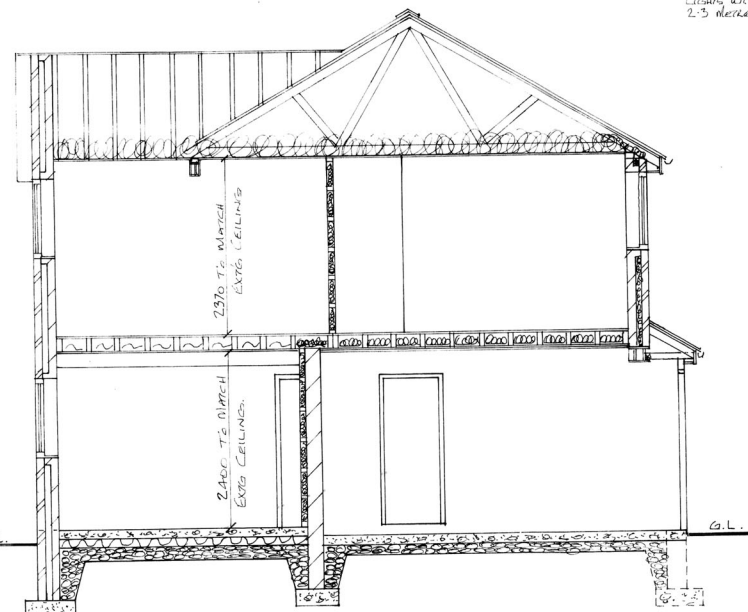
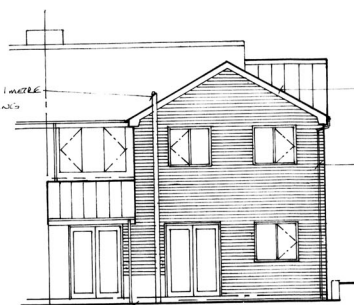
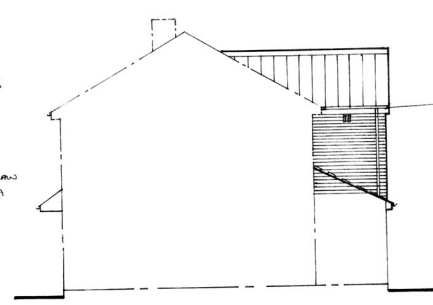




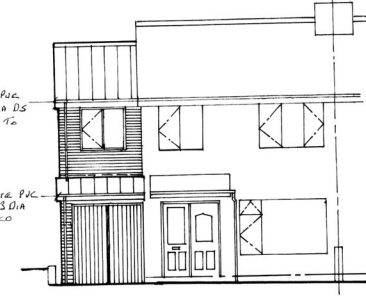
Section 'A-A'



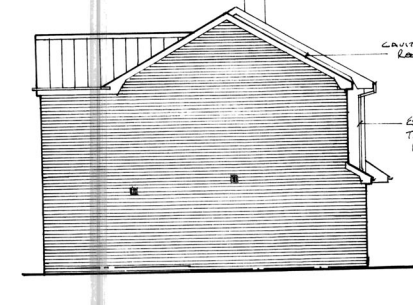
Rear Elevation



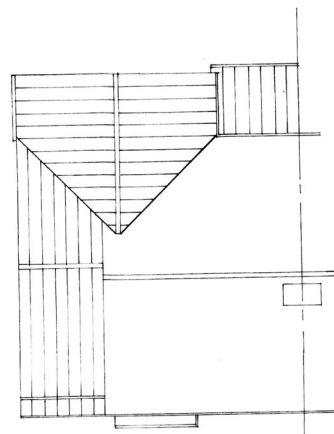
Side Elevation



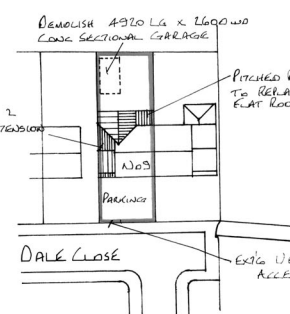
Front Elevation



Side Elevation



Roof Plan



Site Plan
1:500

Window And Door 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.

Garage	> 1970 x 2050 double doors	CG71/100 lintel.
Kitchen	> 1200x 1075 window	CG90/100 lintel.
Dining	> 1500x 2050 double doors	CG90/100 lintel.
Playroom	> 1500x 2050 double doors	CGE90/100 lintel.
Bathroom	> 1200x 1050 window	CG90/100 lintel.
Bed 3	> 1200x 1200 window	CGE90/100 lintel.
Bed 4	> 1200 x 1075 window	CG90/100 lintel.

