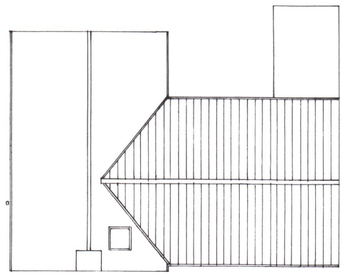
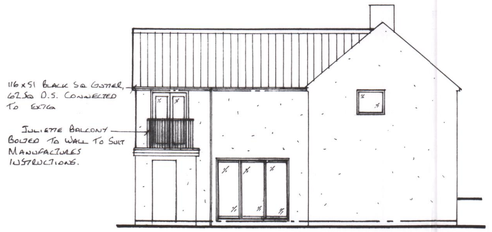


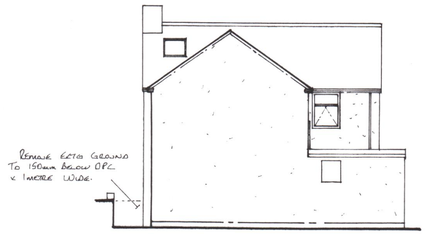
Side Elevation



Roof Plan



Rear Elevation



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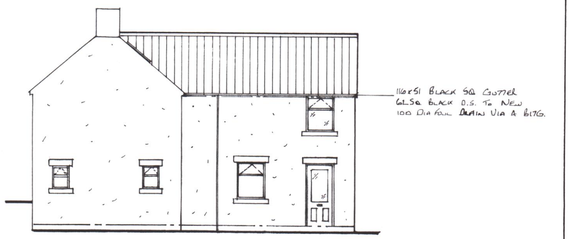
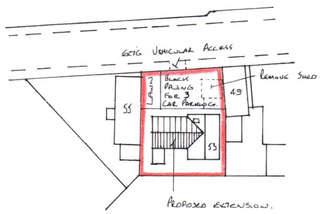


Front Elevation



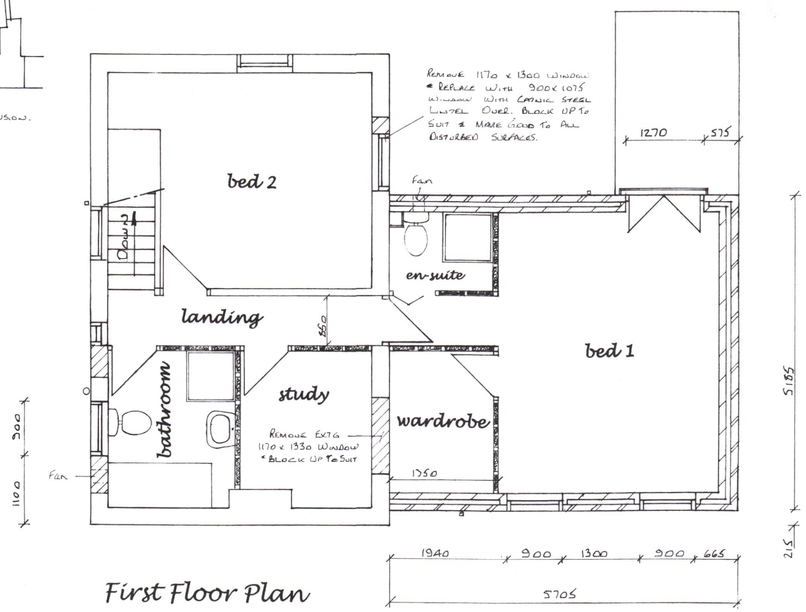
Site Plan
1:500

North.

Window And Door Details.

All new windows and doors to be dark oak upvc double glazed with catnic steel or stone lintels over with min opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape. Stone cills to all windows where shown. Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m²k.

