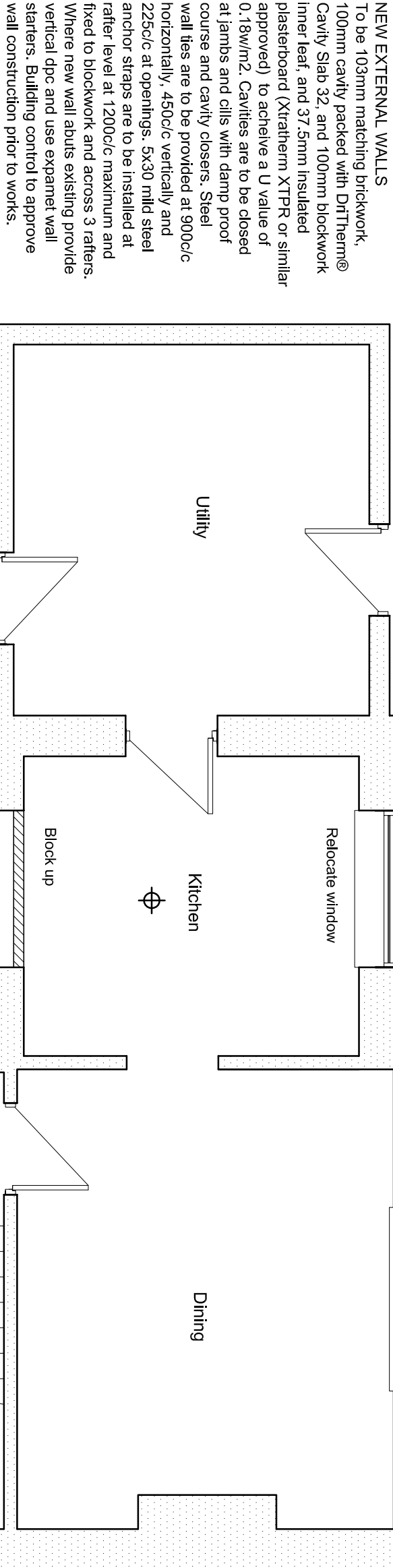


LIGHTING
Ensure all internal luminaires to be fitted with energy saving lamps (minimum 100lm/watt). Any external lighting should be designed to have an efficacy of 75 light source lumens per circuit-watt. Any external light capacity should not be more than 100 lamp-watts and that they should be automatically controlled to switch off when not required (such as operation by a movement sensor) and fitted with a daylight sensor.

UPVC DOORS & WINDOWS -
Glazing to achieve a u-value of 1.4w/m²sq. New windows to have 1000mm sq middle vents. Any glazing on doors or below 800mm from sill must be safety glass. The installation of safety glass in the habitable rooms must be at least 1/20th of the floor areas. All to comply with Approved Document Q, PAS 24 standard

Dimensions marked * are determined on site by existing structure



ELECTRICAL WORK - All electrical work to comply with part P requiring the appropriate installation certificate (BS7671), and tested and inspected by an electrician qualified to do so. Switches and sockets are to be placed between 450mm and 1200mm from floor level.

NOTE - Do not scale this drawing. All proposed works, materials and components are to comply with latest building regulations and installed to manufacturers instructions. All dimensions are to be checked on site before works. This drawing is subject to copy right.

RAINWATER DRAINAGE

Guttering and rain water pipes to be pvc to match existing. Discharge pipes to be 100mm pipes laid to a fall of 1:40 running to soakways a min of 3 metres from any new or existing soakway. Soakways to be agreed with Building Inspector on site. Soakways to be designed to the digest 365 following a percolation test.

NOTE A SAP energy efficiency calculation may be requested by building control if glazing is proposed. The calculation may require additional insulation needed for the property.

LINTELS - Cavity lintels are to be installed over all new windows and doors. Straps to be agreed on site with building contractor.

