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.

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

PROVIDE NEW 300/302mm 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 100/102mm FACING BRICKWORK TO MATCH EXISTING BELOW DPC WITH FACING STONE ABOVE.

PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.

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

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

INTERNAL DECORATION & NEW DOORS, ETC TO BE AGREED BETWEEN CLIENT & CONTRACTOR

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

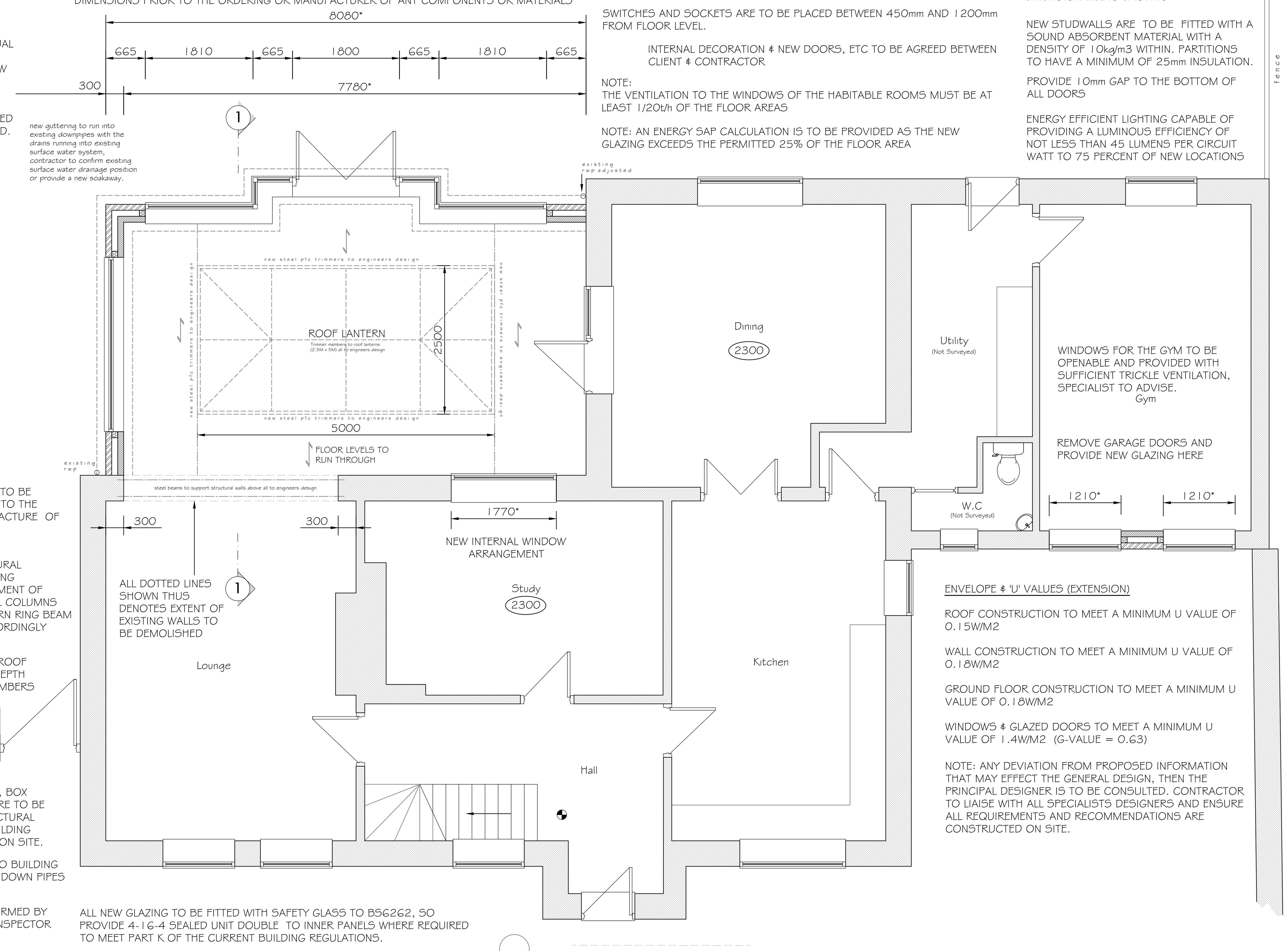
NOTE: AN ENERGY SAP CALCULATION IS TO BE PROVIDED AS THE NEW GLAZING EXCEEDS THE PERMITTED 25% OF THE FLOOR AREA

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.

PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS

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



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.

NOTE:
DETAILED ROOF DESIGNED BY STRUCTURAL ENGINEER TO BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO THE COMMENCEMENT OF WORKS ON SITE. ADDITIONAL VERTICAL COLUMNS MAY BE REQUIRED TO SUPPORT LANTERN RING BEAM TRIMMERS. ENGINEER TO ADVISE ACCORDINGLY

DENOTES SPAN OF 195x47 C24 ROOF RAFTERS AT 450c/c's WITH FULL DEPTH NOGGINS AT MIDSPAN ALONG MEMBERS (TO BE CONFIRMED BY ENGINEER)

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.

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

PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

ALL NEW GLAZING TO BE FITTED WITH SAFETY GLASS TO BS6262, SO PROVIDE 4-16-4 SEALED UNIT DOUBLE TO INNER PANELS WHERE REQUIRED TO MEET PART K OF THE CURRENT BUILDING REGULATIONS.

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: 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.

Proposed Ground Floor Plan (scale 1:50)

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

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.

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 BRICKWORK TO MATCH EXISTING BELOW DPC WITH FACING STONE ABOVE THEN 100mm CAVITY WITH INSULATION, AND 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 BEAM FILL OVER BARRIER TO UNDERSIDE OF ROOF.

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.

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 1.4w/m2 SO PROVIDE 4-16-4 SEALED UNIT DOUBLE GLAZED UNITS WITH LOW EMISSIVITY COATING TO INNER PANELS.

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 WC'S 6L PER SECOND

FLAT ROOF TO BE MADE UP GLASS FIBRE FLAT ROOFING SYSTEM BY SPECIALIST CONTRACTOR. ROOF TO COMPRISE OF 63x220 C24 JOISTS SPANNING AS SHOWN ON PLAN ALL AT 400-600MM CENTRES (TO BE CONFIRMED BY ENGINEER) WITH 18mm EXTERIOR GRADE PLYBOARD FIXED OVER INSULATION WITH ROOF SYSTEM FITTED OVER BY SPECIALIST WITH APPROPRIATE UPSTANDS AND WEATHERPROOFING MEASURES.

INSULATE WARM ROOF WITH MIN 50MM (DEPTH MAY VARY DEPENDING ON FINAL DESIGN) CELOTEX ABOVE JOISTS AND 200MM (DEPTH MAY VARY DEPENDING ON FINAL DESIGN OF TIMBERS) CELOTEX XR4000 BETWEEN TIMBERS ALL INSTALLED TO MANUFACTURERS GUIDELINES AND ALL TO ACHIEVE A U-VALUE OF 0.15w/m2.

PERIMETER UPSTANDS/PARAPETS TO ROOF TO ALLOW SURFACE WATER TO FALL INTO INTEGRAL GUTTER SYSTEM WITHIN ROOF AND FALL INTO RAIN WATER PIPES

