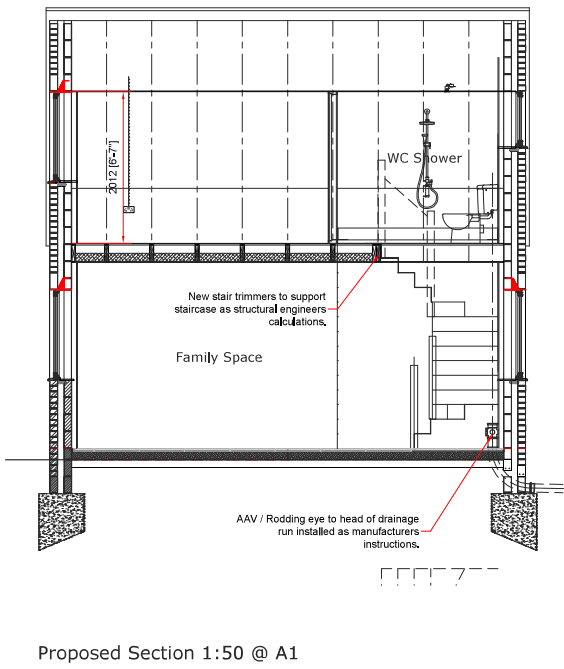
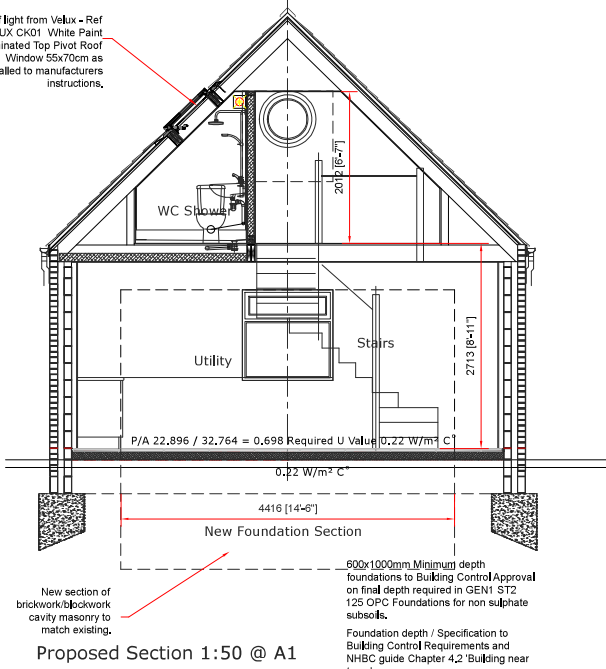
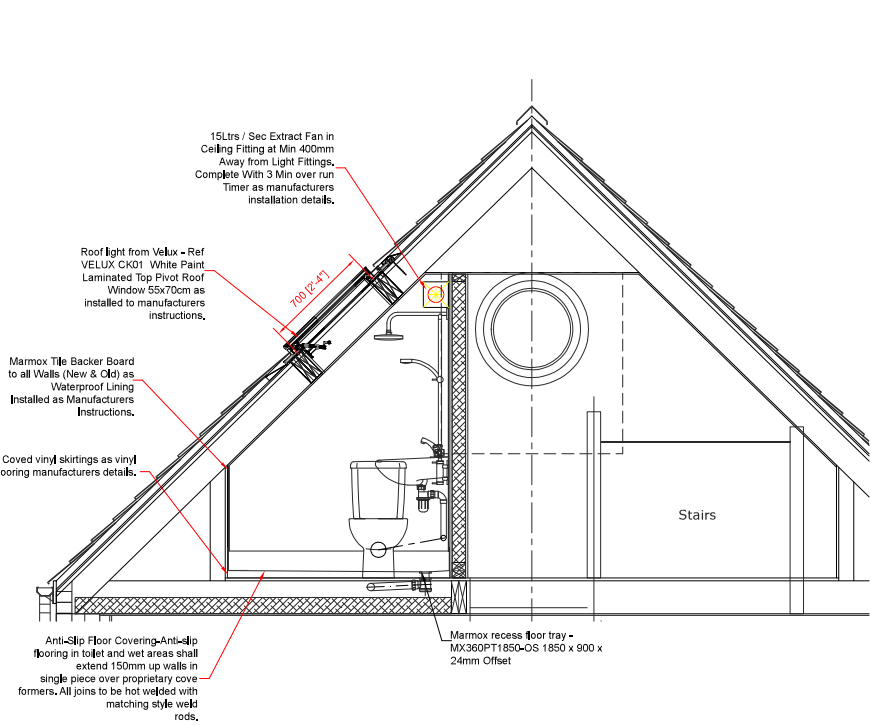




General Specification Notes:

Foundations

Deep Strip Mass Concrete foundations 600x1000mm deep minimum to the approval of local building control officer satisfaction. Generally concrete foundations finished to a level surface for cavity construction masonry as plans. Allow for service penetrations over top of foundations as illustrated on plans and featured on details.

