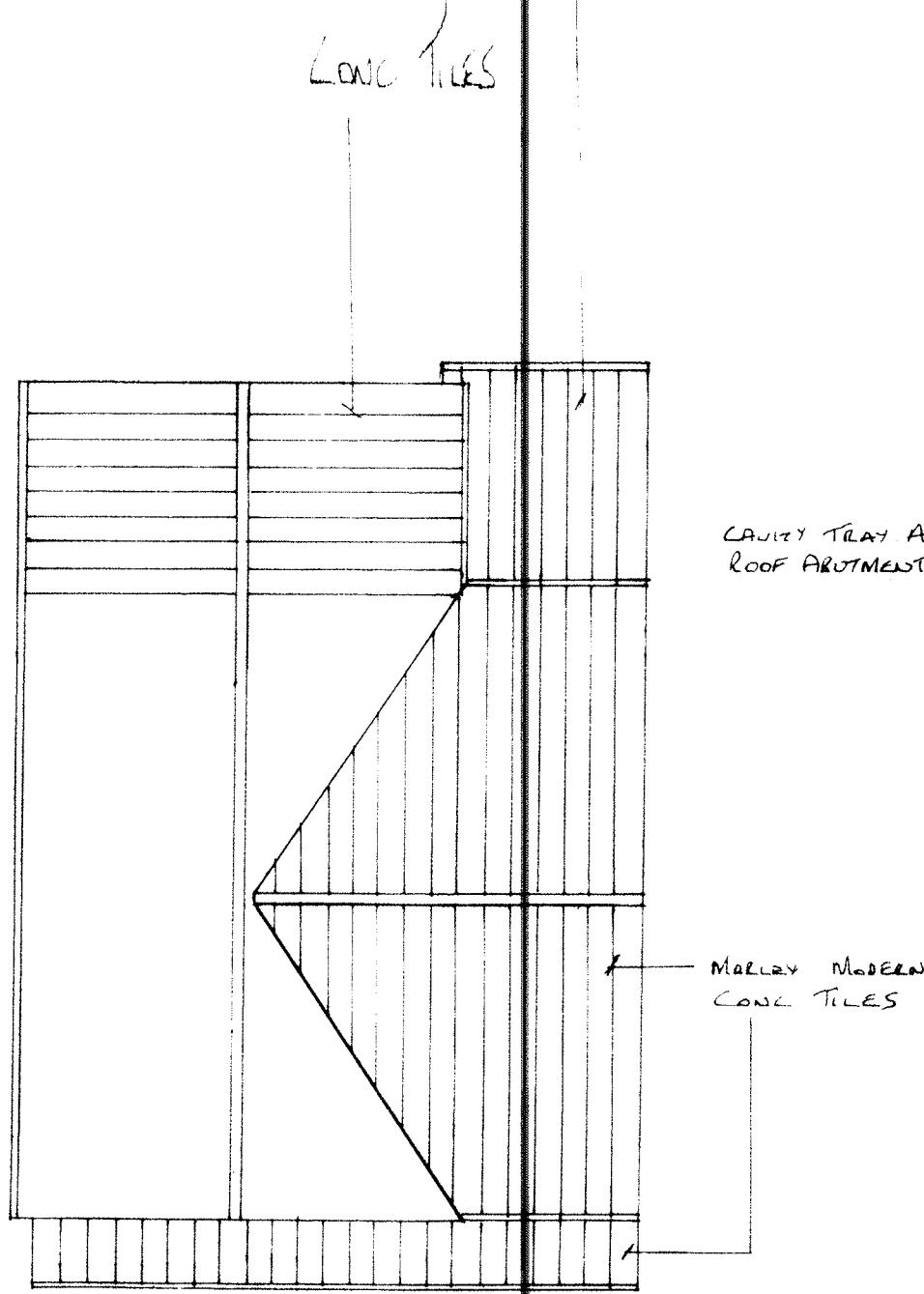
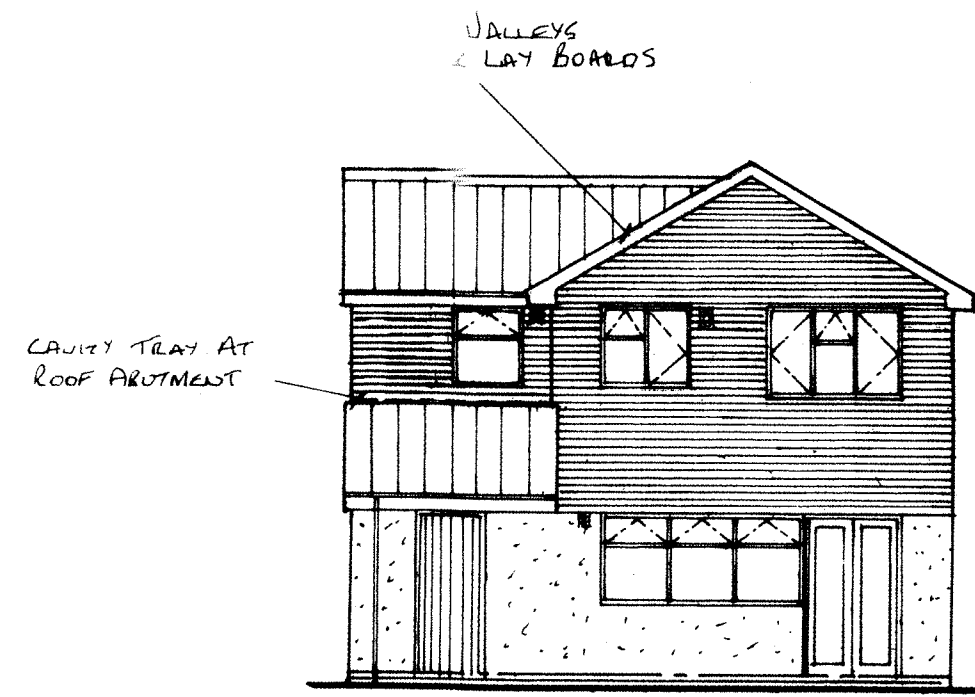


