



DAMP PROOF COURSE :
D.P.C.s ARE TO BE TO B.S. 743 AND ARE TO BE POSITIONED IN ALL WALLS AND BENEATH ALL TIMBER WALL PLATES. HORIZONTAL D.P.C.s ARE TO BE A MINIMUM OF 150mm ABOVE ANY GROUND, PAVING OR ROOF LEVEL. D.P.C.s ARE TO BE PROVIDED AT ALL CAVITY CLOSURES AND IN ALL REVEALS. TRAY D.P.C.s OVER ALL LINTELS. (DAMP PROOF COURSE AND DAMP PROOF MEMBRANE ARE TO BE LAPPED A MINIMUM OF 100mm TO RUN CONTINUOUSLY). THE DAMP PROOF MEMBRANE USED SHALL BE 2,000 GAUGE POLYTHENE. ANY BRICKWORK BELOW D.P.C. TO BE IN ENGINEERING BRICKS IN 1:1:4 CEMENT LIME MORTAR.

GROUND FLOOR TIMBER CONSTRUCTION :
13mm THICK S.W. TIMBER FLOOR BOARDS OR 19mm THICK TONGUED & GROOVED CHIPBOARD FLOORING SHEETS ON 225mm x 50mm AT 400mm CENTRES OR (AS SPECIFIED BY THE STRUCTURAL ENGINEER) LAID TIGHTLY BETWEEN THE JOISTS 50mm THICK 'JABLITE' RIGID INSULATION BOARDING SUPPORTED ON BATTENS OR CORROSION RESISTANT NAILS/CLIPS, JOISTS BUILT IN OR SUPPORTED BY 75mm x 100mm S.W. WALL PLATES ON D.P.C. ON HONEY COMB BRICKWORK SUPPORTING WALLS BUILT ON 100mm THICK SITE CONCRETE WITH 75mm x 225mm AIR BRICKS SITED BELOW THE D.P.C. GIVING CROSS VENTILATION ACHIEVING A 'U' VALUE OF 0.45 W/m²K.

RENDERED CAVITY WALL CONSTRUCTION :
TO BE CONSTRUCTED OF TWO SKINS OF 100mm THICK 'CELCON SOLAR' OR SIMILAR LOAD BEARING BLOCK WORK WITH A 100mm INSULATED CAVITY TO BE RENDERED EXTERNALLY IN TWO COATS OF SAND & CEMENT RENDER (TOTAL THICKNESS OF 25mm) BOTH COATS ARE TO CONTAIN WATER RESISTING ADDITIVES. ALL INTERNAL SURFACES ARE TO RECEIVE 13mm THICK LIGHTWEIGHT PLASTER. ALL NEW WALLS ARE TO BE PROPERLY BLOCK BONDED INTO THE EXISTING STRUCTURE. 'U' VALUE ACHIEVED 0.30 W/m²K.

FIRST FLOOR CONSTRUCTION :
13mm THICK SOFTWOOD FLOOR BOARDS TO MATCH THE EXISTING OR 19mm THICK TONGUED & GROOVED CHIPBOARD FLOORING SHEETS ON 225mm x 50mm S.W. JOISTS AT 400mm CENTRE THE UNDERSIDE TO RECEIVE 12.7mm THICK PLASTER BOARD WITH A 3mm THICK PLASTER SKIM COAT. OR UNLESS OTHER SPECIFIED.

FLAT ROOF CONSTRUCTION (WARM DECK) :
3MP LAYERS OF ROOFING FELT WITH 13mm WHITE SPAR CHIPPINGS, HOT BEDDED BOTTOM LAYER TO BE PERFORATED TYPE 3G. HOT LAID ON 50mm THICK COOLGAL PURLDECK INSULATION BOARD WITH 100mm WIDE TAPE JOINTS TO UPPER PLYFACE ON S.W. FIRMS TO GIVE FALL OF 38mm IN 3.000m. ON 50mm x 150mm S.W. JOISTS AT 400mm CENTRES WITH 12.7mm THICK & 5mm THICK SKIM COAT OF PLASTER FINISH, ACHIEVING A 'U' OF 0.34 W/m²K.

