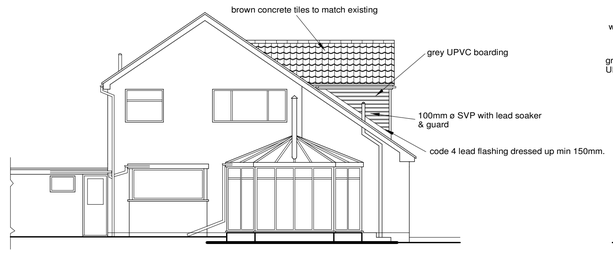


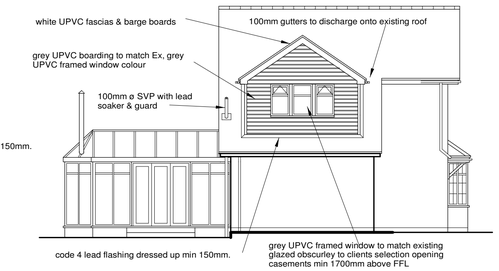
PROPOSED FRONT ELEVATION.

Scale 1:100 @ A1.



PROPOSED REAR ELEVATION.

Scale 1:100 @ A1.



PROPOSED SIDE ELEVATION.

Scale 1:100 @ A1.

All New Structural Timber Ii To Be M. S. G.

Glazing Below 800mm & Within 300mm Of Doors Is To Be Breaksafe Glass To Comply With BSEN 12150

H A A — Indicates Heat Detector Mains Fed To BS 5446 Part 1 Detection Alarms

S A A — Indicates Smoke Alarm Mains Fed To BS 5446 Part 1 Detection Alarms

Fire Alarm To Be Mains Fed & Interlinked With Battery Backup In Accordance With BS 5839 pt. 6.

The Owner Of The Dwelling Shall Be Provided With All The Details Relating To The Electrical & Mechanical Installations To Enable Servicing & Replacing Of Any Parts Not To Decrease The Energy Efficiency Of The Building, Also It Should Explain How To Make Adjustments To Timing & Temperature Control Settings.

Rafters, Trusses & Floor Joists Are To Be Strapped Down To The Existing Blockwork/Brickwork & to Timber Framed Cheeks Of Dormer With Galvanised Metal Straps At Max. 1200mm Centres. All To Structural Engineers Details.

Walls Are To Be Strapped To The Floors & Ceilings With Catnic Stainless Steel Straps 30x5mm, Straps To Have Min. 150 Turn Down & Be Screwed To A Min, Of 5No Joists Or Raftes, Vertical Restraint To Be Provided At Eaves & Verge Levels Every 1800mm.

Steelwork Is To Be In Accordance With The Engineers Details & Be Encased In 2 Layers 13mm Gypsum Fireline Boards With Skim Finish & Staggered Joints. Steel Beams To Be Carried On Concrete Padstones Min. 100w X 440 Long X 3 Course Deep.

All Dimensions Are To Be Checked On Site Prior To Ordering Or Manufacturing Items.

Gas Electric & Water Mains & Meters To Be Repositioned All Work To Be Carried Out By Specialist Utilities Companies,

All Electrical Work To Comply With Part "P" Of The Building Regulations, Must Be Designed, Installed, Inspected And Tested By A Competent Person. On Completion Of Works An Appropriate Certificate In Compliance With BS7671 Is To Be Completed & Issued To The Owner & The Local Authority By The Installer Or A Person Competent To Do So.

Electrical Sockets Are To Be No Lower Than 450mm Above FFL.

Electrical Light Switches Are To Be Positioned No Higher Than 1200mm Above FFL.

W. H. B. & Shower Are To Have 38mm Dia U.P.V.C. Wastes With Deep Seal Traps.

Central Heating & Hot Water Installation To Be Carried Out By A Person Registered By GAS SAFE. This Person Must Issue A Certificate To The Owner & Building Control Confirming The Work Complies With All The Applicable Building Regulation Requirements Within 30 Days Of The Completion Of The Work.

