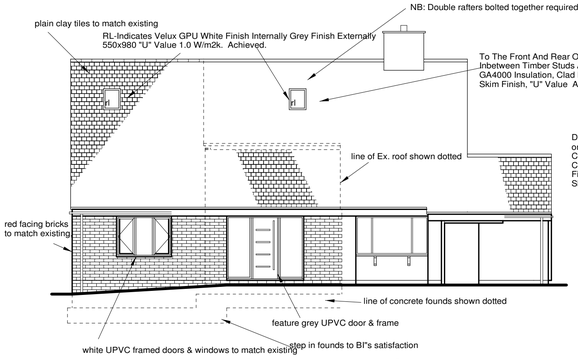
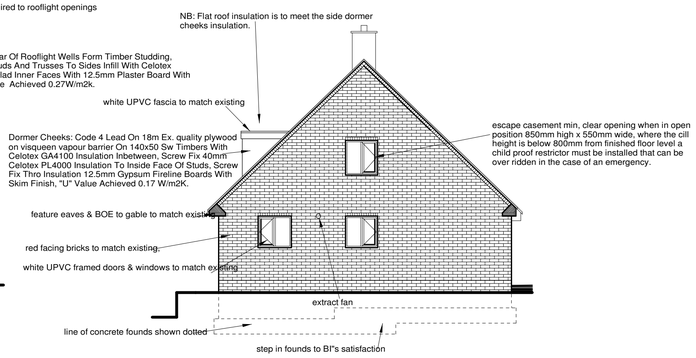
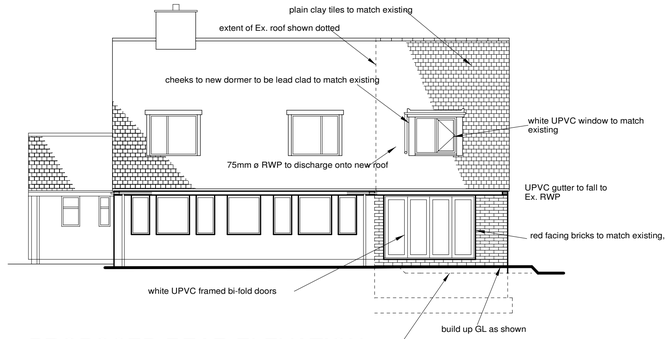


PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.

General Notes

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

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

352mm Cavity Brickwork Construction: 100mm Thermolite Turbo Blockwork Inner Skin, 150mm Cavity Filled With 150mm Dritherm Insulation,102mm Facing Brick Outer Skin, 5 Stainless Steel Ties Per Sq. M. Spaced At 750mm Cts. Horizontally And 450mm Cts. Vertically Closing To 225mm At Reveals, Ties To Be To Ancon ST1 300mm type 1 Tie To PD6697.
2 Coat Plasterwork Internally. "U" Value Of 0.18 W/m2K Achieved.

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.

Rafters, Trusses & Floor Joists Are To Be Strapped Down To The Blockwork With Galvanised Metal Straps At Max. 1200mm Centres.

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 Rafters, Vertical Restraint To Be Provided At Eaves & Verge Levels Every 1800mm.

Thermal Bridging : Catnic Lintels Are To Have Built In D.P.C."S & Be Fully Insulated. Jambs & Cills To All Openings Are To Have Cavities Closed With Blockwork With 25mm Styrofoam I. B. Insulation Board Under & To Window Reveals.

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.

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.

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.

All Outside Lights Are To Be Activated By Sensor & Be Fitted With Energy Saving PL Or 2d Lamps.

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

Door & Window Openings Are To Have Catnic Lintels Over. Up To 1800mm Openings 2 Course Deep Over 1800mm Openings 3 Course Deep.

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 48ºC.

It Is The Property Owners Responsibility To Contact The Relevant Utility Companies In Reguard To Services Afected 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.

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

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).
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 Resilient Bars Are To Be Screw Fixed To The Timbers Using 36mm Long Drywall Screws, The Resilient Bars Are To Be Fixed Horizontally At 600mm Cts, One Layer Of 12.5 mm Plaster Board To Be Screw Fixed To The Resilient Bars Using 25mm Drywall Screws, The Second Layer Of 12.5mm Plaster Board To Be Scew Fixed Thro The First Layer & Into The Resilient 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.
Replacement windows, doors, rooflights should be draught proofed & cavity closers installed.

REVISIONS:

All dimensions to be checked on site.
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PROPOSED SIDE ELEVATION.

TYPICAL SECTION.

Energy efficiency measures fitted since original dwelling was constucted.
loft insulation added, loft conversion carried out, cavity wall insulation, replacing more than 30% of doors & windows, removing chimney.

Energy efficiency measures proposed:
loft insulation added, loft conversion carried out, cavity wall insulation, replacing more than 30% of doors & windows, removing chimney.

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

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

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

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

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.

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.

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 light 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.

New Windows Are To Be U.P.V.C. Framed Be Fitted With Double Glazed Units Set In Weather Strips To Prevent Cold Air Infilltration. 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)

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.

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

Staircase Specification:

Clear Width Between Strings 850mm,

Strings To Be 32mm Pine,
Treads To Be 25mm Pine With A 240mm Going.

Newel Posts To Be 82x82 Pine.
Risers To Be 12mm Pine With A 216mm Rise.

Min, Clear Headroom 2000mm.

Glued Blocks To Be Fixed At Riser/Tread Junction.

Under Draw Staircase With 12.5mm Gypsum Fire Line Plaster Board With Skim Finish.

Handrail To Be 44x63 Hemlock & Be Fixed 900mm Above Pitch Line.
Balusters To Be 41x41 Pine To Selection & Be At Such Centres As To Prevent A 100mm Sphere Passing Thro.

Max, Pitch 42°

PROPOSED GROUND FLOOR PLAN.

PROPOSED FIRST FLOOR PLAN.

Scale 1:100 @ A1.

PROPOSED ROOF PLAN.

Stone Architectural Services Ltd.

Project
RICHARD WHEAT,
NEW CLOSE FIELDS HOUSE, CHEADLE, STAFFS, ST10 2NJ.

Drawing Title
PROPOSED TWO STOREY SIDE EXTENSION.
PLANS & ELEVATIONS AS PROPOSED,

Scale.	Date	Drg. No.
1:100.	June 2023.	09/99/562.

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