

NOTES:
 1: Do not scale this drawing, use figured dimensions only 2: The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication 3: Any dimensional discrepancies are to be reported to the Architect immediately

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH CURRENT BUILDING REGULATIONS, APPROVED DOCUMENTS AND BRITISH STANDARD CODES OF PRACTICE. ALL MATERIALS TO BE USED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS

1: FOUNDATIONS
 Below new walls: 200mm thick concrete strip foundation to project min. 200mm either side of supported wall. Min ground cover to foundation 725mm. All dependant upon Structural Engineers recommendations and to be agreed with Building Control
 Pad foundations: Refer to Structural Engineers Calculations and drawing PSC-003-SD-04

2: WALLS BELOW DPC
 Foundation grade trench blocks/ blocks laid flat below ground level. Lean mix. cavity fill up to 150mm below lowest dpc. Natural stone below dpc to outer leaf of cavity wall, height will depend upon site levels.

3a: DAMPROOFING TO NEW EXTERNAL WALLS
 All DPC's to be Hyload type with min 100mm overlap at joints and installed in accordance with B.S. CP102 1973. DPC's to external walls to be min 150mm above finished ground level. All openings in external walls to have min. 50mm insulation cavity closer as Thermabate or similar with dpc dressed well into cavity
 All window/door heads to have cavity trays laid over lintels together with stop ends and proprietary pvc weep holes in outer leaf to project 5mm from face of render.

4: NEW GROUND FLOOR SLAB(S): KITCHEN/ DINING/ SNUG
 75mm thick, screed with under floor heating pipes, on separating membrane on 150mm Ecotherm Eco-versal or similar Floorboard insulation, on 150mm reinforced concrete ground bearing slab on Visqueen 1200 membrane on sand carpet with 200mm well consolidated hardcore. 25mm thick floor insulation with a min. R value of 0.75m²K/W to be taken up around perimeter of floor slab to prevent cold bridging and sealed off with gun applied flexible sealant as per Accredited Detail Number MCI-GF-02, all to achieve a min 0.12 W/m²K U' value. Floor to include all necessary separating membranes and dpc's as required by specialist heating manufacturer.

5: EXTERNAL WALLS - STONE FACED CAVITY WALL
 200mm (nominal) reclaimed stone clad to 100mm dense blockwork outerleaf. Form and ensure a minimum 150mm (partially insulated) cavity is maintained using ss wall ties to comply with BS EN 945-1:2003; 9 ties per m² spaced 450mm horizontally and staggered 450mm vertically, to tie 100mm internal blockwork 1350kg/m³ density.

Mortar to stonework to be Hydraulic Lime mortar NHL 3.5 strength class, (1:2.5 lime:sand)
 6: INTERNAL WALLS
 100/ 140/ 215mm thick (refer to plans) load bearing dense block (1350kg/m³ density) plastered both sides, 2 coat finish. New blockwork ground floor walls to be built-up off min. 500x200mm strip footings.

Internal Plaster board partitions to comply with BS 476: Part 22: 1987
 Internal Partitions shaded orange
 92mm GypFrame 'C' studs at 600mm c/s. finished with 15mm soundbloc to either side with 100mm Isover Modular Roll in cavity
 30 minutes fire rated: 45 dB sound - heavy duty rated

NOTE
 Extreme care required in the installation and junction details of all walls floors and ceilings to ensure sound rating is achieved. All boards to be perimeter sealed with 6mm bead gun applied acoustic sealant with additional bead at floor and ceiling junction. NOTE skirting and sound sealant detailed referred to for floor spec
 All services or recessed sanitary fittings (including any wall mounted fixture or fitting) to be provided with 20mm thick WBP ply backing support of adequate size and secured to framing. Any access panel for recessed basin waste pipes are to be fitted with continuous proprietary neoprene draft seals.
 All junction, head, floor and door openings with these partitions are to be installed in accordance with Gyproc White Book C04 Partitions Section

7: STRUCTURAL LINTOLS
 Doors and windows to external stone walls to have Naylor concrete HiSpec lintol as indicated on plan with self supporting cut stone or reclaimed decorative lintol. Weep holes and stopends at all cavity trays. All lintols to have min. bearing 150mm unless recommended otherwise by manufacturer

8: DECORATIVE LINTOLS/CILLS/SURROUNDS
 Cut local stone or reclaimed and modified stone to suit sizes required for this project

