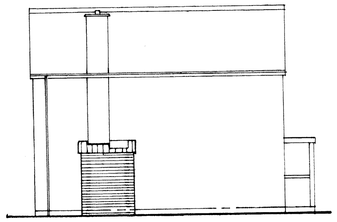
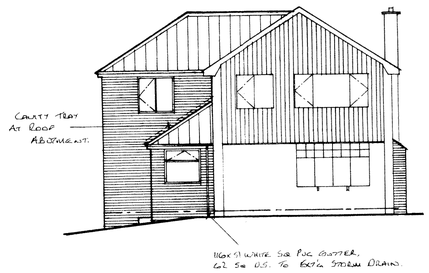


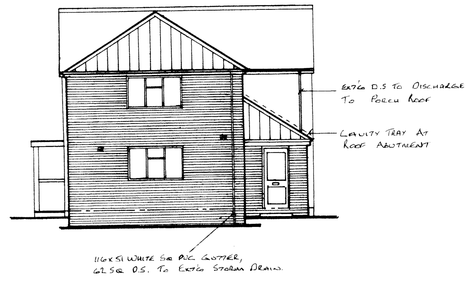
Roof Plan



Rear Elevation



Side Elevation



Front Elevation

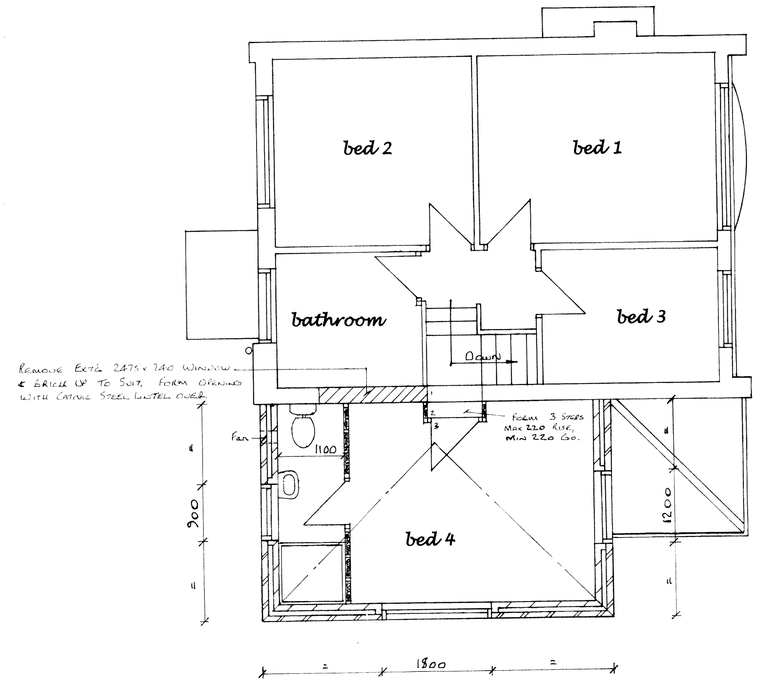


Side Elevation

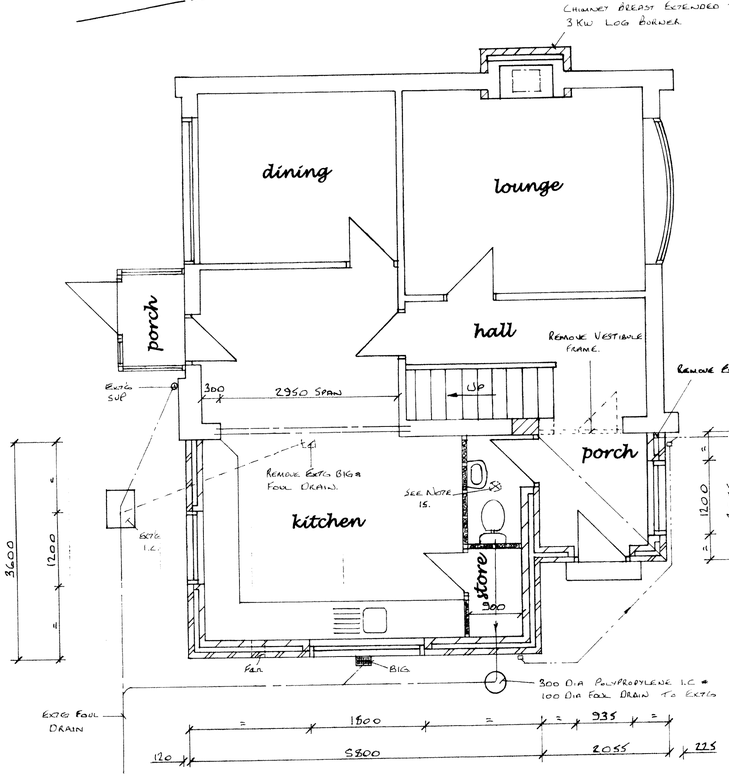
Window And Doors Details.
All new windows and doors to be anthracite upvc double glazed with catnic steel lintels over with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m²k.

