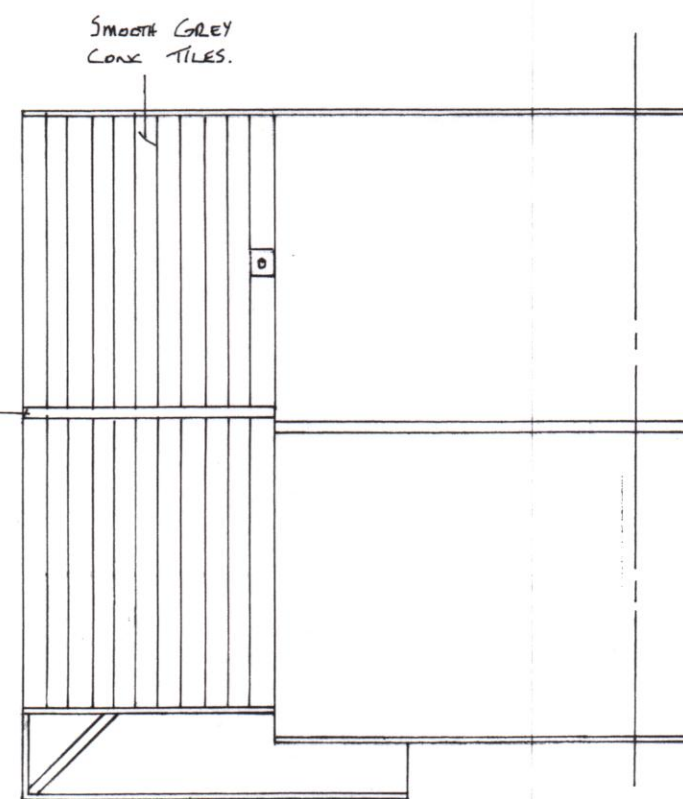
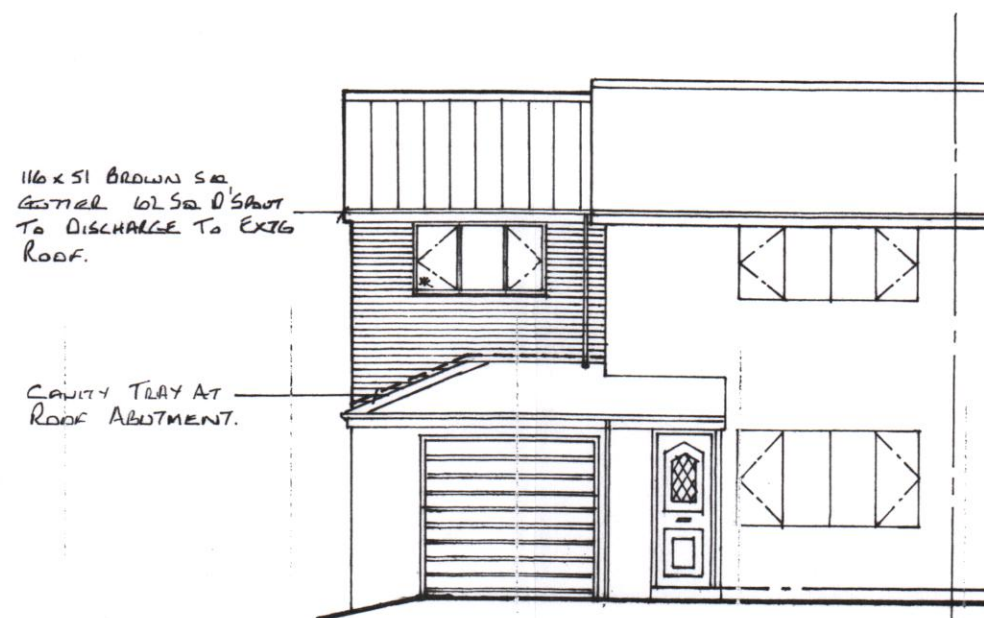