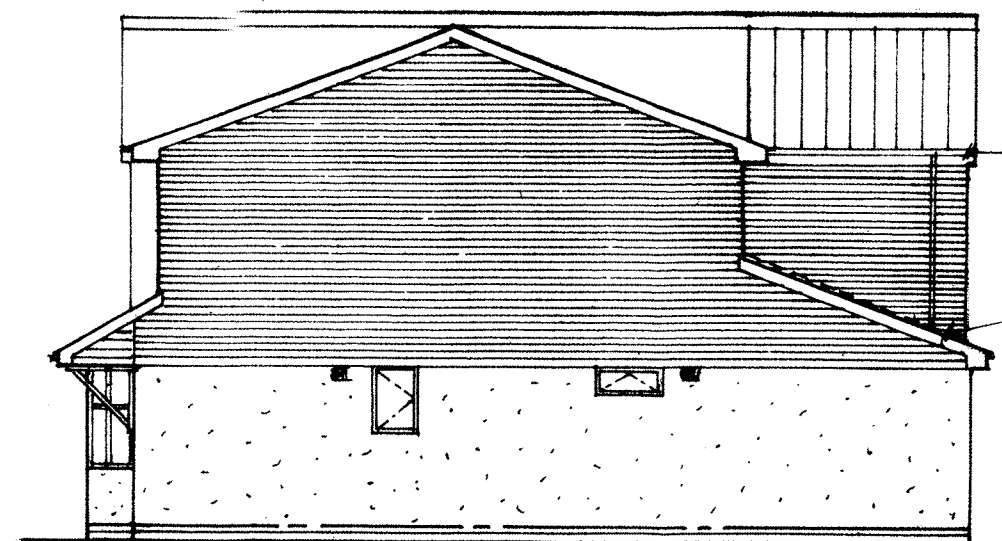
FOLIO 2 No P. 12. 1
DN 150 x 125 mm



Roof Plan



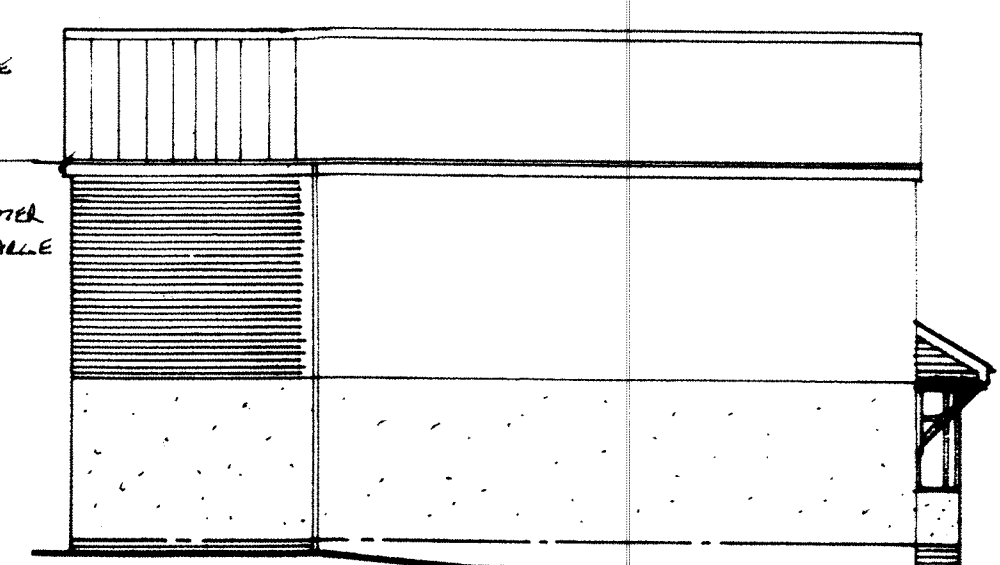
Rear Elevation



Side Elevation



