

Rear Elevation

Side Elevation

Front Elevation

Side Elevation

**Window And Doors Details:**

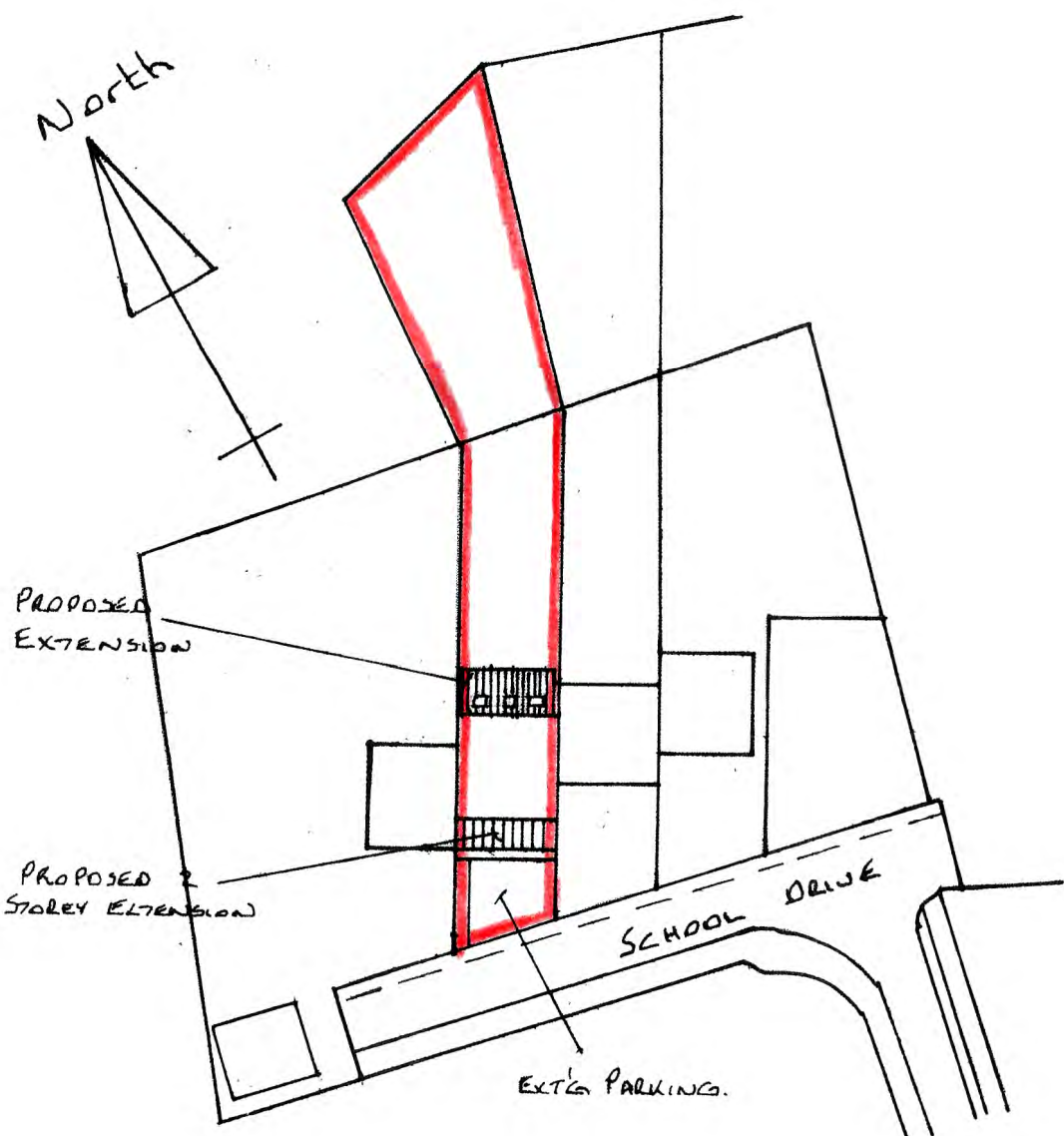
All new windows and doors to be white upvc double glazed with catnic steel lintels over with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.  
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m<sup>2</sup>k.

