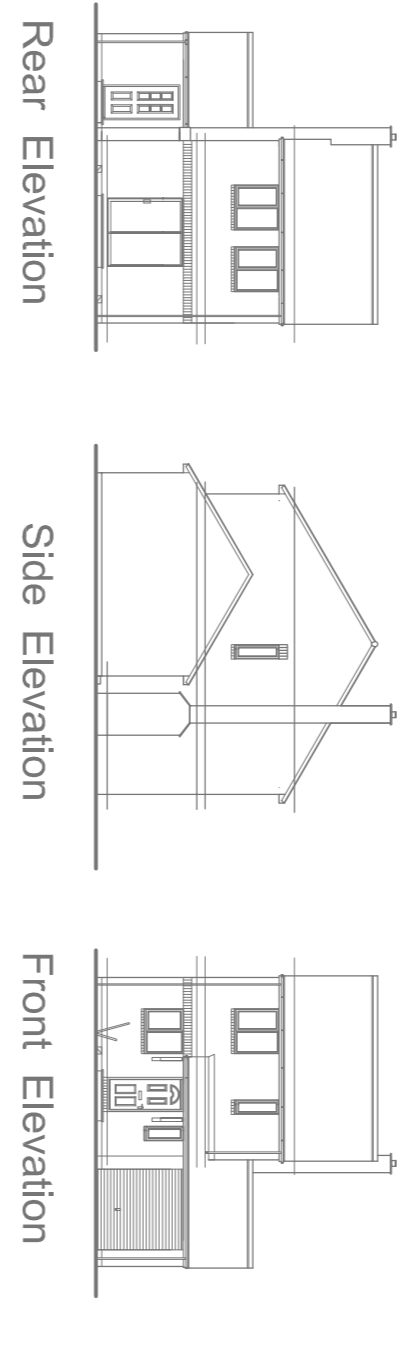
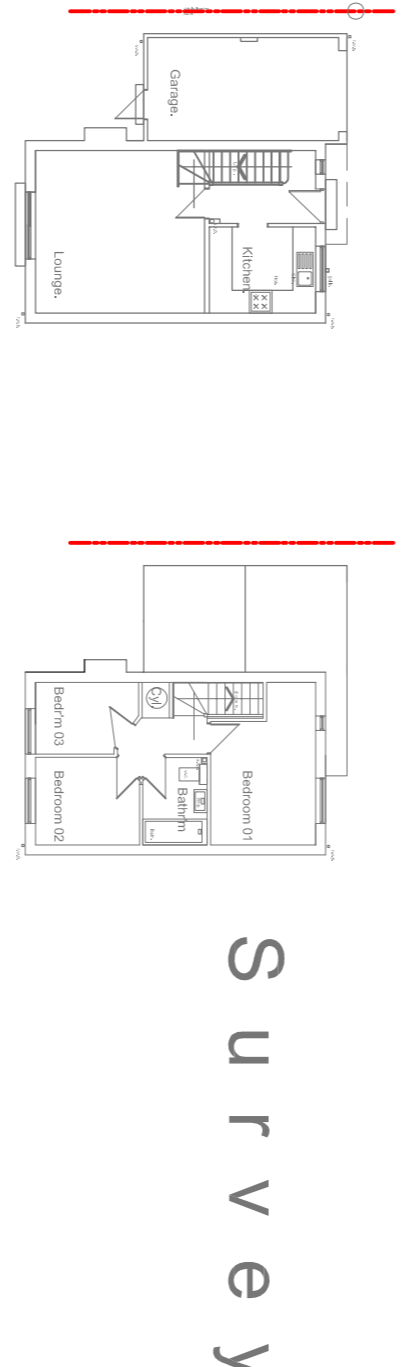


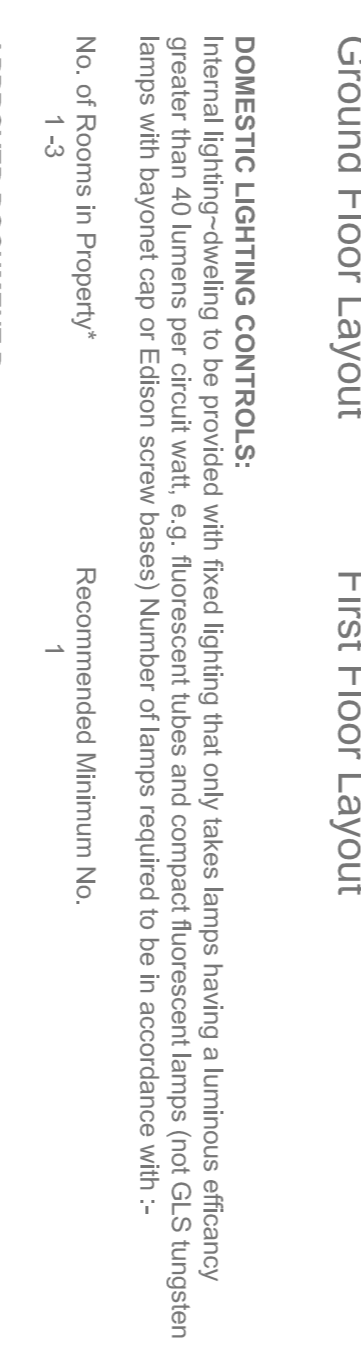
Front Elevation.



