

SPECIFICATIONS NOTES

FOUNDATIONS 750-225mm deep concrete strip foundations, minimum depth 600mm. All foundations to be designed by a structural engineer to meet all relevant building regulations and conditions by Local Authority Building Control Officer. If deemed ground conditions require more specialist foundations than those specified above, the Client must seek the advice of a Structural Engineer.

GROUND FLOOR
50mm sand and cement screed, on 100mm thick concrete floor slabs on 120mm deep 225mm concrete joists. All floor slabs to be supported on 150mm dia. cast-in-place concrete piles. All floor slabs to be finished to a level of 0.181m above datum at all edges on 1200kg equivalent s.p.m on minimum 150mm thick wall compacted clean stone hardcore with 50mm minimum clean sand bedding. DPC's to be laid on the underside of all floor slabs. All new d.p.c.'s to be minimum 150mm above ground level and to overlap into gpm.

MEZZANINE FLOOR
Ground Floor
150mm floating grates, 400mm x 400mm, on 100mm x 100mm x 100mm timber joists at 150mm centres. 120mm concrete screed, 100mm concrete floor slabs on 100mm dia. cast-in-place concrete piles. All floor slabs to be finished to a level of 0.181m above datum at all edges on 1200kg equivalent s.p.m on minimum 150mm thick wall compacted clean stone hardcore with 50mm minimum clean sand bedding. DPC's to be laid on the underside of all floor slabs. All new d.p.c.'s to be minimum 150mm above ground level and to overlap into gpm.

EXTERNAL WALLS
100mm concrete blockwork with 12mm plaster finish to both sides. Ensures stability and structural integrity of any existing walls which are bearing new work or are subject to any additional loadings.

NEW PITCHED ROOFTOP EXISTING DWELLING
Grey concrete interlocking roof tiles (Murry Modern or similar) on 38 x 25mm saw battens on 200mm x 100mm rafters. 120mm concrete screed, 100mm concrete floor slabs on 100mm dia. cast-in-place concrete piles. All floor slabs to be finished to a level of 0.181m above datum at all edges on 1200kg equivalent s.p.m on minimum 150mm thick wall compacted clean stone hardcore with 50mm minimum clean sand bedding. DPC's to be laid on the underside of all floor slabs. All new d.p.c.'s to be minimum 150mm above ground level and to overlap into gpm.

INTERNAL WALLS
100mm concrete blockwork with 12mm plaster finish to both sides. Ensures stability and structural integrity of any existing walls which are bearing new work or are subject to any additional loadings.

FLAT ROOF (Warm)
2 layers of high performance elastomeric flat Felt type being white mineral finish, on 100mm concrete screed, 100mm concrete floor slabs on 100mm dia. cast-in-place concrete piles. All floor slabs to be finished to a level of 0.181m above datum at all edges on 1200kg equivalent s.p.m on minimum 150mm thick wall compacted clean stone hardcore with 50mm minimum clean sand bedding. DPC's to be laid on the underside of all floor slabs. All new d.p.c.'s to be minimum 150mm above ground level and to overlap into gpm.

ANCHOR STRAPS
20mm diameter anchor straps to be fixed at either floor and ceiling joist levels where running parallel to any external or separating walls. All to be securely fixed at maximum 1800mm centres and fixed down with minimum 1000mm long anchor straps to be fixed at 1800mm centres along wall plate and fixed down with minimum 1000mm long anchor straps to be fixed at 1800mm centres.

BELOW GROUND DRAINAGE
Wastages and rain to be collected in a minimum 100mm dia. PVCU drain with a minimum 30mm fall. All drains to be fixed to a minimum 100mm dia. PVCU drain with a minimum 30mm fall. All drains to be fixed to a minimum 100mm dia. PVCU drain with a minimum 30mm fall.

