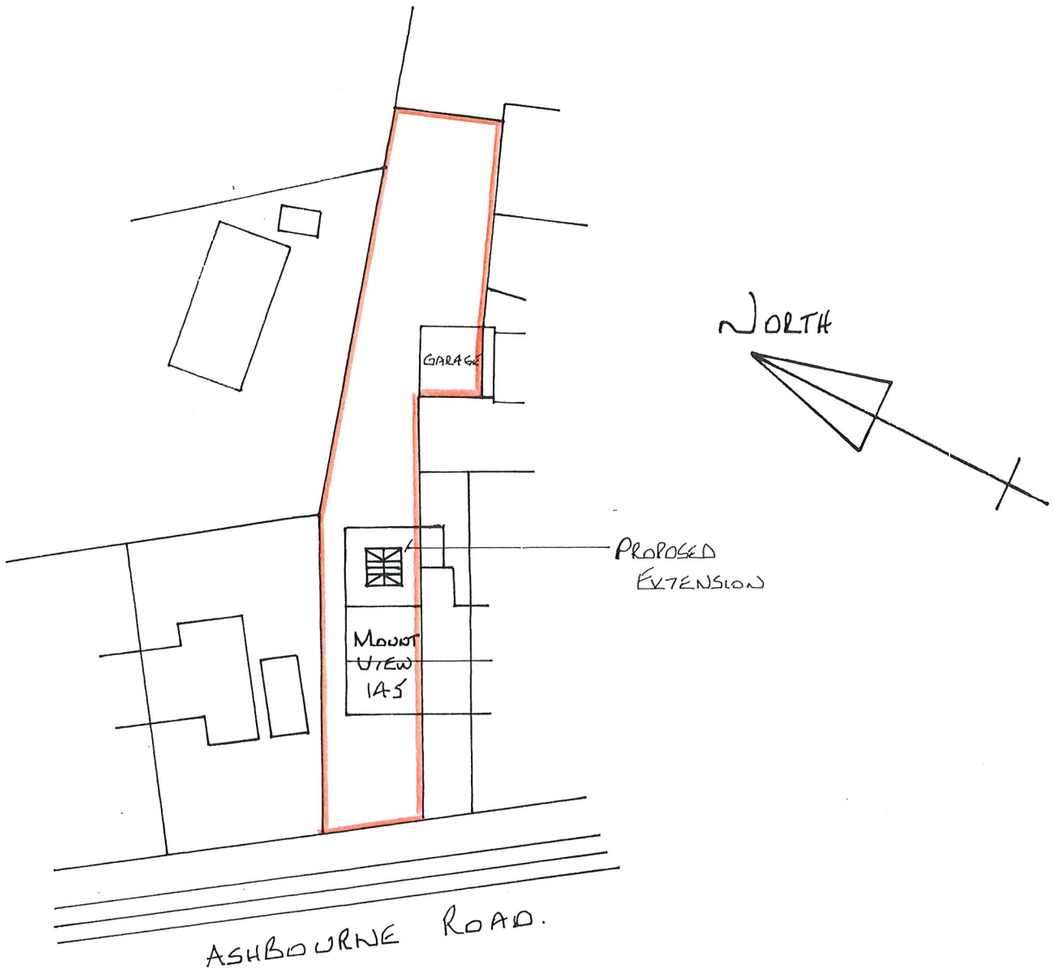
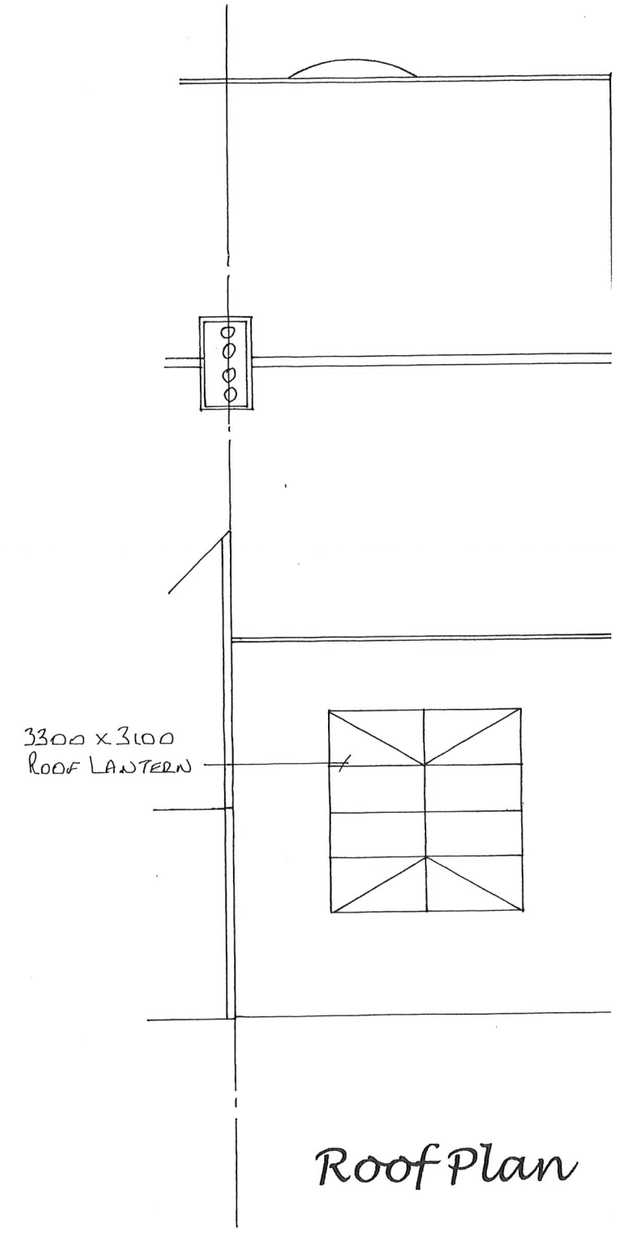
