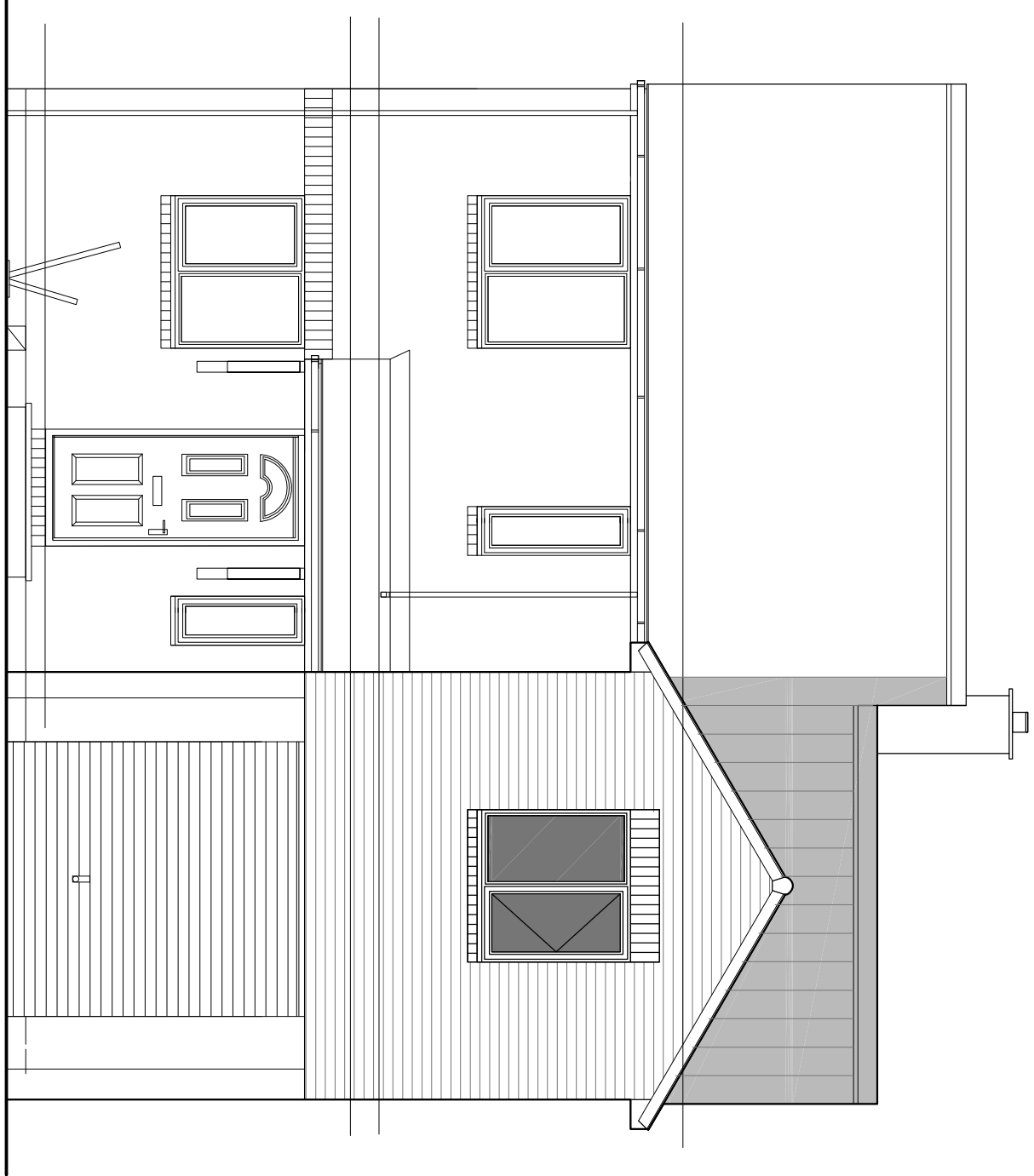
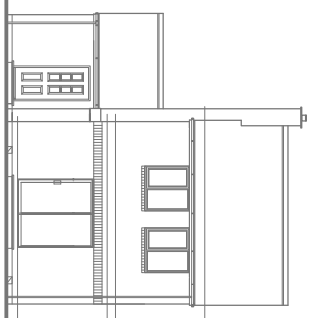
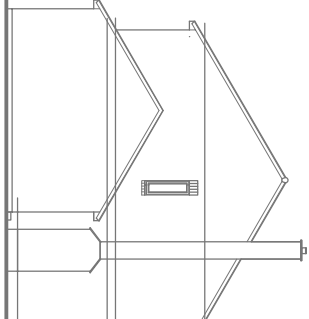




