

GENERAL SPECIFICATION :-

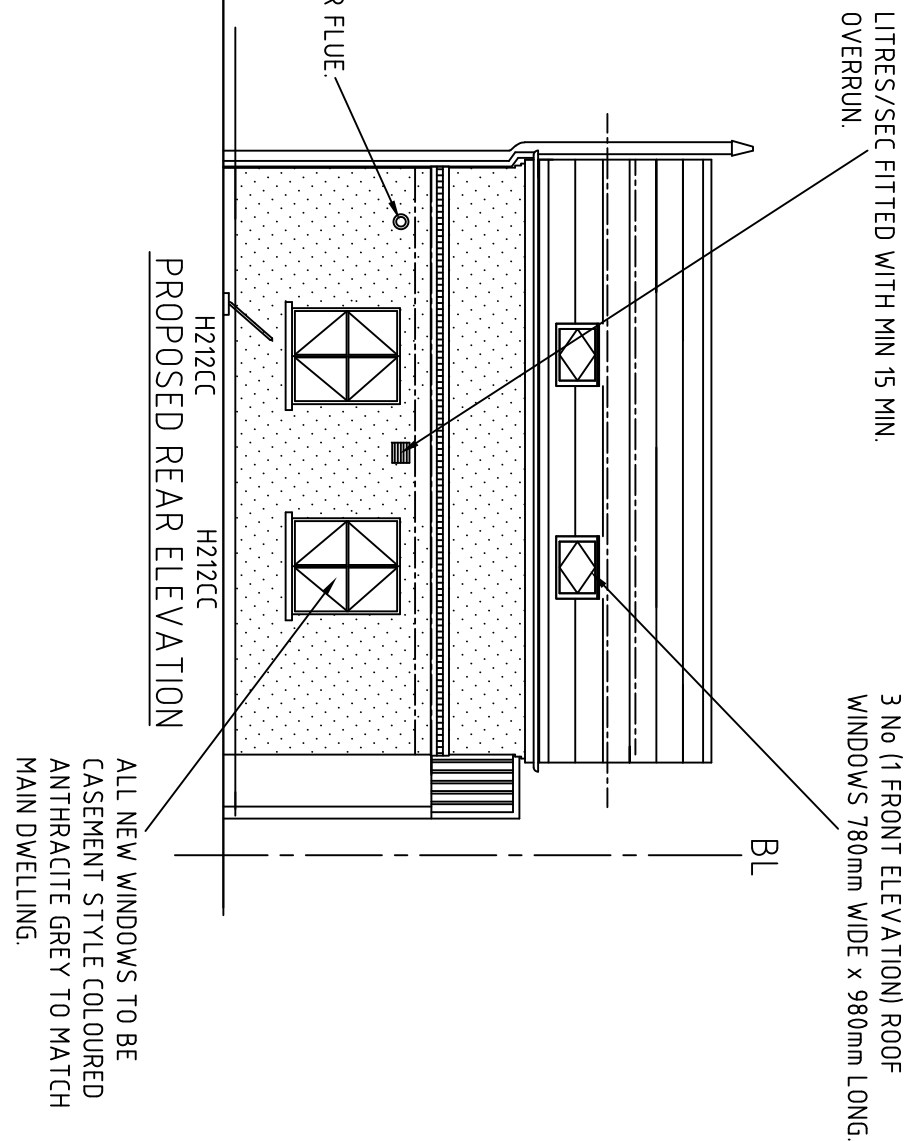
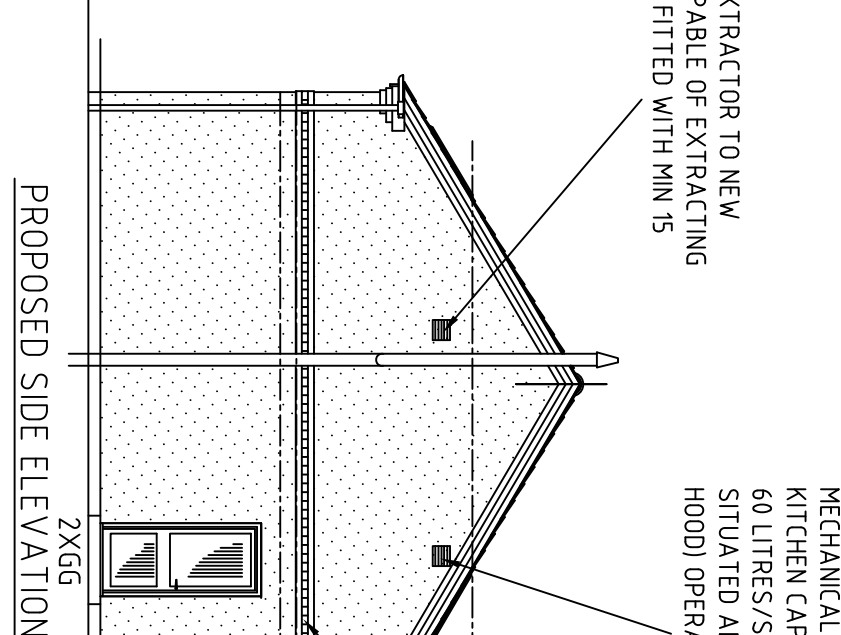
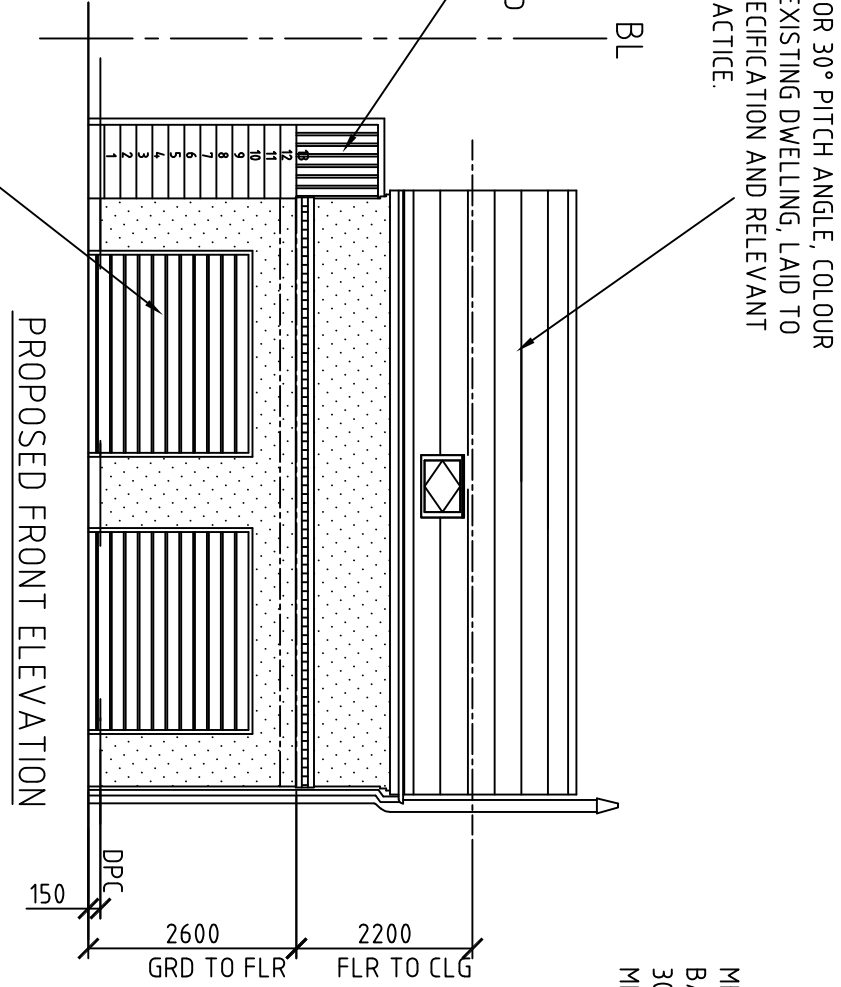
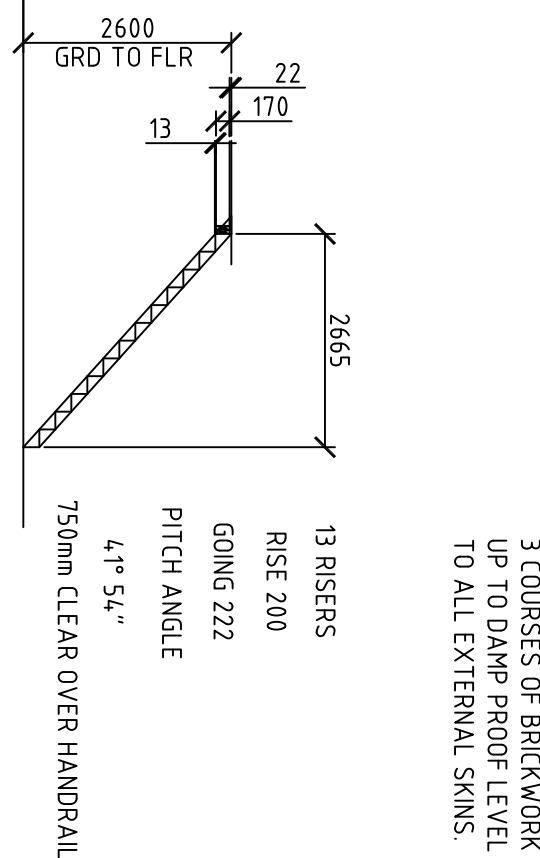
- TO BE READ IN CONJUNCTION WITH THE MAIN SPECIFICATION NOTED ON SHEETS 1 AND 2. BUT WITH THE DIFFERENCES LISTED BELOW.
- SITE PREPARATION:-** REMOVE SHED REMNENTS AND VEGETABLE SOIL MIN 150mm FROM NEW GARAGE AREA AND CART AWAY. EXCAVATE FOR NEW STRIP FOUNDATIONS AS NOTED FULLY ON SHEET 1.
