Where new roof abuts existing roof provide 25mm layboards to form valley, provide code 5 lead flashing.

Where new roof abuts new & existing walls provide code 4 lead flashing and stepped cavity trays where new extension abuts existing walls. All cavity trays (to BS6515) to be provided with weep-holes in brickwork every 3 perpends.

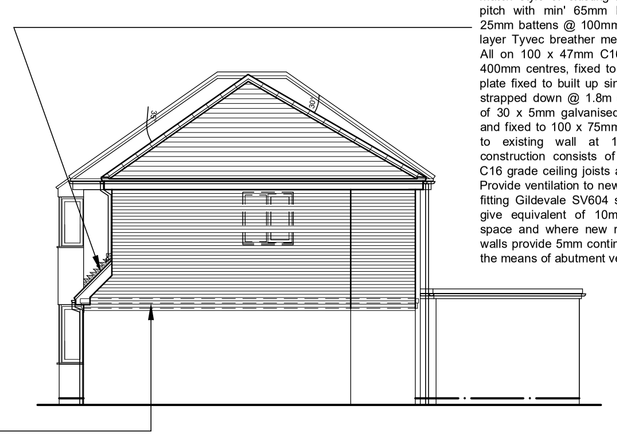
100mm half round U.P.V.C. eaves gutter to match existing, fixed to U.P.V.C. fascia board, to 68mm dia rainwater pipe, to new gullys and route to combined drainage system as illustrated, via new 100mm dia Supersleve drain to intercept at existing inspection chamber.

Provide cavity tray over new steel work. All cavity trays (to BS6515) to be provided with weep-holes in brickwork every 3 perpends.

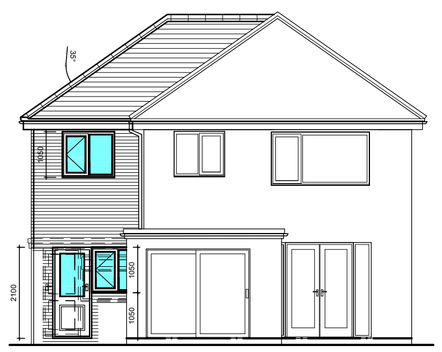


Proposed Front Elevation

Lean to roof construction over existing Garage to consist Plain Clay roof tiles to match style of existing laid @ 45 degree pitch with min' 65mm headlap on 38 x 25mm battens @ 100mm max' gauge on 1 layer Tyvec breather membrane or similar. All on 100 x 47mm C16 grade rafters at 400mm centres, fixed to 100 x 75mm wall plate fixed to built up single brick wall and strapped down @ 1.8m centres by means of 30 x 5mm galvanised mild steel straps and fixed to 100 x 75mm pole plate bolted to existing wall at 1.2m cts. Ceiling construction consists of 100mm x 47mm C16 grade ceiling joists at 400mm centres. Provide ventilation to new roof by means of fitting Gildevale SV604 soffit ventilators to give equivalent of 10mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.