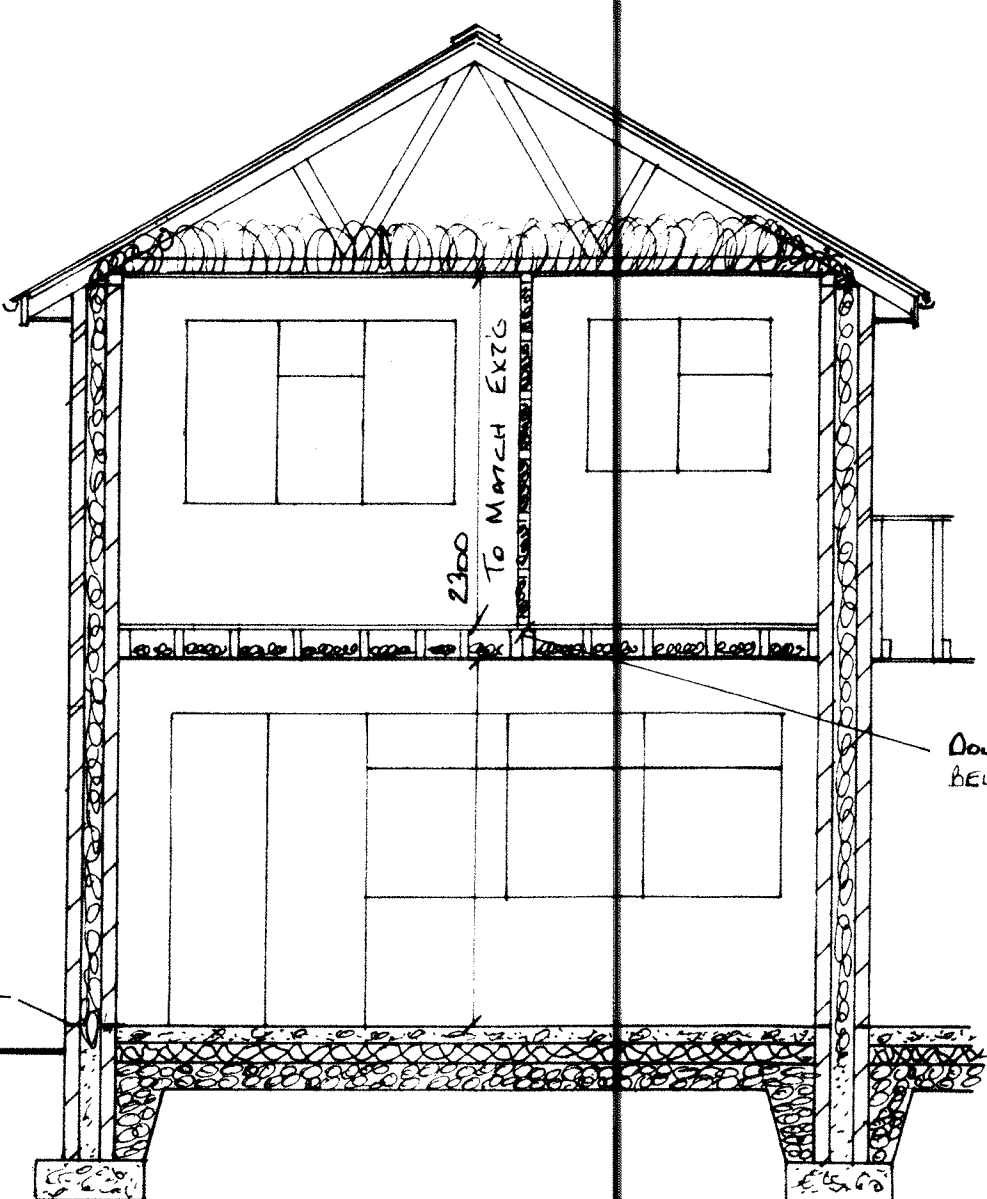
Front Elevation



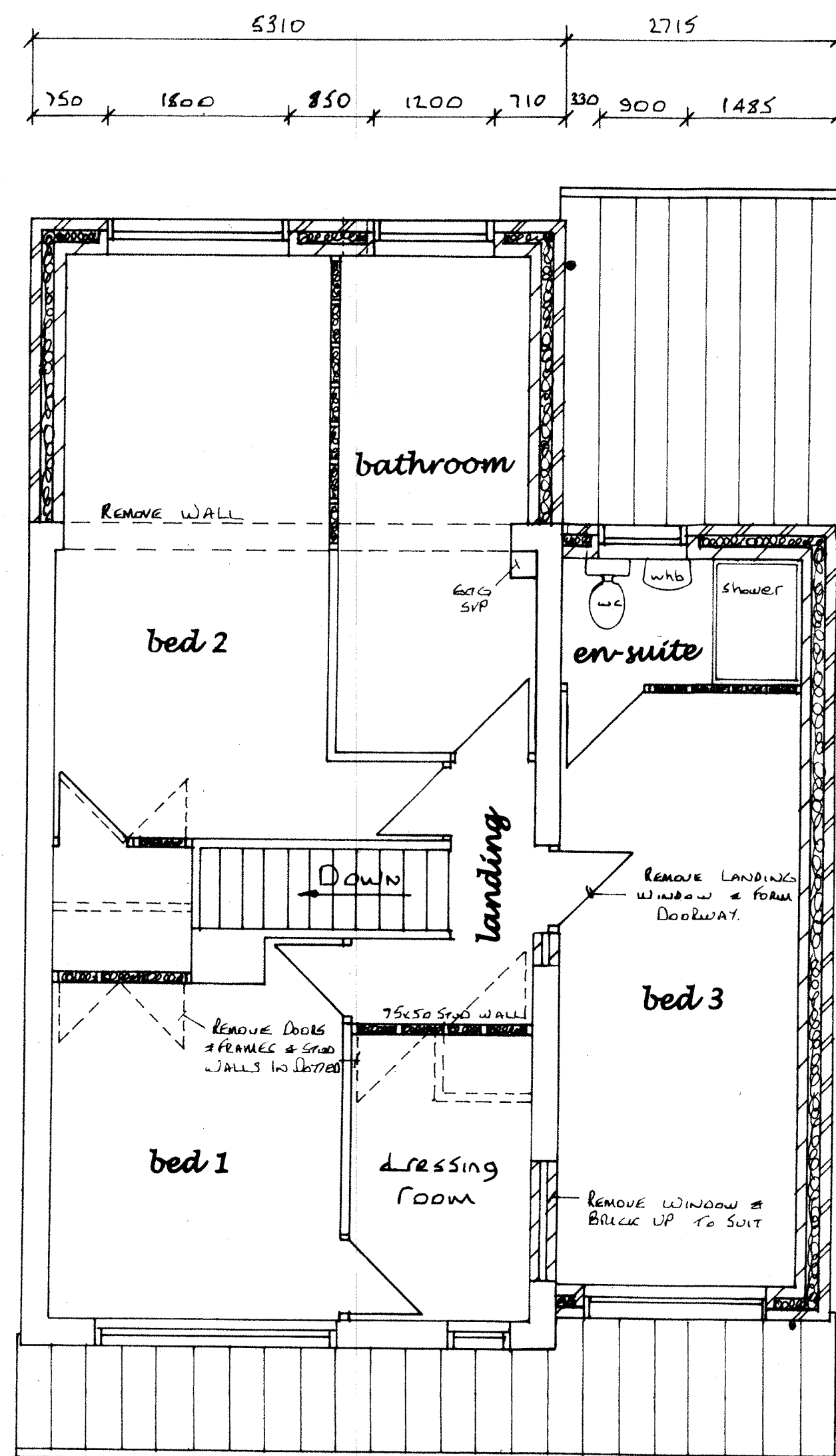
Side Elevation

Window And Door Details
All new windows and doors to be white uvc double glazed with catic steel lintels over with minimum opening lights of 150 x 750mm. 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 1.4w/m².
All new windows and doors sizes in extension below.