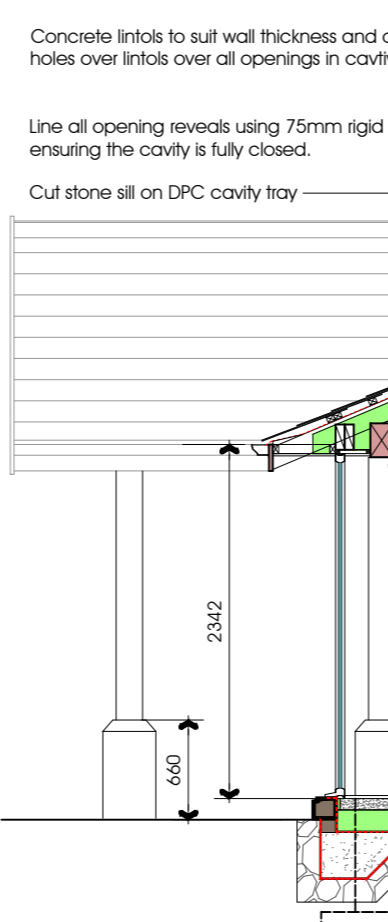
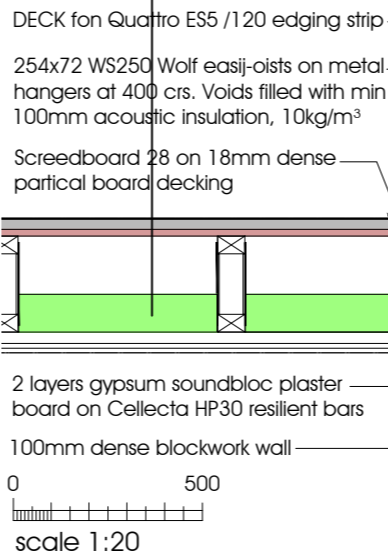
9: GLAZING
 All glazing below 1500mm above floor level to doors, and within 300mm adjacent to the door to be safety glass. All other glazing below 800mm to be fixed shut and laminated safety glass. Safety glass to comply with BS 6206
 Double glazed units to have U' value of 1.2W/m²K

10: WINDOWS & EXTERNAL DOORS: SPECIFICATION TO BE CONFIRMED
 All elevations to have powder coated aluminium/ timber (to be confirmed) thermally broken frames with sufficient opening lights to give a min ventilation area of 5% of room floor area to habitable rooms, and background ventilation (concealed trickle vents) to provide 5000mm²/ room
 Factory sealed glazing units to achieve an overall U value of 1.3 W/m²K
 NOTE Extreme care to be taken in the specification of draught seals to ensure min air leakage. Also extreme care required in the installation of the windows to ensure they are sealed into the openings from both inside and outside to minimise air leakage. Doors to have U value of 1.0W/m²K (solid) OR 1.2W/m²K (half glazed).

11a: NEW ROOF CONSTRUCTION (MAIN HOUSE)
 Slates on 50x25 sw treated tiling battens, on Kingspan nilvent breathable membrane loosely draped 25mm into rafter space. Nail 25mm battens to inside/ top of rafters and insert 120mm thick Ecotherm Eco-versal or similar pitched roof boards pushed up against 25mm battens from below. SC4/C24 47x195mm rafters at 450mm c/s. secured to 100x75mm sw treated wall plate strapped at 2.0 c/s to blockwork walls/ steel purlins. Underdraw rafters with YBS Superquilt multi-foil insulation sandwiched between 25mm batten and counter-battening, with 12.5mm Gyproc wallboard and 2mm skim finish, to form service void.
 Eaves to have filling fillet and 20mm plywood fascia.
 Black pvc gutters and downpipes, profile to be confirmed.