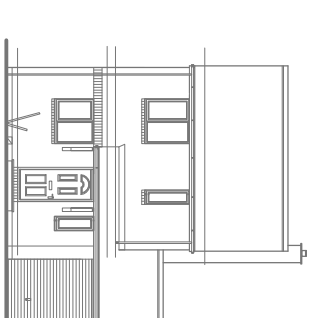
Front Elevation



Rear Elevation

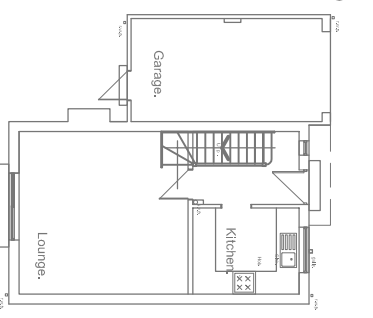


Side Elevation

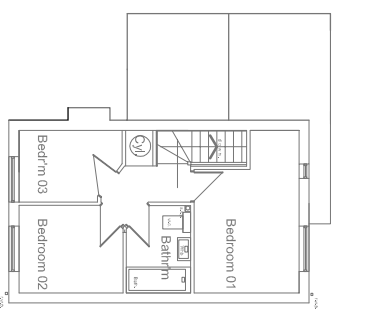


Front Elevation

Survey



Ground Floor Layout



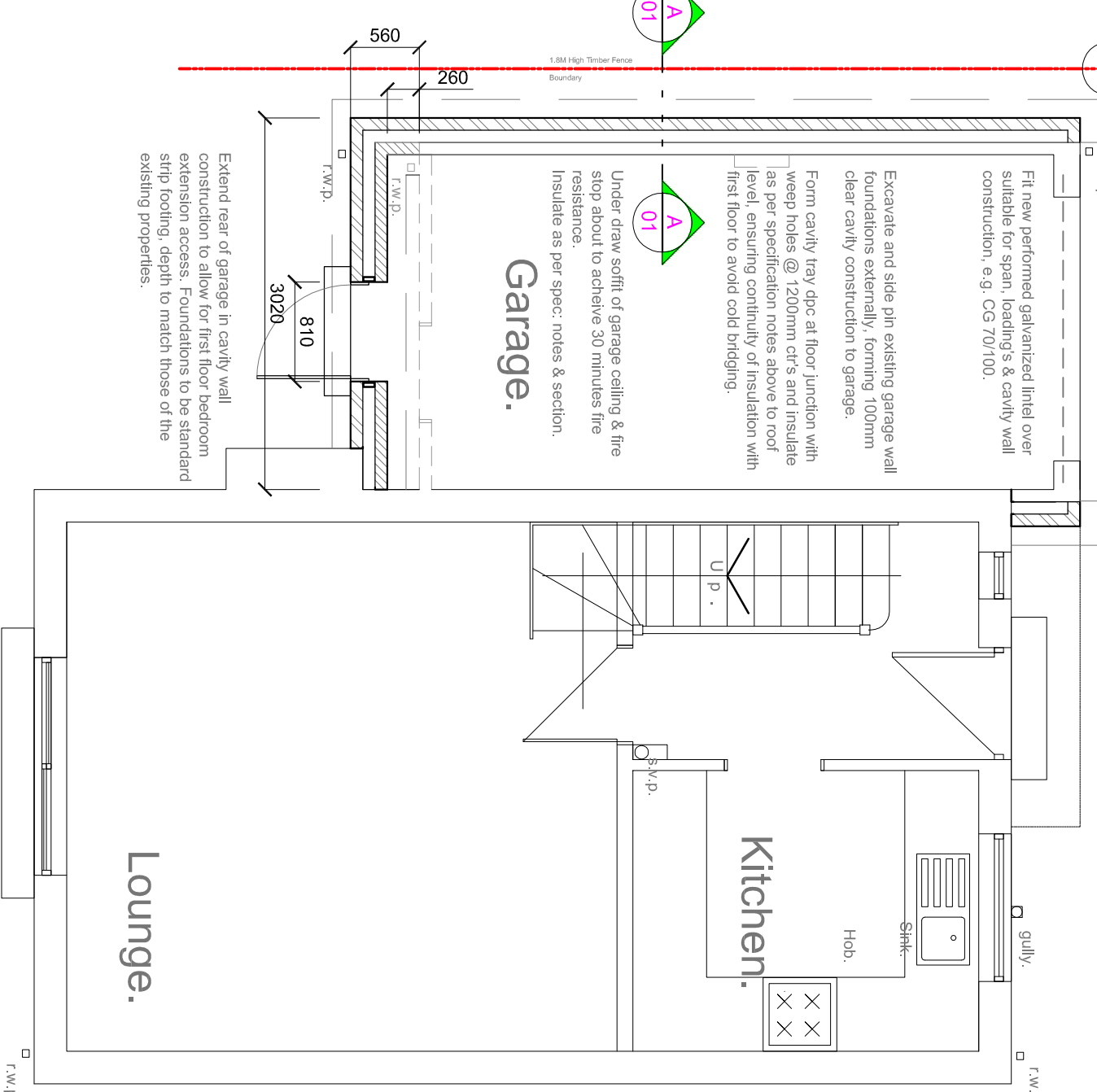
First Floor Layout

DOMESTIC LIGHTING CONTROLS:

