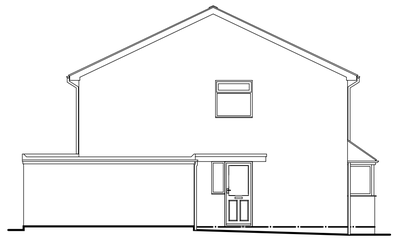
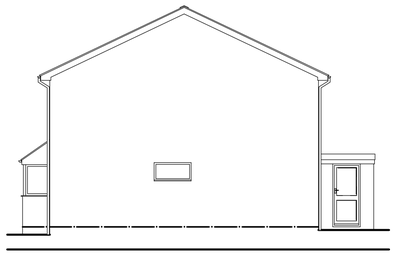


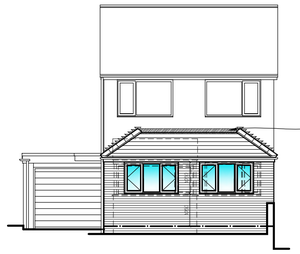
Existing Front Elevation



Existing Side Elevation

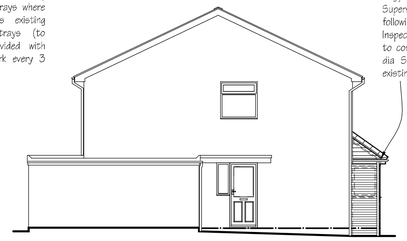


Existing Side Elevation



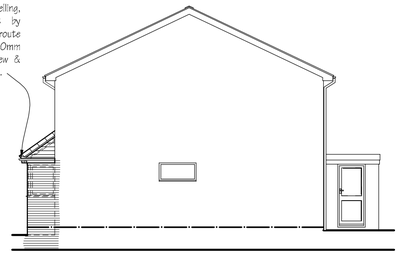
Proposed Front Elevation

Where new roof abuts existing walls provide code 4 lead flashing and stepped cavity trays where new extension abuts existing walls. All cavity trays (to BS6515) to be provided with weep-holes in brickwork every 3 perpends.

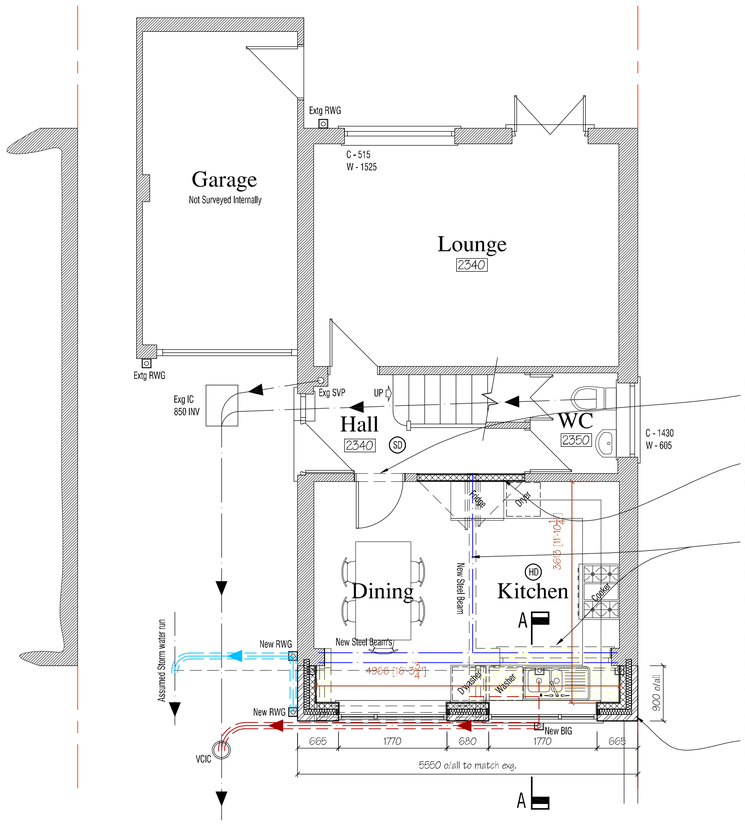


Proposed Side Elevation

100mm half round U.P.V.C. eaves gutter to match existing, fixed to UPVC fascia board, to 68mm dia rainwater pipe, to new gully (to rear only) and soak away under lawn via 100mm dia Supersleve drain, min' 5m away from dwelling, following results of percolation test by Inspector. If Results prove unsatisfactory route to combined drainage system, via new 100mm dia Supersleve drain to intercept at new & existing inspection chambers as illustrated.