North

All new foul and storm drains to have minimum 1:20 fall in pea shingle on a granular bed.

2 Storey Construction Notes

Smooth brown Marley Ludlow major concrete interlocking tiles with 75mm headlap to match existing dwelling on 100 x 38mm x 38mm timber battens on 1 layer tyvek breathable felt installed to manufacturers instructions on precast concrete trusses at 30° pitch to BS2526 at 600 c/s on 100 x 75mm wallplate fixed to brickwork using 30mm x 5mm x 1metre long wallplate straps at 2 metre c/s. Trusses fixed to plate with clips provided. Roof bracing > 100 x 25 diagonals at 45° to roof slope and 100 x 25mm longitudinal bracing to be fixed to gable walls and each gable end. Bracings must be nailed to each truss member. Last truss to be fixed to wall in each case. Lateral restraint ties at 2000 centres maximum at verge and ceiling level to each gable. Lateral support to AD Part 1 para 1C37. 300mm thick 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. 15mm thick foil backed plasterboard and skim.

U value of roof < 0.16w/m²K.

1st floor construction > 22mm thick wycro sheets on 145 x 38 C16 floor joists at 400 c/s on restraint type galvanised steel joist hangers. Joists to have 125mm celotex insulation between above garage with 25mm celotex to underside. Joists and 10mm pink plasterboard and skim with taped and staggered joints to give 30 minutes fire protection. Joists to have 100mm mineral wool between for sound insulation above kitchen. Floor joists tied to blockwork using 30 x 5mm galvanised steel straps at 2 metre centres spanning 3 joists and turned over walls.

Brickwork > 100mm multi red brickwork to match existing dwelling. 90mm cavity totally filled with rockwool cavity bats to be linked to roof insulation. 100 thick celcon solar blocks or similar with 12.5mm plasterboard dry lining and upvc fascia board and 5mm upvc soffit.

Floor > superior floor finish on 50mm sand/cement screed on 100thk conc on 1200gauged visqueen damp proof membrane linked to inner leaf dpc on 50mm thick sand on 150mm layer of sulphate free hardcore. Dpm to continue across wall cavity with a cavity tray over for basic radon protection. Fine cone fill to within 150mm of dpc.

Foundation > 600 x 230mm thick concrete strip foundation minimum 1 metre below ground level. Existing rear wall foundation to be exposed prior to commencement of work and underpinned if necessary.

Rear MonoPitch Roof Construction Notes

Smooth brown Marley Ludlow major concrete interlocking tiles with 75mm headlap on 38mm x 25mm thick tanalised battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 38mm C16 rafters at 25° pitch at 400mm centres with rafters birdsmouthed to 100 x 75mm wallplate and 150 x 50mm soleplate. Wallplate strapped down at 2 metre c/s 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. 125mm thick celotex insulation between rafters with a further 25mm insulated plasterboard and skim below.

Visqueen sheets between plasterboard and joists. Upvc fascia board and 5mm upvc soffit.

U value of roof < 0.16w/m²K.

Brickwork to be built up off existing wall to match existing dwelling. 100mm cavity totally filled with rockwool cavity bats linked to roof insulation and to continue to full height of gable walls. 100 thick thermalite blocks or similar with 12.5mm plasterboard dry lining and skim.

