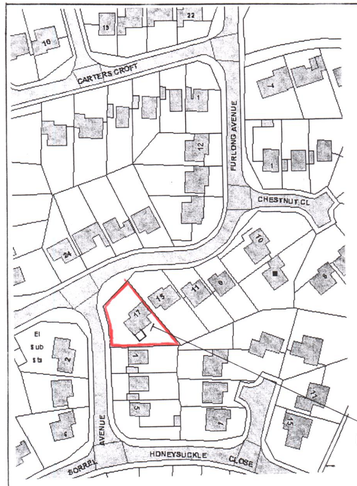


Location Plan
1:1250

North

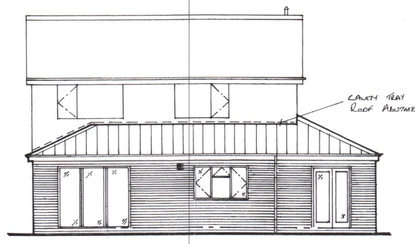
Window And Door Details.
All new windows and doors to be white upvc double glazed with catnic steel lintels over with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.
Glazing to be 'A' rated planitherm argon filled, low iron, fully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

Kitchen :- 2no 2400 x 2050 bi fold doors and 1800 x 1075 window CG90/100 lintels.
Dining :- 1270 x 2050 french doors CG90/100 lintel.
Utility :- 935 x 2050 door and 900 x 1075 window CG90/100 lintel.
Porch :-935 x 2050 door, 450, 1145 and 1170 x 1500 windows
150 x 75mm timber header over.

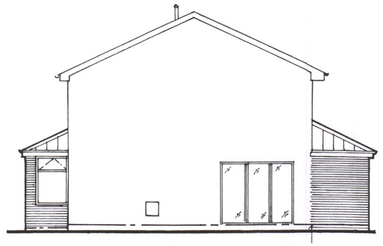
Plumbing Notes.
Internal pipework and associated fittings to be UPVC by Marley or similar approved manufacturer to BS.5255:1976 or BS. 5572:1978.
All joints to be of 'O' ring type. Minimum branch sizes and seal depths to be as follows:- Sinks – 32mm dia, 75mm seal min.
All traps to be anti-syphon type.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