SMOKE ALARM (heat alarm in kitchen) - Indicated thus -  to be mains operated to BS5446part 1 and installed in accordance with paragraphs 1.8 seq. of approved document E. All to be installed in accordance with BS5268 part 3. Wall plate to be treated timber fixed to blockwork with 1500mm long mild steel straps at 2m centres. Provide vapour barrier between rafters and plasterboard where there is sloping ceiling. All external flashings to be lead code 4. Eaves to have 25mm continuous ventilation strip provided. Local authorities to approve proposed roof construction prior to works.

STUD WALLS
Denote 100mm stud wall packed with 25mm Denaglass O.S.A acoustic roll insulation with a density of 20kg/m³ to provide sound absorption in accordance with Approved Document E

FOUL DRAINAGE NOTES:

DRAINAGE PLAN IS INDICATIVE ONLY. BUILDER / PLUMBING ENGINEER TO INVESTIGATE AND FINALISE THE PLAN FOR MOST EFFECTIVE SYSTEM. IF MAINS SEWERS ON THE SITE, CLERK TO MFCRM, MFCRM TO BE ADVISED OF ANY PROPOSED EXTERNAL DRAINAGE TO BE DISPOSED AND CAN BE 100mm Ø inlet to a manhole connection. 150mm Ø outlet from any manhole with null inlets. Tops of pipe connections into manholes to be level. External pipework laid between maximum fall to be 1:100. Connections into manholes to be 90 degrees or greater to the outlet pipe. All pipes that pass through walls to have 75mm precast concrete lintels over. With rigid steel. All pipes and under buildings, roads or driveways to be encased in 150mm of pea gravel. Any SVP stacks to be vented to fresh air 900mm above any operable window / door with 3m. All admittance valves are permitted to be installed to BS7413. Internal waste: 32mm Dia & syphon traps to sinks, 40mm Dia for baths and showers, with 75mm traps. 100mm Dia pipes for VIC through the site and within 3m to extension a drainage survey should be carried out. All drains to be installed to the commencement of ground works - building contractor to confirm. Bath temperature to be limited to 48 degrees Celsius maximum.

