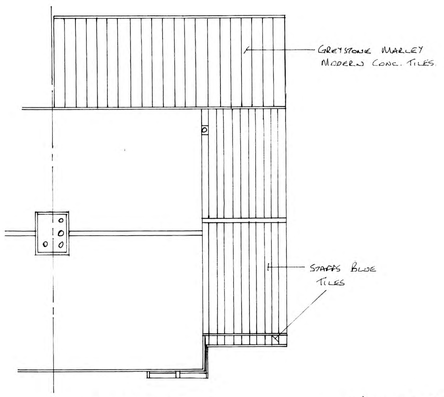
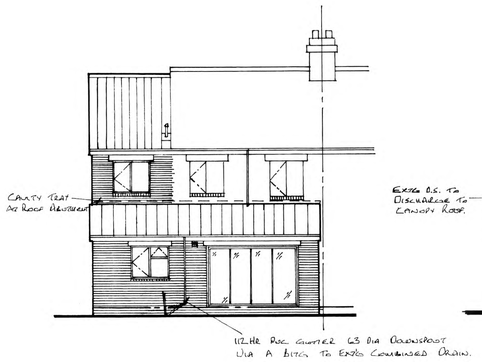
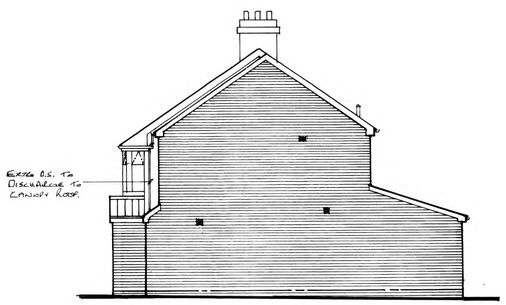