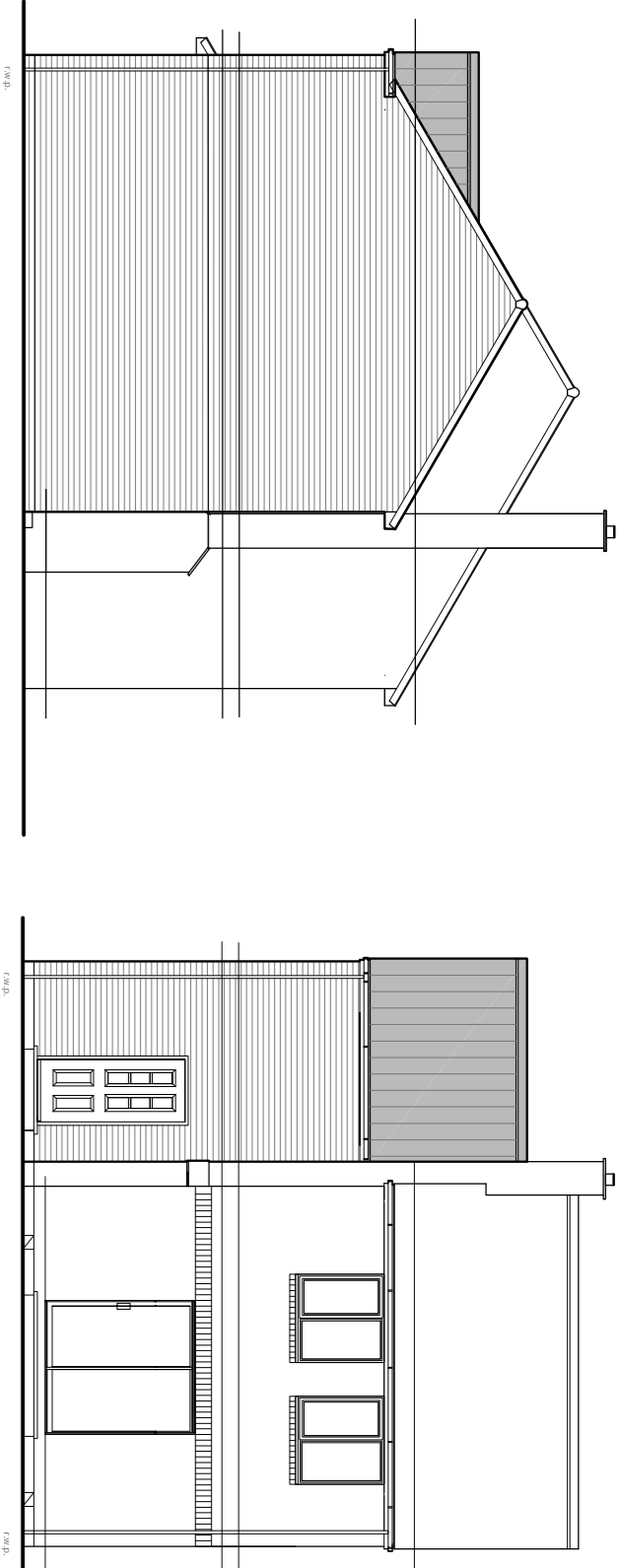
Rear Elevation.



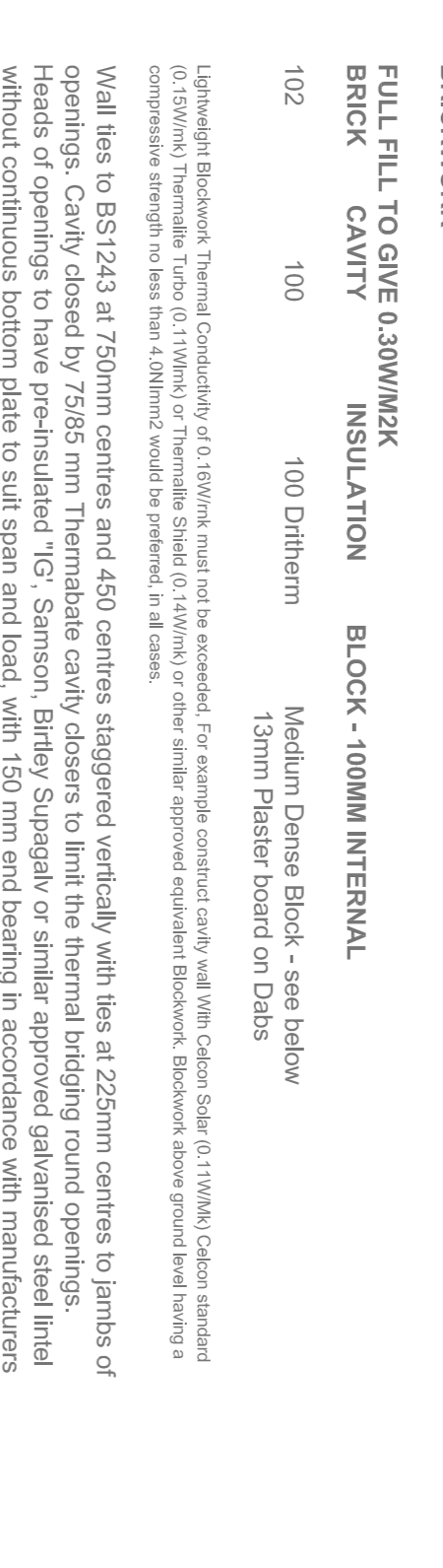
Side Elevation.