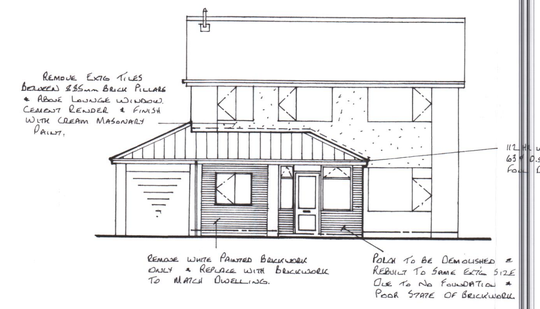
Site Plan
1:500



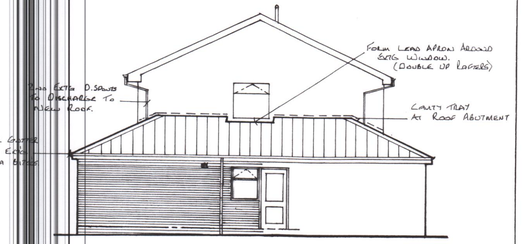
Rear Elevation



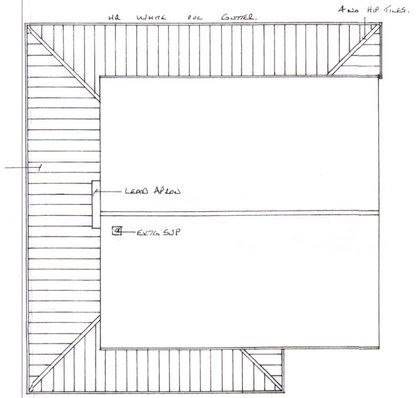
Side Elevation



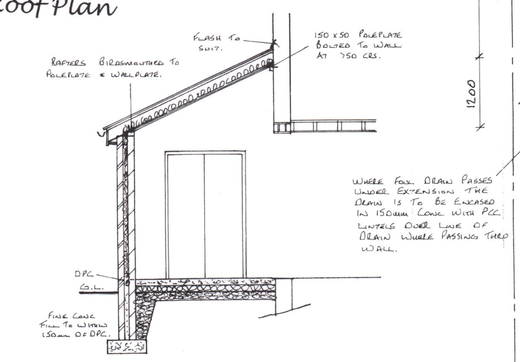
Front Elevation



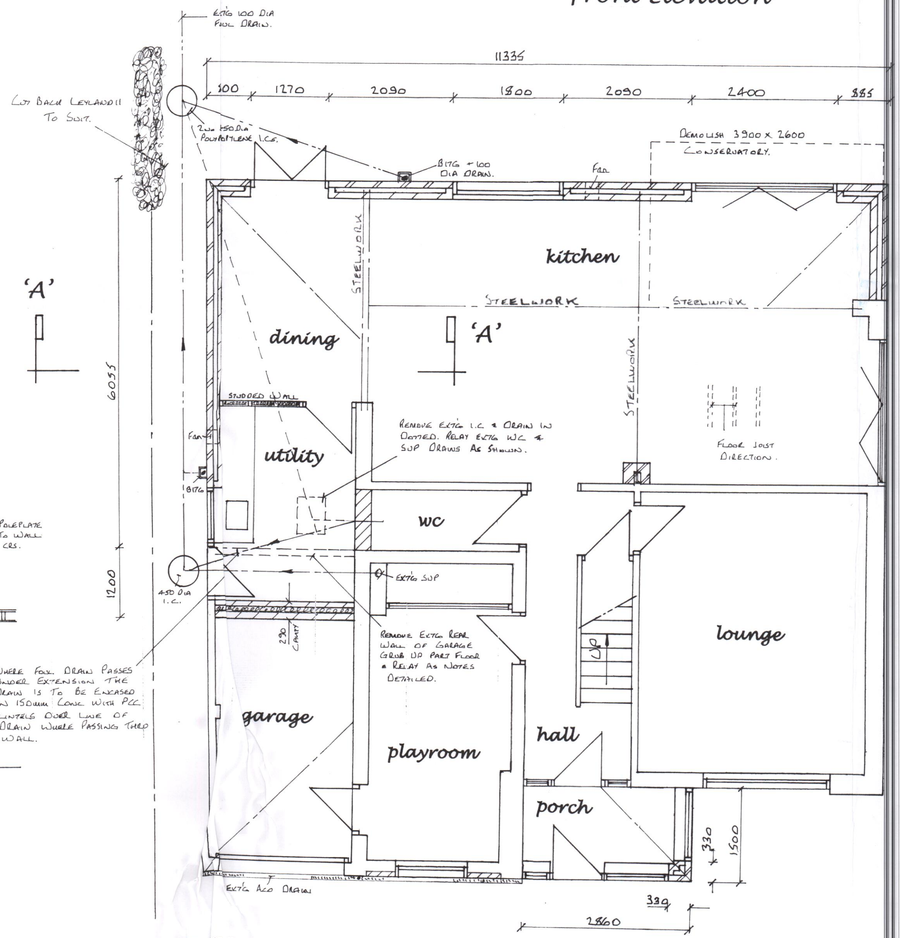
Side Elevation



Roof Plan



Section 'A-A'



Ground Floor Plan

All new foul and storm drains to 00 dia min 1:20 fall in pea shingle on a ular bed.

Construction Notes.
Smooth grey Marley modern concrete interlocking tiles on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 44mm rafters at 25° pitch at 400mm centres with rafters birdsmouthed to 100 x 75mm wallplate and 150 x 50mm poleplate. Wallplate strapped down at 2 metre crs with 30 x 2.5mm galvanised steel straps. Each rafter strapped to brickwork using 30 x 5mm galvanised steel straps and turned over walls.
225 x 50mm hip rafters with 100 x 75 dragon ties at wallplate angles with hip rafter birdsmouthed over.
Lateral support to AD Part 1 para 1C37.
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.
200 x 25mm thk timber fascia with 8mm white upvc clapping and 6mm white upvc soffit.
Brickwork:- 100mm thk brindle 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 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 dump 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.

Porch Construction Notes.
Smooth grey Marley modern concrete interlocking tiles to match extg dwelling on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 44mm rafters at 25° pitch at 400mm centres, 95 x 38mm 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 galvanised 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.
All notes as detailed above.

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. Utility to have mechanical extract ventilation of at least 30 litres/sec.
10. Wc to have light/fan combination with 15 minute overrun. Fan to have mechanical extract ventilation of at least 30 litres/sec.
11. Water supply to kitchen and utility to comply with regs G1 and G3.
12. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
13. Non habitable rooms to have background ventilation of at least 5000mm.
14. External lintels to be filled with fibre glass insulation
15. Glass in critical locations to comply with BSEN12150
16. All new external frames to be pointed in mastic internally and externally.
17. 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.
18. Rapid ventilation should be at least ½oof the floor area of all habitable rooms.
19. Cassures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
20. All new radiators to be fitted with thermostatic valves.
21. Provide energy efficient lighting to para 1.54 Approved Document L1

Proposed Rear Kitchen, Dining Room And Utility Room Extension, Rebuild Existing Porch And Pitched Roof To Replace Flat Roof On Garage At No 17 Furlong Avenue, Tean, Staffs Moorlands For Mr. A. Thompson.

Drg No 105/117/1

Date :- April 27th 2016.

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