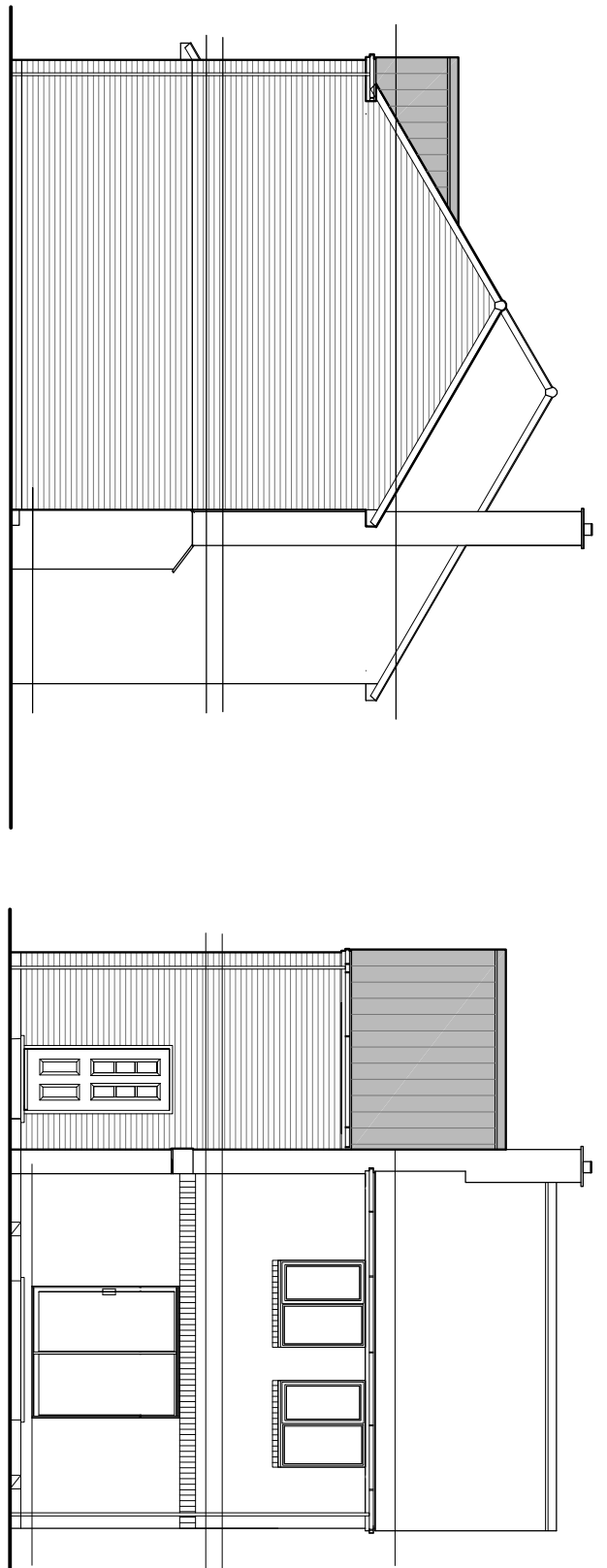
Internal lighting -downing to be provided with fixed lighting that only takes lamps having a luminous efficacy greater than 40 lumens per circuit watt, e.g. fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet cap or Edison screw bases) Number of lamps required to be in accordance with :-

No. of Rooms in Property	Recommended Minimum No.
1-3	1

APPROVED DOCUMENT P
With respect to Approved Document P indicate on plan that:- Where under Approved Document P, controlled electrical works are to be carried out, it shall be done by an electrician/installer who is registered with a Competent Person Scheme (CPS) and is authorised to carry out such work with a recognized trade body such as NICEIC, and can issue a design, installation and test certificate under BS7671.



Ground Floor Plan.



Side Elevation. Rear Elevation.

BRICKWORK	FULL FILL TO GIVE 0.30W/M2K	INSULATION	BLOCK - 100MM INTERNAL
102	100	100 Ditherm	Medium Dense Block - see below
13mm Plaster board on Dabs			

Lightweight Blockwork Thermal Conductivity of 0.18W/mK must not be exceeded. For example construct cavity wall with Cordon Seal (0.11W/MK), Cordon standard (0.15W/MK), Thermally Tuffco (0.11W/MK) or Thermabloc Shield (0.14W/MK) or other similar approved equivalent Blockwork. Blockwork above ground level having a compressive strength to less than 1.0Mpa/m2 should be protected in all cases.

