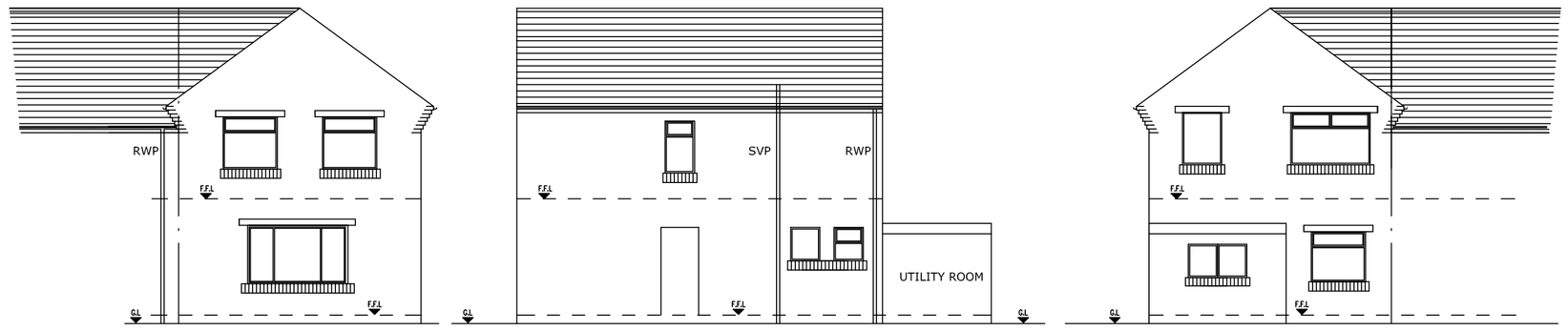
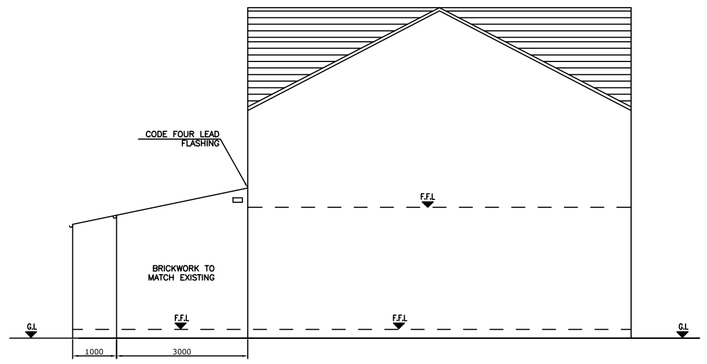


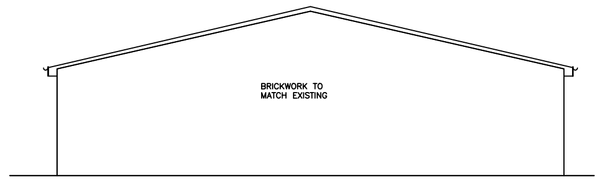
EXISTING FRONT ELEVATION 1:100

EXISTING SIDE ELEVATION 1:100

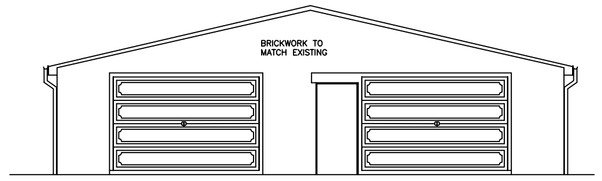
EXISTING REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