 - CAVITY WALL CONSTRUCTION BELOW DPC:-** TO BE BUILT IN BRICK OF CLASS 4 BLOCK MIN. 100mm WIDE TO EXTERNAL SKIN AND 100mm BLOCK TO INNER SKIN WITH 100mm CAVITY BETWEEN SKINS UP TO THREE COURSES BELOW DPC. RETAINING COURSES TO BE "COMMON" BRICK TO EXTERNAL SKIN WITH PORTLAND CEMENT USED BELOW DPC. CAVITY TO BE CLEAR AT LEAST 225 mm BELOW LOWEST DPC. FRONT INNER SKIN TO BE 255mm LOADBEARING BLOCKWORK SAME AS PARTION WALL BETWEEN GARAGE AND UTILITY. STAINLESS STEEL WALL TIES INSERTED IN CAVITY 900mm HORIZZ AND 450mm VERT. IN ACCORDANCE WITH TABLE 6 TO BLDG REG. A1/2. NOTE BUTTERFLY WALL TIES NOT SUITABLE FOR 100mm CAVITY.
 - OVERSITE PREPARATION:-** AS SPECIFIED ON SHEET 1 OF THE DWELLING DRAWING BUT WITH REINFORCED SLAB OVER GARAGE FLOOR.
 - CAVITY WALL CONSTRUCTION ABOVE DPC:-** NEW EXTERNAL SKIN BUILT IN MIN. 100mm CLASS 4 BLOCKWORK WITH 100mm CAVITY. FRONT INNER LEAF TO GARAGE FRONT UP TO LINTEL LEVEL. 215mm LOADBEARING BLOCKWORK INTERNAL LEAF REMAINING TO GARAGE AREA TO BE 100mm WIDE BLOCKWORK WITH UTILITY AND UPPER FLOOR AREAS AS NOTED ON SHEET 1 COVERING WALL TIES AND THERMAL REQUIREMENT AND AS SHOWN ON GENERAL SECTION AND CALCULATION SHEETS RW/23/001/X.
