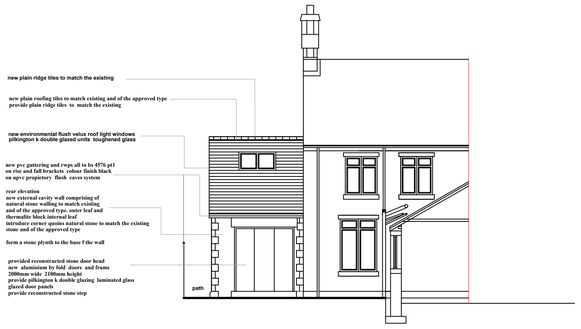


proposed front north west elevation



proposed rear south east elevation

new duo pitch roof to match the existing roof comprising of 268mmx165mm plain roofing tiles of the approved type and to match the existing laid in even courses of not more than 100mm guage and 65mm head lap nailed to 38mmx 25mm timber battens on permo vapour permeable membrane breathable sarkin roofing felt(tyvek) on timbers rafters and ceiling/ floor joists "400mm ctres supported with steel purlins and a steel ridge beam in positions shown
provide 300mm fibre glass insulation between ceiling joists and 12.5mm plaster board and skim finish providing a roof u value of 0.20 w/m2

plain ridge tiles to match the existing bedded in cement mortar
verges are to be tiled undercloaked and point mortatar as work proceeds
code 4 lead stepped flashing in positions shown
new pvc guttering and rwps all to bs 4576 pt1 on rise and fall brackets colour finish black on upvc propietory saves system 50mm projecting
front and rear elevation
new external cavity wall comprising of natural stone walling to match existing and of the approved type, outer leaf and
thermalite block internal leaf
provide stone plyrth to the base of the walls

gable end elevations
new external cavity wall comprising of
sand facing bricks of the approved type outer leaf and
thermalite block internal leaf
provide a stone plyrth to the base of the walls

introduce corner quoins natural stone to match the existing
stone and of the approved type

t he new external walls to comprise of 100mm outer leaf of sand facing bricks or 125mm natural stone walling of approved colour and texture finish ,
100mm cavity between partially filled with 50mm foiled back rigid urethene insulation thermal conductivity 0.023 w/mk and a 100mm 7.0 n/mm2 concrete block inner skin ,
denlight dense blocks 3 percent moisture content 0.42wmk thermak conductivity ,1600kg density and tied to gether with poli ties comprying with ddt40-2
plaster board dry lining and skim finish all to provide a u value of 0.28 w/m2 degree c
provide therma bate cavity closures and cavity treys to openings in the cavity walls
provide horizontal dpc rlt 150mm above finish ground levels

form a stone plyrth to the base of the walls

provided reconstructed stone window head over
new upvc casement window frame pilkington k double glazing three lights
1500mm wide x 1200mm mm height 900mm height above finished floor level
provide reconstructed stone window cill

provided reconstructed stone door head over
new bylold pilkinton k double glazed by fold doors and frame
structural opening 2000mm wide x 2100mm height
provide reconstructed stone step

provide combined insulated catnic lintels and cavity treys over alol
external wall openings

provide to no environmental flush velux roof light windows in positions shown provide pilkington k double glazed units with toughened glazing

ground floor
125mm concrete reinforced floor slab grade c35 on 1200guage visqueen water proof membrane on 100mm rigid foiled back urethene insulation on made up 50mm sand and150mm layers of hardcore .
form thickened conc slab apron to the garage entrance

concrete foundations
new reinforced concrete strip foundations where applicable grade c 35 700mm wide and 225mm depth
excavated to depth of 1000mm or to the satisfaction of the building inspector on site inspection.

demolish the existing single storey out buildings and reuse the existing stone to the new extension

ventilation
provide humidity sensitive wall mounted mechanical humidity extractor fan to the new kitchen 30l/sec
provide trickle vents to the new windows 10000mm2 free air
provide rapid ventilation to all habitable rooms $\frac{1}{20}$th of the floor area
provide light emittance to all habitable rooms 1/10th of the floor area

Heating
provide new radiators to the new extension connected to the existing condensing oil combi boiler central heating system, complying with BS1181 MIN sedbuk value of 86 %
provide central thermost control , and all radiators to be thermostatic controlled
Heating system to comply to part l of the building regulations and designed abd fitted by a registered heating engineer

Electric's
new electrics refer to the electrical specifications m/s drawings. three of the rooms to be provided with low energy lamp holders Sockets and lighting refer to the ms electrical schedule and drawings
All electrical works to be carried out by an approved N.E.C. CR s.c.a. registered electrical engineer who is qualified to certify compliance with part P of the building regulations 2002 electrical installations
all electrical work to be in accordance with the requirements for electrical installations bs7671:2001 the latest i.e.e. regulations and part p of the building regulations 2002 electrical certificates to be provided on completion of the building works and in accordance with BS7671.

Fire alarm system Ensure the existing fire dtection system comply as specfied below or upgrade to suit
provide a mains operated inter connected smoke detectors and alarm system ip bs5446 1990 detectors fitted to circulation areas to provide a means of early fire detection warning system to enable means of escape

Drainage above ground
Waste pipes above ground to be in accordance with part h of the building regulations and to bs 454 .