REAR ELEVATION 1:100



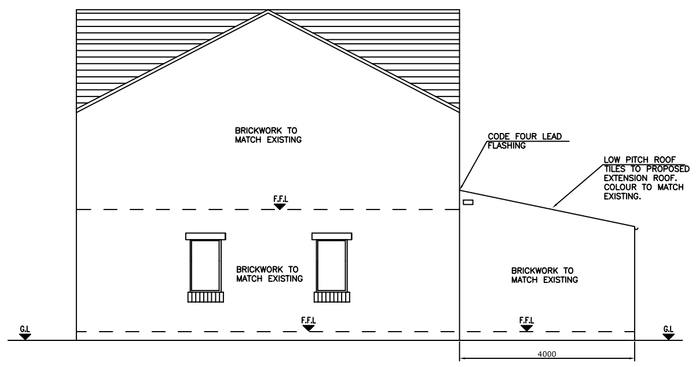
FRONT ELEVATION 1:100



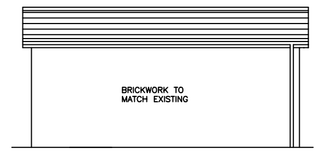
PROPOSED FRONT ELEVATION 1:100



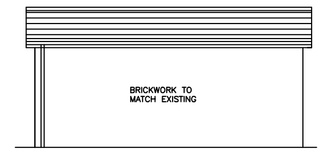
PROPOSED REAR ELEVATION 1:100



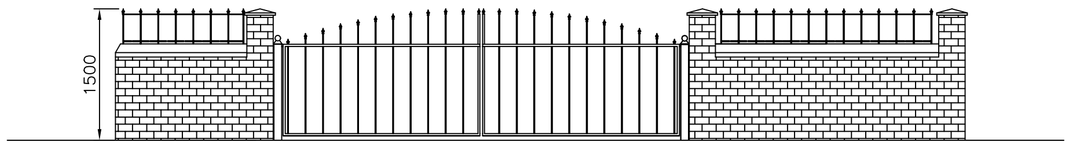
PROPOSED SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100



ELEVATION ON NEW RAILINGS AND DOUBLE GATES 1:50

CONSTRUCTION SPECIFICATION:–

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.

LATERAL SUPPORT TO ROOF:– WALL PLATE TO BE ANCHORED DOWN TO BLOCKWORK BY 30 x 5 x 1000mm MILD STEEL HOLDING DOWN STRAPS TURNED OVER WALL–PLATE AT 1000mm 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.

DRAINAGE:– NEW RWP, B.I.G & SVP TAKEN INTO EXISTING DRAIN RUN VIA 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 ACHIEVE 150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF COURSE/CAVITY TRAY OVER

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

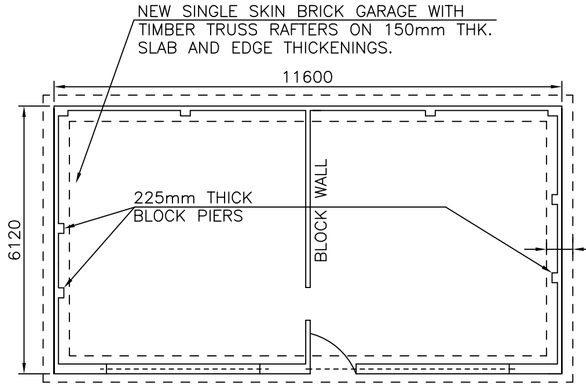
VENTILATION TO ROOF AREA :– ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAY OPEN EAVES AND FLY SCREEN. AIR GAP AT EAVES TO PROVDE CROSS VENTILATION OF ROOF SPACE.

EXTERNAL WALLS:– (0.28W/M²) 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. WALL TIES TO BE CATNIC OR SIMILAR 3.6THK.x225mm STAINLESS STEEL AT 450mmVERT. AND 750mmHORIZ. CRS. TWO PART 12.5mm LIGHT WEIGHT PLASTER FINISH INTERNALLY, CAVITIES CLOSED AROUND ALL OPENINGS INCLUDING DPC'S (TO BE INSULATED AND CONTINUOUS).

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.

WINDOWS:– (1.6W/m²K) 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

ROOF CONSTRUCTION:– MAIN 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 125x50 C16 (0.16 W/M²) 300mm THK. MINERAL WOOL INSULATION TIGHT BETWEEN CEILING JOISTS WITH 12.5mm PLASTERBOARD AND SKIM FINISH. (PART L).



