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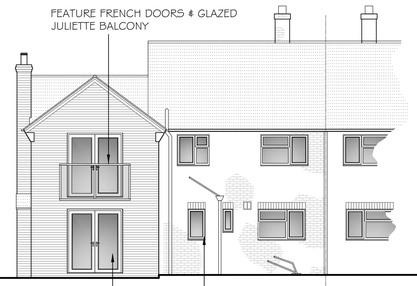
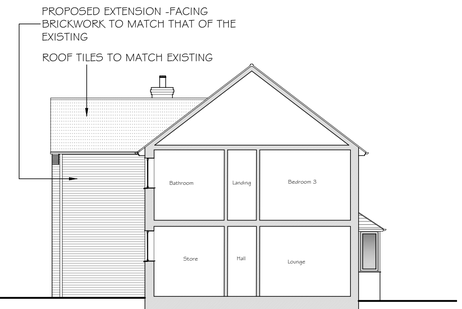
Front

Side



Rear



Side

Proposed Elevations (scale 1:100)

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

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.

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

NOTE: MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING

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

PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS

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

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.

PROVIDE NEW 303mm THICK WALL TO ACHIEVE A U-VALUE OF 0.18w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN, 100mm INSULATED CAVITY (KINGSPAN KOOLTHERM K106 WITH 10MM RESIDUAL GAP) AND FACING BRICKWORK TO MATCH EXISTING DWELLING, PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.

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 SPECS

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

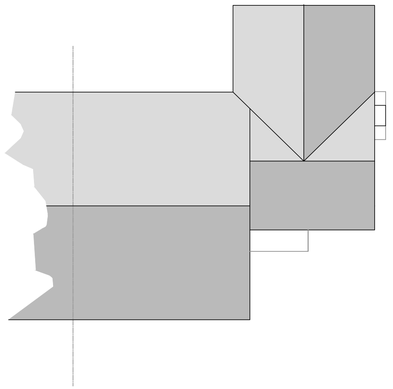
NOTE:
ALL THE EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, LINTELS, WALLS CARRYING NEW AND ALTERED LOADINGS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY BY ENGINEER PRIOR TO COMMENCEMENT OF WORK AS AS REQUIRED BY BUILDING CONTROL

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

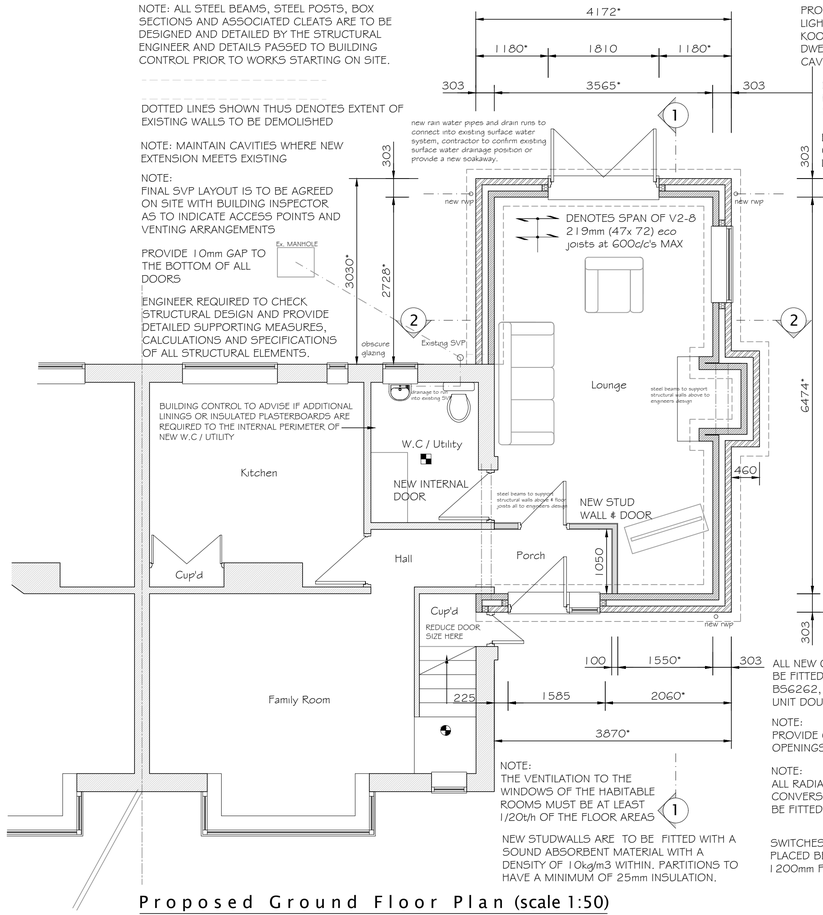
ALL RWPs POSITIONS ARE TO BE CONFIRMED BY BUILDING CONTRACTOR TO BUILDING INSPECTOR ON SITE