LATERAL RESTRAINT :
WHERE THE CEILING JOISTS RUN PARALLEL TO THE EXTERNAL WALLS GALVANISED MILD STEEL RESTRAINT STRAPS THICK ARE TO BE PROVIDED AT 1.200m CENTRES AND DRESSED OVER THE FIRST 3N°. JOISTS.

TIMBER :
ALL TIMBER EITHER BUILT IN OR EXPOSED IS TO BE GRADE II STRENGTH CLASS SC4 AND TREATED WITH A WOOD PRESERVATIVE TO THE APPROVAL OF THE LOCAL AUTHORITY (CP 38).

R.S.'s FIRE PROTECTION :
TO BE ENCASED IN 2na LAYERS OF 12.7mm THICK GYPROC FIRELINE BOARD, FINISHED OFF WITH 7mm THICK SKIM COAT OF PLASTER, ACHIEVING HALF HOUR FIRE RESISTANCE.

RAINWATER GOODS :
RAINWATER FROM THE ROOF IS TO INTO A 100mm dia. P.V.C. GUTTER WITH 75mm dia. P.V.C. DOWNPipes CONNECTED TO 100mm dia. DRAIN LAID TO FALL A MINIMUM 1 IN 40 AND TO DISCHARGE INTO A SOAKAWAY WHICH IS TO BE CONSTRUCTED A MINIMUM OF 5.000m FROM ANY BUILDING. THE SOAKAWAY IS TO BE CONSTRUCTED A MINIMUM OF 1.000m³ (CUBIC CAPACITY) WITH THE WALLS OF HONEYCOMB BRICKWORK.

STUD PARTITIONS :
ARE TO BE CONSTRUCTED OF 75mm x 50mm S.W. WITH NOGGINS AS NECESSARY TO HAVE 100mm THICK FIBRE GLASS QUILT INSULATION SANDWICHED BETWEEN THE STUDS. TO HAVE 12.7mm THICK PLASTERBOARD BOTH SIDES, WITH A 3mm SKIM COAT OF PLASTER FINISH.

WHERE PARTITIONS RUN IN LINE WITH THE JOISTS 2N°. JOISTS ARE TO BOLTED TOGETHER UNDER NEW PARTITIONS. WHERE THE PARTITIONS RUN ACROSS THE LINE OF JOISTS A 100mm x 75mm TIMBER PLATE IS TO BE PLACED UNDER THE NEW PARTITIONS AS A TIMBER WALL PLATE.

WINDOWS :
NEW TIMBER/PVC WINDOWS TO CLIENTS SPEC. PROVIDE VERTICAL DPC/INSULATION CLOSURES TO ALL REVEALS. INSULATED IG LINTELS OVER EXTERNAL WINDOWS & DOORS TO STRUCTURAL ENGINEERS DETAILS. HIT & MISS VENTILATOR TO WINDOW HEAD PROVIDING 6000mm² VENT. ALL WINDOWS TO BE DOUBLE GLAZED WITH DRAUGHT SEALS, LOCKS & FASTENERS. GLAZING/CAVITY TO SPECIFICATION. GLAZING WITHIN 800mm OF FLOOR LEVEL WITHIN DOOR 300mm OF ANY DOOR TO HAVE SAFETY GLASS TO BS 6262. GLAZING TO WINDOWS AND DOORS TO BE HERMETICALLY SEALED DOUBLE GLAZED TO BE L1B COMPLIANT. ALL EXTERNAL DOORS WINDOWS TO ACHIEVE 'U' 0.18 W/m²K.

PLUMBING :
SINGLE STACK PLUMBING SYSTEM TO COMPLY TO B.S. 5572. 100mm dia. P.V.C. SOIL & VENT PIPE WITH 100mm dia. W.C. OUTLET (MULTI-QUICK CONNECTOR) 38mm dia. WASTE OUTLET TO THE SINK & BATH, 32mm dia. WASTE OUTLET TO HAND BASINS. ALL FITTINGS ARE TO HAVE A 75mm DEEP SEAL TRAP AND RODING EYES/CLEANING ACCESS FITTINGS AT ANY CHANGE OF DIRECTION GULLIES TO BE BACK INLET TYPE. STUB STACK. THE USE OF AN AIR ADMITTANCE VALVE (USE A 'DURGO VALVE'). WHEN A HAND BASIN IS CONNECTED TO THE STUB STACK, THE HEIGHT OF THE STUB SHALL NOT BE LOWER THAN THE HEIGHT OF THE BASIN.

