6262 and to have a Low 'E' inner pane to achieve a 'U' value of 2.0 w/m²K.

ROOF COVERING
Concrete interlocking roof tiles fitted in accordance with manufacturers instructions on 38x25 preservative treated timber battens on unterable sarking felt with min.150mm overlaps.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 2m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 2m ctrs to anchor wallplate to blockwork wall

WALL TIES
Cavity wall ties to BS1243:1978.To be built into cavity wall as works proceeds and spaced at 900mm centres horizontally,450mm centres vertically and 300mm staggered around all openings.

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Oil Fired Boiler and cyclinder.Boiler to have a SEDBUK rating of 80 %.The hot water storage vessel is to be insulated with a factory applied PU foam coating at least 35mm thick having a minimum density of 35kg/m³.Control of heating system to be via providing heating zone controls,timing controls and boiler control interlocks.

RAINWATER DRAINAGE
White uPVC guttering and downpipes to match existing.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.All existing discharges to be re-positioned when work commences.Contractor to ensure no live drains exist beneath proposed extension.

LINTELS
All lintels to cavity wall to be factory insulated I.G L1 range unless noted otherwise or equalled approved.All lintels must have a min.150mm endbearing and installed in accordance with manufacturer's instructions.

MORTAR
All mortar to be 1:1:6 sand/cement/lime or equally approved and to be a closest match to existing as possible.

NOGGINGS
Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

ROOF INSULATION
Lay 250mm mineral fibre insulation to roof area to achieve a 'U' value of 0.16w/m²K 100mm between rafters and 150mm over rafters.Fix Dovetail rafter tray in accordance with manufacturers instructions or similar approved where insulation meets roof slope to maintain roof ventilation.

ROOF VENTILATION
To achieve 0.4 % of roof plan area via Ubbink over fascia ventilating system fixed strictly in accordance with manufacturers recommendations with full length ventilated ridge tiles fitted strictly in accordance with manufacturer's instructions.

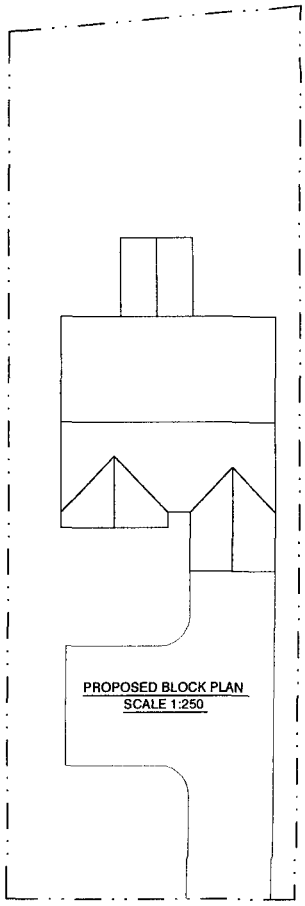
WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.
Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

SMOKE ALARMS
To be self contained,interconnected and wired to a seperately fused circuit with a battery back up.Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max. 7m from the kitchen and lounge and within 3m of bedroom doors.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and the Electrical Engineer Contractor is to ensure that all appliances / fittings / position conform to the regulations.

Window Code	Width x Height	Lintel
W1	900 x 1050	L1/S50 - 1200mm LG
W2	1200 x 1050	L1/S50 - 1500mm LG
W3	1800 x 1050	L1/S50 - 2100mm LG
W4	1800 x 1050	L1/HD50 - 2100mm LG
W5	2400 x 1500	L1/HD50 - 2700mm LG
W6	2400 x 2100	L1/HD50 - 2700mm LG
W7	2400 x 1500	L1/HD50 - 2700mm LG
W8	2400 x 2100	L1/HD50 - 2700mm LG
W9	1200 x 1200	L1/S50 - 1500mm LG
W10	1800 x 2100	L1/HD50 - 2100mm LG
W11	600 x 1200	L1/HD50 - 900mm LG
W12	1200 x 1200	L1/S50 - 1500mm LG
W13	1200 x 1200	L1/S50 - 1500mm LG
W14	1200 x 1200	L1/HD50 - 1500mm LG
W15	1800 x 1200	L1/HD50 - 2100mm LG
W16	1800 x 1200	L1/HD50 - 2100mm LG
W17	1200 x 1050	L1/HD50 - 1500mm LG
W18	1800 x 1200	L1/HD50 - 2100mm LG
W19	1200 x 1050	L1/S50 - 1500mm LG