Kitchen	:-1800 x 1075 and 1200 x 1075 windows CG90/100
Porch	:- 935 x 2050 door and 1200 x 1075 window CGE90/100 lintel.
Bed 4	:- 1800 x 1075 and 1200 x 1075 window CGE90/100 lintel.
En-suite	:- 900 x 1075 obscure glazed window CGE90/100 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 and sink – 32mm dia, 75mm seal min.
Shower – 40mm dia, 75mm seal min, W.C. – 100dia, 50 seal min.
All traps to be anti-syphon type.
Water supply to kitchen, en-suite and wc to comply with regs G1 and G3.



First Floor Plan



Ground Floor Plan

2 Storey Construction Notes.
Smooth grey anglia plus concrete 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 125 x 44mm C16 rafters at 32.5° pitch at 400mm centres on 225 x 63 ring purlin with 250 x 50 hip rafters with 25mm plywood connection plate at hip/ridge connection. 100 x 75mm dragon ties at wallplate angles.
170 x 44mm 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.
125mm thk celotex insulation between rafters to sloping ceiling with a further 25mm insulated plasterboard and skim below. 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. 13mm thk foil backed plasterboard and skim.
"U" value of roof =0.16w/m²k.
1st floor construction :- 22mm thk weyroc sheets on 170 x 63mm floor joists at 400 crs on restraint type galvanised steel joist hangers. Joists to have 100mm mineral wool between for sound insulation. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
Brickwork:- 100mm straw rustic brickwork to match existing dwelling, 90mm cavity totally filled with rockwool cavity batts to be linked to roof insulation. 100 thk celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim. "U" value of external walls = 0. 28w/m²k.
Upvc fascia board and soffit to match existing.
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 membranc 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.

Porch Construction Notes.
Smooth grey anglia plus concrete 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 125 x 44mm C16 rafters at 32.5° pitch at 400mm centres, 175 x 50 hip rafter with 100 x 75mm dragon ties at wallplate angle, 120 x 38mm 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. 13mm thk foil backed plasterboard and skim.
"U" value of roof =0.16w/m²k.
All other notes as detailed above.

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. Internal walls to be 75mm x 50mm timber studding with 12.5mm plasterboard and skim both sides with 100mm mineral wool in between for sound insulation.
8. All lintels over ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loadings.
9. Structural timber to be of C16 grade except where stated otherwise.
10. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
11. Kitchen to have mechanical extract ventilation of at least 60 litres/sec (30 litres/sec if in cooker hood)
12. En-suite to have mechanical extract ventilation of at least 30 litres/ sec.
13. Wc to have light/fan combination with extraction of 30 litres/sec and 15 minute overrun ducted through floor void.
14. Water supply in kitchen, wc and en-suite to comply with regs G1 and G3.
15. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
16. Non habitable rooms to have background ventilation of at least 5000mm.
17. External lintels to be filled with fibre glass insulation.
18. Glass in critical locations to comply with BSEN12150.
19. All new external frames to be pointed in mastic internally and externally.
20. 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.
21. Rapid ventilation should be at least ½a of the floor area of all habitable rooms.
22. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
23. All new radiators to be fitted with thermostatic valves.
24. Provide energy efficient lighting to para 1.54 Approved Document L1.
25. Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category LD3 to be mains operated with a battery back up to hall and landing.
26. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Kitchen Extension With Bedroom En-suite Over And Front Porch With Wc Att 2 Heybridge Close, Lower Tean, Staffs Moorlands For Mr. R. Cowans.

Drg No 125/177/1

Date :- October 13th 2017.

Scale :- Floor Plans 1:50, Elevations 1:100.