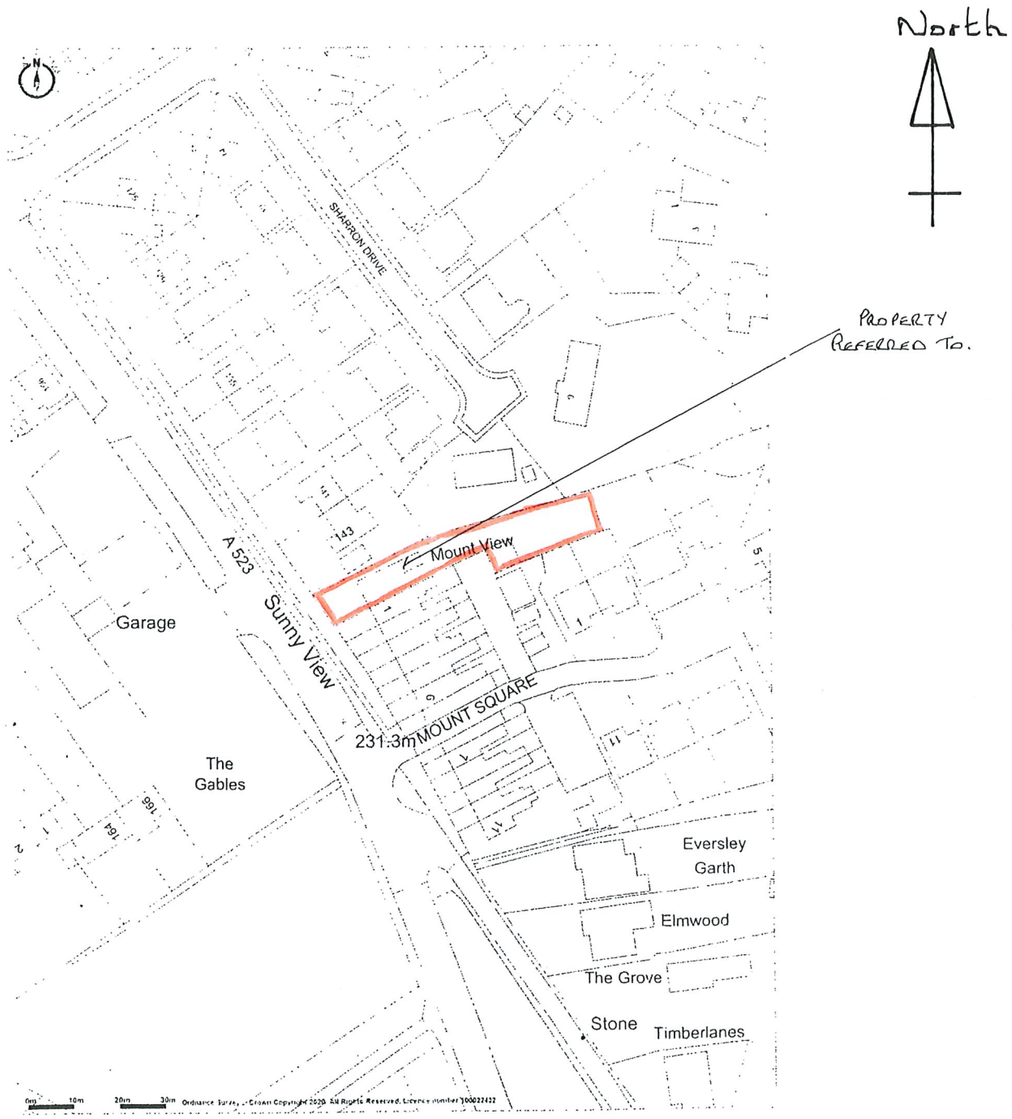


