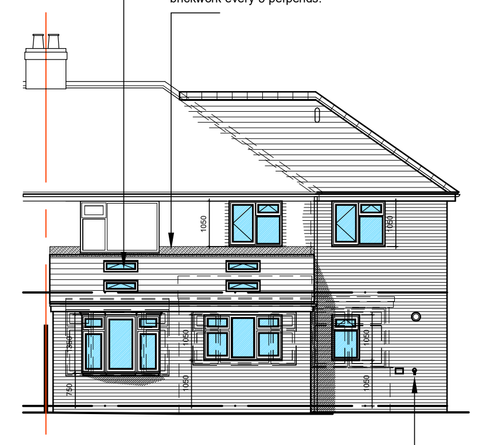


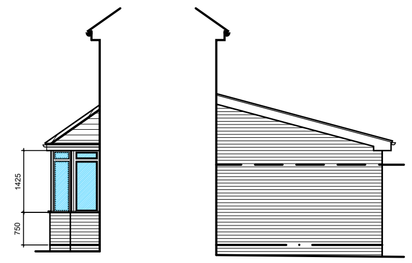
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevations

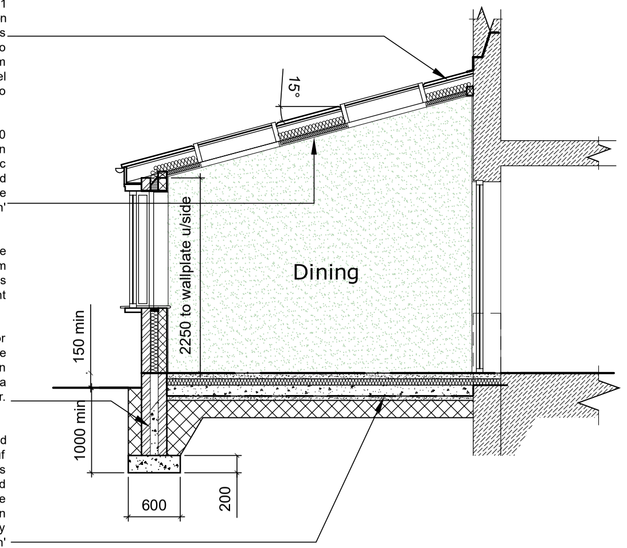
Roof construction to consist of Sandtoft 20/20 tiles to match style of existing laid at 15° pitch with a minimum of 75mm headlap on 38 x 25mm battens at 255mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 47m x 150mm C24 grade rafters at 400mm centers birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate Strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps and trussed clipped to 100 x 75mm wall plate bolted to existing wall at 1.2m cts.

Provide Celotex insulation boards: 100mm Celotex GA4100 between rafters and 45mm Celotex TB4000 insulation underneath rafters finished with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim to raked ceilings. Ensure a min' 50mm air gap above insulation between rafters. Roof section achieves min' required 'u'-value of 0.18W/m²K.

