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Contractor to check site for any utility locations that may affect any proposals prior to commencement on site
Contractor to check any site dimensions prior to commencement on site

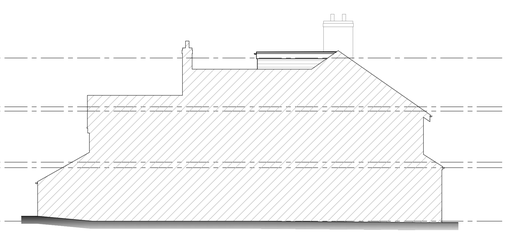
Rev	Drawn	Comments	Date
A	ME	Address amended	Dec 22



Proposed side elevation
Scale 1:100



Proposed rear elevation
Scale 1:100



Proposed side elevation
Scale 1:100

WINDOWS
All new windows to be glazed to achieve a max U value of 1.4 w/m2k in accordance with BS6262 and for safety glazing BSEN 12150.
All windows to first floor habitable rooms to be fitted with escape windows total area of 0.33m2 - when opened at right angles to the frame with a minimum clear opening of 450mm in any direction.
provide windows as schedule or drawings with background ventilation via trickle vents installed in head of windows - min 8000mm2 to all habitable rooms & 4000mm2 to kitchen, bathroom, utility and wc.

REGULATION K4 (Safety Glazing)
Glazing in critical locations should be in accordance with the requirements outlined in Approved Doc. K4

RAINWATER
New rainwater goods where necessary to be round section upvc 115 mm dia half round eaves gutters and 63 mm dia rainwater downpipes fixed in positions shown to discharge into new trapped storm water gullies where required.
Rainwater goods to be BS4514. New rainwater pipes to connect in new storm gulley with combined rodding access, with stoneware bends and 150 mm concrete bed and surround. Fit cast iron grating and frame to gulley.

EXISTING DRAINAGE
All existing drainage runs are assumed and shall be ascertained by Contractor upon commencement of work.

GENERAL NOTES
All structural timber shall be C16 (unless stated) stress graded and pressure impregnated with an approved preservative.
Builder to enquire into the correct local statutory authority for the use of electric, gas and water services to allow for re-siting, encasing or stoppage of said services.

If no automatic fire detection is installed then there should be a suitable number of mains operated self-contained smoke alarms which confirm to BS5839-6: 2004 - Grade D - category LD3 standard. The system must be mains operated to BS5446-1: 2000 standard with standby power (battery backed up or capacitor) All self-contained smoke alarms to be fixed to ceiling at least 300 mm away from any light fittings and within 7 m of kitchen and living room and 3m of bedrooms interconnected and permanently wired to a separate fused circuit.

All electrical works to be by an approved NICEIC contractor and to be in accordance with IEE rules and regulations.
The design installation, inspection and testing of the electrical installation will be carried out in accordance with BS7671:2001 or an equivalent standard and approved document part 'p'.
All plumbing work to be in accordance with BS5572.
Close all cavities at eaves level with a fire resistant material.
Provide mastic to all external reveals of openings in cavity walls. Opening light casements of windows per room to be equal to or greater than 5% of floor area.
All materials specified are to be fixed in accordance with manufacturers recommendations
Thermal conductivity of walls to be restricted to a 0.30 w/m2k. Thermal conductivity of ceiling to be restricted to a max 0.16 w/m2k.
All new electrical work is to be designed installed, inspected and tested in accordance with BS7671:2001 or an equivalent standard.
These installation works are to be undertaken by a person registered with an electrical self certification scheme or alternatively by a suitably qualified person with a certificate of compliance produced by that person to Building Control upon completion of the works.

Allow for altering & extending existing heating, plumbing & electrical installations as required for proposed works all carried out in accordance with latest regulations & standards. All new light, socket & radiator positions to be agreed with client

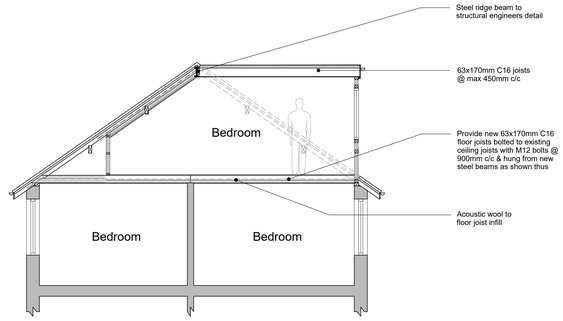
VENTILATION
Provide trickle ventilation installed at head of windows capable of min 4000 mm2 clear air opening. Also provide mechanical extract ventilation to bathroom capable of extracting at a min rate of 15 litres per second.

