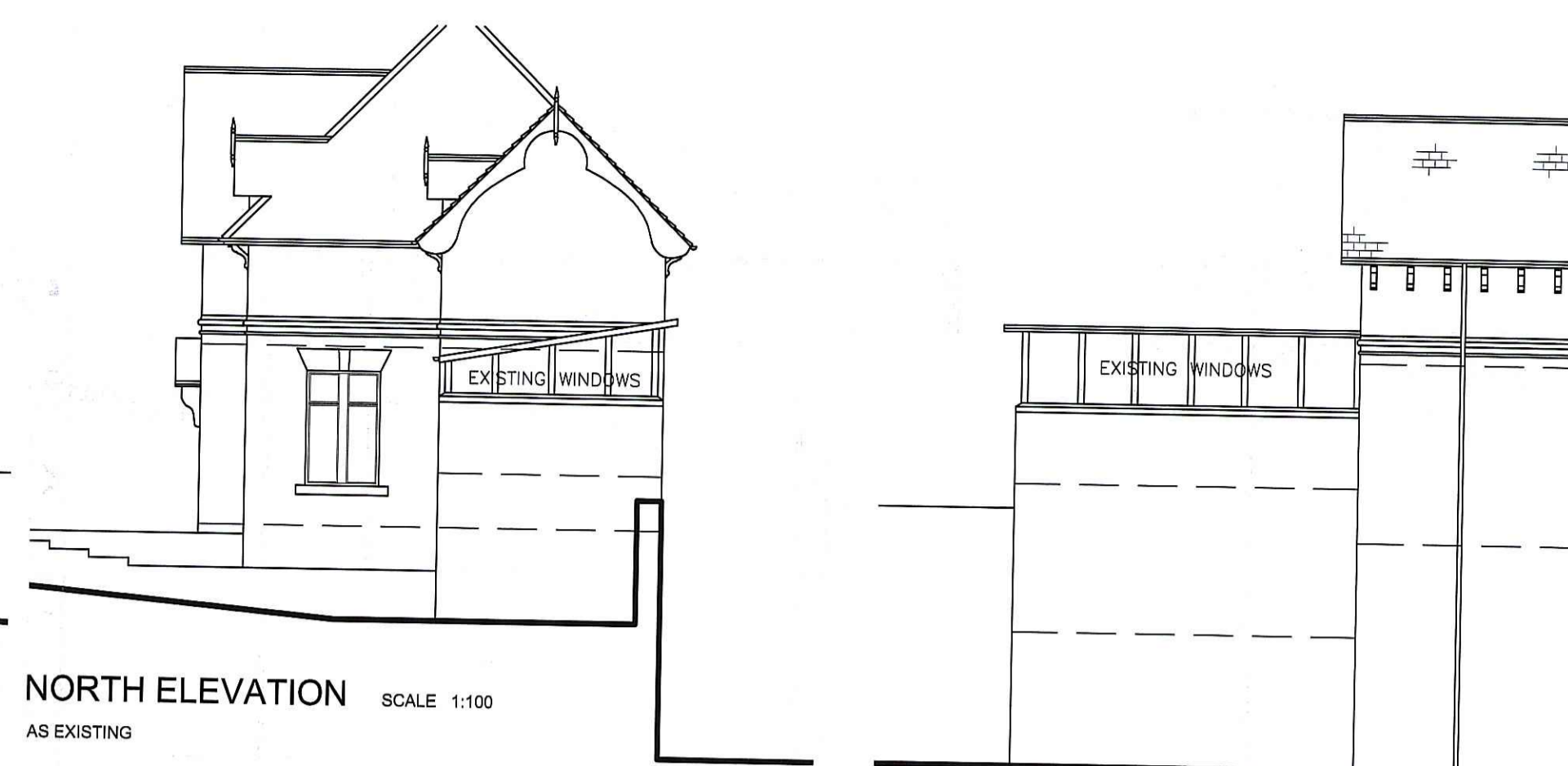
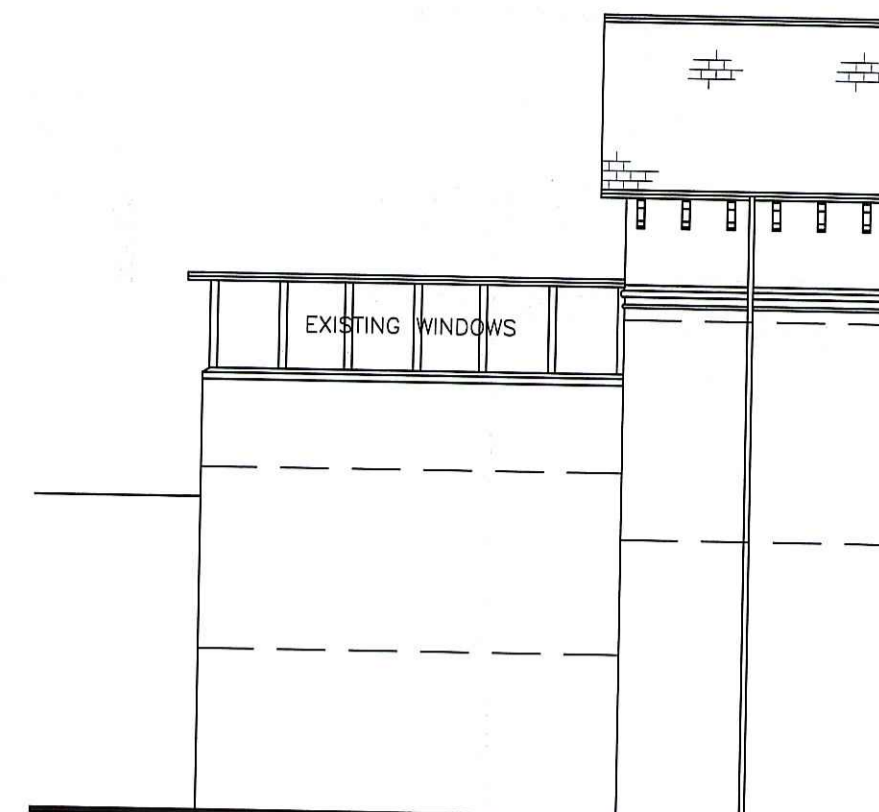