- Lounge :- 1800 x 2050 bi fold doors CG90/100
- Hall :- 1600 x 2050 vestibule frame CG90/100 lintel.
- Shower room :- 600 x 900 obscure glazed window CG90/100 lintel.
- Kitchen/dining :- 2400 x 2050 bi fold doors, 935 x 2050 door, 600 x 1075 window combination CGE90/100 lintels.
- Bed 1 :- 1800 x 1075 window CGE90/100 lintel.
- Bed 3 :- 1200 x 1075 window CGE90/100 lintel.
- Bathroom :- 550 x 980 flat roof velux window.

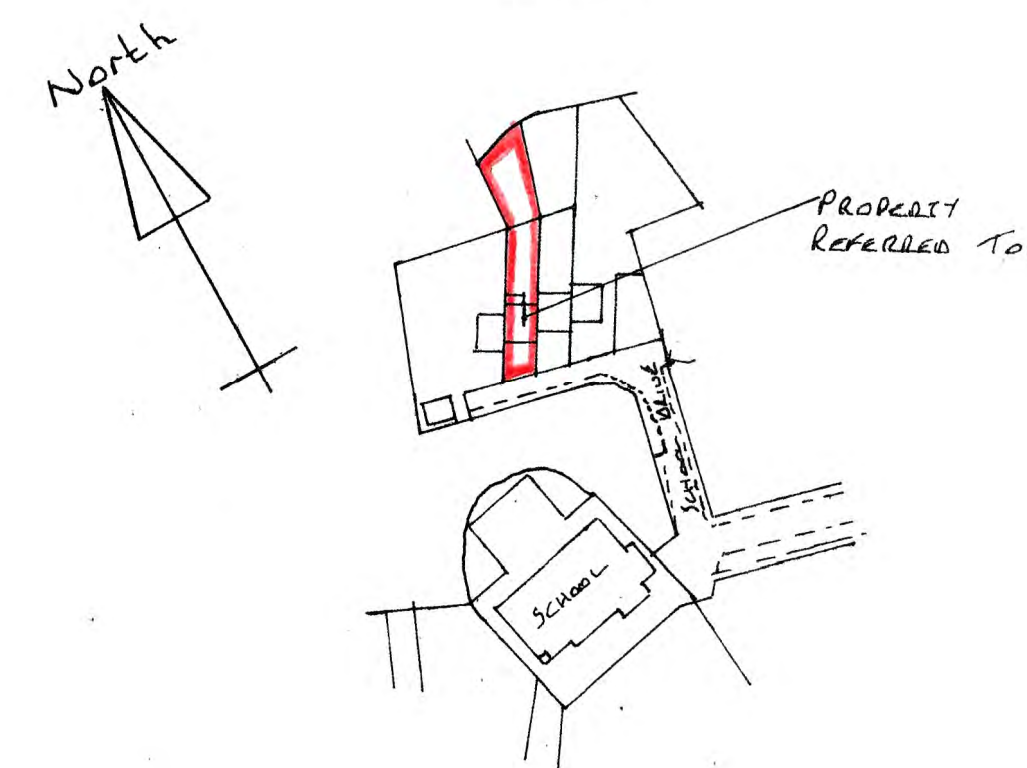
**Plumbing Notes:**

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 basins and sink - 32mm dia, 75mm seal min.  
Shower and bath - 40mm dia, 75mm seal min. Wcs - 100dia, 50 seal min.  
All traps to be anti-siphon type.  
Water supply to kitchen, utility, shower room and bathroom to comply with regs G1 and G3.