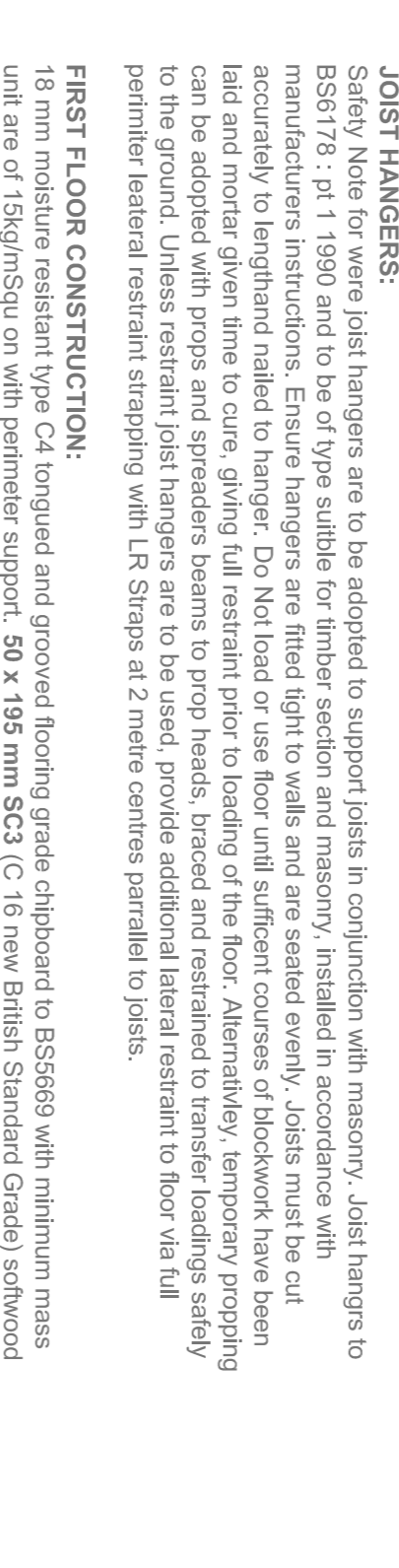
Front Elevation.



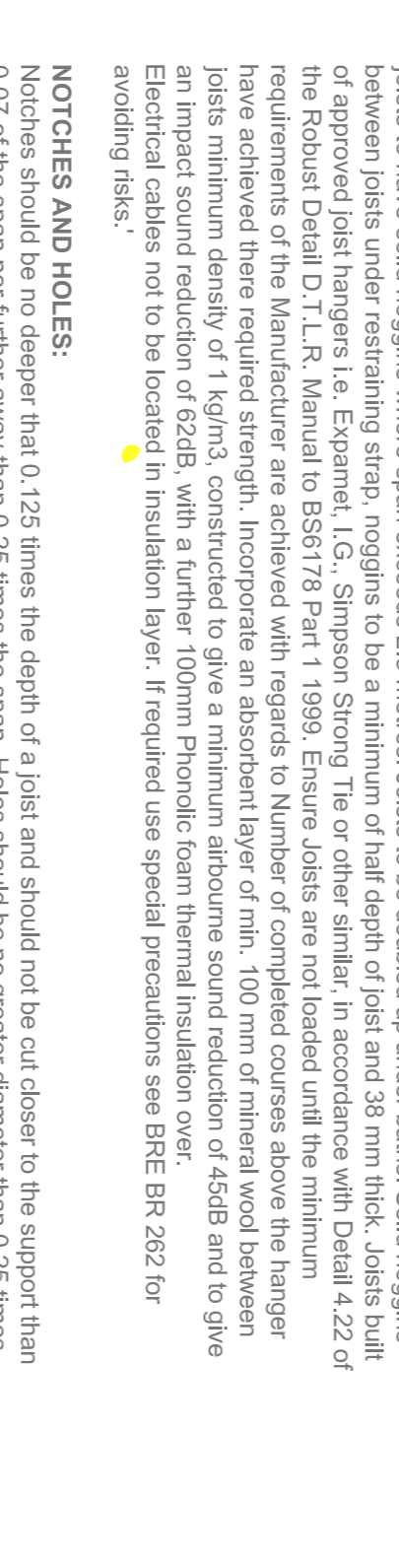
Side Elevation.



Rear Elevation.



Side Elevation.



Front Elevation.

Survey.