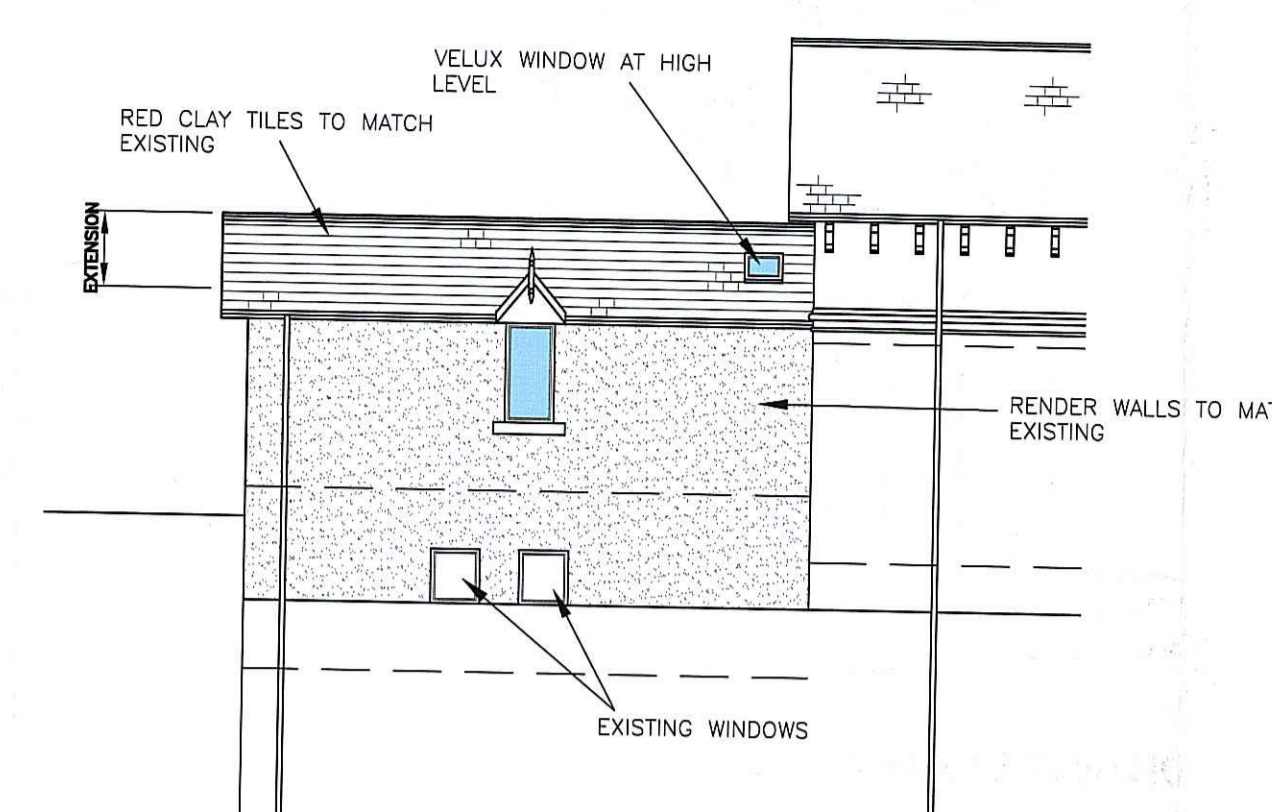
EAST ELEVATION SCALE 1:100
AS EXISTING



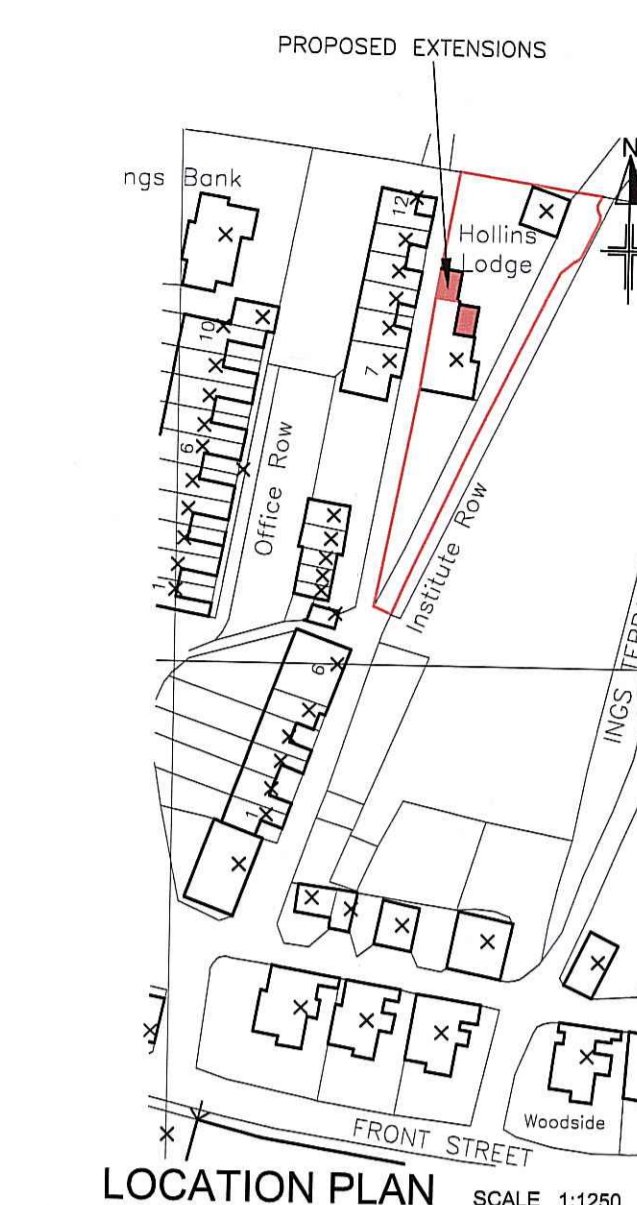
NORTH ELEVATION SCALE 1:100
AS EXISTING



WEST ELEVATION SCALE 1:100
AS EXISTING

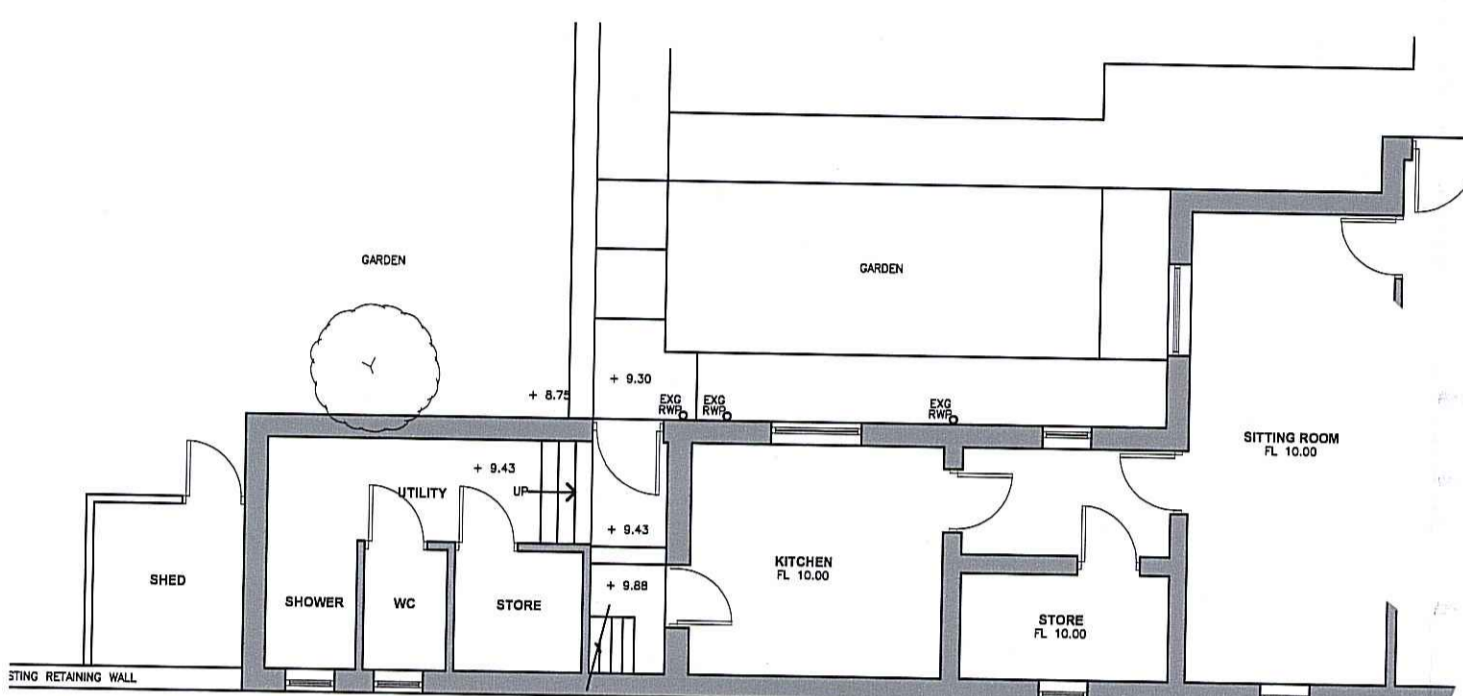


WEST ELEVATION SCALE 1:100
AS PROPOSED

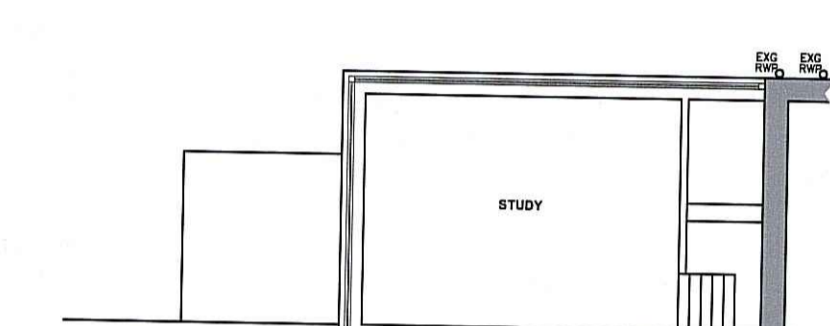


LOCATION PLAN SCALE 1:1250

GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.
NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW
DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.
WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER. UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.
ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.
DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW OPENINGS SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.
TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)
ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.
ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.
ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.
DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.
STRUCTURE TIMBER GENERALLY TO BE C16 GRADE.
SMOKE DETECTION AND ALARMS
INSTALL A SELF CONTAINED SMOKE ALARM SYSTEM PERMANENTLY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD AND TO BS.5839 PART 6 2004.
DESIGN RISK ASSESSMENT
UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES, BT GUIDANCE NOTES APPENDIX 1, NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS
OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.
HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.
HEATING - GENERAL
THE EXISTING HEATING SYSTEM IS TO BE EXTENDED. IF A NEW BOILER IS TO BE INSTALLED, THEN A SEDBUK BAND A IS RECOMMENDED.
THE HOT WATER SYSTEM MUST BE INSULATED TO MEET REQUIREMENTS SET OUT IN BS 699, BS 3198 OR BS 7206 AS APPROPRIATE. RADIATORS MUST BE FITTED WITH THERMOSTATIC CONTROL VALVES WITH AN OVERRIDE TO SWITCH OFF THE BOILER WHEN DEMAND IS MET.
THE HEATING AND HWS MUST BE COMMISSIONED AT COMPLETION AND A CERTIFICATE ISSUED IN ACCORDANCE WITH THE "BENCHMARK CODE OF PRACTICE FOR THE INSTALLATION, COMMISSIONING AND SERVICING OF CENTRAL HEATING SYSTEMS". OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE ISSUED TO THE OCCUPIER FOR THE HEATING AND HWS.



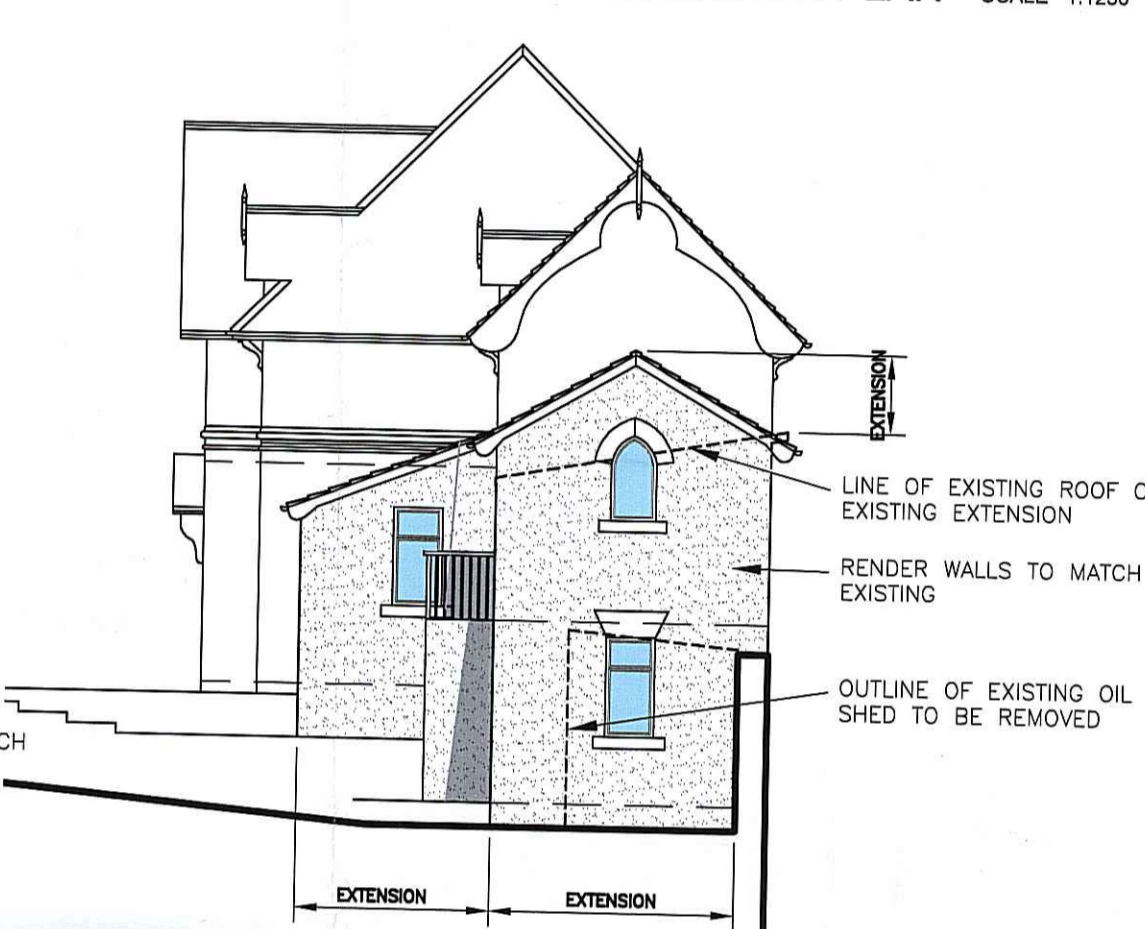
GROUND FLOOR PLAN SCALE 1:100
AS EXISTING



