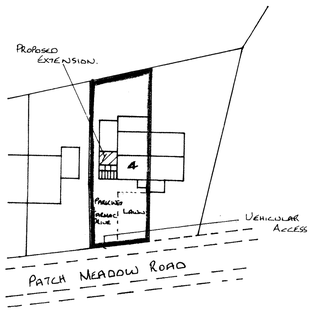
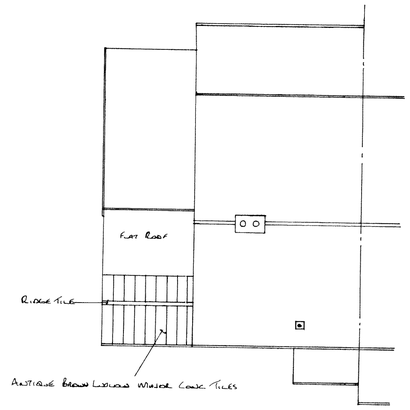
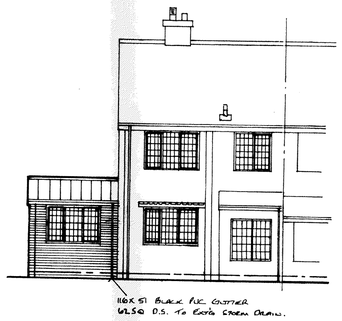


