GENERAL SPECIFICATION NOTES

Foundations
The foundations are to be as shown on the drawing with a mass concrete deep strip , minimum width 600mm. Depth to underside of existing foundations or 1.0m whichever is greater.

Notwithstanding the representations shown on the drawings, foundations are to comply with all the requirements of the Local Authority Building Inspector and to suit local soil conditions.

Damp Proof Course
To be "Hyload" bitumen pitch polymer or equal and approved set at a minimum of 150mm above ground level. DPC to be provided as a cavity tray (width as necessary) over all lintels.
All other reveals to be closed with Thermabate 85 (Yellow)

BELOW GROUND DRAINAGE
Generally all drainage to comply with BS803

Surface Water Drainage
Below ground drainage to be "Osma" plastic drainage system or similar uPVC, generally 100mm diameter(or as specified elsewhere) with push fit couplings all laid in accordance with manufacturer's instructions and in accordance with all relevant building regulations. Surface water laid to falls min 1 in 80. Drains under building to be surrounded in 150mm mm concrete, with compacted fill over, dependent on depth, and flexible joints/bridging at passage through walls/footings.
All to be re-connected into existing system or new soakaway subject to agreement with Local Authority.

Foul Drains
Re -connect existing washing machine (currently connected to storm drains) into foul drainage system. Existing manhole to be brought up to level with existing floor slab and provided with double seal screw down cover (Subject to agreement with the Local Authority it may be possible to provide rodding access point at the base of the existing stack)

Provide trapped back inlet gullies at base of rwp's & fitted with blanking panel and connected to below ground drainage.

Ground Floor Construction
65mm. sand/cement screed on 150mm suspended concrete floor slab reinforced with B785 mesh, on 1200nu polythene dpm fully lapped with new & existing dpc min 100mm, laid on 50mm. Jablite floor insulation on 150mm sand blinded, well compacted hardcore. Contractor to ensure new & existing floor levels line through.

External Walls
Below DPC to be 250mm. wide cavity construction comprising 2 skins dense concrete blockwork, cavity filled to within 225mm. of dpc with weak mix concrete

Above DPC To be 250mm. cavity construction, 103mm outer skin facing brickwork, 50 mm cavity filled with Rockwool cavity fill insulation, 100mm. blockwork inner skin, internal finish of 13mm 2-coat plaster.

Wall Ties
Provide stainless steel wall ties set at 450mm centres vertically (225mm at opening reveals) and 750mm centres horizontally, staggered 450mm on alternate courses

Ceiling Finish
To be 12.5mm plasterboard with joints taped and filled.

Ventilation
Provide background "trickle" ventilator fitted to doors to give minimum of 8000 sq. mm of ventilation.

Glazing
Double Glazing to comply with the requirements of BS 6206.
Toughened glass to be used where appropriate. All glazing below 800mm above floor level in windows or 1500mm above floor level in opening doors to be toughened. Fisish to be wood grain or as agreed with owner.

Lintels/Beams
To be preformed steel lintels by IG Lintels to support both skins of cavity wall unless otherwise indicated. Size, end bearing and insulation as specified by manufacturer. DPC cavity tray to be placed over all lintels.

Roof Structure
All structural timber is to be C24 grade softwood unless specified otherwise.

50 x 170mm. rafters and 50 x 150 ceiling joists at max. 400mm. ctrs birdsmouthed over wall plate at eaves & new 50 x 100mm. wall plate rawl plugged to face of existing wall to receive ends of rafters and ceiling joists.

Galvanised 30x5 m.s. steel straps built into gable wall at maximum 2 metres centres and fixed to minimum 3 joists/rafters at roof and ceiling level, with solid blocking between joists/rafters at position of bracing strap.

50 x 150mm. ceiling joists at max. 400mm. ctrs

Provide code 4/5 lead flashing at wall/roof abutment, with min. 150mm vertical upstand. All installed in accordance with LDA details & guidelines

Wall plate to be continuous 100x50 s/w with galvanised holding down straps at max. 2 metre centres.

Timber Preservation
All structural and concealed timbers to be "Protimised", or equal and approved. All ends cut on site to be treated with approved preservatives in accordance with manufacturer's recommendations.

Roof Finish
To be concrete interlocking tiles to suit pitch & to match existing roof as closely as possible, on 25x38mm treated softwood battens on untearable sarking felt

Roof Insulation
To be 200mm glass fibre insulation in two layers, first to be laid tight between joists second layer to be laid at right angles to the first over the top of the ceiling joists. Insulation to be retained at eaves by proprietary insulation retaining trays, so as to maintain airflow from eaves. Ensure that any wiring in the loft space is pulled free of the insulation to prevent overheating.

Flashings/Abutments
Code 5 lead flashings and soakers, and proprietary cavity trays to be provided at all wall/roof abutments.