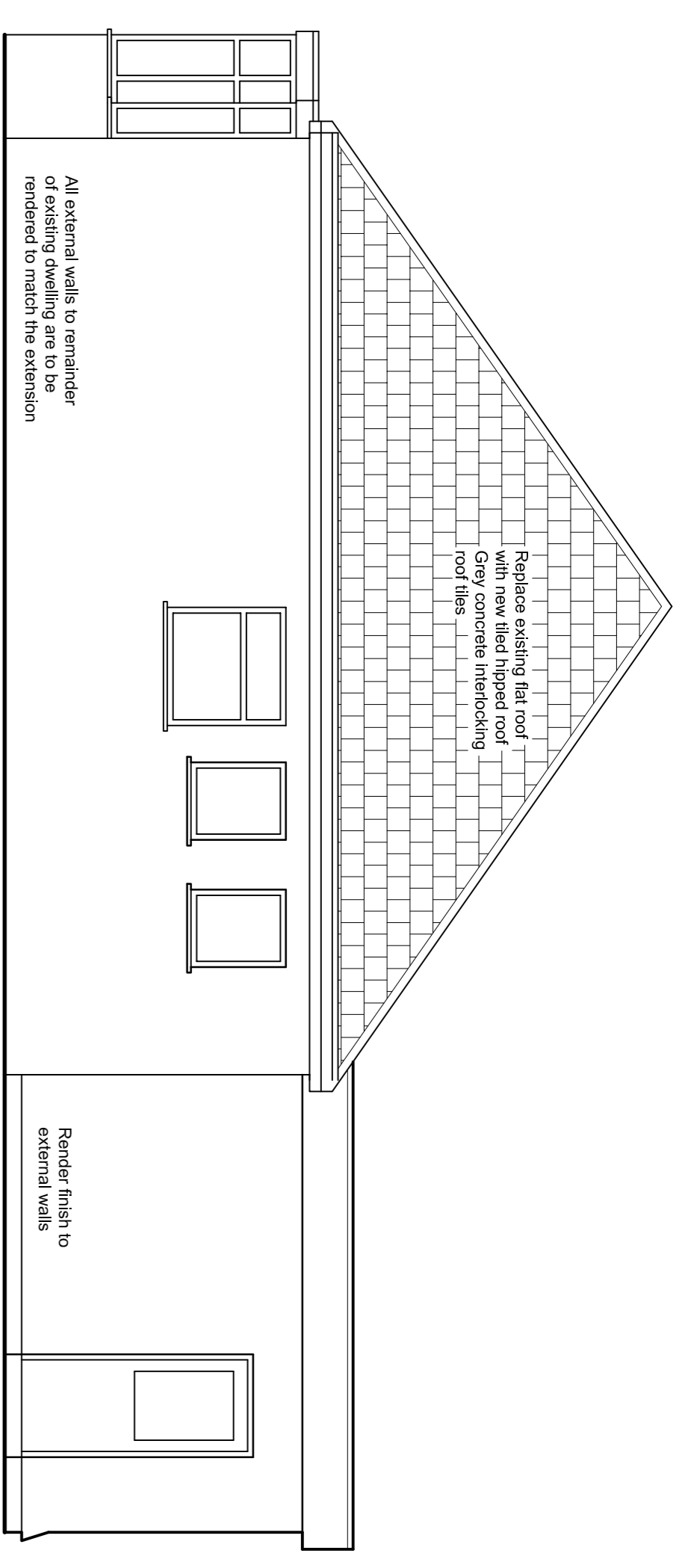
VENTILATION
Windows and air to provide a minimum of 1/20th floor area natural ventilation. Background Open plan living/dining rooms are to have a minimum 200mm dia. PVCU vent pipe with a minimum 30mm fall. All vents to be fixed to a minimum 100mm dia. PVCU drain with a minimum 30mm fall.

ELECTRICAL
All electrical work is to meet the requirements of Part P of the Building Regulations and to be designed, installed and tested by a person competent to do so. All new electrical work is to be installed in 12mm fire-rated plasterboard and shall to give a minimum 30 minutes fire protection.

