

LIGHTING
Ensure all internal luminaires to be fitted with energy saving lamps with a minimum lamp efficacy of 72 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 remote sensor) and fitted with a daylight sensor.

UPVC DOORS & WINDOWS -
Glazing to achieve a u-value of 1.4w/m²s. New windows to have 10000mm sq middle vents. Any glazing on doors or below 800mm from floor level to be insulated with 100mm XPS. The ventilation to be determined on site by existing structure. All to comply with Approved Document Q, PAS 24 standard

Dimensions marked * are to be determined on site by existing structure

SMOKE ALARM (heat alarm in kitchen) - indicated thus -  to be mains operated to BS5446:part 1 and installed in accordance with paragraphs 1.8 seq. of approved documents. Interconnected on one circuit to existing alarms.

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

FULL 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 INFORM. External pipework to be Hespelene, and can be 100mmØ inlet to a manhole connection, 150mm Ø outlet from any manhole with multi inlets. Tops of pipe connections into manholes to be level.

External pipework laid between maximum fall of 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 linings over. Opening in walls to be masked all round with rigid steelwork under buildings, roads or driveways to be encased in 150mm of concrete, others to be surrounded by 150mm of pea gravel.

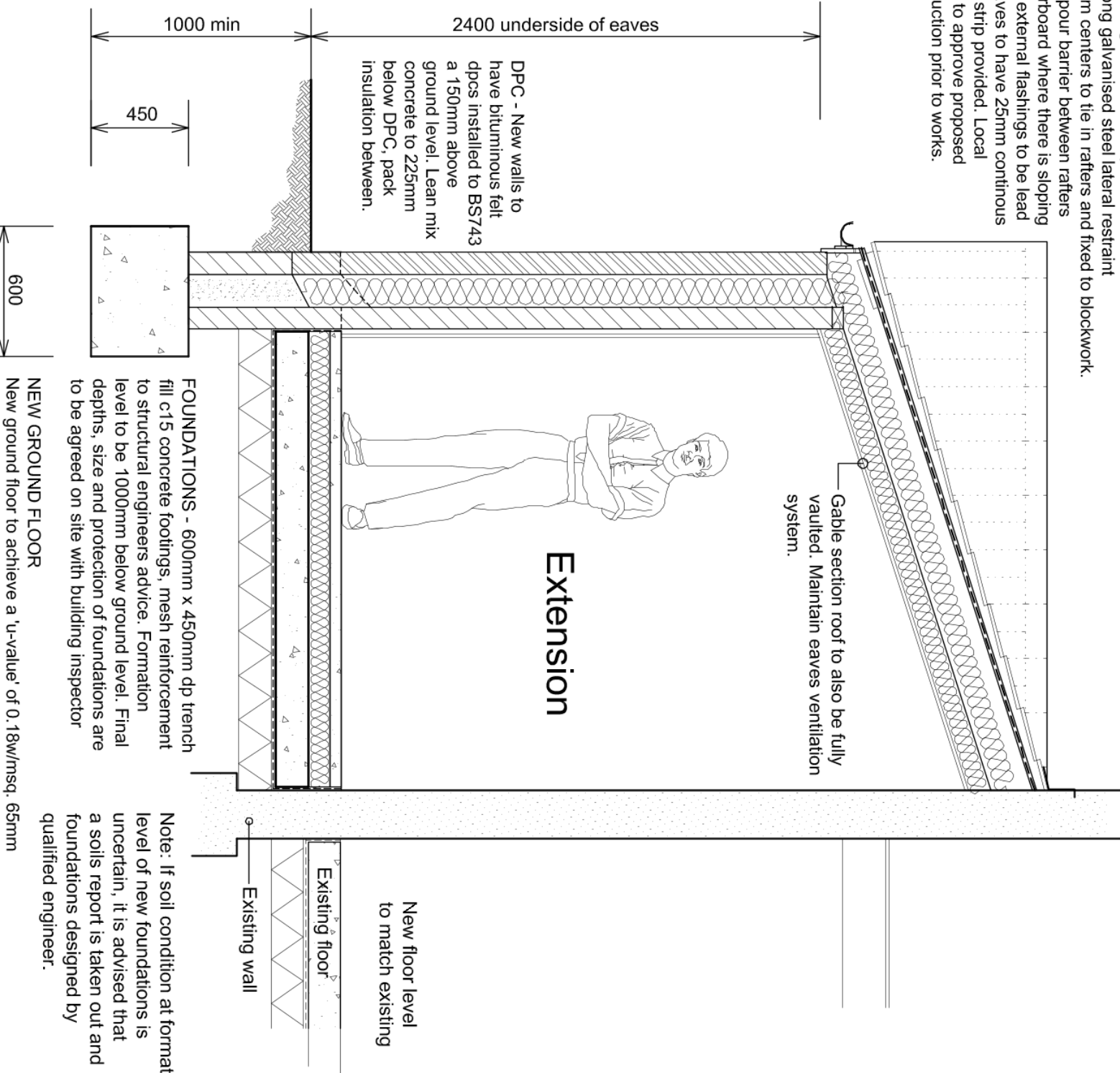
Any SVP stacks to be vented to fresh air 900mm above any operable window / door within 3m. Air admittance valves are permitted to be installed to BS7143. Internal waste, 32mm Dia & soil traps to be 75mm traps, 100mm Dia pipes for WC through the site and within 3m to establish a drainage survey should be undertaken. All drains to be connected 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 intermittently controlled.