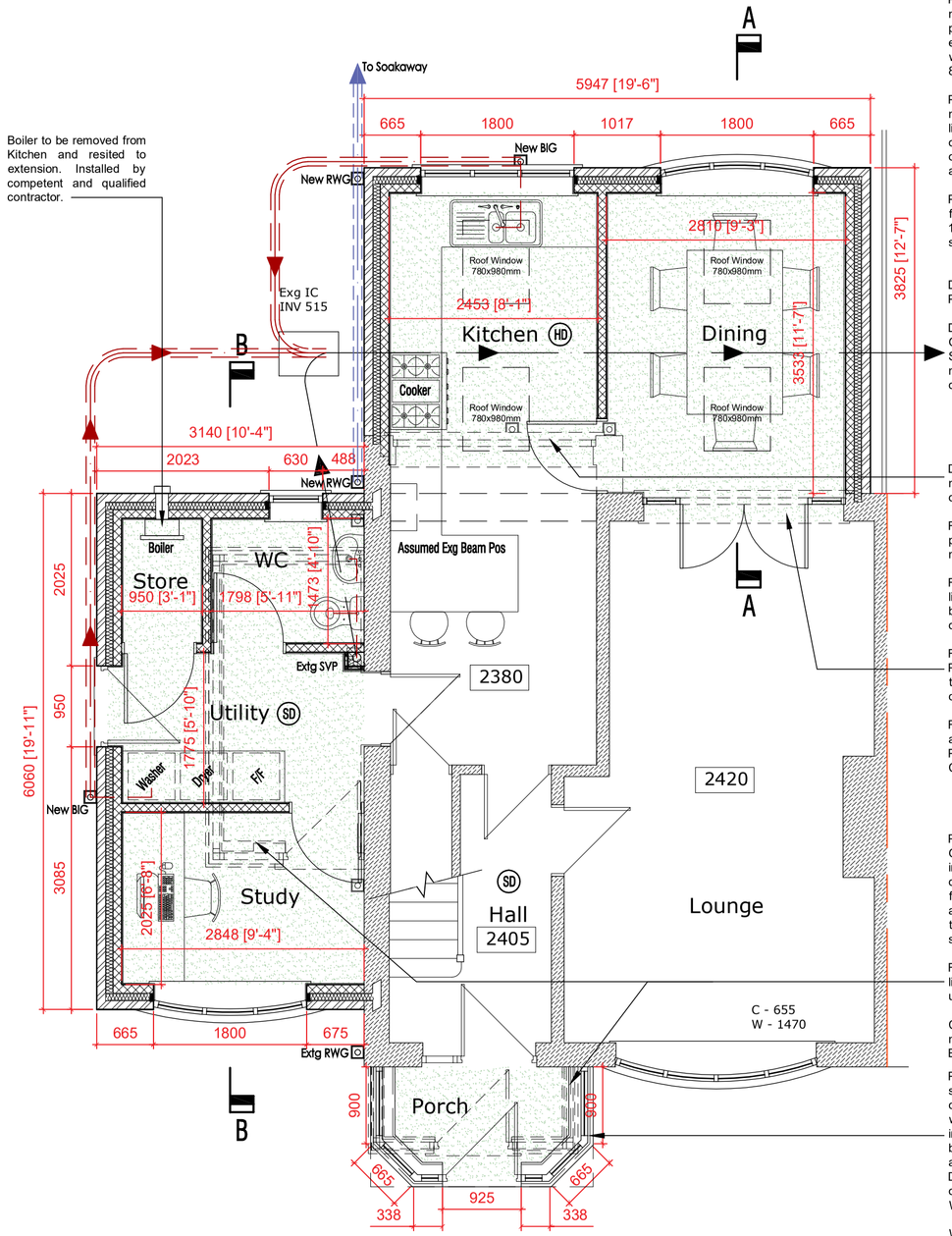
Provide ventilation to new roof by means of fitting Gildevale SV609 soffit ventilators to give equivalent of 25mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.

Walls below D.P.C. to consist of F.L. class brickwork or dense concrete blockwork built off 600 x 200mm concrete strip foundations reinforced with 2 layers B503 fabric, taken down below the level of the existing drain as shown or to a depth deemed to satisfy L.A. appointed Building Inspector. provide lean-mix concrete to cavity below ground.

Floor construction to consist of 65mm sand & cement screed reinforced with light mesh/chickenwire on 75mm Knauf Polyfoam Floorboard Standard boards, with 25mm boards turned up at edges on 125mm concrete oversite reinforced with 1No. layer A142 fabric on 1No. layer 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall), on 50mm sand blinding, all on min' 150mm thoroughly compacted sulphate free hardcore. Floor achieves min' required 'u'-value of 0.22 W/m²K.



Proposed Section A-A



Proposed Ground Floor Plan

Provide ventilation to Kitchen by means of fitting mechanical extractor fan capable of extracting 60 litres per second, alternatively fit cooker hood capable of extracting 30 litres per second, also fit, or ensure windows are fitted with trickle ventilators to provide 8000mm sq background ventilation.

Provide ventilation to new Utility room by means of fitting mechanical extractor fan capable of extracting min' 30 litres per second operated via light switch with 15 minute over-run, also provide background ventilation by means of putting air brick/trickle vent to give min' 4000mm² free area, to external wall.

