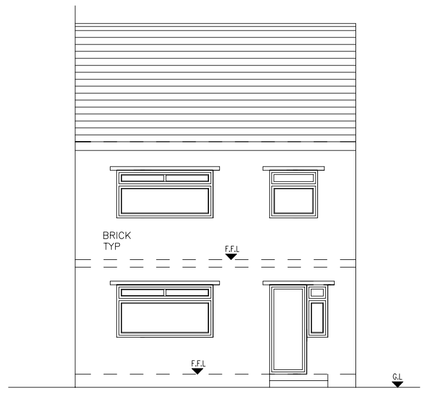
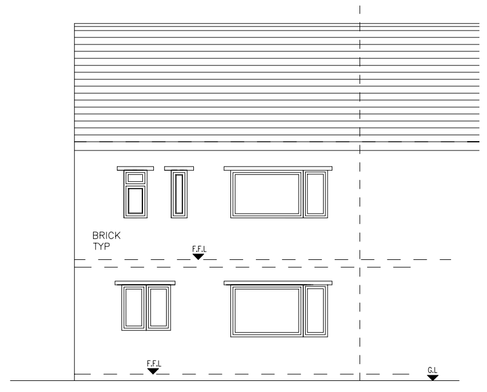


EXISTING FRONT ELEVATION 1:100



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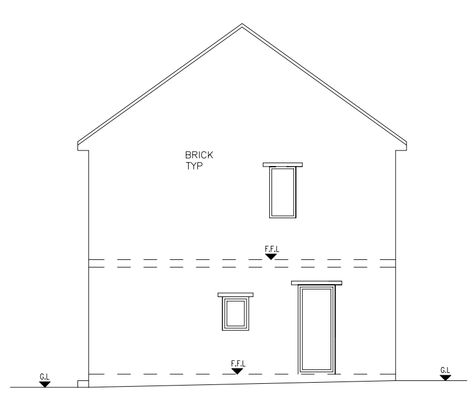

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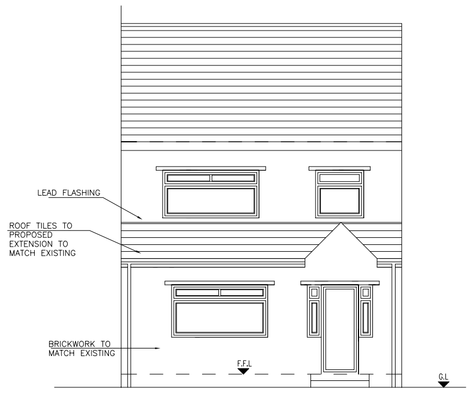
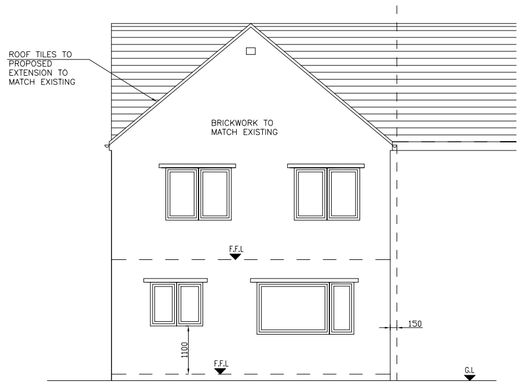
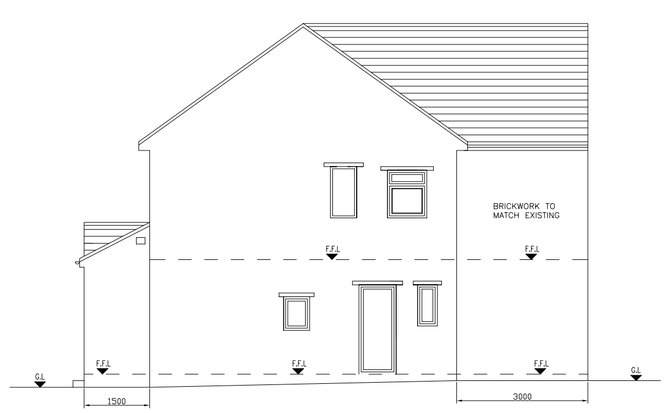