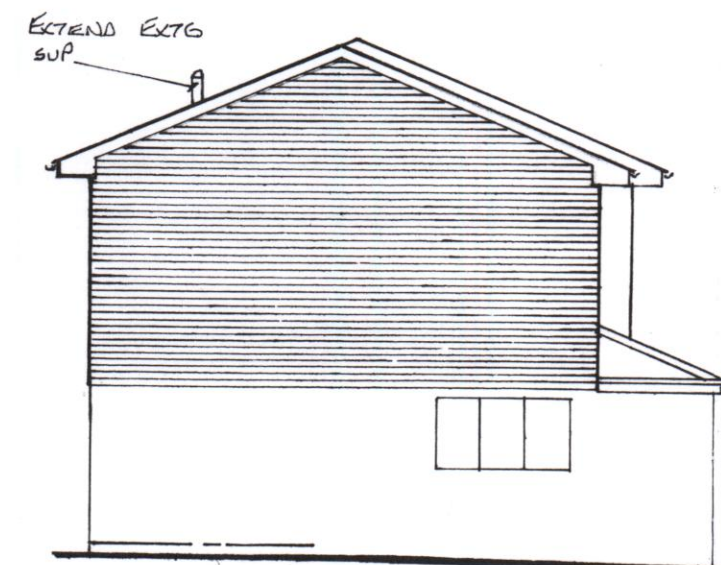
Location Plan
1:1250



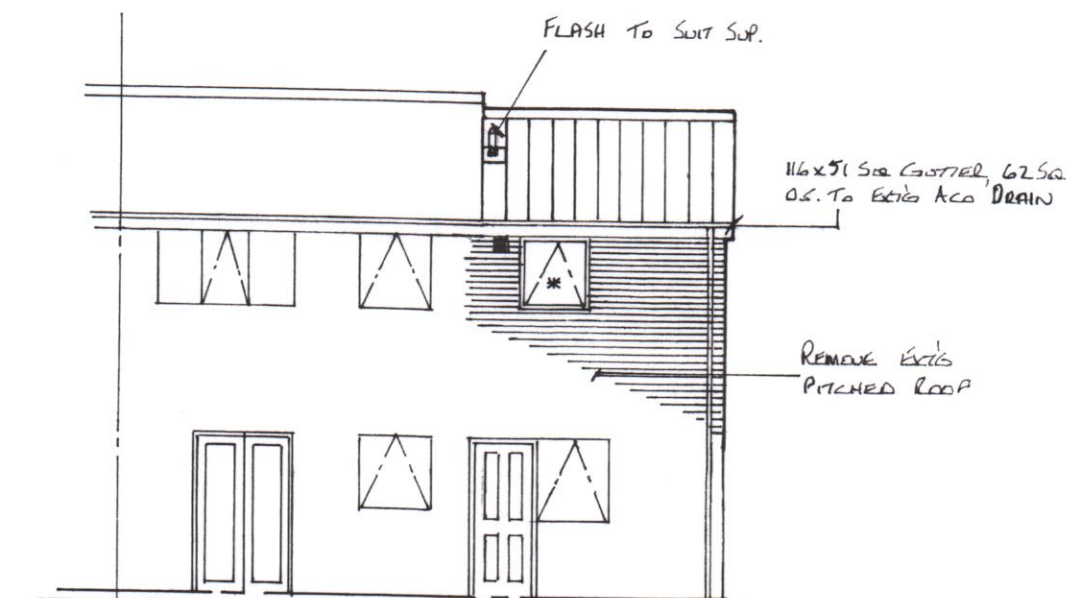
Roof Plan



Front Elevation

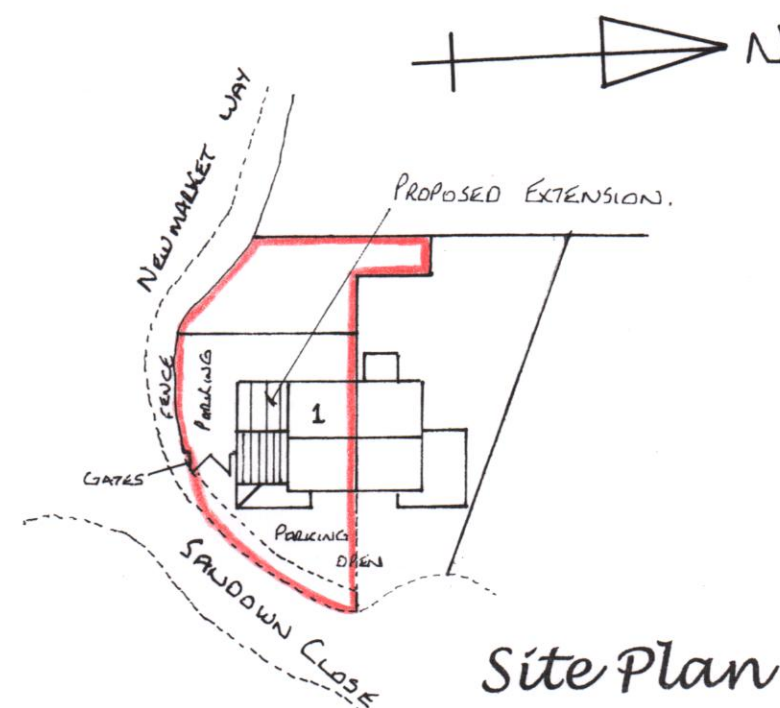


Side Elevation

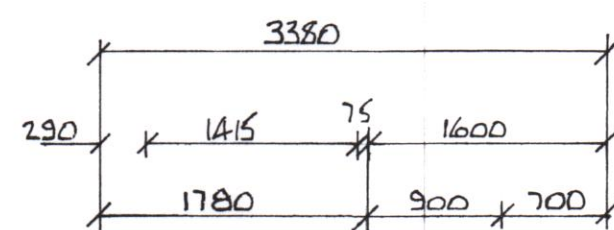


Rear Elevation

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:- Wash hand basin - 32mm dia, 75mm seal min. Shower - 40mm dia, 75mm seal min. W.C. - 100dia, 50 seal min. Extend extg 110 dia svp, flash to suit new roof. Top fitted with a pvc vent cap. All traps to be anti-siphon type. Water supply to en-suite to comply with regs G1 and G3.