 - DPC S:-** AS SPECIFIED ON SHEET 1 OF THE DWELLING DRAWING.
 - UPPER FLOOR CONSTRUCTION:-** MIN. 4.7mm x 170mm TIMBER JOISTS SET AT 450mm C/Cs OVER UTILITY CEILIN WITH 63mm x 200mm OVER GARAGE CEILING AND TO RUN AT SHOWN ON GENERAL SECTION AT LEVEL SET IN NEW WALLS WITH METAL JOIST HANGERS WITH MIN 38mm WIDE x FLOOR JOIST DEPTH STRUTTING INSERTED AS REQUIRED WITH ANY PACKING TO BE OF A SUITABLE NON-COMPRESSABLE NATURE WITH 22mm THICK CHIPBOARDING OVER TO FORM FLOOR WITH MIN 15mm PLASTERBOARD UNDER TO FORM CEILINGS. INSERT UPPER FLOOR HEATING AS REQUIRED.
 - UPPER FLOOR PARTITIONS:-** AS SPECIFIED ON SHEET 1 OF THE DWELLING DRAWING.
 - SOUND INSULATION:-** MIN. 170mm MINERAL WOOL (DENSITY 10kg/m³) TO BE INSERTED OVER UTILITY AREA WITH MIN. 150mm "CEILOTEX"- INSULATION OVER GARAGE CEILING VOIDS TO ACHIEVE 10kg/m² SOUND INSULATION. MIN. 25mm UNFACED MINERAL BATTS (DENSITY 10kg/m³) INSERTED IN PARTITION WALLS SEPARATING BEDROOM FROM OTHER ROOMS.
 - ROOF CONSTRUCTION:-** PROPOSED NEW ROOF PITCH 30° TO BE MADE OF PRE-FABRICATED RAISED THE TRUSS RAFTER CONSTRUCTION SPACED AT MAX 600mm C/Cs WITH BINDERS PEAK TIE AND BRACING TO BS5528 PT3 WITH TRUSS RAFTERS AS REQUIRED FITTED TO MAKERS INSTRUCTIONS. 11 LAYER ROOFING GRADE BREATHER FELT WITH 25mmx38mm SAWN TIMBER BATTENS TO SUPPORT MATCHING DWELLING INTERLOCKING CONC. ROOF TILES LAD IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. FIX MATCHING SDE FASCIAS, BARGE BOARD AND SOFFITS. MIN. 15mm THICK PLASTERBOARD (DENSITY 10kg/m³) OVER NEW JOISTS TO FORM CEILINGS.
 - LATERAL RESTRAINT:-** AS SPECIFIED ON SHEET 1 OF THE DWELLING DRAWING.
 - INSULATION:-** AS SPECIFIED ON SHEET 1 OF THE DWELLING DRAWING.
 - FLASHING:-** GRADE 5 LEAD FLASHING IF REQUIRED TO BE FITTED AS PER MAKERS INSTRUCTIONS.
 - LINTELS:-** IG STEEL LINTEL LVS/100 TO BE INSERTED OVER NEW WINDOW EXTERNAL OPENINGS WITH IG STEEL LINTEL LVS/700 OVER GARAGE DOORS WITH MIN. 213 END BEARINGS AND 1IG BOX LINTEL 100 OVER NEW INTERNAL OPENINGS. ALL EXTERNAL LINTELS TO BE INSULATED AND HAVE MIN. 150mm END BEARINGS UNLESS OTHERWISE STATED AND INSERTED TO MANUFACTURERS INSTRUCTIONS.