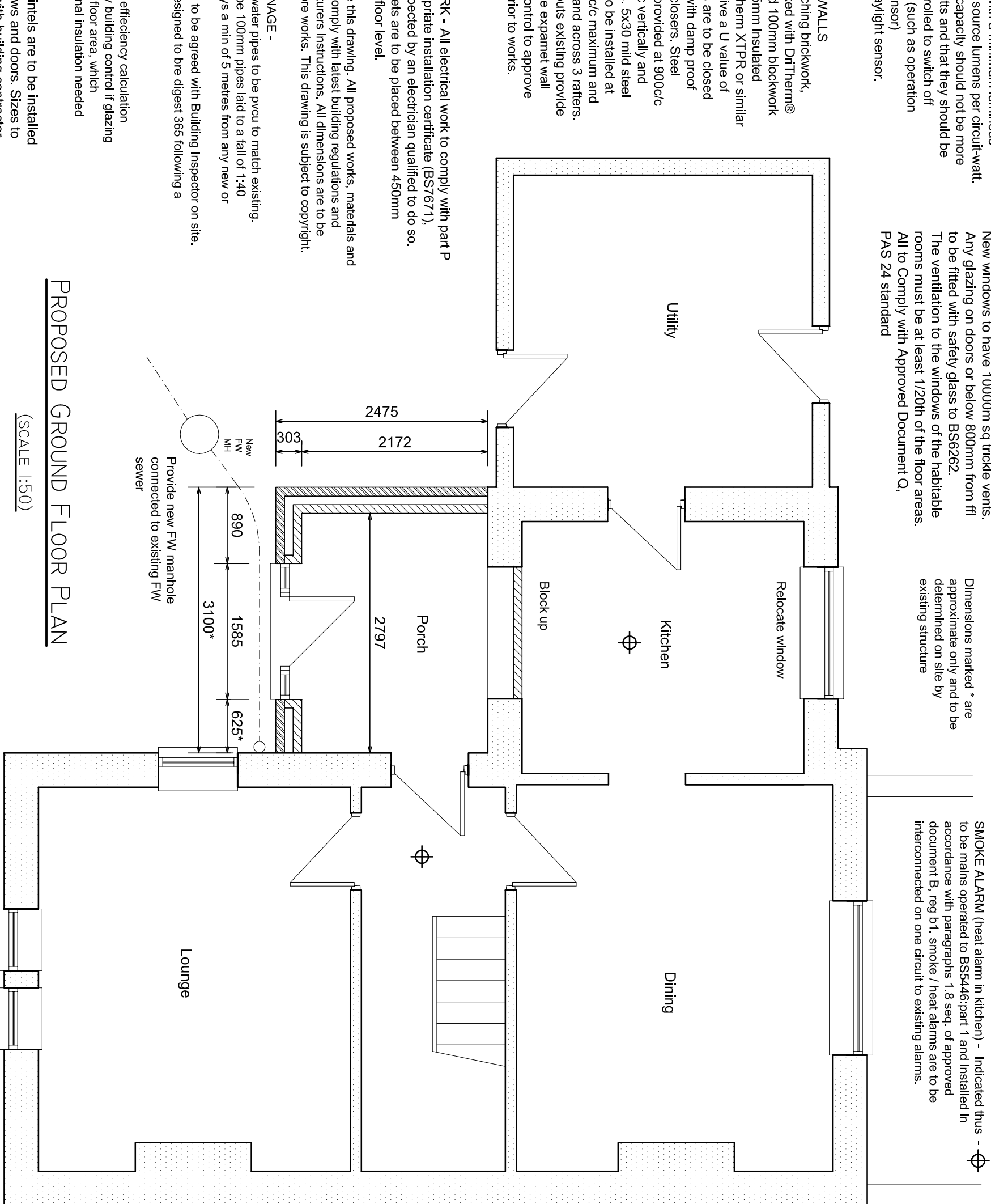
ALL NEW WINDOWS

At least one new window per room (excluding bathrooms, WCs and ensuite) should be provided with an unobstructed operable area that is at least 0.33m² and at 750mm high and 450mm wide. The bottom of the operable area should not be more than 100mm from the floor.

