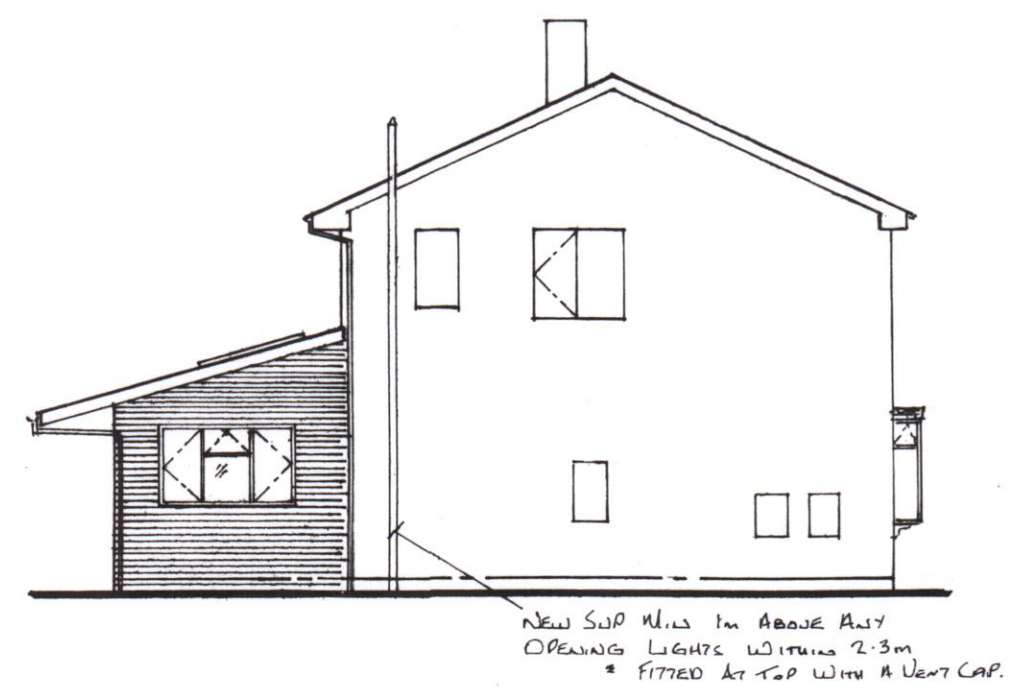
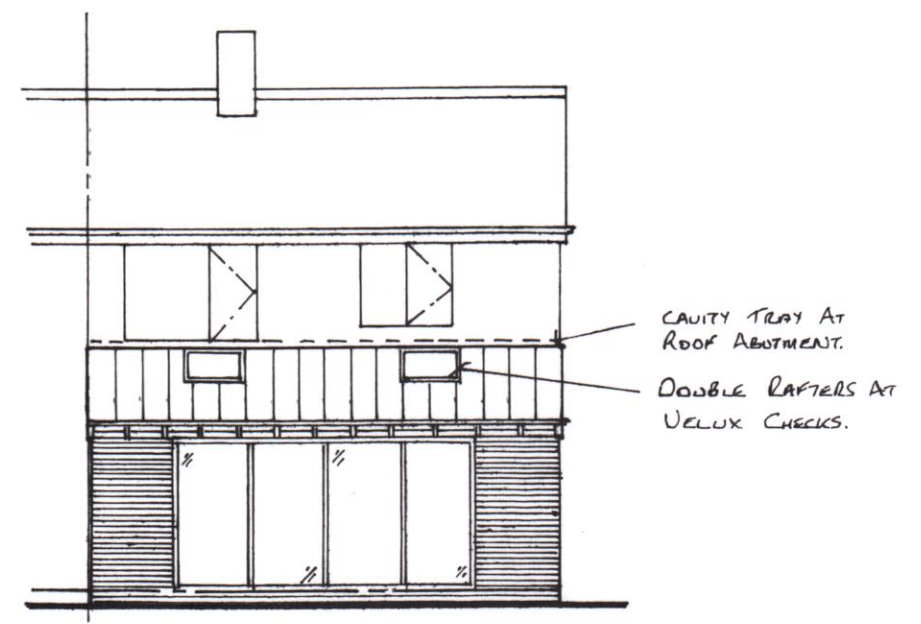


