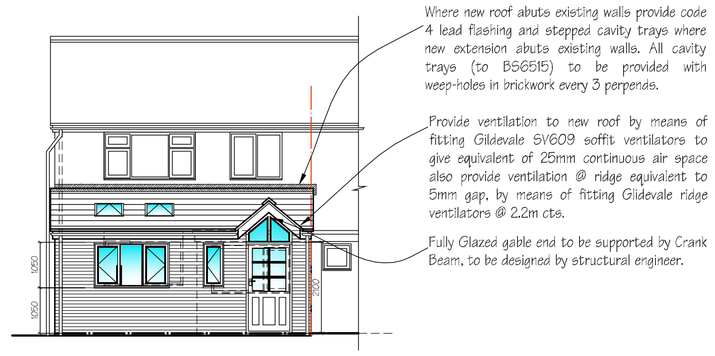
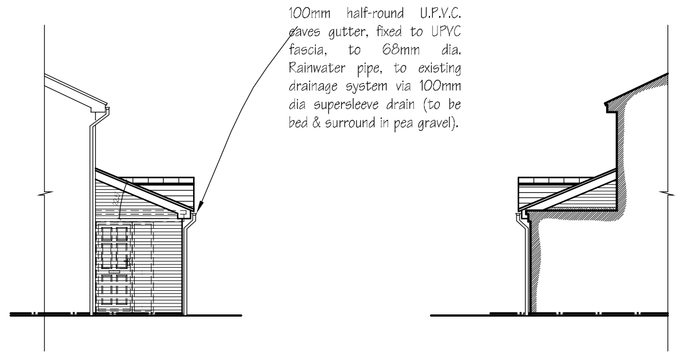


Proposed Front Elevation



Proposed Part Side Elevation

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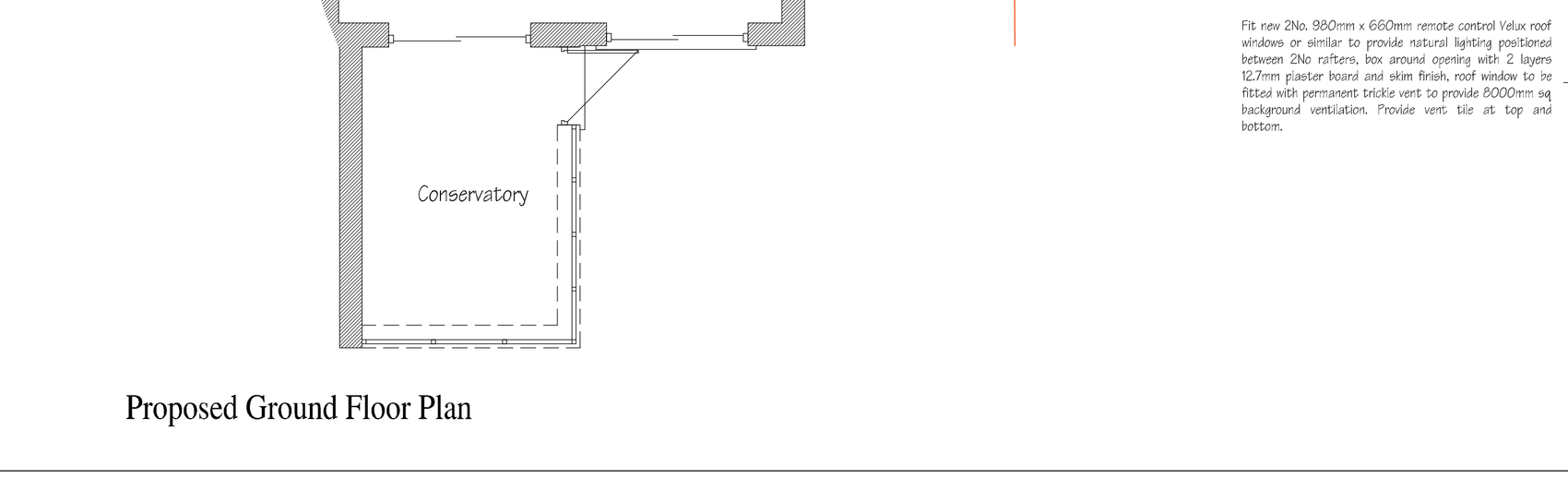


