



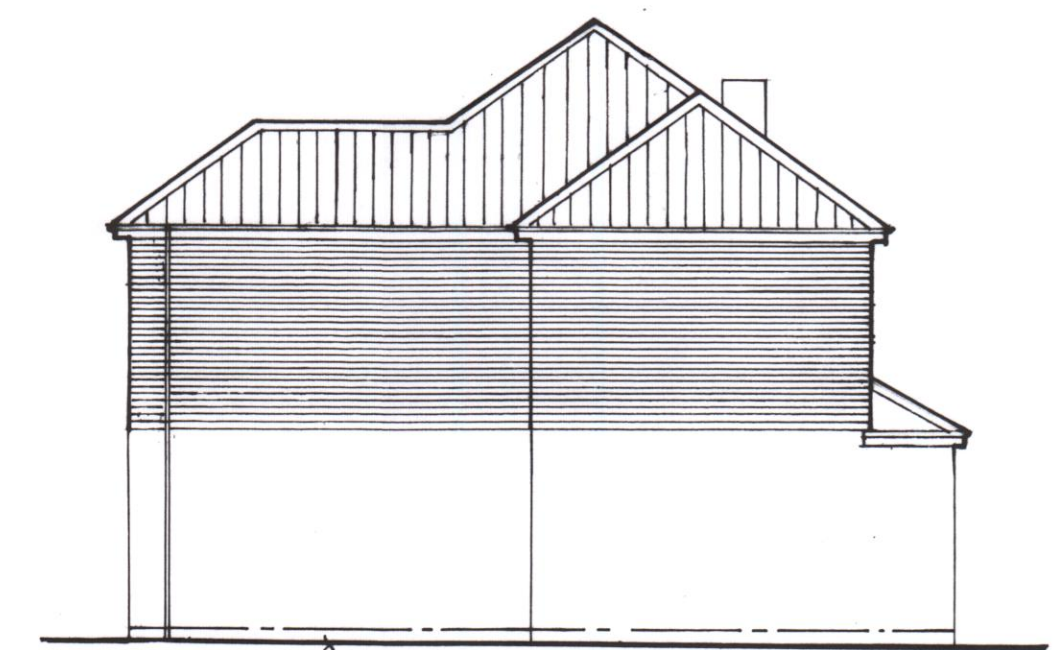
Rear Elevation



Side Elevation

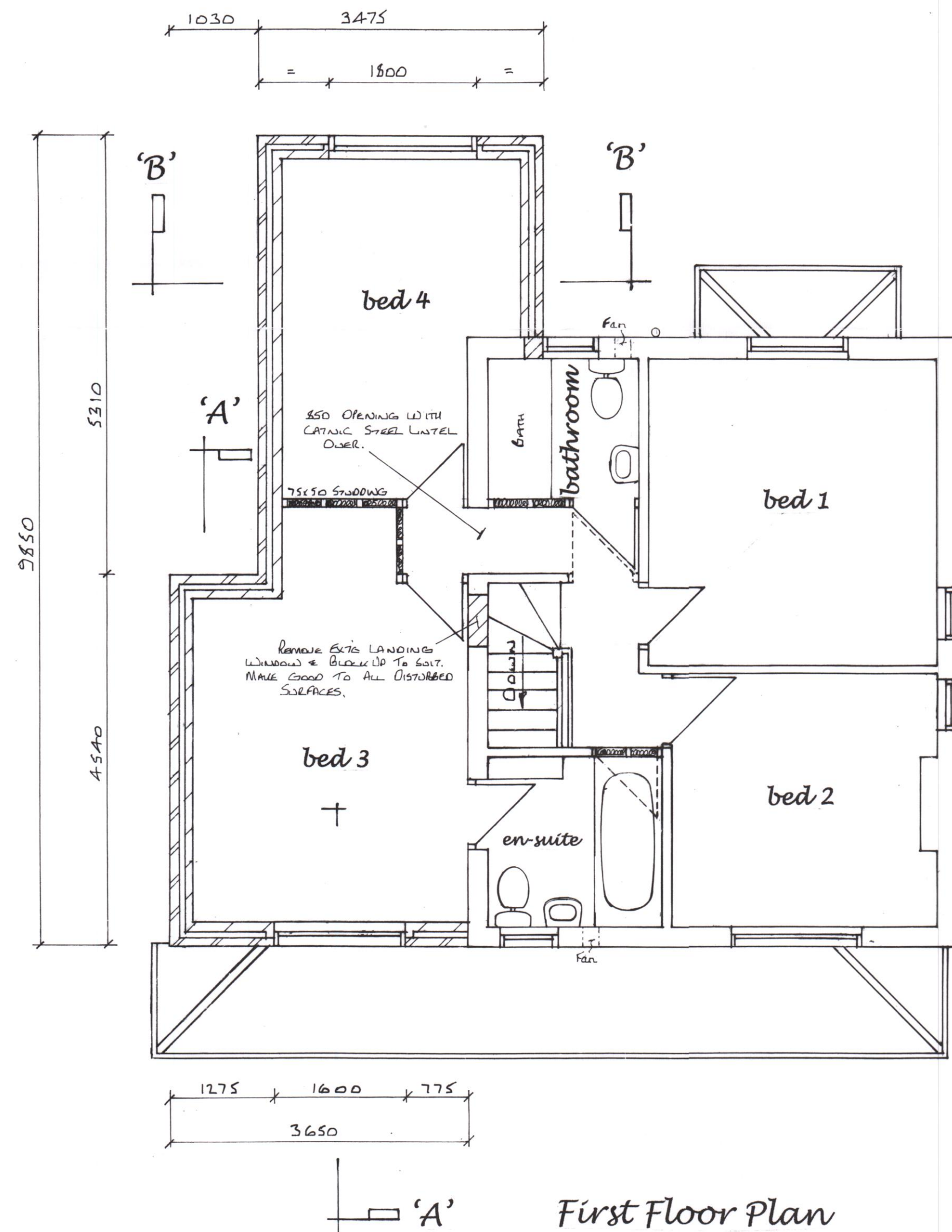


Front Elevation



Side Elevation

EXIST FOUNDATIONS TO BE EXPOSED PRIOR TO COMMENCEMENT OF WORKS & UNDERPINNED IF NECESSARY.



First Floor Plan

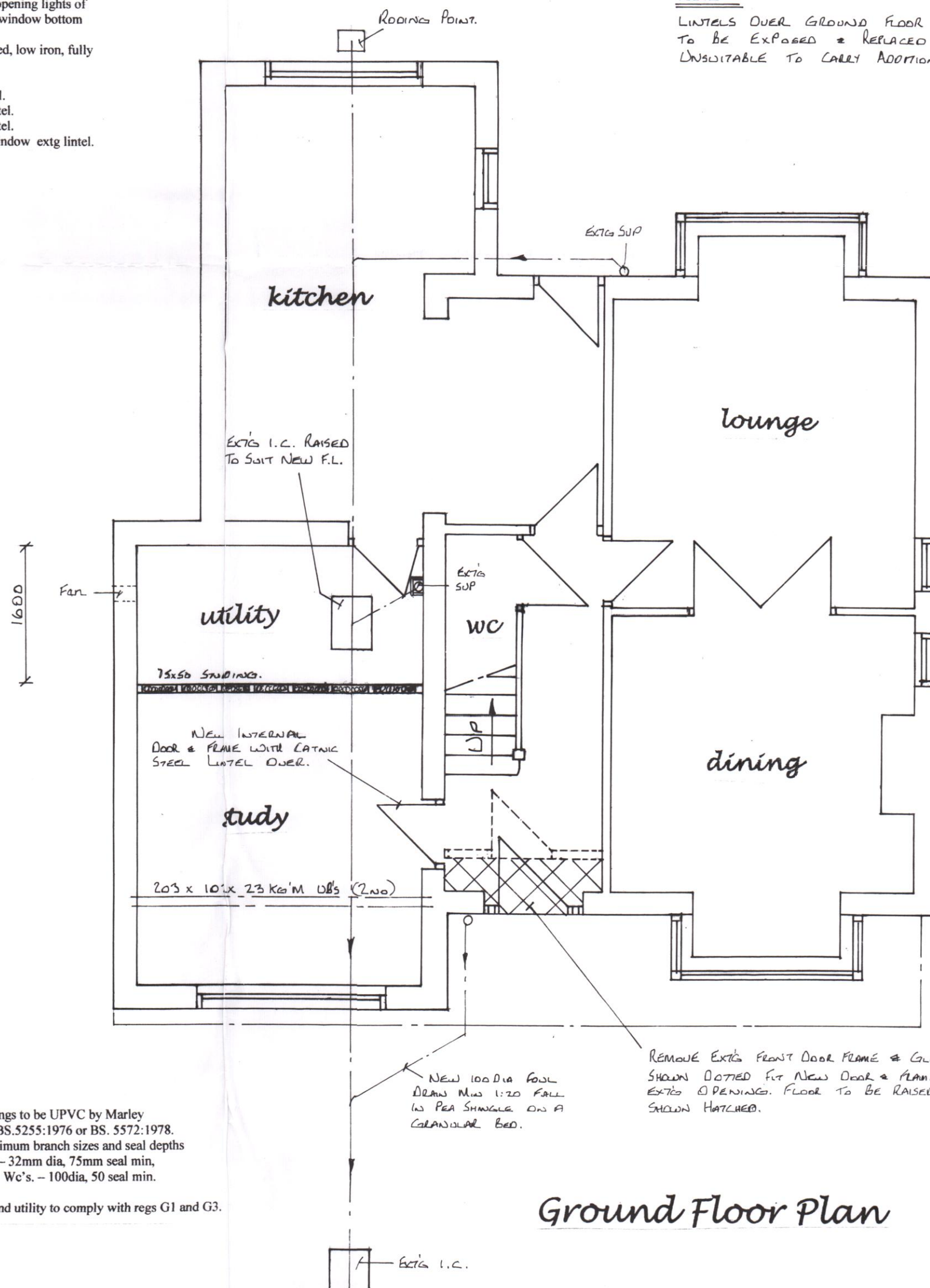
#### Window And Door Details

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/m<sup>2</sup>k.

Study :- 2250 x 1200 window extg lintel.  
Bed 3 :- 1600 x 1400 window stone lintel.  
Bed 4 :- 1800 x 1200 window stone lintel.  
Bathroom :- 650 x 1240 obscure glazed window extg lintel.

#### 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 basins - 32mm dia, 75mm seal min.  
Baths - 40mm dia, 75mm seal min. Wc's. - 100dia, 50 seal min.  
All traps to be anti-syphon type.  
Water supply to bathroom, en-suite and utility to comply with regs G1 and G3.



Ground Floor Plan

#### NOTE:-

LINTELS OVER GROUND FLOOR OPENINGS TO BE EXPOSED & REPLACED IF DEEMED UNSUITABLE TO CARRY ADDITIONAL LOADINGS.

#### Construction Notes

Staffordshire blue tiles to match existing dwelling on 50mm x 25mm thk tanalized battens on 1 layer tyvek breathable felt installed to manufacturers recommendations on 150 x 47mm rafters at 35° pitch at 400mm centres, 195 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/m<sup>2</sup>k.  
175 x 20mm thk timber fascia and 6mm plywood soffit.  
Brickwork:- 100mm thk smooth red brickwork to match extg to match existing dwelling, 90mm cavity totally filled with rockwool cavity batts to be linked to roof insulation, 100 thk 650kg/m thermalite blocks or similar with 12mm plasterboard dry lining and skim. "U" value of external walls = 0.28w/m<sup>2</sup>k.  
Remove existing flat felt roof and furring strips and replace with new floor comprising :- 22mm thk weyroce sheets on 170 x 72mm floor joists at 400 crs (to sit between existing flat roof joists if extg joists are smaller) 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. Existing foundation to be exposed prior to commencement of work and underpinned if necessary.

#### Garage Conversion Details

Remove existing up/over garage door and replace with white upvc double glazed window to suit opening.  
All external walls to finish with 25mm insulated plasterboard and skim. "U" value of external walls = 0.28w/m<sup>2</sup>k.  
Existing floor to be raised to finish min 150mm above ground level. 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.

#### 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/m<sup>2</sup>k for external walls, 0.16w/m<sup>2</sup>k 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. 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.
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. Bathroom, utility and en-suite to have mechanical extract ventilation of at least 30 litres/ sec.
10. Water supply to bathroom, utility and 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 BSEN12150.
15. All new external frames to be pointed in mastic internally and externally.
16. 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/m<sup>2</sup>k. windows to be "A" rated.
17. Rapid ventilation should be at least 1/60 of the floor area of all habitable rooms.
18. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m<sup>2</sup>k.
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 Conversion Of Existing Garage To Study And Utility Room With Bedroom Over, Bedroom Over Existing Kitchen At No 49 Leek, Road, Cheadle, Staffs Moorlands For Mr. J. Plant.**

Drg No 165/60/1

Date :- January 17<sup>th</sup> 2016.

Scale :- Floor Plans 1:50, Elevations 1:100.