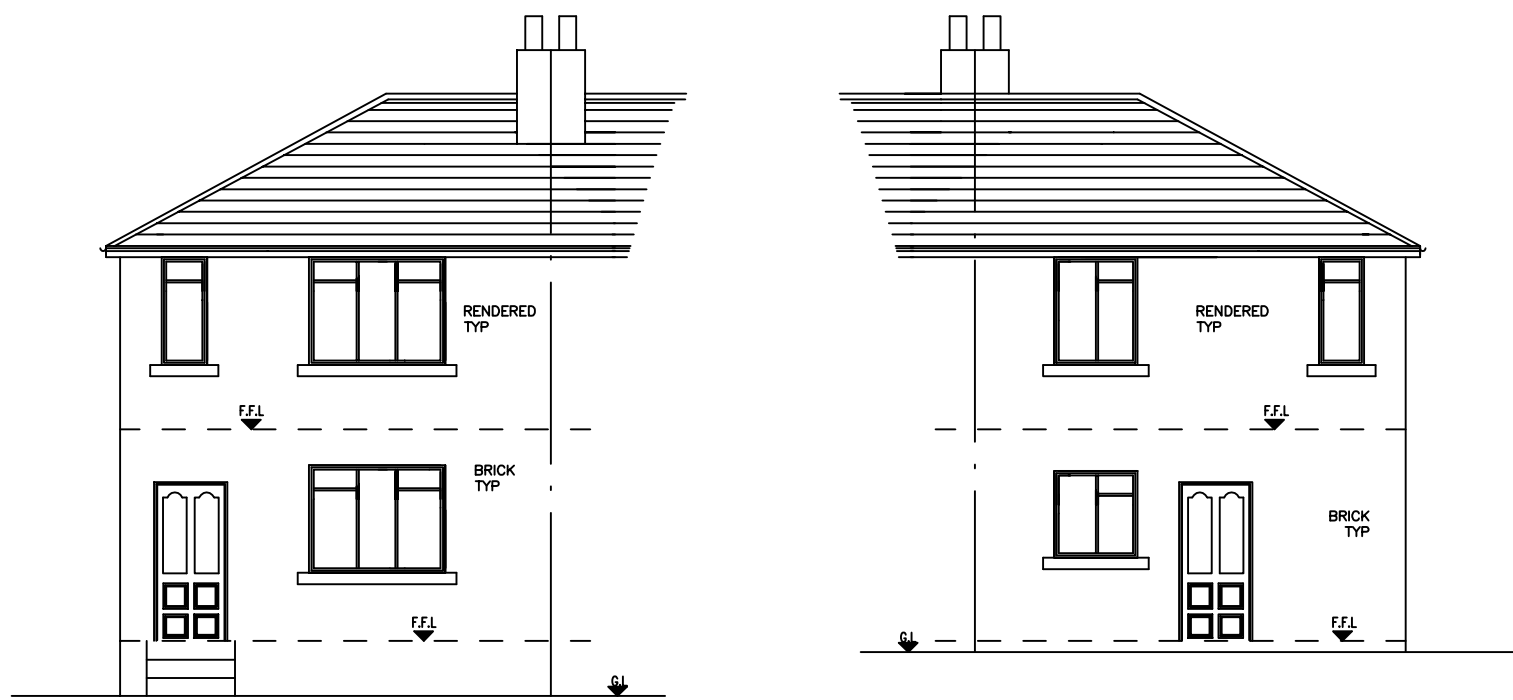
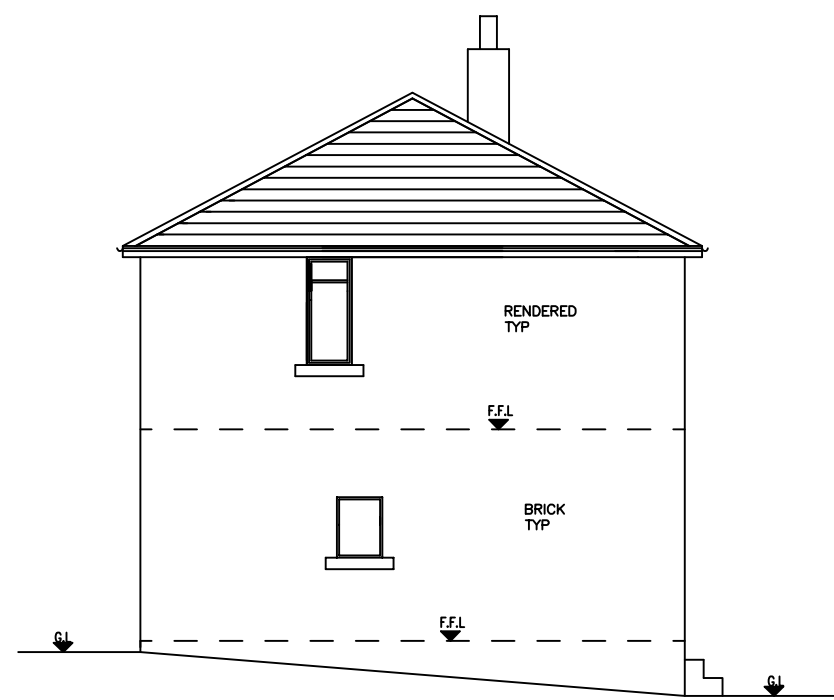
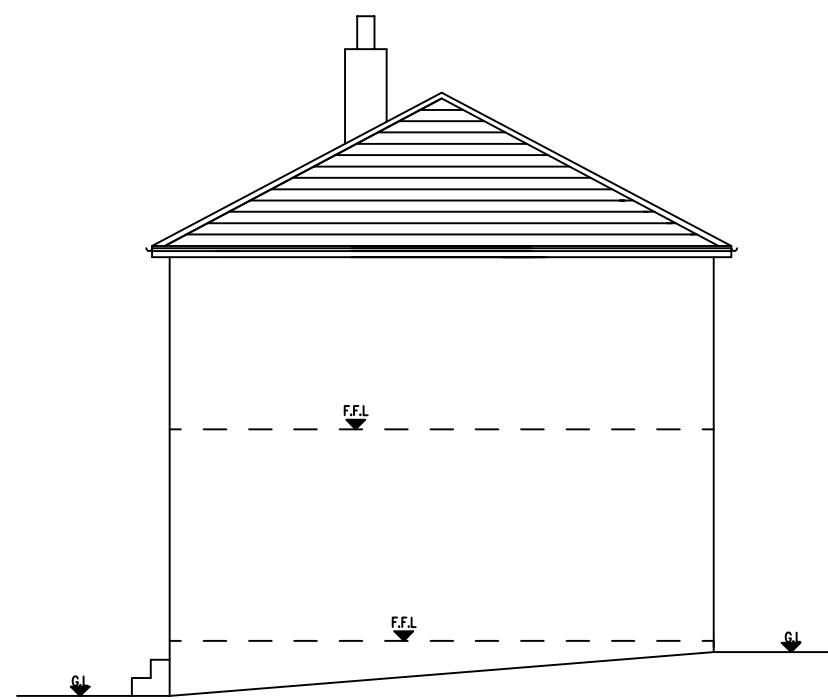




