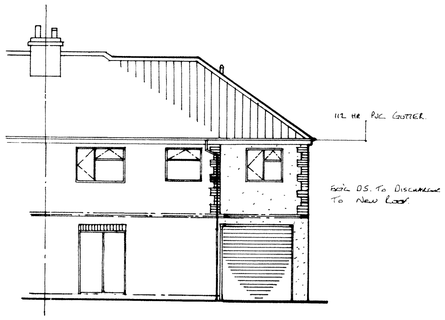
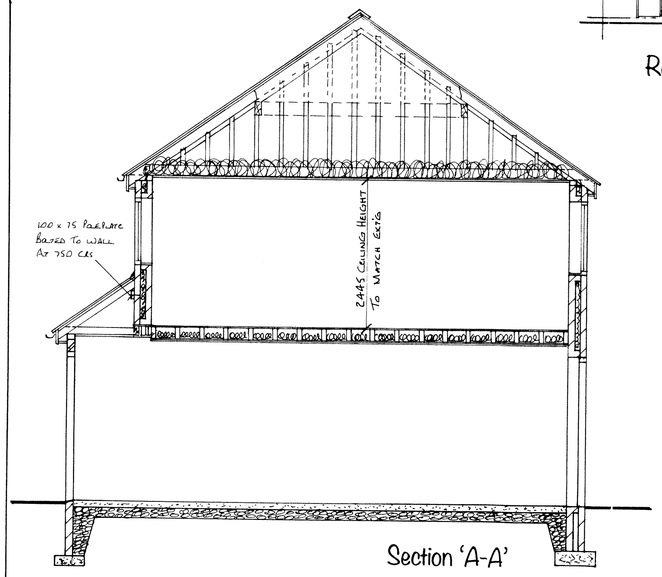
Window And Doors Details.
All existing windows and doors to be replaced with anthracite upvc double glazing with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape. Glazing to be 'A' rated plantiherm argon filled, low iron, fully insulated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

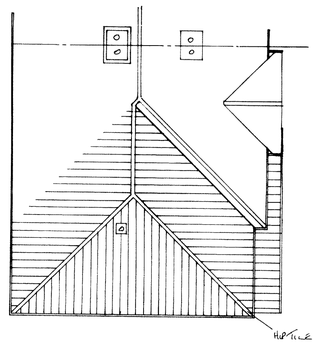
Bed 4 :- 1800 x 1075 and 1200 x 1075 window CG90/100 lintel.
Garage :- 2no 2400 x 2400 up/over doors CG90/100



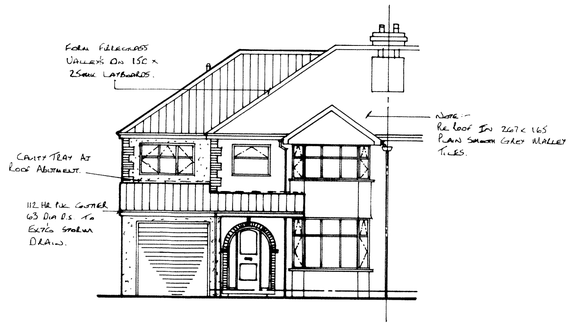
Rear Elevation



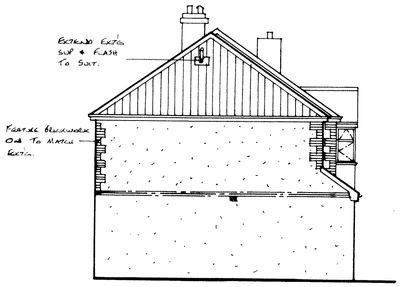
Section 'A-A'