FULLY VENTED TIMBER ROOF
Roofwork to be inspected and specified 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 laminated timber battens on breathable roof felt over new raised 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 galvanized steel lath and resistant straps at 2m centers to tie in rafters and fixed to blockwork. 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:
Inclined solid with 120mm Xsathern insulation and 100mm XPS. Eaves are minimum of 175mm deep with 50mm air flow gap above and below roof DPM. Provide 112.5mm XTRP insulated plasterboard below to achieve a U-Value of 0.11 W/m²K. Provide vapour barrier between rafters and insulated plasterboard. Skim finish.



Note: If soil condition at formation level of new foundations is uncertain, it is advised that a soils report is taken out and foundations designed by a qualified engineer.

Typical Section A-A through Extension
Scale 1:25

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.

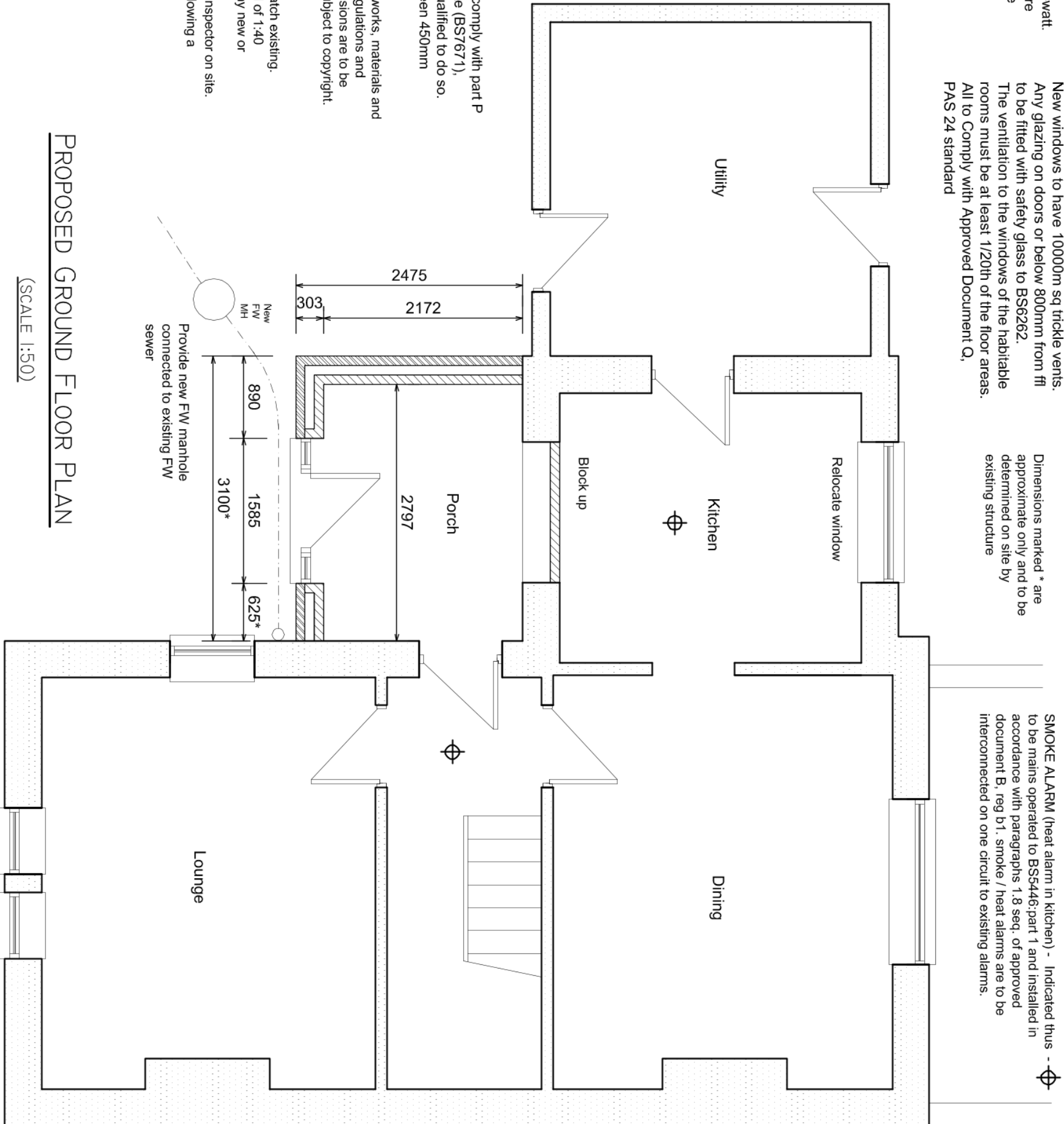
NOTE - Do not scale this drawing. All proposed works, materials and components are to comply with latest building regulations and installed to manufacturers instructions. All dimensions are to be checked on site before works. This drawing is subject to copyright.

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. Soakway positions to be agreed with Building Inspector on site. Soakways to be designed to pre digest 365 following a percolation test.

