



GENERAL NOTES

- I. A nameplate indicating the size and type of fire/replace fire, the appliances it may serve and the date of installation together with details of the hearth, to be securely fixed in an unobtrusive but obvious position within the building.
- II. Sedibus rating of boiler to be no less than 95.
- III. Internal Lighting: New fittings to be fixed (comprising either basic lighting outlets or complete luminaires) that only take lamps having a luminous efficacy greater than 40 lumens per circuit watt. e.g. Compact fluorescent lamps. Any spot lights set into ceilings with floors above to be Sceptile type or similar, to give 30 mins fire protection.
- IV. External Lighting: Any new external fitting to be either max. 150w and controlled by sensors, or have luminous efficacy greater than 40 lumens per circuit watt.
- V. The owner to be provided with operation and maintenance manuals.
- VI. Sockets and light switches to be located between 150 and 1200mm above floor level.
- VII. When electric cable pass through insulation quilts then protect them against overheating by either over sizing cables or setting in over-sized conduit to allow air flow to pass around and cool.
- VIII. Check with manufacturer's regarding compatibility with adhesives if necessary.
- IX. All waste connections to be above that of W.C. into stack or min of 200mm below same. "Durgot" type vent to be employed, except for highest stacks on the run which must terminate through roof at not less than 915mm above opening lights.
- X. All glazing to satisfy Part N in respect of safety and protection due to breakage. All opening lights to habitable rooms to equal 1/20 floor area of that room.
- XI. All domestic and other relevant electrical work required to meet the provisions of Building Regulations Part P (Electrical Safety) to be designed, installed, inspected and tested by a qualified electrician who is registered with an ODM, recognised competent person self certification scheme. Upon completion of works the Council will be provided with a copy of an appropriate BS7671 Electrical Certificate issued by a person competent to do so.
- XII. Any steelwork and fire protection as Structural Engineers Details and design. Calculations to be provided by Structural Engineer.
- XIII. Trial hole to be dug local to proposed extension to establish existing foundation details and strata under foundations. Building Inspector to inspect trial holes and confirm suitability for new load.