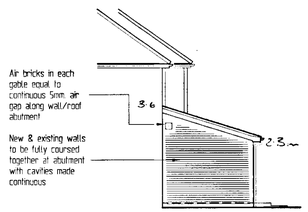
Roof Ventilation
Provide minimum 25mm. continuous insect proof ventilation gap at eaves, with min. 25mm. air gap over insulation to roof space. Provide air bricks to gables (both sides)

Heating
Existing heating system to be extended as necessarry to cover new extension. Heating engineer (Corgi registered) to establish adequacy of boiler for increased floor requirement and ensure ventilation and air for combustion requirements are met in full.

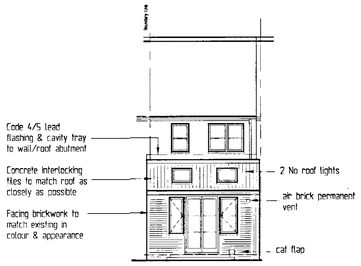
Electrics
All electrical requirements to be initialed to contractor by owner at the tendering stage and be installed by qualified electrical contractor to IEE regulations.

Party Walls
The requirement of the party wall act 1996 applies to this project and full written agreement as laid out in the act between respective parties to be sought and agreed minimum one month before work commences. Note both boundaries apply.

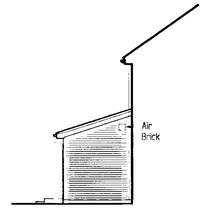
General
The owner shall provide in writing any requirements over and above those shown on the drawing that are to be considered as part of this project including plumbing, electrical and external landscape etc. All work to comply with current codes of practise etc



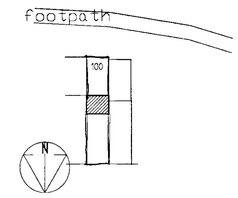
Side Elevation



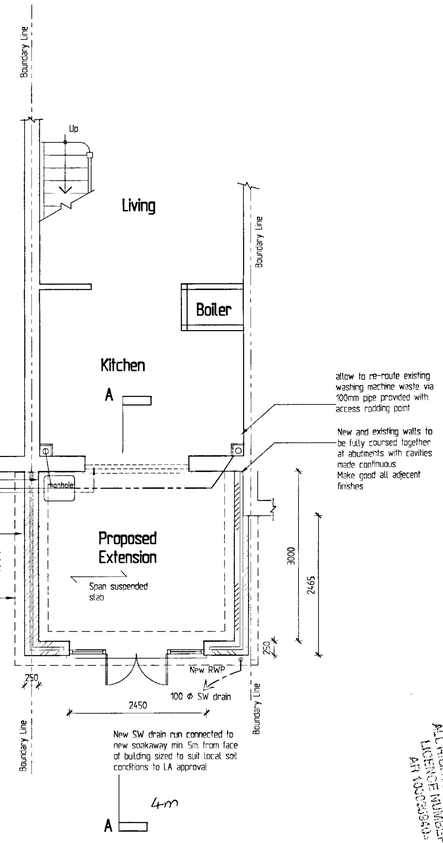
Rear Elevation



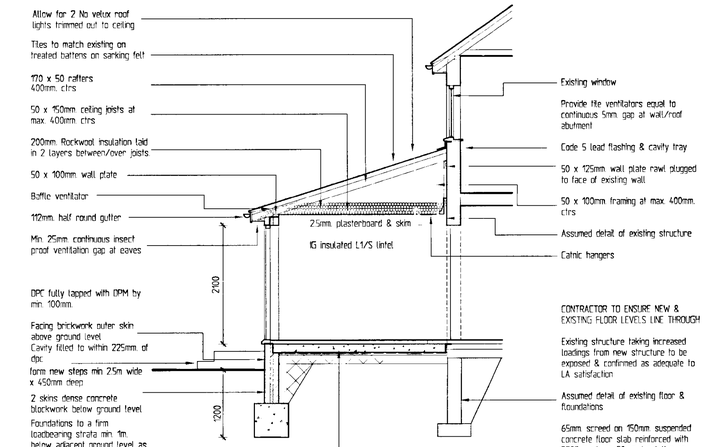
Side Elevation



Block Plan - 1 : 500

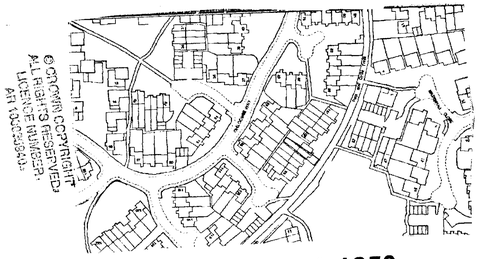


Floor Layout Plan



NOTE
Assumed depth however final depth to be at the bottom of the existing house concrete or depth shown whichever is greater

Section A : A



Location Plan 1:1250

06.NOV.2001 - 5265

REVISIONS		
Rev.	Description	Date

JOB TITLE
Proposed Extension to
100 Chilcombe Way Lower Earley
for Mr & Mrs P. James

TITLE
Plans, section & elevations

SCALE	DATE	DRAWING No.
1:50 & 1:100	Sep. 2001	01

17/11/02