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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

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.

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

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.

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.

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.

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.

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

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

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 AS REQUIRED BY BUILDING CONTROL

NOTE: HABITABLE ROOM WINDOWS SHOULD BE PROVIDED WITH A WINDOW WITH AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33M2 AND AT 450MM HIGH AND 450MM WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD NOT BE MORE THAN 1100MM FROM THE FLOOR.

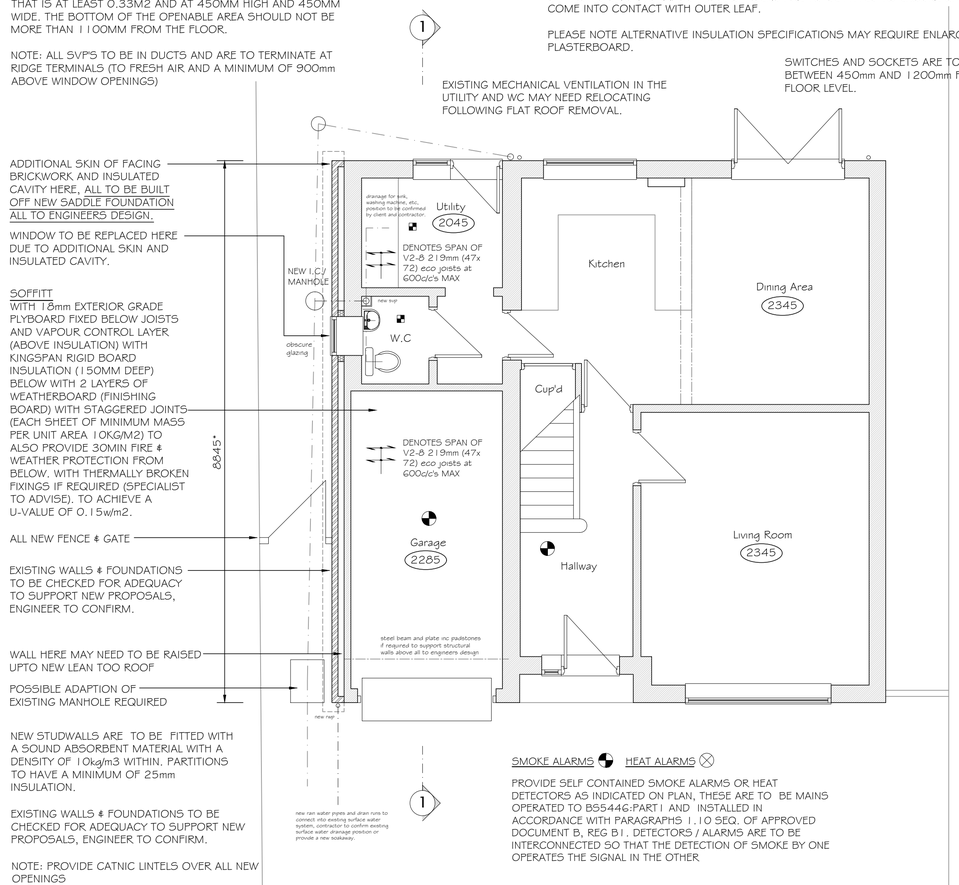
NOTE: ALL SVP'S TO BE IN DUCTS AND ARE TO TERMINATE AT RIDGE TERMINALS (TO FRESH AIR AND A MINIMUM OF 900mm ABOVE WINDOW OPENINGS)

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 K106 WITH 10MM RESIDUAL GAP) AND EXPOSED LEAVES TO BE FACING BRICKWORK. SUITABLE SPACERS ARE TO BE FITTED TO ENSURE CAVITY INSULATION DOES NOT COME INTO CONTACT WITH OUTER LEAF.

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

EXISTING MECHANICAL VENTILATION IN THE UTILITY AND WC MAY NEED RELOCATING FOLLOWING FLAT ROOF REMOVAL.

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



NOTE: ALL 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.

EXISTING WALLS & FOUNDATIONS TO BE CHECKED FOR ADEQUACY TO SUPPORT NEW PROPOSALS, ENGINEER TO CONFIRM.

NOTE: PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

ENGINEER TO SPECIFY ANY MOVEMENT JOINTS

NOTE: MAINTAIN CAVITIES WHERE NEW EXTENSION MEETS EXISTING

PROVIDE CATNIC LINTELS OVER ALL NEW OPENINGS

ALL TRICKLE VENTILATORS FOR DOORS & WINDOWS IN NEW EXTENSIONS, ETC TO BE SIZED BY WINDOW MANUFACTURER

CLOSE CAVITIES AT OPENINGS UTILISING PROPRIETARY PVC CAVITY CLOSERS, TO LIMIT THERMAL BRIDGING AROUND OPENINGS.

