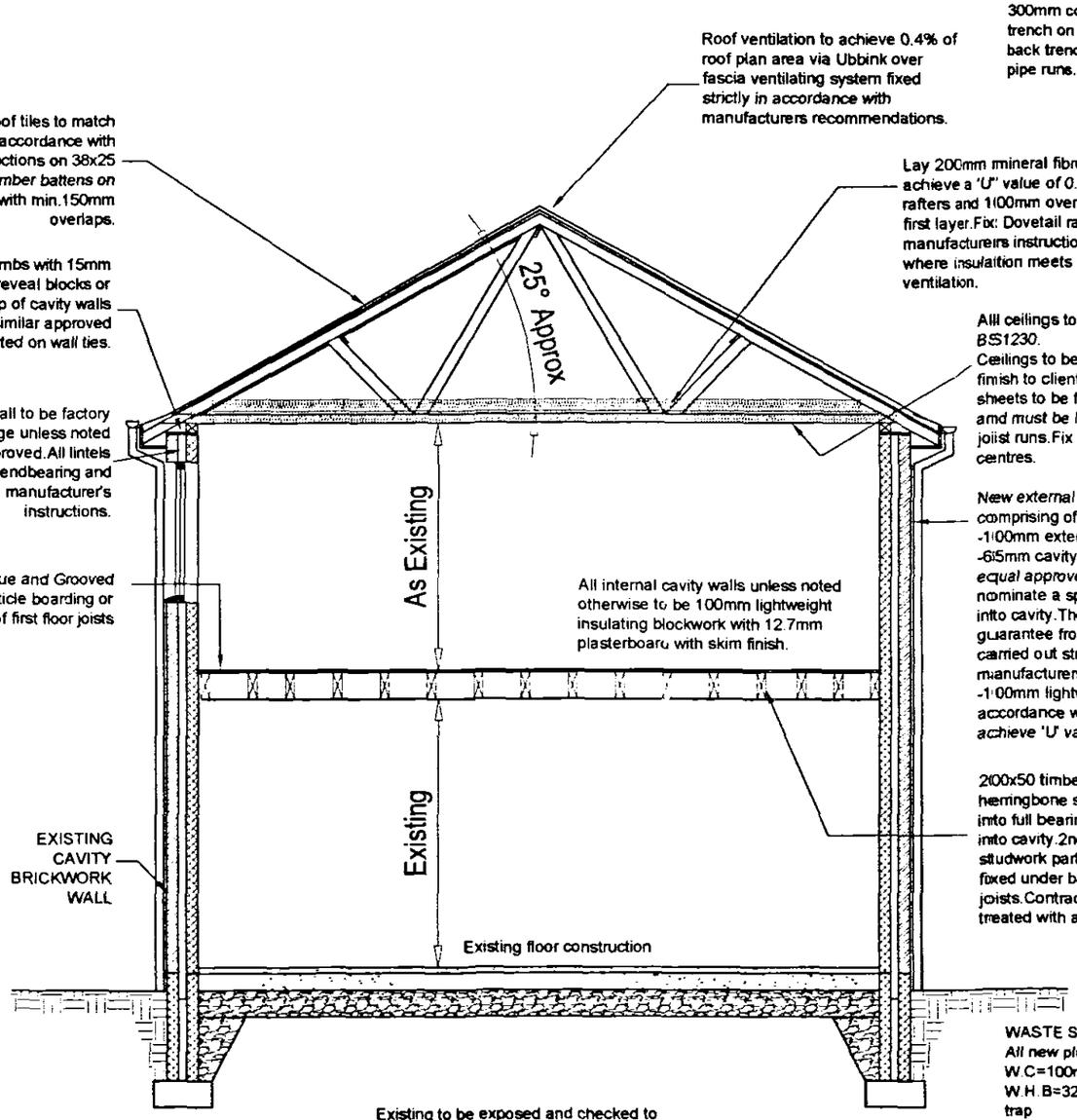
GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

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.



SCALE 1:50

PROPOSED SECTION

HOUSE DRAINAGE
110mm Ø uPVC pipe to have max.1:80 & min.1:40 fall with 100mm peagravel bed and 150mm peagravel to pipe surrond to discharge into existing inspection chamber.Drain runs with less than 300mm cover to have paving slab protection over trench on top of peagravel surrond on haunched back trench.Omit where concrete path is cast over pipe runs.

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 joiist runs.Fix boards at a min.150mm centres.

New external walls to be 265mm overall thickness comprising of:
-100mm external facing brickwork to match existing
-65mm cavity filled with either Crown Dritherm (or *equal approved) built in as work progresses* or nominate a specialist contractor to inject insulation into cavity.The later would require a written guarantee from the specialist contractor and be carried out strictly in accordance with the manufacturers recommendations
-100mm lightweight insulating blockwork in accordance with BS6073 parts 1 & 2. External wall to *achieve 'U' value of* 0.45m² ° C.

200x50 timber joists at max.400mm ctrs with solid herringbone strutting at mid span.Joists to be built into full bearing of inner leaf but must not encroach into cavity.2no.200x50 joists to be doubled-up under studwork partitions and solid bridging joists to be fixed under bath and where studwork runs parallel to joists.Contractor to ensure cut ends of joists are treated with a suitable preservative prior to installing.

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.

DECORATION & WALL TILING
All internal decoration and wall tiling to be agreed on site with the client prior to any materials being placed on order.

EXTRACTOR FANS
En-suite & Bathroom=to give 15 litres/second

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

DAMP PROOF COARSE (D.P.C)
Provide a dpc to all window heads,jambs and cills of all openings in cavity walls which must project 25mm into back of all frames.Provide performed cavity wall trays above windows,doors and if applicable meter boxes with weep vents at a max.of 2m centres with a min.of 2no.per opening.

MORTAR
All mortar to be 1:1:6 sand/cement/lime or equally approved.

WINDOWS
All windows to be uPVC double glazed 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.

NOGGINGS
Fix 38x25mm timber noggings to all potential loose plasterboard ceiling edges.

ROOF CONSTRUCTION
To be Trussed Rafters designed and constructed in accordance with BS 5268 Part 3:1985 all by specialist approved manufacturer.Trusses to be set at max.600mm centres with all necessary 100x25 bracing.Truss manufacturer to provide calculations and details to Client for L.A Building Inspectors approval prior to manufacture.

HEATING
Provided from existing with new radiators to have termostatic radiator control valves.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations

RAINWATER DRAINAGE
To be all as existing and connected into existing guttering to discharge into existing downpipes.

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.

PORCH GROUND FLOOR
65mm mortar screed with a light gauge reinforcing chicken wire on 500 gauge poythene separating layer on a 50mm Jablite 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.Thicken floorslab underneath internal walls.

PORCH 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 excavations to be brought to the immediate attention of the Building Inspector & advice to be sought from a Chartered Structural Engineer.

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PLANNING & DEVELOPMENT
2 9 SEP 2003
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PLAN

REMWAY DESIGN - 3 Rembrandt Way, Spalding, Lincs, PE11 3HX Tel: 07815 112 058 e-mail: jason@remwaydesign.co.uk

1st FLR REAR EXTENSION FOR MR SCOTT GENEVER @ 15, APELDOORN GARDENS,SPALDING

REV DESCRIPTION:		
DRG No. DC/09	DEC'2001	REV: