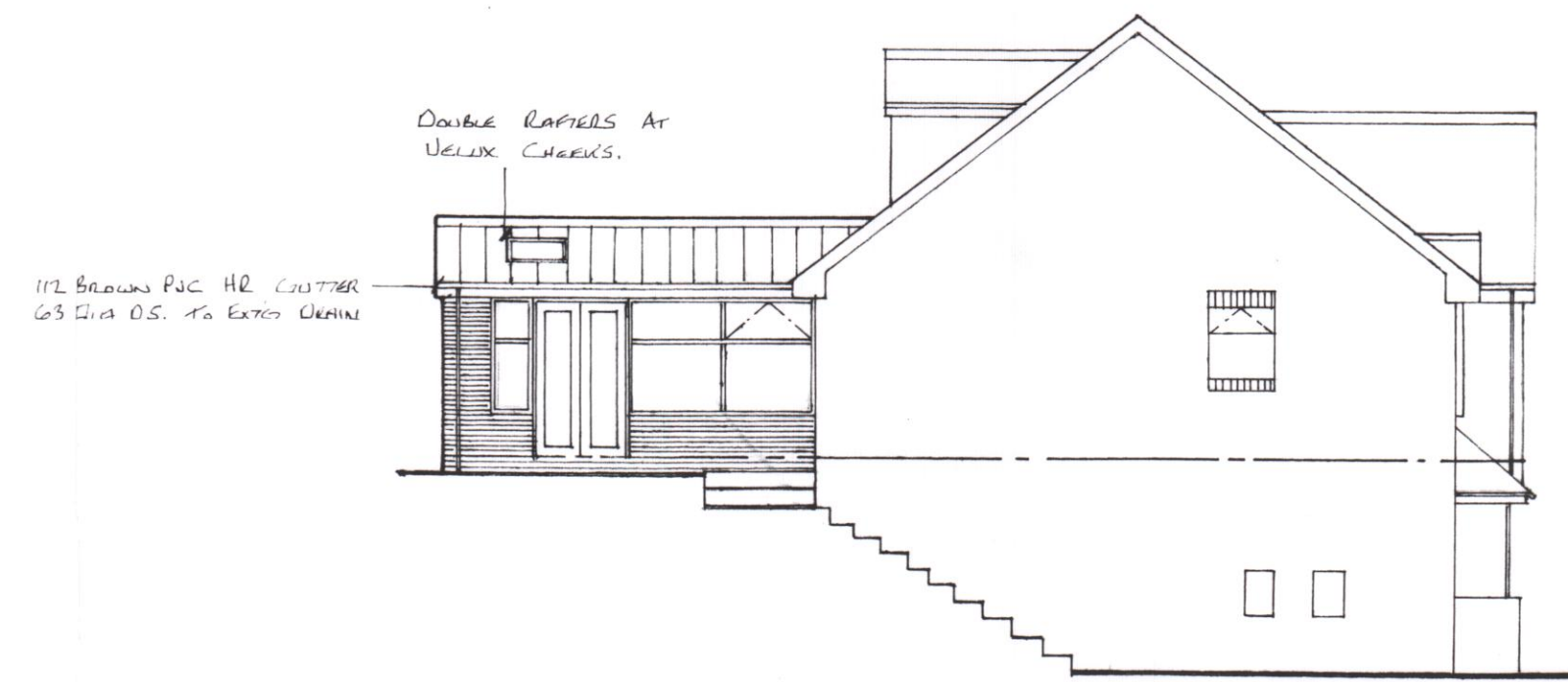
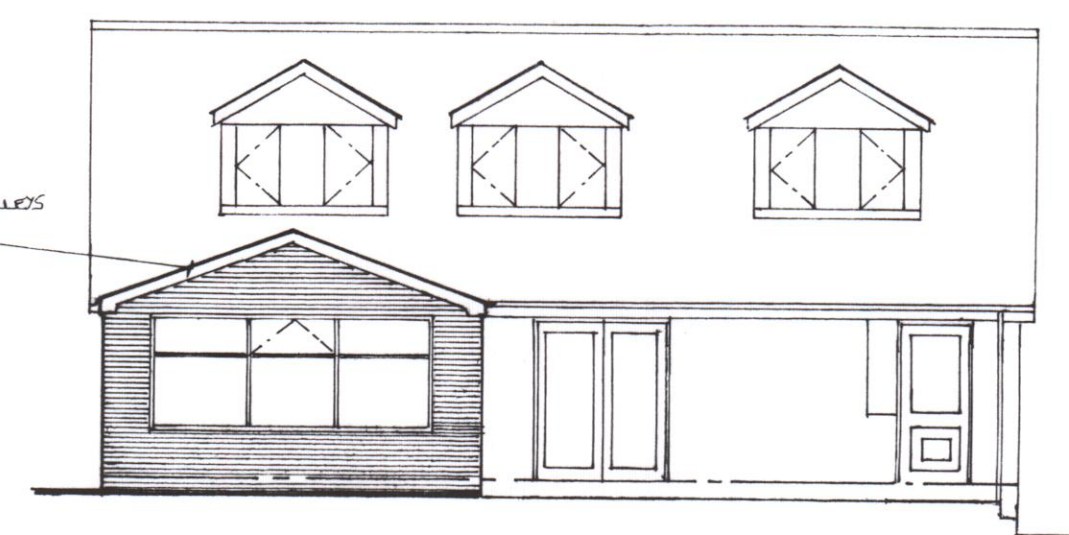