7N Dense Concrete Blockwork laid Horizontally on top of Foundations upto DPC Level in cement / sand mortar in generous beds of mortar with full perpends as work proceeds.

3.5N Medium Concrete Blockwork above DPC level in Cement / Sand mortar.

Fill lower section of cavity construction as illustrated on details with lean mix OPC concrete fill to prevent cavity construction collapsing below ground level. Trowel surface of concrete to fall away from the inner face to conduct water away from beneath extension.

Masonry Wall Construction

To achieve 0.28U Value

Lower plinth brickwork to match existing forming cavity construction / 103mm upper cavity construction in matching face brickwork to outer of cavity construction in natural colour sand cement mortar.

100mm Cavity construction Full Filled Cavity with Rockwool Cavity Batt Insulation.

100mm Ytong Aircrete Std 7N Concrete Blockwork to inner of cavity construction in blockwork mortar.

Hybad Poly horizontal DPC laid to both courses of cavity construction as plans / details. Laps in sections of DPC to be overlapped 150mm as manufacturers instructions.

Cavity tray over all lintels dressed to drain to outer face of cavity construction and installed as manufacturers instructions.

Weephole perpend drain units to be positioned at both ends of cavity tray over lintels and intervals as manufacturers instructions.

ISOwool 100mm full fill cavity insulation to be placed in batts throughout cavity construction abutting the next batt as manufacturers instructions. Care to be taken to keep cavity free of mortar droppings to prevent any 'bridging' for water to ingress.

Ancon Stalfix Type 2 RT2 275mm Stainless Steel Wall Ties for 100mm Cavity construction to comply with DD140 2.5 ties per SQM (750x450mm Staggered on Alternating Courses of Blockwork) 225mm Vertically around openings as manufacturers instructions

Density & Positioning of Ties. For walls in which both leaves are 90mm or thicker, ties should be used at not less than 2.5 per square meter (750mm horizontal x 450mm vertical centers). Ties should be evenly distributed over the wall area, except around openings, and should preferably be staggered.

Gypsum plaster 12.7mm board on dabs and Skim Coat Plaster finish wit htaped joints ready for decoration.

ELECTRICIAN SITE SURVEY FOR TENDERING

Existing house wiring (lighting/power) are to be inspected by surveyor added and or modified over the lifetime of the property. These proposals are to add new and modified outlets as the above plan to the current electrical regulations - inclusive of consumer unit and distribution network.

BUILDERS ONGOING SITE SURVEY

Existing structures under revised loading are to be exposed to check adequacy at commencement of works. This is to include foundations, lintels over existing openings, lintel over window and support to new structures over the openings in the external walls.

Internal Drylining

Plasterboard PIR Celotex PL4065 insulation backed / Dot dab fixed to interior face of existing blockwork. U Value = 0.18 W/sqm

Ground Floor Construction

The existing 100mm Oversite concrete floor to be overlaid with DPM layer (liquid applied / 1000 gauge)

100mm PIR Floor Insulation to full width of floor area.

18mm T+G chipboard floating flooring boards fully glue joints.

Electrical Installation

Allow for first fix electrics sockets and switches as work proceeds. Electrical circuit wiring to conform to current Institute of Electrical Engineers (IEE) latest edition installation guides 1 to 7 and to BS7671:2008/11.

Energy saver 'Double-D' or LED light bulbs to be fitted throughout to all light fittings.

All Electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the works by a person competent to do so.

Plumbing Installation

Subject to specialist M+E Survey :-

Existing heating system and pipe runs to be inspected for suitability with new works and specified as required to comply with -

Copper pipework / Stairad Elite 216 radiators or equivalent / TRV to radiators / Programmer + Room thermostat to comply with Part J Approved Document and Gas Safe Regulations and registered under the competent person scheme and SBC electronically notified of that registration.

Refer to SAP calculation as required as part of building control information package for project.

New Windows / Doors

Install double glazed PVCu windows and ironmongery to match existing to elevations to structural openings as illustrated on plans.

All windows to Second floor to be fitted with fire escape hinges and have a minimum opening clear width to side hung casement / sashes of 450mm.

All windows to have 'trickle' vents fitted two provide back ground ventilation as Part F1. Install windows to lap with perimeter DPC all round as manufacturers installation instructions. Certificate of conformity to be forwarded to Building Control for approval / FENSA registration as appropriate.

Structural Engineer to qualify all structural beams - lintels and foundations as illustrated. All details relating to structure are to be as final structural engineers design.

SLR ARCHITECTURAL



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BUILDING CONTROL SUBMISSION			
Ref	SLR	Date	25/06/22
Drawn	SLR	Date	25/06/22
Scale	1:50	1:25	1:10 @ A1
Mr & Mrs Warner, No94 Highstock Lane, Gedney Hill, Spalding, Lincs. PE12 0QQ.		Proposed Garage Conversion Proposed plans and details	
		682-22-200	
		Rev	

Proposed Ground Floor Plan 1:25 @ A1

Proposed First Floor Plan 1:25 @ A1