Provide ventilation to new En-Suite & WC by means of fitting mechanical extractor fan capable of extracting min' 15 litres per second intermittently, to be operated by light switch with 15 minute over-run, to be vented externally.

Drainage from new Ensuite and WC to existing Soil Vent Pipe (SVP). All internal drainage to B.S.5572..

Drainage from new Kitchen & Utility to new Back Inlet Gully (BIG) to existing drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

Demolish existing extension to Kitchen to make way for new extension. Make good any disturbances cause during works.

Form new opening in rear of existing Bathroom and provide new catnic lintel over. Provide new window and make good any disturbances caused during works.

Remove existing window and Block up opening with lightweight blockwork. Provide plasterboard and skim to both side and make good any disturbances caused during works.

Remove existing window and demolish existing cill. Provide new glazed doors and side panels as illustrated to client specification. Make good any disturbances caused during works.

Remove existing window and partially block up opening and altering opening as illustrated to form door opening. Provide new Catnic lintel over. Provide new door to Clients specification.

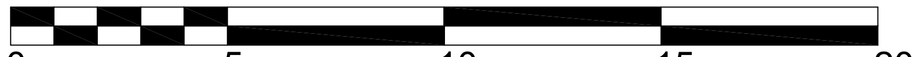
Provide monodraught SunPipe to Landing space. Galvanised flashing plate by 'Monodraught' weathered into roof construction by Contractor to recieve SunPipe, dressed to a height of no more than 40mm from top of flashing plate. UV protected polycarbonate top dome and associated ABS Collar & Brushed nylon condensation trap, all to manufacturers recommendations and specification.

Remove existing front and side porches shown in broken lines. Store existing doors, which are to be resited to new utility and new porch.

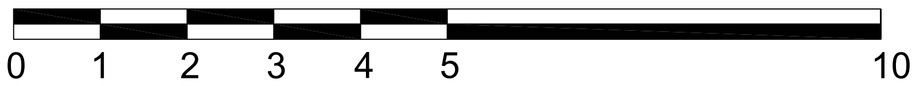
Contractor to remove existing windows and replace with new windows to clients specification to match those in Extension.

Provide new UPVC porch with hipped roof over, supported by reinforced corner posts. Wall construction consists 102mm Brickwork externally to match existing with 50mm cavity, 100mm Durox Supabloc blockwork internally faced with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) on dabs and skim finish. Use stainless steel cavity wall ties to DD140 Type 4, and use Catnic 'Stronghold' connectors or similar to B.S. 1449, where new walls abut existing. Wall ties to be positioned approx' 6No./m².

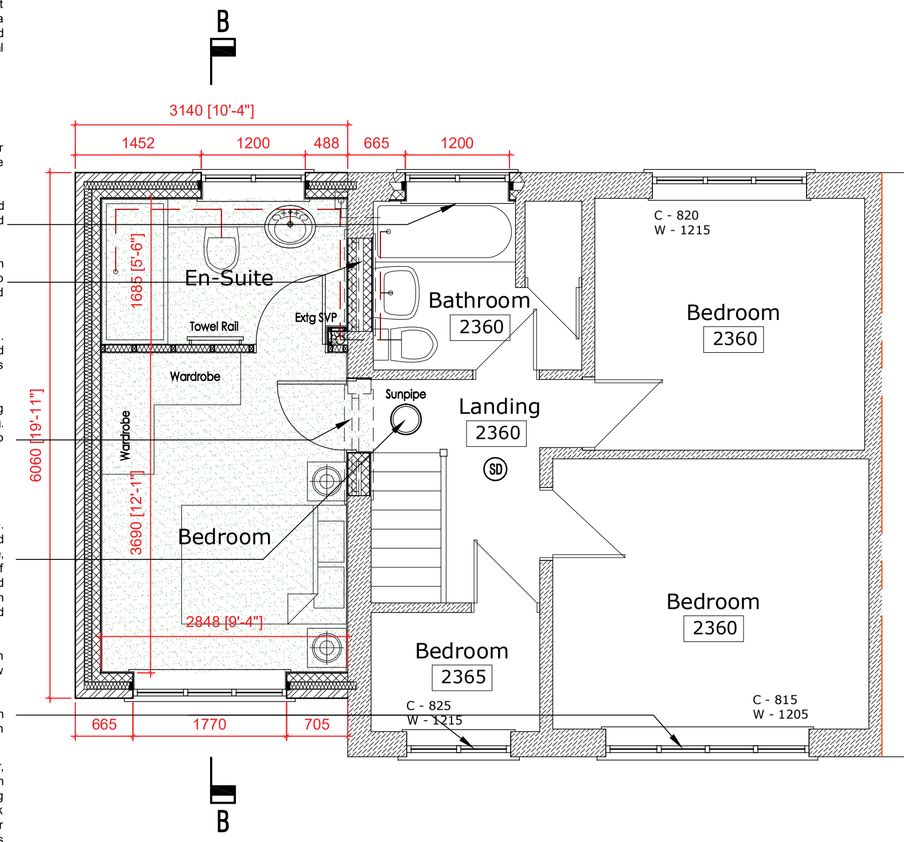
Walls below D.P.C. to consist of F.L. class brickwork or dense concrete blockwork built off 600 x 200mm concrete strip foundations reinforced with 2 layers B503 fabric, taken down below the level of the existing drain as shown or to a depth deemed to satisfy L.A. appointed Building Inspector. provide lean-mix concrete to cavity below ground.