EXISTING FRONT
ELEVATION 1:100



EXISTING REAR
ELEVATION 1:100



EXISTING SIDE
ELEVATION 1:100



PROPOSED FRONT
ELEVATION 1:100



PROPOSED REAR
ELEVATION 1:100

CONSTRUCTION SPECIFICATION:-

FOUNDATIONS:- ALL FOUNDATIONS TO BE CONC. STRIP FOUNDATIONS. DEPTH AND SIZE TO SUIT SITE CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS - GENERALLY 600x300mm DEEP MIN. DEPTH TO TOP OF CONCRETE TO BE 800mm FOR FROST PROTECTION (OR TO SAME DEPTH OF EXISTING HOUSE FOUNDATIONS IF DEEPER) WHERE DRAINS PASS UNDER BUILDING 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 SON OF CAVITY WALL TO BE FACING BRICKWORK TO MATCH EXISTING HOUSE. 50mm CLEAR CAVITY, 50mm KINGSPIR KOOOTHERM[®] HS PARTIAL FIL. INSULATION HELD IN PLACE BY RETAINING CLIPS ON STAINLESS STEEL WALL TIES (NOT BUTTERFLY TYPE). INNER LEAF FROM 100mm TILCON[®] TOP LITE (7) CONC. BLOCKWORK. WALL TIES TO BE CATNIC OR SIMILAR 3.0THX225mm STAINLESS STEEL AT 450mmHORIZ. 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).

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-BROCKS TO EXTERNAL WALLS. AT JUNCTION WITH ALL NEW ROOF FINISHES AND EXTERNAL WALLS. PROVIDE STEPPED DPC TO FORM CAVITY TRAY.