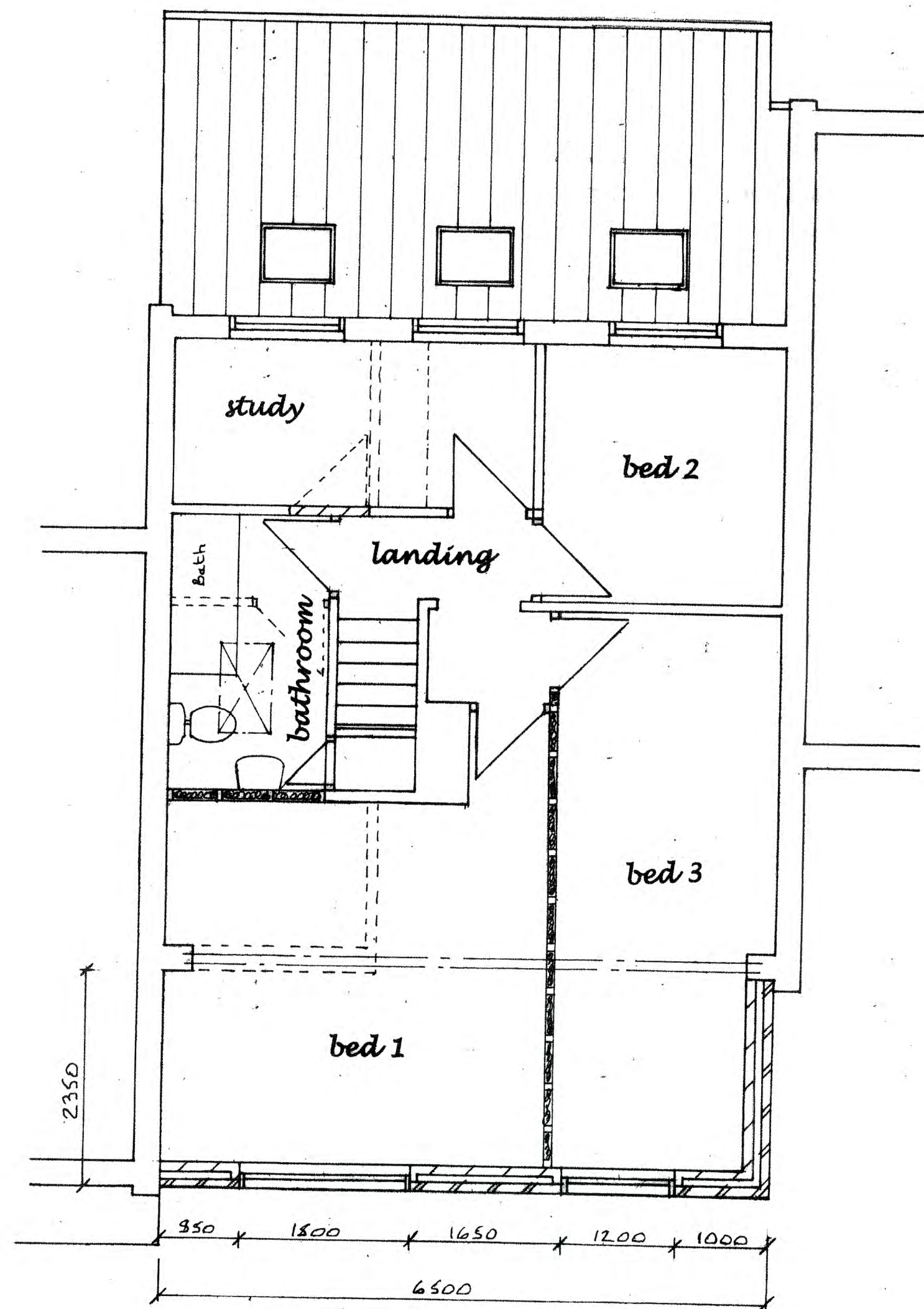
Roof Plan



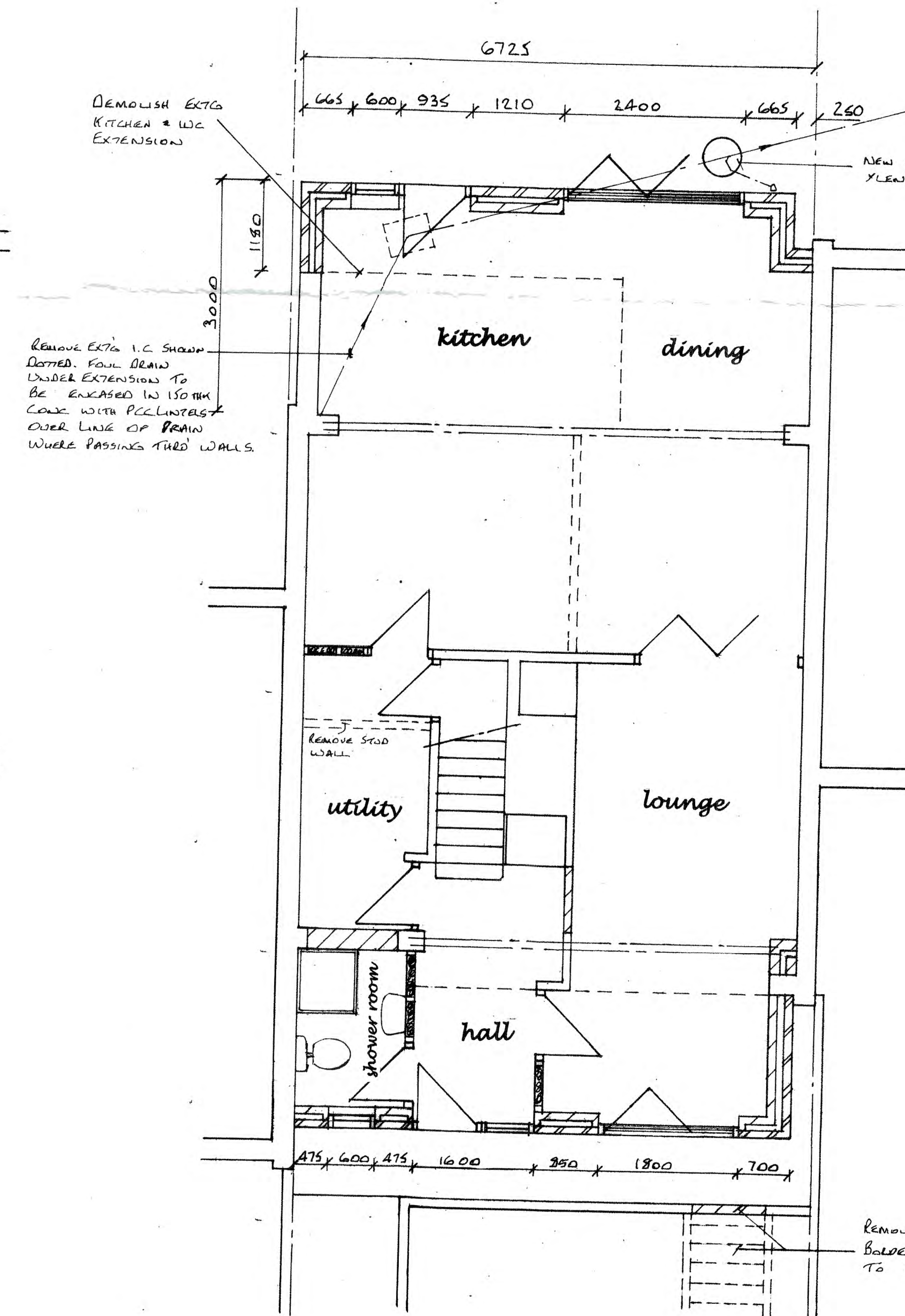
Site Plan  
1:500



Location Plan  
1:1250



First Floor Plan



Ground Floor Plan

**2 Storey Construction Notes:**

Smooth brown Marley modern concrete interlocking tiles with 100mm headlap on 38mm x 25mm thick tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturer's recommendations on 125 x 47mm C16 rafters at 17.5° pitch at 400mm centres, 120 x 38mm ceiling joists at 400mm crs, on 100 x 75mm wallplate 5mm galvanised steel straps and turned over walls. Lateral support to AD Part 1 para 1C37.  
1st floor construction - 22mm thick weyroc sheets on 170 x 38mm 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. Floor joists tied to blockwork cavity batts to be linked to roof insulation, 100 thick celcon solar blocks or similar with 12.5mm plasterboard dry lining and skim. "U" value of external walls = 0.28w/m<sup>2</sup>k.  
Floor - superior floor finish on 50mm sand/cement screed on 100thk conc on 500 gauge vapour barrier above 100mm thick kingspan floor grade insulation board with 25mm kingspan upstand at perimeters of ground floor slab on 120gauge visqueen damp proof membrane linked to inner leaf dpc on 50mm thick sand on 150mm layer of sulphate fine conc fill to within 150mm of dpc.  
Foundation - 600 x 230mm thick concrete strip foundation minimum 1 metre below ground level.

