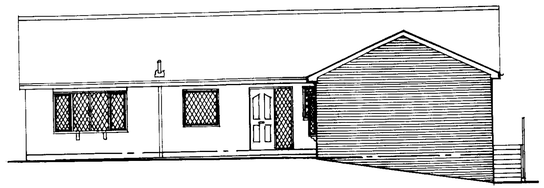
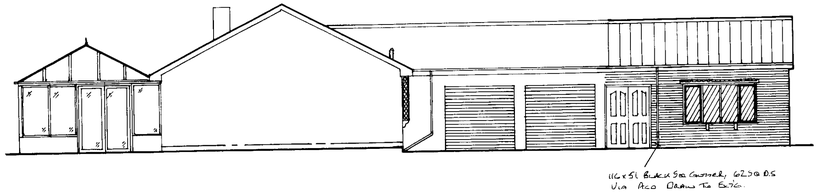


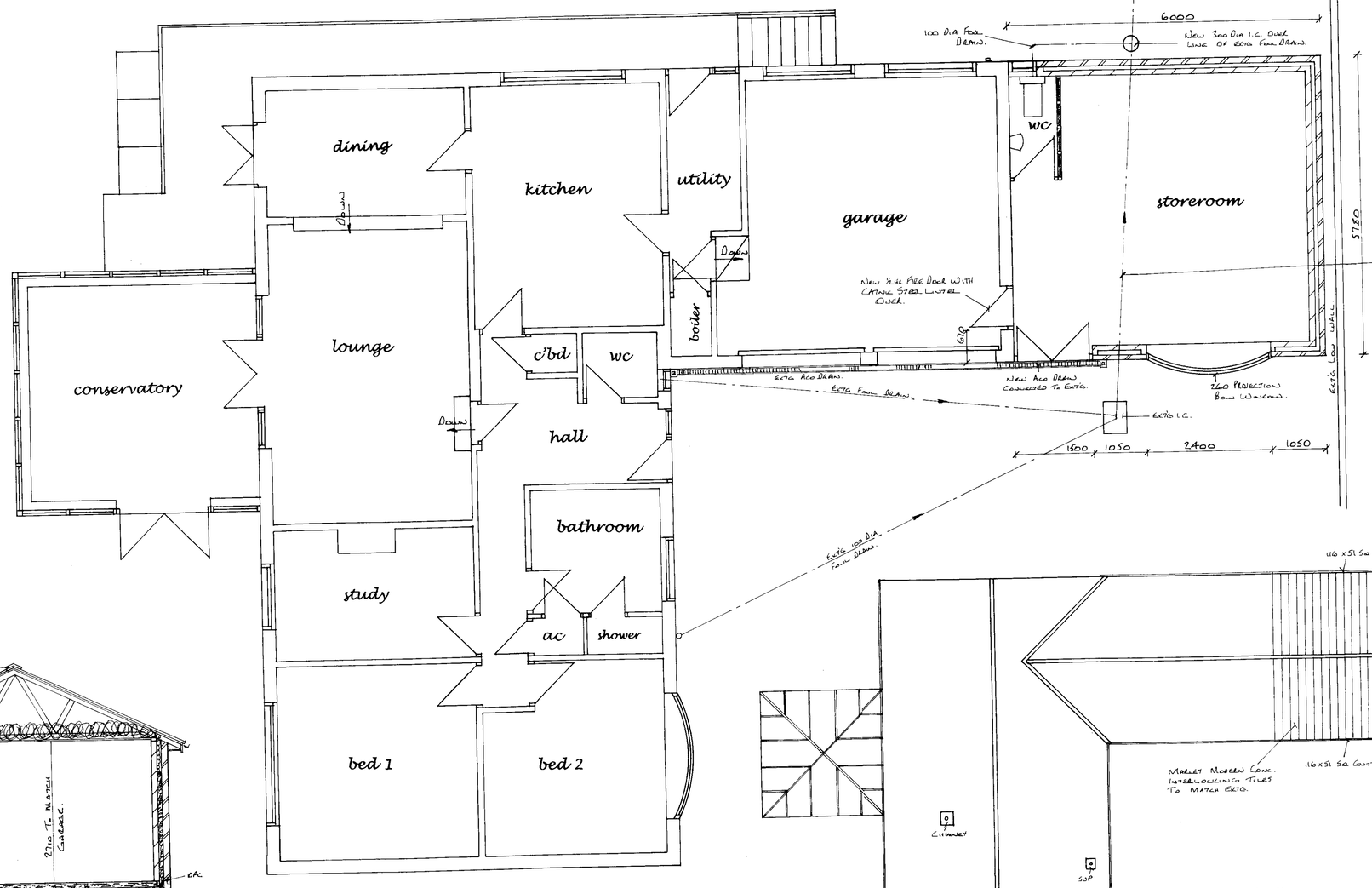
Side Elevation



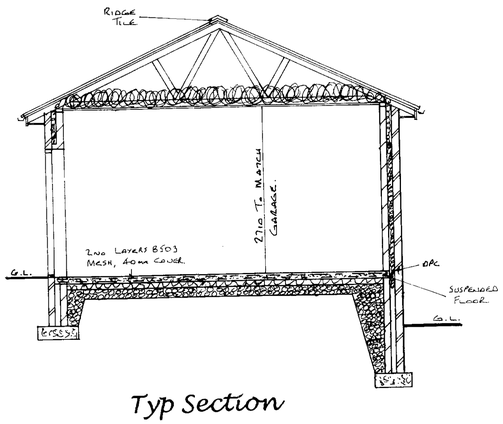
Front Elevation



Side Elevation



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 where applicable for means of escape.
Storeroom :- 1500 x 2050 double doors and 2400 x 1350 georgian window CG90/100 lintels.
Wc :- 500 x 900 obscure glazed CG90/100 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 basin – 32mm dia, 75mm seal min, W.C. – 100dia, 50 seal min. All traps to be anti-syphon type.

Where foul drain passes under extension the drain is to be exposed and encased in 150 thk conc with a pcc lintel over line of drain where passing through wall.

Construction Notes.

Smooth brown Marley modern concrete interlocking tiles colour to match ext'g roof with 75mm headlap on 38mm x 25 mm thk tanalized battens on 1 layer tyvek breathable felt installed to manufacturers instructions on prefabricated trusses at 25° pitch to BS5268 at 600 crs on 100 x 75 wallplate fixed to brickwork using 30mm x 5mm x 1metre long wallplate straps at 2metre crs. Trusses fixed to plate with clips provided. Roof bracing :- 100 x 25 diagonals at 45° to roof slope and 100 x 25 longitudinal bracing to be fixed to gable walls and each gable end. Bracings must be nailed to each truss member. Last truss to be fixed to walls in each case. Lateral restraint ties at 2000 crs maximum at verge and ceiling level to each gable.
Lateral support to AD Part 1 para 1C37.
300 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.
175 x 20 thk upvc fascia and 5mm upvc soffit to match existing.
Brickwork:-100mm brown rustic facing brickwork to match extg, 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 end gable wall, 100 thk 650kg/m thermalite blocks or similar.
Walls plastered internally with 2no coats 13mm total thickness.
"U" value of external walls = 0. 30w/m²k.
Superior floor finish on 50mm sand/cement screed on 100thk conc suspended floor with 2no layers B503 mesh with 40mm cover, 1200 gauge visqueen damp proof membrane linked to inner leaf dpc on 100mm thk kingspan floor grade insulation board with 25mm kingspan upstand at perimeters of ground floor slab on 50thk sand on 150 layer of sulphate free hardcore.