Ground Floor Layout

First Floor Layout

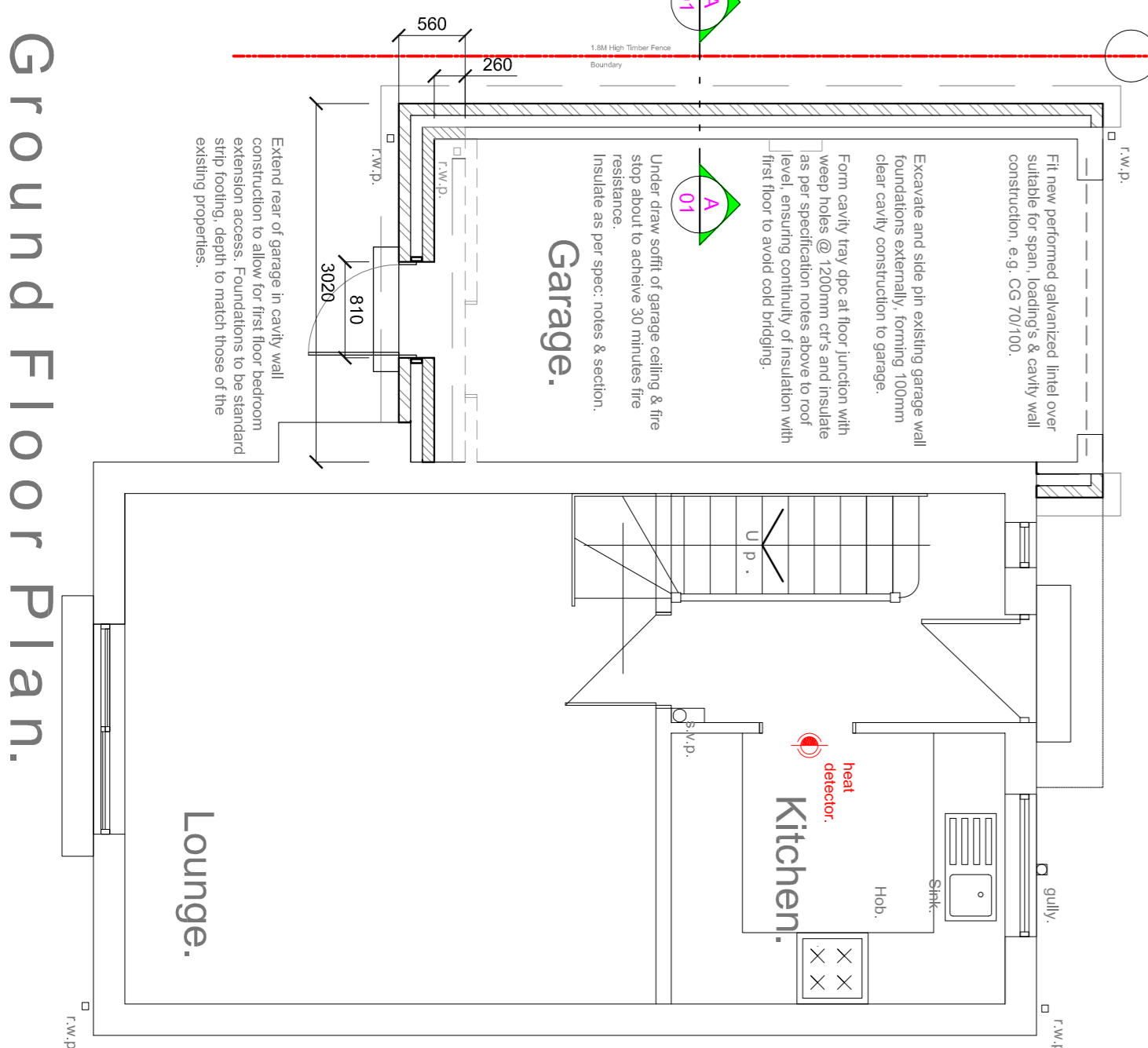
DOMESTIC LIGHTING CONTROLS:

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 :-

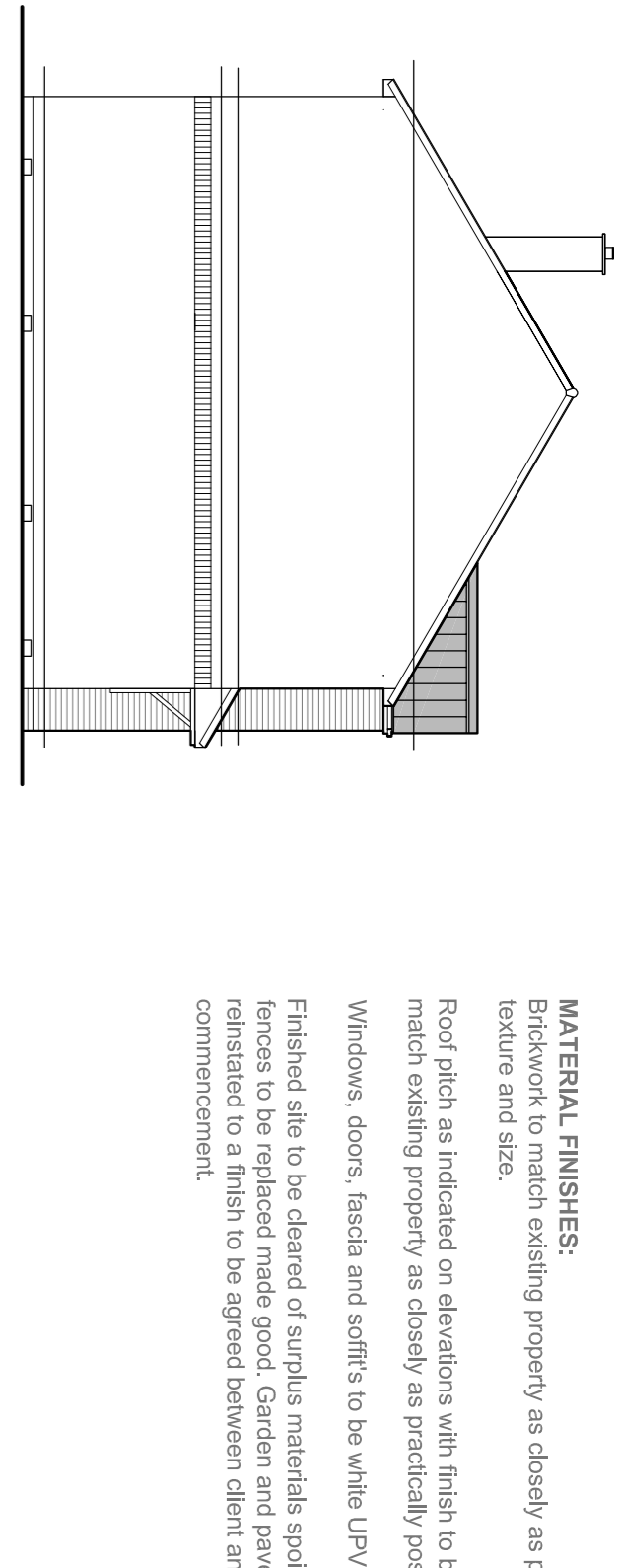
No. of Rooms in Property	Recommended Minimum No.
1-3	1