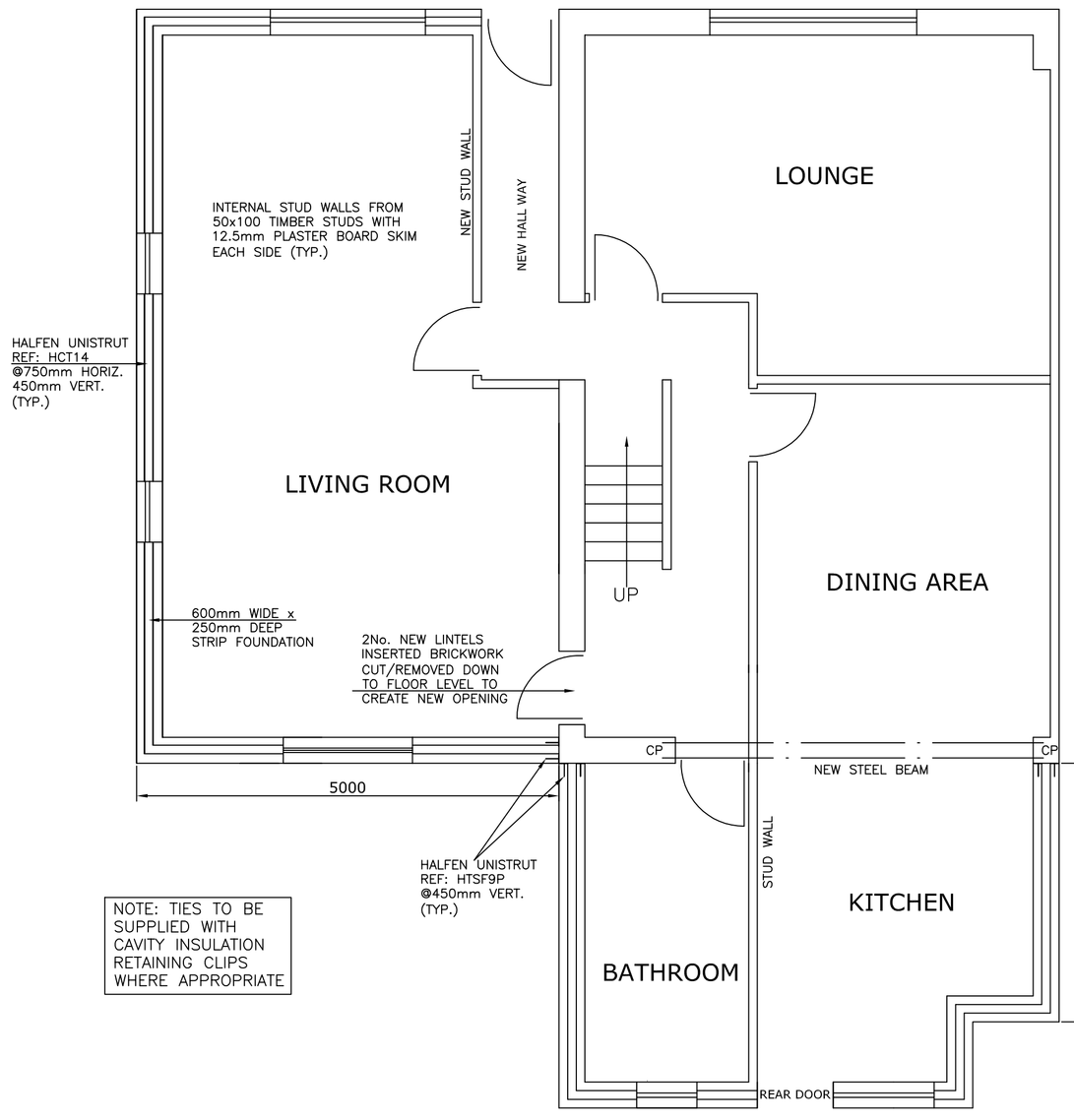
STEEL BEAM + 8mm THICK BOTTOM PLATE MIN. 150mm BEARING EACH END