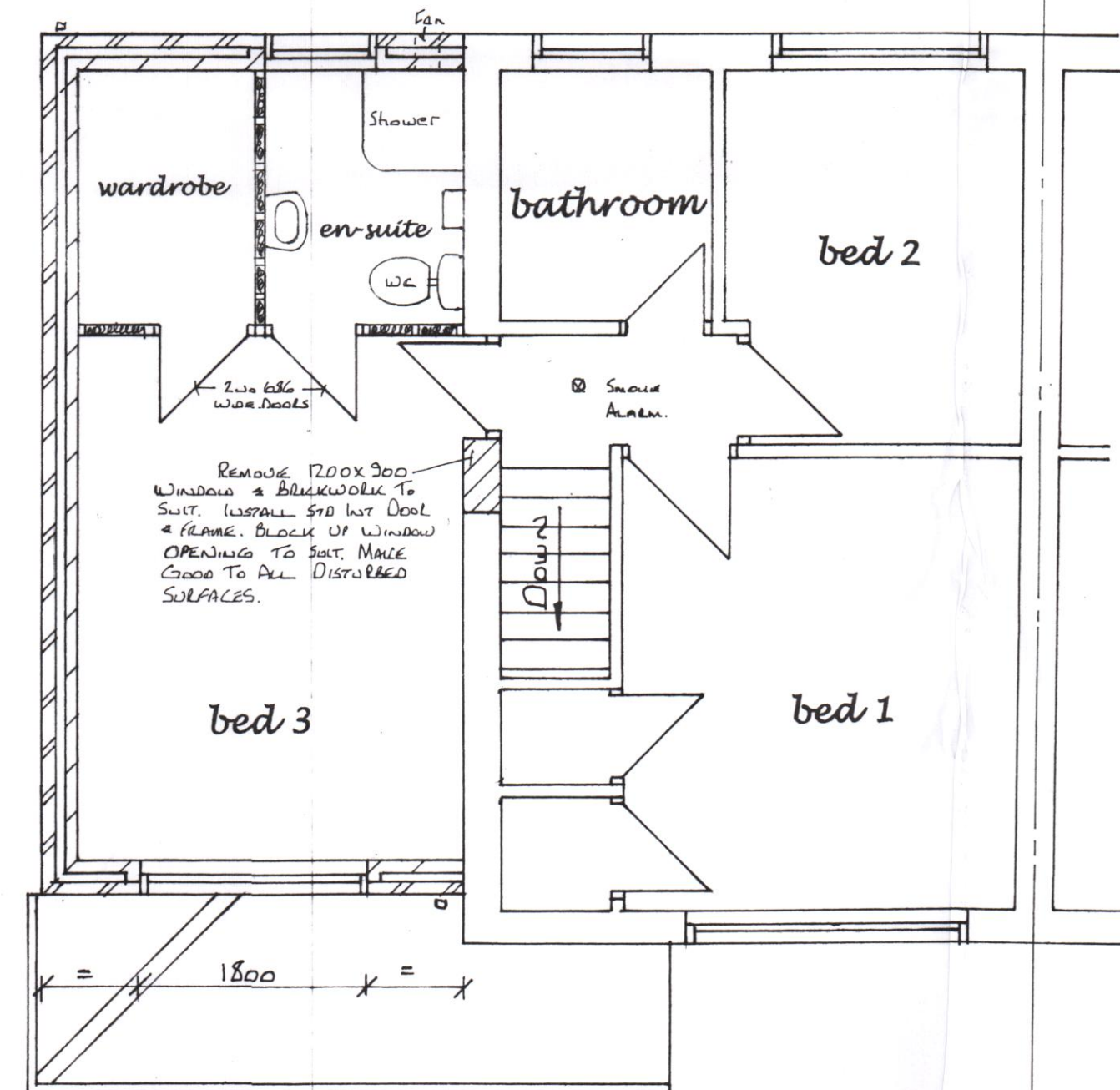
Site Plan
1:500