Proposed Ground Floor Plan

GENERAL

Build in new / reused doors and windows to clients specification fitted with 24mm (4mm Clear float:16mm Cavity:4mm Pilkington K Glass) double glazing units and draught proofed, also ensure that windows are fitted with trickle vents to provide min' 8000mm² background ventilation. Glazing to achieve min' u-value of 1.6W/m²K. Safety glazing to BSEN 12150, in 6mm toughened or laminated glass to all entrance doors and side lights up to 1500mm above ffl and any glazing within 300mm of doors. Safety glazing to windows between ffl and 800mm above that level. Doors fitted with excess of 50% glazing must achieve min' u-value of 1.8W/m²K. Provide Catnic 'Cougar' 90/100 lintels over. min 150mm end bearings. If attic truss load imposed then use CUB 90/100 lintels. Provide Thermobate cavity closers.

Main usage lighting where practicable to be by compact fluorescent energy efficient lamps, which have a luminous efficiency greater than 40 lumens per circuit-watt.

All new radiators to be fitted with thermostatic radiator valves with the exception of those in the room which contains the room thermostat.

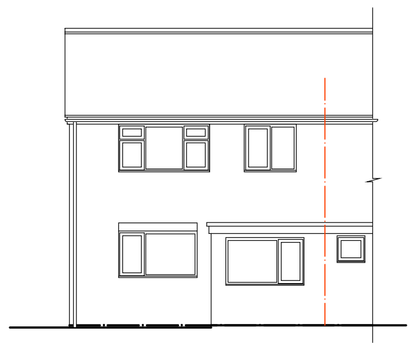
Any alterations to the boiler or gas pipe modifications should be undertaken by a 'Gas Safe' registered engineer and to fully comply with Approved Document J.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

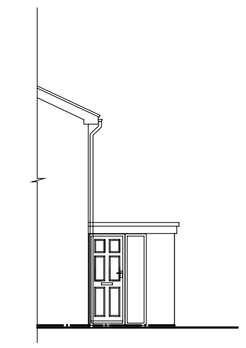
All drainage runs to be confirmed on site before work commences by appointed contractor. JPK Design Ltd to be contacted should further input be required.

SD/HD - Denotes mains operated smoke/heat Detector with battery back up and inter connected sounders, to be positioned min' 300mm away from wall, door opening or light fitting. All to B.S. 5839 part 6.

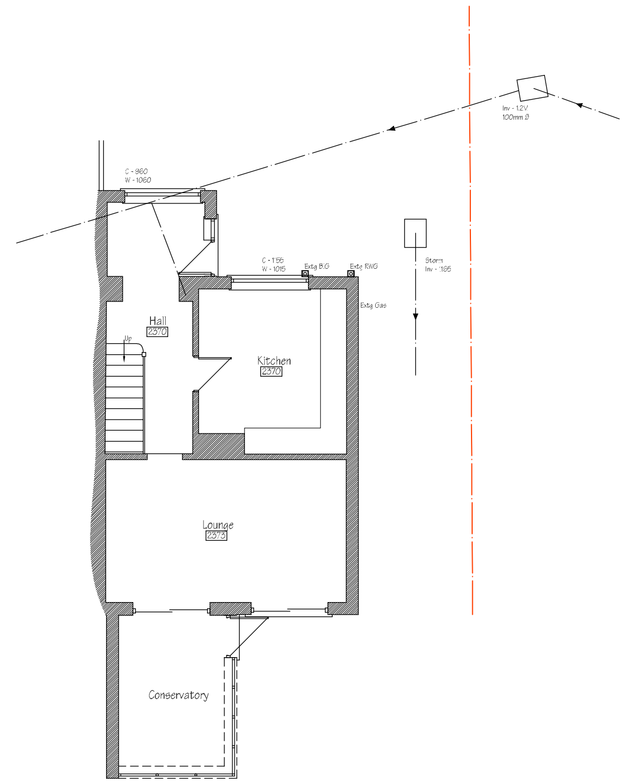
Provide concrete lintel over where existing drains pass through wall construction below D.P.C. Pipes encased in concrete under slab. Foundations taken down below drain invert, where applicable.



