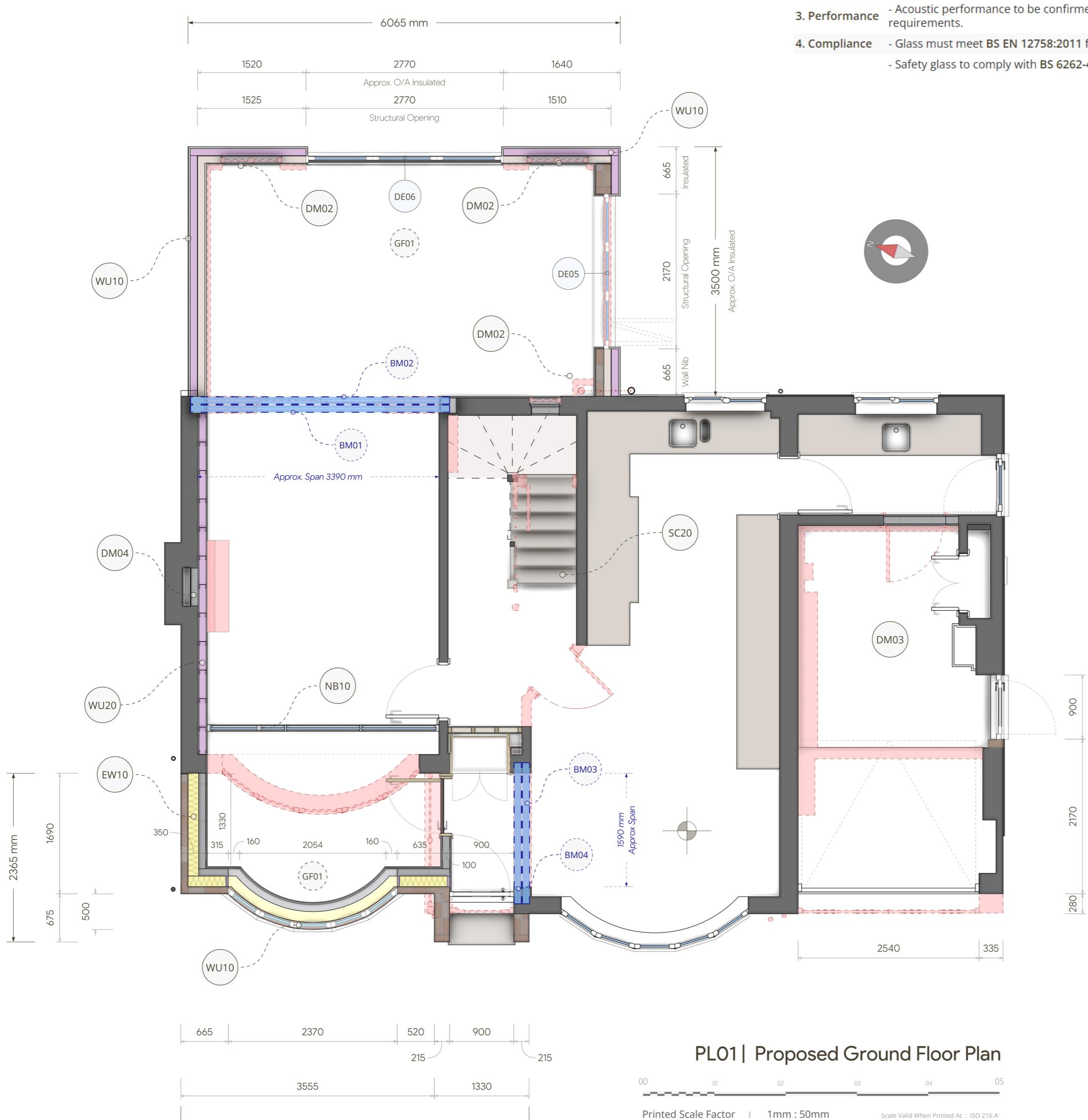


## Global Height Benchmark

Datum GCP | Ground Floor Finished Floor Level  
All height measurements on this drawing are taken from the existing ground floor finished floor level, which serves as the universal site datum benchmark unless otherwise specified. Heights are set globally based on the primary ground control point established during the survey. If exact coordinates of this ground control point are required, please contact Noble Architecture.