Site Plan
1:500



Roof Plan



Location Plan
1:1250

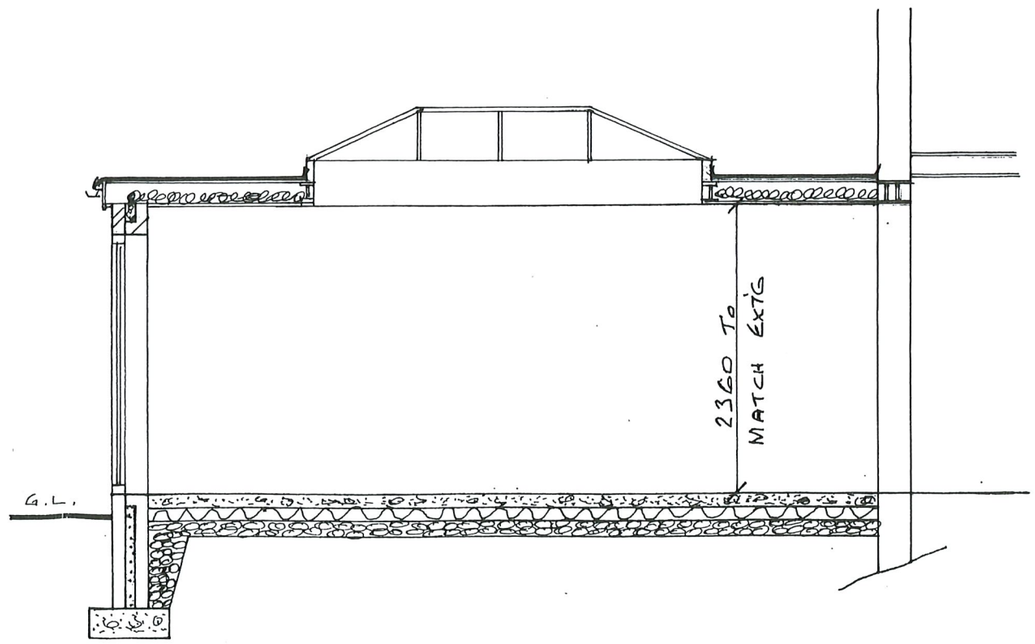
Window And Doors Details.