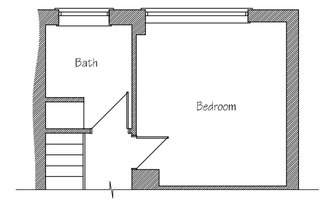
Existing Front Elevation



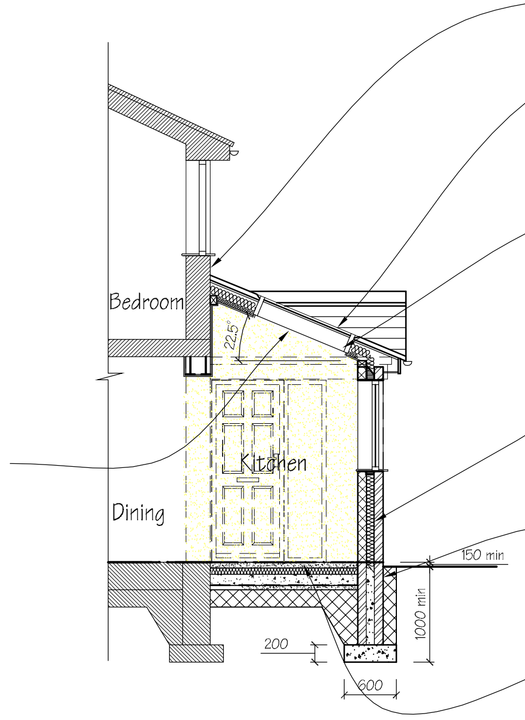
Existing Part Side Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Section @ AA

Provide Ventilation at the abutment by means of fitting Gildevale AV50 AbVent Ventilators. A lead or AluFlash cover flashing must be installed with AV50 Abvent.

Roof construction to consist of Ashmore interlocking double plain roof tiles laid at 22.5° pitch with a minimum of 77mm headlap on 38 x 25mm battens at 355 max' gauge on 1 layer Tyvec breather membrane or similar. All to be laid on 38mm x 125mm C16 grade rafters at 400mm centers birdmouthed over 100mm x 75mm timber wall plate fixed to new cavity wall. Wall plate Strapped down at 1800mm centres by means of 30mm x 5mm galvanised mild steel straps and trussed clipped to 100 x 75mm wall plate bolted to existing wall at 1.2m c/s.

Provide Celotex insulation boards: 100mm Celotex GA4100 between rafters and 45mm Celotex TB4000 insulation underneath rafters finished with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim to raked ceilings. Ensure a min' 50mm air gap above insulation between rafters. Roof section achieves min' required 'u'-value of 0.18W/m²K.

Provide ventilation to new roof by means of fitting Gildevale SV609 soffit ventilators to give equivalent of 25mm continuous air space.

Wall construction consists 102mm Brickwork externally to match existing with 90mm cavity filled with 85mm Glass mineral 'Earthwool DriTherm 32 ultimate' cavity slab, 100mm Durox Supabloc blockwork internally faced with 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) on dabs and skim finish. Use stainless steel cavity wall ties to DD140 Type 4, and use Catric 'Strongtold' connectors or similar to B.S. 1449, where new walls abut existing. Wall ties to be positioned approx' 6No./m². Wall construction achieves 'u'-value of 0.26 W/m²K.

Walls below D.P.C. to consist of F.L. class brickwork or dense concrete blockwork built off 600 x 200mm concrete strip foundations reinforced with 2 layers B503 fabric, taken down below the level of the existing drain as shown or to a depth deemed to satisfy L.A. appointed Building Inspector. provide lean-mix concrete to cavity below ground.