APPROVED DOCUMENT P

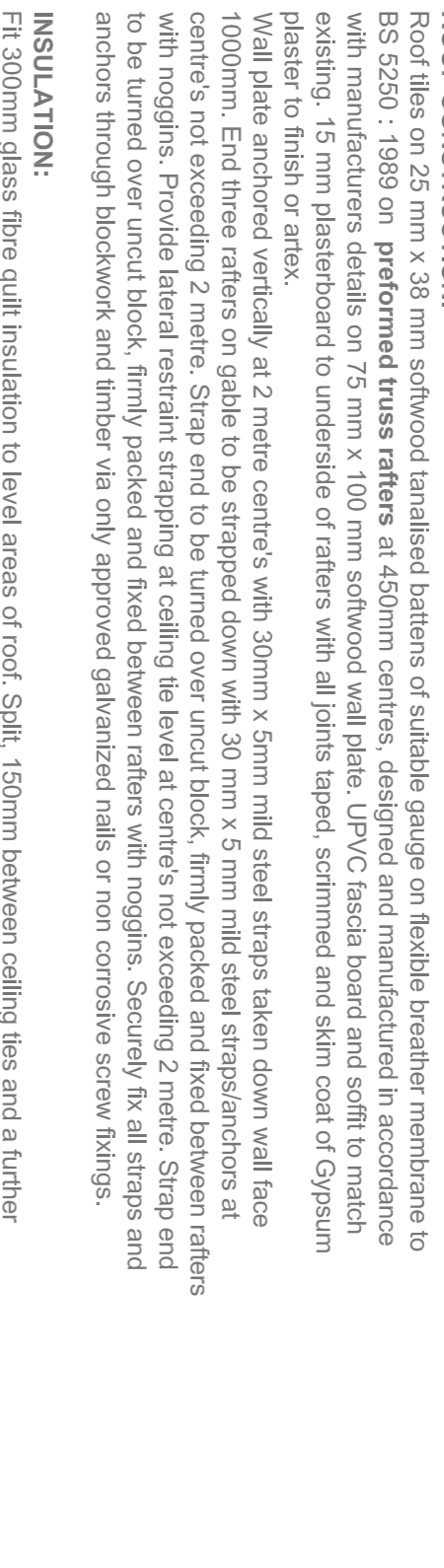
With respect to Approved Document P indicate on plan that:- Where under Approved Document P, controlled electrical works are to be carried out, it shall be done by an electrician/installer who is registered as a Competent Person under the Electricity Safety, Quality and Continuity Regulations (ESQCR) and has issued a design, installation and test certificate under BS7671.



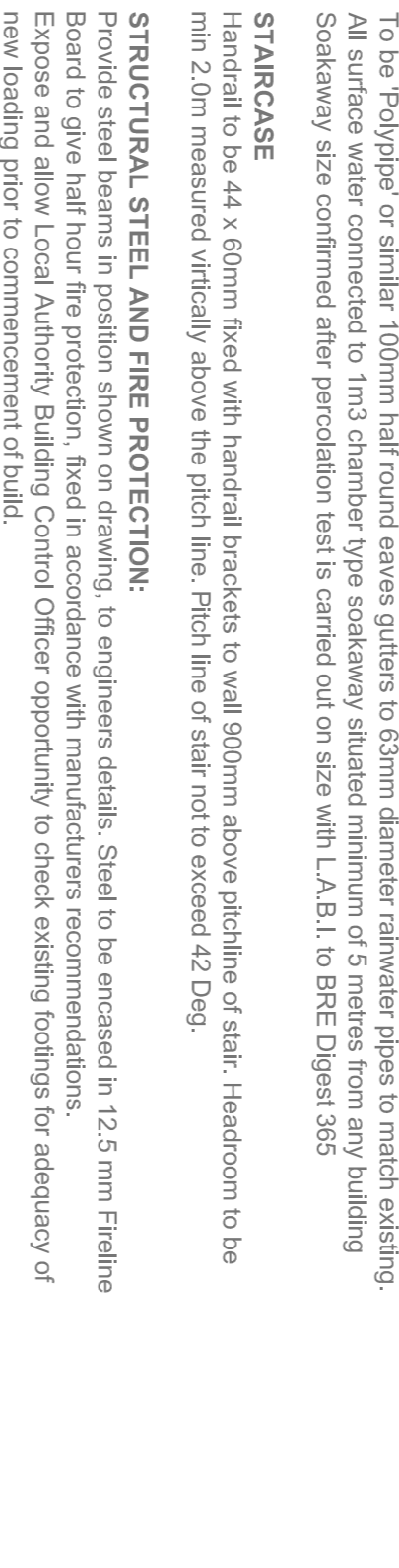
Ground Floor Plan.



