

Proposed Elevations (scale 1:100)

DIMENSIONS MARKED WITH * 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 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 K10G WITH 10MM RESIDUAL GAP) AND FACING BRICKWORK TO MATCH EXISTING DWELLING. PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.

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

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.

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

MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING

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

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

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

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.

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

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

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

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.

ANY DEVIATION FROM PROPOSED INFORMATION THAT MAY AFFECT 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.

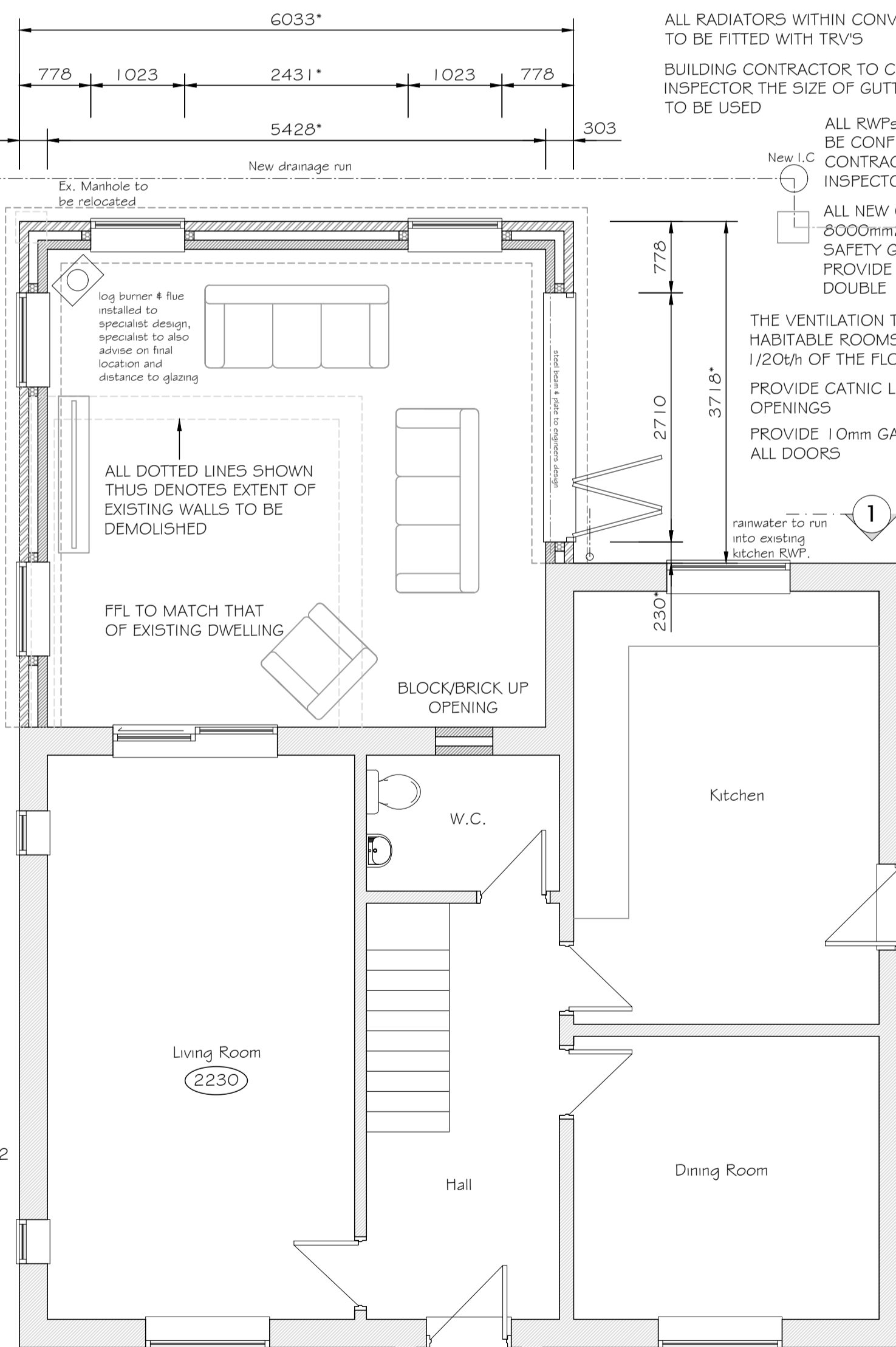
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS.

