

GENERAL SPECIFICATION NOTES

NEW FOUNDATIONS

Foundations to be 600 x 300mm deep mass concrete strip footings reinforced with one layer of A252 mesh incorporated into the bottom of the footings to span over any soft spots. Underside to be founded at minimum 750mm below external ground level (or minimum 1000mm if shrinkable subsoil is encountered). Final depth and detail to be agreed on site with Building Control Officer.

GROUND FLOOR CONSTRUCTION

To comprise 125mm thick mass concrete floor slab on 1200 gauge polythene membrane with 150mm laps and turned up at all edges and lapped with wall dpc all on 25mm minimum thickness sand blinding on 150mm minimum thickness well rolled and consolidated hardcore base.

Floor slab to be thickened to 300mm in Garage door opening as indicated.

Foundation trenches to be backfilled with hardcore internally and consolidated in layers not exceeding 150mm thick.

EXTERNAL CAVITY WALL CONSTRUCTION

300mm external cavity wall construction to comprise: 102mm external skin in facing brickwork to match existing house, 100mm cavity infilled as work proceeds with 'Driitherm' or similar insulation cavity bats, 100mm internal skin in 'Celcon' or similar fair faced insulating blocks.

Walls below ground level to be constructed in foundation blocks.

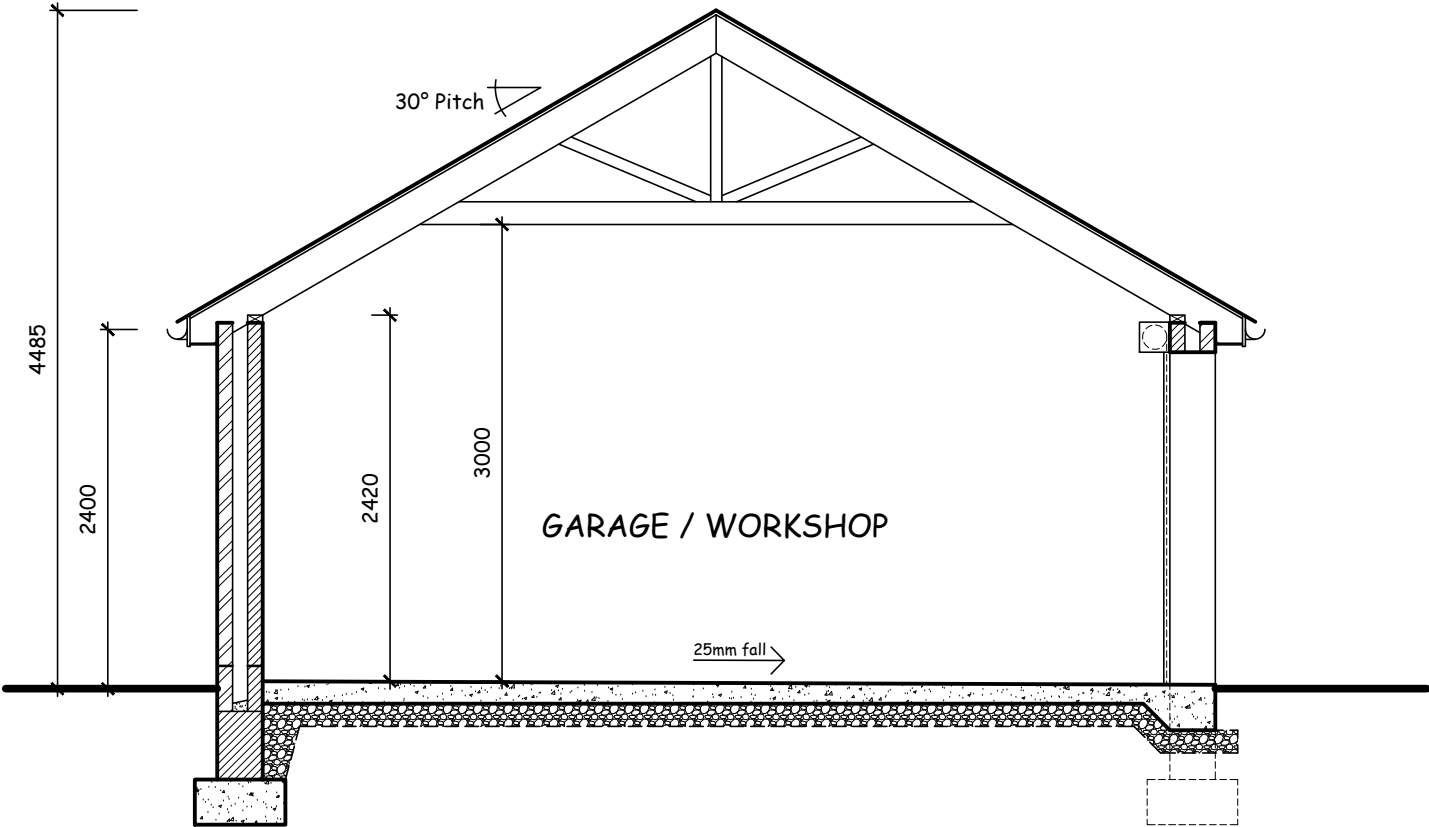
Leaves of cavity wall to be tied together with stainless steel wall ties at 750mm horizontal centres and 450mm vertical centres (300mm vertical centres where next to an opening).