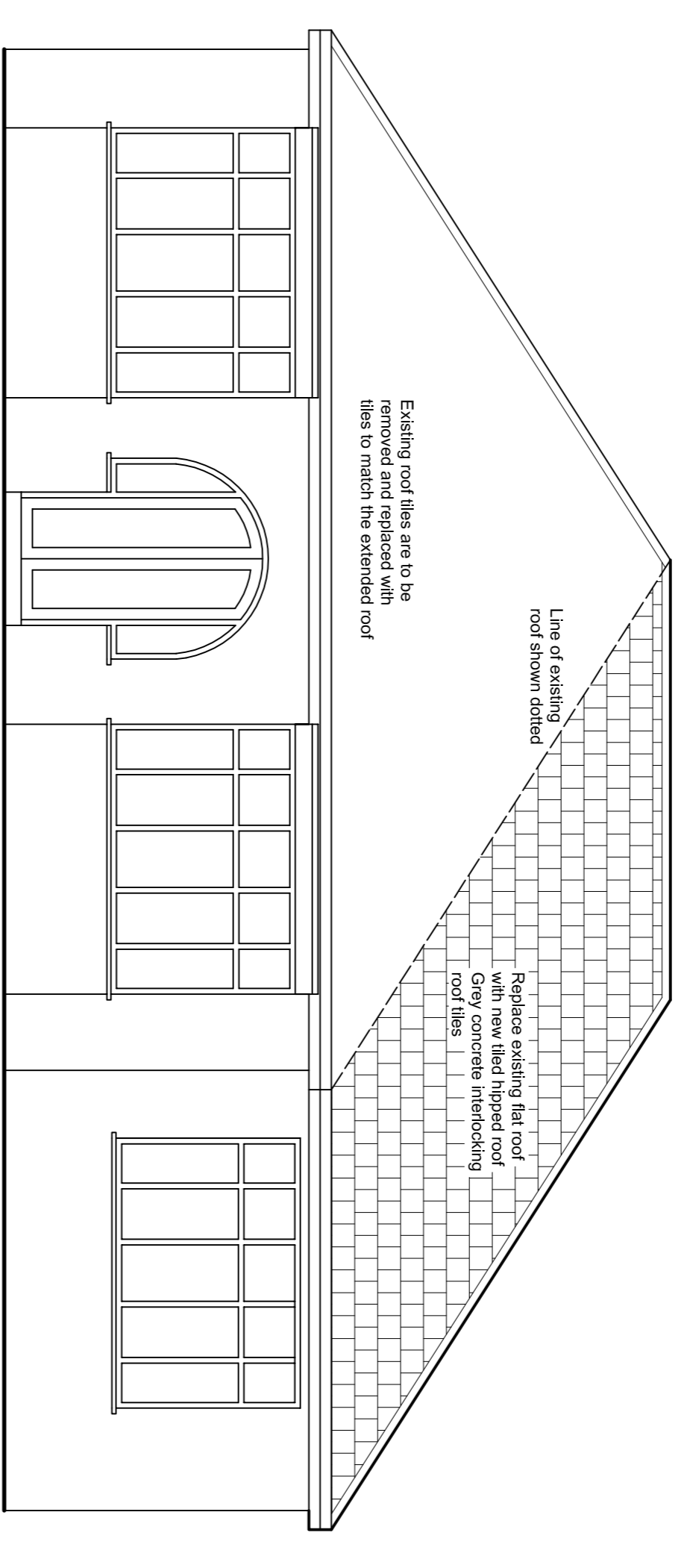
GENERAL NOTES
All dimensions are to be checked on site prior to the commencement of work. Any discrepancy between the drawings and the site conditions shall be reported to the Client immediately and approved in writing by the Client. All work to comply with current Building Regulations and good building practice.

TREATMENT OF EXISTING WORK
Treatment of any existing work which will affect the structural integrity of the proposed building is to be agreed on site with the Building Control Officer. This design is dependent on the structural integrity of the existing building. If there is any doubt regarding the structural integrity of any part of the existing building it is declared that the client seeks the advice of a Structural Engineer.