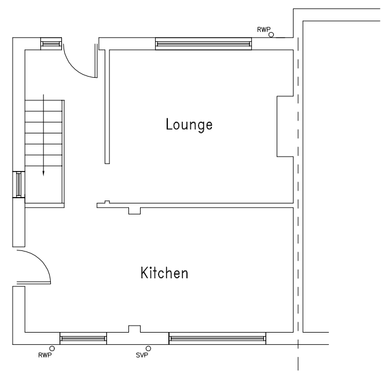
PROPOSED FRONT ELEVATION 1:100



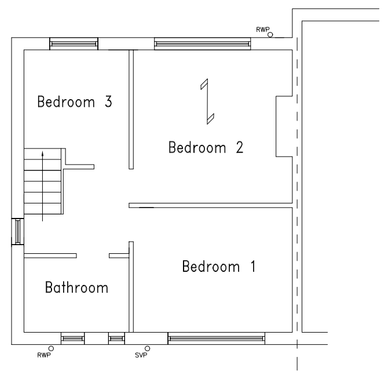
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

12.5mm plaster and skim finish to internal walls

Glass less than 800mm above floor level to windows and 1500mm to doors to be safety glazing. SG

Walls with drains under to have opening giving 50mm min gap all around drain. Provide 150mm deep RC lintels over with 150mm min end bearing over drains. Flexell sheet cover to exposed faces of openings. Foundations to be taken below IL of drain.

New windows with Catnic lintels, matching heads and cills.

Provide escape windows with minimum clear opening 750mm x 450mm with 0.33m2 area.

CONSTRUCTION SPECIFICATION:–

VENTILATION TO BATHROOM:– PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED INTERMITTENTLY.

FOUNDATIONS:– ALL FOUNDATIONS TO BE CONC. STRIP FOUNDATIONS, DEPTH AND SIZE TO SUIT SITE CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS – GENERALLY 600x250mm DEEP MIN. DEPTH TO TOP OF CONCRETE TO BE 600mm FOR FROST PROTECTION (OR TO SAME DEPTH OF EXISTING HOUSE FOUNDATIONS IF DEEPER) WHERE DRAINS PASS UNDER BUILDINGS FOUNDATIONS TO BE TAKEN BELOW DRAIN AND DRAIN PROTECTED BY LINTEL WHERE PASSING THROUGH WALLS.

EXTERNAL WALLS:– (0.28W/M2) BELOW GROUND BLOCKWORK TO DPC LEVEL TO INNER LEAF AND 150mm BELOW GROUND LEVEL TO EXTERNAL LEAF. CAVITY FILLED TO GROUND LEVEL WITH WEAK MIX CONCRETE. EXTERNAL SKIN OF CAVITY WALL TO BE FACING BRICK TO MATCH EXISTING HOUSE, 50mm CLEAR CAVITY, 50mm KINGSPAN 'KOOLTHERM' K8 PARTIAL FILL INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm "TILCON" TOPLITE GTI CONC. BLOCKWORK 7N. WALL TIES TO BE CATNIC OR SIMILAR 3.67MK.x225mm STAINLESS STEEL AT 450mmVERT. AND 750mmHORIZ. CRS. TWO PART 12.5mm PLASTER FINISH INTERNALLY, CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE INSULATED AND CONTINUOUS).

DAMP PROOF COURSES:– HORIZONTAL AND VERTICAL DAMP PROOF COURSE TO COMPLY WITH BS 743 AND POSITIONED AS FOLLOWS:– a) NOT LESS THAN 150mm ABOVE GROUND TO ALL WALLS. b) HORIZONTALLY AND VERTICALLY TO ALL DOOR AND WINDOW JAMB OPENINGS. c) UNDER FLOOR JOISTS IN INNER LEAF, STEPPED DPC REQUIRED TO ALL AIR–BRICKS TO EXTERNAL WALLS. AT JUNCTION WITH ALL NEW ROOF FINISHES AND EXTERNAL WALLS; PROVIDE STEPPED DPC TO FORM CAVITY TRAY.