Proposed Side Elevation



Proposed Rear Elevation

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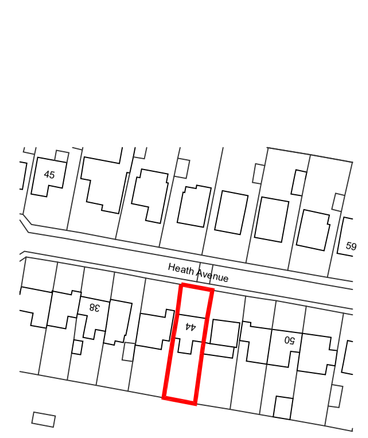
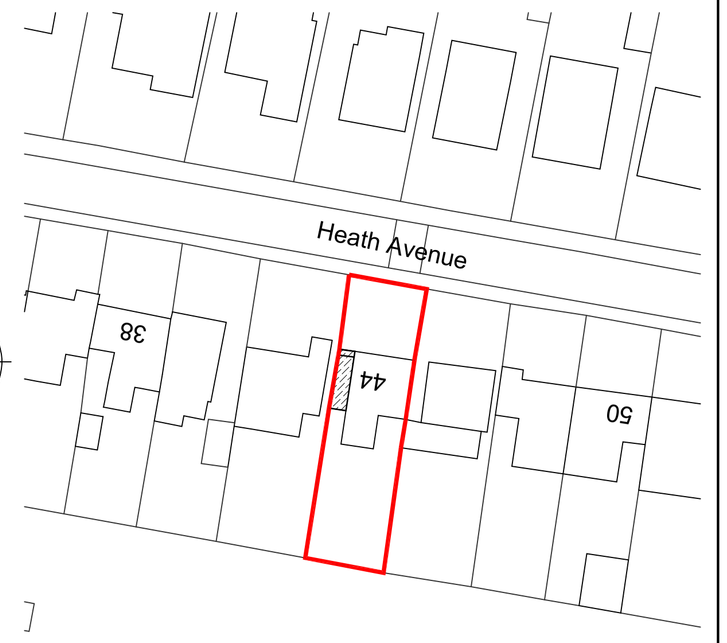
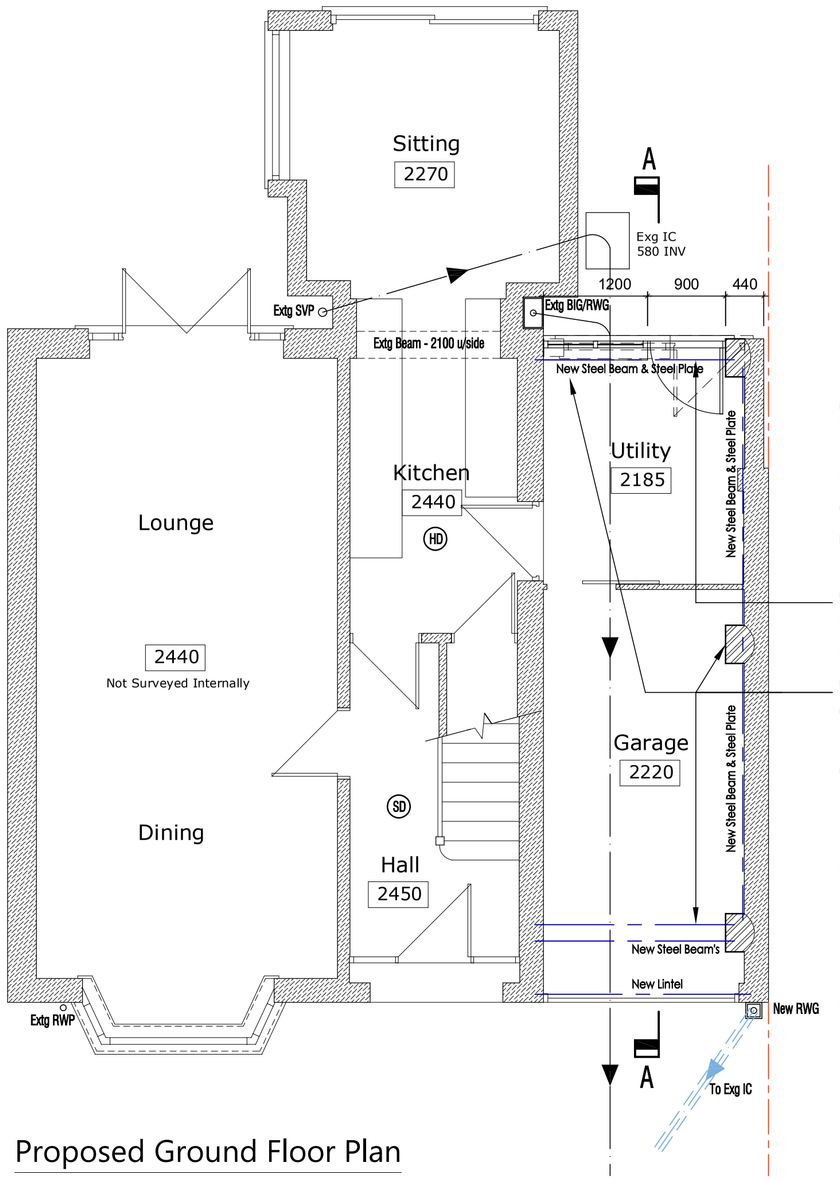


Location Plan 1:1250



Block Plan 1:500



Proposed Ground Floor Plan

Wall construction consists brickwork facings to match existing with 100mm cavity filled with 100mm Glass mineral 'Earthwool DriTherm 32 ultimate' cavity slab (to habitable spaces only), 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.

Remove existing door/window combination to rear of utility. Alter opening as illustrated and provide new door/window combination to clients specification. Make good any disturbnaces caused druing works.