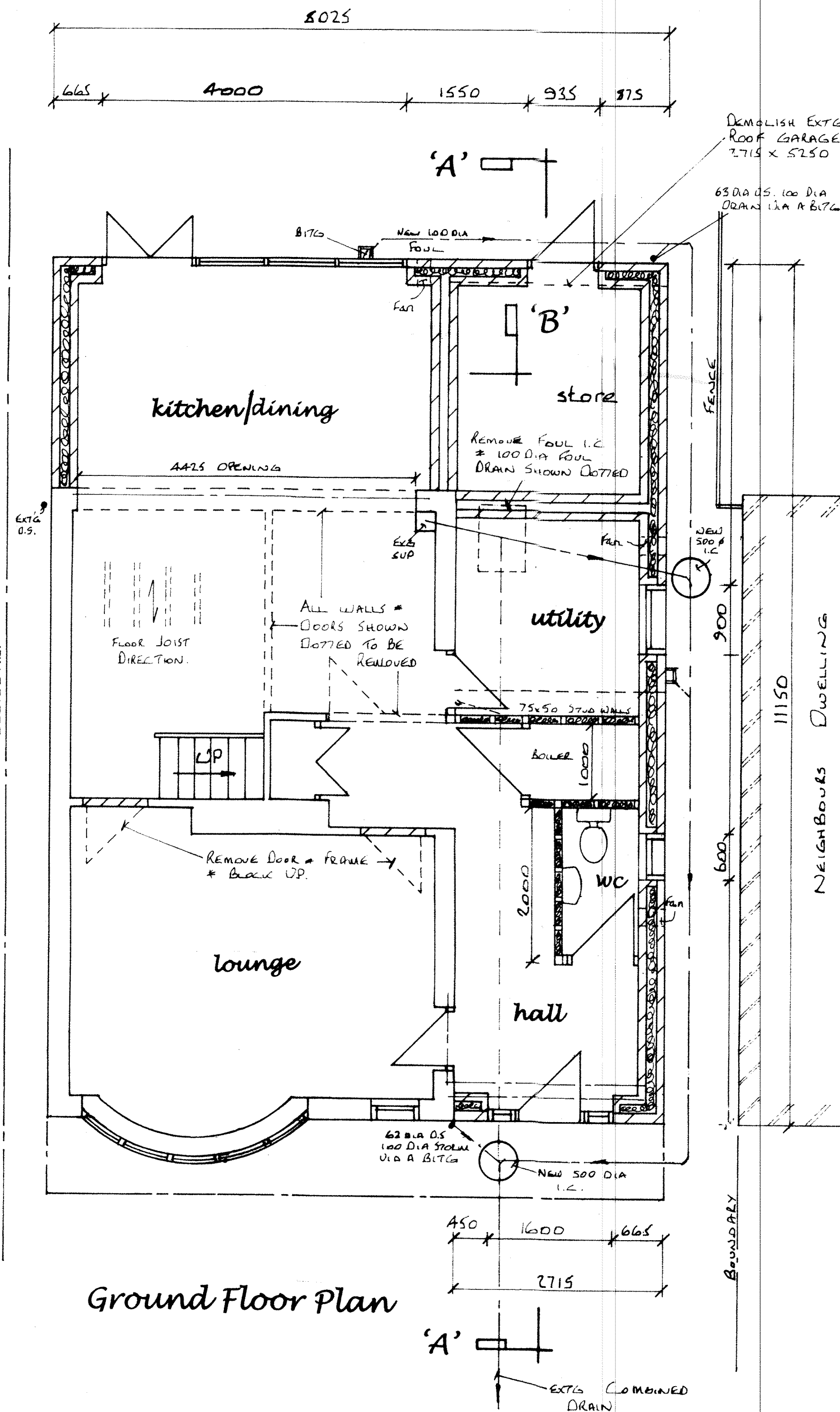
- ounge - 3000 x 1350 x 600 proj bow window ext lintel.
- all - 1600 x 2100 vestibule frame CG150/100 lintel.
- itchen - 1270 x 2100 french doors, 2730 1200 window CG150/100 lintel.
- vc - 600 x 900 obscure glazed window CG150/100 lintel.
- ility - 900 x 300 window CG150/100 lintel.
- ed 3 - 1800 x 1200 window CG150/100 lintel.
- ed 2 - 600 x 1075 window CG90/100 lintel.
- ed 2 - 1800x 1200 window CG150/100 lintel.
- athroom - 1200 x 1075 obscure glazed window CG150/100 lintel.
- n-suite - 900 x 1075 obscure glazed window CG150/100 lintel.
- ore - 950 x 2100 door CG150/100 lintel.