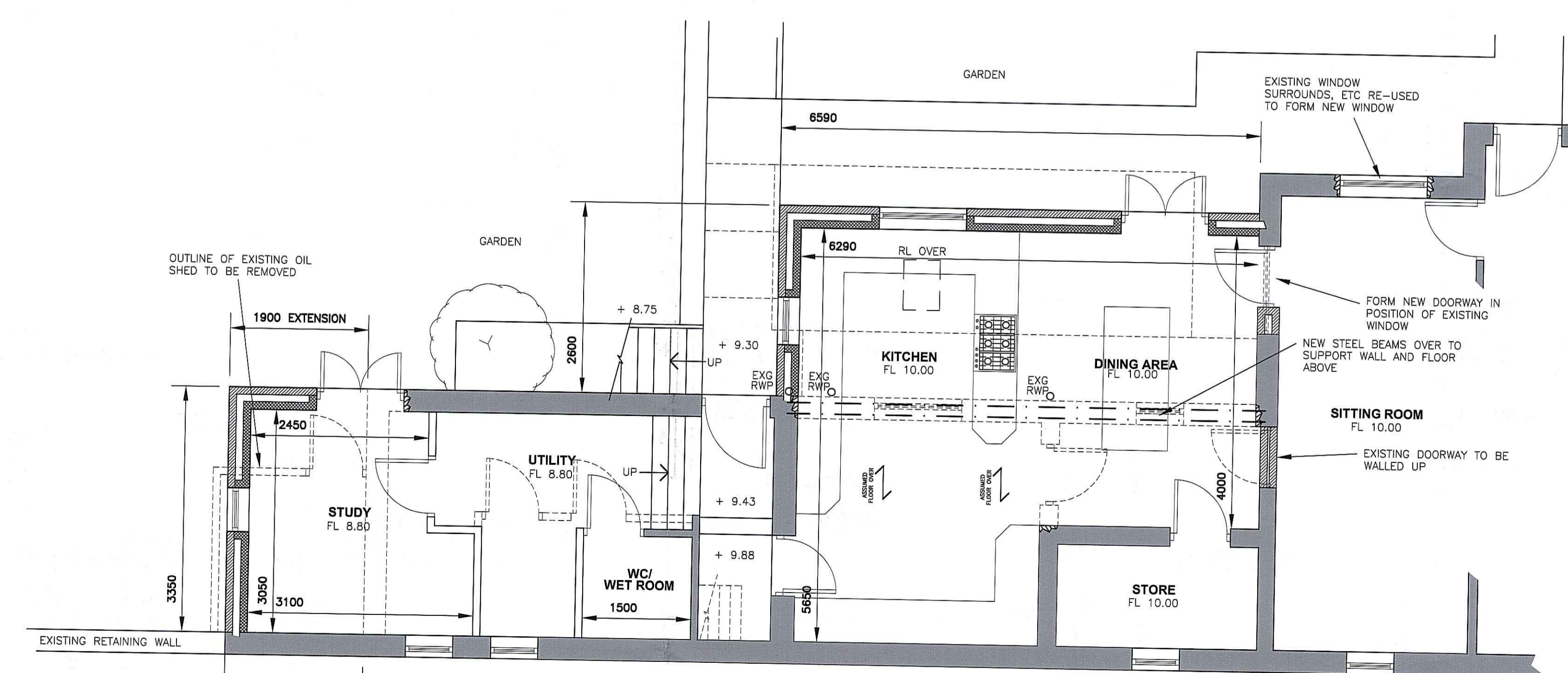
FIRST FLOOR PLAN SCALE 1:100
AS EXISTING