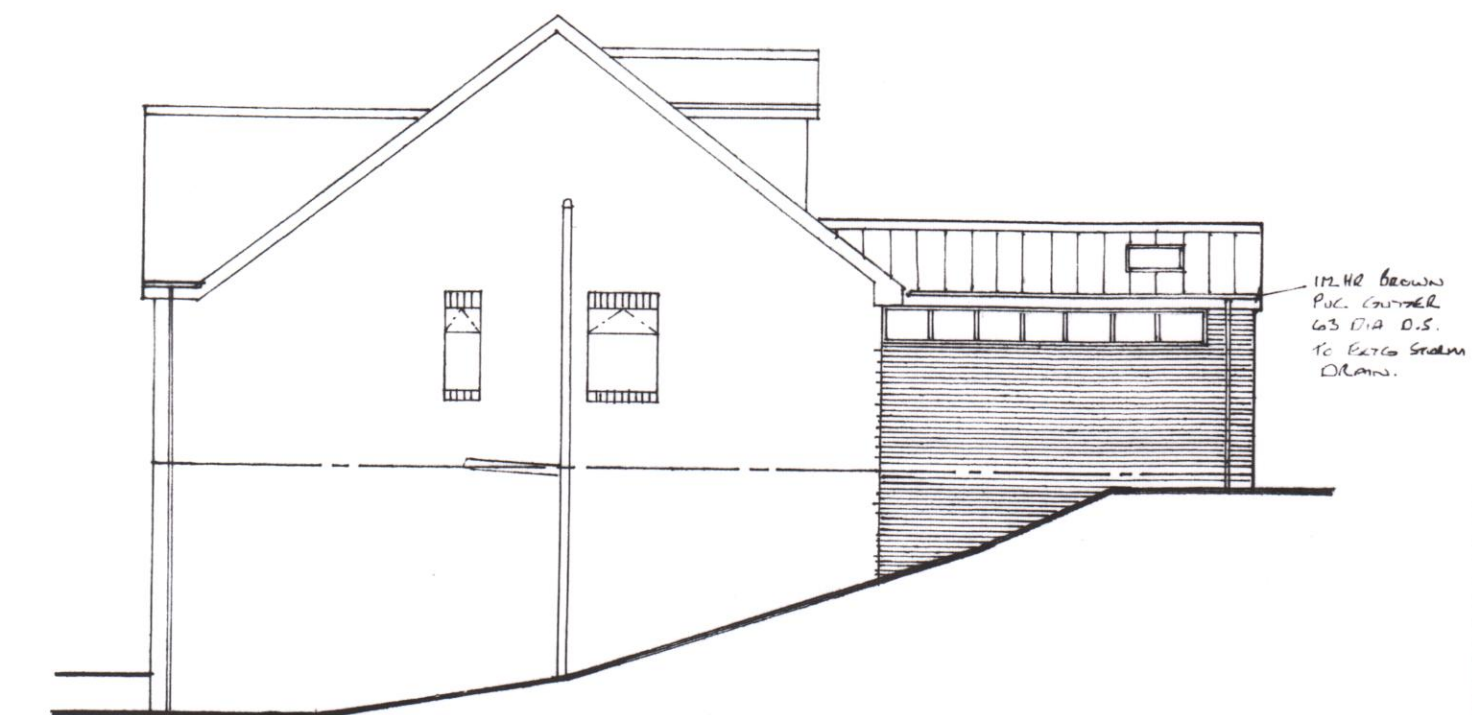
Roof Plan



Side Elevation



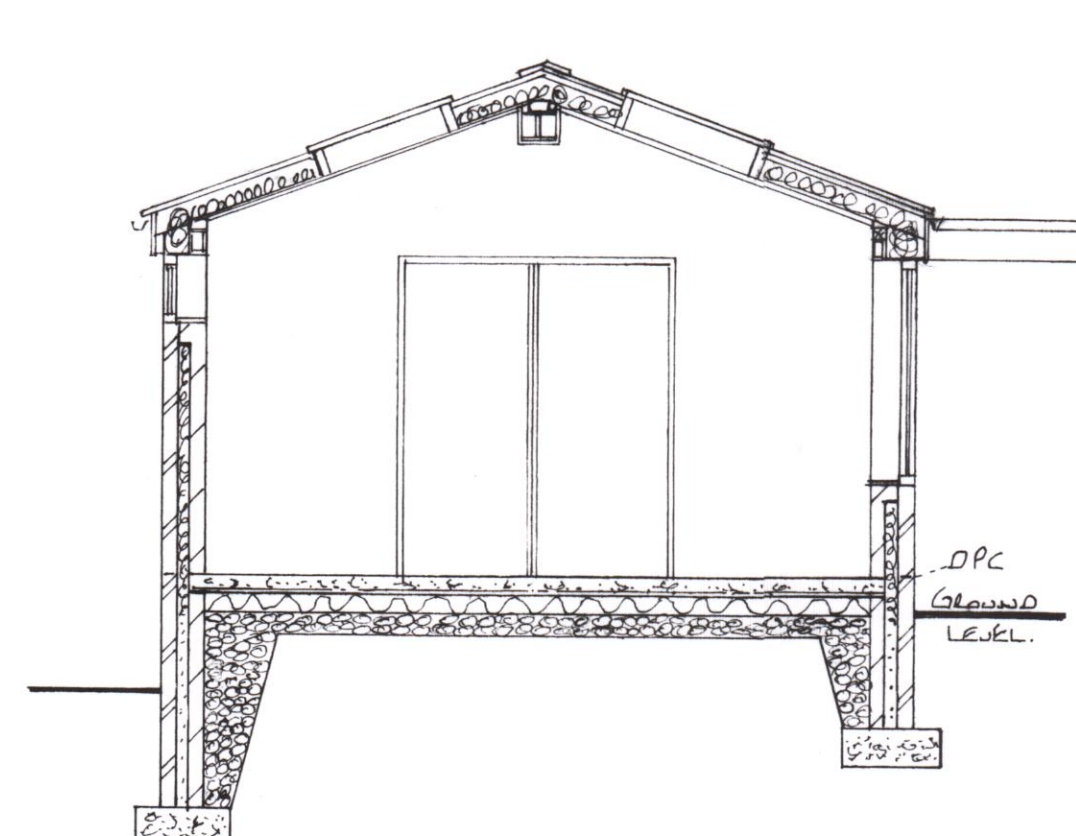
Rear Elevation



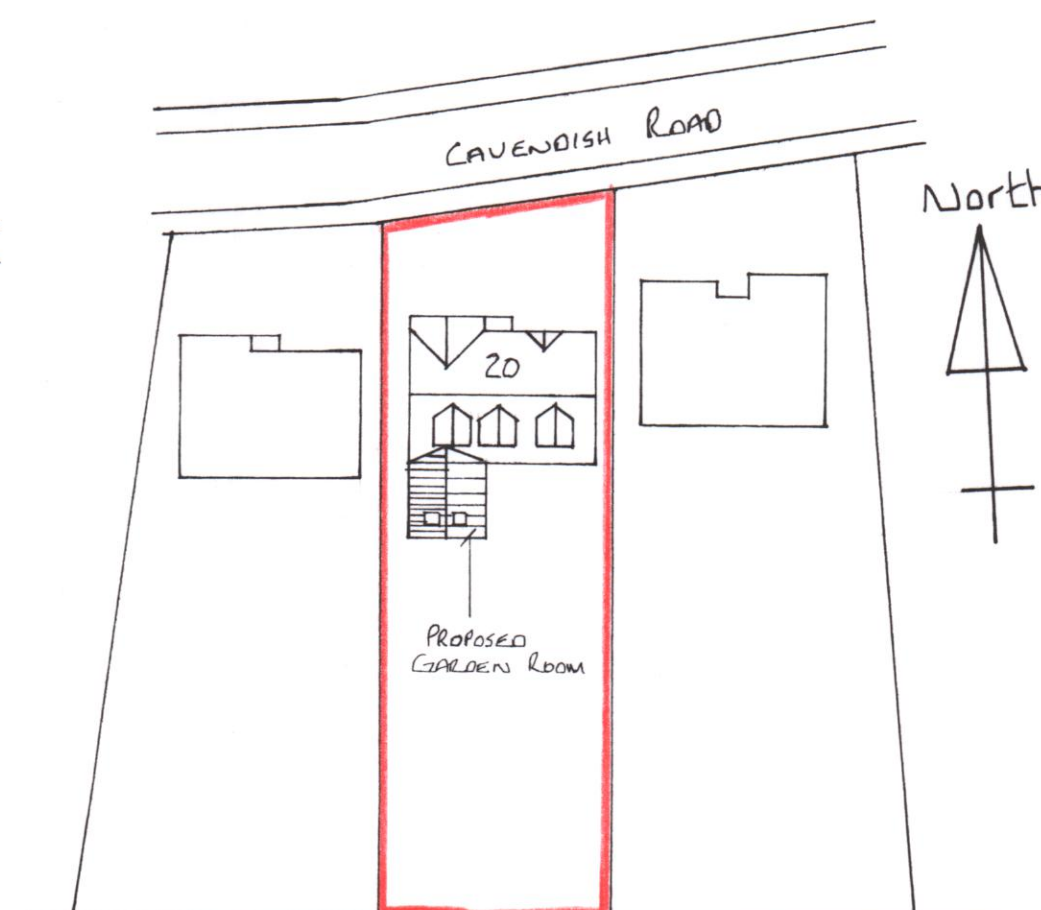
Side Elevation



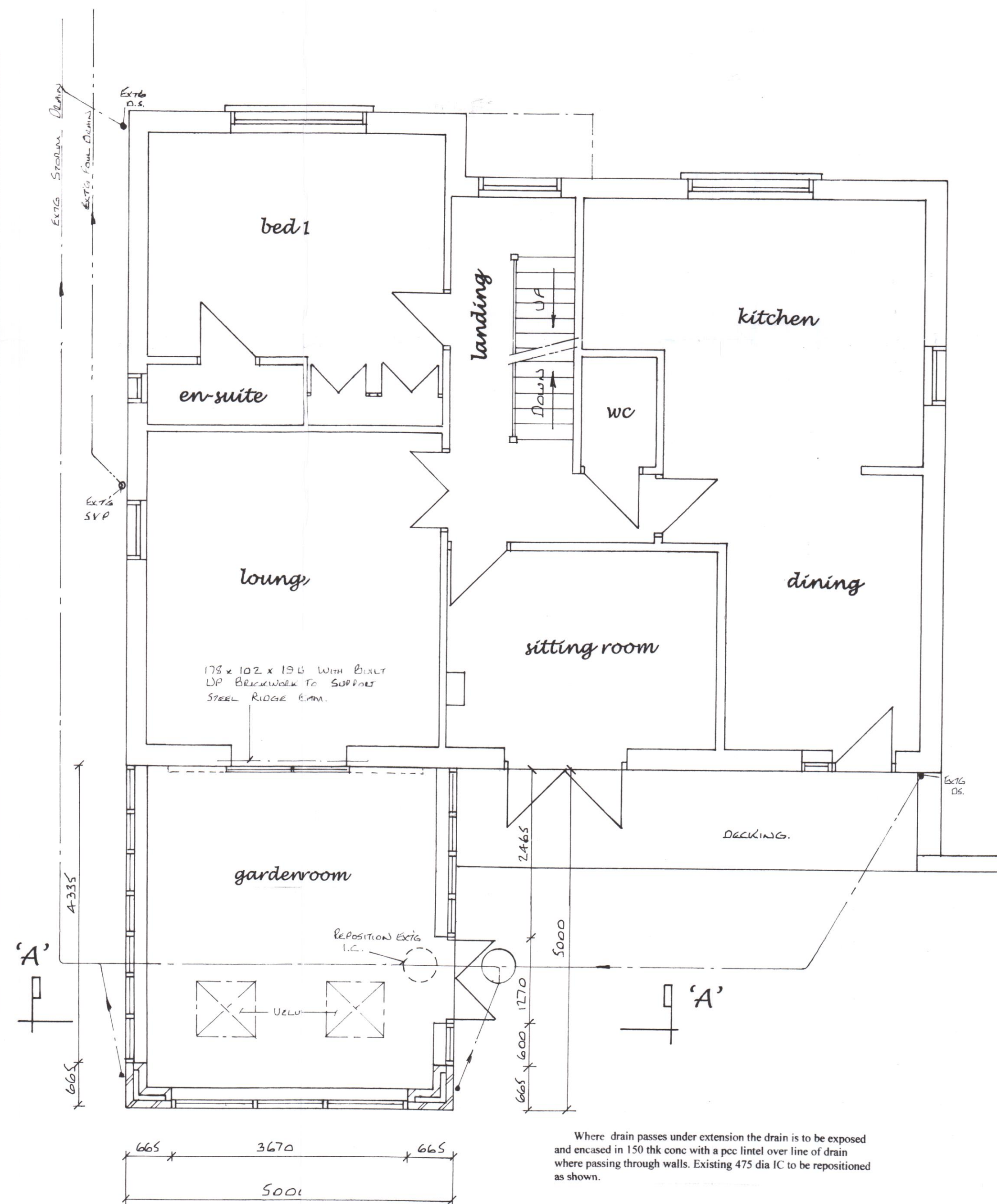
Location Plan
1:1250



Section 'A-A'



Site Plan
1:500



Ground Floor Plan

Construction Notes.
Smooth grey Marley modern concrete interlocking tiles with 100mm 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 47mm C16 rafters at 20° pitch at 400mm centres with rafters birdsmouthed to 100 x 75mm wallplate. 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.
