

General Notes

- All dimensions to be checked on site and not scaled from these drawings.
 - All work to comply with relevant BS Building IEE Local and NHBC Regulations
 - All codes of Practice to be adhered to including the Health & Safety at Work Acts all responsibility to advise any relevant authority of any demolition or other relevant work rests solely with client.
 - Any deviations from these drawings to be notified to the drawer immediately
 - SD denotes Smoke Alarm mains wired to separate fuse and inter linked
 - MV denotes Mechanical Ventilation to extract as follows Kitchen 60/l sec Bath/WC 15/l sec Utility 30l/ sec all with 10min overruns from light switch
 - All windows to be double glazed opening lights to 1/20th floor plan area all glazing in critical locations to be of safety glass
 - Catnic CN7 lintels over all cavity openings Spanlite rein'conc lintels over 100mm int openings to solid walls
 - Thermo-static radiator valves Hall thermostat & programmable Boiler to control the operation of the space heating and hot water
 - Boiler to be Oil/Gas/Solid Fuel fired all pipes containing hot water to be insulated with 25mm Armaflex in roof void
 - Boiler to be confirmed by client to having a min SEDBUK rating
 - Trickle ventilation @ 8000mm2/room
 - External wall reveals max U value 1.2/m2K
 - SAP rating to be displayed after completion
 - All construction details are to conform to details for Robust Construction.
 - Max U value window and doors 2.0W/m2K All double glazing containing Pilkington K glass with min air gap of 16mm
 - Space heating system and controls to be designed by commissioning engineer providing the commissioning certificate.
 - Combustion appliance installations and flues will be identified on a robust notice plate fixed in a prominent position.
 - Efficient lighting to a minimum of 4 rooms to be installed lamps to have a luminous efficacy greater than 40 lumens per circuit.
- Roof**
- Interlocking concrete tiles on 25x50mm sw battens on BS 747 1f felt on Gangnailed timber roof trusses @ 600mm C/C fixed to BS5268 p13 amended BS5931 rafters & ceiling joists strapped to gables across 3 members @ 1.80m C/C with 32x5mm ms straps wall plate strapped to inner leaf with same straps and centres. Feet of rafters securely nailed to wall plate 10mm vent slots. Roof void insulation 150mm Glass Fibre quilt insulation laid between ceiling joists with 100mm laid across at right angles. 10mm vent slots fitted to eaves soffit fitted with fly proof screens

Walls

100mm facing brickwork, 75mm cavity fully filled with Drytherm or similar mineral wool insulation inner leaf 100mm Plasmor Fibrolite blockwork.
Internal blockwork cement render and plaster skim finish 500 wall ties /m2
Blockwork below GL 280mm 7N/mm2 foundation blocks. Wall ties vertical twist @ 750C/C horizontally and 450 vertically.
Astos DPC 150mm above GL & to all cavity closures and reveals
Internal solid walls 100mm concrete blockwork
Stud walls 75x50mm sw studs @ 400mmC/S sound deadening quilt between 12.5mm plastered and skim either side noggins @ 1.0m C/C staggered

Foundations

Unless otherwise noted 600x250mm conc' strip foundations mix 21N/mm2 at min 600mm below GL to top concrete or as directed by the Local Authority Inspector and to width of footing
Non loadbearing internal solid walls to be built off 500x200mm slab thickening
Foundation design/depth to be subject to ground conditions.

Ground Floor

22mm T&G pretreated chipboard on VB or 63mm cement screed on chicken wire on 100mm over site concrete mix 21N/mm2 on 1200 gauge DPM on 38mm sand on 150mm well consolidated clean stone hardcore
100mm Jablite EPS board laid beneath slab or below chipboard/screed

First Floor

22mm T&G pretreated chipboard on joists as noted on Floor Plan

Drainage

110mm upvc S&VP wire cage topmost 1000mm above eaves or opening 110mm upvc Drain pipes min 1:80 fall laid in 150mm pea gravel 38mm upvc wastes to all sanitary and kitchen fittings
ALL fitted with anti-syphon traps 100mm gutters 63mm fallpipes in upvc, soakways 5.0m from building
Proprietary uPVC inspection chambers with Galvanised m.s. covers and frames to be airtight.

Access and Facilities for the Disabled

- A firm and even level approach not exceeding 1:20 is to be provided to the front door. Path to be 900mm min Driveway where car is parked to be 3.0m min width. External dpc to be adjusted to accommodate ramp/landing
- All internal doors will have an opening clear width of 775mm. Corridors min 900mm Do not position radi opposite doors
- All switches and sockets to habitable rooms will be located between 450 and 1200mm from finished floor level.
- WC door to open outwards compartment to be min 900mm wide WHB to be 750mm from WC pan

Part H3

Soakaways to have 5m min isolation from buildings and roads, designed in accordance with BRE365 size subject to percolation test.

Part J

Where a hearth, fireplace, flue or chimney is provided or extended a durable notice containing information on the performance capabilities of the foregoing shall be affixed in a suitable place in the building for the purposes of enabling combustion appliances to be safely installed.
Responsibility for achieving compliance with the requirements of Part J rests with the person carrying out the work. That person must prepare a report showing that materials and components appropriate to the intended application have been used and that fues have passed appropriate tests.

Part L

Gas fired primary heating boiler, boiler to have min SEDBUK rating of 86%

Typical Robust Construction Details

- First floor joists on joisthangers with lateral restraint type hangers at max 2.0m C/C
- Proprietary external wall jamb and sill clasers to openings, min thermal resistance path of 0.45m2K/W
- Window and door frames to overlap the thermal reveal closer by min of 30mm. Sealant applied to front and back of frames/sills.
- Wall insulation to be continued 150mm min below internal finished ground floor level. support insulation on row of wall ties.
- Loft insulation to meet wall insulation, proprietary eaves cross flow ventilator within pitched roofs.

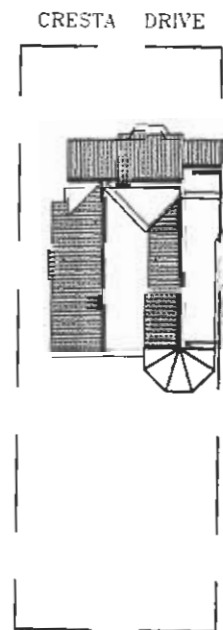
Part P – Electrical Safety

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.



Location Plan Scale 1:1250



Block Plan Scale 1:500

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