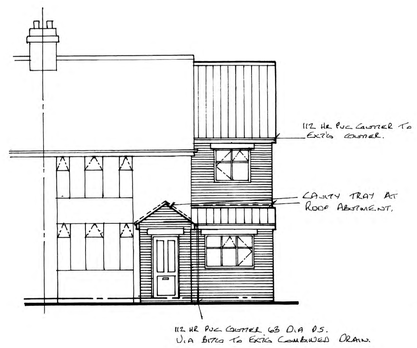
Roof Plan



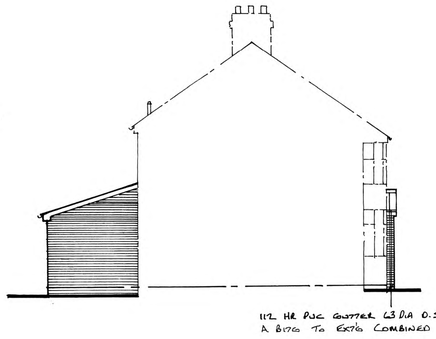
Rear Elevation



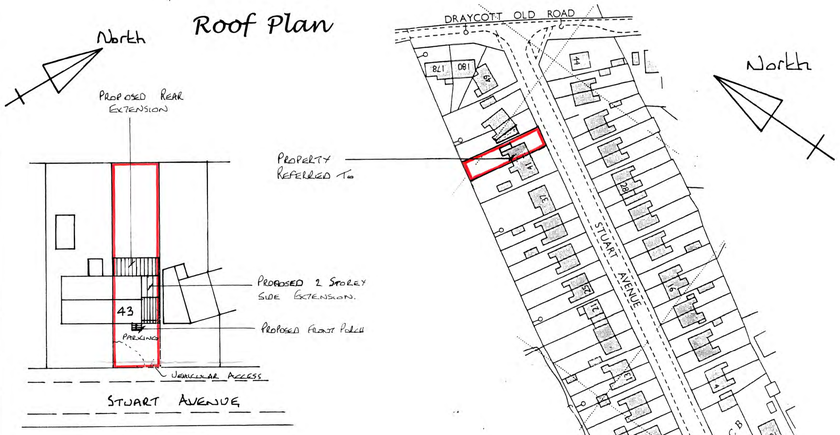
Side Elevation



Front Elevation

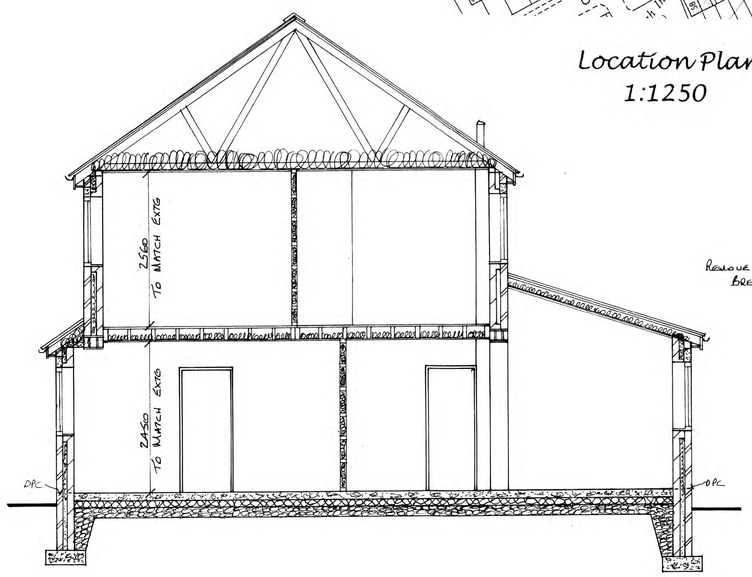


Side Elevation

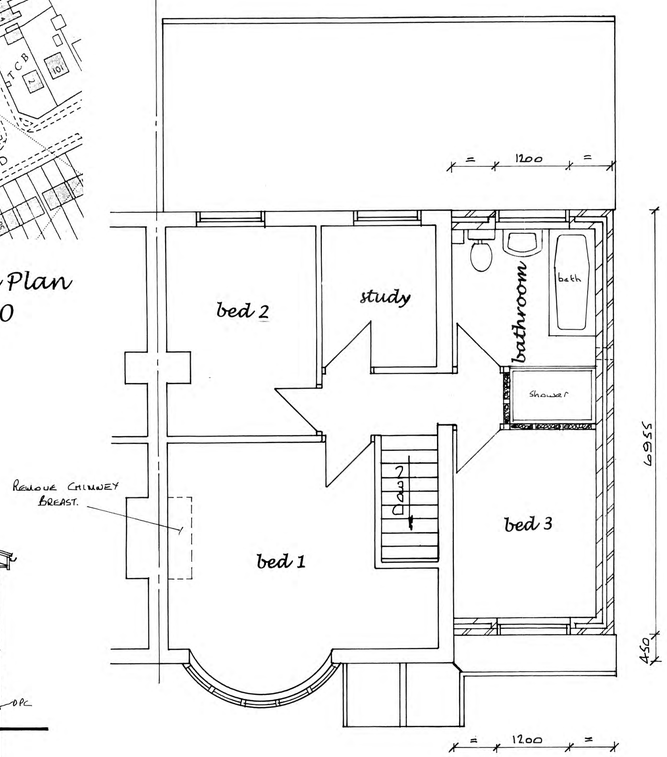


Site Plan
1:500

Location Plan
1:1250



Typ Section



First Floor Plan

Window And Doors Details.

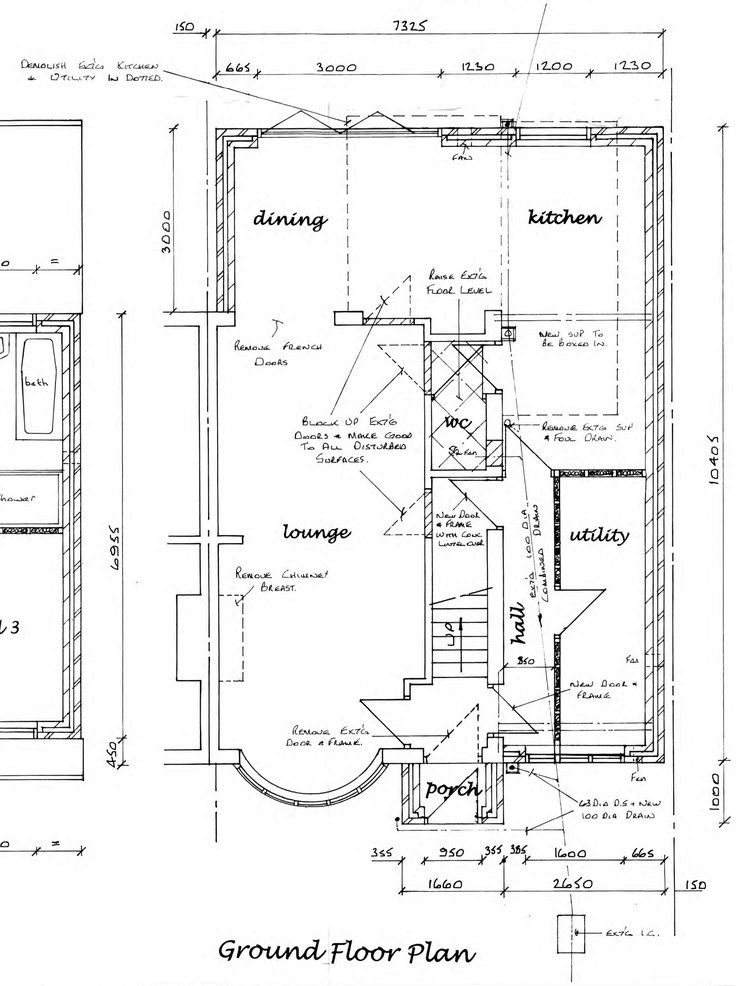
All windows and doors to be white upvc double glazing with minimum opening lights of 450 x 750, 1100mm max from floor level to window bottom where applicable for means of escape.
Glazing to be 'A' rated planitherm argon filled, low iron, fully insulated to achieve a U value of 1.6w/m²k.