ELECTRICAL WORK :
UPON COMPLETION OF THE WORKS AN ELECTRICAL CERTIFICATE IS TO BE ISSUED BY A PART P QUALIFIED TECHNICIAN.



SPECIFICATION NOTES :
ALL WORK IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST BUILDING REGULATIONS, BRITISH STANDARD SPECIFICATION, CODES OF PRACTICE OR NH-BC REGULATIONS AS APPLICABLE. THE CONTRACTOR IS TO CHECK ALL SETTING OUT, DIMENSIONS AND LEVELS WITH THE DRAWINGS. BEFORE ANY WORK IS CARRIED OUT, ANY DISCREPANCIES FOUND ARE TO BE REPORTED BEFORE WORK COMMENCES. THIS DRAWING REMAINS THE COPYRIGHT OF LESLIE OSBORN AND ALL DRAWINGS OF THIS TITLE FOR PROJECT DRAWING NUMBER ALL DRAWINGS WITH THE SAME DRAWING NUMBERS ARE TO BE READ IN CONJUNCTION WITH ONE ANOTHER.

EXISTING DRAINAGE :
ALL EXISTING DRAINAGE BEING USED WITH THESE NEW WORKS ARE TO BE TESTED FOR THEIR WATER TIGHTNESS TO THE SATISFACTION OF THE LOCAL AUTHORITY AND RENEWED IF FOUND TO BE NECESSARY.

DRAINAGE :
USE VITRIFIED CLAY, SIZE TO BE 100mm DIAMETER BEDDED AND SURROUNDED IN 150mm SHINGLE OR BEDDED AND HAUNCHED IN 150mm CONCRETE. TO FALL A MINIMUM OF 1 IN 40. DRAINS UNDER BUILDINGS ARE TO BE ENCASED IN 150mm THICK CONCRETE. WHERE DRAINS PASS THROUGH OR UNDER LOAD BEARINGS WALLS THE FOUNDATIONS ARE TO BE TAKEN DOWN TO THE INVERT LEVEL AND BRIDGED OVER THE WITH A 'BOURNECRETE' CONCRETE LINTEL 2N° RISA TO BE INSTALLED TO LEAVE A MINIMUM OF 50mm VOID OVER THE TOP OF THE DRAIN. WHERE TWO RUNS ARE SIDE BY SIDE PROVIDE A GAP OF 75mm BETWEEN THE DRAINS AND FILL THE GAP WITH SHINGLE.

EXISTING STRUCTURE :
ALL OF THE EXISTING STRUCTURE THAT IS TO ACCEPT AN ADDITIONAL LOAD, IS TO BE EXPOSED, FOR INSPECTION BY THE LOCAL AUTHORITY TOGETHER WITH A STRUCTURAL ENGINEER AND IF FOUND INSUFFICIENT TO BE ALTERED, WITH UNDER-PINNING OR REBUILD AS NECESSARY AGREED BETWEEN ALL PARTIES.

FOUNDATIONS :
NEW FOUNDATIONS ARE TO BE TO LOCAL AUTHORITY REQUIREMENTS. THE SIZE OF THE FOOTINGS IS TO BE A MINIMUM 300mm THICK AND 750mm WIDE THE CONCRETE IS TO BE 1:2:4 (19mm MIX), AND ARE TO SUIT THE SITE CONDITIONS. MINIMUM DEPTH OF THE TRENCH EXCAVATIONS MEASURED FROM THE GROUND LEVEL IS TO BE 1000mm. AND IN ALL CASES BELOW THE LEVEL OF ANY INVERT OF ALL ADJACENT DRAINS. ANY BRICKWORK FROM FOUNDATION FOOTINGS TO THE UNDERSIDE OF DAMP COURSES SHALL BE BUILT IN ENGINEERING BRICKS. ALL TRENCHES ARE TO BE SEEN AND APPROVED BY THE LOCAL AUTHORITY BEFORE ANY CONCRETING IS CARRIED OUT.

Client Mr Wynne	
Project proposed two storey rear extension and new front porch at: 10 Swaylands Road BELVEDERE DA17 1LS	
Title sketch proposals for clarification purposes	
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