## DM02 | Orangery Alterations

- Scope** Alterations to existing orangery, including SVP relocation.
- Tasks**
  - Remove glazed units & block up Existing East Elevation window openings.
  - Move Soil Vent Pipe (SVP) boxing out of orangery.
  - Block up window adjacent to SVP (current under-stairs W/C window).
  - Apply exterior wall insulation. (See Full Spec For Details)
  - Apply new silicone based render coat. (See Full Spec For Details)
  - Remove existing gutter and install new box gutter.
  - Relocate SVP externally, ensuring correct ventilation height above roof level.
  - Modify connections and ensure compliance with Part H - Drainage & Waste Disposal.
  - Seal and finish all openings with materials to match the surrounding area.
  - Ensure plasterwork surface continuity and eliminate visible scarring.
  - Structural elements must be checked before any openings are modified.
  - Ensure compliance with BS EN 12056 for gravity drainage systems.
- Making Good**
- Safety Measures**

## NB10 | Acoustic Glass Screen Specification

- Scope** Installation of an acoustic glass screen (client-specified).
- Responsibility** Screen to be selected and specified entirely by the client.
  - Noble Architecture has only provided an indicative representation.
  - The client must ensure that all detail considerations are properly reviewed.
- Performance** Acoustic performance to be confirmed by client based on sound reduction requirements.
- Compliance**
  - Glass must meet BS EN 12758:2011 for sound insulation.
  - Safety glass to comply with BS 6262-4 for glazing in buildings.

## GF01 | Insulated Concrete Ground Floor

- Interior Floor Finish**
  - 1.1. Thickness 5mm (+ Adhesive Zone Thickness)
  - 1.2. Material Luxury Vinyl Tile (LVT)
  - 1.3. Critical Info Consider floor finish thickness as soon as possible to avoid issues with door thresholds FFL mismatches due to variations in products.
  - 1.4. Consideration If Underfloor Heating Installed | Ensure product and all adhesives used are compatible with underfloor heating systems.
  - 1.5. Note Note narrow tolerance and potential impact on door threshold detail if thickness increases, such as the floor finish specification changing to tiles etc.
  - 1.6. Accreditations CE marked
- Screed Layer**
  - 2.1. Thickness 75mm
  - 2.2. Material Traditional sand and cement screed (1:3 or 1:4 ratio)
  - 2.3. Critical Info Ensure accurate mixing and precise installation. When using ready-mix, flow screed, or pre-bagged compounds ensure that all manufacturers instructions are followed.
  - 2.4. Consideration Plastic fibres for reinforcement; consider using Adfil Durus EasyFinish
  - 2.5. Underfloor Heating Client To Confirm Underfloor Heating Requirement
  - 2.6. British Standards BS EN 14889-2:2006 - (fibres for concrete)  
BS 8204-1:2010+A1:2012 - (screeds, bases, and in-situ flooring)
- Concrete Slab**
  - 3.1. Thickness 100mm
  - 3.2. Material Concrete mix
  - 3.3. Product C20/25 concrete mix
  - 3.4. Note A142 steel mesh reinforcement where drainage pipes pass under slab.
  - 3.5. British Standards BS EN 206-1:2013
- Vapour Control Layer**
  - 4.1. Reference Please consult Table MB30 for the complete details and specifications of the Vapour Control Layer
  - 4.2. Denotation The Vapour Barrier is denoted using this line style
- Insulation Layer**
  - 5.1. Thickness 120mm
  - 5.2. Material Rigid PIR insulation board
  - 5.3. Product Celotex XR4000 or equivalent
  - 5.4. Critical Info Ensure tight joints between insulation boards.
  - 5.5. Installation Apply foil tape to all joints and overlaps with a minimum overlap of 50mm to ensure a continuous secondary vapour barrier.
  - 5.6. Note Must meet U-value requirements.
  - 5.7. Accreditations CE marked & BBA certified
  - 5.8. British Standards BS EN 13165:2012+A2:2016
- Damp Proof Membrane**
  - 6.1. Reference Please consult Table MB20 for the complete details and specifications of the Damp Proof Membrane.
  - 6.2. Denotation Damp Proof Membrane is denoted using this line style.
- Blinding Layer**
  - 7.1. Thickness 50mm
  - 7.2. Material Sand
  - 7.3. Critical Info Ensure even distribution to protect DPM.
  - 7.4. Note Prevents puncture of DPM.
- Sub-base**
  - 8.1. Thickness 150mm
  - 8.2. Material Compacted hardcore or MOT Type 1
  - 8.3. Critical Info Proper compaction to ensure stability.
  - 8.4. Note Mechanically compacted to prevent settlement.
- Part-L Compliance**
  - 9.1. Part L Requirement 0.180 W/m²K | Min for Extension Floors Approved Part L 2022 Updates
  - 9.2. Our Value 0.178 W/m²K - ✓ U-Value Achieved ✓ - Exceeds Part L requirement