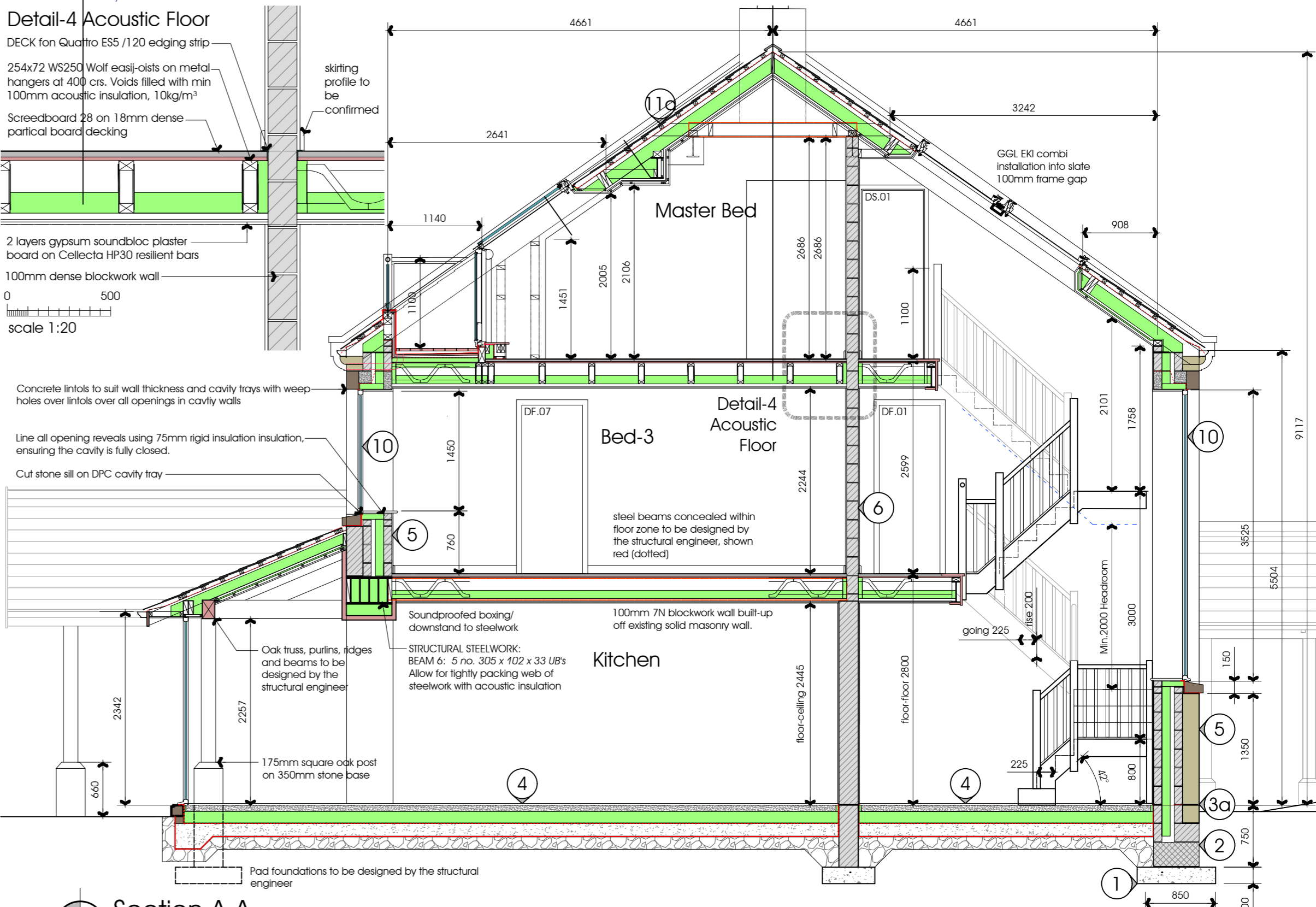
11b: NEW ROOF CONSTRUCTION (GLAZED EXTENSION)
 Slates on 50x25 sw treated tiling battens, on Kingspan nilvent breathable membrane loosely draped 25mm into rafter space. Nail 25mm battens to inside/ top of rafters and insert 120mm thick Ecotherm Eco-versal or similar pitched roof boards pushed up against 25mm battens from below. SC4/C24 47x150mm rafters at 450mm c/s. secured to 100x75mm sw treated wall plate strapped at 2.0 c/s to blockwork walls/ OR C24 Oak beams (to be sized by the structural engineer). Underdraw rafters with YBS Superquilt multi-foil insulation sandwiched between 25mm batten and counter-battening, with 12.5mm Gyproc wallboard and 2mm skim finish, to form service void.
 Black pvc gutters and downpipes, profile to be confirmed.