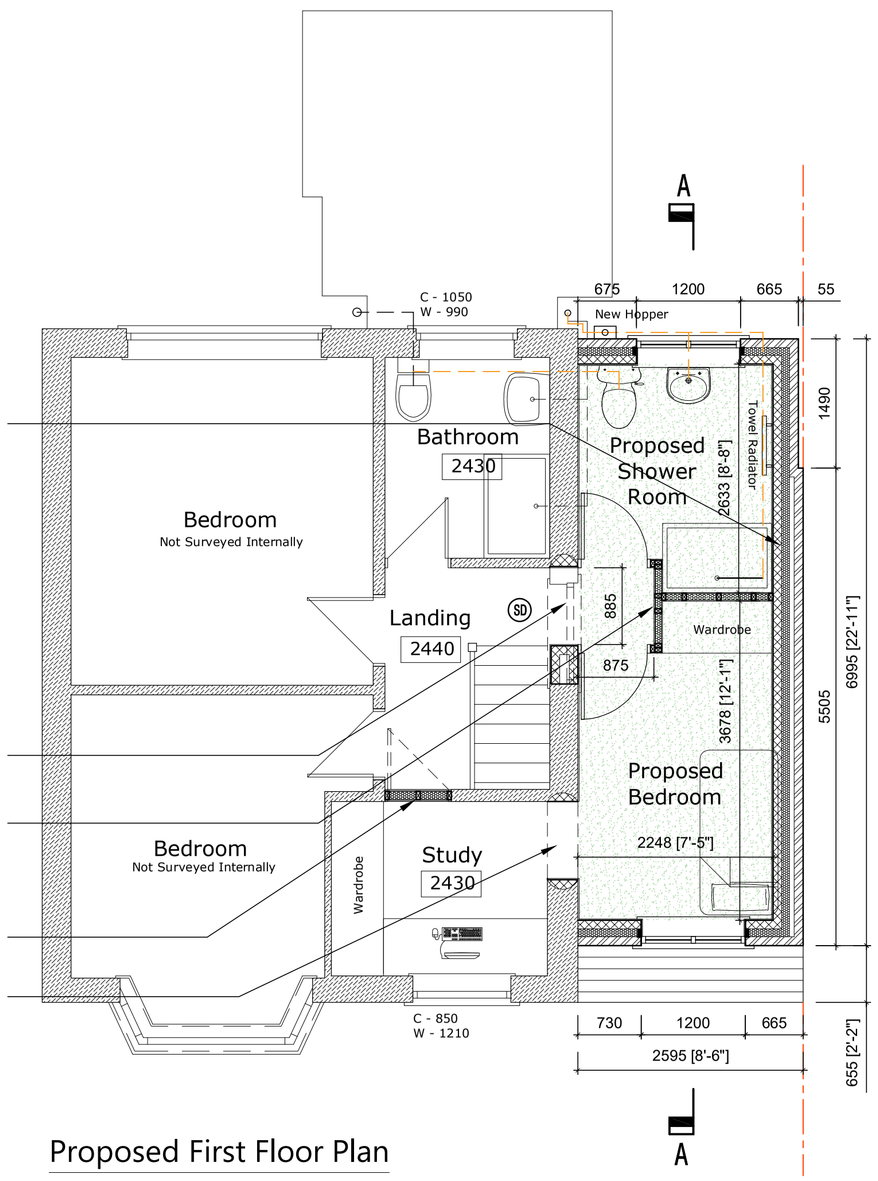
Construct new piers and provide new steel beams over, with steel plate welded to underside (to support new outer skin) as designed by Structural Engineer. Course Bond piers to existing construction and underpin as necessary.

Remove existing window and form new access to extension. Provide new Concrete lintels over and make good good any disturbances caused during works.

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.

Remove existing door and block up opening with stud work to match existing makeup. Make good good any disturbances caused during works.

Form new opening as illustrated and provide new Concrete lintels over. Make good good any disturbances caused during works.