PROVIDE VAPOUR BARRIER BELOW ROOF INSULATION BEHIND THE PLASTERBOARD

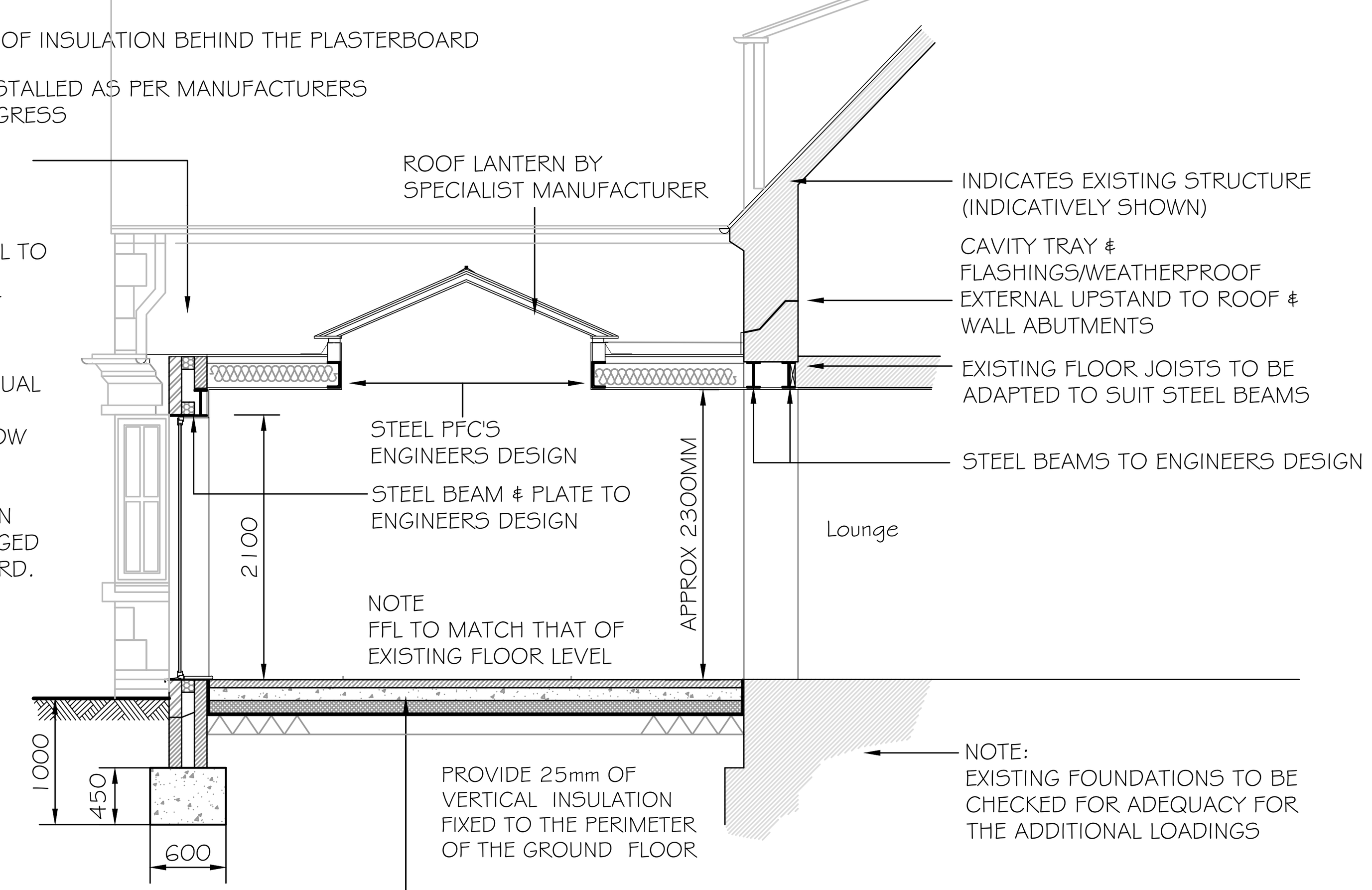
NEW FLAT ROOF JUNCTIONS TO BE INSTALLED AS PER MANUFACTURERS GUIDELINES TO ENSURE NO WATER INGRESS

FEATURE COPING WITH GUTTER

PROVIDE NEW 300/302mm 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 100/102mm FACING BRICKWORK TO MATCH EXISTING BELOW DPC WITH FACING STONE ABOVE.

PLEASE NOTE ALTERNATIVE INSULATION SPECIFICATIONS MAY REQUIRE ENLARGED CAVITIES OR INSULATED PLASTERBOARD.

MINIMUM 2NO COURSES OF BRICKWORK BELOW GROUND



GROUND FLOOR TO GIVE A U VALUE OF 0.18 W/M2 AND TO COMPRISE OF MINIMUM 65mm SAND / CEMENT SCREED ON 100mm DEEP CONCRETE SLAB ON 100-150mm CELOTEX GA4000/XR4000 INSULATION (DEPENDING ON P/A CALCULATION) ON 1200 GAUGE 'VISQUEEN' DPM ON 150mm SUB-BASE (also provide vcl to warm side of insulation) FLOOR LEVELS TO RUN THROUGH

THE DAMP PROOF MEMBRANE IS TO BE A COMBINED RADON GAS MEMBRANE AND IS TO BE TAPED AND SEALED. JOINT POSITIONED AT SLAB EDGE TO AVOID SLIP PLANE AT WALL / SLAB JUNCTION

Section 1-1 Through 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.

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.

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

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

Revision	Amendment	Date

Client

Project
Proposed Extensions and Alterations
Farriers Cottage
Haceby Road, Newton
Lincolnshire

Drg Title
Proposed Plans and Sections

Drg No. 223029-03
Scale 1:50
Date 11/22

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