Jambs and cills to be closed by inserting proprietary insulated cavity closers.

Bituminous based damp proof course to be built in 150mm minimum above outside ground level to external walls.

LINTELS

To Garage door and windows openings in cavity wall, to be 'IG' type 'L1/HD 100' or similar heavy duty insulated galvanised steel lintel with cavity tray over and 150mm minimum end bearing.



TYPICAL SECTION 1:50 @ A3

WINDOWS

All new windows to be constructed from wood grain effect Upvc frames with a 'U-value' of 1.6W/m2K. Style as shown on elevations.

Glazing to be double glazed sealed units using 'Pilkington-K' glass with a minimum gap of 16mm between glass layers and having a 'K' value of 0.05.

To incorporate controllable trickle ventilators providing 8000mm2 background ventilation'

All window frames to be recessed 30mm to ensure that they lap over the cavity closure.

Internal window boards to be to client's requirements.

DRAUGHT PROOFING

Draught stripping to be fitted to all openable elements of windows and external doors.

GLAZING IN CRITICAL LOCATIONS

Any glazing to windows and doors below 800mm above floor level and to doors and sidelights below 1500mm (ie: in critical locations) to be laminated or toughened safety glass in accordance with BS6206.

DOORS

All external doors to be to client's selected design.

ROOF CONSTRUCTION

To comprise: concrete interlocking roof tiles to match existing house as near as possible on 38 x 25mm treated softwood battens gauged to suit tiling on untearable sarking felt to BS747 : Part 2 : Type 1F on pre-made 'Raised Tie' trussed rafters at 600mm maximum centres.

Roof pitch 30°.

Raised Tie trussed rafters to be designed, braced and fixed in accordance with BS5268 : Part 3 : 1985.

Specialist manufacturer's design calculations to be submitted to Building Control Officer for approval prior to fixing on site.

Trusses to be fixed at eaves level with galvanised truss clips to 100 x 50mm softwood wallplate bedded in mortar.

Diagonal bracing to be provided to full length of roof in plain of rafters and ceiling ties to BS 5368 : Part 3 : 1985.

Timber runners to be provided at all truss node points for full length of roof.

PICTHED ROOFS GENERALLY

Proprietary roof ventilation system to be installed in strict accordance with manufacturer's instructions and comprising continuous eaves ventilator below roof tiles (minimum 25mm continuous gap) and ridge ventilators to match slates (minimum 5mm continuous gap).

External walls to be strapped to roof with 30 x 5mm cross-section galvanised mild steel anchor straps fixed to wallplates and blockwork in cavities at eaves level all at 2000mm maximum centres. Timber noggins to be provided under straps where necessary.

ELECTRICAL INSTALLATION

To be carried out in strict accordance with the latest edition of the IEE Regulations. Socket outlet and lighting positions all to client's requirements.

All electrical work is to meet the requirements of Part P (Electrical Safety) of the Building Regulations and should therefore be designed, installed, inspected and tested by a person competent to do so.

Prior to completion, the Building Control Officer should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical certificate to be issued for the work by a person competent to do so.

ENERGY EFFICIENT LIGHTING

Internal lighting installation to be provided with energy efficient lighting so that every one in four lighting points or one per 25m2 can only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

A Specification notes added. 30/12/20

Client
MR G WINYARD

Scale Date
1:200 @ A3 June 2020

Drawing Number
20/1354-04A

NEW GARAGE AND WORKSHOP
76 WEST ELLOE AVENUE : SPALDING : Lincs : PE11 2BJ

TYPICAL SECTION

0	500	1000	1500	2000	2500	3000
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