Wall ties to BS1243 at 750mm centres and 450 centres staggered vertically with ties at 225mm centres to joints of openings. Cavity closed by 75/85 mm Thermabloc cavity closers to limit the thermal bridging round openings. Heads of openings to have pre-insulated JG, Sanson, Birtley Supaglav or similar approved galvanised steel lintel without continuous bottom plate to suit span and load, with 150 mm and bearing in accordance with manufacturers recommendations and 1991 Building Regulations with DPC over wall stopped ends in accordance with manufacturers recommendations with weepholes at 450 mm centres with at least two per opening, cavity trays to have stop ends or end turned up. Internal partitions to be 100mm lightweight load bearing blockwork as indicated. New and existing blockwork walling to be bonded via 'H-X' or similar approved stainless steel profile system.

JOIST HANGERS:

Safety Note for where joist hangers are to be adopted to support joists in conjunction with masonry. Joist hangers to BS6178: pt 1 1990 and to be of type suitable for timber section and masonry, installed in accordance with manufacturers instructions. Ensure hangers are fitted tight to walls and are seated evenly. Joists must be cut accurately to length and nailed to hanger. Do Not load or use floor until sufficient courses of blockwork have been laid and mortar given time to cure, giving full restraint prior to loading of the floor. Alternatively, temporary propping can be adopted with props and spreaders beams to prop heads, braced and restrained to transfer loadings safely to the ground. Unless restraint joist hangers are to be used, provide additional lateral restraint to floor via full perimeter lateral restraint strapping with LR Straps at 2 metre centres parallel to joists.

FIRST FLOOR CONSTRUCTION:

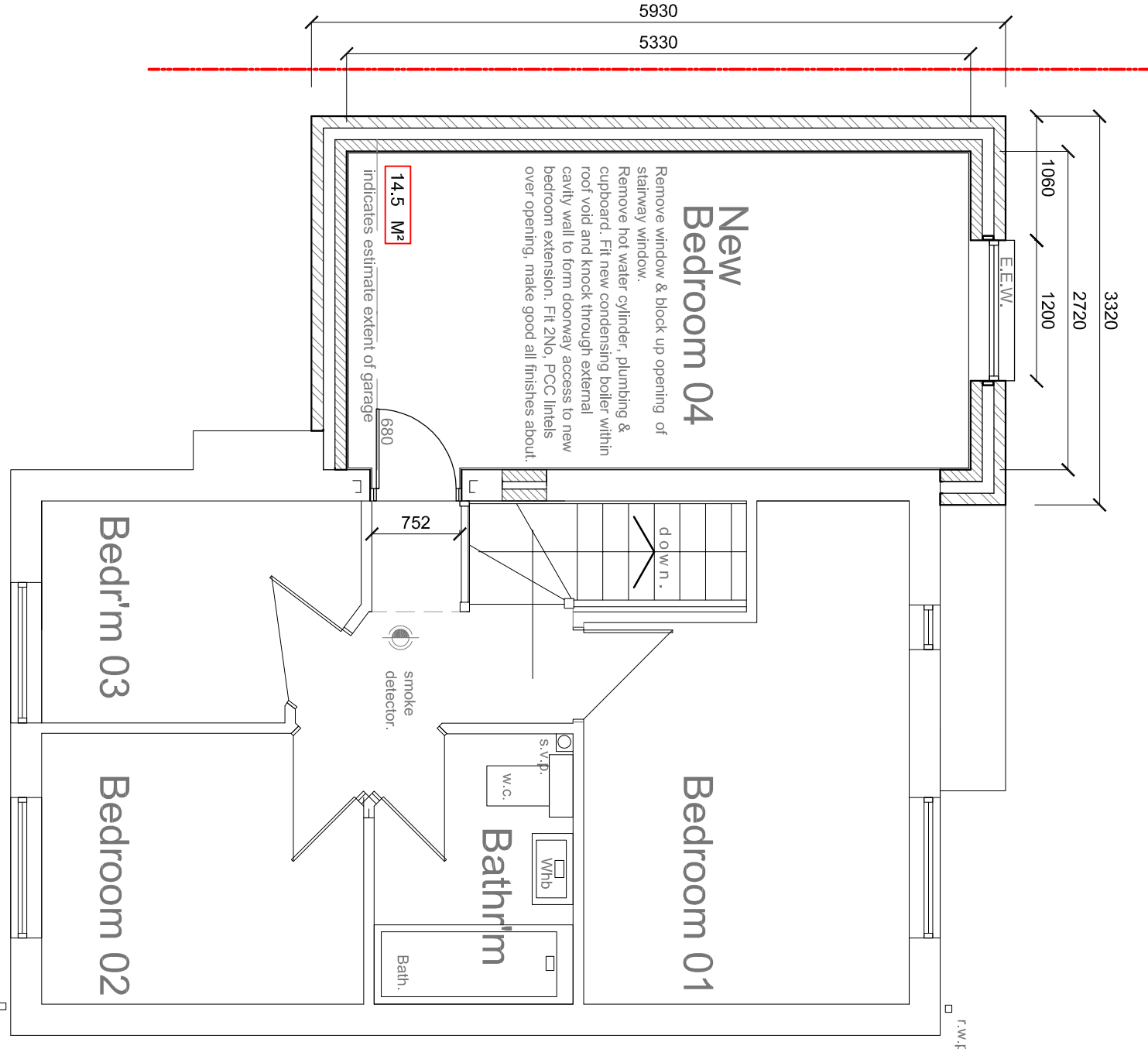
18 mm moisture resistant type C4 tongued and grooved flooring grade chipboard to BS5569 with minimum mass unit area of 15kg/m2 on with perimeter support. 90 x 195 mm SC3 (C) 6 new British Standard Grade) softwood joists at 400 mm centres with 15 mm plasterboard and skim ceiling with minimum mass per unit area of 10 kg/m2 on top of joists. All solid floors to be constructed with a minimum of 100 mm concrete to BS5262: 1989. All floor joists to have solid nogging where span exceeds 2.5 metres. Joists to be doubled up under walls. Solid nogging between joists, under restraining strip, nogging to be a minimum of half depth of joist and 38 mm thick. Joists with approved joist hangers i.e. Expanet, I.G. Simpson Strong Tie or other similar, in accordance with Detail 4.22 of the Robust Detail D.T.L.R. Manual to BS6178 Part 1 1999. Ensure joists are not loaded until the minimum requirements of the Manufacturer are achieved with regards to Number of completed courses above the hanger have achieved the required strength. Incorporate an absorbent layer of min. 100 mm of mineral wool between joists minimum density of 1 kg/m3, constructed to give a minimum airborne sound reduction of 45dB and to give an impact sound reduction of 62dB, with a further 100mm Phonoic beam thermal insulation over. Electrical cables not to be located in insulation layer. If required use special precautions see BRE BR 262 for avoiding risks.