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

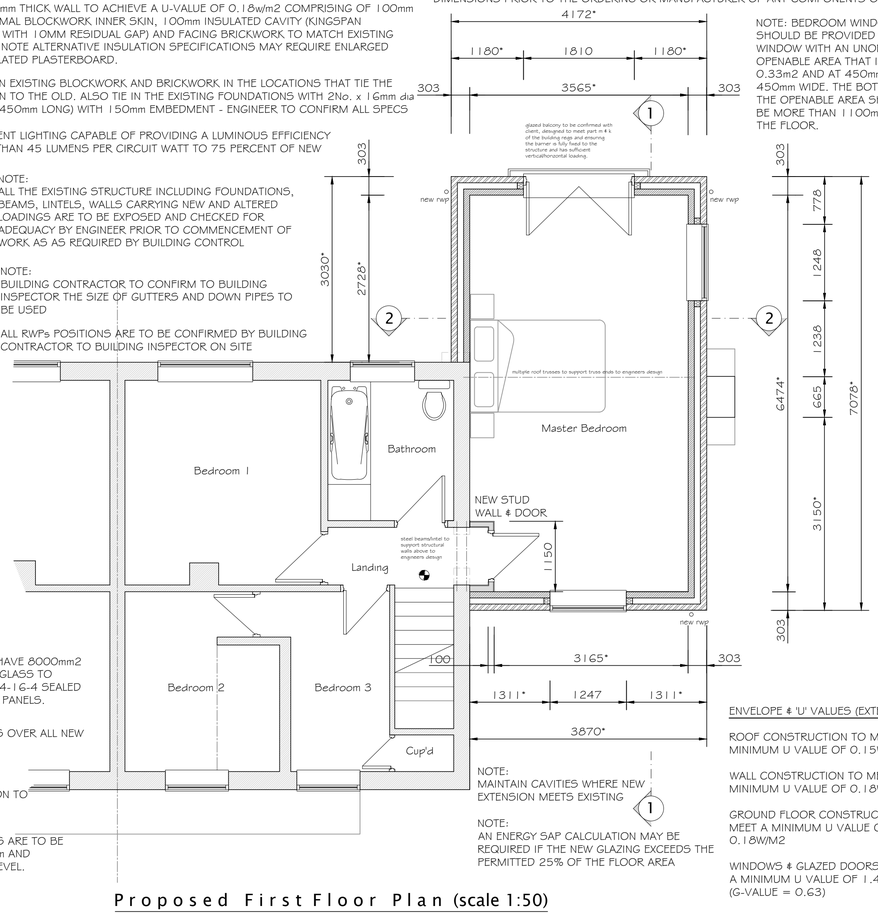
NOTE: BEDROOM WINDOWS SHOULD BE PROVIDED WITH A WINDOW WITH AN UNOBSTRUCTED OPENABLE AREA THAT IS ATLEAST 0.33m2 AND AT 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100mm FROM THE FLOOR.