There Must Be A Suitable Installation For The Provision of Heated Wholesome Water To All WHB"S, Bidets, Baths, Showers & Kitchen Sinks. The Hot Water Supply To The Fixed Baths Must Be So Designed And Installed As To Incorporate Measures To Ensure The Temperature Of The Water Delivered To The Baths Does Not Exceed 48°C.

It Is The Property Owners Responsibility To Contact The Relevant Utility Companies In Reguard To Services Affected By The Proposals. Note Gas Services Cannot Remain Under The Footprint Of The Building.

Heating Is To Be Controlled By Thermostats, Radiators Are To Be Fitted With Thermostatically Controlled Valves Except In The same Room As The Thermostat Is Fitted.

New Windows Are To Be U.P.V.C. Framed Be Fitted With Double Glazed Units Set In Weather Strips To Prevent Cold Air Infiltration. Frames To Be Fitted With Night Vents To Provide Min 8000sq Mm Area Of Trickle Ventilation, Be Fitted By A Member Of FENSA Completion Certificate To Be Provided On Completion Indicating Max "U" Value Achieved 1.4W/M2k.
NB: 10,000mm2 Area of trickle ventilation to habitable room is req, for single storey dwellings.
Nb: Windows With A Cill Height Of Less Than 800mm Are To Have A Restrictor Stay Fitted To Prevent Opening Of More Than 100mm Unless In An Emergency.
External Doors To Have A Max. "U" Value Of 1.4 W/M2k.
Mastic Pointing Required To All Openings.
If the glazed area exceeds 25% of the floor area SAP calculations are required prior to commencing work.
Exposed facades ie. adj. main roads will require noise attenuating trickle vents.
Open plan kitchens will require min of 3 trickle vents (8000mm2 each)

General Notes

Roof insulation to be continuos with cavity insulation.

Hot water and heating pipes to be insulated to avoid heat loss and gain.

Showers (electric) max. flow temperature requirement of 55° for new and replacement heating systems.

A waste water heat recovery system is to be fitted to pre heat the incoming cold feeds that refill the system.

Before any insulation elements are consealed an on site audit is to be undertaken to confirm designed details have been constructed and photograps taken.

Windows and doors shall be installed with a tolerance around surrounding openings in accordance with BS8213-4. Doors fitted with a min,overlap of 50mm, windows with a min. overlap of 30-50mm.
fully insulated and continuous cavity closers are to be used.
Walls - No air gaps, mortar snots are to be removed and cavities cleared of debris.
Roofs - Insulation to be fitted tight to avoid air gaps, boarded areas to be provided above insulation at ceiling level for maintainance access.
Flat roof insulation - Ridgid insulation boards with tongue and grooved edges to be used to avoid gaps.

Air permeability and pressure testing;
new & existing dwellings, a home user guide is to be provided to give non technical advice on how to operate and maintain the dwelling in a healthy and energy efficient manner on the following: ventilation, heating and domestic hot water, on site electrical generation (if applicable), and staying cool in hot weather.
(1) Existing dwelling when installing complete new or replacment heating system.
(2) A documented assessment using the system in accordance with section 8.
(3) Another equivalent assessment carried out by a suitably qualified person.
Existing dwellings when carrying out works on an existing system ie; replacing the boiler but retaining the pipework, the energy performance of the new components should be assessed. The results to be recorded and given to the building owner in the form of data sheets from the product manufacturer.
New and replacement heating systems should be designed to accept low carbon heating in the future.
New dwellings only.
Section is required relating to staying cool in hot weather to cover (1) time when strategy should be used ie; all summer, (2) manufactures contact details, (3)location of controls and instructions for setting of controls ie: timer controls, (4) Location of controls and how to calibrate them, (5) Cleaning and maintainance instuctions.

Replacement windows, doors, rooflights should be draught proofed & cavity closers installed.