Fine conc fill to within 150mm of dpc.
Foundation :- 600 x 230mm thk concrete strip foundation minimum 1 metre below ground level to incorporate 2 layers B503 mesh with 50mm cover.

General Notes

1. Drains laid to falls and to the satisfaction of the building inspector. Where drains pass close to foundations the foundations should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in concrete to the underside of the foundation concrete.
2. Cavity to be continuous with existing.
3. U value of extension to achieve a max of 0.30w/m²k for external walls, 0.16w/m²k for roof.
4. Electrical work to IEE standards with the design, installation, inspection and testing of the electrical installation to be carried out in accordance with BS7671:2001and the certification to prove this.
5. Truss calculations are to be provided to the local authority building control by the truss manufacturers.
6. Walls & ceiling finishes to regulation B2.
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. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
10. Non habitable rooms to have background ventilation of at least 5000mm.
11. External lintels to be filled with fibre glass insulation
12. Glass in critical locations to comply with BSEN 12150.
13. Rapid ventilation should be at least ½₀ of the floor area of the habitable rooms.
14. All new external frames to be pointed in mastic internally and externally.
15. 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 1.8w/m²k.
16. Closures to all windows and doors should be via propriety insulated reveals achieving a 'U' value of 0.45w/m²k.
17. All new radiators to be fitted with thermostatic valves.
18. Provide energy efficient lighting to para 1.54 Approved Document L1.
19. Install mains operated smoke alarm with battery back up to BS5839, Part 6, Category D.

Proposed Extension To Form Storeroom And Wc For Mrs. C. Shaw, 1 Jubilee Drive, Whiston, Staffs Moorlands.

Date: October 21st 2009.
Scale: 1:50 & 1:100.