 - INTERNAL FINISHES:-** AS SPECIFIED ON SHEET 1 OF THE DWELLING DRAWING.
 - STORM WATER DRAINAGE:-** AS SPECIFIED ON SHEET 2 OF THE DWELLING DRAWING.
 - FOUL WATER DRAINAGE:-** 32mm uPVC PIPE FROM HANDBASIN AND DOWN uPVC PIPE FROM BATH TO BE TIED INTO NEW 100mm "DURG" AIR ADMITTANCE VALVE ALONG WITH TOILET AND CONNECTED TO NEW RIGID uPVC SYP AS SHOWN 50mm TEE CONNECTOR FROM WASHER AND DOWN IN UTILITY FITTED WITH RODDING EYE AND ANTI-SYPHON DEVICE TO BE CONNECTED TO 40mm uPVC PIPE FROM SINK TO RUN TO NEW BALK INLET GULLY WITH OUTLET PIPE DISCHARGING BELOW GRATING BUT ABOVE WATER LEVEL AND RUN TO IC2 AS SHOWN. NEW SYP TO TERMINATE AS SHOWN AND BE FITTED WITH APPROVED CAP. ALL WASHING APPLIANCES TO BE FITTED WITH 75mm DEEP TRAPS. AIR ADMITTANCE VALVE TO TERMINATE ABOVE FLOOD LEVEL OF HANDBASIN AND TO RUN TO NEW "KLARGESTER" GREY WATER HARVESTING UNIT OF APPROVED SIZE WITH ANY OVERFLOW TO RUN TO EXISTING CESSPT. ALL NEW UNDERGROUND PIPEWORK TO RUN IN 100mm "SUPERSTEEL" PIPEWORK WITH FLEXIBLE COUPLINGS AND ADAPTORS AND BE EMBEDDED AND SURROUNDED IN 100mm PEA GRAVEL MIN. GRADIENT 1 IN 40. (SEE SKETCH FOR PIPEWORK PENETRATING FOUNDATIONS).
 - PLUMBING:-** AS SPECIFIED ON SHEET 2 OF THE DWELLING DRAWING.