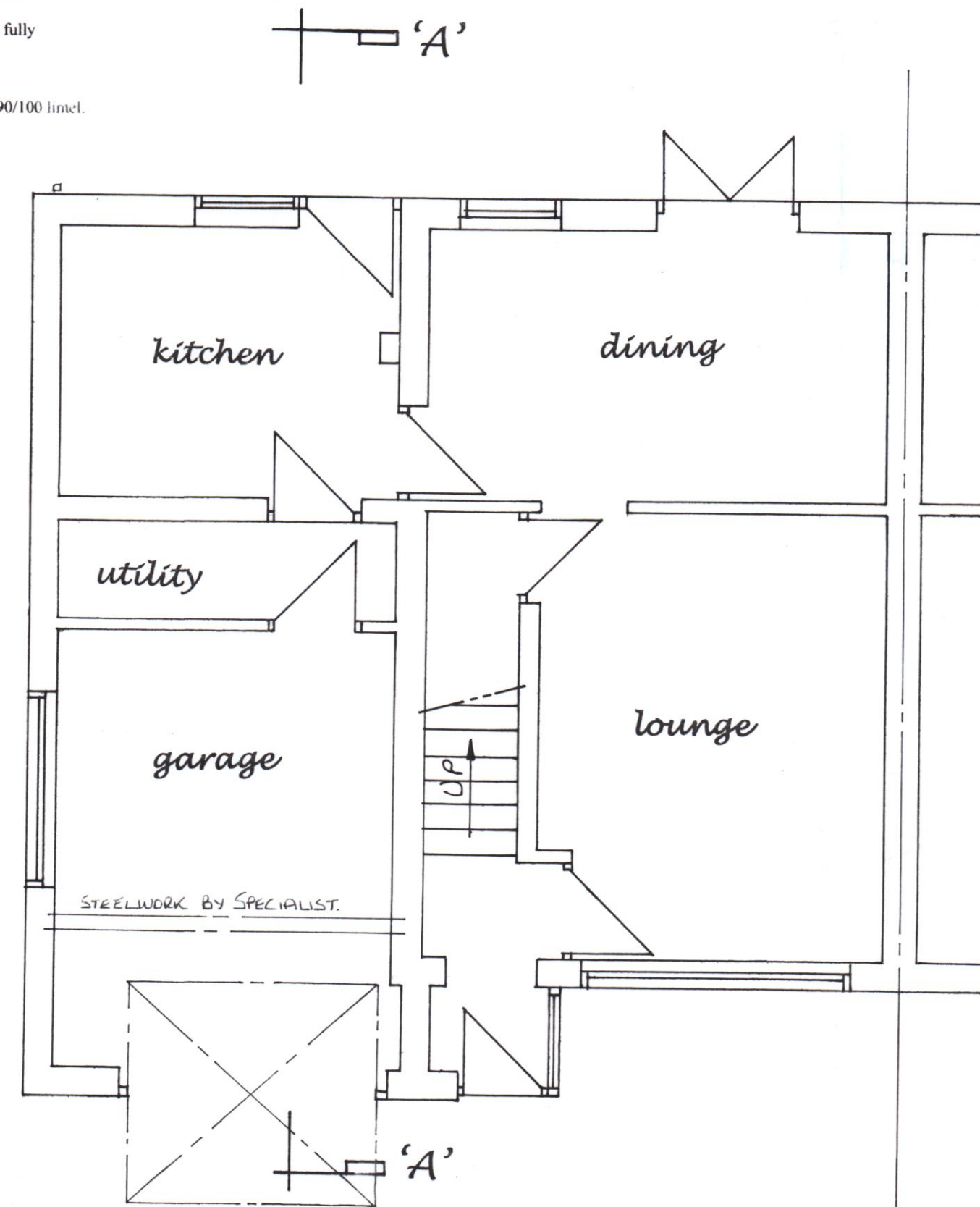
Window And Door Details.