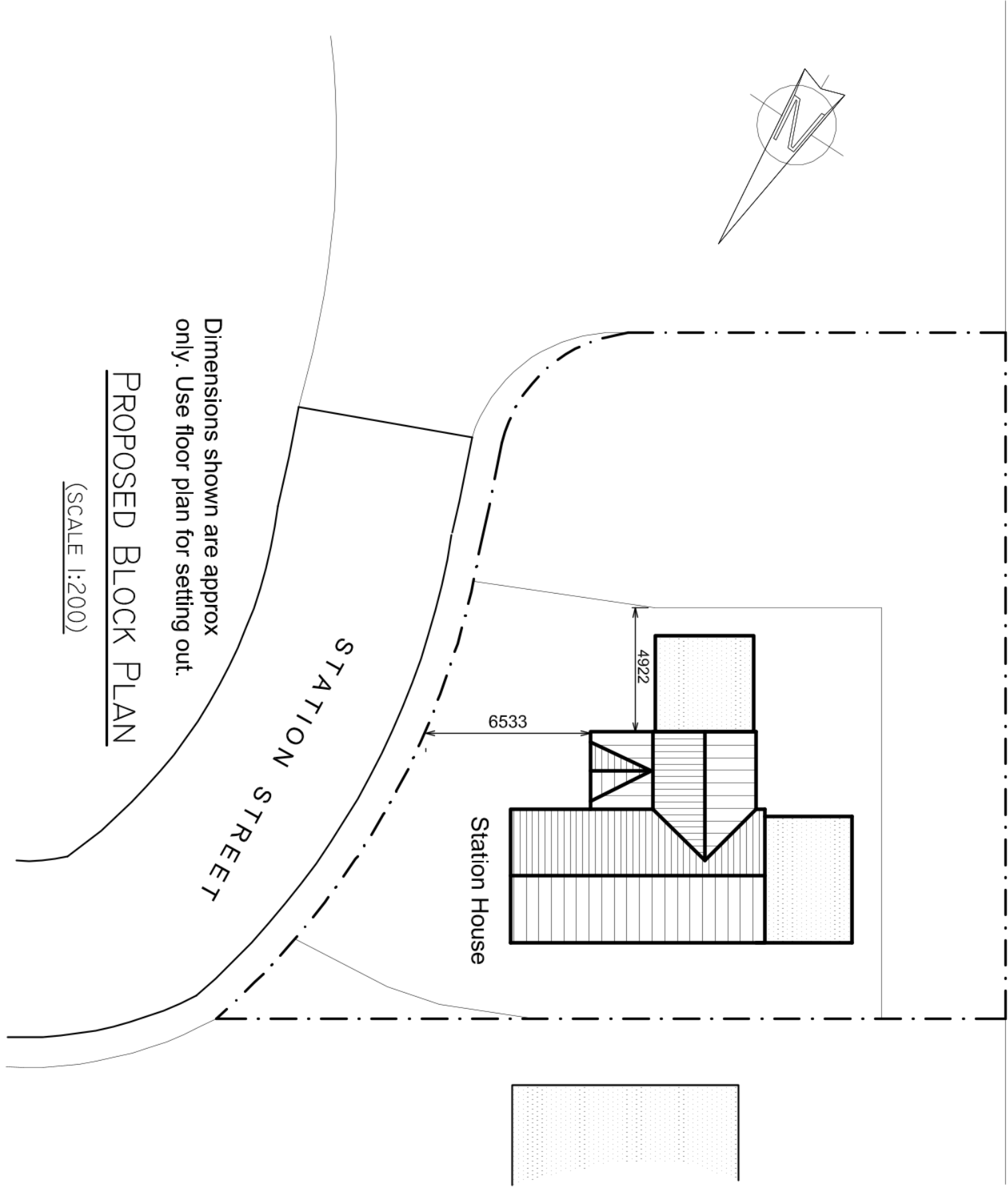
Note: A SAP energy efficiency calculation may be requested by building control (glazing) and a full energy assessment may be requested by the local authority. Additional insulation needed for the property.