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/m²k.

Kitchen/dining :-3025 x 2050 bi-fold doors & 1200sq window CG90/100 lintel.
3300 x 3100 roof lantern

Plumbing Notes.

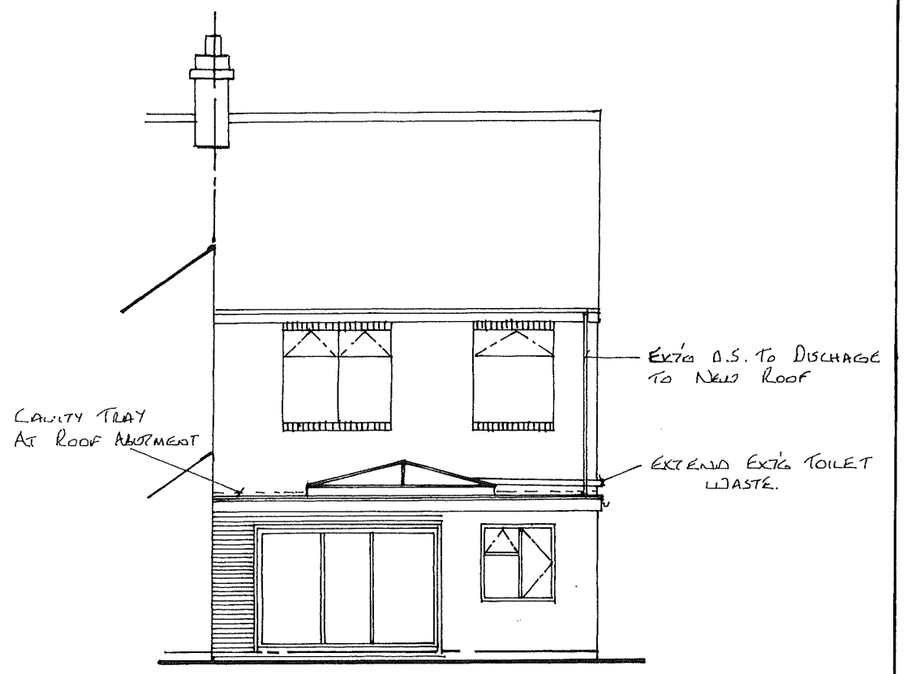
Internal pipework and associated fittings to be UPVC by Marley or similar approved manufacturer to BS.5255:1976 or BS. 5572:1978.
All joints to be of 'O' ring type. Minimum branch sizes and seal depths to be as follows:- Wash hand basin and sink – 32mm dia, 75mm seal min, Shower – 40mm dia, 75mm seal min, Wc– 100dia, 50 seal min.
All traps to be anti-syphon type.
Water supply to kitchen and wetroom to comply with regs G1 and G3.