NOTCHES AND HOLES:

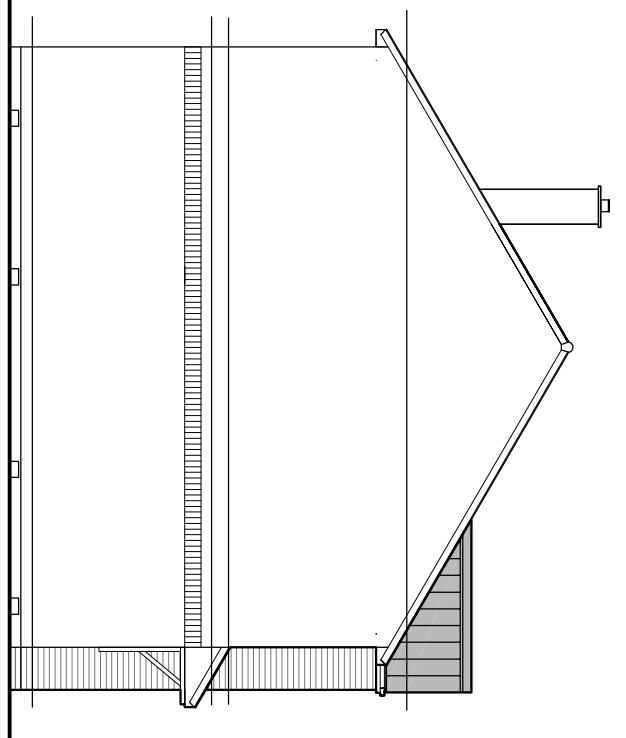
Notches should be no deeper than 0.125 times the depth of a joist and should not be cut closer to the support than 1/10 of the span nor further away than 0.25 times the span. Holes should be no greater diameter than 0.25 times the depth of a joist and should be cut in the middle of the span. Holes should be cut in the middle of the span (not at centre) apart and should be located between 0.25 and 0.4 times the span from the support. No notches or holes should be cut in roof rafters, other than at supports where the other maybe braced mounted to a depth not exceeding 0.33 times the rafter depth.

SMOKE ALARMS:

Alarms to be self contained, alarms operated via separate fused circuit at distribution board. All alarms to be interconnected with at least one on each floor. Alarms to be ceiling fixed minimum of 300 mm from lights fittings and walls and not fitted directly above heaters. Alarms fitted in positions shown on drawings and not to exceed 7.5 metres away to any door to a habitable room. All fitted in accordance with manufacturers recommendations and to comply with Building Regulation Part B 2000 and BS 5446:Part 1.



First Floor Plan.



Side Elevation.