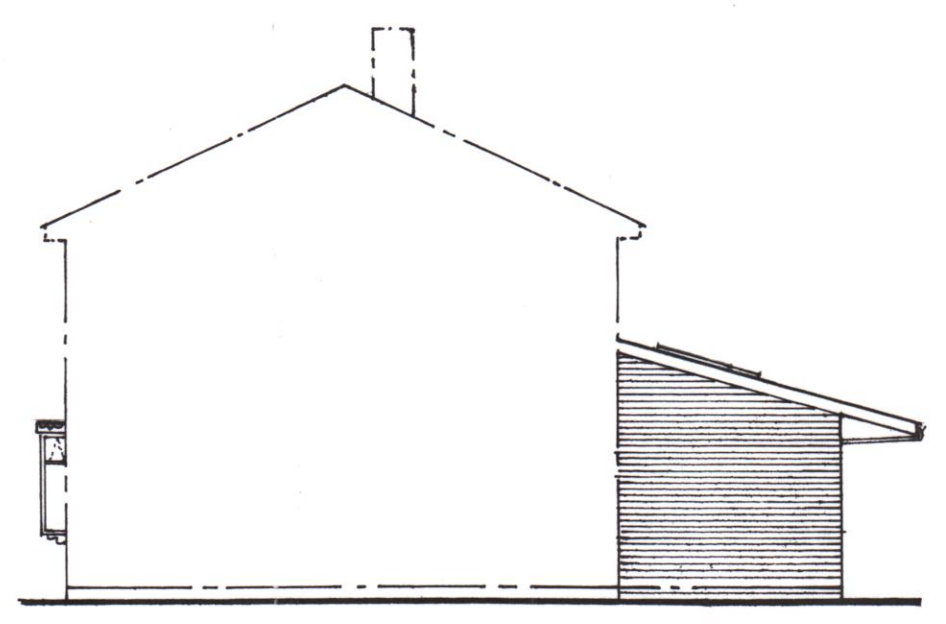
Roof Plan



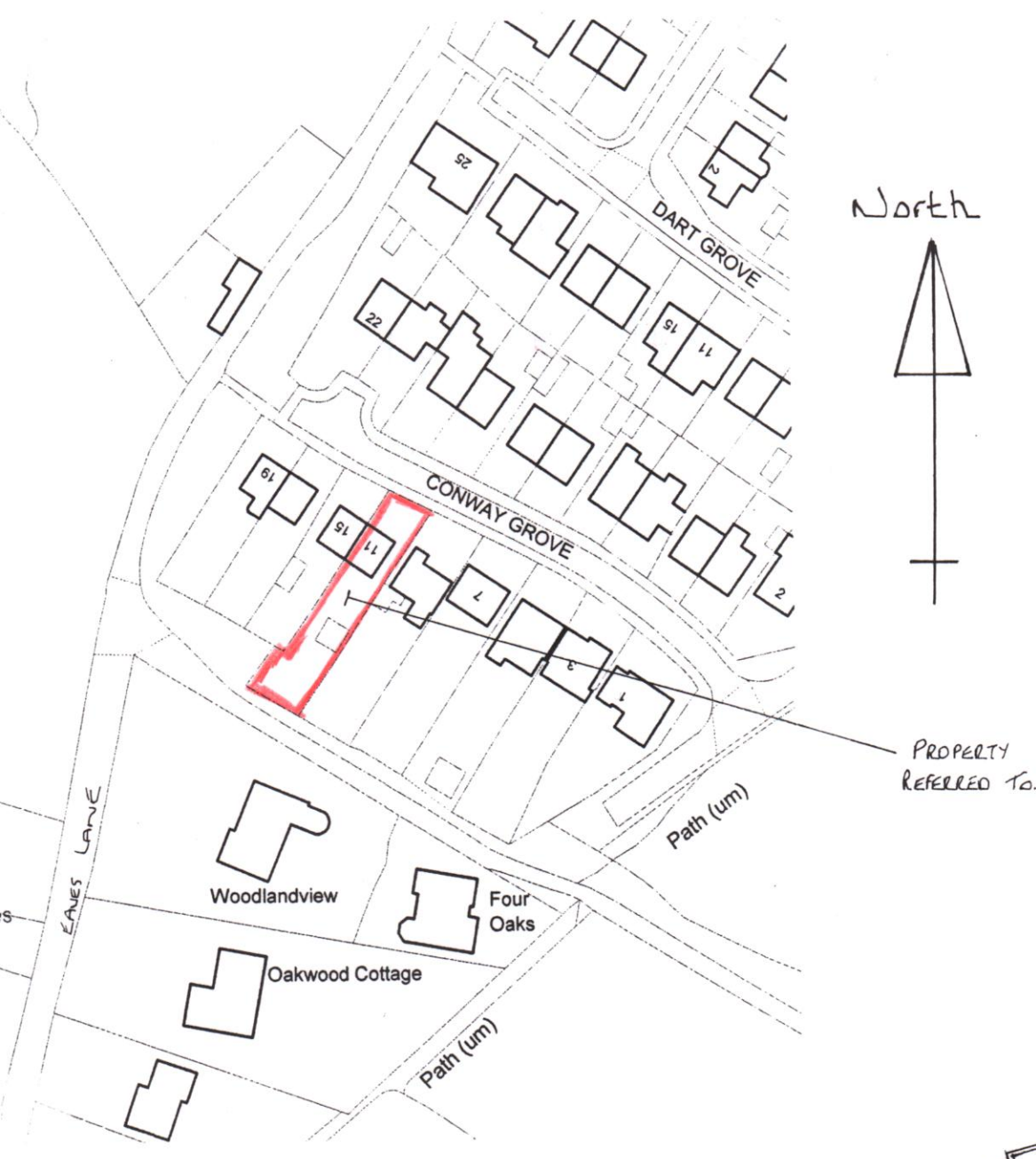
Side Elevation



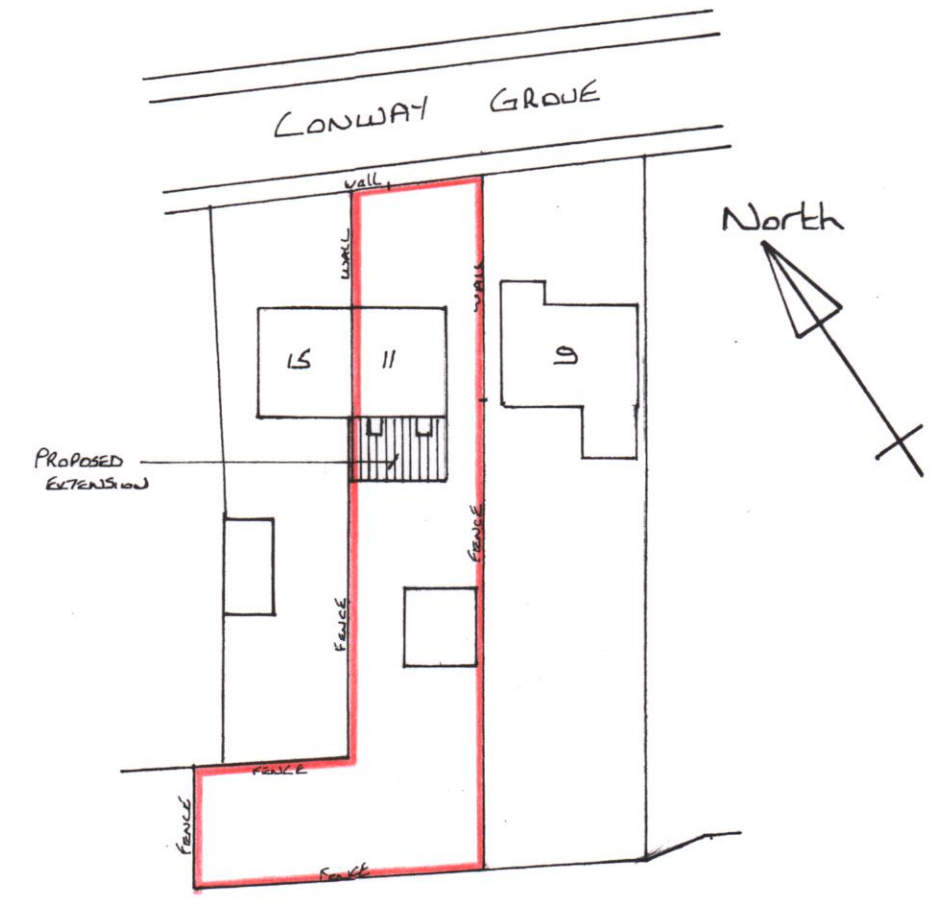
Rear Elevation



Side Elevation

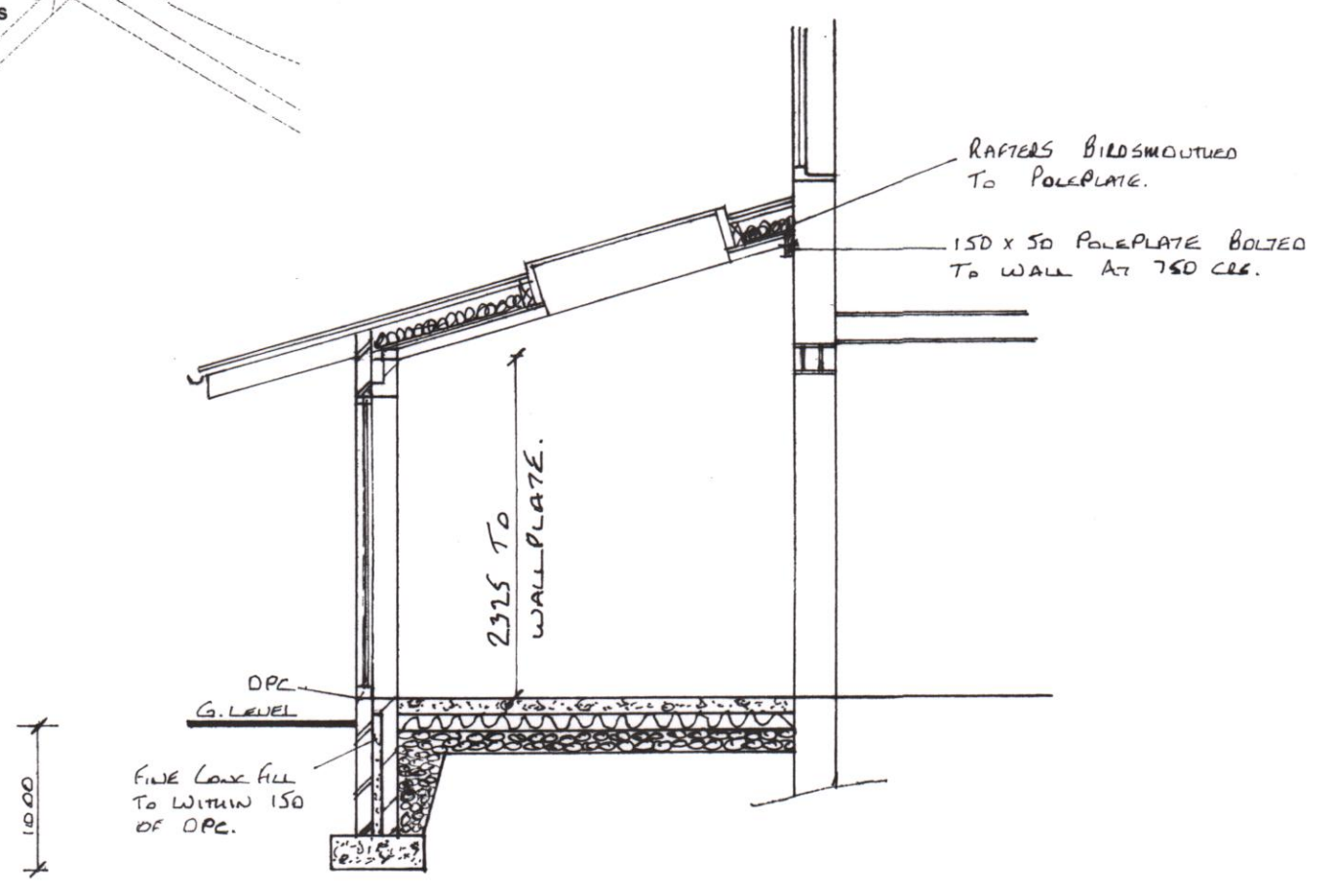


Location Plan 1:1250



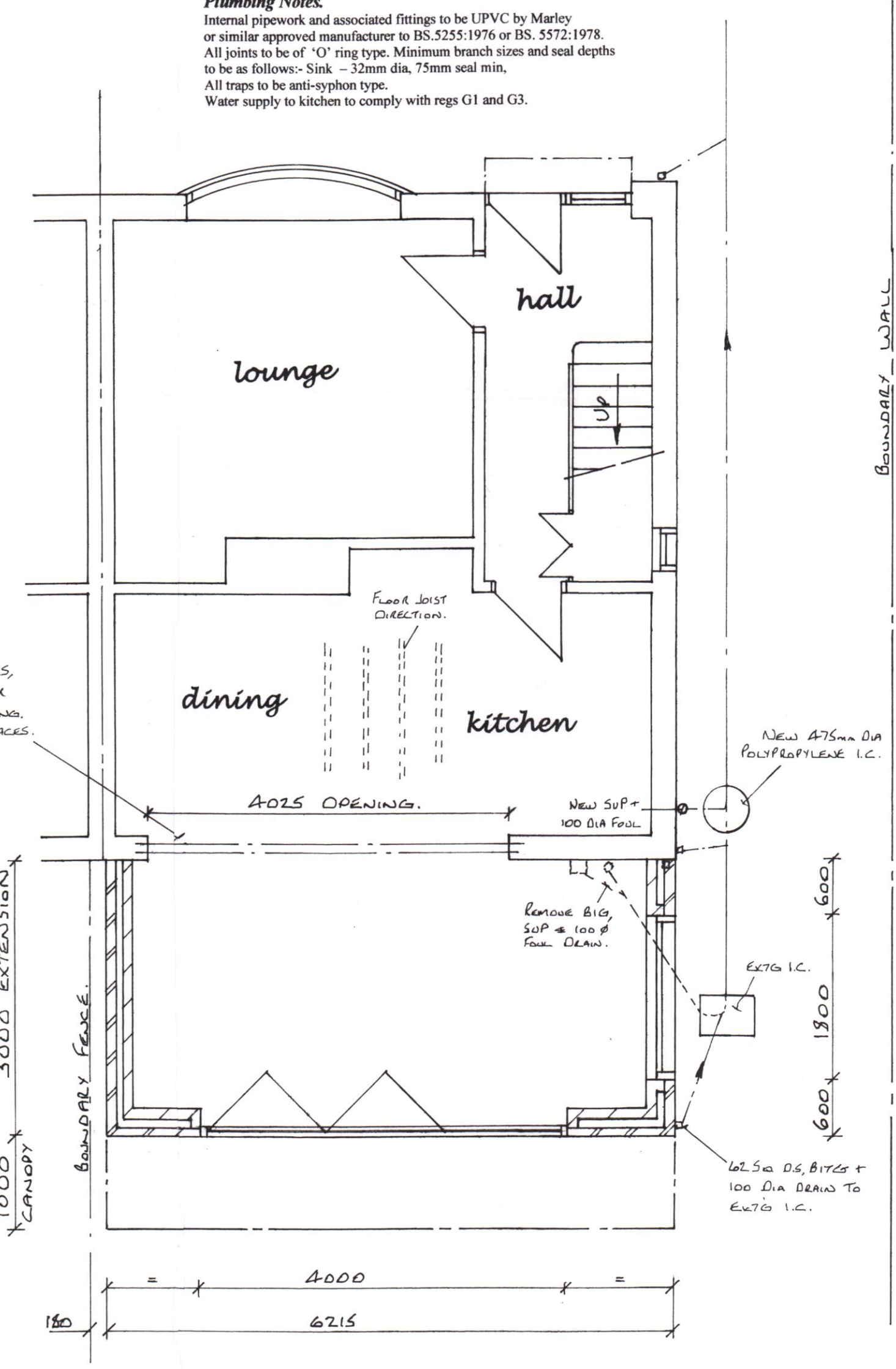
Site Plan 1:500

REMOVE 1510 X 2050 FRENCH DOORS, 1275 X 1075 WINDOW & 990 BRICK PILLAR BETWEEN TO FORM OPENING. MAKE GOOD TO ALL DISTURBED SURFACES.



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. All traps to be anti-siphon type. Water supply to kitchen to comply with regs G1 and G3.



Ground Floor Plan

All new foul and storm drains to be 100 dia min 1:20 fall in pea shingle on a granular bed.

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.