NOTES

1. Roof construction: concrete roof tiles, on 38 x 38 battens at 400 c/s on 175xik breathable underlay over tanalised roof trusses, to match existing at 400 c/s, all to truss manufacturers calculations and design. Min. 250mm mineral wool insulation between trusses at loft floor level, 12.5mm vapourcheck foil backed plasterboard and skim fixed by manufacturer. U-value of construction: 0.16w/m2K. Lateral restraint to be provided as recommended by manufacturer. Roof void to be ventilated via a pre-vented board (122mm wide slot along soffits). Proprietary eaves ventilator fixed between each truss to ensure clear passage of air across top of insulation. Decorative timber painted barge boards to be provided to match existing. Eaves to run flush with existing at front and back, thus requiring deeper soffits to front. 100mm black UPVC half round gutter bracketed off ex 25mm thick painted softwood eaves fascia. Jib soffits laid to falls. 65mm dia black UPVC r.w.p. to match existing, to connect with existing drains.
2. 75 x 100 tanalised wall plate tied down to inner leaf of external wall using 50 x 2.5mm x 1000mm long gals. Steel straps at max 1m c/s. 4 no. fixings to strap into wall and 2 no into wall plate. Fixings to be 12 x 50mm long screws.
3. External wall construction to extension and conservatory: 102mm facing brickwork outer leaf, with features to match existing, 100mm cavity with 50mm Kingspan ThermaWall TW50 partial fill cavity wall insulation slabs fixed against inner leaf of 100mm lightweight insulating, load bearing conc. block work. Internal leaf finished with 13mm plaster. Cavity wall insulation to be taken down to 150mm below floor slab. Walls set in 1:3 sand cement mortar below DPC and 1:4 sand cement mortar above DPC, pointing to match existing. The two leaves to be tied together with stainless steel double triangle ties at 750 horizontal c/s and 450 vertical c/s incorporating plastic insulation retaining clips. Horizontal DPC to be installed to outer leaf, in a bed joint course at least 150 mm above proposed external ground level. Damp proof membrane form floor slab to be lapped up cavity face of inner brickwork and onto DPC course within blockwork inner leaf. U-value of construction: 0.27W/m2K.
4. Internal and external leaves to be bonded to existing brickwork using Arcon Universal channel wall starter system with wall ties at 450mm vertical centres. Cavities to be continuous.
5. Ground floor construction: 100mm concrete slab, designated mix GEN 4, with A193 anti-cracking reinforcement mesh in top and bottom with 25mm cover and to have power float finish on 75 mm thick rigid insulation board - e.g. Kingspan Kooltherm K3 floorboard, with 25mm thick strip of floor insulation turned up around floor slab edges, on 1200 gauge DPM turned up at edges to link into DPC, on 25mm sand blinding on min 150mm well compacted, sulphur-free hardcore. U-value of construction: 0.25 w/m2K. New finish to be in line with and be feathered into the existing ground floor at doorway between the two.
6. Foundations to new external walls of 700 x 200 conc. Strip wall foundations central under walling. Concrete to be designated type GEN3. Foundations to be reinforced with B196 mesh with min 60mm cover from base and slabs and mesh to have min 400mm laps. Depth to be at safe bearing level as agreed with L.A. after site investigation. Wall cavity to be concrete filled from foundation level to within 150mm of floor slab with weak mix concrete. Walls below ground level to be formed from solid class A foundation blockwork. Minimum 750mm cover to foundation bearing in clay sub-soils. Existing topsoil to be removed down to natural ground and replaced with well consolidated hardcore. Foundations adjacent to drains or T/C's to be taken down to at least invert level.
7. First floor construction to be 19mm tongue and grooved floorboarding on 225 x 50 class SC3 timber floor joists at 400mm c/s, spanning in direction indicated on plan. Joists parallel to wall to be set 25 to 75mm from wall. Joists built into walls to have mortar joints struck or recessed and filled with sealant to ensure tightness. Noggins to be provided at midspan. Noggins to be min 150mm deep x 38mm thick solid or 38 x 38mm herringbone. Insert timber block between walling and first joist to complete strutting. If using joist hangers insert solid strutting along line of joist hangers to prevent twisting. Ceiling of 12.5mm plasterboard and skim. 100mm mineral wool between joists for sound insulation in accordance with Part E2. Lateral restraint to floor by means of 5 x 30mm MS straps at 1250mm c/s fixed via noggins across 3 no. joists running adjacent to external wall. Any holes/trimming within floor joists to be made in accordance with manufacturer's instructions. No notches to be made to any section of joist.
8. New opening in external wall with UPVC window and frame with top hung opening portion, glazed with low E clear double glazing units (4mm floor glass inner pane, 16mm cavity and 4mm low E glass outer pane). Fit draught strips around all new window and door openings. All windows to have detachable trickle vents in head of frame, to give 8000m2 ventilation per room per min as Part F1. Glass below 800mm from FFL to be toughened. All opening windows to be on restrictors and to be lockable.
9. Existing window opening to be enlarged to create internal access to new room. 2 no PC lintols over, supported on concrete padstones - contractor to provide temporary propping as necessary.
10. Existing window opening to be infilled with 2 leaves of 100mm lightweight blockwork and receive plaster finish both sides - to be feathered in with existing surrounding finish.
11. Existing window opening reduced to line through with nearby bathroom window. New window as above to be provided. High level and standard sized UPVC windows and frames to conservatory. All to be top hung and operable, glazed with low E clear double glazing units (4mm floor glass inner pane, 16mm cavity and 4mm low E glass outer pane). Fit draught strips around all new window and door openings. All windows to have detachable trickle vents in head of frame to give 8000m2 ventilation per room per min as Part F1. All to manufacturer's details.
12. Polycarbonate pitched roof to conservatory - all to manufacturer's details.
13. New fully glazed UPVC patio doors leading to conservatory, glazed with low E clear, toughened double glazing units (4mm toughened glass inner pane, 16mm cavity and 4mm low E toughened glass outer pane). Fit draught strips around all new window and door openings. To have detachable trickle vents in head of frame to give 8000m2 ventilation per room per min as Part F1.
14. Catic Intel ref - CN14C with 150mm min bearing at each end, installed in accordance with manufacturer's recommendations. Provide weep holes within brickwork perpendicular joints - min 2 no. per lintel at max 450mm centres. Provide DPC cavity tray.
15. External UPVC door and frame to conservatory, double glazed in low E clear, toughened glass (with 4mm toughened glass inner pane, 16mm cavity and 4mm low E toughened glass outer pane). Fit draught strips around all new window and door openings. Door to have minimum clear opening of 775mm. Trickle ventilation incorporated into head frame. All to manufacturer's details.
16. ThermaPlate 90 (or similar) insulated cavity closer to all windows and external door jams.
17. Catic Intel ref - CG90/100 with 150mm min bearing at each end installed in accordance with manufacturer's recommendations to all windows in main house. Horizontal and vertical DPC to be provided at window jams to comply with BS 743.
18. Lightweight partition wall comprising - 75 x 50mm tanalised studwork at 400 c/s, with head mid and sole rails. Mid rails at max 600mm c/s. Finished with 12.5mm thick plasterboard and skim finish both sides. 50mm mineral wool sound insulation to be provided between studs.
19. New internal doors to match existing and to have painted softwood frame and architraves, also to match existing.
20. Opening created in existing external wall at first floor level to give access to new extension, with 2 no PC lintols over supported on concrete padstones - contractor to provide temporary propping as necessary.
21. New extension heated by means of traditional hot water fed radiators, supplied from existing boiler.
22. 100mm dia earthware surface water drain at 1:40 falls encased in concrete where below build ng.
23. Existing inspection chamber to be retained and raised.
24. New inspection chamber where new surface water drain connects with main drainage run.
25. Existing internal door and partition over removed to create corridor to new bedroom.
26. 13mm plaster finish to be applied to brickwork face of former external wall within new rooms.

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| Project Name | | Extension to 2 Thrisk Grove | |
| Client | | Mr & Mrs Eastwood | |
| Architect | | Michaela Nash | |
| Drawing Title | | Cross Section A-A | |
| Scale | 1:20 @ AI | Date | 04/05/2008 |
| Drawing No | 002/07 | Revision | 1 |
| <p>Michaela Nash Architect</p> <p>1501 477 141 011 22002</p> | | | |