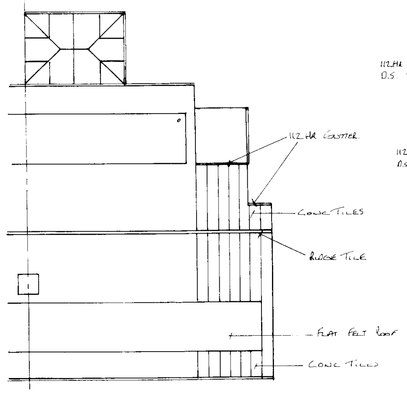
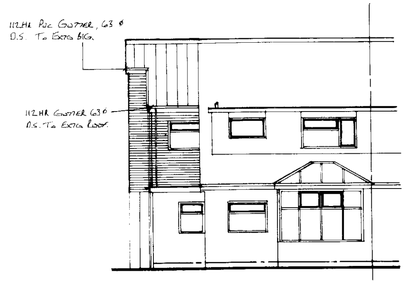
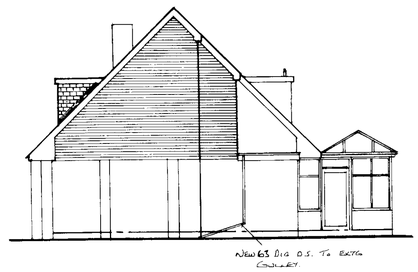


North.

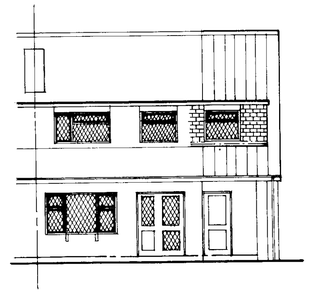
Roof Plan



Rear Elevation

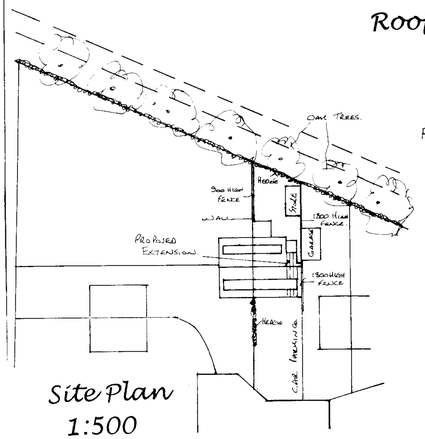


Side Elevation

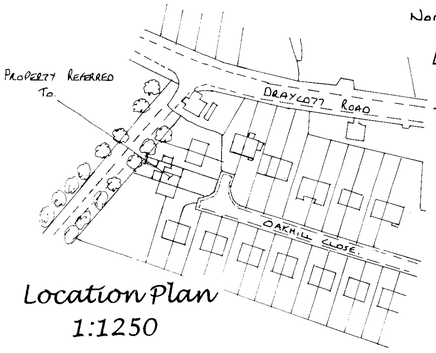


Front Elevation

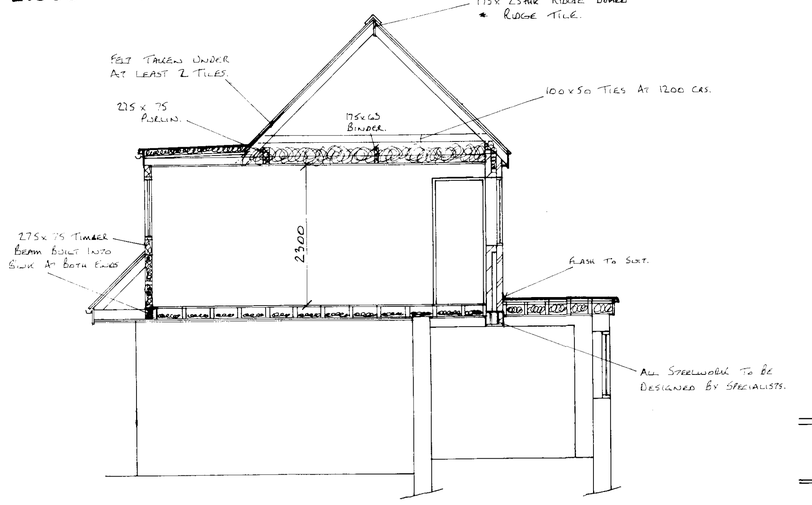
Window Details
All new windows and doors to be white upvc double glazed with catnic steel lintels over with minimum opening lights of 450 x 750 where applicable for means of escape.
Bed 4 :- 1200 x 1075 window 150 x 75 timber header and
1000 x 1000 window CG90/100 lintel.