WARM ROOF TO DORMERS
EDPM roofing finish to specialists detail on celotex GA4000 on firrings laid to falls on C16 170mm x 63mm flat roof joists spaced at max 450mm cnts,-12.5mm foil backed plasterboard & skim ceiling finish.
Boards fixed in accordance with manufacturers recommendations, where boards butt together bed onto twin beads of vapour sealant boards laid with plywood uppermost with staggered joints.
Dormer cheeks to be 19 mm V jointed T & G boarding fixed to 19 mm exterior quality WBP plywood on Kiober and Tyvek HD soft breather membrane with 100 mm Kingspan between partitions built up off rafters. Plaster internally with 12.5 mm foil backed plasterboard and skim over 25m.
Provide Code no 4 (blue) lead flashing around base and side cheeks of dormer dressed up behind T & G. Dormer cheeks to achieve 1 hour fire resistance from both sides & non combustible surface where within 1m of the boundary

Roof to be constructed to achieve 0.15 w/m2k

ROOF VENTILATION
Where there are sloping insulated ceilings provide Glidevale ref RV between rafters and Glidevale ref FV250 continuous ventilation along top of eaves, equivalent to a 25 mm opening. Provide Glidevale ref MR50 at roof abutment with cavity wall and Glidevale ref G ridge ventilators installed at 2.4 m centres to all ridges where roof is insulated.

CEILINGS
12.5 mm plasterboard and skim, taped and filled joints with plaster skim finish. Ceilings to underside roof spaces to have 150 mm Rockwool quilt insulation between joists and 150 mm Rockwool quilt insulation over at 90o.
Where ceilings are formed to underside rafters lay 100 mm rigid board PIR insulation between rafters and 50 mm rigid board PIR insulation below rafters.
It may be necessary to batten to underside of the rafter to ensure a 50 mm continuous air gap is achieved above insulation.



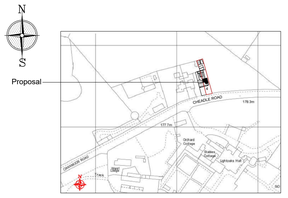
Proposed section A-A
Scale 1:50

STAIRCASE
Provide standard close string softwood staircase to comprise of 13 no. risers each of 197 mm and a going of 220 mm with an angle not to exceed 42° complete with Bullnose tread unit handed. A min of 2000 mm vertical headroom must be provided from pitch line of stairs. Provide and fix hardwood handrail at 900 mm above pitch line with balustrading and newels to Client's choice. Balusters to be set at centres so as to restrict the passage of 100 mm sphere.
Min 50mm going to tapered stair treads

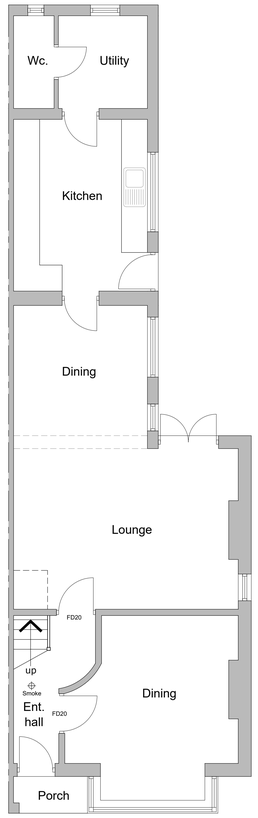
TIMBER PARTITIONS
Construct new partition walls in positions shown to be of 75 x 50 mm softwood vertical studs at max 450 cts. 75 x 50 mm softwood noggins fixed horizontally at max 600 mm cts. Provide 25 mm thick isowool acoustic partition roll (1200) insulation quilt between and finish both sides with 12.5 mm thick gyproc wallboard tan plasterboard with filled and taped joints and skim finish.