Mechanical Extraction Is To Be Provided By electrically Operated Fans To Provide The Following:
Kitchen 30 Litres Per, Sec, Via Cooker Hood.
Utility 30 Litres Per, Sec,
Bathroom & WC 15 Litres Per. Sec Operated By Light Switch With A 15 Min. Over Run.
Ventilation terminals & fans to be installed as high as is practical above the FFL with a max. of 400mm below ceiling level.
cooker hood height as manufactures instructions if not avalible to be between 650 & 750.
Whole ventilation rates (Dwellings)
1 Bed 13 L/S, 2Bed. 17 L/S, 3 Bed 21 L/s, 4 Bed 25 L/S.
Internal doors min, 10mm gap for 760mm door.
If floor finish is fitted 10mm gap abov floor finsh.
If finish not fitted 20mm gap above floor surface.
Background ventilators to be min, 1700mm above FFL.
NB: If fans and background ventilators installed in the same room they should be at least 500mm apart.
If a bathroom has no window or external facard through which a ventilator can be installed, the min. equivalent area ie: 4000mm2 should be added to the ventilator size specified in the room.
Total number of ventilators in dwellings habitable rooms should be no fewer than 5 except one bedroom accommodation where there should be no fewer than 4.
Lighting:
In new and existing dwellings internal lights should have lamps fitted with a minimum luminous efficiency of 75 light source lumens per circuit-watt, have local controls to allow for separate control of lighting in each space zone, In new and existing dwellings external lighting should have automatic controls which switch lights off in response to day light, if the luminous efficiency is 75 lumens or less automatic controls which switch the luminaires off after the area has become unoccupied to be fitted if luminous efficiency is greater than 75 lumens manual control is acceptable.

Sufficient information about the overheating strategy and its maintainance requirements must be given to the owners so it can be used effectively. Information to be provided in a clear manner for non technical audience.

Part O of the regulations the development is in a moderate risk location.

Energy efficiency measures fitted since original dwelling was constructed to consider accumulation of measures.
Doors & windows replaced with UPVC framed double glazed units, Roof space insulated.

Energy efficiency measures planned.
Roof space insulation replaced and upgraded.
All new work to comply with "U" values required under the revised building regulations June 2022.
The minimum free area of windows opening areas should be the greater of 12% of the rooms floor area or 80% of the glazed area, bedrooms to have min, 4% floor area of room.

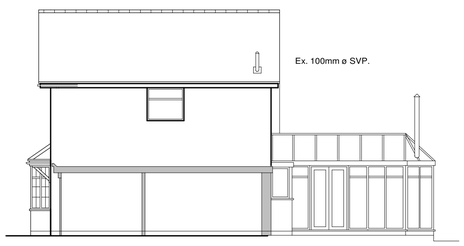
Sound Resistant Stud Partition Construction:
100x50 SWTimberstuds At 600mm Cts, Infilled With 100mm Sound Slab Acoustic Insulation, 2 Layers 12.5mm Plaster Board Screwed Directly To The Timbers With 50mm Drywall Screws On One Side At Max, 600mm Cts, On The Other Side Ecomax Acoutics Resilliient Bars Are To Be Screw Fixed To The Timbers Using 36mm Long Drywall Screws, The Resilliient Bars Are To Be Fixed Horizontally At 600mm Cts, One Layer Of 12.5 mm Plaster Board To Be Screw Fixed To The Resilliient Bars Using 25mm Drywall Screws, The Second Layer Of 12.5mm Plaster Board To Be Scew Fixed Thro The First Layer & Into The Resilliient Bars Using 36mm Long Drywall Screws, Boards To Have Staggered Joints & Skim Finish, Partitions To Be Laid On DPC Where Laid On Gf Screeds & Concrete Slab Construction,
Local Insulation Stockists Trim Acoutics, West Bromwich Tele: 0121 553 4098.