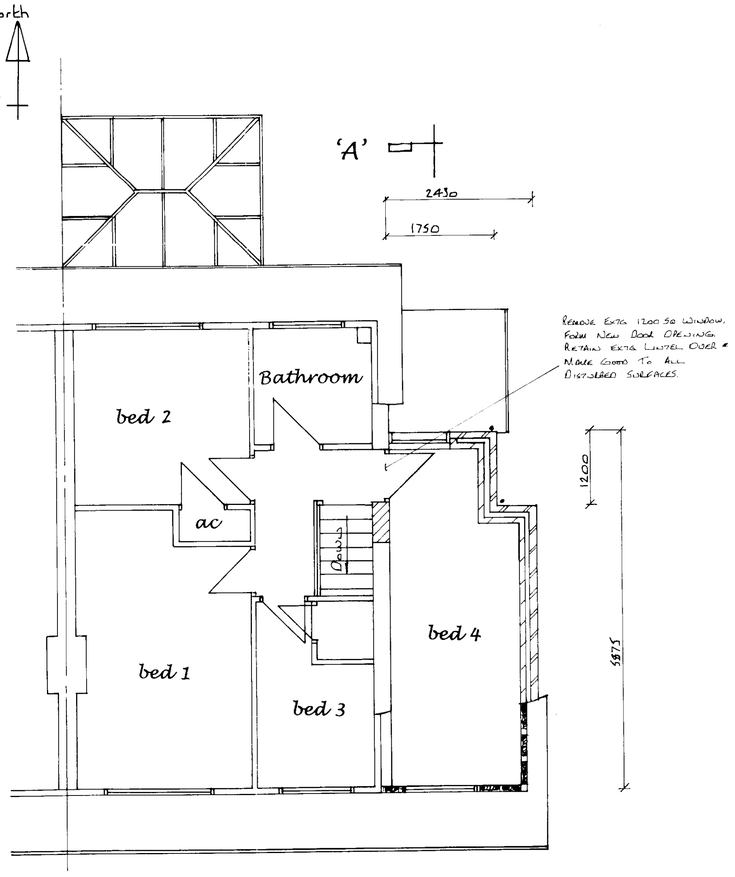
Site Plan 1:500



Location Plan 1:1250



Section 'A-A'



First Floor Plan

'A'

Dormer Construction Notes.
12mm granite chippings on 2 layers of bitumen felt, 1 layer of mineralised felt on 115mm thk celotex insulation on visqueen sheet vapour barrier on 20mm exterior grade plywood on tapered firings on 97 x 63mm timber joists at 400mm centres. Joists tied to cheeks using 30 x 5mm galvanised straps at 2 metre centres spanning 3 joists and turned over walls.
10mm thk foil backed plasterboard and skim coat to ceiling.
"U" value of roof =0.16w/m²k.
10mm thk upvc fascia, 5mm thk upvc soffit.
Dormer cheeks constructed of 100 x 50 C16 grade softwood framework covered externally with 13mm plywood sheath, tyvek or similar breathable membrane fitted in accordance with manufacturers instructions, 40 x 20mm timber battens at 110mm centres, plain tiles to match existing dormer cheeks, each tile nailed twice, 165mm celotex insulation fitted between timber studs, lined internally with vapour barrier, 13mm plasterboard and skim finish.
Code 4 lead flashings to windows, bottom of tiling and at sloping abutment with roof.

Construction Notes.
Light brown Marley Ludlow major granular concrete interlocking tiles with 75mm headlap to match extg dwelling on 38mm x 25 mm thk tanalized battens on 1 layer of tyvek breathable felt installed to manufacturers instructions on 125 x 47mm rafters at 45° pitch at 400mm centres on 1no 275 x 75 purlin built into brickwork at each end . 100 x 50mm timber ties between rafters at 1200 centres. 1no 175 x 63 binder on 97 x 47mm ceiling joists on 100 x 50 wallplate strapped down at 2 metre centres using 30mm x 5mm x 1metre long wallplate straps at 2metre centres each rafter strapped to brickwork using 30 x 5mm galv steel straps and turned over walls.
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 laid over 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.
10mmthk upvc fascia, 5mm thk upvc soffit.
100thk rustic red brickwork to match extg dwelling, 90mm cavity totally filled with rockwool cavity batts to be linked to roof insulation and to be taken to full height of gable wall, 100 thk 650kg/m³ thermalite blocks or similar.
Walls to be plastered internally in 2no coats 13mm thickness.
"U" value of external walls = 0. 30w/m²k.
1st floor construction :- 22mm thk weyroc sheets on 145 x 66mm floor joists at 400 crs on restraint type galvanised steel joist hangers with herringbone strutting at mid span. Floor joists to have 100mm kingspan insulation between with 1 layer 13mm external grade plywood with 1 layer 13mm plasterboard and skim above carport. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
Floor joists above kitchen to have 100mm mineral wool between for sound insulation.
10mm thk foil backed plasterboard and skim.
Existing foundations to kitchen extension be exposed prior to commencement of work and underpinned if necessary.

General Notes
1. U value of extension to achieve a max of 0.30w/m²k for external walls, 0.16w/m²k for roof.
2. Cross ventilation to roof in accordance to reg F2, diagram 6.
3. 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.
4. Walls & ceiling finishes to reg B2.
5. Structural timber to be of C16 grade except where stated otherwise.
6. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
7. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
8. Non habitable rooms to have background ventilation of at least 5000mm.
9. External lintels to be filled with fibre glass insulation
10. Glass in critical locations to comply with BSEN12150
11. All new external frames to be pointed in mastic internally and externally.
12. 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.
13. Rapid ventilation should be at least ⅛ of the floor area of all habitable rooms.
14. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
15. All new radiators to be fitted with thermostatic valves.
16. Provide energy efficient lighting to para 1.54 Approved Document L1
17. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up.

Proposed Bedroom Over Existing Carport And Part Kitchen At No 52 Oakhill Close, Tean, Staffs Moorlands For Mr. D. Brough.

Date :- January 28th 2010.
Scale :- 1:50 and 1:100.