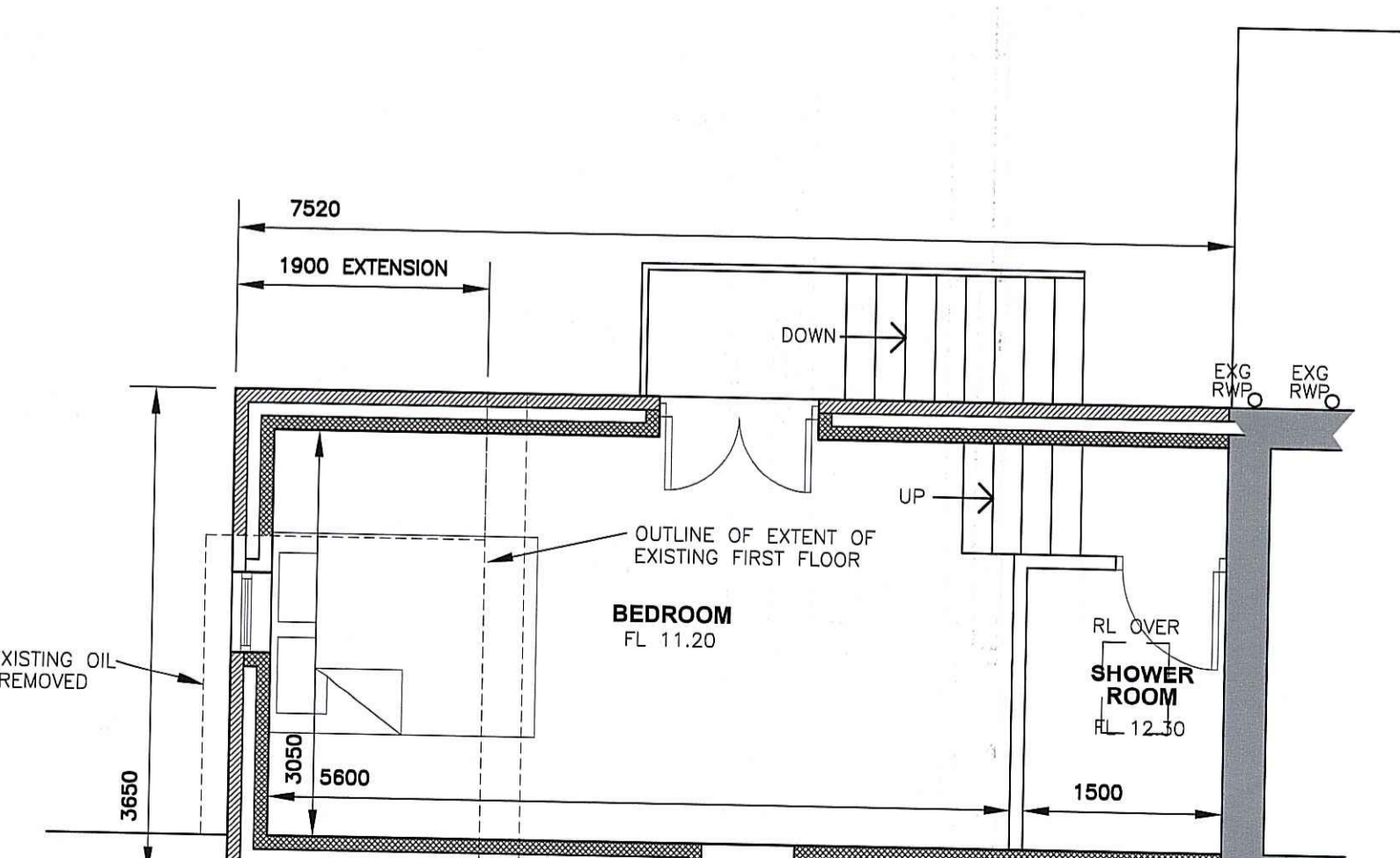
EAST ELEVATION SCALE 1:100
AS PROPOSED



NORTH ELEVATION SCALE 1:100
AS PROPOSED



GROUND FLOOR PLAN SCALE 1:50
AS PROPOSED



FIRST FLOOR PLAN SCALE 1:50
AS PROPOSED

D	12.5.10	AMEND FOR CLIENT
C	9.3.10	AMEND TO REDUCE SCALE OF SCHEME
B	18.5.09	AMEND FOR CLIENT
A	12.5.09	AMEND FOR CLIENT

vector
- 7 JUN 2010

jasonbwade
Chartered Architectural Technologist

PROJECT
MS J COOK
MR J BURCHALL
PROPOSED EXTENSIONS TO EXISTING HOUSE
DECKING/WALKWAY TO GARAGE CONVERSION
(RETROSPECTIVE) AT
HOLLINS LODGE
GROSMONT NORTH YORKS YO22 5PU

DRG TITLE
PLANS & ELEVATIONS

DRG NO **0225/1** **D**

DATE JUNE 2008

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