

HOUSE 1

NOTES

WARNING TO PROPERTY PURCHASERS - Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by an order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the process of the works without revision of the drawing. Consequently the layout, form, contents and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing form a contract or a warranty.

The drawing is to be read in conjunction with the clients standard specification, structural engineers and mechanical and electrical engineers design and details. Do not scale off this drawing. Use figured dimensions only. All dimensions discrepancies to be brought to the immediate attention of the design team.

The contractor is to ensure that the proposed works will be executed in accordance with ay relevant conditions appended to the Local Planning Authority's decision notice; the current Building Regulations and NHBC Standards; the requirements of the fire officer; the current edition of Institute of Electrical Engineers handbook; the requirements of the local Water Authority.

Materials and workmanship should, where applicable, comply with the British Standards Institute specifications and codes of practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing service should be established prior to the commencement of any works - if discovered to be at variance with that shown on the engineers drawings, the architect and engineer must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to commencement of any works, including the ordering of materials - and any errors to be reported to the architect or engineer.

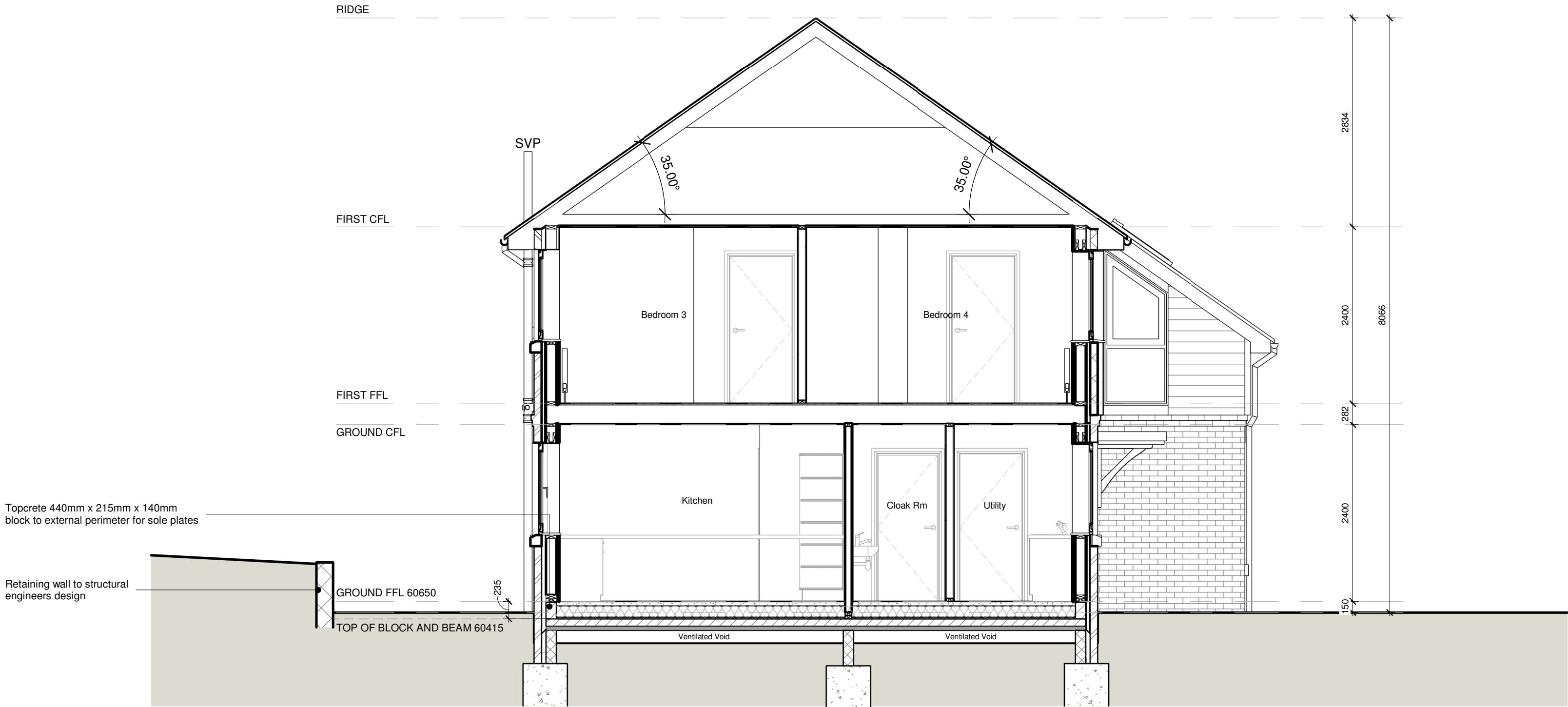
Where proprietary materials, fixtures or fitting are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to circumstances in which they are to be used.

The specification must be read in conjunction with all the other drawings, schedules and documents which form part of this Building Regulations submission.

The setting out is to be checked prior to the commencement of any work.

Ensure all brickwork is tooth and bonded together at corners where different densities of blocks meet.

Any variations carried out on the site should be brought to the attention of the design team for verification of compliance with statutory requirements and regulations.



External Materials Legend * Refer to construction notes for full specification details	
Pitched Roof Tiles	Double cambered plain concrete tile: Redland 27 Natural Red
Ridge Tiles	Half round ridge tiles
Hips	
Flat roof	Icopal Sureweld TPO single ply membrane. Colour : Anthracite Grey (RAL 7015)
Dormers	N/A
Cladding and corner trim	Marley Eternit Cedral Weatherboard: Colour TBC External/internal corners and opening reveals; fix Cedral trim. Cedral Weatherboard to be fitted in accordance with manufacturers and instructions and best practice guidance.
Brick	Ibstock Shire Red Multi Stock brick
Fascia & Soffits	PVCu, vented soffit. colour: white
Rainwater goods	Gutter 100mm half round, downpipes 67mm, GRP colour: white
Windows	PVCu white frames and openers, fitted with trickle ventilation
Exterior doors	To be confirmed

Damp Proof Course

Foundations

Trench foundations constructed in accordance with Structural Engineers details, local ground conditions and subject to inspection and approval of approved Building Inspector. Subbase block work to be 355mm Durox Foundation Blocks

Ground Floor Construction

DPC to be laid on supporting masonry to receive 155mm suspended beam and block floor.

Floor to be completed by brushing in a wet grout mix of 1:3 cement and sharp washed sand, a stiffer mix of the same proportions to be used to fill any double or multiple beams, these joints should be "hard packed".

Blind completed floor with sand and lay 1200 gauge DPM; install 125mm FF4000 Celotex insulation. Lay 500 gauge polythene barrier over insulation, lay track and underfloor pipe work and lay 65mm sand and cement screed.

Floor Void Ventilation

Provision for clear void below suspended floor of at least 150mm. Telescopic void ventilators are to be placed along perimeter to provide. Ventilators should be placed at not more than 2 metres centres and not within 450mm of the end of each wall. Plastic Terracotta airbricks to be used for the external openings.

Upper Floor Construction

22mm T&G MR boarding to timber joists to timber frame manufacturers details, 50mm acoustic insulation in joist cavity, 12.5mm standard wallboard to ceilings to receive skim coat multi-finish.

No.	Description	Date

DO NOT SCALE FROM THIS DRAWING REFER TO ANNOTATED DIMENSIONS ONLY

All Dimensions to be confirmed on site. Designer to be notified by the contractor if any discrepancies occur before construction begins.

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