



GENERAL CONSIDERATIONS

It is advisable that a suitably qualified company is employed to undertake the proposal. In advance of commencement of the work the contractor should satisfy himself that the structural details and site conditions are practical and suitable for his and the client's purposes and that he is capable of carrying out the detailed works, all to the satisfaction of the Client and the Local Authority Building Control Office. It is the responsibility of the Contractor to check all dimensions and details for accuracy on site before estimation and commencement of works.

GENERAL NOTES

All works to be carried out in accordance with the Building Regulations 1992, 1994, 1998, 1999, 2000, 2002, 2006 Approved Documents and Subsequent Amendments. All products used to be certified by the British Board of Agreement unless otherwise specified. The dwelling/works to be constructed in accordance with the recommendations of BS5588 Section 1.1:1984 Code of Practice for single family dwelling houses. Precautions are to be taken where building adjacent to existing or removed trees or hedgerows and reference to be made to NHBC Practice Note 3.

SERVICES

Existing services to be located identified and protected during the duration of the works. Where applicable routes of all incoming services and final positions of meters to be agreed prior to commencement of work on site.

STRUCTURE

Contractor to be responsible for all structural elements and is therefore required to prepare and submit all calculations, drawings and specifications etc as required by the Local Authority Building Control Department.

Drawings to be read in conjunction with Structural Engineers specification. Any conflicts in design should be clarified with all parties concerned.

All structural elements to be min half hour fire protected. Steel beams or proprietary box beams, lintels etc to be encased using 12.5mm British Gypsum Fire-line board with neat plaster finish.

With reference to foundations, structural frame, lintels/beams, shoring, retaining walls, load-bearing masonry, roof trusses etc. these minimum standards of design will apply:

- BS8004 Code of Practice for Foundations.
- BS8110 Structural use of Concrete.
- BS5628 Code for Structural use of Masonry Pt; 1 Un-reinforced masonry.
- BS449 Specification for the use of Structural Steel in Buildings or
- BS5950 Structural use of Steelwork in Buildings.
- BS2686:Pt7 and relevant sections to be used for the design of structural timber elements in the roof floors.
- BS5534: Part 1, 1990 and Part2, 1989 "Slating and Tiling" and to BS8000: Part 6: Code of Practice for workmanship on Building Sites - Slating Tiling (1990).

All new storm water pipe work to be connected via storm drains discharging into borehole soakaway.

All drainage to be in accordance with BS8301 and relevant sections of Approved Document H of the Building Regulations.

All site drainage to be uPVC to BS4660 1969 for 110 and 160 diameter, and BS5481 1977 for 200 to 400 diameter pipes. Laid in accordance with BS5955: Pt 6 1980 installation of uPVC pipework for gravity drains and sewers.

Wherever possible foundations are to be taken down below invert of drains

All drains passing under building to have min 100mm granular fill (max particle size for uPVC pipes, 10mm to 110 diameters, 14 to 150 diameters, and above). Where the top of the pipe is within 300mm of the underside of the concrete slab the pipe should be surrounded in min 150mm 1:2:4 concrete. Where the drains pass under the building they are to be bridged over using concrete lintels.

Rainwater pipes, if not discharging directly over trapped gully, to be easily removable for rodding, or to be provided with rodding access at ground level.

All gullies to be trapped or back inlet type, complete with grids and hoppers and to be surrounded in 1:2:4 concrete

FLOOR CONSTRUCTION
Concrete hollow pot floors to be manufactured and installed in accordance with Structural Engineers Specification. See Section APC3 and detail APC4

ROOF CONSTRUCTION
Trusses to be designed and installed in accordance with manufacturer's specification.

Regarding finishes reference should be made to BS5534: Part 1, 1990 and Part2, 1989 "Slating and Tiling" and to BS8000: Part6: Code of Practice for workmanship on Building Sites - Slating and Tiling (1990). See also Section APC3 and detail APC4

EXTERNAL WINDOWS AND DOORS
All doors and windows to be High Performance triple glazed with min 15 yr guarantee to BS6375 Pt's 1&2. Heads, jambs and cills to be pointed with a convex bead (minimum 10mm cross section) of low modulus silicone sealant. Any external joinery to be stained with Sadolin or similar approved.

THERMAL INSULATION
All parts of the building to exceed Part L1a of the Building Regulations 2000 (2006 Edition). See detail APC4 for U-values

VENTILATION
Mechanical Heat Recovery Ventilation system designed by others and to comply with Part F of the Building Regulations and BS5720 Code of Practice for Mechanical Ventilation and Air Conditioning in Buildings and BS5925 Code of Practice for Design of Building Ventilation Principles and Designing for Natural Ventilation. Windows to provide 1/10th floor area for light and 1/20th floor area for ventilation.

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Window Schedule				
Mark	Rough Height	Rough Width	Sill Height	Head Height
5	1350	2400	760	2110
6	1350	2400	760	2110
7	1350	1800	760	2110
9	1200	1800	910	2110
10	1200	600	910	2110
11	1350	1800	760	2110
19	1200	1800	800	2000
13	1200	1800	800	2000
14	1050	1200	950	2000
15	1050	1200	950	2000
16	1200	1800	800	2000
18	1350	1800	910	2260
17	1200	600	800	2000
2	600	1800	1965	2565
3	600	1800	1965	2565
4	600	1800	1965	2565
1	600	1800	1965	2565
8	1050	450	1060	2110
12	2100	450	10	2110

Door Schedule				
Mark	Rough Height	Rough Width	Sill Height	Head Height
1	2110	810	0	2110
2	2110	810	0	2110
E1	2110	890	0	2110
5	2110	810	0	2110
7	2110	810	0	2110
E2	2110	900	0	2110
8	2110	810	0	2110
10	2110	810	0	2110
11	2110	810	0	2110
12	2110	810	0	2110
13	2110	810	0	2110
14	2110	810	0	2110
4	2110	910	0	2110
9	2110	1100	0	2110
3	2110	810	0	2110
6	2110	810	0	2110
15	2110	810	0	2110

No.	Description	Date
	Floor Plans	
	Window Schedule	
	Door Schedule	

7, South Drive,
Sonning,
RG4 6GB

Project number	-
Date	24.11.2008
Drawn by	MDG
Checked by	-
APC1	
Scale	1 : 50

DO NOT SCALE THIS DRAWING.