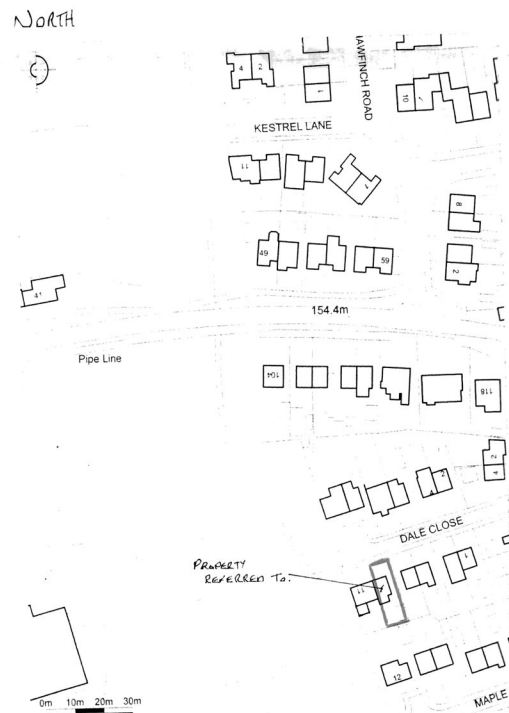
Canopy Construction Notes

Smooth brown Marley Ludlow major concrete interlocking tiles with 75mm headlap on 38mm x 25mm thick tanalised battens on 1 layer tyvek or similar breathable membrane installed in accordance to manufacturers recommendations on 150 x 38mm C16 rafters at 25° pitch at 400mm centres with rafters birdsmouthed to 100 x 75mm wallplate and 150 x 50mm soleplate. Wallplate strapped down at 2 metre c/s 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. 125mm thick celotex insulation between rafters with a further 25mm insulated plasterboard and skim below.

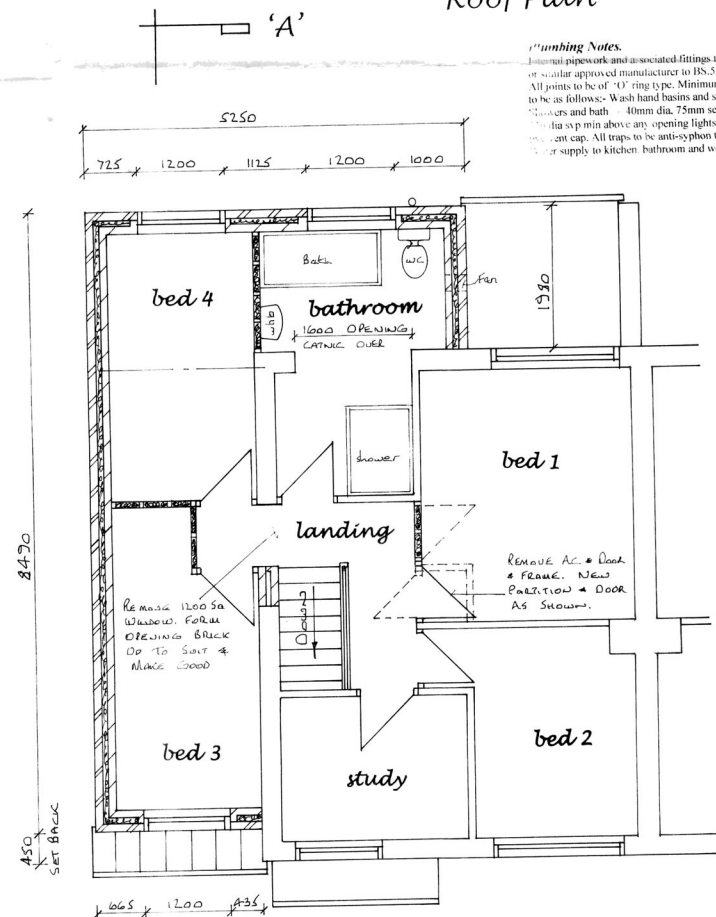
Visqueen sheets between plasterboard and joists. Upvc fascia board and 5mm upvc soffit.