ROOF CONSTRUCTION:

Roof tiles on 25 mm x 38 mm softwood batten (laid) battens of suitable gauge on flexible breather membrane to BS 5250 : 1989 on preformed truss rafters at 450mm centres, designed and manufactured in accordance with manufacturers details on 75 mm x 100 mm softwood wall plate. UPVC fascia board and soffit to match existing. 150mm plasterboard to underside of rafters with all joints taped, scribed and skim coat of Gypsum. Wall plate anchored vertically at 2 metre centres with 30mm x 5mm mild steel straps taken down wall face 1000mm. End three rafters on gable to be strapped down with 30 mm x 5 mm mild steel straps/battens at centres not exceeding 2 metre. Strap end to be turned over uncured block, firmly packed and fixed between rafters with nogging. Provide lateral restraint strapping at ceiling tie level at centres not exceeding 2 metre. Strap end to be turned over uncured block, firmly packed and fixed between rafters with nogging. Securely fix all straps and anchors through blockwork and timber via only approved galvanized nails or non corrosive screw fixings.

INSULATION:

Fit 300mm glass fibre quilt insulation to level areas of roof. Soffit, 150mm between ceiling ties and a further 150mm across ceiling ties and to be installed with loft insulation in all cases, buried securely with cavity wall insulation to achieve a max U-value of 0.18W/M2K. Loft insulation in all cases to be buried securely with cavity wall insulation. Ensure loft insulation fills all eaves voids across cavity. Provide loft insulation between last truss and gable wall in accordance with detail 3.02 of the Robust Details D.T.L.R. Manual.

RAINWATER:

To be 'Polyprop' or similar 100mm half round eaves gutters to 60mm diameter rainwater pipes to match existing. All surface water connected to 1m2 chamber type soakaway situated minimum of 5 metres from any building. Soakaway size confirmed after percolation test is carried out on site with L.A.B.1 to BRE Digest 365

STAIRCASE

Handrail to be 44 x 50mm fixed with handrail brackets to wall 900mm above pitchline of stair. Headroom to be min 2.0m measured vertically above the pitch line. Pitch line of stair not to exceed 42 Deg.

STRUCTURAL STEEL AND FIRE PROTECTION:

Provide steel beams in position shown on drawing, to engineers details. Steel to be encased in 125 mm Fireline Board to give half hour fire protection, fixed in accordance with manufacturers recommendations. Expose and allow Local Authority Building Control Officer opportunity to check existing loadings for adequacy of new loading prior to commencement of build.

WINDOWS AND DOORS:

Windows to be standard UPVC to BS7142 window to be marked with Kite mark. Windows to be positioned so they overlap the insulated DPC by a minimum of 30 mm. Windows to all habitable rooms give equivalent of 1/20th ventilation to floor area and equivalent of 8000 mm2 trickle ventilation. Ventilators fitted into window frames and to be controllable and secure. Windows to be double glazed with 4mm thick Low Emissivity glazing, with an argon filled gap of 16mm to give a U value of 1.8W/M2K giving a maximum permitted window and door area of 25%. All glazing to comply with Part N of Building Regulations 2000 with laminated or toughened glass to BS 0206:1961 in critical locations e.g. up to a height of 1900 mm including windows in side screens with min. 300 mm of clear glass above and below the window. All windows to be fitted with self-closing devices with min. 800 mm of clear glass above and below the window. All first floor windows to habitable rooms to form "Emergency Egress Windows" and should have an unobstructed operable area that is at least 0.33 m2 and at least 720 mm high and 450 mm wide. The bottom of the operable area should be not more than 1100 mm above the finished floor level. All in strict accordance with Part B1 of the Building Regulation. Provide Approved Mastic sealant to perimeter of frame interior and exterior.

HEATING:

Central Heating to be new Gas fired balanced flue boiler in ROOF VOID with flue minimum 600 mm from any opening into the building. Flue protected with terminal guard if below 2 metres to prevent injury and damage. Radiators in all rooms to give required temperatures.

