

General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site and surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a convenience drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulation approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard Specification or BHA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and abides by all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

Remove existing flat roof and pitched roof over existing garage and utility areas to make way for proposed extension.

Existing external walls to garage are 215mm solid and to utility/WC/pantry are cavity walls.

Existing foundations are 630mm x 290mm at 800mm below ground level.

For wall stability and steel beam design supporting roof dormer refer to Steven Kidd & Associates Structural Information.

Build on new first floor extension the manner shown.

Existing soil and vent pipe from bathroom to be adjusted as necessary to suit new first floor joists. Adjusted soil and vent pipe to be boxed in within study at floor level.

Existing landing window to be removed and opening adjusted to suit opening into new extension as shown. Support over new opening with IG L1/S lintel.

New roof to have roof pitch, ceiling line, rear eaves/fascia overhang all to match existing.

New first floor to be laid level with existing.

External materials, roof tiles and facing bricks to match existing.

Ceiling to garage to give ½ hour fire protection and between joists provide 80mm Celotex insulation.

First floor joists to be 125mm x 50mm SC3 grade at 400mm centres.

Make good to all disturbed and affected areas.

**Dormer Wall Construction**  
3mm skim finish on Gyproc Duplex plasterboard on 50 x 125mm vertical studs @ 400mm c/c built off doubled-up rafters as stated. Black breather paper, 6mm plywood face, 1 no. layer d.p.c. underlay. 38 x 19mm battens, vertical hung tiles (manufacturer same as roof tiles). Provide 125mm Celotex 'Double R' insulation in between studs. All timber SC3 grade. Provide 4 lbs. lead flashing to dormer cheeks and dress up wall min. 150mm.

**Dormer Roof Construction**

Tiles, battens and underlay as for main house roof on 25 x 200mm ridge, 38 x 100mm rafters and ceiling ties. Provide 25 x 100mm longitudinal binder plus 25 x 100mm diagonal rafter binder. At roof intersection provide 32 x 175mm valley lay boards plus suitable reducing rafters. Support rafters on 50 x 125mm header/wallplate. Provide 38 x 100mm noggins from last rafter over gable wall to take bargeboards @ 400mm c/c. Provide restraint straps as main roof. Provide 300mm fibreglass insulation plus ventilation as main. All timber SC3 grade.

**Roof/Wall Abutments**

Provide Code 4 lead flashings and lap over roof covering. Dress up wall a minimum of 150mm (stepped on pitched abutments) and provide d.p.c. cavity tray to make completely watertight.

**New/Old Walling**

Where new walling meets old provide proprietary flexible wall starters.

**Roof Ventilation**

At eaves provide proprietary ventilation equivalent to a 10mm continuous gap along eaves.

**Roof Ventilation to Sloping Ceiling**

At eaves provide proprietary ventilation equivalent to a 25mm continuous gap along eaves. At ridge provide proprietary ventilation equivalent to a 5mm continuous gap.

**Heating System**

Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.

**Safety Glazing**

Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

**Smoke Detection**

Provide mains operated self-contained smoke alarms to BS5446 Part 1 in accordance with Approved Document B1.

**Rainwater Goods**

PVC rainwater goods 110mm half round gutters and 68mm diameter downpipes.

**Wall Construction**

275mm cavity walls to consist of: 100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Drithern full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard block or similar approved to give 0.35 U/value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

**Habitable Room Trickle Ventilation**

Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

**Roof Insulation**

To roof spaces provide proprietary 300mm thick fibreglass insulation laid as 100mm between joists and 200mm across joists or equivalent to give 0.25 U/value. Ensure a gap of 50mm between roof underfelt and quilt at all times.

**Roof Insulation to Sloping Ceiling**

To sloping ceiling provide 96mm Celotex insulation. Ensure a gap of 50mm between roof underfelt and insulation at all times.

**Surface Water Drainage**

To be proprietary 110mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100mm pea gravel. Pipes to discharge into 1200mm diameter soakaways sited 5000mm away from buildings.

**Protection to Underground Pipes**

Where pipes are not under road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75mm pea gravel. If flexible pipes are under a road and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs. Provide compressible material below slab/concrete.

**Ceilings**

To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

**First Floor Walling**

Provide 50 x 75mm timber vertical studs at 400mm c/c to be constructed of 50 x 75mm timber head and sole plates. Provide 12.5mm Gyproc plasterboard and skim finish to both sides. Provide to airspace proprietary acoustic insulation (optional). Timber stud partitions running parallel to joist direction to be built off 2 no. floor joists fixed together. Provide 1 no. joist either end of stud partition joist beam to fix flooring.