Floor construction to consist of 65mm sand & cement screed reinforced with light mesh/chickenwire on 75mm Knauf Polyfoam Floorboard Standard boards, with 25mm boards turned up at edges on 125mm concrete oversite reinforced with 1No. layer A142 fabric on 1No. layer 1200 gauge Visqueen DPM (lapped under horizontal DPC in wall), on 50mm sand blinding, all on min' 150mm thoroughly compacted sulphate free hardcore. Floor achieves min' required 'u'-value of 0.22 W/m²K.

To maintain a D.P.C. at 150mm above ground, provide a 75 x 150mm trench and fill with pea sized gravel.

REV.	DATE	NOTE
C	09/12/2016	Amended following correspondence with LA Planning officer.
B	15/11/2016	Drainage Amended
A	06/07/2016	Amended As Requested By Client

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS / DETAILS AND IS NOT TO BE SCALED. ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION.
COMMENCEMENT OF WORKS PRIOR TO FULL PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK

THE PARTY WALL ETC ACT 1996 IS EFFECTIVE IF ANY OF THE FOLLOWING CIRCUMSTANCES APPLY:
A. THE WORK IS BEING CARRIED OUT TO OR ON THE PARTY WALL
B. A NEW PARTY WALL/STRUCTURE IS BEING ERECTED
C. ANY NEW FOUNDATIONS PROJECT ONTO OR BELOW THE NEIGHBOURS LAND
D. NEW EXCAVATIONS (WITHIN 6M) ARE DEEPER THAN THE NEIGHBOURING FOUNDATIONS.

IF APPLICABLE, THE PERSON OWNING THE BUILDING UPON WHICH THE PROPOSED WORK IS TO BE CARRIED OUT (BUILDING OWNER) WILL HAVE A DUTY TO INFORM THE LEGAL OWNER(S) OF THE ADJOINING PREMISES (ADJOINING OWNER(S)) OF THE WORK TO BE UNDERTAKEN AND OBTAIN CONSENT FOR THAT WORK. NOTIFICATION OF UP TO 2 MONTHS PRIOR TO COMMENCEMENT OF WORKS ON SITE MAY BE REQUIRED IN SOME CIRCUMSTANCES AND THEREFORE YOU ADVISED TO OBTAIN FURTHER INFORMATION AS CONTAINED WITHIN THE PARTY WALL ETC ACT 1996 - EXPLANATORY BOOKLET FROM THE GOVERNMENT WEBSITE, WWW.COMMUNITIES.GOV.UK, TO ESTABLISH YOUR RESPONSIBILITIES AND OBTAIN CONSENT PRIOR TO SITE WORKS COMMENCING.

JPK DESIGN ARE NOT THE APPOINTED PRINCIPAL DESIGNER AS DESCRIBED IN THE CDM REGULATIONS 2015. AS SUCH, ALL BUILDING WORK MUST BE CARRIED OUT BY A SINGLE CONTRACTOR WHO MUST TAKE ON THE CLIENT'S DUTIES AS WELL AS THEIR OWN AS THE PRINCIPAL CONTRACTOR. FOR WORK WITH MORE THAN ONE CONTRACTOR OR COMMERCIAL WORK, IT IS THE CLIENT'S DUTY TO APPOINT A PRINCIPAL DESIGNER AND / OR PRINCIPAL CONTRACTOR TO FULFIL THE ROLE AND DUTIES UNDER THE HSE CDM REGULATIONS 2015.

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DRAWING TITLE
Working Drawing

PROJECT
Proposed Kitchen And Hall Extension With Shower Room At

10 Scarratt Close, Forsbrook, Staffordshire ST11 9AP

CLIENT
Mrs. A. Knight

SCALE @ A1
1:50; 1:100

DATE
June 2016

DRAWN BY
RM & MC

DRG. No.
JPK/16/3657/1

A B C