PROVIDE NEW 300mm THICK WALL TO ACHIEVE A U-VALUE OF 0.28w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN, 100mm INSULATED CAVITY AND FACING BRICKWORK.

DIMENSIONS MARKED THUS * ARE SITE DIMENSIONS AND ARE APPROXIMATE ONLY AND ARE TO BE DETERMINED BY THE EXISTING STRUCTURE AND OPENINGS BUILDING CONTRACTOR IS TO CHECK ALL DIMENSIONS PRIOR TO THE ORDERING OR MANUFACTURER OF ANY COMPONENTS OR MATERIALS

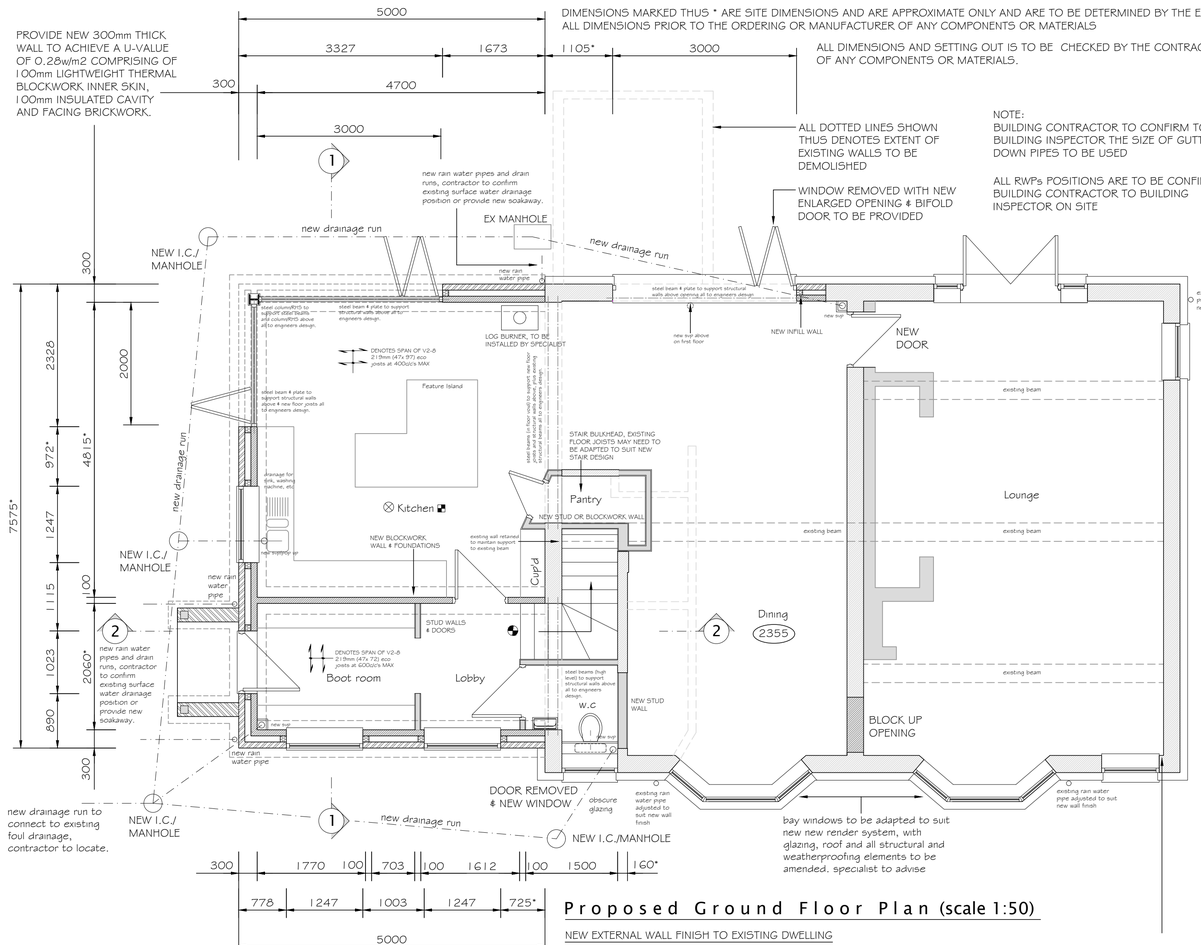
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS.