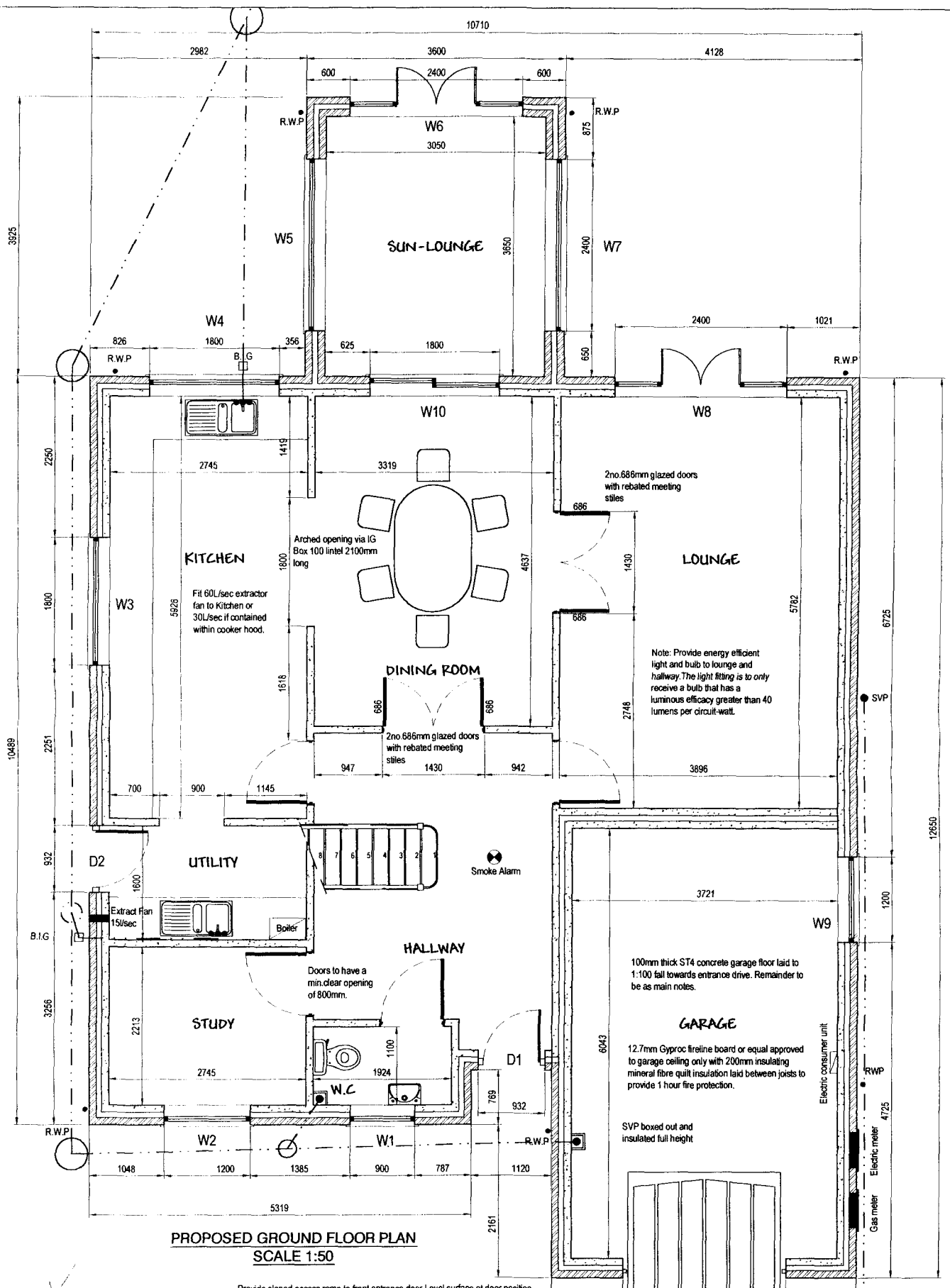
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R.ENGLISH BUILDING CONTRACTOR - FOUR BEDROOMED DETACHED DWELLING

REV DESCRIPTION:		
DRG No.: 06	MAY' 02	REV:



PROPOSED GROUND FLOOR PLAN
SCALE 1:50

Provide sloped access ramp to front entrance door. Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m. Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only. Ensure DPC is lapped with DPM in floorslab.

REV	DESCRIPTION	
DRG No: 03	MAY '02	REV

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