New Drains Are To Be 110mm Dia Marley U.P.V.C. Pipes Laid On 150mm Gravel Bed With Flexible Joints Min Fall 1 In 60 To Foul Water System And 1 In 100 To Storm Water System. One Course Deep Concrete Bridging Lintels Are To Be Inserted Where Drains Pass Through Cavity & Solid Brickwork. (160mm Dia Drains To Be Laid To A Fall Of 1 In 100).

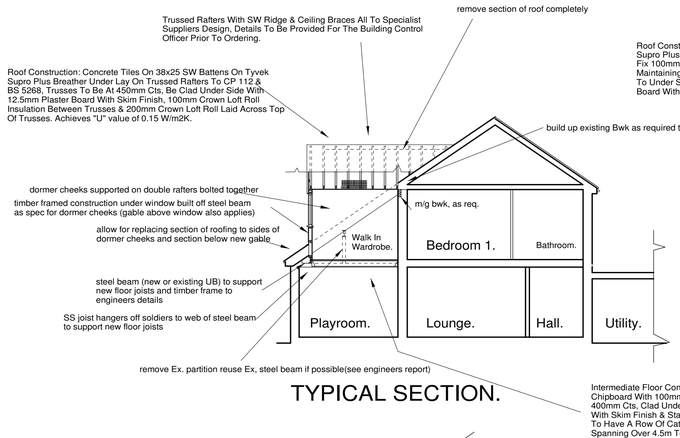
Inspection Chamber Is To Be Marley 450mm ø With Concrete Base & Benchings, Chamber Is To Be Encased In 150mm Concrete, Class B Frame And Cover To Be Supported On Concrete Surrounding The Chamber.

REVISIONS: "A" - Drainage layout revised 18/11/22.

All dimensions to be checked on site.
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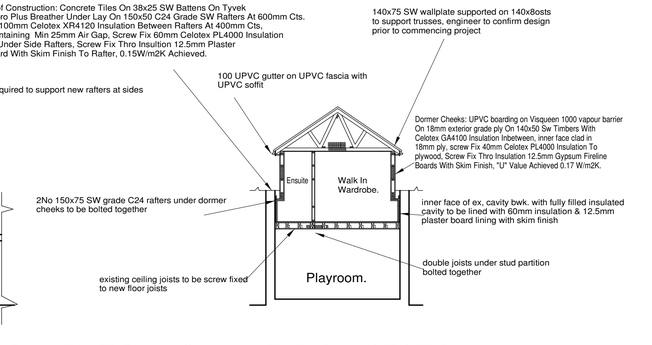


PROPOSED SIDE ELEVATION.



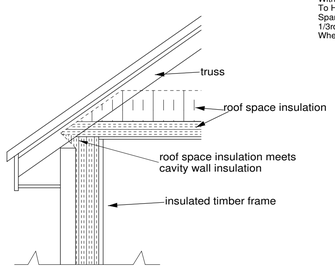
TYPICAL SECTION.

Intermediate Floor Construction: Reduc 17 On 18mm Flooring Grade Chipboard With 100mm Soundslal Laid Inbetween 170x75 SW Joists At 400mm Cts, Clad Under Side With 2 Layers 12.5mm Plaster Board With Skim Finish & Staggered Joints. Floor Joists Exceeding 2.5m Span To Have A Row Of Catnic Herringbone Struts At Midspan, Joists Spanning Over 4.5m To Have 2 Rows Of Catnic Herringbone Struts At 1/3rd. Span. Double Joists To Be Bolted Together Under Partitions Where They Are Parrallel.