FIRE PRECAUTION:- DWELLING TO HAVE A MAINS WIRED SMOKE ALARM SYSTEM. FLOOR CONSTRUCTION:- (GROUND AND FIRST FLOOR). 22mm TAG FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm CRS U.N.O. (SEE PLANS).

PITCHED ROOF CONSTRUCTION:- ROOF TILES TO MATCH EXISTING, FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFOIL FELT ON TIMBER RAFTERS ALL TO BE IN ACCORDANCE WITH BS:5268. PROVIDE THE FOLLOWING: 300mm INSULATION @ CEILING LEVEL (0.16 W/M₂). 150mm BETWEEN JOISTS. 150mm OVER JOISTS WITH 12.5mm PLASTERBOARD AND FINISH. (PART 1).

LATERAL SUPPORT TO ROOF:- WALL PLATES 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 AND BIG TAKEN INTO EXISTING DRAIN RUN VIA NEW MANHOLE IN REAR GARDEN. WINDOWS/DOORS:- (1.8W/m²) NEW WINDOW TO BE IN P.V.C.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 800050mm² WITH FLY SCREEN INSTALLED TO HEADS. ALL GAPS AROUND WINDOWS TO BE SEALED WITH FOAM.

ADDITIONAL NOTES: DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW. SOIL AND VENT PIPE TO TERMINATE MIN 900mm ABOVE ANY WINDOW OPENING.

HEATING:- EXTENSION TO HEATING SYSTEM TO BE DESIGNED & COMPLETED BY SPECIALIST CONTRACTOR. RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES. PLUMBING:- WASH HAND BASIN VIA 32mm DIA. UPVC WASTE AND 75mm DEEPSAL TRAP TO 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. 100mm DIA. S&VP ON SIDE ELEVATION CONNECTED TO EXISTING DRAIN RUN.

VENTILATION TO BATHROOM:- PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 15 LITRES/SEC TO BE OPERATED INTERMITTENTLY. NEW WINDOWS TO HAVE TRICKLE VENT TO HEAD TO GIVE NOT LESS THAN 800050mm². FREE VENTILATION. (TRICKLE VENT CONTROLLABLE). PROVIDE MECHANICAL EXTRACTION FAN WITH AN EXTRACTION RATE NOT LESS THAN 60 LITRES/SEC TO KITCHEN AND 30 LITRES/SEC TO UTILITY ROOM.

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 AT 2000mm 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.

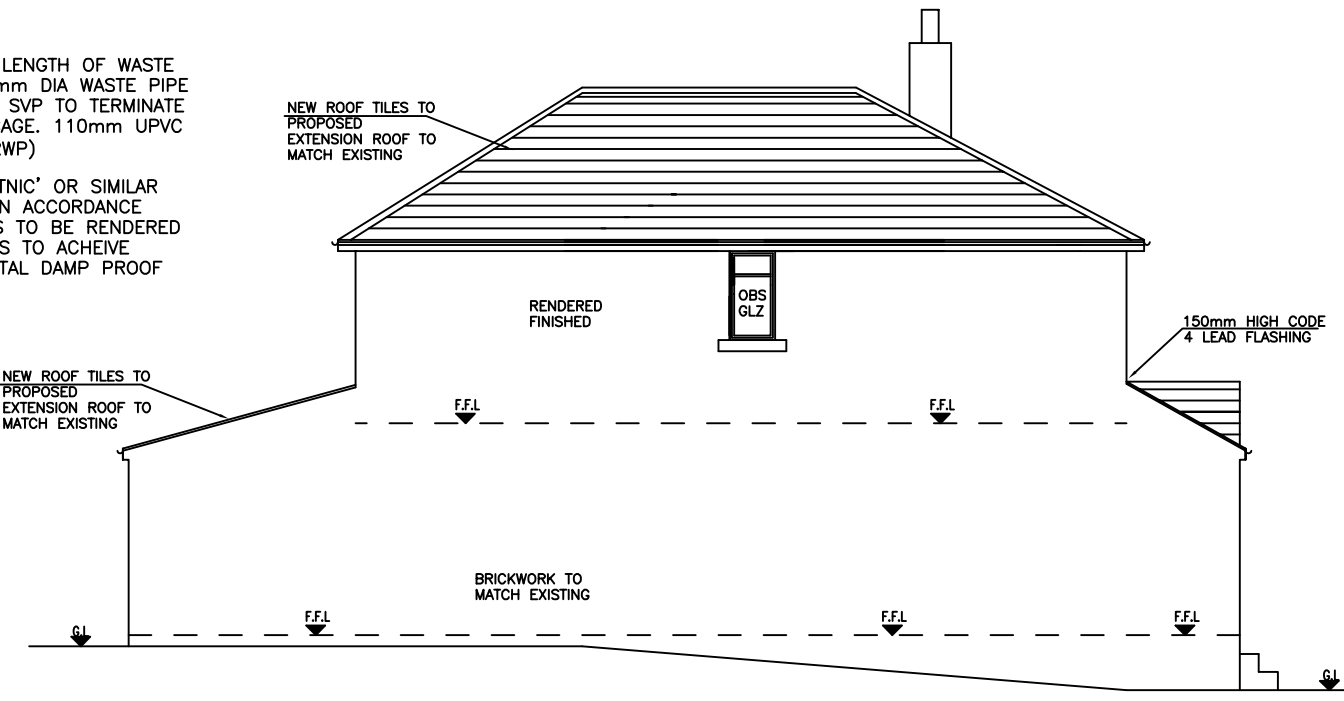
ELECTRICAL FITTINGS:- LIGHTING & POWER CIRCUITS TO BE EXTENDED AND INSTALLED TO LATEST I.E.E. WIRING REGULATIONS BY QUALIFIED SPECIALIST CONTRACTORS.