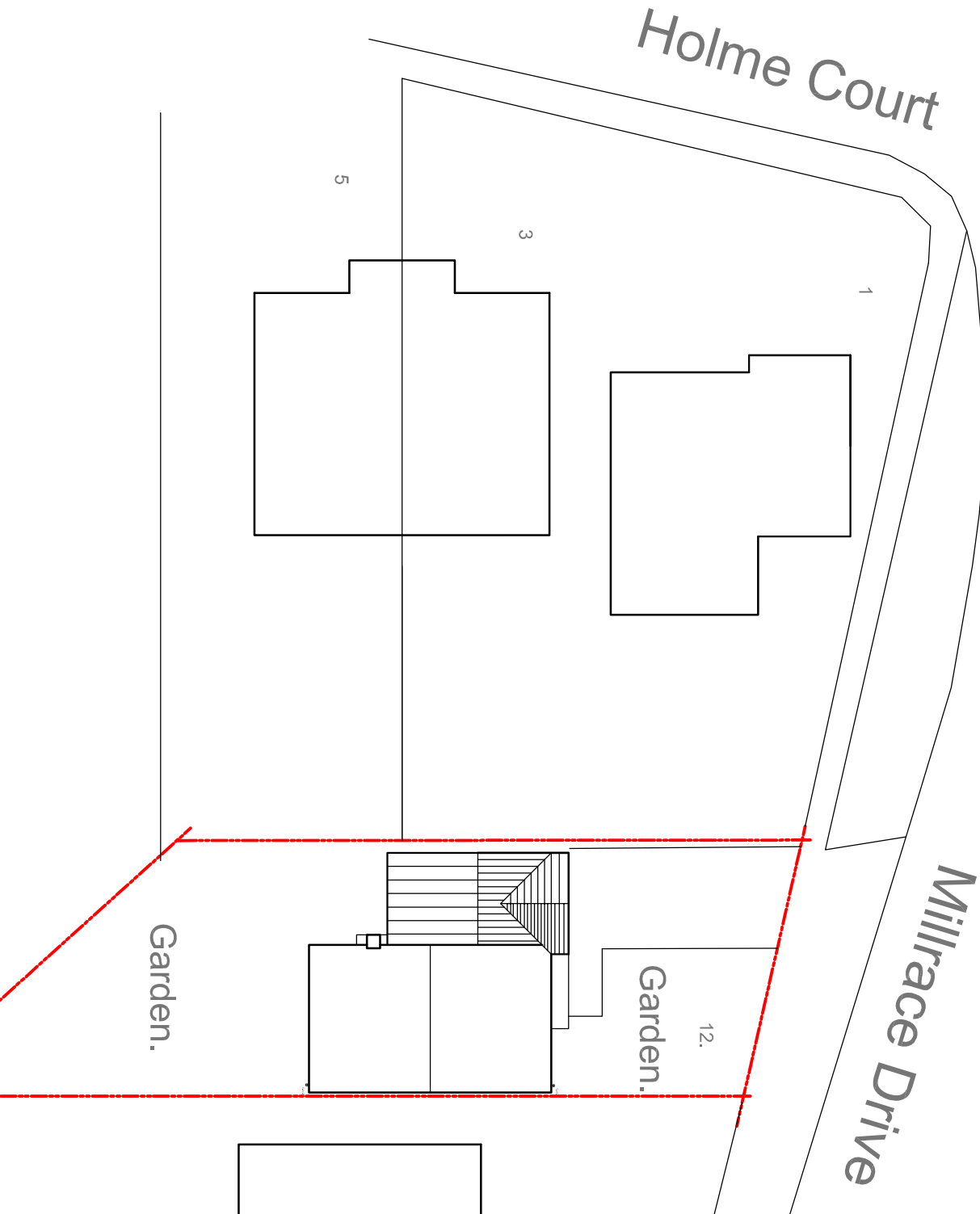
Heating to be a continuation of existing system. All radiators to have thermostatic control valves.

Specified boiler to achieve a minimum SEDBUK value Means natural gas 86% All in strict accordance with Table 2 of Approved Document L1

Insulation of heating pipes in accordance with Building Regulations L1 Section 1 - pipework in unheated spaces to be lagged with thermal insulation with a thermal conductivity not exceeding 0.045W/MK and a thickness equal to the outside diameter of the pipe up to a maximum of 40 mm thick.

STRIP FOUNDATIONS:

Top 150 mm vegetable soil removed and foundations excavated as shown and as agreed on site with approved Inspector. All subject to ground conditions and excavated to reach a firm base and minimum 600 mm depth, or minimum 1 metre deep in clay. External walls to have 600 mm x 225 mm deep Gen 3 concrete strip foundations. Internal non load bearing walls to have slab thickened under to 150 mm deep x 450 mm wide with A142 reinforcement mesh (Grade C30 concrete if reinforced). Internal load bearing walls to be taken down to 450 mm x 225 mm deep strip foundations. Class A blockwork in 1st floor cantment concrete masonry below ground level with brickwork above ground level. All walls to be finished with 125 mm thick block and DPC. Damp proof membrane in floor to be linked to damp proof course in walls and existing floor (if present).



Site Plan.

MATERIAL FINISHES:

Brickwork to match existing property as closely as practically possible in both colour, texture and size.

Roof pitch as indicated on elevations with finish to be concrete interlocking tiles to match existing property as closely as practically possible in both colour, texture and size.

Windows, doors, fascias and soffits to be white UPVC.

Finished site to be cleared of surplus materials spoil & rubble. Boundary walls and fences to be replaced made good. Garden and paved area about new works to be related to a finish to be agreed between client and builder prior to commencement.

PRELIMINARIES

Copyright for this drawing is vested in JMC DESIGN from whom written consent must be obtained prior to copying or reproducing. Do not scale drawing. Use figured dimensions only. Dimensions and levels to be verified on site by contractor. Any discrepancy should be notified to the JMC PLANNING & BUILDING CONTROL APPROVAL, and should not be used for any other purposes. If in Doubt ASK.

