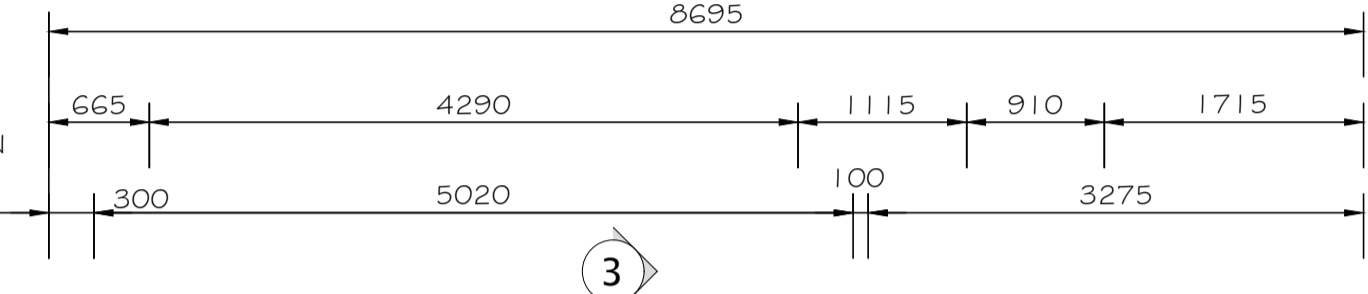


### Proposed Elevations (scale 1:100)

NOTE: NEW RWPS AS INDICATED  
 NOTE: EXISTING WINDOWS TO BE REPLACED WITH ANTHRACITE GREY FRAMES

PROVIDE NEW 300/302mm THICK WALL TO ACHIEVE A U-VALUE OF 0.18w/m2 COMPRISING OF 100mm LIGHTWEIGHT THERMAL BLOCKWORK INNER SKIN (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER), 100mm INSULATED CAVITY (90MM KINGSPAN KOOLTHERM K10G WITH 10MM RESIDUAL GAP) AND EXPOSED LEAVES TO BE BRICKWORK TO MATCH EXISTING.

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



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.

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

MOISTURE RESISTANT PLASTERBOARD, ETC TO BE USED IN ENSUITE/BATHROOMS

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

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

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

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

ENGINEER TO SPECIFY ANY MOVEMENT JOINTS

NOTE: MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING

NOTE: PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

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 REQUIRED BY BUILDING CONTROL

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

ALL NEW OPENINGS TO HAVE 8000mm2 BE FITTED WITH SAFETY GLASS TO BS6262, 50 PROVIDE 4-16-4 SEALED UNIT DOUBLE TO INNER PANELS.

ALL OPENINGS TO HAVE INSULATED PLASTERBOARD TO THE INTERNAL PERIMETER OF THE WINDOW/DOOR (BELOW WINDOW BOARD TOO IF RELEVANT) OVERLAPPING THE CAVITY TO MAINTAIN & IMPROVE THERMAL PERFORMANCE. ALL WINDOWS/DOORS TO BE INTERNALLY & EXTERNALLY SEALED.

FOUL DRAINAGE TO CONNECT TO EXISTING (ALL EXISTING DRAINAGE TO BE FULLY INVESTIGATED ON SITE) AND FINALISED DESIGN TO BE AGREED THEREAFTER WITH BUILDING CONTROL

NOTE: FINAL DRAINAGE LAYOUT IS TO BE AGREED ON SITE WITH BUILDING INSPECTOR AS TO INDICATE ACCESS POINTS AND VENTING ARRANGEMENTS AND THE EXISTING CONFIGURATION OF THE FOUL DRAINAGE.

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

ENERGY EFFICIENT LIGHTING CAPABLE OF PROVIDING A LUMINOUS EFFICIENCY OF NOT LESS THAN 75 LUMENS PER CIRCUIT WATT

PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS

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.

#### 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 RWPS 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, THEN 100mm CAVITY WITH INSULATION, 100mm 'HEMELITE' LIGHTWEIGHT BLOCKWORK INTERNAL LEAF (UNLESS ALTERNATIVE IS SPECIFIED BY ENGINEER), 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.

#### 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 DPCs OR SIMILAR TO BS743 A MINIMUM OF 150mm ABOVE FINISHED GROUND LEVEL.