Dining :- 4000 x 2050 bi fold doors CG90/100 lintel.
1no 980 x 1400 velux roof window.
Kitchen :- 1800 x 1075 window CG90/100 lintel.
1no 980 x 1400 velux roof window.

Construction Notes.

Smooth grey wessex concrete interlocking tiles with 75mm headlap on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 50mm C24 rafters at 16° pitch at 400mm centres with rafters birdsmouted to wallplate and 150 x 50mm poleplate on 100 x 75mm wallplate strapped down at 2 metre c/c with 30 x 2.5mm galvanised steel straps. Each rafter strapped to brickwork using 30 x 5mm galvanised steel straps and turned over walls. Lateral support to AD Part 1 para 1C37. Fit 2no 780 x 1400mm Velux roof windows or similar to provide natural lighting positioned between doubled up rafters, box around opening using 75 x 50 timber incorporating 75mm celotex and finished with 25mm insulated plasterboard and skim. Roof windows to be fitted with permanent trickle vent to provide 10000mm sq background ventilation. Provide vent tile to top and bottom of window. 125mm thk celotex insulation between rafters with a further 25mm insulated plasterboard and skim below. Visqueen sheets between plasterboard and joists. "U" value of roof = 0.16w/m²k. Brickwork:- 100mm thk light red brickwork to match extg, 90mm cavity totally filled with rockwool cavity batts to start 150mm below dpc and to be linked to roof insulation and to continue to full height of gable walls, 100 thk celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim. "U" value of external walls = 0.28w/m²k. Floor:- superior floor finish on 50mm sand/cement