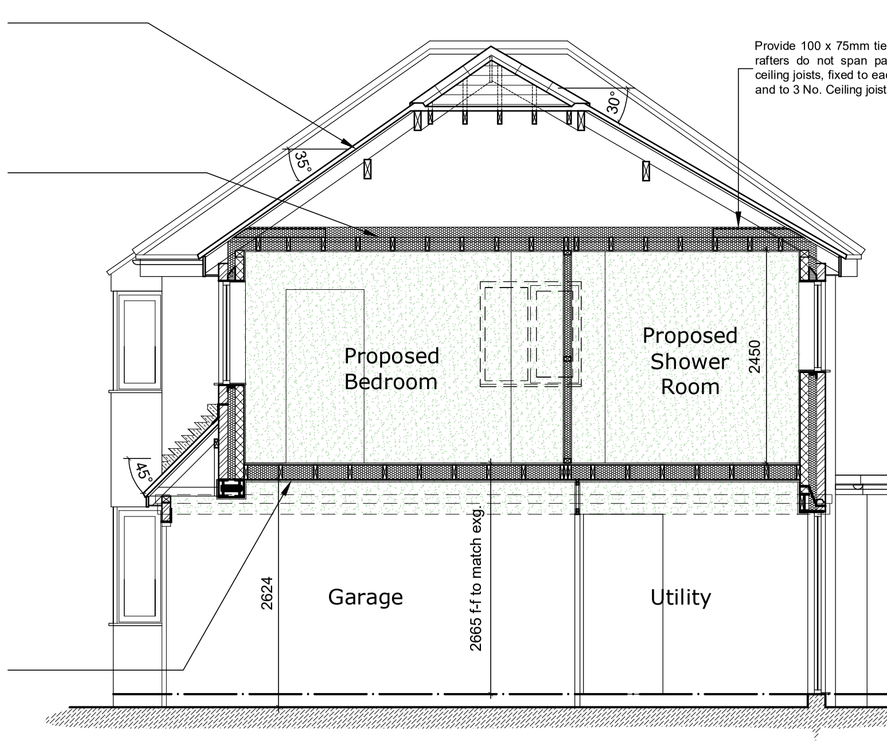


Proposed First Floor Plan

Roof construction to consist of Ashmore roof tiles to match style of existing laid @ 35/30 degree pitch with min' 77mm headlap on 38 x 25mm battens @ 190mm max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 150mm x 47mm 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 75 C24 Ring Purlins at midspan, build up from existing side wall to offer support. Provide 275 x 75mm hip rafter supported by 100 x 75mm dragon tie @ corner, built into new cavity wall to support new rafters.

Ceiling construction consists 150 x 47mm C16 ceiling joists at 400mm 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 to raked ceilings Roof section achieves min' required 'u'-value of 0.16 W/m² K. Provide ventilation to new roof by means of fitting Glidevale SV604"E" soffit ventilators to give equivalent of 10mm continuous air space.

New floor construction to consist of 21mm T&G boarding on 47 x 175mm C16 floor joists @ 400mm cts hung from new and existing walls on Galv. M.S. joist hangers. Provide 165mm XR4000 Celotex insulation between joists. Insulation to have minimum density of 10kg/m³. Provide 2No. layer 12.5mm Knauf Soundshield plasterboard and skim to underside. Triple joists under stud walls. Floor achieves min' required u-value of 0.18w/m²k.



Section A-A

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. Windows to habitable rooms at first floor level should have an unobstructed openable area of at least 0.33m² and at least 450mm wide and high (NB. one dimension must be greater than 450mm to achieve this and the route through the window may be at an angle rather than straight through). The bottom of the openable area should not be more than 1100mm above the floor level for escape purposes.

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. Architectural Drafting Services to be contacted should further input be required.

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.

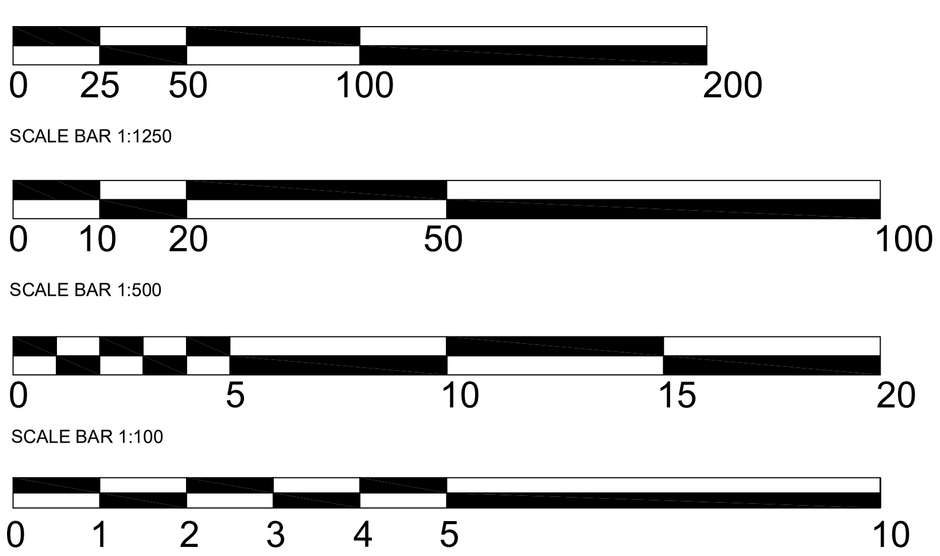
Drainage from Utility to existing Back Inlet Gully (BIG). All internal drainage to B.S.5572.

Drainage from new Shower Room to connect to existing drainage for Bathroom. Shower and Sink to discharge to new hopper, which is to connect to existing downpipe. All internal drainage to B.S.5572.

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

Provide ventilation to 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 Shower Room 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.



Rev:	Drawn:	Comments:	Date:
B	MC	Additional amendments to roof to PO request.	24/01/20
A	MC	Amended roof to Planning Officer request.	03/01/20

CLIENT:
Mr. Mark Palmer

Site:
44 Heath Avenue, Werrington, Stoke-on-Trent, Staffordshire. ST9 0HT

Project:
Proposed Bedroom and Shower Room extension at First Floor level over existing Garage.

Scale @ A1:	Date:	
1:50/100/500/1250	November 2019	
Drawing No:	Drawing Title:	Revision:
MJC/2/29/2019	Working Drawing - Proposed	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.