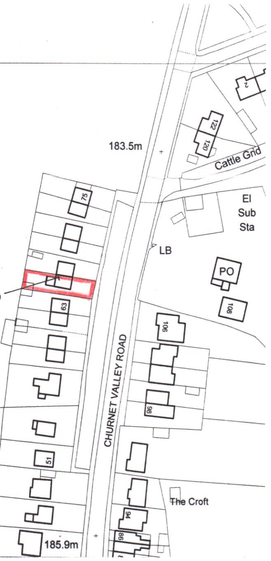
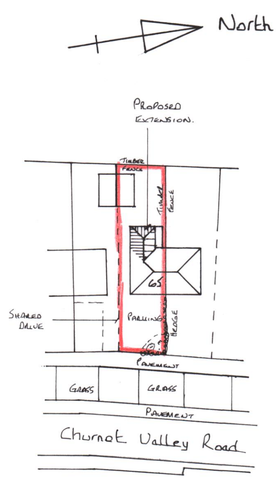
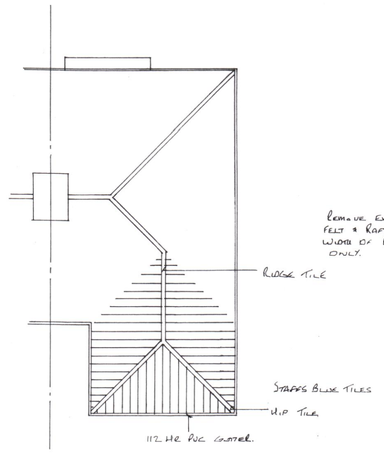