MEANS OF ESCAPE: NEW 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. U VALUE OF DOORS:- (1.8W/m²)

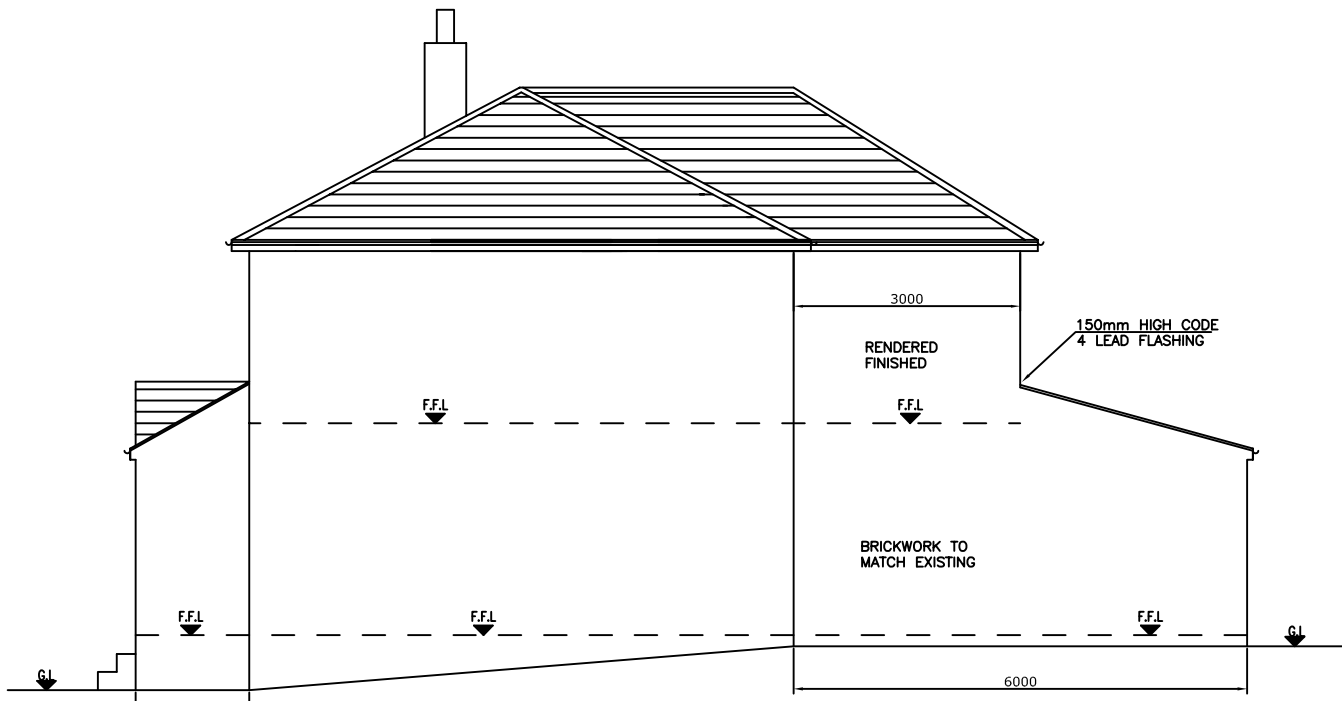
PLUMBING:- 32mm DIA WASTE PIPE TO WHB UNLESS LENGTH OF WASTE EXCEEDS 1700mm THEN 40mm DIA TO BE USED. 40mm DIA WASTE PIPE FOR SINKS. 75mm DEEP SEAL TRAP TO ALL FITTINGS. SVP TO TERMINATE MIN. 900mm ABOVE ANY OPENING WINDOW TO BIRD CAGE. 110mm UPVC RAIN WATER GUTTERS, 63mm DIA RAIN WATER PIPE (RWP).

