

GENERAL NOTES

This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawings/documents and any discrepancies or variations are to be notified to the architects in writing before the affected work commences. All queries relating to design of structural elements are to be referred to the structural engineering consultant for resolution. The workmanship and materials of all trades and building operations shall comply with the recommendations of British Standard (BS)8000 parts 1-16 inclusive and with Approved Document to support Regulation 7 1999 edition (incorporating 2000 amendments) of the Building Regulations 2010. All design and construction is to be in accordance with the Construction (Design and Management) Regulations 2007.

ROOF

Pitched roof to be formed from rafters and collars as shown on plans with min. 45° pitch. Marley Anglia interlocking concrete tiles, 75mm lap. 125mm Kingspan Kooltherm K107 insulation between trusses with 57.5mm K118 insulated plasterboard beneath to give a U-value of 0.13 W/m²K. 50mm clear air path above insulation. Kingspan Nilvent.17 breathable membrane with staggered joints. Trusses clipped to 50 x 100 sw wallplates and to be strapped to external walls at 1.2m centres with 1200 x 30 x 5mm galv. straps, fixed to first three timbers. 47 x 75 min. noggins to be fixed below straps for support.

EXTERNAL FACING BRICK WALLS

External walls to be of cavity construction using external skin facing brickwork and internal skin of 100mm blockwork having thermal conductivity ('K' value) of 0.15W/m²K or better (i.e. Topblock, Toplite Standard, Thermalite Shield, Celcon standard). Cavity to be 100mm wide fully filled with 90mm Kingspan Kooltherm K108 slab, having a thermal conductivity of 0.033 or better, to terminate 225mm below DPC and to overlap floor insulation layer. Stainless steel wall ties to be used staggered at 900mm horizontal centres and 450mm vertical centres. Wall ties in every course at reveals, 150mm from reveal. Thermabate or similar insulated dpc to be used at all window and door jambs and cills. Brickwork only below dpc and cavity to be filled to ground level with lean mix concrete sloping away from floor. Lintels to be as shown with min. 150mm end bearing. Bituminous felt dpc to be fixed min. 150mm above ground level lapped with dpm. Overall construction to achieve a 'U' value of 0.16 W/m²K when dry lined finished.

GROUND FLOOR

65mm 1:4 mix cement:sand screed on 500g polythene separating membrane on 110mm Kingspan Kooltherm K103 rigid insulation or similar approved with a max. thermal conductivity value of 0.03 W/mk rigid floor insulation (target U value to be 0.13 W/m²K), 25mm vertical insulation at perimeter over Floorspan Lightbeam s495 block and beam floor designed by specialist firm. DPC under all beams to be lapped up to meet DPC in outer walls. Void to be vented on opposite sides by vents equal to 1500mm² per metre, where reduced level is below ground level it is to be drained by land drains connected to storm drain.

ROOF

Pitch 45°

- Sandtoft Double Pantiles.
- 25 x 50 treated battens.
- Kingspan Nilvent.17 breathable membrane , or similar.
- Rytols OFV1000 Over Fascia eaves ventilator.
- Roof trusses to BS 5268-3:2006, designed by truss manufacturer
- 50mm clear air space
- 125mm Kooltherm K107 insulation between trusses.
- 57.5mm Kooltherm K118 insulated plasterboard ceiling.
- 3mm skim finish.

U-value = 0.13 W/m²K

EXTERNAL WALLS

- 103mm Forterra Village Golden Thatch facing brick outer skin.
- 100mm cavity with 90mm Kingspan K108 insulation.
- 100mm medium density block inner skin.
- 12.5mm plasterboard dry lining on dabs.
- 3mm Skim finish

U-value = 0.16 W/m²K

FIRST FLOOR CONSTRUCTION:

- 22mm t & g chipboard floor sheets.
- Roof truss bottom chord (225mm deep) as truss manufacturers design. Strutting below first floor partitions
- 12.5mm plasterboard ceilings.
- 3mm skim finish.

GROUND FLOOR CONSTRUCTION:

- 65mm sand/cement screed.
- 500g polythene separating layer.
- 110mm Kooltherm K103 rigid insulation, with 25mm vertical insulation at perimeter of floor.
- 1200g Visqueen PIFA DPM
- PCC beam and 100mm block suspended floor system.
- min. 150 clear void with telescope ventilators @1500 ccs.

U-value = 0.13 W/m²K
(P/A = 0.5)

LINTEL SCHEDULE

Doors:

XD1:	IG L1/HD 100	1750mm lon
XD2:	IG L1/S 100	1100mm long
XD3:	127 x 76 UB 13	2700mm long

Windows:

W1:	IG L1/S 100	800mm long
W2:	IG L1/S 100	1700mm long
W3:	IG L1/S 100	1200mm long
W4:	IG L1/S 100	1200mm long
W5:	IG L1/S 100	1200mm long
W6:	IG L1/S 100	2050mm long
W7:	IG L1/S 100	2050mm long
W8:	IG L1/S 100	1200mm long

DOOR SCHEDULE

XD1	2040 x 826 x 44	Glazed side panel.
XD2	2040 x 826 x 44	2 glazed panels
XD3	2040 x 2373 opening	3 leaf bifold.

All internal doors to be solid core.

Ground Floor:

D1	Bedroom 1	2040 x 726 x 40
D2	EnSuite	2040 x 626 x 40
D3	WC	2040 x 626 x 40
D5	Cpd.	2040 x 626 x 40
D6	Cpd.	2040 x 626 x 40
D7	Loung / Diner	2040 x 726 x 40
D8	Kitchen	2040 x 726 x 40
D9	Utility	2040 x 726 x 40

First Floor:

D10	Bathroom	2040 x 726 x 40
D11	Landing	2040 x 726 x 40
D12	Bedroom 2	FD30S + Closer 2040 x 726 x 40

WINDOW SCHEDULE

All double glazed.
All fitted with trickle vents.
Width x Height.

Ground Floor:

W1	WC	488 x 675
W2	Lounge / Diner	1342 x 1200
W3	Study	915 x 1050 (Escape)
W4	Kitchen	915 x 1050
W5	Kitchen	915 x 1050
W6	Kitchen	1770 x 1050
W7	Bedroom 1	1770 x 1200
W8	EnSuite	915 x 1050

First Floor:

W9	Bathroom	915 x 900
W10	Bedroom 3	915 x 900 (Escape)
W11	Bedroom 2	915 x 900 (Escape)
W12	Stair	915 x 900

RL1 Landing -Conservation Rooflight-550 x 600

NOTE:
All doorsets and windows are to be manufactured to meet the requirements of BS PAS 24:2012
or
Designed and manufactured as Approved Document Q Appendix B.
(Window U-value = 0.12W/m²K)

Rev Date Description

General Notes

Drawn	Date	Checked	Scale
RAC	JUN2022	—	NTS@A3
Job No	Drawing No	Revision	Note