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

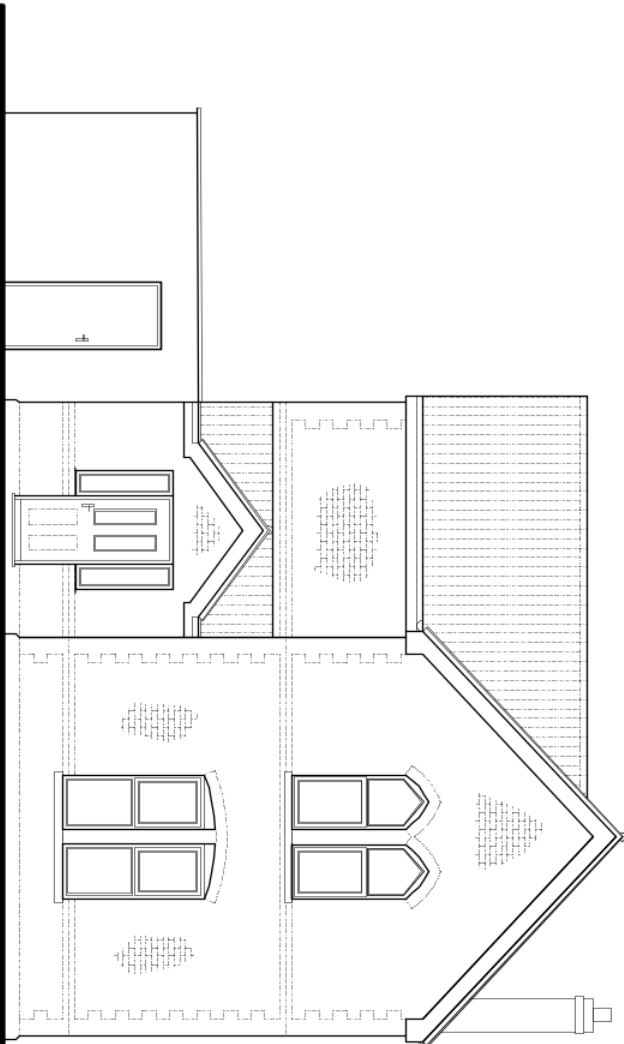
PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED BLOCK PLAN
Scale 1:200

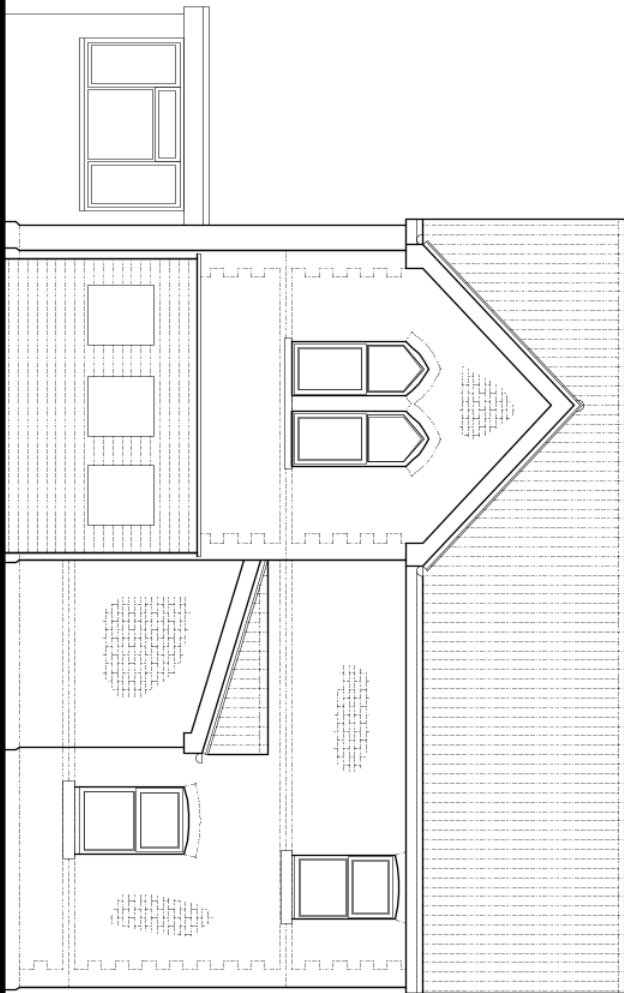


Front



Proposed Elevations
Scale 1:100

Side



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CLIENT
PAULA HART

PROJECT
PROPOSED FRONT EXTENSION,
STATION HOUSE, STATION ST.,
DOWNTOWN, LINGS

DWG TITLE
PROPOSED
PLANS AND ELEVATIONS

DATE
SEP 23
SCALE
AS STATED AT AI

DWG No.
23-0902-02A

DRAWN BY
WI