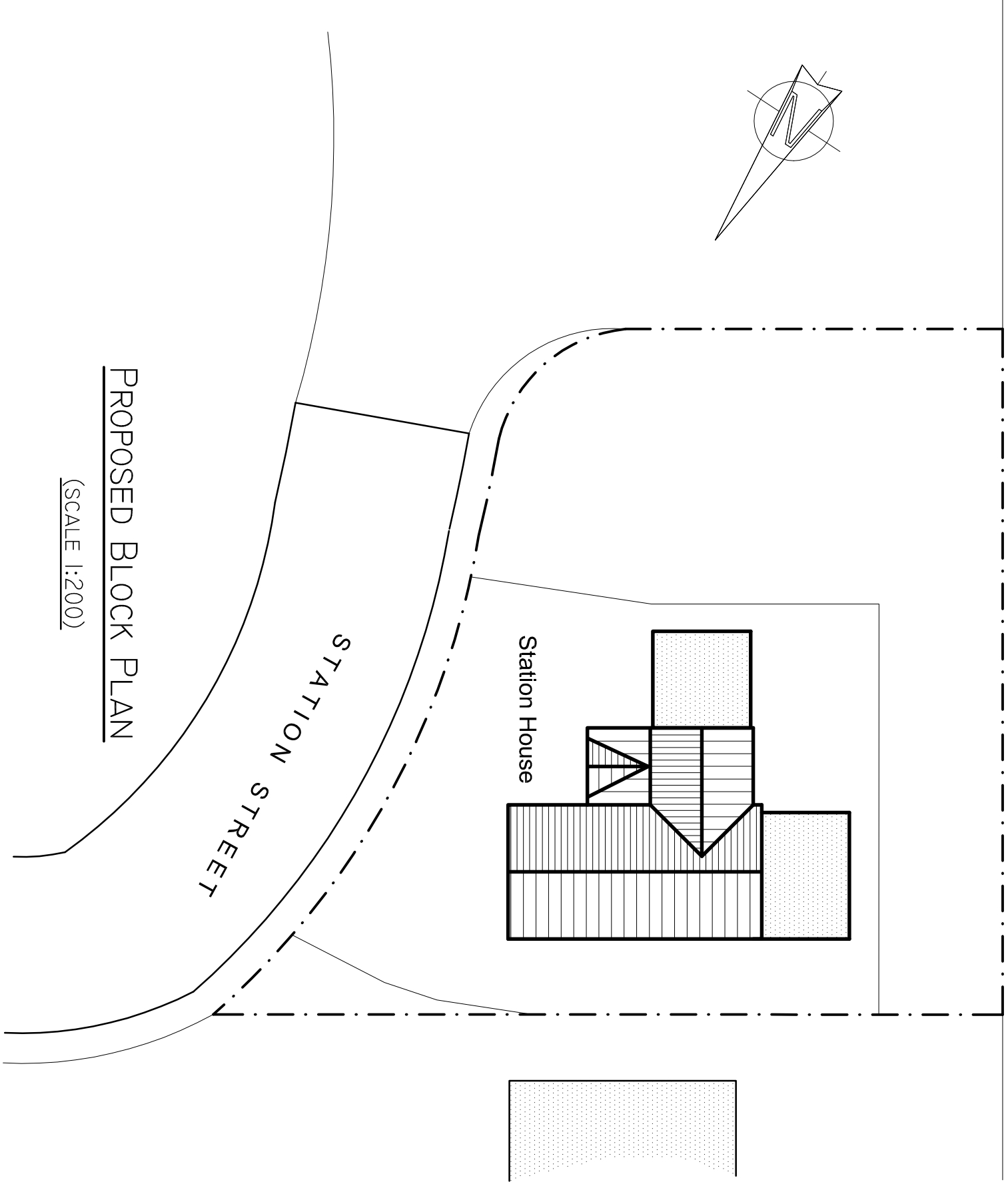
HEATING

Qualified heating engineer to confirm installation details of new heating system, and provide any relevant safety certificates. All radiators to be interconnectivity controlled.

PROPOSED GROUND FLOOR PLAN
(SCALE 1:50)



PROPOSED BLOCK PLAN
(SCALE 1:200)