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 ACHIEVE 150mm END BEARING. ALL LINTOLS TO HAVE HORIZONTAL DAMP PROOF COURSE.

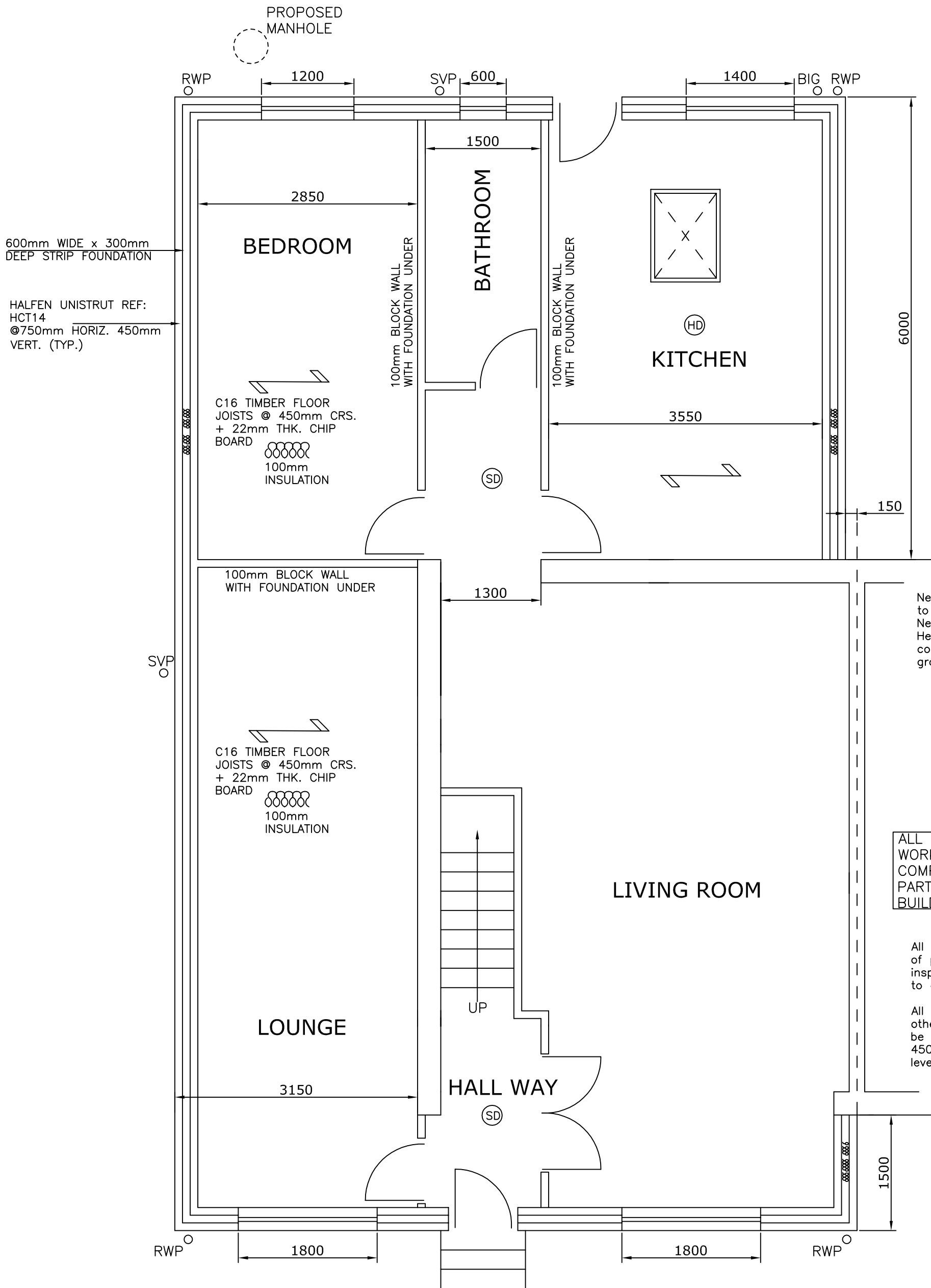
VENTILATION TO ROOF AREA :- ROOF VENTED AT EAVES WITH PROPRIETARY CAVITY TRAY OPEN EAVES AND FLY SCREEN AIR GAP AT EAVES TO PROVIDE CROSS VENTILATION OF ROOF SPACE.