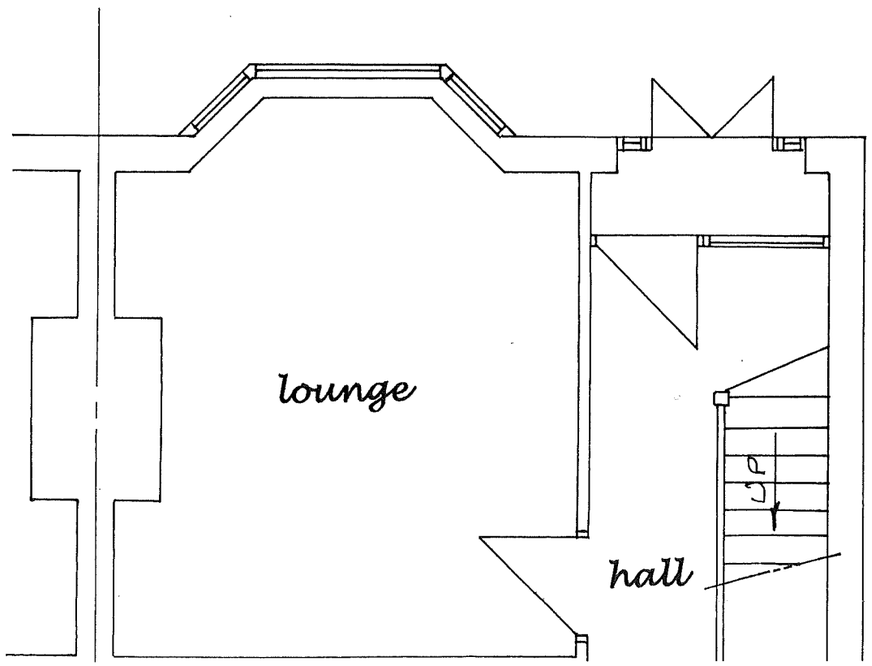
Typ Section

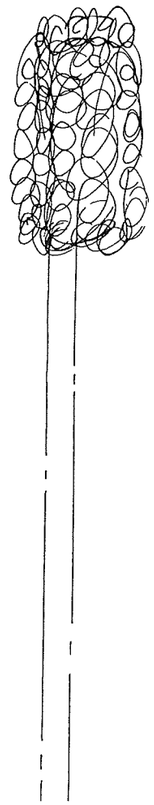


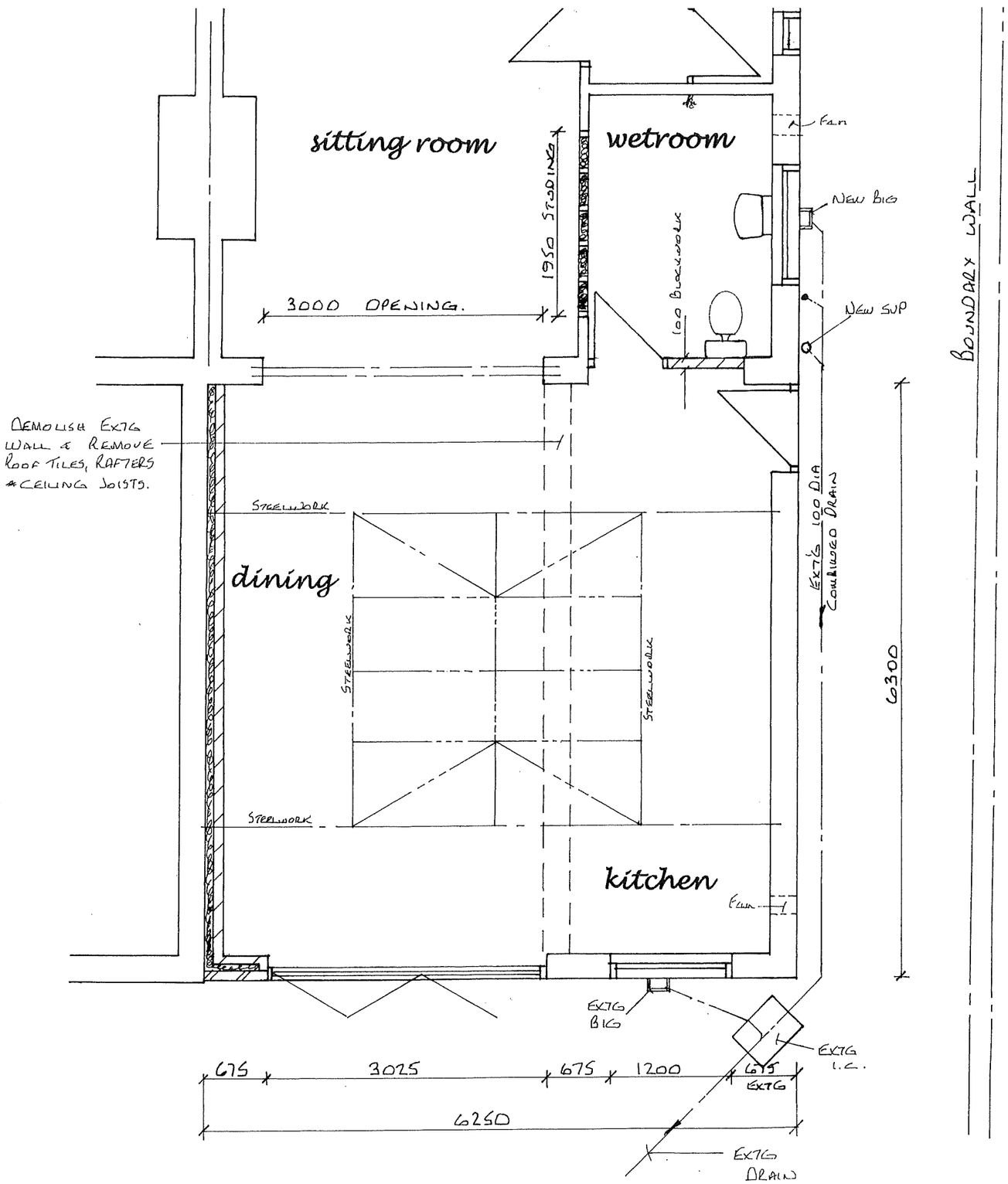
Side Elevation



Rear Elevation







Ground Floor Plan

Construction Notes.

12mm granite chippings on 2 layers of bitumen felt, 1 layer mineralised felt on 18mm OSB board on tapered firings on 170 x 47mm C16 roof joists at 400 centres with 125mm celotex insulation between on 1200 gauge visqueen vapour barrier and 25mm insulated plasterboard and skim. Joists tied to brickwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists. Felt to be taken under at least 2 tiles on existing roof. Roof joist tripled over length of roof lantern and doubled over width.
"U" value of roof = 0. 16w/m²k.
225 x 25mm thk timber fascia with 8mm white upvc capping, 18mm hollow white upvc soffit to match existing with glidevale or similar soffit vents.
Brickwork:- 100mm light red multi brickwork to match existing extension, 90mm cavity totally filled with rockwool cavity batts to be linked to roof insulation, 100 thk celcon solar blocks with 12.5mm plasterboard dry lining and skim. .
"U" value of external walls = 0. 28w/m²k.
200 upvc fascia board and 5mm upvc soffit.
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.

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. U value of extension to achieve a max of 0.28w/m²k for external walls, 0.16w/m²k for roof.
3. Cross ventilation to roof in accordance to reg F2, diagram 6.
4. 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.