ALL DOTTED LINES SHOWN THUS DENOTES EXTENT OF EXISTING WALLS TO BE DEMOLISHED

WINDOW REMOVED WITH NEW ENLARGED OPENING & BIFOLD DOOR TO BE PROVIDED

NOTE:
BUILDING CONTRACTOR TO CONFIRM TO BUILDING INSPECTOR THE SIZE OF GUTTERS AND DOWN PIPES TO BE USED

ALL RWPs POSITIONS ARE TO BE CONFIRMED BY BUILDING CONTRACTOR TO BUILDING INSPECTOR ON SITE



Proposed Ground Floor Plan (scale 1:50)

NEW EXTERNAL WALL FINISH TO EXISTING DWELLING

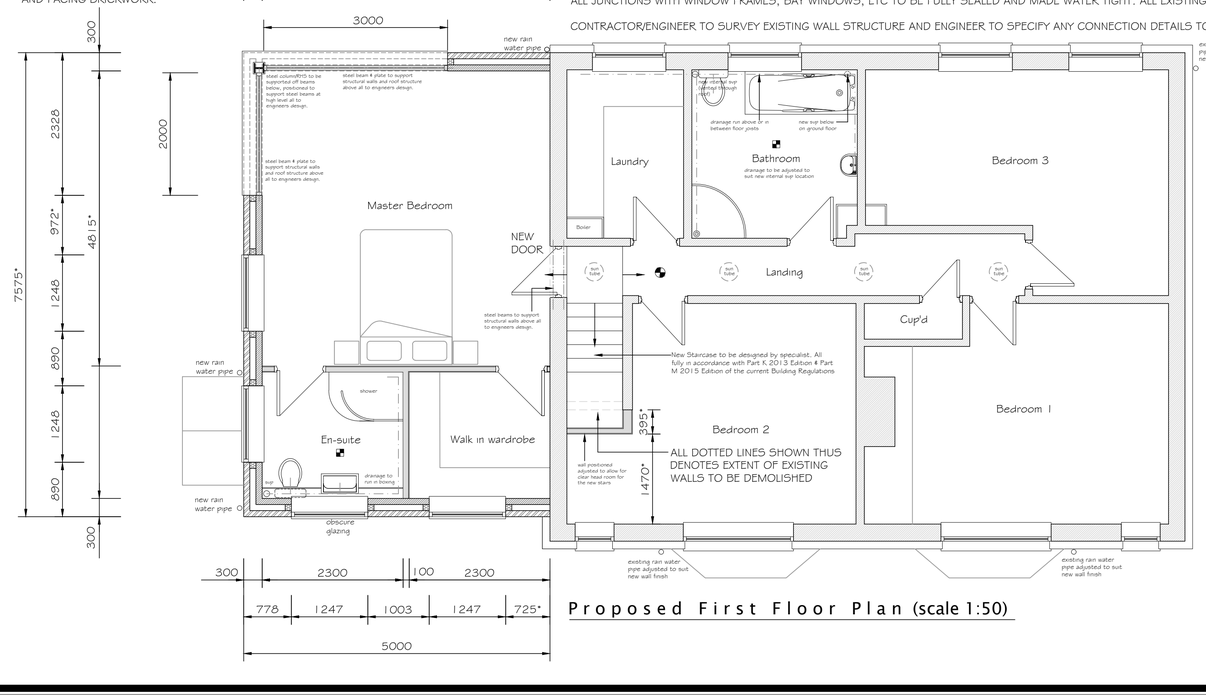
PROVIDE NEW EXTERNAL FINISH TO THE THE EXISTING WALLS COMPRISING OF INSULATION BOARDS/FRAMEWORK FIXED TO THE STRUCTURAL WALLS (OUTSIDE FACE) WITH BREATHABLE MEMBRANES, VAPOUR LAYERS, VENTILATION GAPS AND RENDER BOARDS/MESH & FINISH, ALL TO BE INSTALLED TO CHOSEN SPECIALISTS DETAILS. SPECIALIST TO BE INVOLVED TO PROVIDE A FULLY INTERGRATED SYSTEM. EXISTING WALL TO BE REPAIRED & PREPARED FOR THE NEW WALL SYSTEM PRIOR TO APPLICATION.