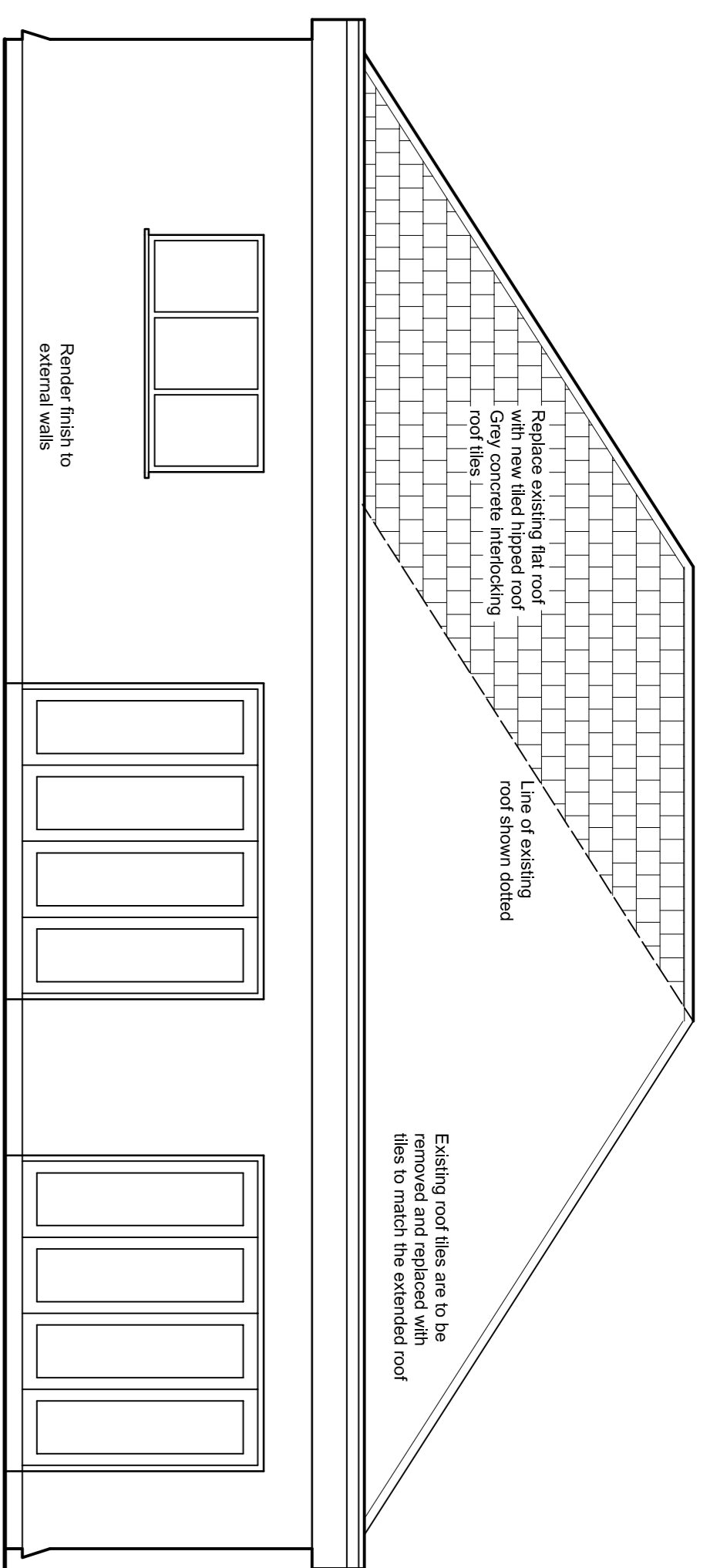
PRIOR TO ANY EXCAVATION
Prior to any excavation it is the builder's responsibility to ascertain the positions of any underground service pipes or cables in the vicinity. Care to be taken during all excavations.



