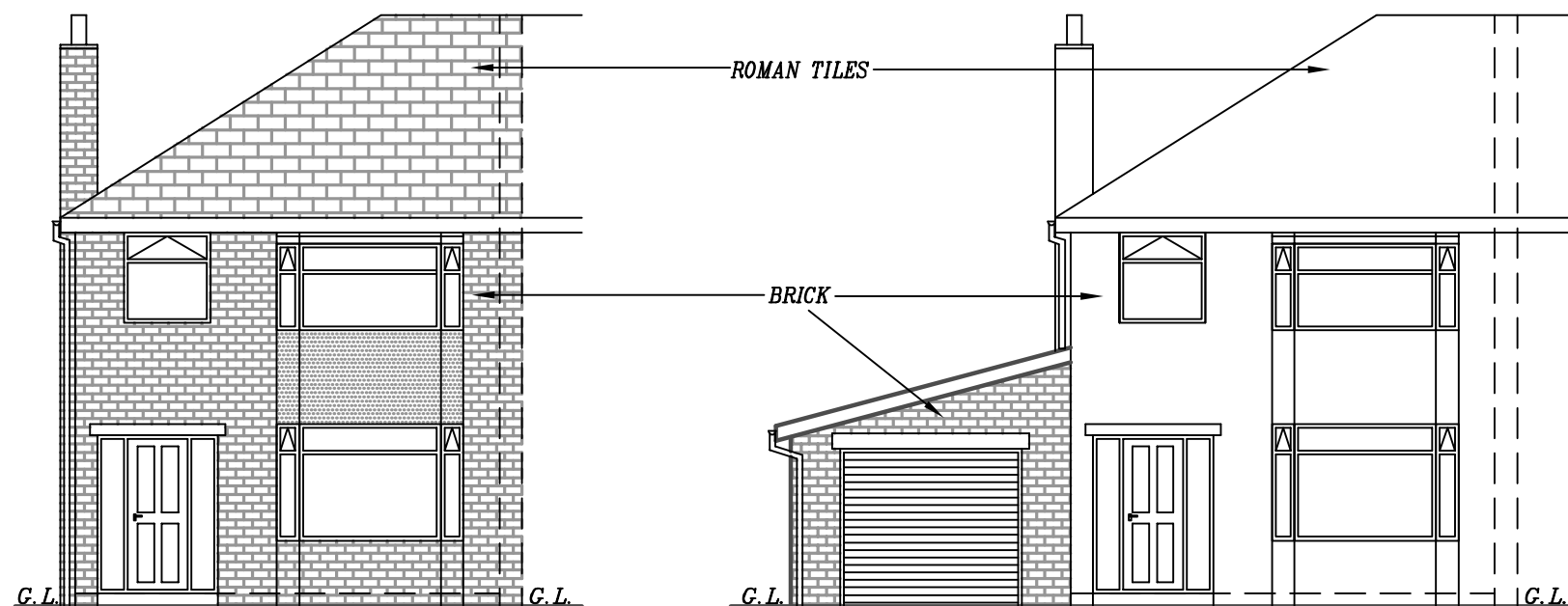


EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

1. FOUNDATIONS:
600x200mm CONCRETE STRIP FOUNDATIONS AT DEPTH TO SUIT. MIN. 900mm.
FOUNDATIONS TO INVERT LEVEL OF DRAINS.

2. EXTERNAL WALLS:
100mm BRICK TO OUTER LEAF. 105mm CAVITY RETAINING CLEAR 50mm SPACE. 55mm KINGSPAN THERMAWALL TW50 PARTIAL FILL CAVITY WALL INSULATION. 100mm CONCRETE BLOCKS (7N/mm²) TO INNER LEAF. 12.5mm KNAUF PLASTERBOARD. STAIFIX S/S WALL TIES 250mm HRT4 WITH RETAINING CLIPS. WALL TIES PLACED 750mm HORIZONTALLY, 450mm VERTICALLY & WITHIN 250mm OF ALL OPENINGS. U-VALUE: 0.28W/m²K. 150x100mm RC LINTELS TO ALL WINDOW AND DOOR OPENINGS. 215x100mm RC LINTELS TO OPENINGS GREATER THAN 1500mm. CAVITY TRAYS ABOVE ALL NEW LINTELS WITH WEEP HOLES @ ENDS. PROPOSED WALLS TO BE BLOCK BONDED INTO EXISTING WALLS.