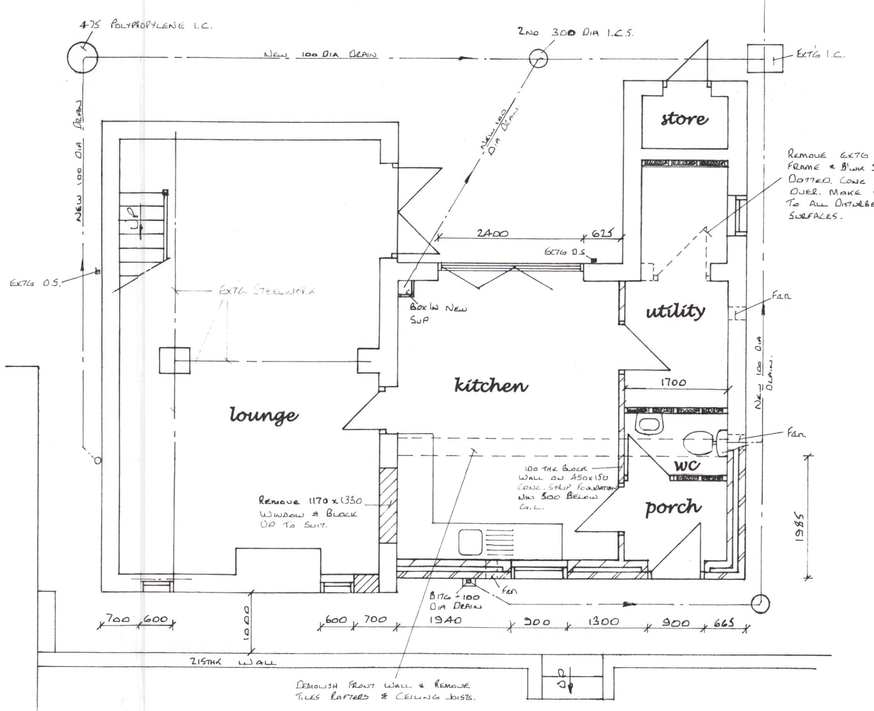
Kitchen	:- 2400 x 2050 bi fold doors CG90/100 lintel, 900 x 1150 window and 935 x 2050 door stone lintel.
Lounge	:- 2no 600 x 750 windows stone lintels, 1500 x 2050 double doors CG90/100 lintel.
Landing	:- 400 x 1075 window CG90/100.
Bathroom	:- 900 x 1075 obscure glazed window CG90/100 lintel.
Bed 2	:- 2no 900 x 1075 window CGE90/100, 1900 x 1270 French doors with juliette balconv CGE90/100 lintel.



First 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:- Wash hand basins and sink – 32mm dia, 75mm seal min, Showers and bath – 40mm dia, 75mm seal min, Wc,s – 100dia, 50 seal min. 110 dia svp min above any opening lights within 2.3m and fitted at top with a pvc vent cap. All traps to be anti-syphon type. Water supply to bathroom, kitchen, utility and wc 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.

Construction Notes.

Staffordshire blue tiles to match existing dwelling on 50mm x 38mm thk tanalized battens on 1 layer tyvek breathable felt installed to manufacturers instructions on prefabricated extended top chord trusses at 35° pitch to BS5268 at 600 crs on 100 x 75mm wallplate fixed to brickwork using 30mm x 5mm x 1metre long wallplate straps at 2 metre crs. Rafters of trusses to be birdsmouthed to wallplate. 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.
Sloping ceiling to have 125mm thk celotex insulation between rafters with a further 25mm insulated plasterboard and skim below. Visqueen sheets between plasterboard and joists.
Fit 1no 980 x 780mm Velux roof windows or similar to existing roof provide natural lighting to study 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.
"U" value of roof =0.16w/m²k.
Corbled brickwork at eaves level with 1no sailor course on gable end.
100mm thk concrete blockwork cement rendered and finished with cream 'k' render, 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 wall, 100 thk 650kg/m thermalite blocks or similar with 10mm plasterboard dry lining and skim.
"U" value of external walls = 0. 28w/m²k.
Staircase constructed in accordance with part K building regulations. 890 wide parana pine stairs, total rise 2460, 12 risers at 42° pitch, rise = 205mm, going = 227.7mm, 2 x rise + going = 637.79mm
Handrail to be continuous and minimum of 900mm above pitch line. No part of stairs to allow a sphere of 100mm to pass through it. Stair clearances :- 2000mm measured vertically.
1st floor construction :- 22mm thk weyroc sheets on 170 x 63mm 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.
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.

Remove all pebbledashing from existing dwelling and finish with cream 'k' render as extension.

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. Bathroom and utility to have mechanical extract ventilation of at least 30 litres/ sec.
10. Wc to have light/fan combination of 30 litres/sec with 15 minutes over run.
11. Water supply to kitchen, bathroom, utility and wc to comply with regs G1 and G3.
12. First floor internal walls to be 75 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 studding.
13. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
14. Non habitable rooms to have background ventilation of at least 5000mm.
15. External lintels to be filled with fibre glass insulation
16. Glass in critical locations to comply with BSEN12150
17. All new external frames to be pointed in mastic internally and externally.
18. 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.
19. Rapid ventilation should be at least ⅛th of the floor area of all habitable rooms.
20. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
21. All new radiators to be fitted with thermostatic valves.
22. Provide energy efficient lighting to para 1.54 Approved Document L1
23. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up in utility and landing.
24. Escape windows to have min opening of 450 x 750mm, 1100mm max from floor level to window bottom.

Proposed Extension To Form Larger Kitchen And Utility With Bedroom En-Suite And Dressing Room Over At No 53 The Green, Kingsley, Staffs Moorlands For Mr. J. Hall.

Drg No 125/172/1

Date :- June 6th 2016.

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