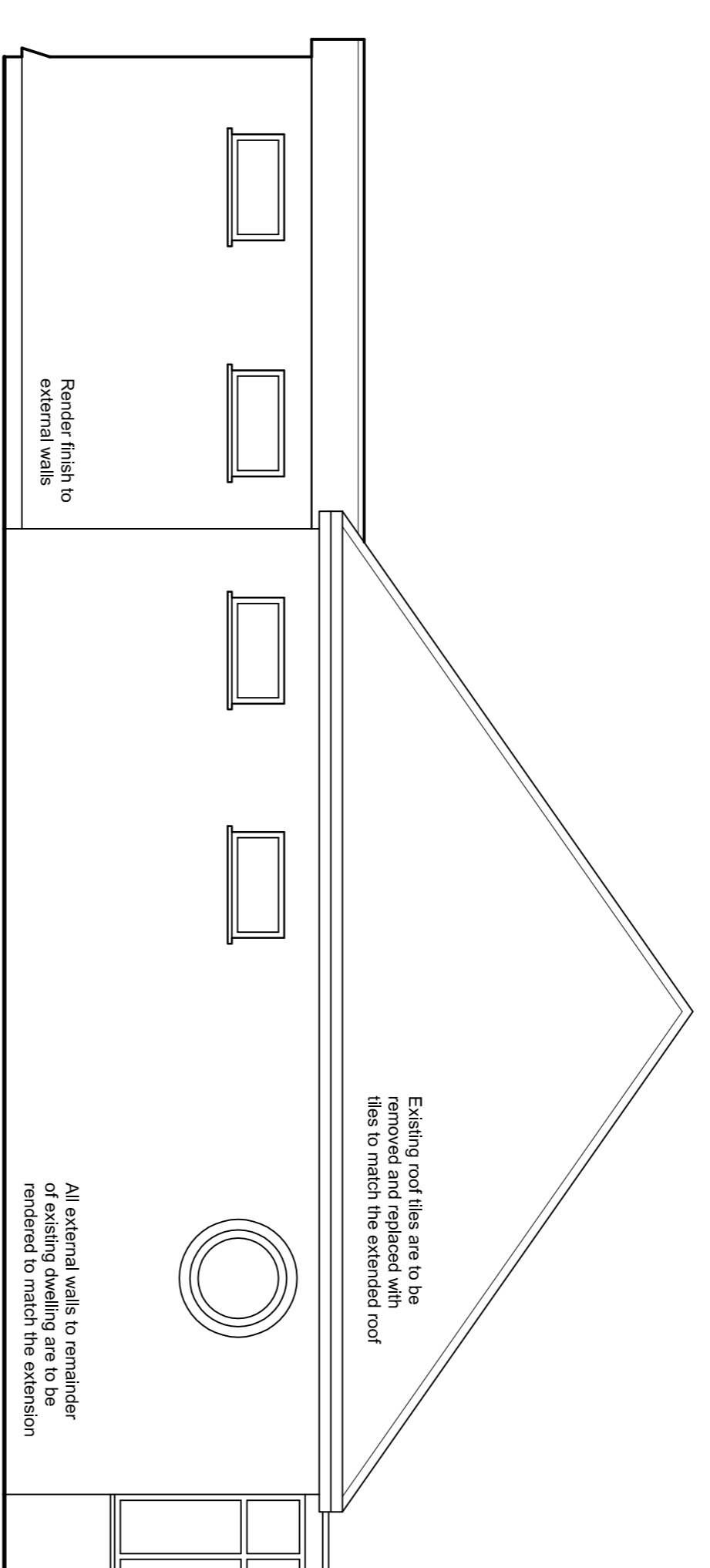
PROPOSED REAR ELEVATION



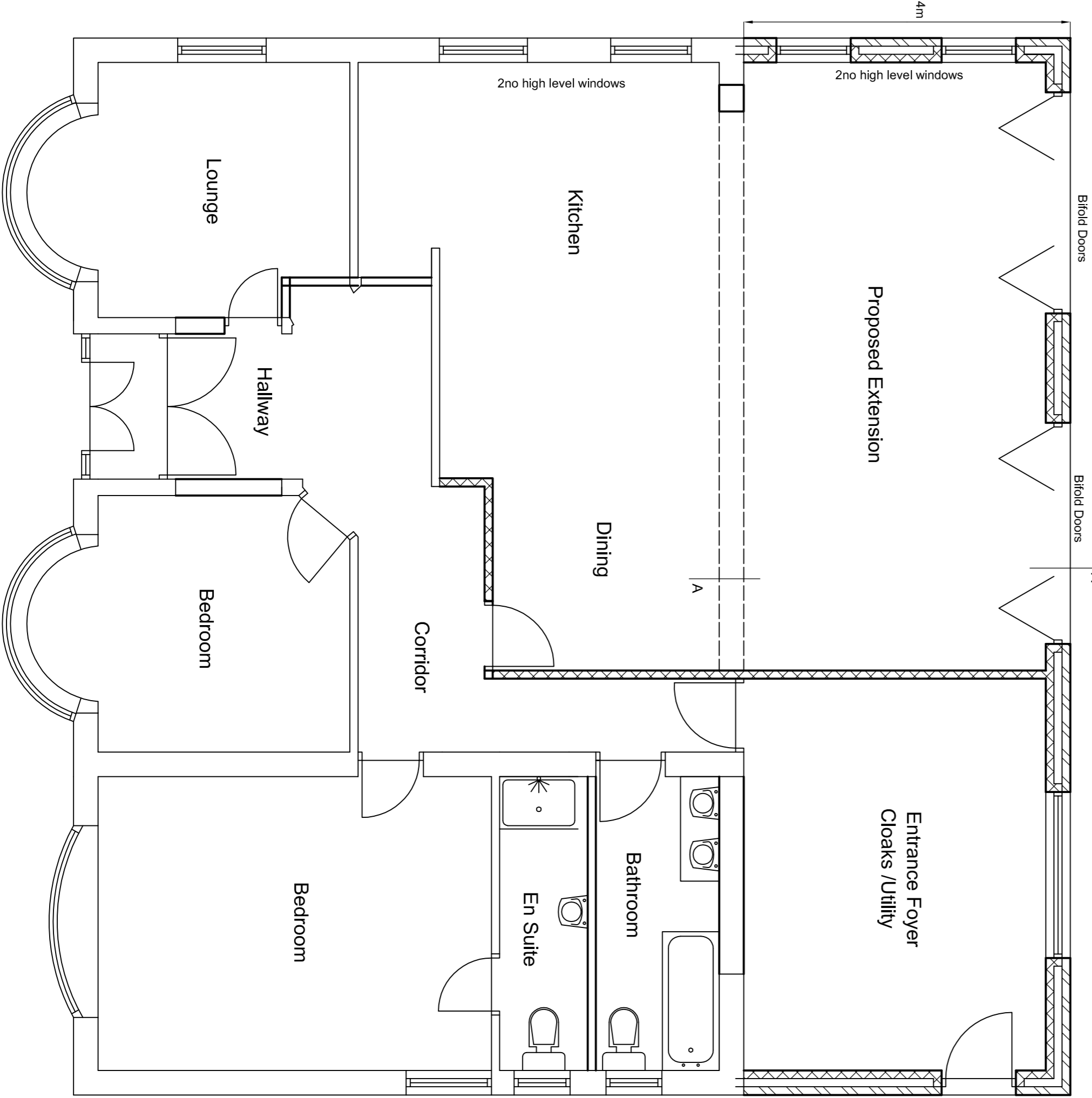
PROPOSED FRONT ELEVATION



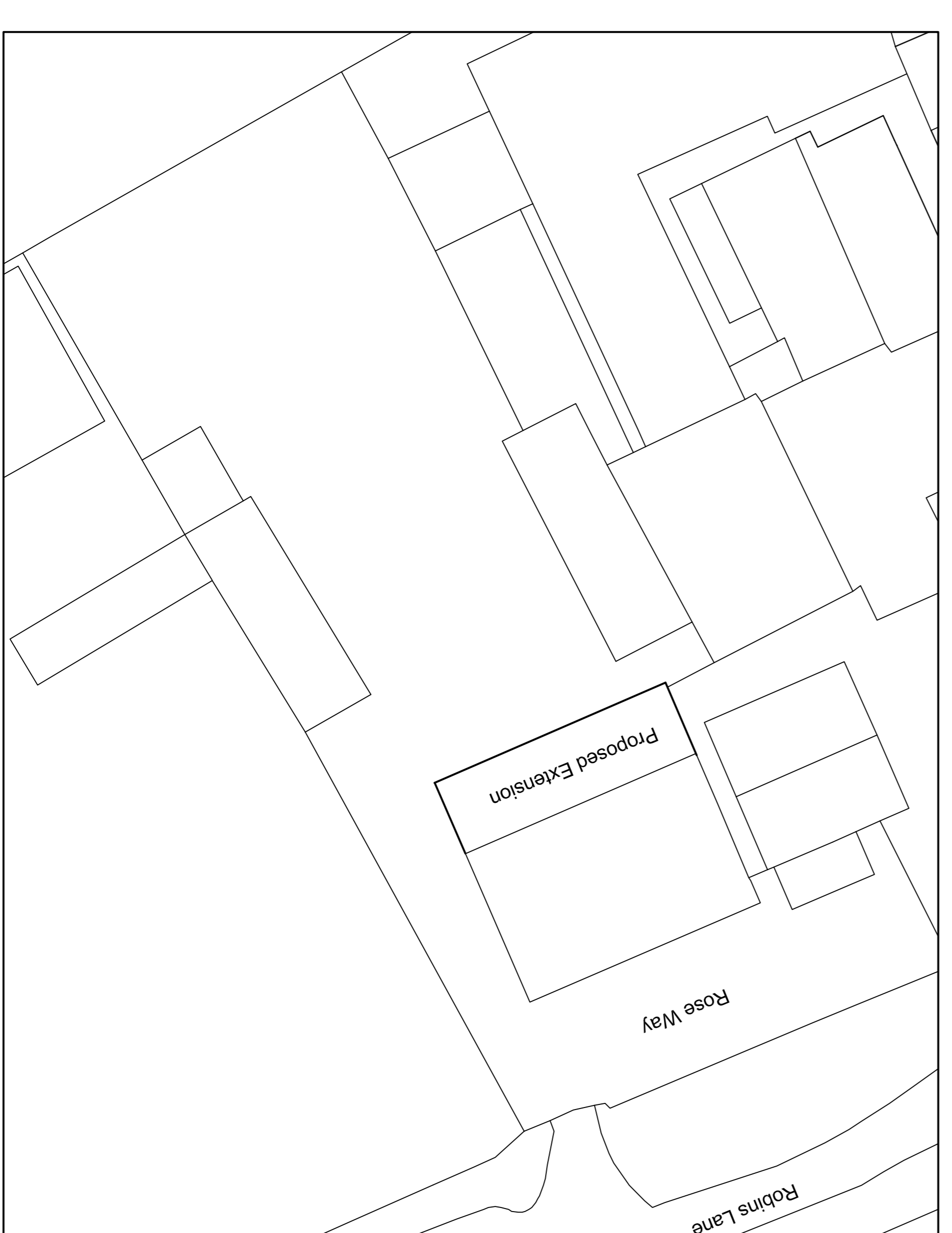
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



SITE PLAN 1:200

THIS DRAWING IS FOR PLANNING APPROVAL ONLY

Revision	Date	Amendment/Detail

Drawing Title Project ROSEWAY, ROBINS LANE PROPOSED EXTENSION AND INTERNAL MODIFICATIONS SITE PLAN	
Scale 1:50, 1:200	Drawn/Checked OCT 2023
Date OCT 2023	Revision