LEAD
Provide Code no. 4 lead flashing and soakers where pitched roof abuts cavity wall. Lead to be dressed up over soakers min 150 mm and to be linked to cavity tray at abutment. Cavity tray to be fixed in accordance with manufacturers recommendations.

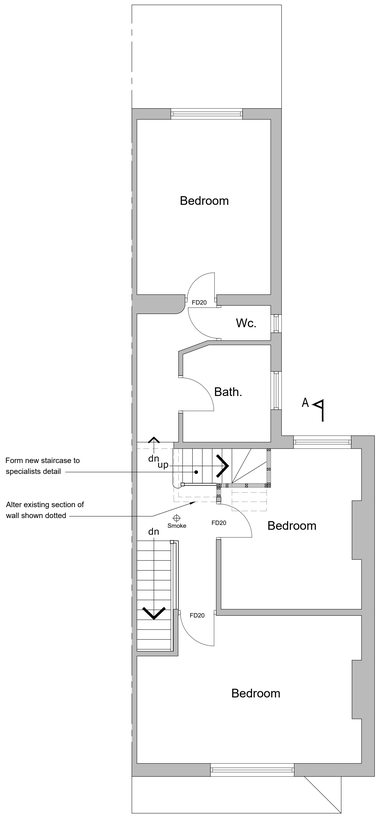
STEELWORK
See Structural Engineer's drawing for all steelwork calculations and details if provided otherwise, all steelwork to sit on three course deep RC padstones min 450 mm long and encased in 12.5 mm plasterboard and skim. All beams as purlins in roof space to have 100 x 75 mm wall plate bolted at max 900 mm cts to beam.



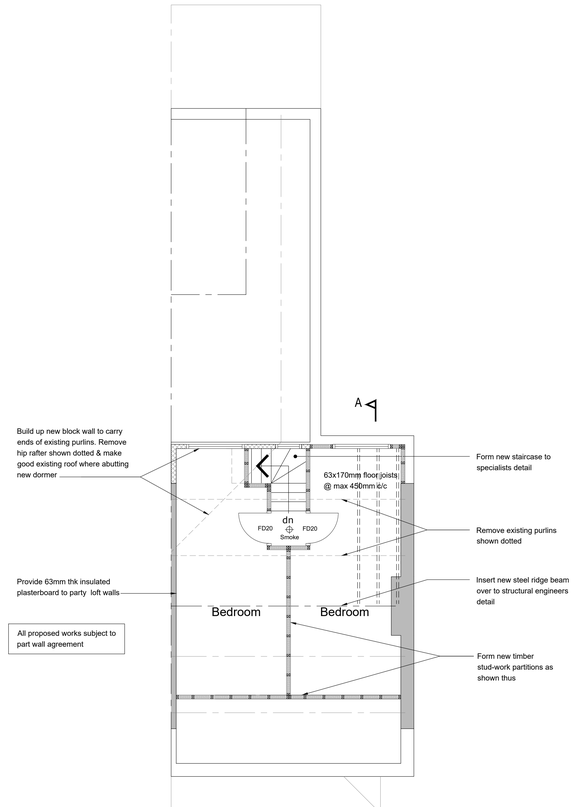
Site location plan
Scale 1:2500



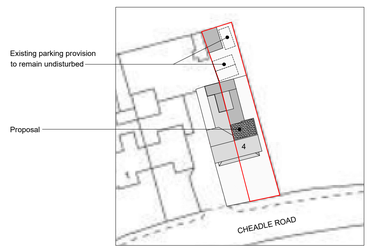
Proposed ground floor plan
Scale 1:50



Proposed first floor plan A
Scale 1:50



Proposed second floor plan A
Scale 1:50



Proposed site plan
Scale 1:500

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Client
MASON & MASON

Project
PROPOSED ALTERATIONS & EXTENSION TO
4 LIGHT OAKS LEVEL,
CHEADLE ROAD, OAKAMOOR,
ST10 3AN

Title
PROPOSED PLANS

Status
PLANNING PERMISSION

Date SEPTEMBER 2022 Drawn ME
Scale @A1 AS SHOWN Checked

Project No 100-02 Drawing No. Rev

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