Lounge	:- 3000 x 2050 bi fold doors CG90/100 lintel.
Kitchen	:- 1200 x 1075 window CG90/100 lintel.
Hall/utility	:- 1600 x 1075 window CG90/100 lintel
Porch	:- 935 x 2050 door CG90/100 lintel.
Bed 3	:- 1200 x 1075 window CG90/100 lintel.
Bathroom	:- 1200 x 1075 obscure glazed window CG90/100 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 depth to be as follows:- Wash hand basin and sink – 32mm dia. 75mm seal min.
Shower and bath – 40mm dia. 75mm seal min. Wc's – 100dia. 50 seal min.
All traps to be anti-syphon type.
New 110mm dia svp to side wall to be boxed in and connected to extg ic.
Water supply to kitchen, utility, bathroom and wc to comply with regs G1 and G3.

Where any drains pass under the extensions the drains are to be exposed and encased in 150 thk conc with pcc lintels over line of drains where passing through walls.



Ground Floor Plan

2 Storey Construction Notes.

Staffordshire blue tiles on 50mm x 38mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on prefabricated trusses at 35° pitch to BS5268 at 600mm centres on 100 x 75mm wallplate fixed to brickwork using 30mm x 5mm 1 metre long wallplate straps at 2 metre centres. Roof bracing :- 100x 25mm diagonals at 45° to roof slope and 110 x 25mm longitudinal bracing to be fixed to gable wall. Bracings must be nailed to each truss member. Last truss to be fixed to wall in each case. Lateral restraint ties at 2000mm centres maximum at verge and ceiling level to each gable. Lateral support to AD Part 1 para 1C37.
1st floor construction :- 22mm thk weyroc sheets on 145 x 44 floor joists at 400 crs on restraint type galvanised steel joist hangers with herringbone strutting at mid span. Joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.
150 x 25thk fascia board, 6mm plywood soffit and 170 x 25mm thk barge board.
Joists to have 100mm mineral wool between for sound insulation.
Multi red facing brickwork to match extg 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.
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 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.

Rear Extension Construction Notes.

Smooth grey Marley modern concrete interlocking tiles on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 38mm C24 rafters at 17.5° pitch at 400mm centres. Rafters to be birdsmouthed to wallplate and 150 x 50mm poleplate. Each rafter strapped to brickwork using 30 x 5mm galvanised steel straps and turned over walls.
25mm thk timber fascia board and 6mm plywood soffit to match existing.
Lateral support to AD Part 1 para 1C37.
125mm thk celotex insulation between rafters with a further 25mm insulated plasterboard and skim below.
Visqueen sheets between plasterboard and joists.
"U" value of roof =0.16w/m²k.
Other notes as above.

Front Porch And Canopy Construction Notes.

Staffordshire blue tiles on 38mm x 25mm thk tanalized battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 100 x 38mm rafters at 35° pitch at 400mm centres. 95 x 38mm ceiling joists at 400 crs Each rafter strapped to brickwork using 30 x 5mm galvanised steel straps and turned over walls. Lateral support to AD Part 1 para 1C37.
150 x 25mm thk timber fascia board, 6mm plywood soffit and 150 x 25mm thk barge board.
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/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. Bathroom and utility to have mechanical extract ventilation of 30 litres/sec.
13. Wc to have light/fan combination, fan to have 15 minute over run and to be ducted through new floor with 100dia plastic pipe.
14. Water supply to kitchen, bathroom and wc 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 ⅛th 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 2 Storey Side Extension To Form Hall, Utility And Kitchen With Bedroom & Bathroom Over & Rear Extension To Form Dining & Kitchen At 43 Stuart Ave Draycott Staffs Moorlands For Mr. L. Reddin And Ms. R. Slowicowski.

Drg No 125/189/1

Date :- August 5th 2019.

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