**Single Storey Construction Notes:**

Smooth brown marley modern concrete interlocking tiles with 100mm headlap on 38mm x 25mm thick tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturer's recommendations on 150 x 47mm C24 rafters at 17.5° pitch at 400mm centres with rafters birdsnouted to 100 x 75mm wallplate and 150 x 50mm brickwork using 30 x 5mm galvanised steel straps and turned over walls. Each rafter strapped to brickwork using 30 x 300mm thick rockwool rollbatts in 1 layer of 150mm laid between ceiling joists and 1 layer of 150mm at 90° to each other. Visqueen sheets between plasterboards and joists. 13mm thick foil backed plasterboard and skim.  
Floor - superior floor finish on 50mm sand/cement screed on 100thk conc on 500 gauge vapour barrier above 100mm thick kingspan floor grade insulation board with 25mm kingspan upstand at perimeters of ground floor slab on 120gauge visqueen damp proof membrane linked to inner leaf dpc on 50mm thick sand on 150mm layer of sulphate fine conc fill to within 150mm of dpc.  
Foundation - 600 x 230mm thick concrete strip foundation minimum 1 metre below ground level.  
All other notes as 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/m<sup>2</sup>k for external walls, 0.16w/m<sup>2</sup>k for roof.
4. Cross ventilation to roof in accordance 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.
5. Electrical work to TEE 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 studing 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. Shower room to have mechanical extract ventilation of at least 30 litres/sec.