WINDOWS:– (1.6W/m4K) NEW WINDOW TO BE IN PVC.U AND TO BE DOUBLE GLAZED WITH 4–16–4mm UNITS COMPRISING TWO LEAVES OF LOW E GLASS TO MEET THE REQUIREMENTS OF PART L. ALL GLAZING WITHIN 800mm OF THE FLOOR SHOULD BE TOUGHENED SAFETY GLASS. FRAMES TO INCORPORATE TRICKLE VENTS TO ACHIEVE 8000SQ.mm WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM

MEANS OF ESCAPE: NEW FIRST FLOOR BEDROOM WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33M2 AND AT LEAST 450mm HIGH AND 450mm WIDE THE OPENABLE AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.

AIR BRICKS:– 150mm min. AIR SPACE BELOW FLOOR. VENTILATED USING AIR BRICKS AT 1200mm CRS. 215x75mm SIZE WITH CAVITY TRAY OVER.

SUB VOID:– 150mm min. AIR SPACE BELOW SUSPENDED TIMBER FLOOR. PROVIDE 100mm OVERSITE CONCRETE IN LEAN MIX CONCRETE C20

FIRE PRECAUTION:– DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM.

PITCHED ROOF CONSTRUCTION:– ROOF TILES, FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFOIL FELT ON RAFTERS @ 450mm CRS FIXED TO 100x50 WALL–PLATE AT EAVES LEVEL. ALL TO BE IN ACCORDANCE WITH BS:5268. PROVIDE THE FOLLOWING @ CEILING LEVEL (0.16 W/Nk) PROVIDE min. 270mm THK. MINERAL WOOL INSULATION TIGHT BETWEEN CEILING JOISTS WITH 12.5mm PLASTERBOARD AND SKIM FINISH. (PART L).

VENTILATION TO ROOF AREA :– ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAY OPEN EAVES WITH FLY SCREEN. AIR GAP AT EAVES TO PROVIDE CROSS VENTILATION OF ROOF SPACE

VENTILATION TO NEW EXTENSION:– NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 5000SQ.mm BACKGROUND VENTILATION TO HABITABLE ROOMS AND (2500SQ.mm TO WET ROOMS) (TRICKLE VENT CONTROLLABLE). NEW KITCHEN AREA TO HAVE MECHANICAL VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF (A) 30 LITRES/SECOND IF ADJACENT TO COOKING HOB OR (B) 60 LITRES/SECOND IF POSTIONED ELSEWHERE IN KITCHEN. NEW BATHROOM AREA TO HAVE MECHANICAL TO VENTILATION TO PROVIDE EXTRACT VENTILATION AT THE RATE OF 15 LITRES/SECOND.

LATERAL SUPPORT TO FLOORS AND ROOFS:– WALL PLATES TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRAPS TURNED OVER WALL–PLATE AT 1200mm crs. PITCHED ROOF MEMBERS TO BE SUITABLY ANCHORED BY "BAT" OR "CATNIC" MILD STEEL ANCHORS 30 x 5 x (LENGTH TO EQUAL SPAN OVER 3No. JOISTS OR RAFTERS) TO BE IN ACCORDANCE WITH BS:5268 AND SCHEDULE 7 BUILDING REGULATIONS 1991.

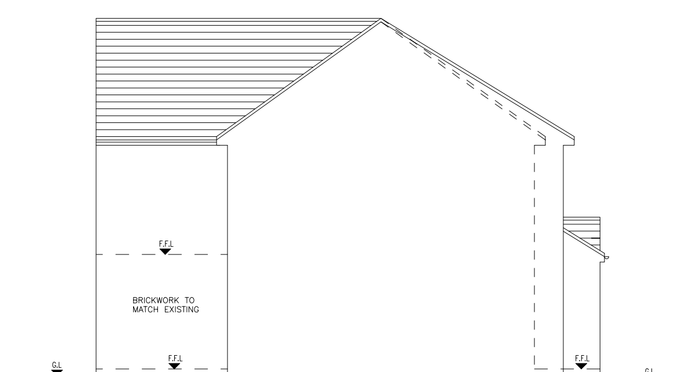
PLUMBING:– GROUND FLOOR: NEW KITCHEN SINK VIA 40mm DIA. UPVC WASTE WITH 75mm DEEP SEAL TRAP TAKEN THROUGH REAR WALL TO NEW BI.G TO REAR OF NEW EXTENSION, WASHING MACHINE AND DISH WASHER VIA 40mm WASTE AND PROPRIETARY DEEP SEAL TRAP TO BI.G AS ABOVE. FIRST FLOOR: WASH HAND BASIN VIA 32mm DIA. UPVC WASTE AND 75mm DEEPSEAL TRAP TO NEW 100mm S&VP, SHOWER VIA PROPRIETARY LOW LEVEL 40mm DIA. WASTE TO S&VP, W.C VIA 100mm DIA. UPVC WASTE CONNECTED TO S&VP. NEW 100mm DIA. S&VP ON SIDE ELEVATION CONNECTED TO EXISTING DRAIN RUN VIA MANHOLE.