Detail-4 Acoustic Floor

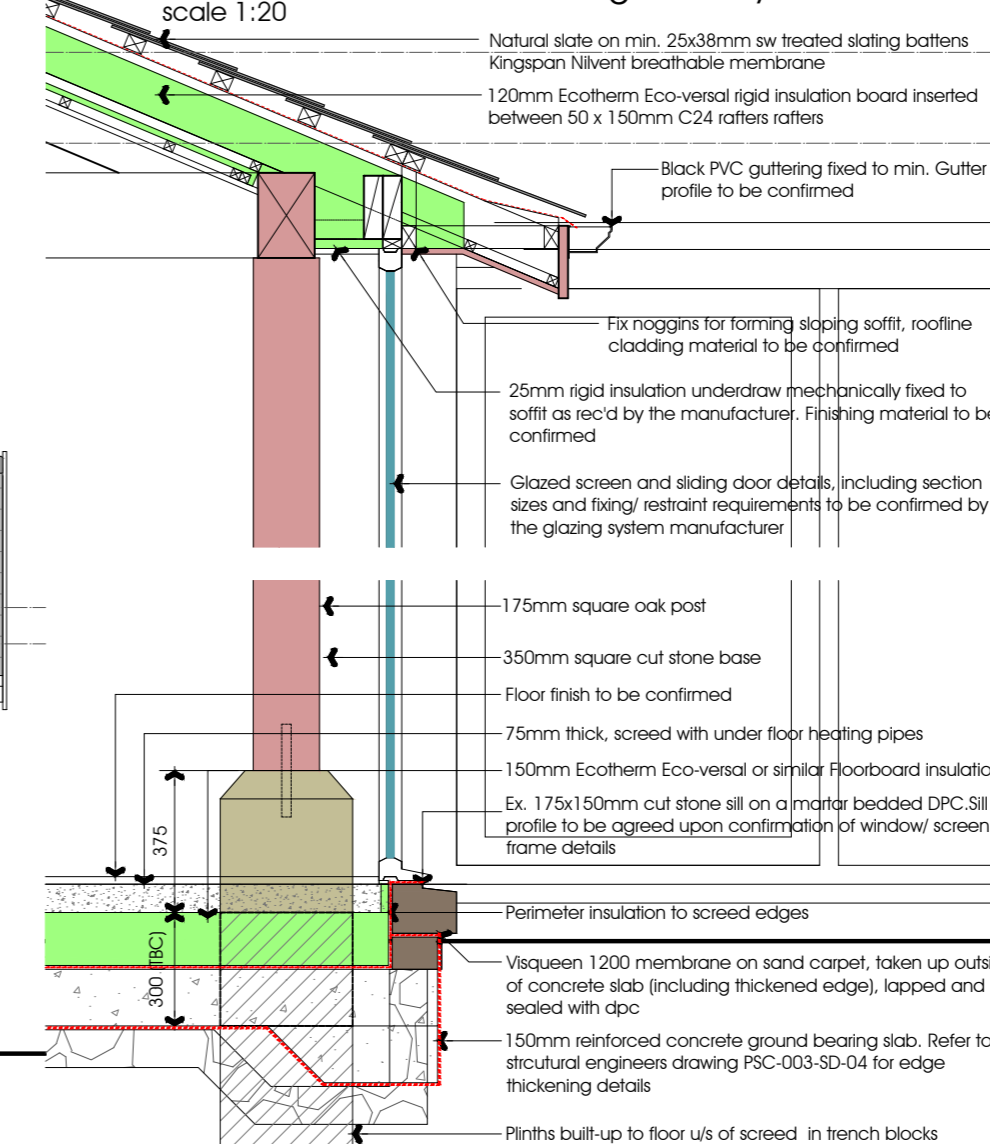


Section A A
 scale 1:50

SOUND TRANSFERENCE
 All materials and construction detailing indicated are recommendations to achieve compliance with the requirements of Approved Document E of the Building Regulations 2010. The acoustic performance of proposed constructions is also dependent upon quality of workmanship. The Contractor is responsible for ensuring that areas or joints installed with acoustic breaks are not bridged by solid fixings and free of deleterious materials. It is recommended that specialist advice be sought on all matters before construction begins.