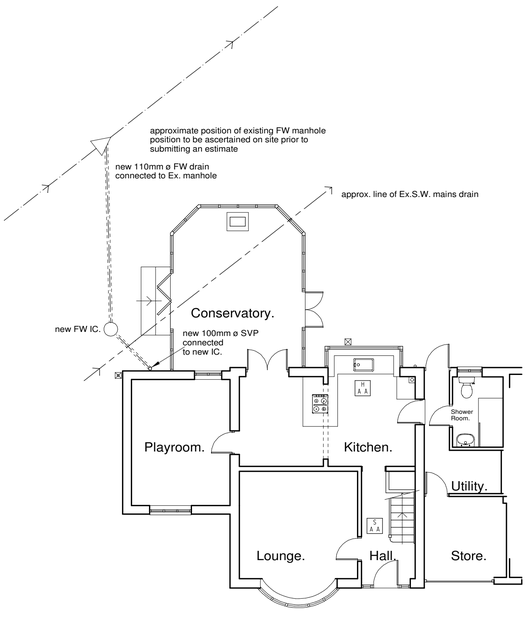


TYPICAL SECTION.

contractor is to allow for replacing existing playroom ceiling with 12.5mm plastwerboard with skim finish, (every effort is to be made to retain the existing ceiling0

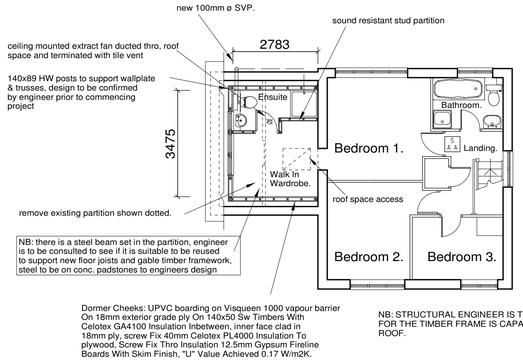


INSULATION JUNCTION DETAIL.
PITCHED ROOF.



PROPOSED GROUND FLOOR PLAN.

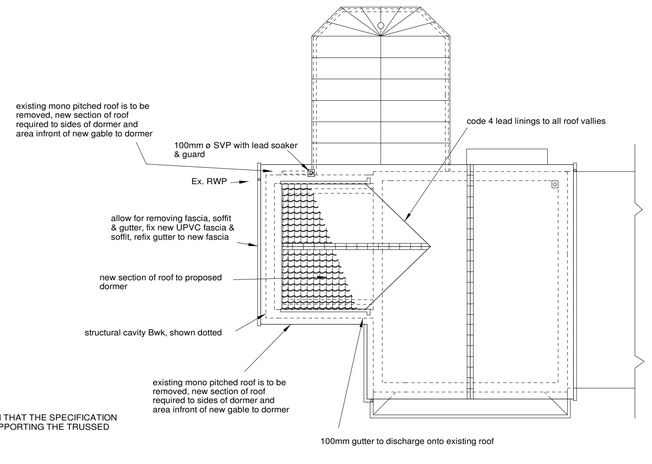
Scale 1:100 @ A1.



Dormer Cheeks: UPVC boarding on Visqueen 1000 vapour barrier On 18mm exterior grade ply On 140x50 Sw Timbers With Celotex GA4100 Insulation Inbetween, inner face clad in 18mm ply, screw Fix 40mm Celotex PL4000 Insulation To plywood, Screw Fix Thro Insulation 12.5mm Gypsum Fireline Boards With Skim Finish, "U" Value Achieved 0.17 W/m2K.

NB: STRUCTURAL ENGINEER IS TO CONFIRM THAT THE SPECIFICATION FOR THE TIMBER FRAME IS CAPABLE OF SUPPORTING THE TRUSSED ROOF.

PROPOSED FIRST FLOOR PLAN.



PROPOSED ROOF PLAN.

0 1 2 3 4 5m

Scale 1:100 @ A1.



Stone Architectural Services Ltd.

Project

MARK PICKARD,
41 ELMWOOD DRIVE, BLYTH BRIDGE,
STOKE ON TRENT, ST11 9NX

Drawing Title

PROPOSED DORMER WINDOW EXTENSION.
PLANS AND ELEVATIONS AS PROPOSED.

Scale.	Date	Drg. No.
1:100.	Oct. 2022.	09/99/541"A".

72 Bank Side, Stone,
Staffordshire,
ST15 0HP.