FOUNDATION LEVELS TO BE AGREED WITH BUILDING INSPECTOR

FLOOR PLAN 1:100

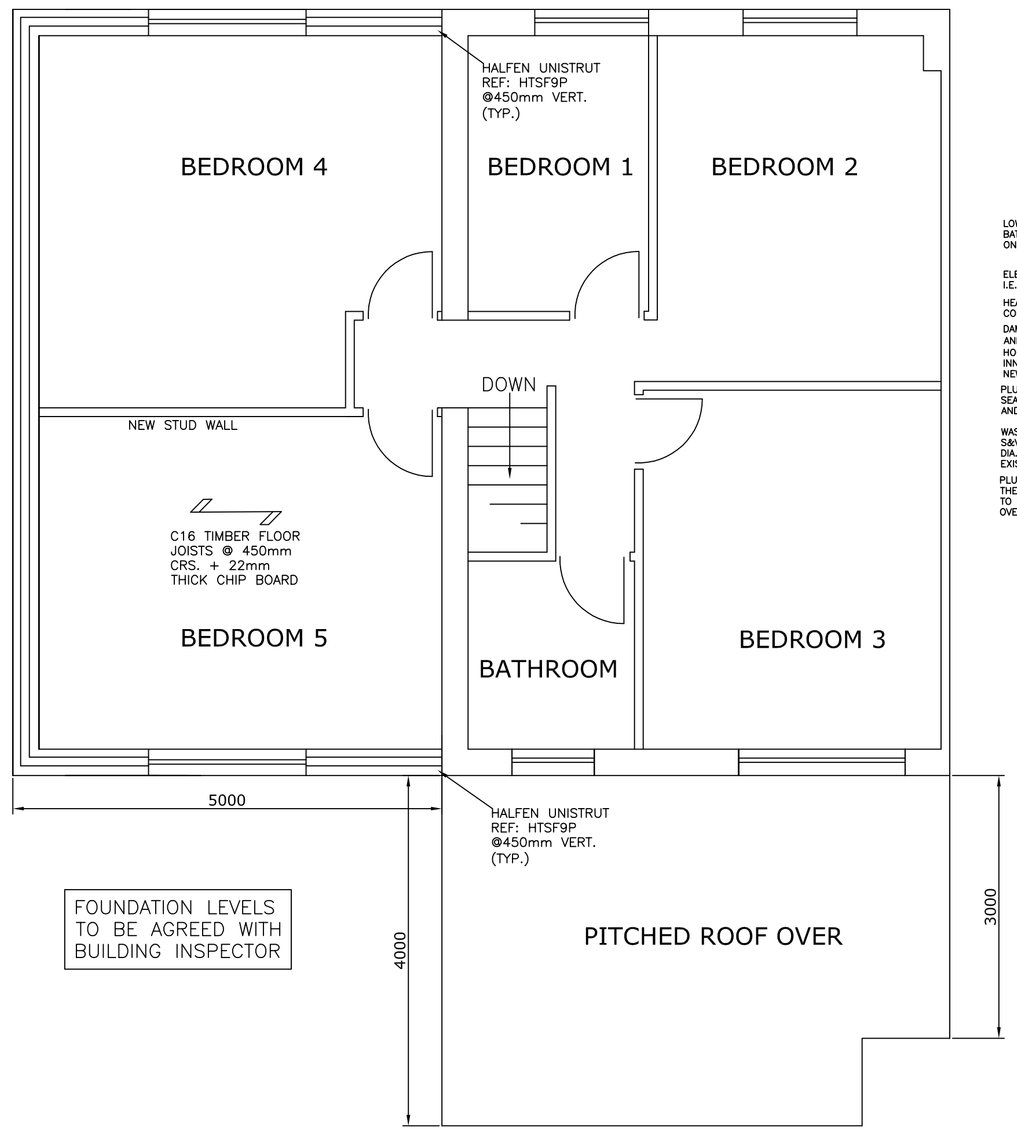
SHOWING FOUNDS UNDER

PROPOSED GARAGE DETAILS



NOTE: TIES TO BE SUPPLIED WITH CAVITY INSULATION RETAINING CLIPS WHERE APPROPRIATE

PROPOSED GROUND FLOOR PLAN 1:100



FOUNDATION LEVELS TO BE AGREED WITH BUILDING INSPECTOR

PROPOSED FIRST FLOOR PLAN 1:50

LOW PITCH BUILT UP ROOF OVER KITCHEN:– FIXED TO 2 LAYERS OF 38 x 25mm SW BATTENS. COUNTER BATTENED OVER TORCHED ON FELT OVER EXTERNAL GRADE MARINE PLY ON 2 LAYERS OF FELT ON C16 RAFTERS @ 450mm CRS WITH PURLIN AT MID SPAN

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

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

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.

PLUMBING:– GROUND FLOOR: KITCHEN SINK VIA 40mm DIA. UPVC WASTE WITH 75mm DEEP SEAL TRAP TAKEN THROUGH WALL TO NEW B.I.G TO SIDE OF EXTENSION, WASHING MACHINE AND DISH WASHER VIA 40mm WASTE AND PROPRIETARY DEEP SEAL TRAP TO B.I.G AS ABOVE.

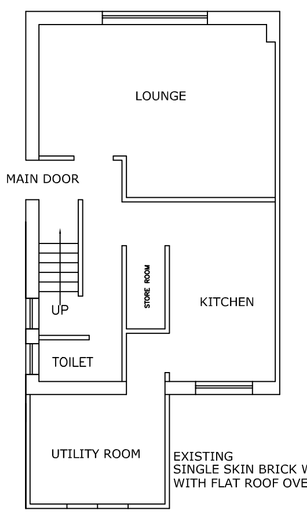