Fit 2no 980 x 780mm 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 red rustic brickwork with straw coloured brickwork 2 courses below dpc to match existing dwelling. 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 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 concrete suspended floor with 1 layer of B503 mesh with 50mm cover 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**
- 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.
 - Where 100mm dia drain passes under garden room the drain is to be exposed and encased in 150mm thk concrete with precast concrete lintels over line of drain where passing through walls.
 - U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
 - Cross ventilation to roof in accordance to reg F2, diagram 6.
 - 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.
 - Walls & ceiling finishes to reg B2.
 - Structural timber to be of C16 grade except where stated otherwise.
 - Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
 - Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
 - Non habitable rooms to have background ventilation of at least 5000mm.
 - External lintels to be filled with fibre glass insulation.
 - Glass in critical locations to comply with BS EN12150.
 - All new external frames to be pointed in mastic internally and externally.
 - 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.
 - Rapid ventilation should be at least 1/10 of the floor area of all habitable rooms.
 - Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
 - All new radiators to be fitted with thermostatic valves.
 - Provide energy efficient lighting to para 1.54 Approved Document L1

Proposed Rear Extension To Form Garden Room At 20 Cavendish Road, Upper Tean, Staffs Moorlands For Mr. E. Konstantino.
Drg No 135/57/1
Date :- June 21st 2016.
Scale :- Floor Plan & Section 1:50, Roof Plan & Elevations 1:100.