Section 'B-B'



First Floor Plan



Ground Floor Plan

Where combined drain passes under extension the drain is to be encased in 150 thk conc with a rec lintel over line of drain where passing through walls.

2 Storey Construction Notes.
Smooth grey marley modern concrete interlocking tiles colour to match existing dwelling on 50 x 38mm thk tanalised battens on 1 layer tyvek breathable felt installed to manufacturers recommendations on precast channel rafters at 30 pitch at rear. 20 pitch at side to BS5268 at 600 crs on 100 x 75mm wallplate strapped down at 2 metre crs with 30 x 5mm x 1 metre Trusses fixed to wallplate with clips provided. Roof bracing 100 x 25 diagonal @ 45 to roof slope and 100 x 25mm longitudinal bracings to be fixed to gable walls. Braces must be nailed to each 75mm member. Last truss to be fixed to wall in each case. Lateral restraint ties at 2000 crs maximum at verge and ceiling level to each gable. Lateral support to AD Part 1 para 1C37.
400thk rockwool rollbatts in 1 layer of 200mm laid between ceiling joists and 1 layer of 200mm at 90° to each other. Visqueen sheets between plasterboard and joists. 13mm thk foil backed plasterboard and skiff.
"U" value of roof = 0.15w/m².
1st floor construction - 22mm thk wyotex sheets on 145 x 47mm C16 floor joists at 400 crs gill restraint type galvanised steel joist hangers. Joists to have 100mm mineral wool between for sound insulation. 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 cone blockwork cement rendered with white sandtex finish from dpc to 100mm to match extg then 100mm brown brickwork to match existing dwelling. 150mm cavity totally filled with 60mm cavity wall slab 32 insulation and to be linked to roof insulation. 100 thk celcon solar blocks or similar with 12.5mm insulated plasterboard and skim. "U" value of external walls = 0.18w/m².
Timber fascia to suit rafters and form plywood soffits.
Floor - superior floor finish on 50mm sand/cement screed on 100thk cone on 500 gauge vapour barrier above 100thk rigid board PIR insulation with 25mm kingspan upstap at perimeters of ground floor slab on 120 gauge wyotex damp proof membrane linked to inner leaf dpc on 50mm thk sand on 150mm layer of subgrade.
Fine cone fill to within 150mm of dpc.
Foundation - 600 x 230mm thk concrete strip foundation minimum 1 metre below ground level.

Rear MonoPitch Roof Construction Notes.
Smooth grey marley modern concrete interlocking tiles on 38mm x 25mm thk tanalised battens on 4 square tyvek or similar breathable membrane to manufacturers recommendations on 145 x 44mm C16 rafters at 20° pitch at 400mm centres. 145 x 50mm ceiling joists at 400 crs on 100 x 75mm wallplate strapped down at 2 metre crs 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.
Other notes as above.

- 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 0.18w/m² for external walls, 0.15w/m² for roof and 1.8w/m² for floor.
 - Cross ventilation to roof in accordance to reg F2, diagram 6.
 - Electrical work to IET 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.
 - Walls & ceiling finishes to reg B2.
 - 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 loadings.
 - 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 of at least 60 litres/sec (30 litres/sec if in cooker hood).
 - Bathroom, utility and wc to have mechanical extract ventilation of at least 30 litres/sec.
 - Water supply to kitchen, bathroom, utility and wc 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 fibre 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 2no 4mm panes with a 20mm air space incorporating Low E glass to achieve a U value of 1.4w/m². Windows to be "A" rated.
 - Rapid ventilation should be at least 1/2 of the floor area of all habitable rooms.
 - Closures to all windows and doors should be via overentry insulated reveals.
 - 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 LD3 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.

Proposed 2 Storey Side Extension To Form Hall, Wc, Utility & Store With Bedroom/En-suite Over. 2 Storey Rear Extension To Form Kitchen / Dining With Bedroom & Bathroom Over. From Canopy With Lounge Bow At No 4 Beech Close, Cheadle, Staffs Moorlands. For Mr R. Cowans. Drg No 125 A 199-1
Date :- July 25th 2024
Scale :- Floor Plans 1:50, Elevations And Roof Plan 1:100.