Proposed Side Elevation



Proposed Ground Floor Plan

Drainage from new Kitchen to new Back Inlet Gully (BIG) to existing drainage system via 100mm dia Supersleve drain to be bed & surround in pea gravel and new inspection chambers as illustrated. All internal drainage to B.S.5572.

Provide ventilation to Kitchen by means of fitting mechanical extractor fan capable of extracting 60 litres per second, alternatively fit cooker hood capable of extracting 30 litres per second, also fit, or ensure windows are fitted with trickle ventilators to provide 8000mm sq background ventilation.

Provide new door and frame to clients specification and provide suitable concrete lintel over. Make good any disturbances incurred by works.

Remove existing doors and infill with dense blockwork, course bonded to existing, built from existing wall and foundation below floor finish. Make good any disturbances incurred by works.

Remove existing walls and windows shown in broken lines on plan and build in over new universal beam/s, designed and specified by structural engineer, design and calcs. to be approved by L.A. before work commences on site. Encase all UB's in 2 layers 12.5mm plasterboard for fire protection. Make good any disturbances incurred by works.

Wall construction consists facing brickwork 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 Catnic 'Strongbold' 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.

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 1.4W/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 1.4W/m²K. Provide Catnic 'Cougar' 90/100 lintels over. min' 150mm end bearings. 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.

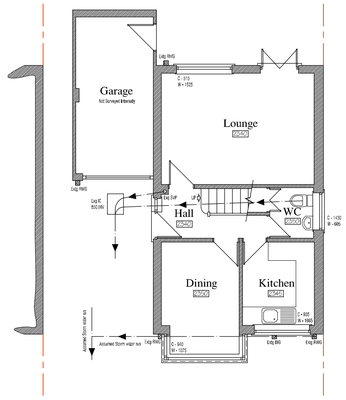
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical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

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.

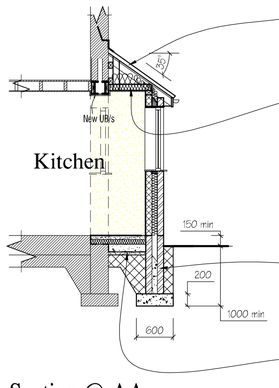
All drainage runs to be confirmed on site before work commences by appointed contractor. JPK Design Ltd to be contacted should further input be required.

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.

New foundations and concrete floor slabs to consist of C35 concrete unless otherwise stated by Structural Engineer



Existing Ground Floor Plan



Section @ AA

Lean to roof construction over proposed extension consists of Marley Modern roof tiles to match style of existing laid @ 35 degree pitch with min' 75mm headlap on 38 x 25mm battens @ 345mm max' gauge on 1 layer Tyvec breather membrane or similar. All on 100 x 47mm C16 grade rafters at 400mm centres fixed to 100 x 75mm wall plate fixed to new wall and strapped down @ 1.8m centres by means of 30 x 5mm galvanised mild steel straps and fixed to 100 x 75mm wall plate bolted to existing wall at 1.2m cts. Provide 150 x 75mm hip rafter supported by 100 x 75mm dragon tie @ corner, built into new cavity wall to support new rafters.

Ceiling construction consists of 100mm x 47mm C16 grade ceiling joists at 400mm centres with 100mm Crown Wool quilt between the joists and 170mm cross layered above ceiling joists. 1No. layer 12.5mm Gyproc plaster board (Gyproc "Duplex" Boards in wet areas) and skim finish to be applied to underside of ceiling joists. Roof section to provide a minimum required U-Value of 0.16W/m²K.

Provide ventilation to new roof by means of fitting Gildevale SV604 soffit ventilators to give equivalent of 10mm continuous air space and where new roof abuts existing walls provide 5mm continuous air space by the means of abutment ventilators.

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 to a min' depth of 1.0m or to a depth deemed to satisfy L.A. appointed Building Inspector, provide lean-mix concrete to cavity below ground.

Floor construction consists 75mm sand & cement screed reinforced with light mesh/chickenwire on 500 Guage Visqueen vapour control layer laid on 100mm Knauf 100mm Polyfoam Eco Floor Board, 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 0.17 W/m²K.





REV.	DATE	NOTE

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT. TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS / DETAILS. 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 Dining & Kitchen Extension to front at

117 Meigh Road, Ashbank, Staffordshire. ST2 9QJ

CLIENT
Mr & Mrs Wooliscroft

SCALE @ A1	DRG. No.
1:100 & 1:50	JPK/19/4423/1
DATE: February 2020	
DRAWN BY: Mitch J Cracknell	