IF REQUIRED ROOF SOFFITS TO BE ADJUSTED TO ENSURE ROOF VENTILATION IS MAINTAINED FOR THE BUILDING ALONG WITH ALL RAINWATER PIPES, EXTERNAL DRAINAGE POINTS, MANHOLES, ETC.

ALL JUNCTIONS WITH WINDOW FRAMES, BAY WINDOWS, ETC TO BE FULLY SEALED AND MADE WATER TIGHT. ALL EXISTING THRESHOLDS / CILLS TO BE REPLACED TO SUIT THE NEW FINISHED WALLS.

CONTRACTOR/ENGINEER TO SURVEY EXISTING WALL STRUCTURE AND ENGINEER TO SPECIFY ANY CONNECTION DETAILS TO EXISTING BRICKWORK.

PROVIDE NEW 300mm THICK WALL TO ACHIEVE A U-VALUE OF 0.28w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN, 100mm INSULATED CAVITY AND FACING BRICKWORK.



Proposed First Floor Plan (scale 1:50)

NOTE:
STAIRCASE TO GROUND FLOOR: TOTAL RISE = CHECK ON SITE, 13-14 No EQUAL RISERS 220-225mm GOINGS, PITCH IS NOT TO EXCEED 42 DEGREES. 2000mm MINIMUM HEADROOM VERTICALLY BETWEEN PITCH LINE AND BULKHEAD. HANDRAIL TO BE 900mm ABOVE PITCH LINE BOTH SIDES OF STAIR. MINIMUM WIDTH 900mm BETWEEN NEWEL POST AND WALL. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS. OPENING FOR STAIRCASE TO BE TRIMMED OUT WITH DOUBLED UP ECO JOISTS AS INDICATED ON PLAN

NEW STUDWALLS ARE TO BE FITTED WITH A SOUND ABSORBENT MATERIAL WITH A DENSITY OF 10kg/m3. PARTITIONS TO HAVE A MINIMUM OF 25mm INSULATION THROUGHOUT

CONTRACTOR/ENGINEER TO FULLY SURVEY EXISTING WALL AND FOUNDATIONS TO CONFIRM IF ADDITIONAL LOADINGS CAN BE ACHIEVED OR IF ADDITIONAL UNDERPINNING, ETC OF THE EXISTING FOUNDATIONS IS REQUIRED.

NOTE: BEDROOM WINDOWS SHOULD BE PROVIDED WITH A WINDOW WITH AN UNOBSTRUCTED OPENABLE AREA THAT IS ATLEAST 0.33m2 AND AT 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100mm FROM THE FLOOR.

NOTE:
ALL RADIATORS WITHIN CONVERSION / EXTENSION TO BE FITTED WITH TRVS

SWITCHES AND SOCKETS ARE TO BE PLACED BETWEEN 450mm AND 1200mm FROM FLOOR LEVEL.

GENERAL NOTE

ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS

ALL NEW OPENINGS TO HAVE 8000mm2 BE FITTED WITH SAFETY GLASS TO BS6262, SO PROVIDE 4-16-4 SEALED UNIT DOUBLE TO INNER PANELS.

KEY THE NEW WALLS INTO EXISTING OR TIE IN USING EXPAMET WALL STARTERS VERTICAL DAMP PROOF COURSE IS TO BE PROVIDED WHERE NEW WALLS ABUT EXISTING WALLS

DOTTED LINES SHOWN THUS DENOTES EXTENT OF EXISTING WALLS TO BE DEMOLISHED

NOTE: ALL STEEL BEAMS, STEEL POSTS, BOX SECTIONS AND ASSOCIATED CLEATS ARE TO BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER AND DETAILS PASSED TO BUILDING CONTROL PRIOR TO WORKS STARTING ON SITE.

NOTE:
ALL THE EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, LINTELS, WALLS CARRYING NEW AND ALTERED LOADINGS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY BY ENGINEER PRIOR TO COMMENCEMENT OF WORK AS AS REQUIRED BY BUILDING CONTROL

ENGINEER REQUIRED TO CHECK STRUCTURAL DESIGN AND PROVIDE DETAILED SUPPORTING MEASURES, CALCULATIONS AND SPECIFICATIONS OF ALL STRUCTURAL ELEMENTS.

NOTE:
PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

NOTE:
MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING

NEW STUDWALLS ARE TO BE FITTED WITH A SOUND ABSORBENT MATERIAL WITH A DENSITY OF 10kg/m3 WITHIN. PARTITIONS TO HAVE A MINIMUM OF 25mm INSULATION.