3. ROOF:
REDLAND REGENT TILES TO MATCH EXISTING ROOF INCLUDING BATTEN SPACE. MARLEY 1F UNDERSLATERS FELT OVER 175x75mm C24 RAFTERS @400mm c/c. 100mm CROWN WOOL LAID B/W CEILING JOISTS. 175mm CROWN WOOL LAID OVER CEILING JOISTS. CROWN WOOL TO LINK WITH WALL INSULATION TO AVOID THERMAL BRIDGE. CONTINUOUS ROLL EAVES PANEL TO ADD VENTILATION. VENTILATED SOFTFIT STRIP. RAFTERS SPIKE TO 100x50mm WALL PLATE. WALL PLATE TO BE STRAPPED TO WALL WITH 30x5mm GALV. MILD STEEL STRAPS @1000mm c/c SCREWED AND PLUGGED TO BLOCKWORK. U-VALUE: 0.16W/m²K. CAVITY TRAY ON ABUTMENT OF LEAN TO ROOF. HIGH LEVEL VENTILATION TO LEAN TO ROOF.

4. GARAGE NOTES:
150mm CONCRETE SLAB WITH 75mm FALL LAID ON 1200g VISQUEEN DPM ON 25mm SAND & 150mm CLEAN WELL HARDCORE. VISQUEEN TO BE WELL LAPPED INTO DPC. 100mm STEP DOWN TO GARAGE. SEPARATING WALL B/W GARAGE & DWELLING TO BE 1/2Hr. FIRELINED. U-VALUE: 0.28W/m²K.

5. CEILINGS:
150x50mm SC3 CEILING JOISTS @400mm c/c. 12.5mm PLASTERBOARD WITH SKIM.

6. LATERAL RESTRAINT:
LATERAL RESTRAINT PROVIDED FROM ALL FLOOR JOISTS & ROOF RAFTERS PARALLEL TO EXISTING WALL BY 30x5x100mm GALV. MILD STEEL STRAPS AT MAX. 1800mm c/c FIXED OVER MIN. 3No. JOISTS.

7. PARTITIONS:
ALL PARTITIONS 100x50mm FRAMING @400mm c/c. 12.5mm KNAUF PLASTERBOARD WITH SKIM ON BOTH SIDES. WHERE PARTITIONS DIRECTLY ABOVE JOISTS, 2No. JOISTS BOLTED TOGETHER & FIXED DIRECTLY UNDER PARTITION LINE. 100mm CROWN WOOL INSULATION TO PARTITIONS.

8. WINDOWS/VENTILATION:
DOUBLE GLAZED UPVC ARGON FILLED WINDOWS & DOORS PROVIDE VENTILATION NOT LESS THAN 1/20th FLOOR AREA & INCLUDE 10000mm² TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE: 1.6W/m²K.
EXTRACTOR FAN TO KITCHEN: 60l/sec.
EXTRACTOR FAN TO UTILITY: 30l/sec.
EXTRACTOR FAN TO BATHROOM: 15l/sec.

9. PLUMBING:
WC: 100mm PVC SOIL PIPE.
WHB: 32mm DEEP SEAL PVC TRAP-WASTE TO BACK INLET CULLEY OR SOIL STACK.
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET CULLEY OR SOIL STACK.

10. EXTERNAL DRAINAGE:
S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC. ANY DRAINS PASSING UNDER NEW FLOOR TO BE ENCASED WITH 150mm CONCRETE. ANY DRAINS PASSING THROUGH WALLS TO HAVE 150mm RC LINTELS OVER WITH NO JOINT WITHIN WALL THICKNESS. ALL NEW UNDERGROUND DRAINAGE TO BE RUN IN 100mm PVC PIPING.
MIN. FALL TO FOUL: 1:40.
MIN FALL TO SURFACE WATER: 1:60.
RAIN WATER CUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET CULLEYS.

11.1. ELECTRICS:
ALL ELECTRICAL WORK TO PART P (BS 7671) & MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY QUALIFIED ENGINEER.

11.2. SMOKE DETECTORS:
SMOKE DETECTORS TO ALL LEVELS TO BE MAINS WIRED & INTERLINKED WITH BATTERY BACK UP.

11.3. LIGHTING:
ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY MIN 40 LUMENS/CIRCUIT-WATT.

11.4. HEATING:
ALL NEW RADIATORS TO HAVE THERMOSTATIC VALVES.

**PROPOSED 1-STOREY
SIDE EXTENSION & REAR
GARAGE AT 49 KINGSLEY
DRIVE, BIRKENSHAW,
BRADFORD, BD11 2NE,
FOR MR STEVE BURT**

SCALE: 1:100 (A3) DATE: JULY 2018 DRAWN BY: ZESHAN KHAWAJA

PLANNING/BUILD REGS DRAWING NUMBER: 18/2241/SB1

Khawaja
PLANNING SERVICES
TEL: 01274 618780 MOB: 07956 184960