DRAINAGE:– NEW RWP, BI.G & SVP TAKEN INTO EXISTING DRAIN RUN VIA NEW MANHOLE IN GARDEN.

LINTOLS:– ALL LINTOLS OTHERWISE STATED TO BE CATNIC OR SIMILAR APPROVED GALVANISED, MILD STEEL LINTOLS FITTED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION, ALL LINTOLS TO BE RENDERED TO ACHIEVE HALF HOUR FIRE PROTECTION. ALL LINTOLS TO ACHEIVE 150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF COURSE/CAVITY TRAY

ELECTRICAL FITTINGS:– LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.

HEATING:– EXTENSIONS TO HEATING SYSTEMS TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES.

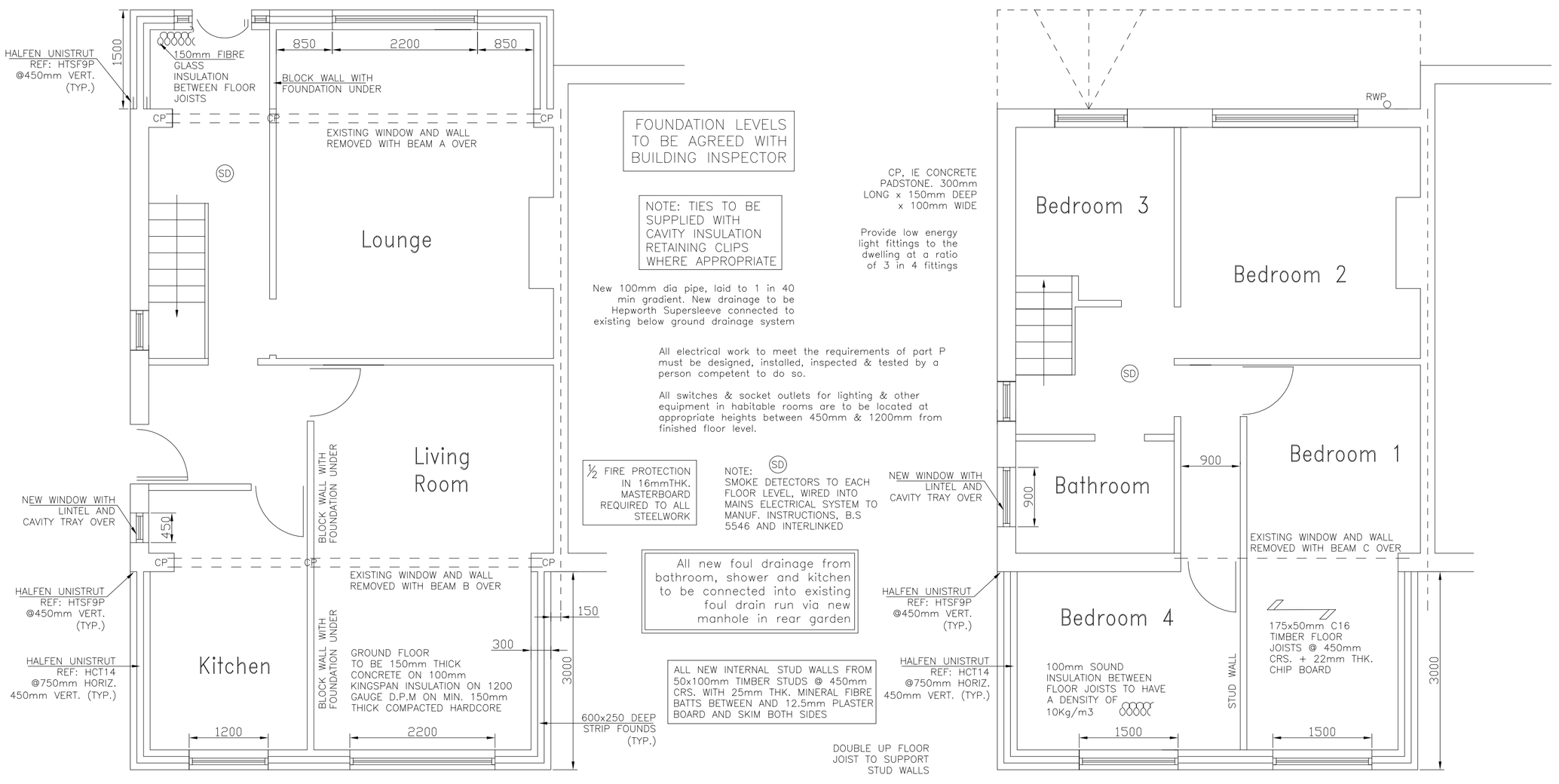


PROPOSED SIDE ELEVATION 1:100

NOTE: CONTRACTOR TO READ ALL NOTES AND TAKE DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK

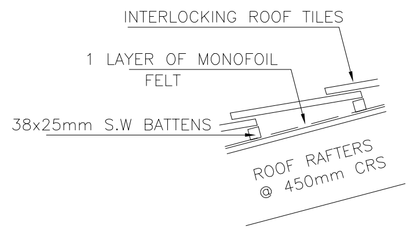
GENERAL NOTES:–

(A) ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS.
(B) MINIMUM GRADES OF TIMBER TO BE USED (REFER TO BS:5268).
(C) MINIMUM HEADROOM TO ALL HABITABLE ROOMS TO BE 2300mm AND MINIMUM HEADROOM UNDERSIDE OF ALL BEAMS AND BAY WINDOWS TO BE 2000mm.
(D) NO WORKS TO COMMENCE WITHOUT BUILDING REGULATION APPROVAL UNDER THE TOWN AND COUNTRY PLANNING ACT 1971 AND THEIR SUBSEQUENT AMENDMENTS.
(E) DIMENSIONS MUST BE CHECKED ON SITE BEFORE ANY WORK COMMENCES AND DESCREPANCIES REPORTED IMMEDIATELY.