FULLY TOOTH IN EXISTING BLOCKWORK AND BRICKWORK IN THE LOCATIONS THAT TIE THE NEW EXTENSION TO THE OLD. ALSO TIE IN THE EXISTING FOUNDATIONS WITH 2No. x 16mm dia DOWEL BARS (450mm LONG) WITH 150mm EMBEDMENT - ENGINEER TO CONFIRM ALL SPECIFICATIONS

NOTE:
THE VENTILATION TO THE WINDOWS OF THE HABITABLE ROOMS MUST BE AT LEAST 1/20th OF THE FLOOR AREAS

NOTE:
AN ENERGY SAP CALCULATION MAY BE REQUIRED IF THE NEW GLAZING EXCEEDS THE PERMITTED 25% OF THE FLOOR AREA

PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS

NOTE:
FINAL SVP LAYOUT IS TO BE AGREED ON SITE WITH BUILDING INSPECTOR AS TO INDICATE ACCESS POINTS AND VENTING ARRANGEMENTS

ENERGY EFFICIENT LIGHTING CAPABLE OF PROVIDING A LUMINOUS EFFICIENCY OF NOT LESS THAN 45 LUMENS PER CIRCUIT WATT TO 75 PERCENT OF NEW LOCATIONS

DO NOT SCALE
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS.

RAINWATER DRAINAGE
NEW GUTTERING TO BE PVCU AND ARE TO FALL INTO NEW RWP's AND DISCHARGE INTO 100 dia. "HEPSLEEVE" PIPES LAID TO A MINIMUM 1 IN 40 FALL AND THENCE INTO EXISTING SURFACE WATER SYSTEM OR NEW SOAKAWAY A MINIMUM 5 METRES FROM ANY PERMANENT STRUCTURE.

NEW WALLS
EXPOSED LEAVES TO BE OF 100mm FACING BRICKWORK TO MATCH EXISTING THEN 100mm CAVITY WITH DRYTHERM O.S.A. INSULATION, 100mm "HEMELITE" LIGHTWEIGHT BLOCKWORK INTERNAL LEAF. NEW WALLS TO ACHIEVE A U-VALUE OF 0.28w/m2. PROVIDE STAINLESS STEEL WALL TIES AT 750c/c's HORIZONTALLY , 450c/c's VERTICALLY AND 225c/c's HORIZONTALLY AT OPENINGS AND REVEALS. CAVITIES CLOSED AT CILLS AND JAMBS WITH DPC AND PROPRIETARY SYSTEM TO PREVENT COLD BRIDGING AND AT EAVES BELOW RAFTERS BY ONE COURSE OF BLOCKWORK WITH SAND / CEMENT BEAM FILL OVER BARRIER TO UNDERSIDE OF ROOF.

EXISTING WALLS - NEW FINISH
PROVIDE NEW EXTERNAL FINISH TO THE THE EXISTING WALLS COMPRISING OF INSULATION BOARDS/FRAMEWORK FIXED TO THE STRUCTURAL WALLS (OUTSIDE FACE) WITH BREATHABLE MEMBRANES, VAPOUR LAYERS, VENTILATION GAPS AND RENDER BOARDS/MESH & FINISH, ALL TO BE INSTALLED TO CHOSEN SPECIALISTS DETAILS.

FOUL WATER DRAINAGE
100 dia. WASTE TO W.C.'s. 32 dia. WASTE AND ANTI SIPHON TRAP TO HAND BASINS . 40 dia. WASTE TO SHOWERS / BATHS ALL TO HAVE 75 DEEP SEAL TRAPS AND DISCHARGING INTO 100dia. ANY GVC HEPSLEEVE PIPES LAID TO A MINIMUM 1 IN 40 FALL TO INSPECTION CHAMBER AS SHOWN ALL DRAINS TO BE LAID TO A SELF CLEANSING GRADIENT. ALL DRAINS PASSING THROUGH WALLS ARE TO BE PROTECTED BY 75x100x450 LONG P.C. LINTELS OVER, OPENINGS THROUGH THE WALL ARE TO BE MASKED BOTH SIDES WITH RIGID SHEET TO PREVENT ENTRY OF FILL OR VERMIN. ALL DRAINS PASSING UNDER BUILDINGS OR DRIVEWAYS ARE TO BE ENCASED IN 150mm MINIMUM CONCRETE.