screed on 100thk conc on 500 gauge vapour barrier above 100mm thk kingspan floor grade insulation board with 25mm kingspan upstand at perimeters of ground floor slab on 1200gauge visqueen damp proof membrane linked to inner leaf dpc on 50mm thk sand on 150mm layer of sulphate free hardcore. Dpm to continue across wall cavity with a cavity tray over for basic radon protection. Fine conc fill to within 150mm of dpc. Foundation :- 600 x 230mm thk concrete strip foundation minimum 1 metre below ground level.

General Notes

1. Drains laid to falls & to the satisfaction of the building inspector. Where drains pass close to foundations the foundation should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in conc. to the underside of the foundation concrete.
2. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
3. Cross ventilation to roof in accordance to reg F2, diagram 6.
4. 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.
5. Walls & ceiling finishes to reg B2.
6. Structural timber to be of C16 grade except where stated otherwise.
7. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
8. Kitchen to have mechanical extract ventilation of at least 60 litres/sec (30 litres/sec if in cooker hood)
9. Water supply to kitchen 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 1/2 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

Proposed Rear Kitchen/Dining Extension
At No 11 Conway Grove, Cheadle, Staffs
Moorlands For Ms. D. Bearcroft.

Drg No 105/112/1

Date :- October 23rd 2015.

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