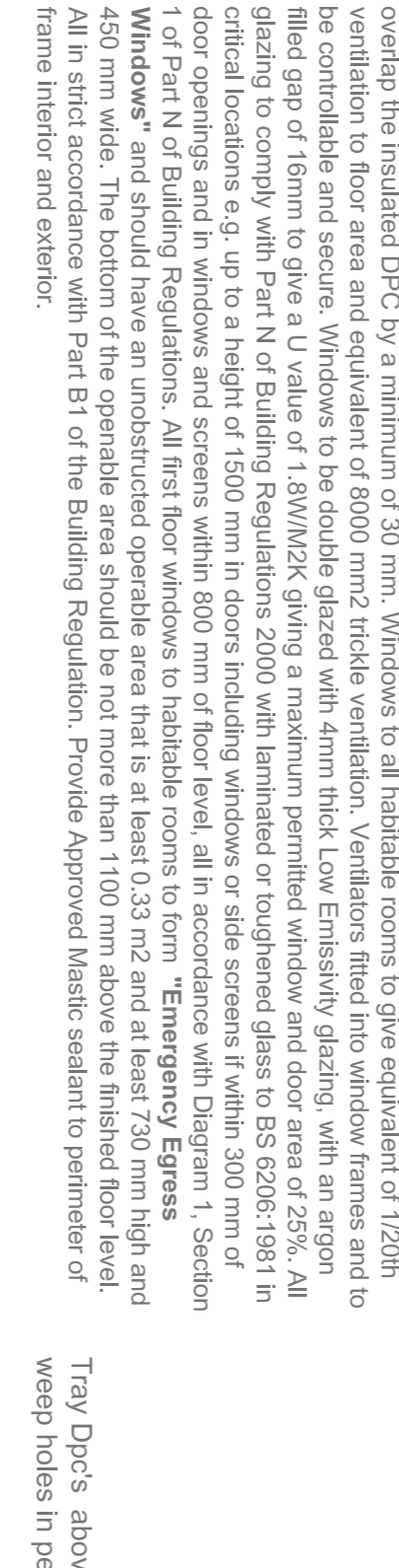
Side Elevation.



Rear Elevation.



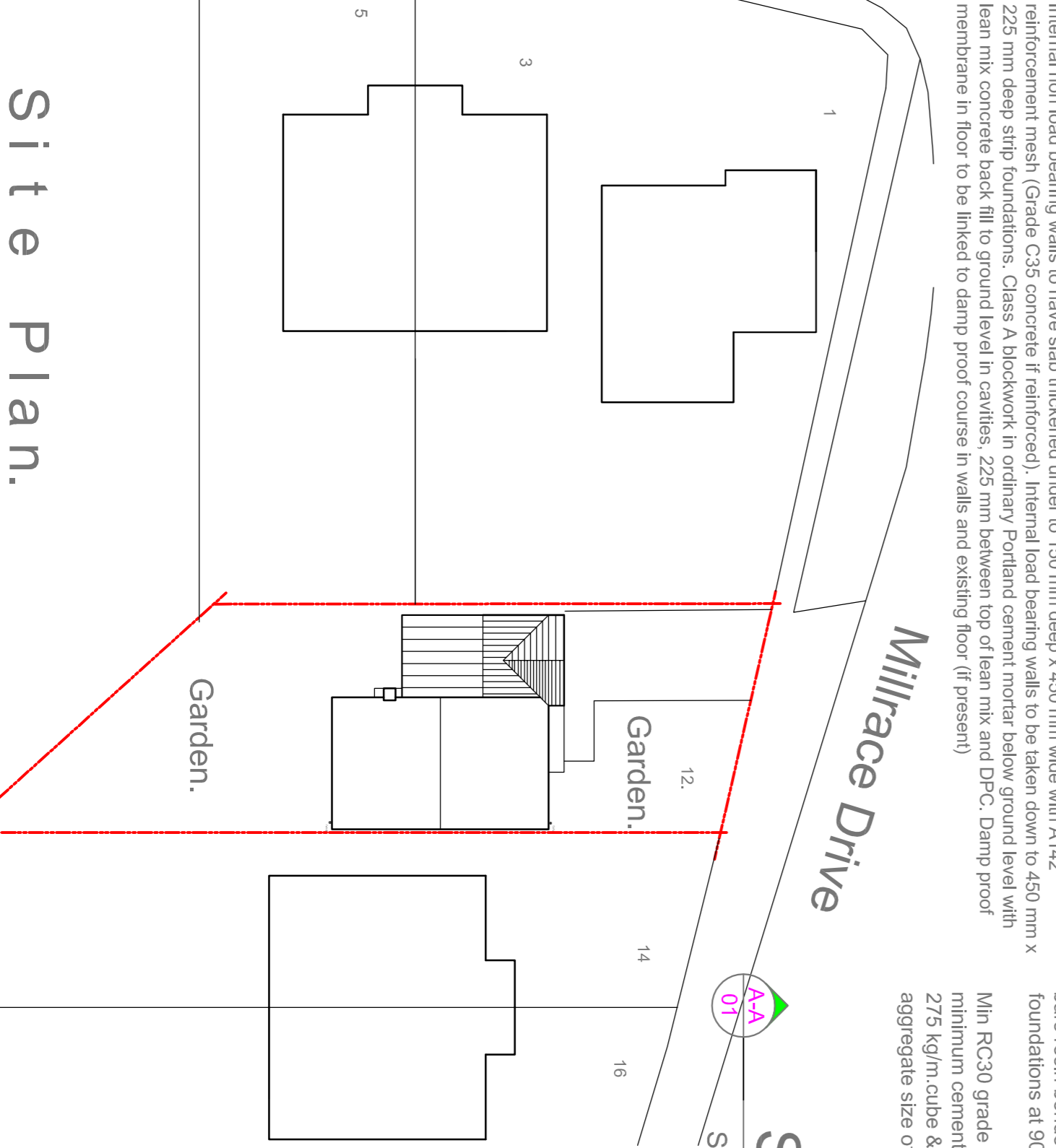
Side Elevation.