General Notes

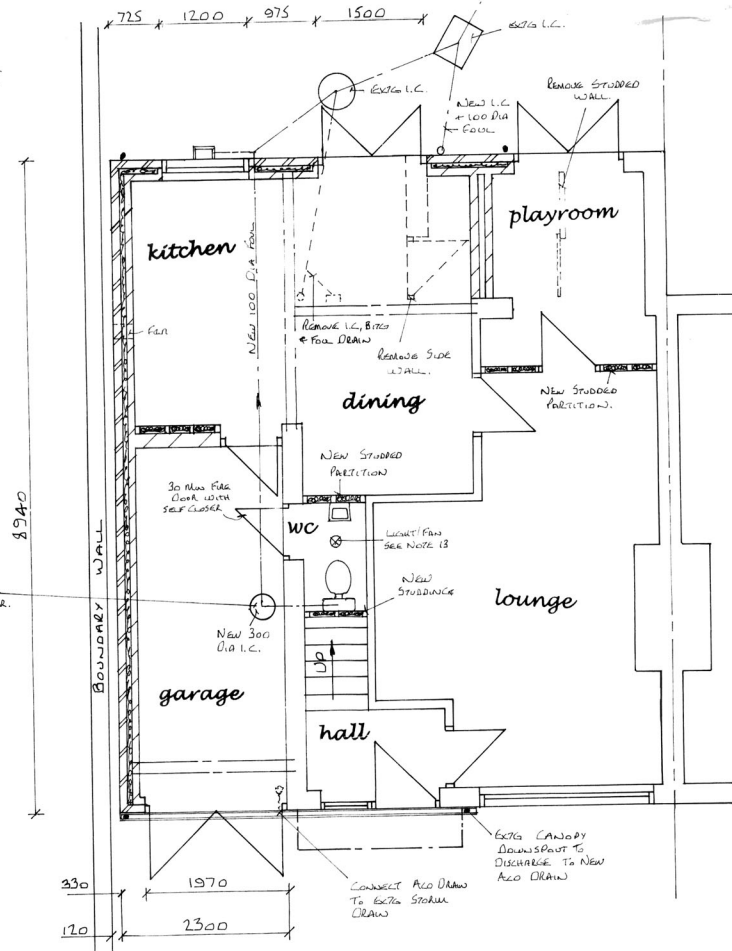
- Drains laid to falls & to the satisfaction of the building inspector. Where drains pass close to foundations the foundation should be taken down to the lowest level of the existing adjacent drains or the drains should be encased in concrete to the underside of the foundation concrete.
- Where existing drains pass under extension the drains are to be exposed and encased in 150mm concrete with precast concrete lintels over line of drains where passing through walls.
- U value of extension to achieve a max of 0.28w/m²K for external walls, 0.16w/m²K for roof.
- Cross ventilation to roof in accordance to reg F2, diagram 6.
- 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.
- Truss calculations are to be provided to the building inspector by the truss manufacturers.
- Walls & ceiling finishes to reg D2.
- Internal walls to be 75mm x 50mm timber studing with 12.5mm plasterboard and skim both sides with 100mm mineral wool in between for sound insulation. Double floor joist below.
- All lintels over existing ground floor openings to be exposed and replaced if deemed to be unsuitable to carry additional loading.
- Structural timber to be of C16 grade except where stated otherwise.
- Wall ties to be stainless steel to DD Type 4, AD Part A and to be spaced at 750mm horizontally and 450mm vertically.
- Kitchen to have mechanical extract ventilation at least 60 litres/sec (30 litres/sec if in cooker hood).
- We to have mechanical extract ventilation of at least 30 litres/sec fitted within a light fan combination with 15 minute over run and ducted through floor void in 100 dia pvc tube to outside wall.
- Bathroom to have mechanical extract ventilation of at least 30 litres/sec.
- Water supply to kitchen, wc and bathroom to comply with regs G1 and G3.
- Habitable rooms to have background ventilation of at least 10000mm by trickle ventilators to windows or through the wall ventilation.
- Non-habitable rooms to have background ventilation of at least 5000mm.
- External lintels to be filled with three glass insulation.
- Glass in critical locations to comply with BSEN12150.
- All new external frames to be pointed in mastic internally and externally.
- All new double glazed windows to comprise 2nd-4mm panes with a 20mm air space incorporating Low E glass to achieve a U value of 0.16w/m²K. Windows to be 'A' rated.
- Rapid ventilation should be at least 1/20 of the floor area of all habitable rooms.
- Closures to all windows and doors should be via proprietary insulated reveals achieving a U value of 0.45w/m²K.
- All new radiators to be fitted with thermostatic valves.
- Provide energy efficient lighting to para 1.54 Approved Document L1.
- Provide interlinked smoke detection system to BS5839-6:2004 Grade D Category 1 D3 to be mains operated with a battery back up to hall and landing.
- Escaped windows to have a minimum opening of 450mm x 750mm, 1100mm max from floor level to window bottom.



Location Plan
1:1250



First Floor Plan



Ground Floor Plan

Where any drain passes under extension the drain is to be exposed and encased in 150thk conc with precast concrete lintels over line of drains where passing through walls and to have minimum 1:20 fall in pea shingle on a granular bed.

Proposed Garage and Kitchen/Dining With 2 Bedrooms And Bathroom Extension Over And Pitched Roof To Replace Flat Roof On Rear Playroom At No 9 Dale Close, Cheadle, Staffs Moorlands For Ms. R. Chell.

Drg No 125 A 196-1

Date :- Apr 21st 2021.

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