



FOOTINGS, FOUNDATIONS & SLAB (TRENCH)
 Min. 65mm screed (75mm for heavily loaded floors) on 100mm rigid Cellotex insulation or equiv. (min. thermal conductivity 0.018W/m2.K) on 150mm concrete slab reinforced with A193 mesh in the top having 25mm cover on 1200g DPM dressed up at edges to connect with DPC on 150mm selected hardcore. Semi-engineering class B brickwork to 150mm above ground. DPC to connect with existing. Maintain ventilation to suspended floor of main house. N.B no new foundations due to protected trees. Garage floor built up on existing slab. 600mm wide mass concrete trench foundation with 150mm bearing each side. Min 1.1m depth below ground to Structural Engineer's specification and subject to Building Inspector. Backfill with selected excavated material. U value: 0.18W/m2K

EXTERNAL WALLS: BLOCK AND TIMBER FRAME
 Outer skin 100mm lightweight Thermolite block with stainless steel ties at intervals and openings. Inner skin to be 125 x 50 timber frame with 100mm friction fitted Cellotex GA3000 insulation or equiv. (min. thermal conductivity 0.018W/m2.K) on head and sole plates on DPC bolted and sealed, with 18mm ply and breather paper. 32.5mm insulated p/board to inside, scrim and set. Proprietary insulated closers at openings. Cavity tray to be provided at the abutment with cavity wall and lead flashings of roof. U-Value: min.0.18W/m2K

STEELWORK
 See Structural Engineer's information for beam and column sizes. Min 150mm bearings and clad in 12.5mm Fireline board or 2 x 12.5mm plasterboard scrim and set, to provide min. 30min fire resistance (60min for compartment walls separating building for floors over 5m in height) to comply with Part B1.

TIMBER STRUCTURAL MEMBERS
 See Structural Engineer's information for member sizes.

THERMAL BRIDGING/ AIRTIGHTNESS
 Take reasonable steps to close gaps at junctions to eliminate airtightness at external walls, floors and eaves. Use proprietary airtightness products, i.e. membrane to roof and timber frame, use tape all junctions including external windows and doors, plaster to edges with no gaps. Air permeability target: under 10m3/m2.h@50Pa. Ensure continuity of insulation to avoid thermal bridging.

WALL TIES
 Cavity wall spacing, floor and wall restraint strapping to comply with Part A. Walls should be strapped to floors and roof at intervals not exceeding 2m.

FIRE PROTECTION
 All doors to habitable rooms to be FD30s. 1 smoke alarm per floor, min 300mm from light fitting, hardwired and interlinked to mains. Fire rated pocket doors to be proprietary product classified in accordance with BS EN 13501-2, and cannot be constructed on site.

INTERNAL WALLS
 Timber partitions to have head and sole plate, and studs at min 400mm centres to receive tiling, 600mm otherwise. To be filled with insulation. 12.5mm plasterboard (moisture proof where necessary) both sides, scrim & set.

GENERAL NOTES: Do not scale from this drawing. Dimensions must be checked on site. This drawing is copyright of Grainne O'Keeffe Architects. This drawing cannot be copied or used in any way without the express permission of Grainne O'Keeffe Architects. Neighbouring properties not surveyed unless stated

PITCHED TILED ROOF
 New rafters to be tanalised wrought softwood at min. 400mm centres fixed to extended ridge plate with stainless steel bolts. New trimmers for rooflight openings. All to SE's spec. 110mm insulation or equiv. (min. thermal conductivity 0.018W/m2.K) b/w rafters and 3mm skim coated Kingspan Kooltherm K118 Insulated Plasterboard to underside across joists. Scrim and set. Externally: Tiles on cross battens and Tyvek or similar approved breathable membrane lapped into gutter. Roof covering to comply with Part B1 Fire spread designation. U-value: 0.15W/m2.K

RUBBER SHEET ROOF (COLD)
 New rafters to be tanalised wrought softwood at min. 400mm centers fixed to head plate bolted to main structure with stainless steel bolts, and birdsmouthed over timber plates. New trimmers for rooflight openings. All to SE's spec. 100mm Celotex insulation or equiv. (min. thermal conductivity 0.022W/m2.K) between rafters with min. 40mm continuous air gap, 50mm Celotex to underside and 12.5mm foil backed plasterboard to underside, scrim and set. Vent roof space at head and eaves with continuous proprietary vent suitable for Rubber. Externally: Rubber sheets, to manufacturer's recommended (and by named contractor if required for guarantee) on butt jointed vapour check on 18mm external quality sterling board laid to fall on firings (1:40) on joists. Roof covering to comply with PartB1 Fire spread designation. Provide new lead flashings at junctions with all abutments including rooflights as recommended by Lead Association. Dress rubber neatly over top edge of fascia. U-value 0.15W/m2K

RW GOODS
 100mm dia 1/2 round gutters to connect/replace existing fixed with non-ferrous fixings and 68mm downpipe to new & existing drain inlets. New soakaway running to min 5m from house, if required by Building Inspector.

SOAKERS & FLASHINGS
 Provide lead soakers and flashings at abutments in accordance the Lead Sheet Association and min 150mm overlap.

EXTERNAL WINDOWS/ DOORS
 Glazing to be double glazed with e coating, unless otherwise specified. Toughened as necessary below 1500mm height to BS6206:1981. 1st floor windows to have a clear openable area of at least 0.33m2; no dimension in height or width of the openable area less than 450mm. Whole unit Windows U-value to be 1.40W/m2K, doors to be 1.80W/m2K, to comply with Part L.

ROOFLIGHTS/ ROOF LANTERNS
 Trimmers around openings to SE's specification. Windows U-value to be 1.40W/m2K to comply with Part L.

NEW CEILINGS
 Joists: 100 x 50mm
 Insulation: 150mm Rolled Insulation
 12.5mm plasterboard, scrim and set

DRAINAGE
 Kitchen wastes: 38mm dia
 WM waste: 38mm dia
 W.C: 100mm dia
 Basin: 32mm dia
 Shower: 32mm dia
 Bath: 38mm dia
 SVP: 100mm dia
 Wastes to have 100mm dia drain run laid to fall to SVP. Connections to have max 30deg bends. Actual waste route to SVP TBA on site with rodding points as necessary. Below ground drain runs to be min. 100mm.

HEATING AND GAS SUPPLY
 In Accordance with Approved Document L1B, The domestic heating compliance guide and Part J. All by Gas Safe Registered contractor. Test certificate to be supplied on completion. Timer controlled heating system, all exposed pipework and tanks to be lagged to necessary BS.

RADIATORS
 To Approved Document L1B. Radiators where specified, all installed with thermostatic valves and to manufactures instructions.

UNDERFLOOR HEATING
 To Approved Document L1B. Underfloor Heating to areas as specified, installed to manufactures instructions.