Roof Plan

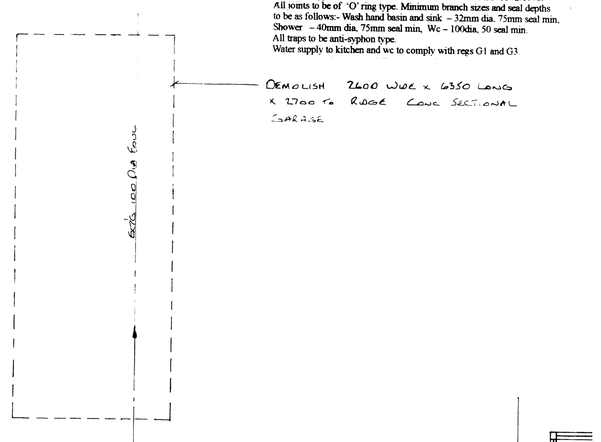


Front Elevation



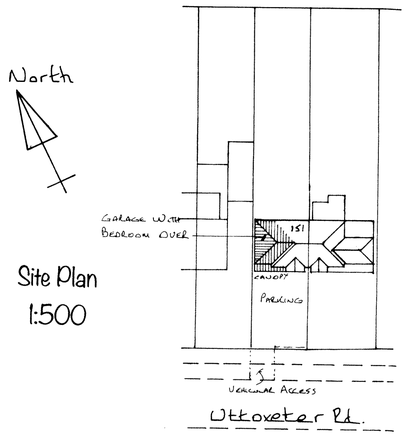
Side Elevation

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, Wc – 100dia. 50 seal min.
All traps to be anti-syphon type.
Water supply to kitchen and wc to comply with regs G1 and G3

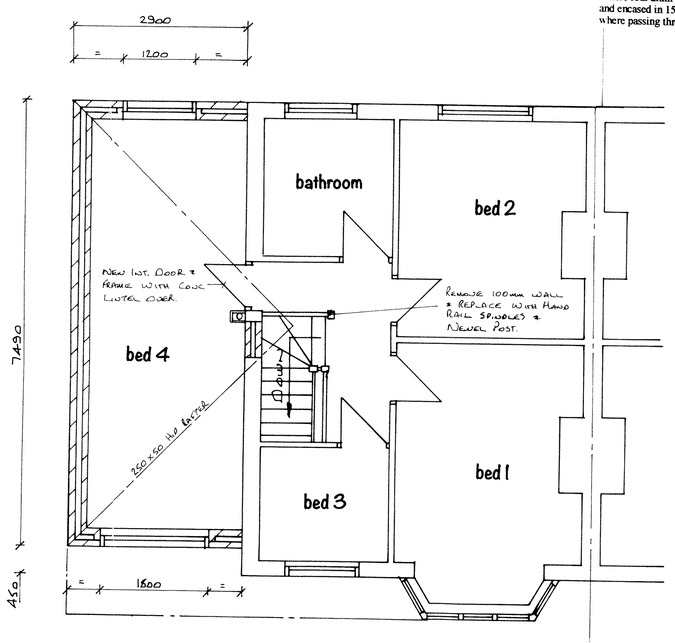


2 Storey Construction Notes.
Plain smooth grey marley tiles on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 125 x 44mm C16 rafters at 35° pitch at 400mm centres on 225 x 63 ring purlin with 250 x 50 hip rafters with 25mm plywood connection plate at hip/ridge connection. 100 x 75mm dragon ties at wallplate angles.
125 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. 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 145 x 44mm C16 grade floor joists at 400 crs on restraint type galvanised steel joist hangers with herringbone strutting at mid span. Joists to have 100mm celotex insulation with 25mm celotex to underside joists and 2 layers of 13mm pink plasterboard and skim with taped and staggered joints to give 30 mins fire resistance. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
100mm concrete blockwork cement rendered and finished with white masonry paint with 2 courses above ground level to be painted black 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.
25mm thk timber fascia board and 6mm plywood soffit to match existing.
125mm thk concrete on 1200gauge visqueen damp proof membrane 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.