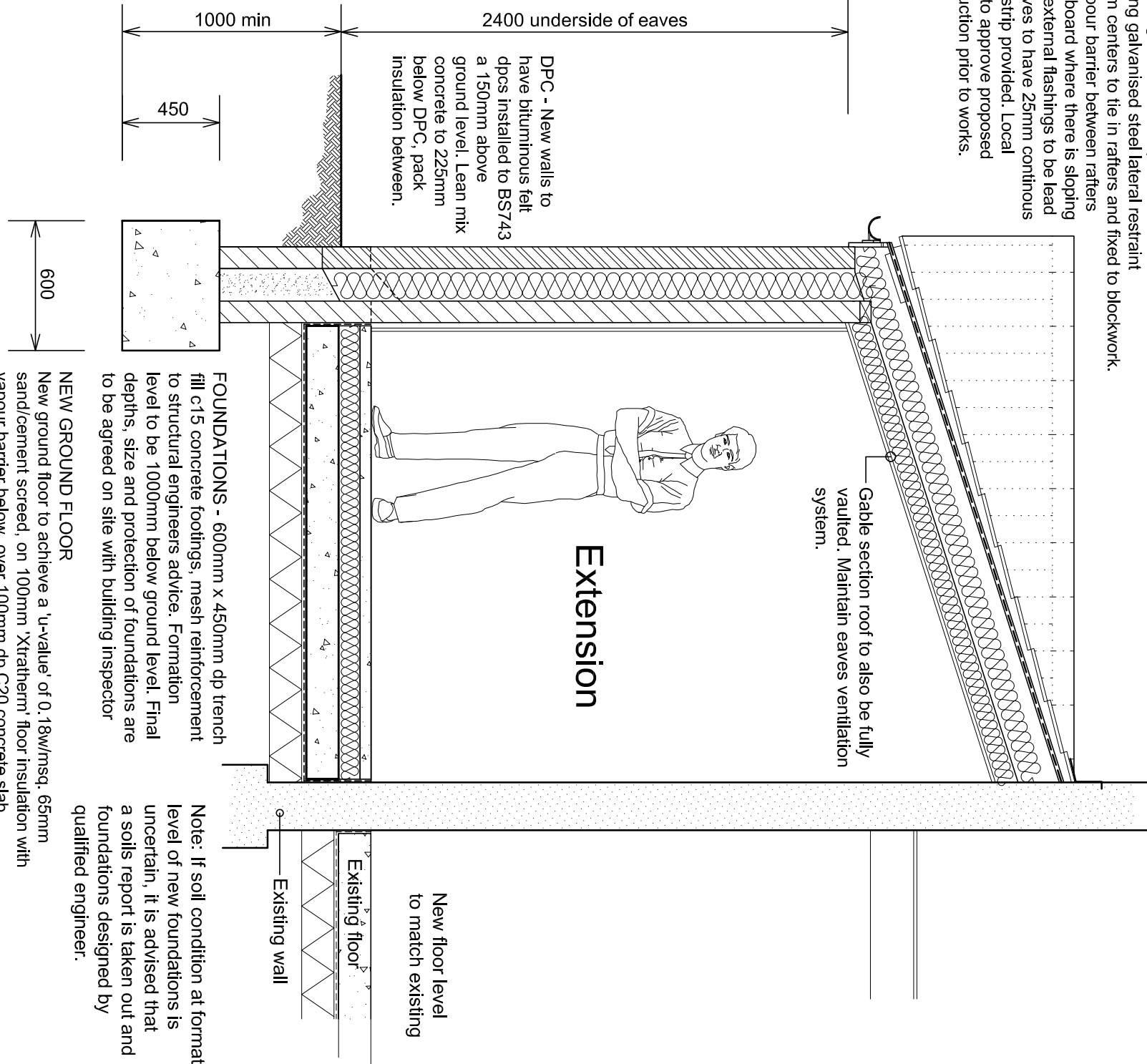


FULLY VALLIED TIMBER ROOF

Roof to be fully valled timber roof in conjunction with on site measuring of existing and new structure. (use these drawings as guideline only, do not scale this drawing). Roof tiles to match existing fixed on raftered timber battens on breathable roof felt over new raftered timber trusses. Roof designer to provide roof truss calculations for approval by Building Control. Wind bracing, fixings and brunders to comply with BS5268 part 3. Wall plate to be treated timber fixed to blockwork with 1500mm long mild steel straps at 2m centres. Provide vapour barrier between rafters and plasterboard where there is sloping ceiling. All external flashings to be lead code 4. Eaves to have 25mm continuous ventilation strip provided. Local authorities to approve proposed roof construction prior to works.

SLOPING CEILING:

Insulate void with 120mm Xtatherm XTPR installed plasterboard below to achieve a U-Value of 0.11 W/m²K. Provide vapour barrier between rafters and insulated plasterboard. Slim finish.



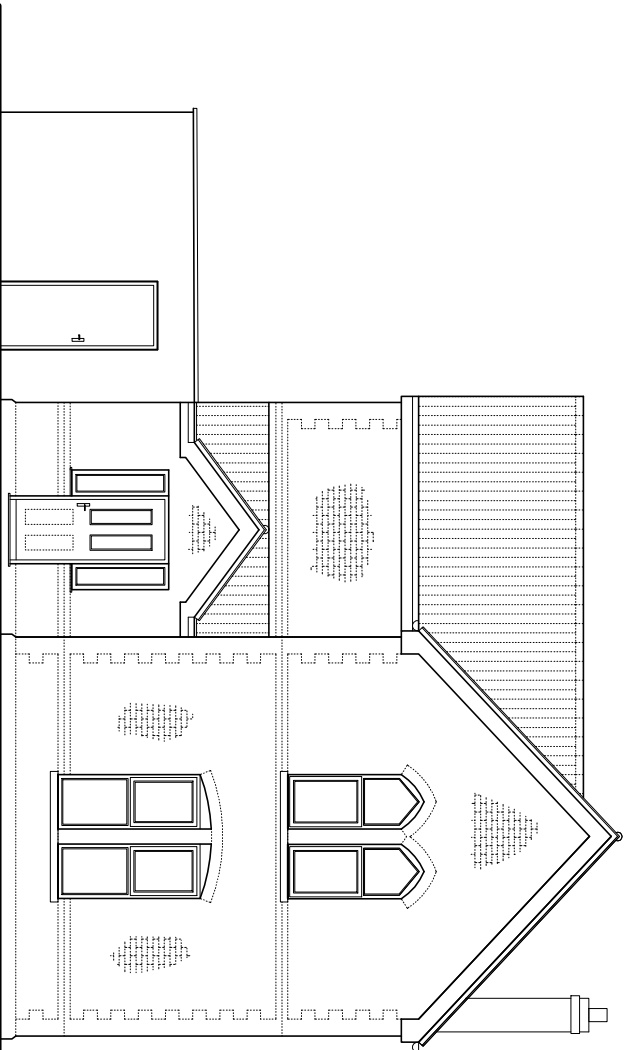
FOUNDATIONS - 600mm x 450mm dp trench fill c15 concrete footings, mesh reinforcement to structural engineers advice. Formation level to be 1000mm below ground level. Final depths, size and protection of foundations are to be agreed on site with building inspector