Proposed Roof Plan (scale 1:100)



Proposed Ground Floor Plan (scale 1:50)



Proposed First Floor Plan (scale 1:50)

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

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.

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

NOTE:
PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

NOTE:
ALL RADIATORS WITHIN CONVERSION / EXTENSION TO BE FITTED WITH TRV'S

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

NOTE:
MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING

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

ENVELOPE & 'U' VALUES (EXTENSION)

ROOF CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.15W/M2

WALL CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.18W/M2

GROUND FLOOR CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.18W/M2

WINDOWS & GLAZED DOORS TO MEET A MINIMUM U VALUE OF 1.4W/M2 (G-VALUE = 0.63)

NOTE: ONCE THE DESIGN SAP CALCULATION HAS BEEN PRODUCED THE SPECIFICATION ON THIS DRAWING MAY CHANGE, THE CLIENT IS TO ENGAGE WITH THE SAP ASSESSOR ACCORDINGLY TO ESTABLISH THE FINAL U-VALUES OF THE DWELLING AND THE RELEVANT MATERIALS IT WILL AFFECT. OVERHEATING, VENTILATION, COOLING METHODOLOGY, SOLAR GAINS TO ALL BE TAKEN INTO ACCOUNT AND ALL TO BE AGREED BETWEEN CLIENT, CONTRACTOR, SAP ACCESSOR & BUILDING CONTROL.

NOTE: ANY DEVIATION FROM PROPOSED INFORMATION THAT MAY EFFECT THE GENERAL DESIGN, THEN THE PRINCIPAL DESIGNER IS TO BE CONSULTED. CONTRACTOR TO LIAISE WITH ALL SPECIALISTS DESIGNERS AND ENSURE ALL REQUIREMENTS AND RECOMMENDATIONS ARE CONSTRUCTED ON SITE.

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 103mm FACING BRICKWORK THEN 100mm CAVITY WITH INSULATION, 100mm "HEMELITE" LIGHTWEIGHT BLOCKWORK INTERNAL LEAF. NEW WALLS TO ACHIEVE A U-VALUE OF 0.18w/m2. PROVIDE STAINLESS STEEL WALL TIES AT 750c/c's HORIZONTALLY, 450c/c's VERTICALLY AND 225c/c's HORIZONTALLY AT OPENINGS AND REVERSE OF EXPOSED LEAVES. ALL NEW 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.

FOUL WATER DRAINAGE
100 dia. WASTE PIPES TO C/w's, 32 dia. WASTE AND 40 dia. WASTE TO WASH 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 PROPOSED EXTENSIONS 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 TRICKLE VENTILATORS - 8000mm2 (MULTIPLE FLOORS), 10,000mm2 (SINGLE STOREY) & 4000mm2 (BATHROOMS), ANY GLAZED DOORS TO BE FITTED WITH SAFETY GLASS TO BS6262, GLAZING TO ACHIEVE A U-VALUE OF 1.2 OR 1.4W/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 TILING BATTENS ON 38x25 TREATED TIMBER 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 1200mm CENTRES FASTENED WITH 6No. 30 GALVANIZED NAILS. 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 (INTERMITTENT) TO PROVIDE 3 No AIR CHANGES PER HOUR, A 15 LITRES PER SECOND CAPACITY AND A 15 MINUTE OVERUN FACILITY. UTILITY CAPACITY TO BE 30L PER SECOND. KITCHEN CAPACITY TO BE 30L PER SECOND IF IN COOKER HOOD OR 60L PER SECOND IF INDEPENDENT. BATHROOM/ENSUITE TO BE 15L PER SECOND AND WCS 6L PER SECOND

Revision	Amendment	Date

Client

Project
Proposed Extensions and Alterations
26 New Street
Osbournby
Lincolnshire

Drg Title
Proposed Plans and Elevations

Drg No.
223018-02

Scale
1:50
1:100

Date
10/22

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