 - GLAZING:-** AS SPECIFIED ON SHEET 2 OF THE DWELLING DRAWING.
 - SMOKE DETECTION:-** AS PECIFIED ON SHEET 2 OF THE DWELLING DRAWING.
 - ELECTRICS:-** AS SPECIFIED ON SHEET 2 OF THE DWELLING DRAWING.

REVISIONS:-
ⓑ AMENDED IN LINE WITH SHDC LETTER DATED 06/07/2023.



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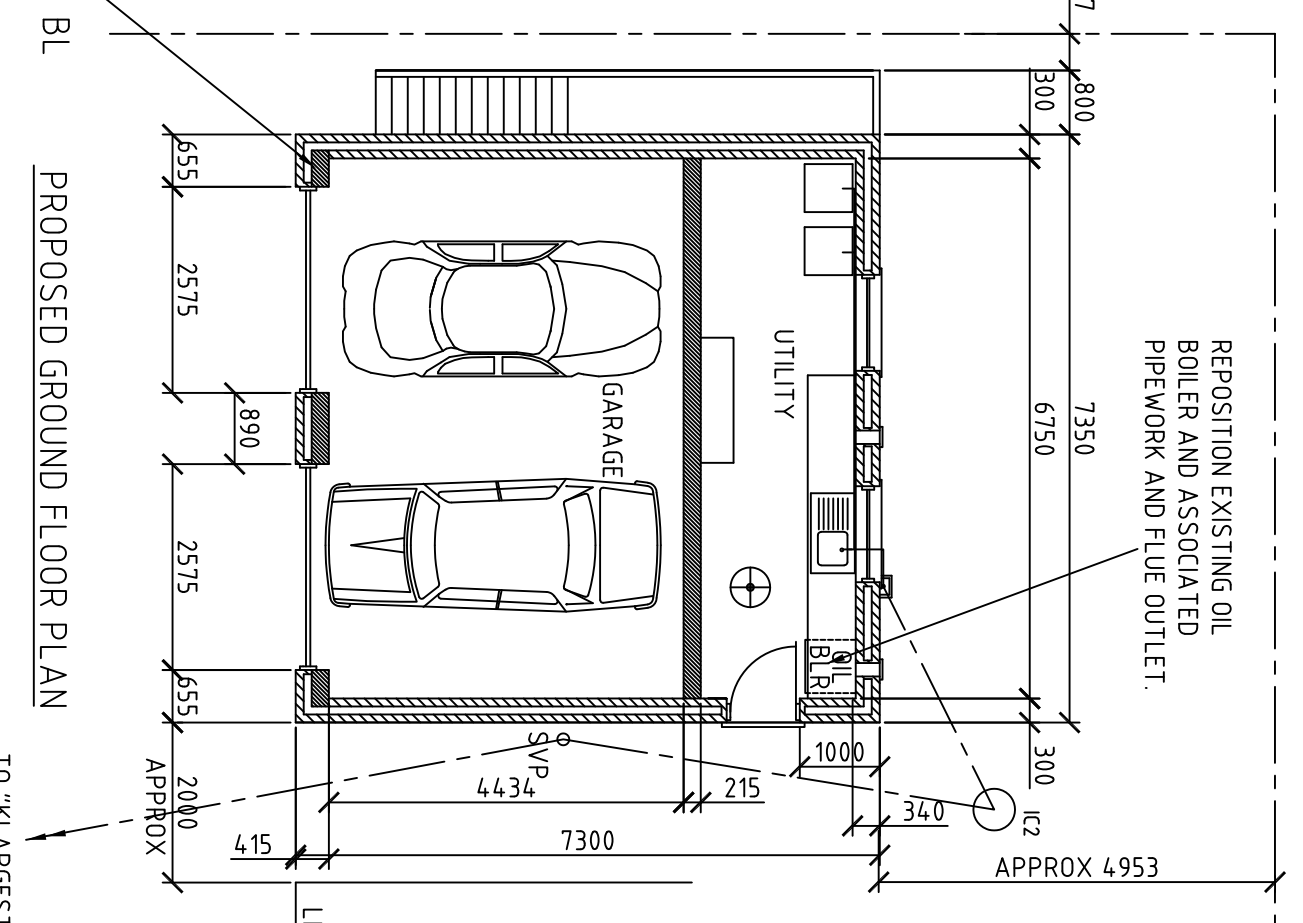
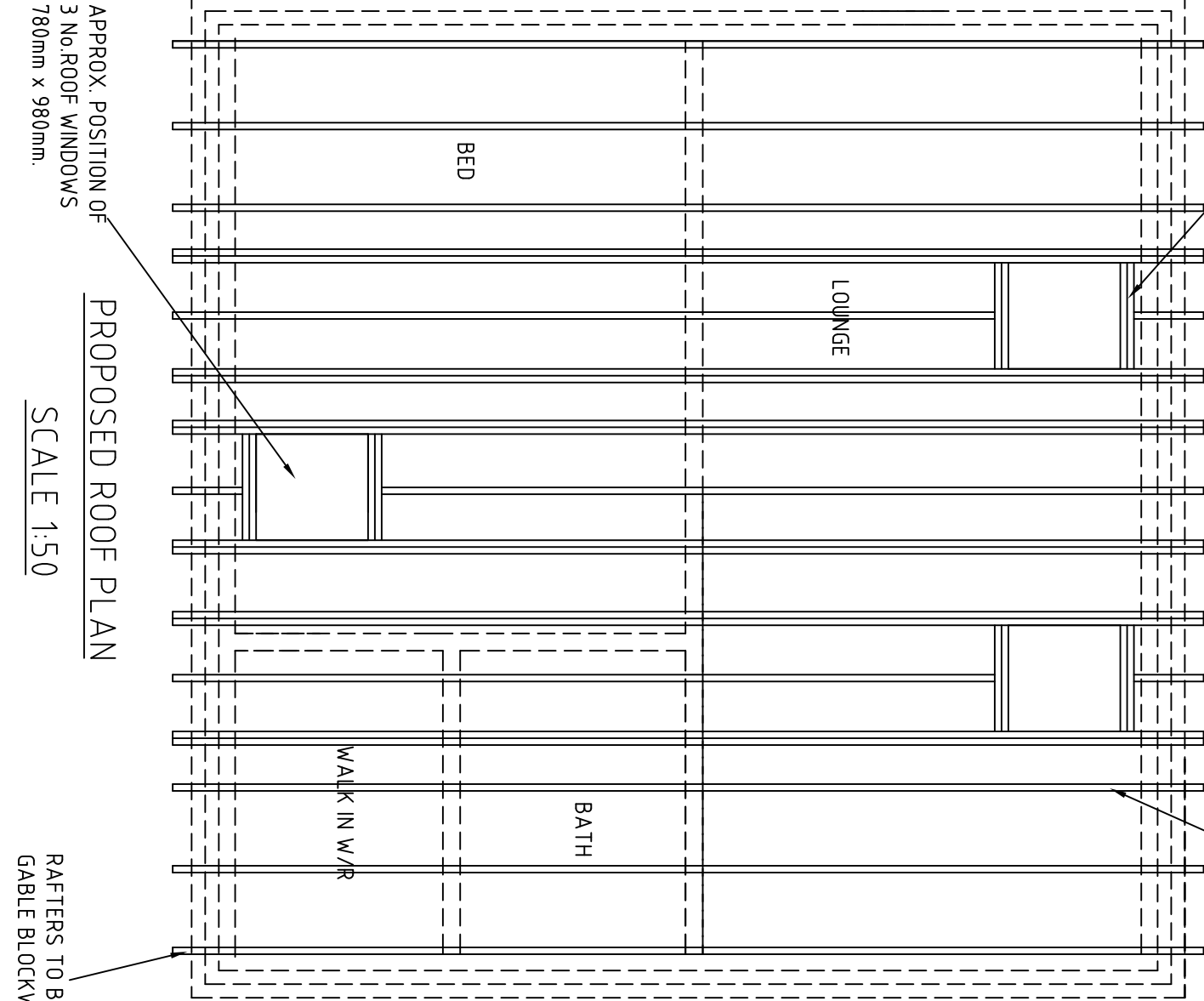
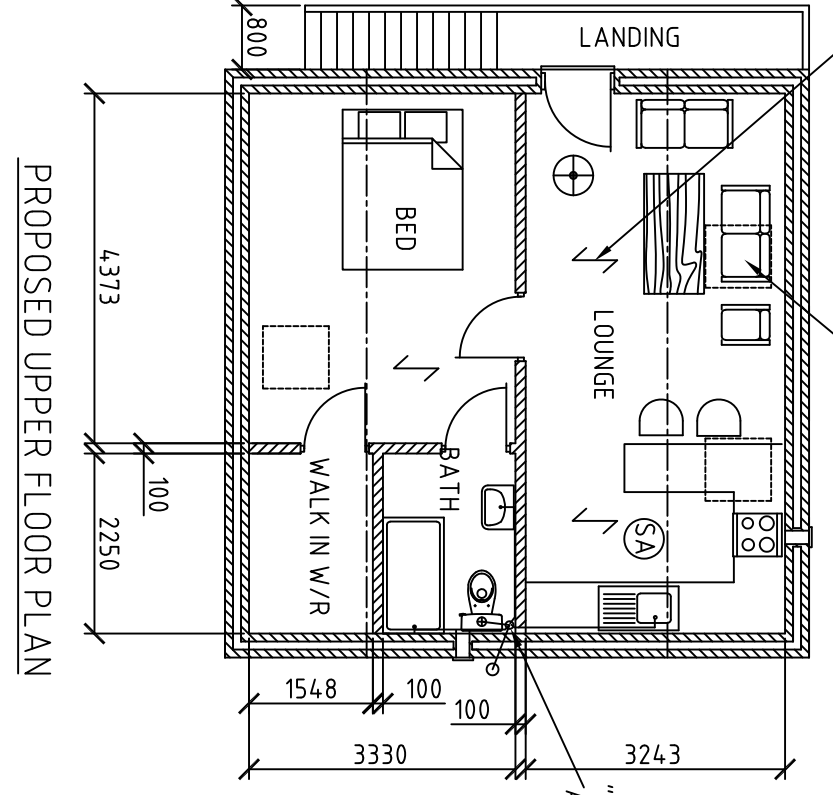
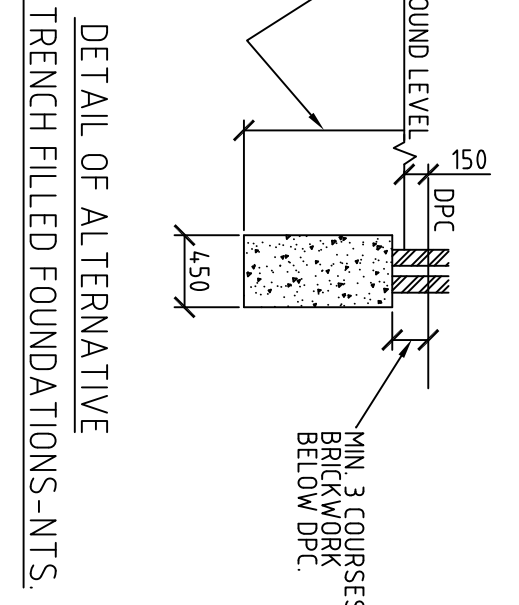
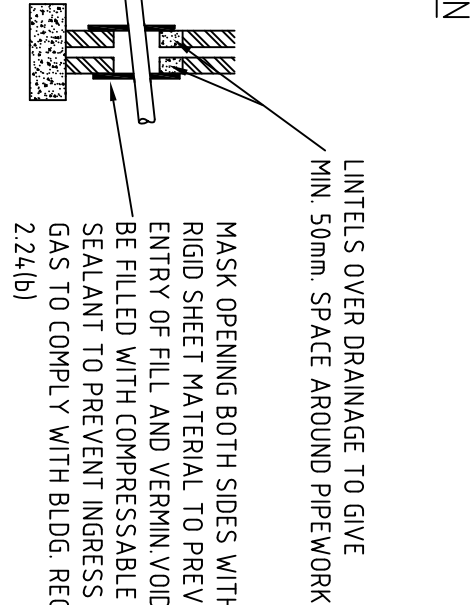
SCALE:- 1:100, 1:50 (AT A1 SIZE) & NTS.
DATE:- FEB'23
DWG. No. RW/23/001/B



- Ⓔ DENOTES PROPOSED POSITION OF 1 No SMOKE ALARM
- ⊕ DENOTES PROPOSED POSITION OF 2 No SMOKE DETECTORS AND ARE INDEPENDENTLY SEPARATE AT GROUND AND UPPER FLOOR LEVELS.

PROVIDE DOUBLE RAFTERS AND TRIMMERS TO SIDES AND TOP AND BOTTOM TO FORM ROOF WINDOW SUPPRTS.

PREFABRICATED RAISED THE TRUSS RAFTERS AT MAX. 600mm C/Cs



PROPOSED GARAGE WITH ACCOMODATION, GROUND AND UPPER FLOOR SIDE EXTENSION AND INTERNAL ALTERATIONS FOR MS. R. KEARLEY, SNAKE HALL COTTAGE, 105, EUAGATE ROAD, MOULTON EUAGATE, SPALDING. PE12 0TB.

SOUTH HOLLAND DISTRICT COUNCIL PLANNING REF:- H13-0612-23