NEW GROUND FLOOR

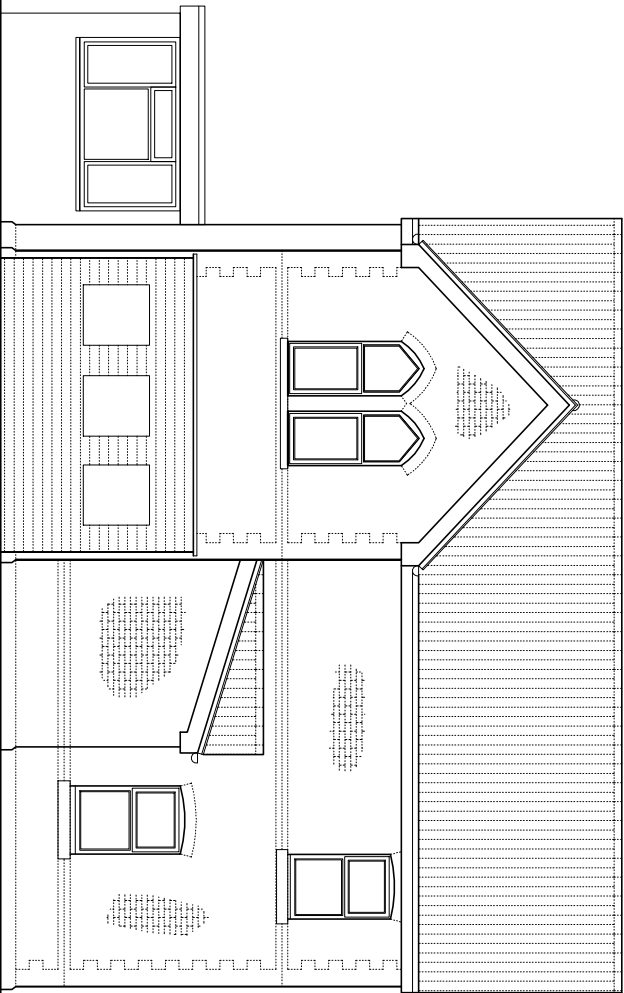
New ground floor to achieve a U-value of 0.18 W/m²sq, 65mm sand/battle below, over 100mm dp C20 concrete slab on 1200 g/vsqueen radon gas damp proof membrane. On nonfial sand blinding, 150mm dp sub-base, fix 25mm vertical insulation around perimeter of floor.

Typical Section A-A through Extension
Scale 1:25

Front



Side



Proposed Elevations
(SCALE 1:100)

WAYNE SZAIT
ARCHITECTURAL DRAUGHTING SERVICE
TEL: 01772 588972 email: wgs@wayne-szait.co.uk

CLIENT: PAULA HART

PROJECT: PROPOSED FRONT EXTENSION, STATION HOUSE, STATION ST., DUNNINGTON, Lincs

DWG TITLE: PROPOSED PLANS AND ELEVATIONS

DATE: SEP 23 SCALE: AS STATED AT AI

DWG No: 23-0902-02 DRAWN BY: WI