Site Plan
1:500

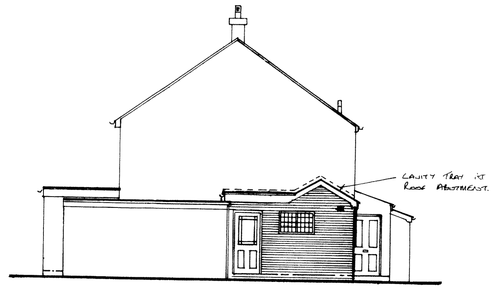




Roof Plan



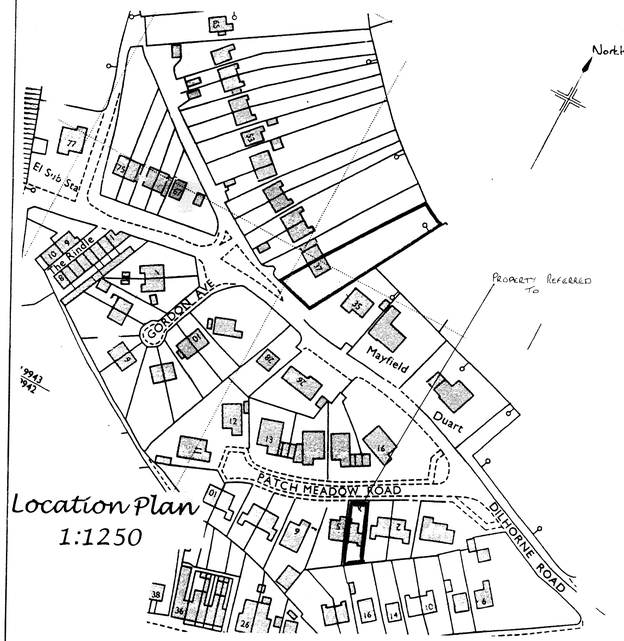
Front Elevation



Side Elevation



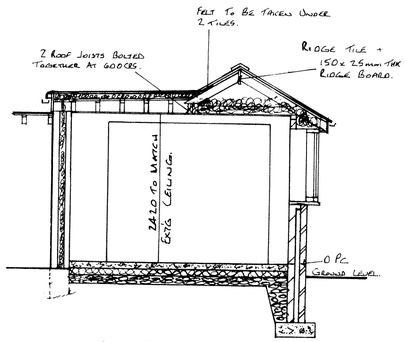
Rear Elevation



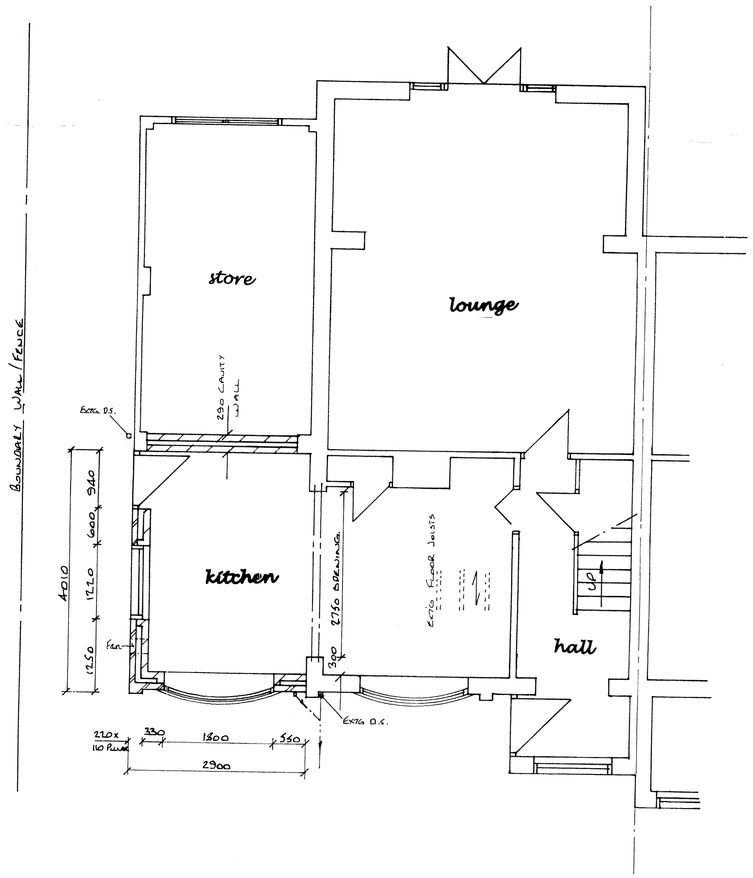
Location Plan
1:1250

Window And Door Details.
Windows and doors to be Georgian 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 :- re –use 940 x 2020 door and 1220 x 770 window CG90/100 lintel
1800 x 1200 x 170 projection leaded window CGE90/100 lintel.
Store :- 1800 x 2050 patio door CN71A lintel.



Typ Section



Ground 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:- Sink – 32mm dia. 75mm seal min.
Water supply to kitchen to comply with regs G1 and G3.

Kitchen Construction Notes.
Roof comprising 12mm granite chippings on 2 layers bitumen felt. 1 layer mineralised felt on 125thk celotex insulation on 1200 gauge visqueen vapour barrier on 20mm exterior grade plywood on diminishing firing strips on 145 x 63mm timber joists at 400 centres. Joists tied to brickwork using 30 x 5 galvanised steel straps at 2m centres spanning 3 ceiling joists. Felt to be taken under at least 2 tiles on new roof.
10mm thk foil backed plasterboard and skim.
Antique brown Ludlow major concrete interlocking tiles to match existing dwelling on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 100 x 38mm rafters at 30° pitch at 400mm centres, 95 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 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. 10mm thk foil backed plasterboard and skim.
"U" value of roof =0.16w/m²k.
White upvc fascia board and soffit.
100mm thk straw coloured brickwork to side elevation and pillar with mixed red brickwork to front elevation to match extg dwelling, 90mm cavity totally filled with rockwool cavity batts to start 150mm below dpc and to be linked to roof insulation, 100 thk 650kg/m thermalite blocks or similar with 10mm 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. Where existing foul or storm drains pass under extension the drain is to be exposed and encased in 150mm concrete with precast concrete lintels over line of drain where passing through walls.
3. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
4. Cross ventilation to roof in accordance to reg F2, diagram 6.
5. 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.
6. Walls & ceiling finishes to reg B2.
7. All lintels over ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loadings.
8. Structural timber to be of C16 grade except where stated otherwise.
9. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
10. Kitchen to have mechanical extract ventilation of at least 60 litres/sec (30 litres/sec if in cooker hood)
11. Water supply to kitchen 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 ⅟₂₀of the floor area of all habitable rooms.
19. Closures 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 Kitchen Extension At No 4 Patch Meadow Road, Staffs Moorlands For Mr. & Mrs. T. Wheeldon.

Drg No 105/119/1

Date :- January 17th 2017.

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