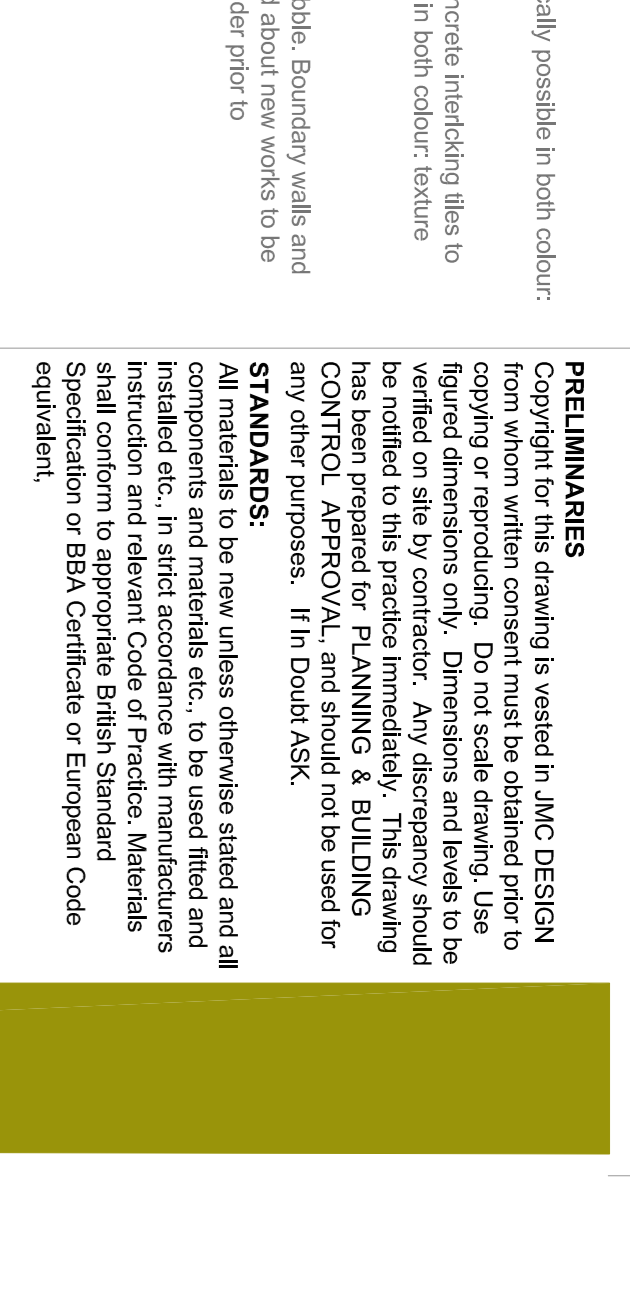
Front Elevation.



Side Elevation.



First Floor Plan.



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 finish.
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-yard about new works to be related to a finish to be agreed between client and builder prior to commencement.

ROOF CONSTRUCTION:
Roof tiles on 25 mm x 38 mm softwood battenised battens of suitable gauge on flexible breather membrane to BS 5250 : 1989 on performed 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. Ridge batten board to underside of rafters with all joints taped, sashmated and sash coat of Gypsum Wall plate anchored vertically at 2 metre centres with 30mm x 5mm mild steel straps. Then down wall edge 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 metres. Strap end to be turned over uncured block, firmly packed and fastened with rafters with noggins. Provide lateral restraint strapping at ceiling the level at centres not exceeding 2 metre. Strap end to be turned over uncured block, firmly packed and fixed between rafters with noggins. Security fix all straps and anchors through blockwork and timber via only approved galvanized nails or non corrosive screw fixings.