ALL RADIATORS WITHIN CONVERSION / EXTENSION TO BE FITTED WITH TRVS
BUILDING CONTRACTOR TO CONFIRM TO BUILDING INSPECTOR THE SIZE OF GUTTERS AND DOWN PIPES TO BE USED

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

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

THE VENTILATION TO THE WINDOWS OF THE HABITABLE ROOMS MUST BE AT LEAST 1/20th OF THE FLOOR AREAS
PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS
PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS



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

Proposed Ground Floor Plan (scale 1:50)

GROUND FLOOR TO GIVE A U VALUE OF 0.18 WM2 AND TO COMPRISE OF MINIMUM 65mm SAND / CEMENT SCREED (INCLUDING UNDERFLOOR HEATING TO SPECIALIST DESIGN) ON 100mm DEEP CONCRETE SLAB ON 100-150mm KINGSPANCELLOTEX INSULATION INC VCL LAYER (DEPTH DEPENDANT ON PJA CALCULATION) ON 1200 GAUGE VISQUEEN DPM ON 150mm SUB-BASE

Section 1-1 Through Proposed Extension (scale 1:50)

PROVIDING GROUND CONDITIONS ARE OF AN ADEQUATE NATURE THEN EXCAVATE 600mm WIDE x 450mm DEEP TRENCH FILL FOOTINGS TO EXTERNAL WALLS (UNLESS NOTED OTHERWISE), FINAL DEPTH AND SIZE TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR, ALL FOOTINGS ARE TO BE REINFORCED WITH MESH REINFORCEMENT IN THE TOP
THE FORMATION DEPTH OF THE FOUNDATIONS IS TO BE DOWN TO A FIRM LOAD-BEARING STRATA TO FORM A STABLE FOUNDATION, THE MIN. DEPTH IS TO BE 1000mm IN MEDIUM SHRINKABLE CLAYS. ALL FINAL DEPTHS AND PROTECTIONS OF FOOTINGS ARE TO BE AGREED ON SITE BETWEEN THE LOCAL AUTHORITY BUILDING INSPECTOR AND THE BUILDING CONTRACTOR.

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

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

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 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 FILL OVER BARRIER TO UNDERSIDE OF ROOF.

WALL STABILITY
5x30 GALVANIZED MILD STEEL ANCHOR STRAPS TO BE INSTALLED AT RAFTER LEVEL AT 1200c/c's MAXIMUM 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 (MULTI FLOORS), 10000mm² (SINGLE FLOORS) & 4000mm² (BATHS). ALL WINDOWS TO BE GLAZED TO ACHIEVE A U-VALUE OF 1.4w/m2 SO PROVIDE 4-16-4 SEALED UNIT DOUBLE GLAZED UNITS WITH LOW EMISSIVITY COATING TO INNER PANELS.

RAINWATER DRAINAGE
NEW GUTTERING TO BE PVCU AND ARE TO FALL INTO NEW RWP AND DISCHARGE INTO 100 dia. TRIPLEVEE PIPES LAID A MINIMUM 1 IN 40 FALL AND THENCE INTO SOAKWAYS A MINIMUM 5 METRES FROM PERMANENT STRUCTURE. SURFACE WATER STRATEGIES TO BE AGREED ON SITE.

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 TRIPLEVEE 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 WALLS ARE TO BE WASHED BOTH SIDES WITH RIGID SHEET PIPES. ALL ARE TO BE WASHED BOTH SIDES WITH RIGID UNDER BUILDINGS OR DRIVEWAYS ARE TO BE ENCASED IN 150mm MINIMUM CONCRETE.

FITTED 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 1995. ROOF STRUCTURE TO BE DESIGNED BY SPECIALIST MANUFACTURE AND IS TO BE SUBMITTED TO THE LOCAL AUTHORITY BEFORE COMMENCEMENT OF ANY WORKS ON SITE. 25x50 RIDGE AND CEILING BINDERS AND WIND BRACING WITH 30x50x1000 LONG GALVANIZED MILD STEEL STRAPS AT 3000mm CENTRES EACH WITH Gns. FIXINGS INTO MASONS. 30x50x1500mm LONG GALVANIZED MILD STEEL LATERAL RESTRAINT STRAPS WITH 100mm TURNED DOWN INTO BLOCKWORK AND FASTENED TO RAFTERS AND CEILING JOISTS.

CAVITY TRAYS
TO BE POSITIONED ABOVE ALL DOOR OPENINGS AND WINDOWS. BAY WINDOWS, ROOF ABUTMENTS, ARBRECKS, DOOR STEPS AND DPC LEVEL NOTE ADDITIONAL CAVITY TRAYS ARE ALSO REQUIRED BELOW STONE HEADERS AND CILLS IN SOME INSTANCES.

Revision	Amendment	Date

Client

Project
Proposed Extensions and Alterations
7 Bernard Close
Great Hale
Lincolnshire

Dwg Title
Proposed Plans and Elevations

Dwg No.
233118-02

Scale
1:50
1:100

Date
04/23

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