LINTELS
ALL WINDOWS AND DOORS ARE TO HAVE CATNIC LINTEL OR SIMILAR APPROVED OVER. ALL LINTEL SIZES ARE TO BE AGREED ON SITE BY BUILDING CONTRACTOR.

WALL STABILITY
5X30 GALVANIZED MILD STEEL ANCHOR STRAPS TO BE INSTALLED AT RAFTER LEVEL AT 1200c/c's MAXIMUM AND FIXED ACROSS 3 No. JOISTS / RAFTERS.

DAMP PROOF COURSES
ALL NEW WALLS ARE TO HAVE BITUMINOUS FELT DPC's OR SIMILAR TO BS743 A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL.

WINDOWS AND DOORS
ALL NEW WINDOWS TO HAVE 8000mm2 TRICKLE VENTILATORS, ANY GLAZED DOORS TO BE FITTED WITH SAFETY GLASS TO BS6202, GLAZING TO ACHIEVE A U-VALUE OF 1.6w/m2 SO PROVIDE 4-16-4 SEALED UNIT DOUBLE GLAZED UNITS WITH LOW EMISSIVITY COATING TO INNER PANELS.

PITCHED ROOF
TILES TO MATCH EXISTING LAID ON 25x50 TANALISED BATTENS AT GAUGE ON UNTEARABLE SARKING FELT ON RAISED TIE RAFTERS AT MAXIMUM 600mm CENTRES WITH BINDERS AND WIND BRACING ALL TO COMPLY WITH BS5268 PART 3 1985. ROOF STRUCTURE TO BE DESIGNED BY SPECIALIST MANUFACTURE AND IS TO BE SUBMITTED TO THE LOCAL AUTHORITY BEFORE COMMENCEMENT OF ANY WORKS ON SITE. 25x100 RIDGE AND CEILING BINDERS AND WIND BRACING, 50x100 TREATED SOFTWOOD WALLPLATES FASTENED TO INNER LEAF WITH 30x5x1000mm LONG GALVANIZED MILD STEEL STRAPS AT 3000mm CENTRES EACH WITH 6No. FIXINGS INTO MASONRY. 30x5x1500mm LONG GALVANIZED MILD STEEL LATERAL RESTRAINT STRAPS WITH 100mm TURNED DOWN INTO BLOCKWORK AND FASTENED TO RAFTERS AND CEILING JOISTS.

SMOKE ALARMS HEAT ALARMS
PROVIDE SELF CONTAINED SMOKE ALARMS OR HEAT DETECTORS AS INDICATED ON PLAN , THESE ARE TO BE MAINS OPERATED TO BS5446:PART1 AND INSTALLED IN ACCORDANCE WITH PARAGRAPHS 1.10 SEQ. OF APPROVED DOCUMENT B, REG B1. DETECTORS / ALARMS ARE TO BE INTERCONNECTED SO THAT THE DETECTION OF SMOKE BY ONE OPERATES THE SIGNAL IN THE OTHER

MECHANICAL VENTILATION
MECHANICAL VENTILATOR TO PROVIDE 3 No AIR CHANGES PER HOUR, A 15 LITRES PER SECOND CAPACITY AND A 15 MINUTE OVERUN FACILITY. UTILITY CAPACITY TO BE 30/L PER SECOND. KITCHEN CAPACITY TO BE 30/L PER SECOND IF IN COOKER HOOD OR 60L PER SECOND IF INDEPENDENT.

ELECTRICAL WORKS
ALL ELECTRICAL WORK IS 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 OF THE WORKS THE LOCAL AUTHORITY MUST BE SATISFIED OF COMPLIANCE WITH PART P THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORKS BY A PERSON COMPETENT TO DO SO.

Revision	Amendment	Date

Client

Project
Proposed Extensions and Alterations
Heath Cottage
Wilsford
Lincolnshire

Drg Title
Proposed Plans

Drg No. 222904-03

Scale 1:50

Date 04/22

Rick Smith Design
Architectural Design Consultancy
Ardent House, 18 Eastgate
Sleaford, Lincolnshire NG34 7DP
Tel: 01529 414363 or 07786 838788
e-mail: rick@ricksmithdesign.com