SCALE BAR 1:100



SCALE BAR 1:50



Proposed First Floor Plan

Roof construction over proposed to consist of Plain roof tiles to match style of existing laid @ 35 degree pitch with min' 65mm headlap on 38 x 25mm battens @ 100mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 47mm x 150mm C16 grade rafters at 400mm centres birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate Strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps. Provide 225 x 75mm hip rafter supported by 100 x 75mm dragon tie @ corner, built into new cavity wall to support new rafters.

Ceiling construction consists 145 x 47mm C16 ceiling joists at 600mm cts with 100mm Crown Wool quilt between joists & 170mm cross layered across joists. 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim finish to underside. Roof section achieves min' required 'u'-value of 0.16 W/m² K. Provide 100 x 75mm ties where rafters do not span parallel to ceiling joists, fixed to each rafter and to 3 No. Ceiling joists.

Provide ventilation to new roof by means of fitting Glidevale SV604"E" soffit ventilators to give equivalent of 10mm continuous air space.

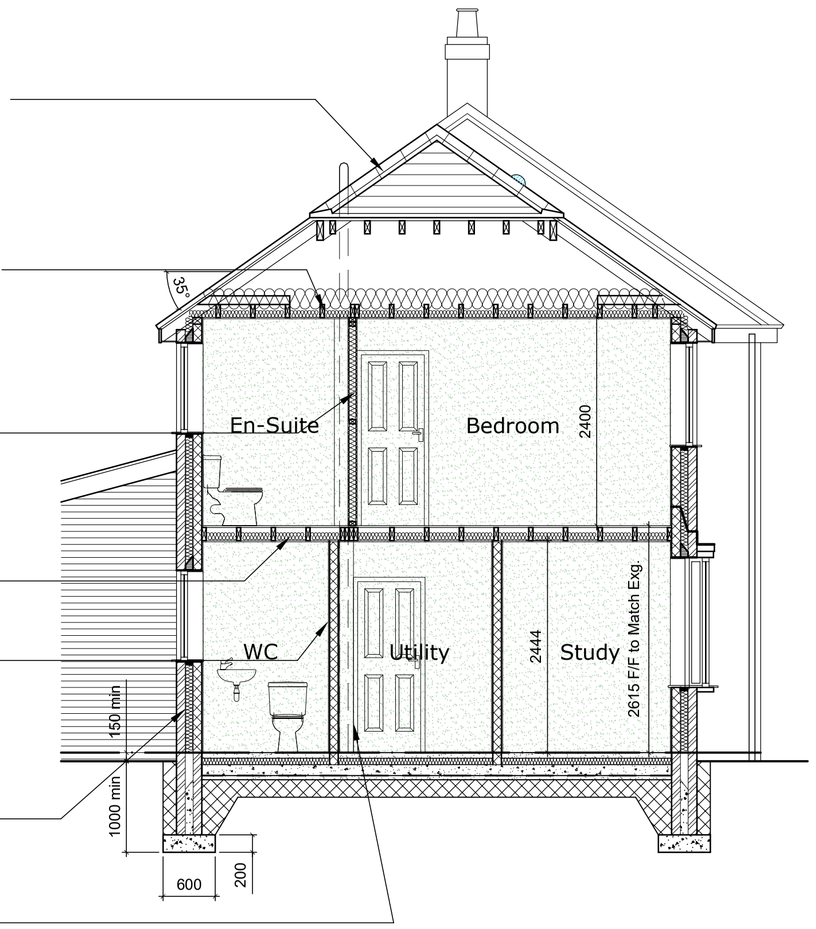
Stud wall construction consists 75 x 50mm studs @ 400mm cts with S.W. noggins and 75mm glassfibre quilt between (min. density 10kg/m³), provide 1 layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) min. density 10 kg/m² per layer and skim finish to each side. Provide Triple floor Joist under where Proposed Stud wall runs parallel.