INSULATION:
FI 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, butted securely with cavity wall insulation to achieve a max U-value of 0.16W/M2K. Loft insulation in all cases to be butted securely with cavity wall insulation. Ensure loft insulation fits 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 'PopRite' or similar 100mm half round eaves gutters to 63mm diameter rainwater pipes to match existing. All surface water connected to 1m3 chamber type soakaway, silttrapped 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 366.

STAIRCASE
Handrail to be 44 x 60mm 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.

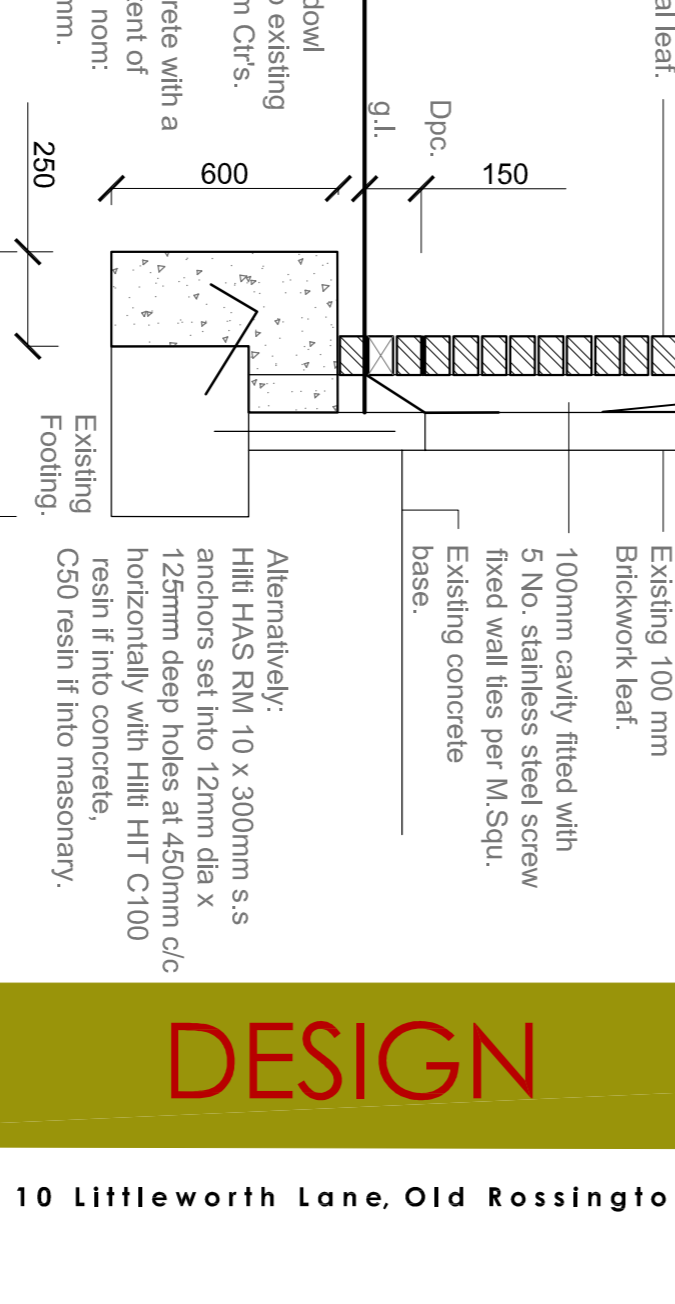
STRUCTURAL STEEL AND FIRE PROTECTION:
Provide steel beams in position shown on drawing, to engineers details. Steel to be encased in 125 mm Fireline Board to give half hour fire protection, fixed in accordance with manufacturers recommendations. Eoading and allow Local Authority Building Control Officer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

WINDOWS AND DOORS:
Windows to be standard UPVC to BS7412 window to be marked with Kite mark. Windows to be positioned so they overlie the insulated DPC by a minimum of 30 mm. Windows to all habitable rooms to 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 6206:1981 in critical locations e.g. up to a height of 1900 mm in side windows and side doors with min 500 mm of glazing in critical locations. 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%. Section 1 of Part N of Building Regulations. All first floor windows to be 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 mains natural gas. 86%. All in strict accordance with Table 2 of Approved Document L1

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 450 mm deep with A142 reinforcement mesh (Grade C39 concrete if reinforced). Internal load bearing walls to be taken down to 450 mm x 225 mm deep strip foundations. Class A blockwork in 225 mm bedded cement mortar below ground level with beam membrane in floor to be linked to damp proof course in walls and existing floor (if present).



Side Pinning Detail.

22.12.09 Addition of heat detector for stone screen door. Drawn: B. Rev: A
30.11.09 Addition of Site Plan to drawings. Drawn: B. Rev: A

PROPOSED PLANS

Client: Miss S. Renshaw.

Job Title: FIRST FLOOR EXTENSION & ALTERATIONS AT 12 WILL RACE DRIVE GOLDTHORPE

Scale: 1:10, 1:50, 1:100, 1:200 @ A1

Ref: B.

J.M.C DESIGN

ARCHITECTURAL PLANNING & CONCEPT DESIGN SERVICE

J.M.C. Design. 10 Littleworth Lane, Old Rossington, Doncaster, DN11 0UD. Tel 01302 864831 bjhanmat@aol.com