STANDARDS:

All materials to be new unless otherwise stated and all components and materials etc., to be used fitted and installed etc., in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY:

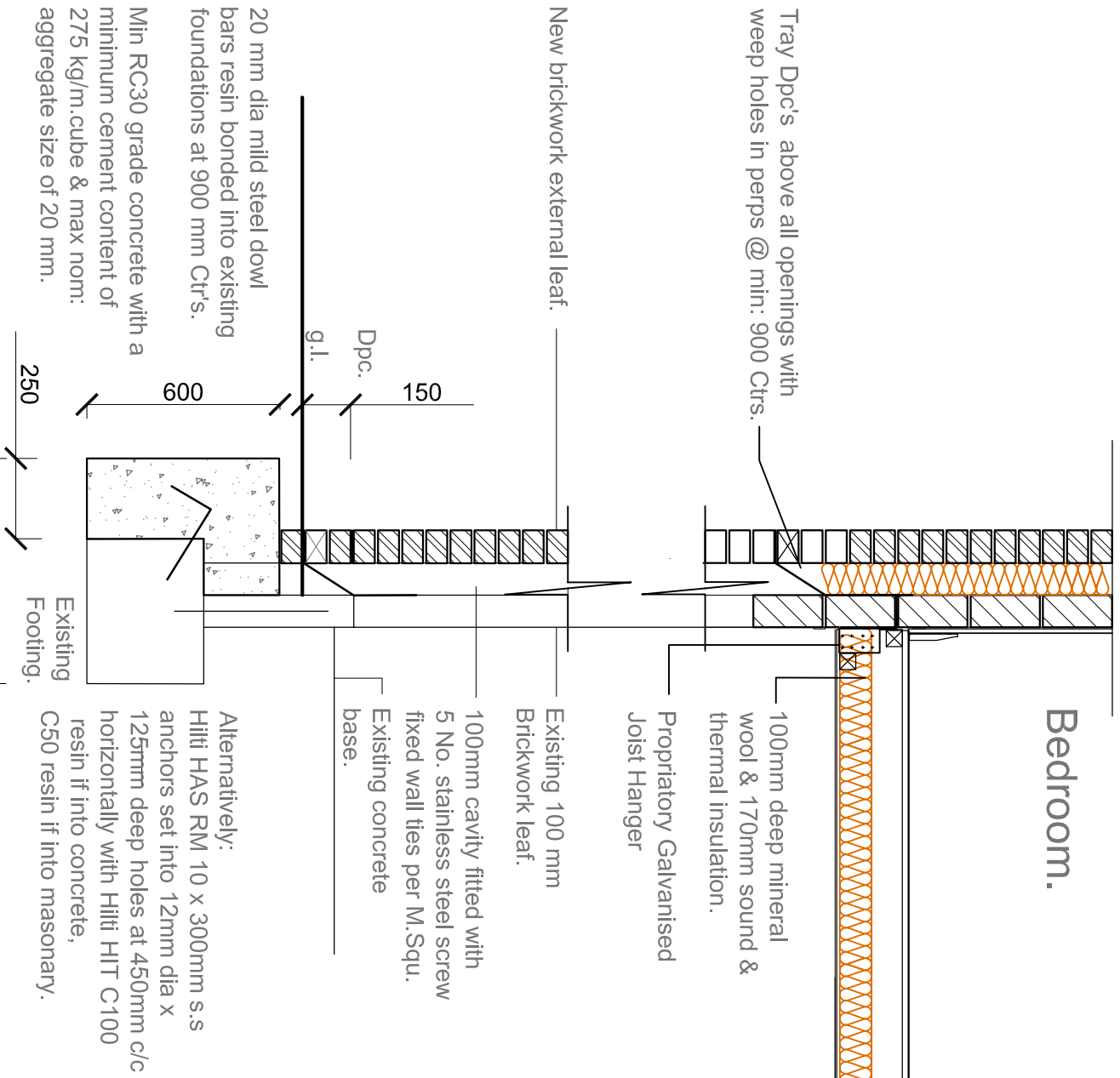
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation (i.e., Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS:

The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SITING OF STRUCTURE /SITE ACCESS:

All buildings to be sited in accordance with the approved planning conditions imposed, maintain statutory requirements. Site access to be laid out as constructed in accordance with Highways Authorities Approval, Planning and Building Regulation documents incorporating turning areas, visibility displays any gate positions. Consideration to be given to storage of materials to ensure that highway is clear at all times. Construction and design management regulations to be considered during the siting of the structure and the preparation of the site accesses.



Side Pinning Detail.

SCALE 1:20

30 11 09, Addition of Site Plan to drawings.....Gen. A
Drawn Title:
PROPOSED PLANS
Client:
Miss S. Renshaw.
Job Title:
FIRST FLOOR EXTENSION & ALTERATIONS AT 12 MILL RACE DRIVE GOLDTHORPE
Scale:
1:10, 1:50, 1:100, 1:200 @ A1

J.M.C

DESIGN



ARCHITECTURAL PLANNING & CONCEPT DESIGN SERVICE

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Ref:

687/11/09 - 01

Rev:

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