13. Utility to have light/fan combination with extraction of 30 litres/sec and 15 minute overrun ducted through roof.
14. Bathroom to have light/fan combination with extraction of 30 litres/sec and 15 minute overrun ducted through roof.
15. Water supply to kitchen, shower room, utility and bathroom to comply with regs G1 and G3.
16. Habitable rooms to have background ventilation of at least 10000mm<sup>2</sup> by trickle ventilators to windows or through the wall ventilation.
17. Non habitable rooms to have background ventilation of at least 5000mm<sup>2</sup>.
18. External lintels to be filled with fibre glass insulation.
19. Glass in critical locations to comply with BS EN12150.
20. All new external frames to be pointed in mastic internally and externally.
21. 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/m<sup>2</sup>k, windows to be "A" rated.
22. Rapid ventilation should be at least 1/5 of the floor area of all habitable rooms.
23. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m<sup>2</sup>k.
24. All new radiators to be filled with thermostatic valves.
25. Provide energy efficient lighting to para 1.54 Approved Document L1.
26. 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.
27. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

**Proposed Extension To Form Larger Lounge & Hall With Shower Room, Bedroom Extensions Over Rear Kitchen/Dining Extension At 20 School Drive, Oakamoor, Staffs Moorlands For Mr. & Mrs. V. Thornton.**  
Drg No 125/178/1  
Date :- January 26<sup>th</sup> 2018.  
Scale :- Floor Plans 1:50, Elevations 1:100.