New First Floor construction to consist of 21mm T&G boarding on 47 x 145mm C16 floor joists @ 400mm cts hung from new and existing walls on Galv. M.S. joist hangers. Provide 100mm Crown insulation between joists. Insulation to have minimum density of 10kg/m³. Provide 1No. layer 12.5mm Knauf Soundshield plasterboard and skim to underside. Triple joists under stud walls.

New ground floor internal walls to consist 100mm lightweight concrete blockwork built off slab, faced both sides with plasterboard and skim.

Wall construction consists 102mm Brickwork externally to match existing with 90mm cavity filled with 85mm Glass mineral 'Earthwool DriTherm 32 ultimate' cavity slab, 100mm Durox Supabloc blockwork internally faced with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) on dabs and skim finish. Use stainless steel cavity wall ties to DD140 Type 4, and use Catnic 'Stronghold' connectors or similar to B.S. 1449, where new walls abut existing. Wall ties to be positioned approx' 6No./m². Wall construction achieves 'u'-value of 0.26 W/m²K.

Box in SVP pipe to proposed Breakfast Room with 50 x 50mm studs at 450mm cts with s.w noggins and 75mm glassfibre quilt between. Provide 2 layers 12.5mm Gyproc plaster board to give ½ hr fire protection as illustrated making good to any disturbances incurred by the works.



Proposed Section B-B

GENERAL
Build in new / reused doors and windows to clients specification fitted with 24mm (4mm Clear float:16mm Cavity:4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Glazing to achieve min' u-value of 1.6W/m²K. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Doors fitted with excess of 50% glazing must achieve min' u-value of 1.8W/m²K. Provide Catnic 'Cougar' 90/100 lintels over. min' 150mm end bearings. If attic truss load imposed then use CUB 90/100 lintels. Provide Thermobate cavity closers.

Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All new radiators to be fitted with thermostatic radiator valves with the exception of those in the room which contains the room thermostat.

Any alterations to the boiler or gas pipe modifications should be undertaken by a 'Gas Safe' registered engineer and to fully comply with Approved Document J.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

All drainage runs to be confirmed on site before work commences by appointed contractor.

SD/HD - Denotes mains operated smoke/heat Detector with battery back up and inter connected sounders, to be positioned min' 300mm away from wall, door opening or light fitting. All to B.S. 5839 part 6.

Provide concrete lintel over where existing drains pass through wall construction below D.P.C. Pipes encased in concrete under slab. Foundations taken down below drain invert, where applicable.

Rev:	Drawn:	Comments:	Date:
B	MC	External Tap and Electric point added. Postcode amended.	06/05/2019
A	MC	Door swing amended and Elevations added.	05/05/2019

CLIENT:
Sarah Walker

Site:
103 Armshead Road, Werrington, Stoke-on-Trent Staffordshire. ST9 0EL.

Project:
Proposed Two Storey side extension to form new Bedroor Study & Utility and Single storey extension to rear.

Scale:	Date:	
1:100 & 1:50	April 2019	
Drawing No: MJC/19/21/2	Drawing Title: Working Drawing - Proposed	Revision: B

Dimensions only are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. To be read in conjunction with other specialist drawings and documentation.