

STRUCTURAL DETAIL:
See JC Structural Solutions for structural detail and calculations

EXTERNAL DOOR:
External door style to be agreed with owner. All glazing to side lights / fully glazed doors to be laminated safety glass.

STEELWORK:
Steelwork RSJ's as shown to structural engineers calculations / design. All new steel work to sit on concrete pad stones; as per Structural engineer detail. (conditional approval requested for building regulation compliance). Maintain 150mm bearing capacity. Clad steelwork with 15mm fire line plasterboard & skim to give 30 minutes fire resistance. (Drawings to be read in conjunction with engineers details).

HEATING:
Design, supply and install extension to existing heating and hot water system; radiators controllable in each room with thermostatic radiator valves and fully pumped with bypass programmer. All work to be carried out by a registered CORGI / Gas Safe Register operator and designed to give heat in accordance with the latest edition of the Building Regulations and Corgi / Gas Safe requirements.

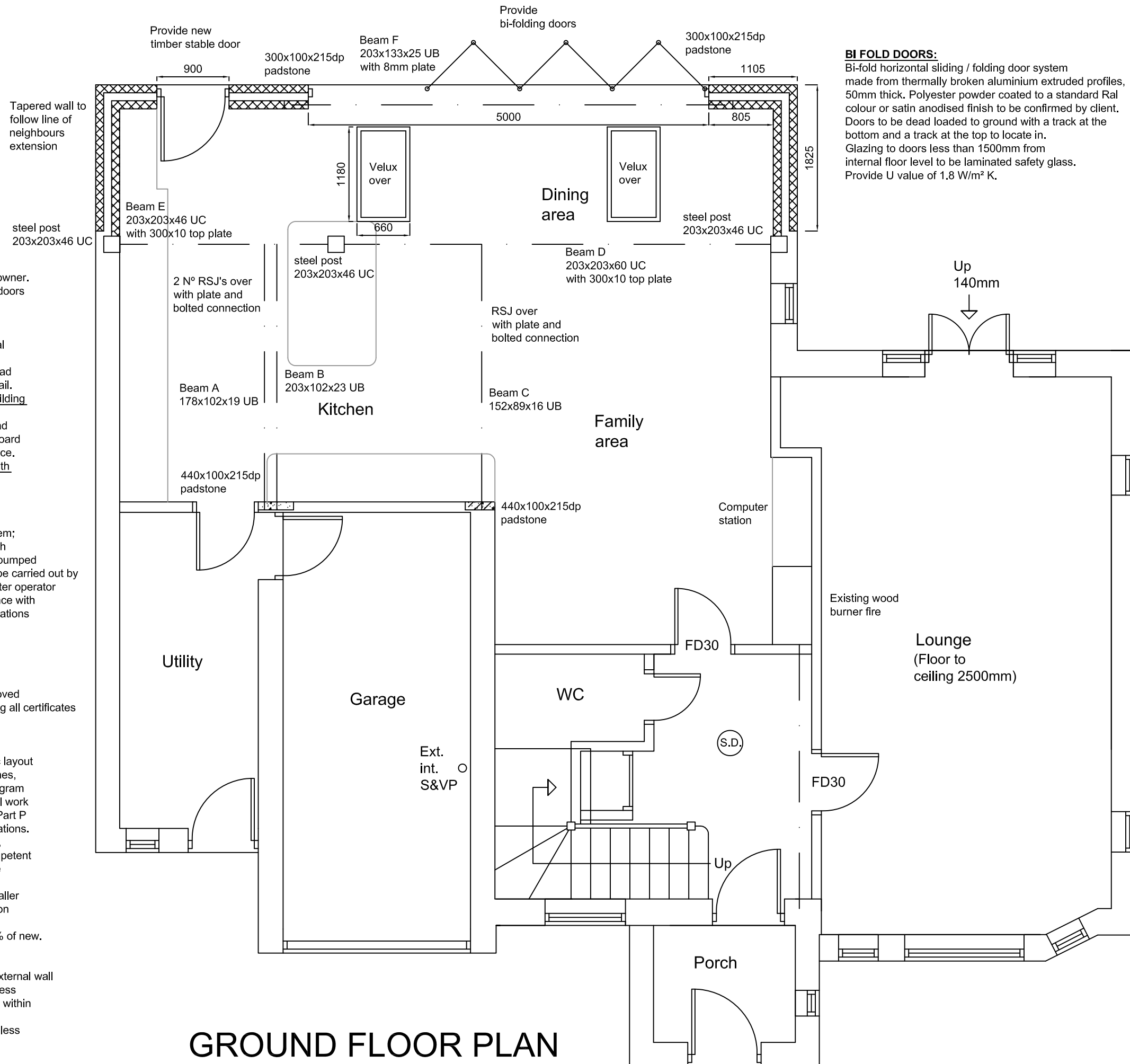
All work to comply with Part J of the Building Regulations.

All details to be submitted by an approved CORGI / Gas safe contractor; including all certificates for Building Inspectors approval.

ELECTRICS:
Design, supply and install new electric layout to additional areas. Positions of switches, sockets and light fittings to Part M Diagram 29 of building regulations. All electrical work required to meet the requirements of Part P (electrical safety) of the building regulations. This work must be designed, installed, inspected and tested by a person competent to do so. The local authority should be satisfied that Part P of the building regulations has been met and the installer may be required to submit an installation certificate BS 7671. Provide low energy light fittings to 25% of new.

VENTILATION:
Kitchen diner: Provide extract fan in external wall capable of extracting air at a rate not less than 60 litres / second or incorporated within a cooker hood to achieve 30 l/second. Background ventilation to achieve not less than 8000mm² i.e. trickle ventilators in windows.

EXTERNAL STEPS:
Goings minimum 245mm, rises maximum 220mm.



GROUND FLOOR PLAN

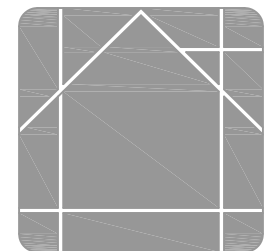
NOTE:
PLEASE DO NOT SCALE FROM THIS DRG.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT

NOTE:
Materials to match existing. These notes do not comprise a full specification. They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulation Compliance. All dimensions must be checked on site prior to works starting. Do not scale. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.

REV B 07.06.10:
JC Structural Solutions structural detail added

REV A 12.03.10:
Structural detail added



MASDESIGN
Consultants Ltd

info@masdesignconsultants.com
T 01943 878398

22 Granville Terrace, Guiseley, Leeds, LS20 9DY

EXTENT OF PROJECT:
PROPOSED SINGLE STOREY REAR EXTENSION FORMING LARGER KITCHEN / DINER

CLIENT DETAILS
ALICE MCKAY
16 SOUTHWAY
GUISELEY
LEEDS
LS20 8HX

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

PAPER SIZE	SCALE	DATE	REV
A3	1:50	01/11/09	