Location Plan
1:1250

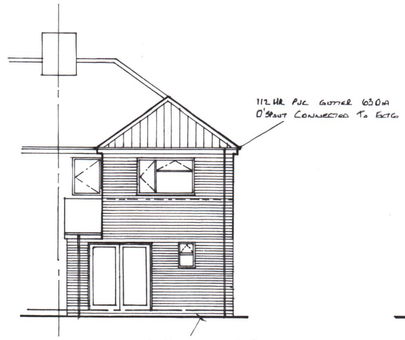


SITE PLAN
1:500

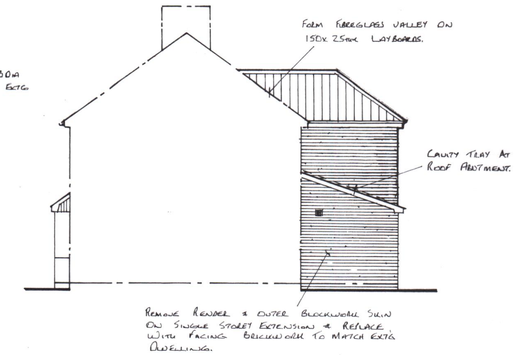


Roof Plan

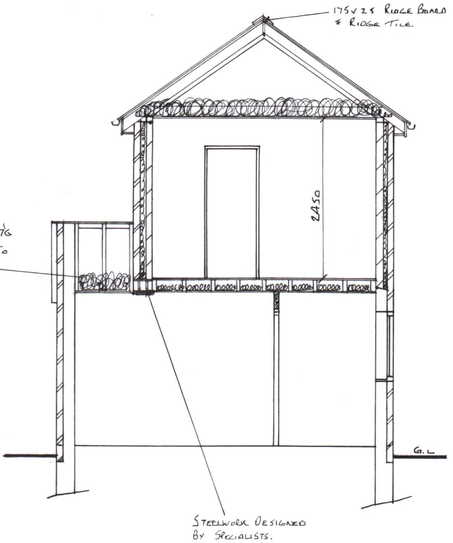
Side Elevation



Rear Elevation



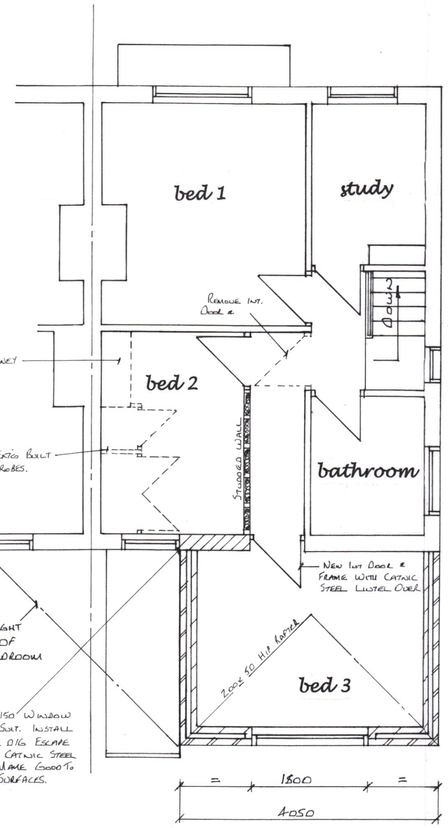
Side Elevation



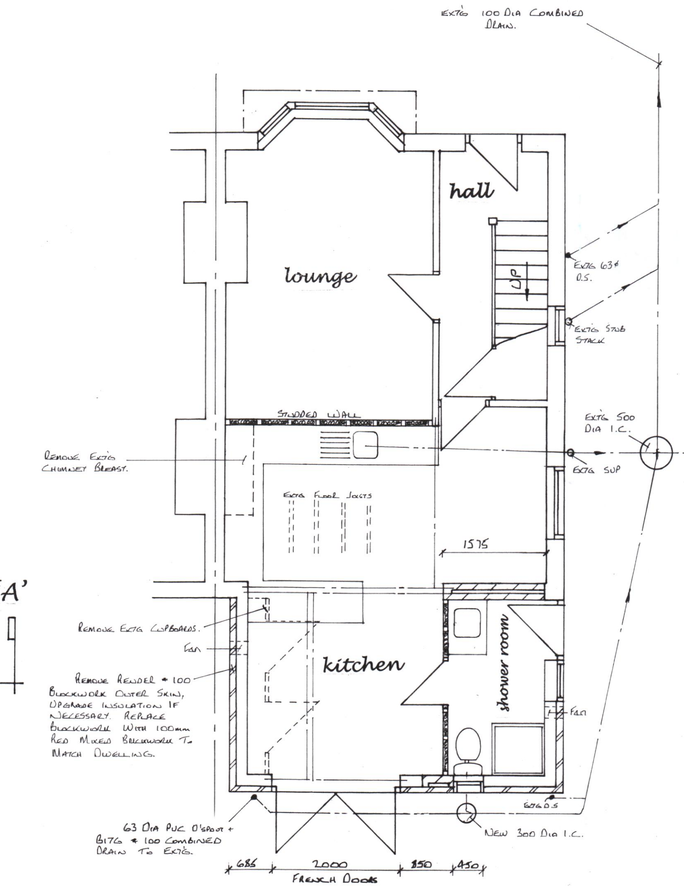
Section 'A-A'

Window And Door Details.
All new windows and doors to be white upvc double glazed with catnic steel lintels over with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m²k.

Kitchen :- 2000 x 2050 french doors CG90/100 lintel
Shower room :- 600 x 1075 obscure glazed window & 935 x 2050 obscure glazed door & 450 x 750 obscure glazed window CG90/100 lintel
Bed 2 :- 900 x 1150 escape window CG90/100 lintel
Bed 3 :- 1800 x 1150 window CG90/100 lintel



First Floor Plan



Ground Floor Plan

Plumbing Notes.
Internal pipework and associated fittings to be UPVC by Marley or similar approved manufacturer to BS.5255:1976 or BS. 5572:1978.
All joints to be of 'O' ring type. Minimum branch sizes and seal depths to be as follows:- Sink – 32mm dia, 75mm seal min, Shower – 40mm dia, 75mm seal min, Wc – 100dia, 50 seal min.
Water supply to kitchen and shower room to comply with regs G1 and G3.

Bedroom Construction Notes.
Staffordshire blue tiles to match existing on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 125 x 38mm rafters at 35° pitch at 400mm centres, 200 x 50 mm hip rafter with 100 x 75 diagonal ties at wallplate angles, 170 x 47mm ceiling joists at 400mm crs on 100 x 75mm wallplate strapped down at 2 metre crs with 30 x 2.5mm galvanised steel straps. Each rafter strapped to brickwork using 30 x 5mm galv steel straps and turned over walls. Lateral support to AD Part 1 para 1C37.
300mm thk rockwool rollbatts in 1 layer of 150mm laid between ceiling joists and 1 layer of 150mm at 90° to each other. Visqueen sheets between plasterboard and joists. 13mm thk foil backed plasterboard and skim.
"U" value of roof =0.16w/m²k.
175 x 25mm thk timber fascia and 6mm plywood soffit.
Brickwork:- 100mm thk red rustic brickwork to match extg, 90mm cavity totally filled with rockwool cavity batts to start 150mm below dpc and to be linked to roof insulation, 100 thk 650kg/m thermalite blocks or similar with 10mm plasterboard dry lining and skim.
"U" value of external walls = 0. 28w/m²k.
1st floor construction :- 22mm thk weyroc sheets on 170 x 47mm C16 grade floor joists at 400 crs on restraint type galvanised steel joist hangers. Joists to have 100mm mineral wool between for sound insulation. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
Remove existing tiles, felt and rafters over width of new first floor extension. New floor to be laid between existing ceiling joists. Make good to all disturbed surfaces.
External wall foundation to be exposed prior to commencement of work and underpinned if necessary.

General Notes
1. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
2. Cross ventilation to roof in accordance to reg F2, diagram 6.
3. Electrical work to IEE standards with the design, installation, inspection and testing of the electrical installation to be carried out in accordance with BS7671:2001 and the certification to prove this.
4. Walls & ceiling finishes to reg B2.
5. Structural timber to be of C16 grade except where stated otherwise.
6. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
7. Kitchen to have mechanical ventilation of 60 litres/sec (30 litres/sec if in cooker hood)
8. Shower room room to have mechanical extract ventilation of at least 30 litres/ sec.
9. Water supply to kitchen and shower room room to comply with regs G1 and G3.
10. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
11. Non habitable rooms to have background ventilation of at least 5000mm.
12. External lintels to be filled with fibre glass insulation
13. Glass in critical locations to comply with BSEN12150
14. All new external frames to be pointed in mastic internally and externally.
15. All new double glazed windows to comprise 2no 4mm panes with a 20mm air space incorporating Low E glass to achieve a U value of 1.6w/m²k. windows to be "A" rated.
16. Rapid ventilation should be at least ⅛th of the floor area of all habitable rooms.
17. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
18. All new radiators to be fitted with thermostatic valves.
19. Provide energy efficient lighting to para 1.54 Approved Document L1
20. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up. Marked thus :-
21. Escape window to bathroom to have min opening of 450 x 750mm, 1100mm max from floor level to window bottom.

Extension To Form Bedroom Over Existing Modified Kitchen And Shower Room At No 65 Churnet Valley Road, Kingsley Holt, Staffs Moorlands For Mr. A. Wareham.

Drg No 115/78/1

Date :- April 9th 2015.

Scale :- Floor Plans & Sections 1:50, Elevations & Roof Plan 1:100.