Canopy Construction
Plain smooth grey marley tiles with 75mm headlap on 38mm x 25mm thk tanalized battens on 1 layer bitumen felt on 100 x 38 rafters at 35° pitch at 400 crs. 75 x 38 ceiling joists at 400 crs on 150 x 75 timber header. Joists tied to brickwork using 30 x 5mm galvanized steel straps at 2 metre crs spanning 3 rafters or ceiling joists and turned over walls. 150 x 25 thk timber fascia.

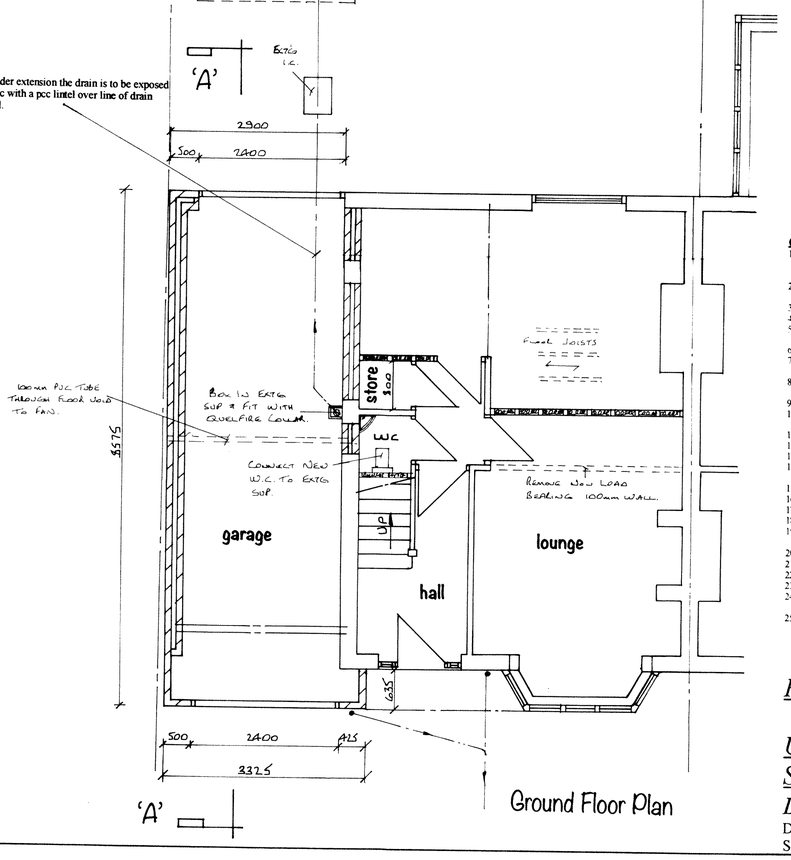


Site Plan
1:500



First Floor Plan

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.



Ground Floor Plan

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 6&7.
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. Wc to have light/fan combination with extraction of 30 litres/sec and 15 minute overrun ducted through floor void.
13. Water supply to kitchen and wc to comply with regs G1 and G3.
14. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
15. Non habitable rooms to have background ventilation of at least 5000mm.
16. External lintels to be filled with fibre glass insulation.
17. Glass in critical locations to comply with BSEN12150.
18. All new external frames to be pointed in mastic internally and externally.
19. 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.
20. Rapid ventilation should be at least ½ of the floor area of all habitable rooms.
21. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k
22. All new radiators to be fitted with thermostatic valves.
23. Provide energy efficient lighting to para 1.54 Approved Document L1.
24. 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.
25. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Garage With Bedroom Over At 151 Uttoxeter Road, Draycott In The Moors, Staffs Moorlands For Mr. A. Allsop.

Drg No 125/182/1A REAR 5110 x 4400 EXTENSION REMOVED TO REDUCE EXTENSION VOLUME OUT TO GREEN BELT AS AGREED BY PLANNING OFFICER. REV A 1.7.18 P.B.

Date :- May 17th 2018.

Scale :- Floor Plans 1:50, Elevations & Roof Plan 1:100.