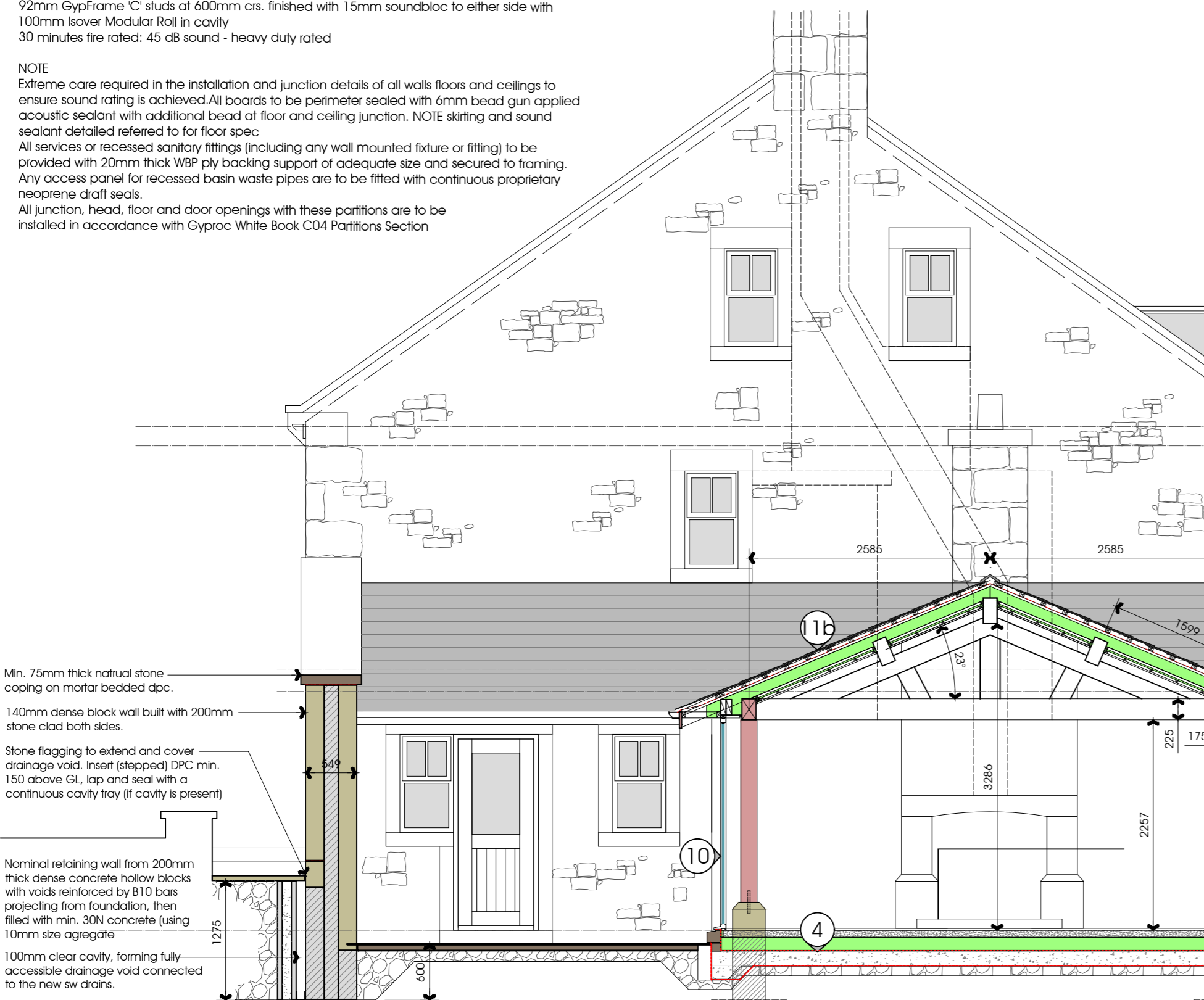


Detail-5: Single Storey Extension



STAIRCASE SPECIFICATION
 Self-supporting Timber stair and landings to BS585 complete: Going 225mm (min.225mm), rise 200mm, or equivalent approved to achieve a pitch line not greater than 42° and ensuring that a minimum 2.0m clear continuous headroom can be achieved (excluding reduced headroom, approx. 1.8m to attic half-landing).
 Use Ex 247 x 38mm thick strings morticed+tenoned to 90mm square oak newels/ bases, rebated for 25mm thick BS5395 treads+risers. Secure strings to new trimming members & plug-length of wall strings, to suit height of top landing skirtings or cut flush, extend skirting & mitre end. Fix handrails to newels/ walls 900mm above pitch line. Minimum CLEAR width (between handrails), 750mm. Form guarding rails to landings Guarding rails at min. 1100mm. Square oak spindles to be set at 100mm centres, or equivalent approved to meet the requirements of Building Regulations AD: Part K.

CUT STONE GENERAL NOTES:
 All dimensions are to be checked on site prior to fabrication of any stone component. The length of all stone units should subject to current Health and Safety Regulations. All dowels, pins, restraints and mechanical fixings details and adequate throatings are the responsibility of the stone supplier. All joints to be 6mm and pointed in mortar to match stone. Smooth faced finished to all visible surfaces. Profiles required are as drawn any changes or variations must be notified to and approved by the Architect before implementation



Section B B
 scale 1:50