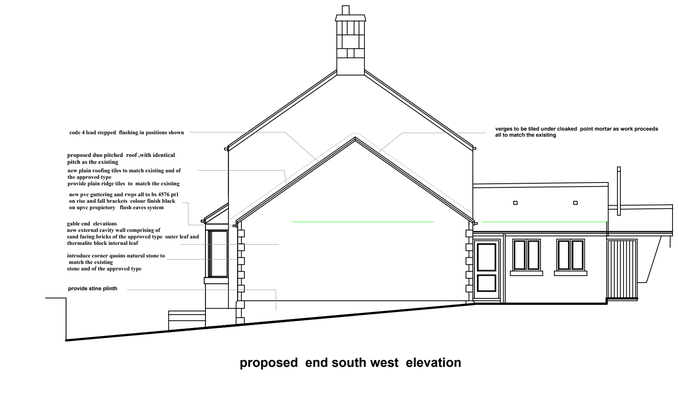
Provide 75mm deep seal traps, 40mm waste pipe collecting sink, washing machine dishwasher waste discharging into a hig

Drainage below ground
Provide new foul and surface water drainage and inspection chambers as shown on detailed plan and connecting to the existing

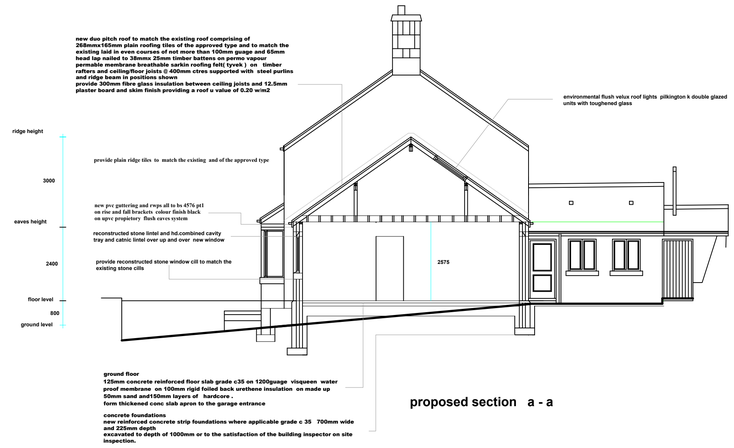
provide new Hepworth super sleve 100mm surface and foul seperate drains and fittings to Bs 65198
laid to 1:40 falls and surrounded in a granular bed
waste drains to discharge into a new polypropylene inspection chambers using a propriatory system
via a new 150mmx150mm back inlet gulley all connected to the existing foul drain

The roof and ground surface water to discharge into new 150mm x 150mm rain water gullies(rodable) and connect into existing drains via new surface water drains

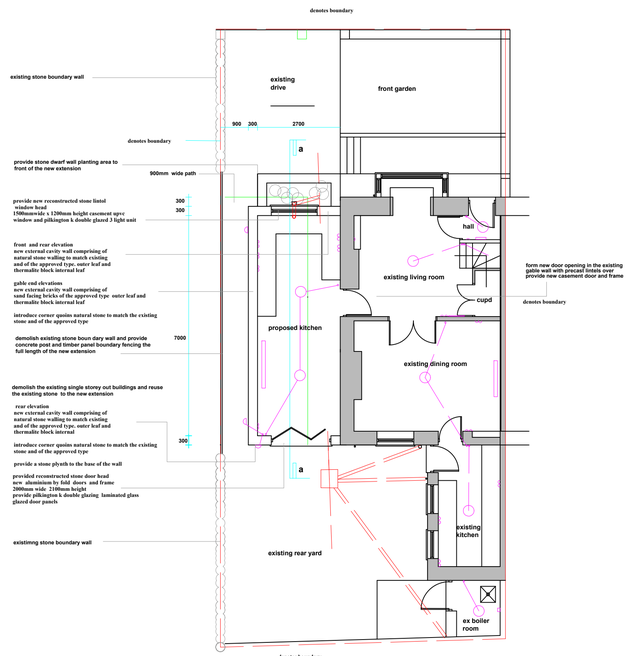
All details dimension are to be verified prior to ordering of materials and construction.this drawing is to be read in conjunction with the contract drawing' s and specifications



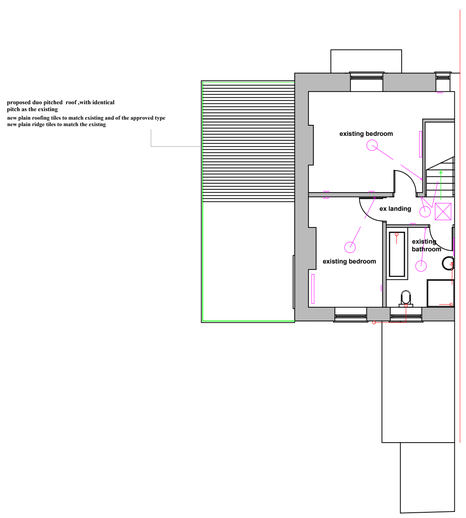
proposed end south west elevation



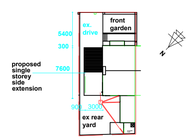
proposed section a - a



proposed ground floor plan



existing first floor plan



proposed block plan 1:500

Proposed single storey side extension forming a new kitchen
450 New Street
Biddulph Moor
Staffordshire Moorlands st8 7hj

Messrs Mr and Mrs Mark Price

drawing no 15/04/07 Scale 1;100 metric

Date 29th May 2017