CAVITY CLOSERS TO PROVIDE A MINIMUM 30MINS FIRE RESISTANCE TO THE CAVITY.

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

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

Proposed Ground Floor Plan (scale 1:50)

Scale Bar
0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

NOTE: BUILDING CONTRACTOR TO CONFIRM TO BUILDING INSPECTOR THE SIZE OF GUTTERS AND DOWN PIPES TO BE USED

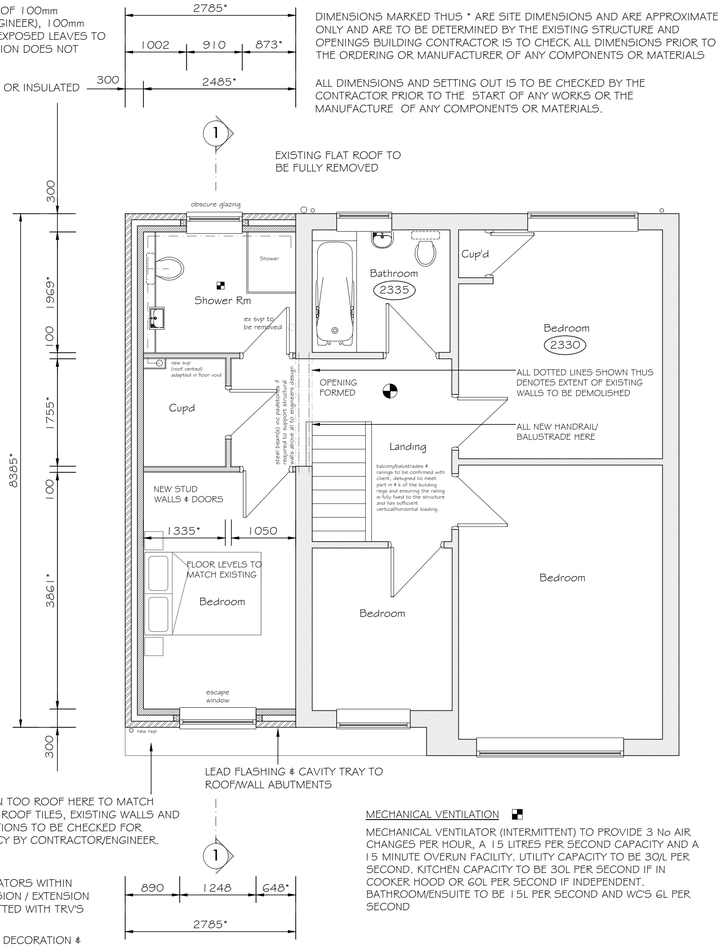
ALL RWPs POSITIONS ARE TO BE CONFIRMED BY BUILDING CONTRACTOR TO BUILDING INSPECTOR ON SITE

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.

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

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 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.



NEW LEAN TOO ROOF HERE TO MATCH EXISTING ROOF TILES, EXISTING WALLS AND FOUNDATIONS TO BE CHECKED FOR ADEQUACY BY CONTRACTOR/ENGINEER.

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

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

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 30/L 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

Proposed First Floor Plan (scale 1:50)

Scale Bar
0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

PROVIDE 10mm GAP TO THE BOTTOM OF ALL DOORS

NEW PLASTERBOARD LININGS, SKIM & PAINTS FINISHES TO EXPOSED BRICKWORK

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

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

CLOSE CAVITIES AT OPENINGS UTILISING PROPRIETARY PVC CAVITY CLOSERS, TO LIMIT THERMAL BRIDGING AROUND OPENINGS.

CAVITY CLOSERS TO PROVIDE A MINIMUM 30MINS FIRE RESISTANCE TO THE CAVITY.

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.

NEW WALLS
EXPOSED LEAVES TO BE FACING BRICKWORK, 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
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.

REPLACEMENT/NEW WINDOWS AND DOORS
ALL NEW WINDOWS TO HAVE TRICKLE VENTILATORS - 8000mm2 EQUIVALENT AREA (MULTIPLE FLOORS), 10,000mm2 EQUIVALENT AREA (SINGLE STOREY) & 4000mm2 EQUIVALENT AREA (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.

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 NEW SOAKAWAY A MINIMUM 5 METRES FROM ANY PERMANENT STRUCTURE OR EXISTING SYSTEM.

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.

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 SARKING 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.

Revision
Amendment
Date

Client

Project
Proposed Extensions and Alterations
75 Aintree Drive
Spalding
Lincolnshire

Drg Title
Proposed Floor Plans

Date 08/26
Scale 1:50 1:200

Drg No. 263794-02

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