5. Walls & ceiling finishes to reg B2.
6. Internal studded 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.
7. All lintels over existing ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loadings.
8. Structural timber to be of C16 grade except where stated otherwise.
9. Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
10. Kitchen to have mechanical extract ventilation of at least 60 litres/sec (30 litres/sec if in cooker hood)
11. Wetroom to have mechanical extract ventilation of at least 30 litres/ sec.
12. Water supply to kitchen and wetroom to comply with regs G1 and G3.
13. Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
14. External lintels to be filled with fibre glass insulation.
15. Glass in critical locations to comply with BSEN12150.
16. All new external frames to be pointed in mastic internally and externally.
17. 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.
18. Rapid ventilation should be at least ½₀ of the floor area of all habitable rooms.
19. Closures to all windows and doors should be via propriety insulated reveals achieving a U value of 0.45w/m²k.
20. All new radiators to be fitted with thermostatic valves.
21. Provide energy efficient lighting to para 1.54 Approved Document L1.
22. Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.

Proposed Rear Extension To Form Larger Kitchen & Dining Room At Mount View, 145 Ashbourne Road, Leek, Staffs Moorlands For Mr. & Mrs. M. Austerberry.

Drg No 105/126/1

Date :- July 14th 2020.
Scale :- Floor Plan 1:50, Elevations 1:100.