All new windows to be white upvc double glazed with cavity 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.

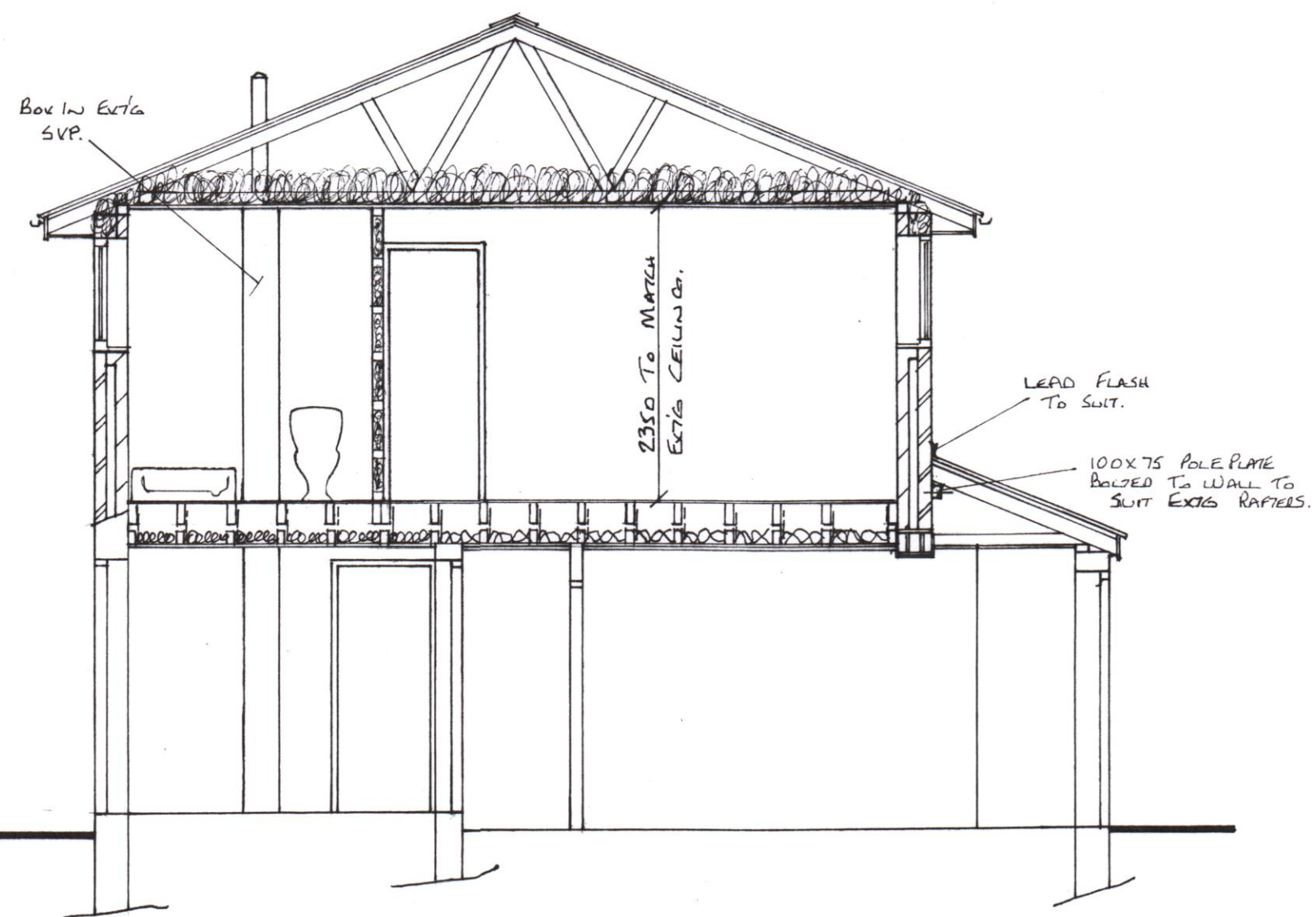
Bedroom 3 - 1800 x 900 window CGE90/100 lintel.
En-suite - 900 x 900 obscure glazed window CGE90/100 lintel.