WRITTEN DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
(F) ALL NEW WINDOWS TO PROVIDE VENTILATION EQUAL TO 1/20" OF THE RESPECTIVE FLOOR AREAS.
PART OF VENTILATION OPENING TO BE A MINIMUM OF 1750mm ABOVE FLOOR LEVEL.
(G) ALL MATERIAL TO BE FIXED/APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND HOLD A CURRENT AGREEMENT CERTIFICATE.
(H) ADJOINING OWNER'S PERMISSION TO BE GRANTED BEFORE ANY WORKS COMMENCE TO PARTY WALL.
(J) REFUSE COLLECTION TO BE MAINTAINED (SECTION 55 PUBLIC HEALTH ACT).
(K) ANY ALTERATIONS TO THE APPROVED PLAN MUST NOT BE MADE UNLESS PRIOR APPROVAL IS GIVEN BY LOCAL AUTHORITY AND ARCHITECT.
(L) THE BUILDER IS TO COMPLY WITH THE APPROVED PLAN AT ALL TIMES.
(M) THE BUILDER IS RESPONSIBLE FOR ANY PROPPING OR TEMPORARY WORKS WHILST CONSTRUCTION IS ON GOING.



PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN 1:50



ROOF BUILD–UP
1:10

DO NOT SCALE

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: PLANNING

Architectural Designs and Consulting Engineers Ltd
CONTACT ASIF NEKI
MOB: 07970 020 028

CLIENT
MRS T ZAMAN
79 CHAPEL FOLD
BATLEY
WF17 7AX

PROJECT:
PROPOSED TWO STOREY REAR AND FRONT EXTENSION

TITLE:
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE @ SIZE:	CHECKED:	APPROVED:
1:100/50	AN	
CAD FILE:	DESIGN/DRAWN:	DATE:
	AN	DEC 2012

PROJECT No:	DRAWING No:	REV:
	01	A