**First Floor Construction**

19mm flooring grade moisture resistant decking on timber joists as stated on plan. To external walls joists to be supported on joist hangers (not built into wall). Provide 30mm x 5mm mild steel restraint straps to joists running parallel with wall securely fixed to walls and to span minimum 3 no. joists at maximum 1200mm c/c. At strap positions provide pack and noggin to joists. Solid strutting to be installed mid span where span of joists between 2.5m and 4.5m. For spans in excess of 4.5m position of struts at 1/3<sup>rd</sup> span. Double up floor joists locally under bath feet and hot water cylinder where applicable. All doubled up joists to be bolted together at 600mm centres. Provide 75mm fibreglass insulation between floor joists.

**Roof Construction**

Concrete interlocking roof tiles (see site plan for details) on 38 x 25mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150mm horizontally and 100mm vertically. Prefabricated roof trusses at 600mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site. Provide concrete padstones at compound truss supports where required by roof design. Water storage tanks to be installed in accordance with Technical Bulletin No. 41.T.P.A. with timber support members to span 4 no. trusses.

**Lintels**

All coded lintels as stated in Schedule or marked on plan to be by I.G. To be installed in strict accordance with manufacturers instructions. Form d.p.c. cavity tray above all lintels. To all exposed lintels i.e. not sheltered from overhanging eaves, etc. to have proprietary weepholes to joints of brickwork at approximately 450mm c/c. To be confirmed on site with Building Control Surveyor.

Opening at eaves level to be L1/E lintels by I.G. or similar approved.

I.G. Type L1/S75 lintels to cavity walls and I.G. type internal lintels to 100mm internal walls unless stated otherwise. To be confirmed on site with Building Control Surveyor.

All windows to give minimum 1/20<sup>th</sup> of floor area as ventilation and to be double-glazed.

**Glazing**

All windows and doors to be double-glazed with minimum 15mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

**First Floor Insulation**

Provide 75mm fibreglass insulation between floor joists.

All soakaways to be minimum 1m deep.

All external lintels to be insulated type.

All external joinery to be fully draught proofed.

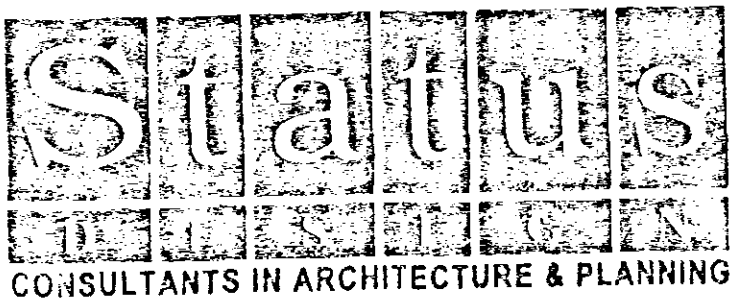
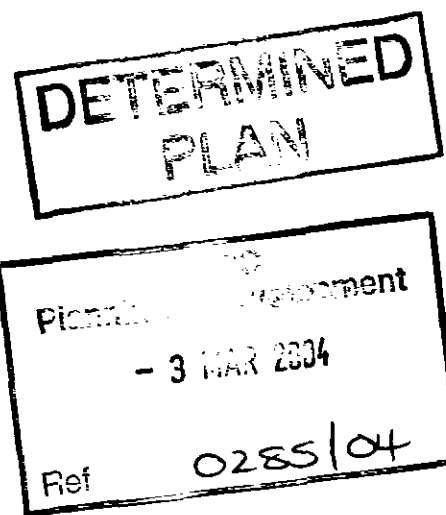
Loft hatch to be draught sealed and latched shut.

Insulation in roof space to meet with insulation in external cavity walls to prevent cold bridging.

Seal all openings and joints to perimeter walls.

All doors, windows and any loft hatches to be effectively sealed and draught proofed.

First floor habitable rooms shall have means of escape windows with openings of at least 450mm wide x 450mm high and a minimum area of 0.33m².



PROPOSED FIRST FLOOR  
EXTENSION TO 123  
HALLGATE, HOLBEACH  
FOR

MR. R. ACRES.

1:200

SD04-011/2

FEB-04

B.GILHAM

THIS DRG. TO BE READ IN CONJUNCTION WITH  
SD04-011/1