First Floor Plan



Ground Floor Plan



Section 'A-A'

Construction Notes.

Smooth grey Marley modern concrete interlocking tiles to match existing dwelling on 50mm x 38mm thk tanalised battens on 1 layer tyvek breathable felt installed to manufacturers instructions on prefabricated trusses at 22.5° pitch to BS5268 at 600 c/s on 100 x 75mm wallplate fixed to brickwork using 30mm x 5mm x 1 metre long wallplate straps at 2 metre c/s. Trusses fixed to plate with clips provided. Roof bracing - 100 x 25 diagonals at 45° to roof slope & 100 x 25mm longitudinal bracing to be fixed to gable walls & each gable end. Bracings must be nailed to each truss member. Last truss to be fixed to wall in each case. Lateral restraint ties at 2000 centres maximum at verge and ceiling level to each gable. 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 barge board, 6mm plywood soffit. Walls - 100mm thk red rustic brickwork to match existing dwelling, 90mm cavity totally filled with rockwool cavity batts 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 63mm C16 grade floor joists at 400 c/s on restraint type galvanised steel joist hangers with herringbone strutting at mid span. Existing ceiling joists which are at a lower level than new floor joists and are still to remain so as not to damage existing ceilings in kitchen and utility. Bat straps to be provided to support ceiling joists at centres to be decided by the building inspector. Upgrade insulation if necessary to 100mm mineral wool between joists for sound insulation above kitchen and 100mm celotex insulation with 25mm celotex to underside joists and 1 layer of 13mm pink plasterboard and skim above garage. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls. Existing 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 with 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. Truss calculations are to be provided to the Building Inspector by the truss manufacturers.
5. Walls & ceiling finishes to reg B2.
6. First floor internal walls to be 75mm x 50mm timber studding with 12.5mm plasterboard and skim both sides with 100mm mineral wool in between for sound insulation. Double floor joists below.
7. Structural timber to be of C16 grade except where stated otherwise.
8. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
9. En-suite to have mechanical extract ventilation of at least 30 litres/sec.
10. Water supply to en-suite to comply with regs G1 and G3.
11. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
12. Non habitable rooms to have background ventilation of at least 5000mm.
13. External lintels to be filled with fibre glass insulation.
14. Glass in critical locations to comply with BS EN12150.
15. All new external frames to be pointed in mastic internally and externally.
16. All new double glazed windows to comprise 2nd 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.
17. Rapid ventilation should be at least 1/50th of the floor area of all habitable rooms.
18. Closures to all windows and doors should be via proprietary insulated reveals achieving a U value of 0.45w/m²k.
19. All new radiators to be fitted with thermostatic valves.
20. Provide energy efficient lighting to para 1.54 Approved Document L1.
21. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up, marked thus:-
22. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom, marked thus:-

Proposed Bedroom/En-Suite Over Existing Garage And Kitchen At No 1 Sandown Close, Cheadle, Staffs Moorlands For Mr. M. Paine.
Drg No 115/80/1
Date :- July 31st 2015.
Scale :- Floor Plans & Section 1:50, Elevations & Roof Plan 1:100.