#### WINDOWS AND DOORS

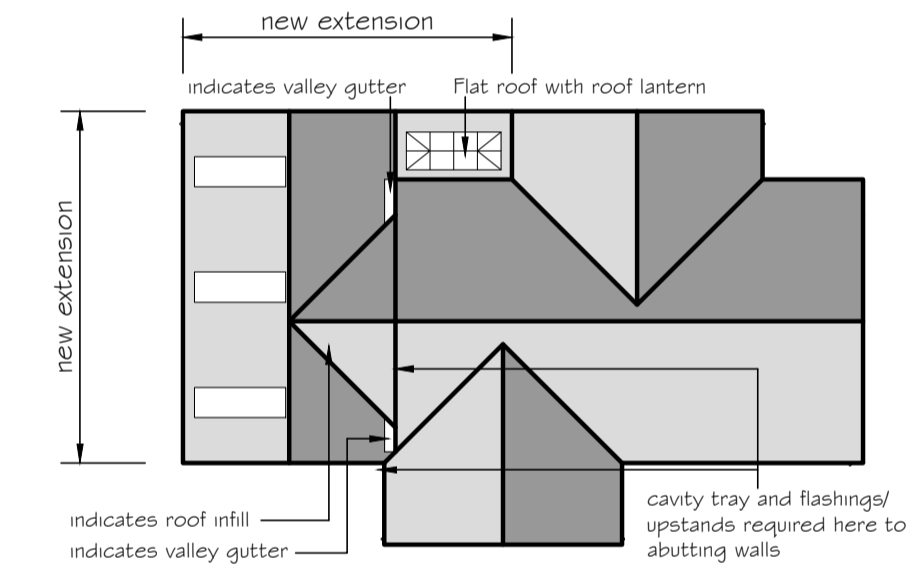
ALL NEW WINDOWS TO HAVE TRICKLE VENTILATORS - 8000mm2 (MULTIPLE FLOORS), 10,000mm2 (SINGLE STOREY) & 4000mm2 (BATHROOMS). ANY GLAZED DOORS TO BE FITTED WITH SAFETY GLASS TO BS6262, GLAZING TO ACHIEVE A U-VALUE OF 1.4w/m2 50 PROVIDE 4-16-4 SEALED UNIT DOUBLE GLAZED UNITS WITH LOW EMISSIVITY COATING TO INNER PANELS.

#### CAVITY TRAYS

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

#### PITCHED ROOF

TILES TO MATCH EXISTING LAID ON 25x50 TANALISED BATTENS AT GAUGE ON UNTEARABLE MARKING 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.



### Proposed Roof Plan (scale 1:200)

Revision	Amendment	Date
A	Design revised to clients specifications	04/24

Client

Project  
 Proposed Extensions and Alterations  
 25 Hall Road  
 Great Hale  
 Lincolnshire

Dwg Title  
 Proposed Plans and Elevations

Dwg No.  
 233272-02A

Scale  
 1:50  
 1:100

Date  
 01/24

**Rick Smith Design**  
 Architectural Design Consultancy

Ardent House, 18 Eastgate  
 Skeford, Lincolnshire NG34 7DP  
 Tel: 01529 414363 or 07786 838788  
 e-mail: rick@ricksmithdesign.com

ENVELOPE & U VALUES (EXTENSION)  
 ROOF CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.15WM2  
 WALL CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.18WM2  
 GROUND FLOOR CONSTRUCTION TO MEET A MINIMUM U VALUE OF 0.18WM2  
 WINDOWS & GLAZED DOORS TO MEET A MINIMUM U VALUE OF 1.4WM2

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 ASSESSOR & 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.

**FEATURE GLAZING/BIFOLDS**  
 TO BE DESIGNED TO REDUCE SOLAR GAINS (REDUCE G FACTOR) BY USE OF:

- INTEGRAL BLINDS
- SOLAR CONTROL COATING/FILM TO GLAZING
- TINTED GLAZING
- TRIPLE GLAZING

ALL TO BE PRICED AND AGREED BETWEEN THE CLIENT & CONTRACTOR AND PROPOSED TO BUILDING CONTROL FOR APPROVAL

NOTE: THE DRAWINGS PROVIDED FORMS A BUILDING REGULATIONS APPROVAL SET OF INFORMATION FOR BUILDING CONTROL TO CONFIRM ACCEPTABILITY OF THE PROPOSALS. THEY CONTAIN NOTES, INFORMATION AND SPECIFICATIONS WHICH ALLOW THE CONTRACTORS TO PRICE AND UNDERSTAND THE PRINCIPLE OF HOW THE PROPOSALS ARE TO BE CONSTRUCTED AND SUFFICIENT INFORMATION FOR BUILDING CONTROL TO APPROVE THE DESIGN. HOWEVER, THESE DRAWINGS ARE NOT TO BE CONSIDERED CONSTRUCTION DRAWINGS AND DO NOT PROVIDE DETAILED SOLUTIONS TO THE VARIOUS ISSUES THAT MAY ARISE IN THE CONSTRUCTION PHASE.

#### SMOKE ALARMS & HEAT ALARMS

PROVIDE SELF CONTAINED SMOKE ALARMS OR HEAT DETECTORS AS INDICATED ON PLAN, THESE ARE TO BE MAINS OPERATED TO BS5446:PART 1 AND INSTALLED IN ACCORDANCE WITH PARAGRAPHS 1.10 SEQ. OF APPROVED DOCUMENT B, REG B.1. 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 W/C'S 6L PER SECOND