WASH HAND BASIN VIA 32mm DIA. UPVC WASTE AND 75mm DEEPSEAL TRAP TO NEW 100mm S&VP. SHOWER VIA PROPRIETARY LOW LEVEL 40mm DIA. WASTE TO S&VP. W.C VIA 100mm DIA. UPVC WASTE CONNECTED TO S&VP. 100mmDIA. S&VP ON SIDE ELEVATION CONNECTED TO EXISTING DRAIN RUN.

PLUMBING:– 32mm DIA WASTE PIPE TO WHB UNLESS LENGTH OF WASTE EXCEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SVP TO TERMINATE min. 900mm ABOVE ANY OPENING WITH BIRD CAGE OVER. 110mm UPVC RAIN WATER GUTTER, 63mm DIA RAIN WATER PIPE

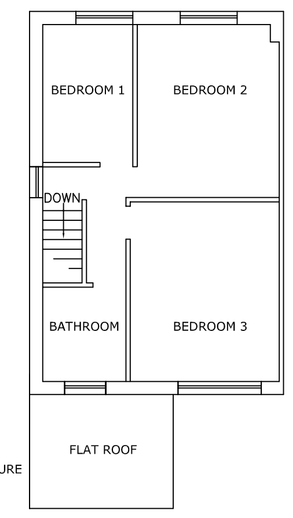
ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW OPENING



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

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

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS:

PLANNING

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WF16 9PL

PROJECT:

PROPOSED 2 STOREY SIDE AND REAR EXTENSION

TITLE:

EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE @ SIZE:	CHECKED:	APPROVED:
1:100/50	AN	
CAD FILE:	DESIGN/DRAWN:	DATE:
	AN	DEC 2018
PROJECT No:	DRAWING No:	REV:
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