## FT00 | Ground Conditions Chart Data Study

- Study Location** NG8 2PL (Site postcode reference).
- Reported Soil Zones** DEFRA classifies the site as being within Soilscape Zones 10 & 18.
- Zone 10** Freely draining, slightly acidic sandy soil.
- Zone 18** Slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soil.
- Transition Zone** The site straddles a boundary overlap between soil types, meaning conditions may vary significantly across different areas of the site.
- Data Limitations** This is an Armchair Study based on publicly available DEFRA Soilscape charts. The data is used to approximate the expected soil type, aiding in cross-sectional drawings and preliminary design considerations. However, Local Variability is Always Possible, and these results should be treated as indicative only.
- Liability Statement** Noble Architecture does not guarantee DEFRA's data accuracy. Subsurface conditions cannot be confirmed without a formal geotechnical investigation, which remains the responsibility of the Contractor or Client.

## RE20 | Masonry Restraint - Wall Starter Kits

- Material** Stainless Steel; guarantees corrosion resistance and long-term durability.
- Product** Ancon Staifix Universal Wall Starter System or equivalent system.
- Dimensions** Standard kit length of 2.4 meters; adjustable to fit varying wall heights.
- Installation** At perpendicular wall abutments where new walls meet the host building, secure wall starter kits with corrosion-resistant fixings spaced no more than 600mm apart vertically.
- Installation** Install vertical DPC at all abutments to prevent moisture ingress, particularly where solid walls without a drainage cavity are present, as this could compromise damp-proofing at the abutment.
- Critical Note** Wall starter kit ties should be securely embedded in the mortar bed joints, with all ties spaced vertically according to the manufacturer's instructions.
- Rationale** Wall starter kits tie new masonry walls to existing structures to prevent movement or separation.
- Accreditations** CE marked and BBA certified to ensure quality and performance.
- Standards** BS EN 845-1:2013+A1:2016 | Masonry wall ties and kits  
BS EN 1996-1-1:2005 (Eurocode 6) | Masonry structures

## RE10 | Cavity Wall Ties

- Material** Stainless Steel; guarantees corrosion resistance and long-term durability.
- Product** Ancon Staifix HRT4 or equivalent.
- Important** Wall ties must be spaced at 900mm c/c horizontally along the wall and 450mm vertically.
- Important** Additional wall ties must be installed around openings, reducing the spacing to 225mm vertically and ensuring they are located within 300mm of the opening reveal.
- Note** Ties must be embedded to a minimum depth of 50mm into each masonry leaf to ensure adequate bonding between the leaves.
- Installation** Wall ties should slope slightly downwards towards the external leaf, rather than upwards, this is to ensure any water breaching the cavity drains out, preventing moisture ingress.
- Accreditation** CE marked and BBA certified to ensure quality and performance.
- Standards** BS EN 845-1 for wall ties  
BS 6268 for the structural use of masonry in buildings.

## DM01 | Porch Demolition

- Scope** Demolition and removal of the existing porch structure.
- Tasks**
  - Demolish porch walls down to slab level.
  - Remove existing porch floor and prepare for new slab buildup.
  - Remove and dispose of porch window and door framework.
- Making Good**
  - Plaster and finish all interior areas, ensuring seamless joints.
  - Protect and make good any exposed wall edges after demolition.
- Waste Disposal**
  - Remove all debris in accordance with Environmental Protection Act 1990.
- Safety Measures**
  - Structural elements to be assessed before removal.
  - Use dust suppression measures to minimize airborne particles.
- Standards**
  - Comply with BS 6187:2011 for demolition and site clearance.

## ST01 | Structural Engineering Notes

- Scope** Coordination of structural elements and integration within the ceiling.
- Structural Members** All beams illustrated on drawings are for coordination purposes only.
  - Final beam sizes and specifications to be provided by the Structural Engineer.
- Concealment**
  - All beams must be fully concealed within the ceiling structure.
  - Down-stands Should Be Avoided to maintain ceiling continuity.
- Roof Canopy**
  - Confirm if Brackets Are Required? for supporting the front roof canopy.
- Compliance**
  - All structural work must comply with BS EN 1991 - Eurocode 1 for actions on structures.
  - Adhere to Part A - Structure of the UK Building Regulations.