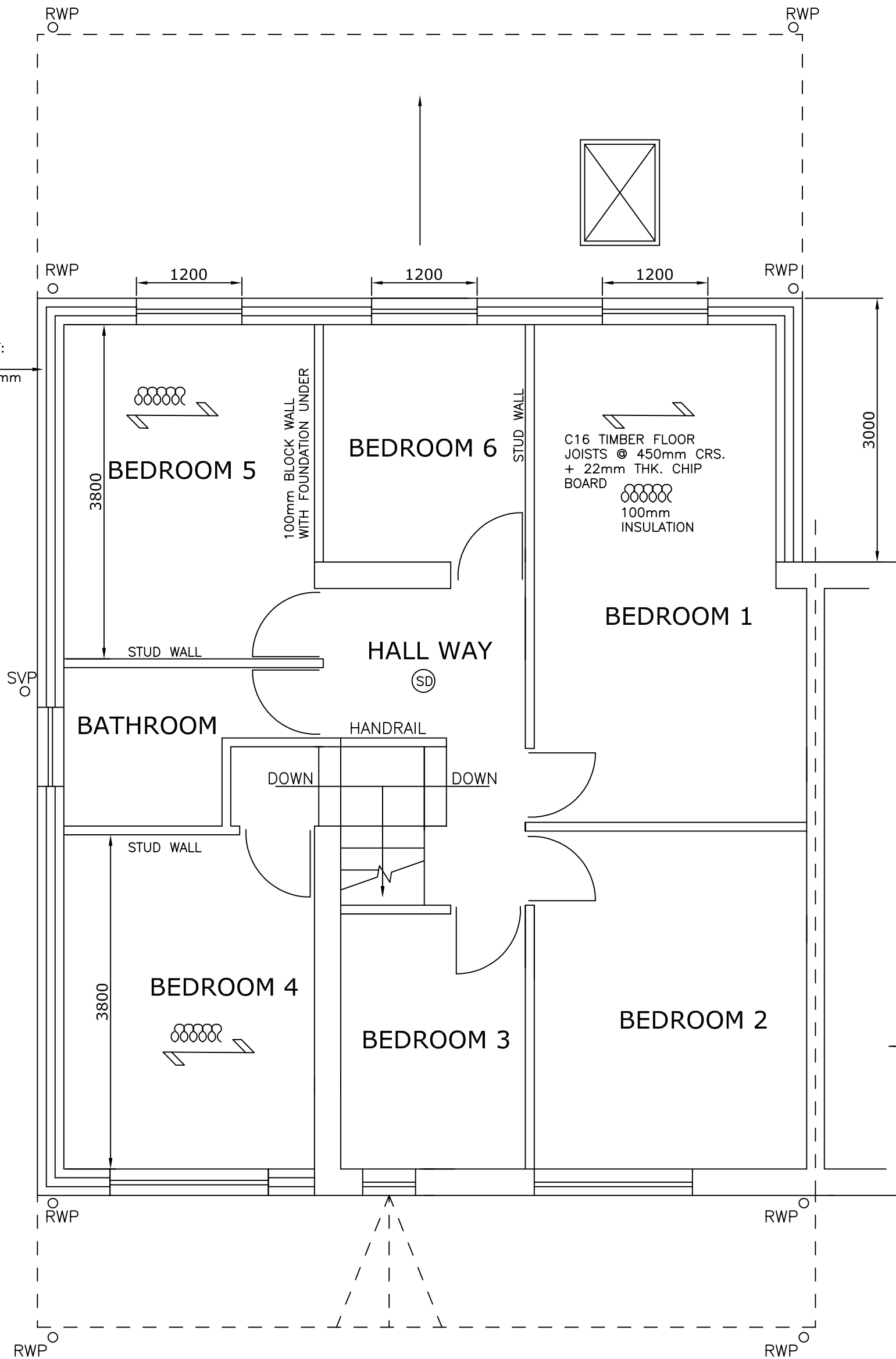
PROPOSED SIDE
ELEVATION 1:100



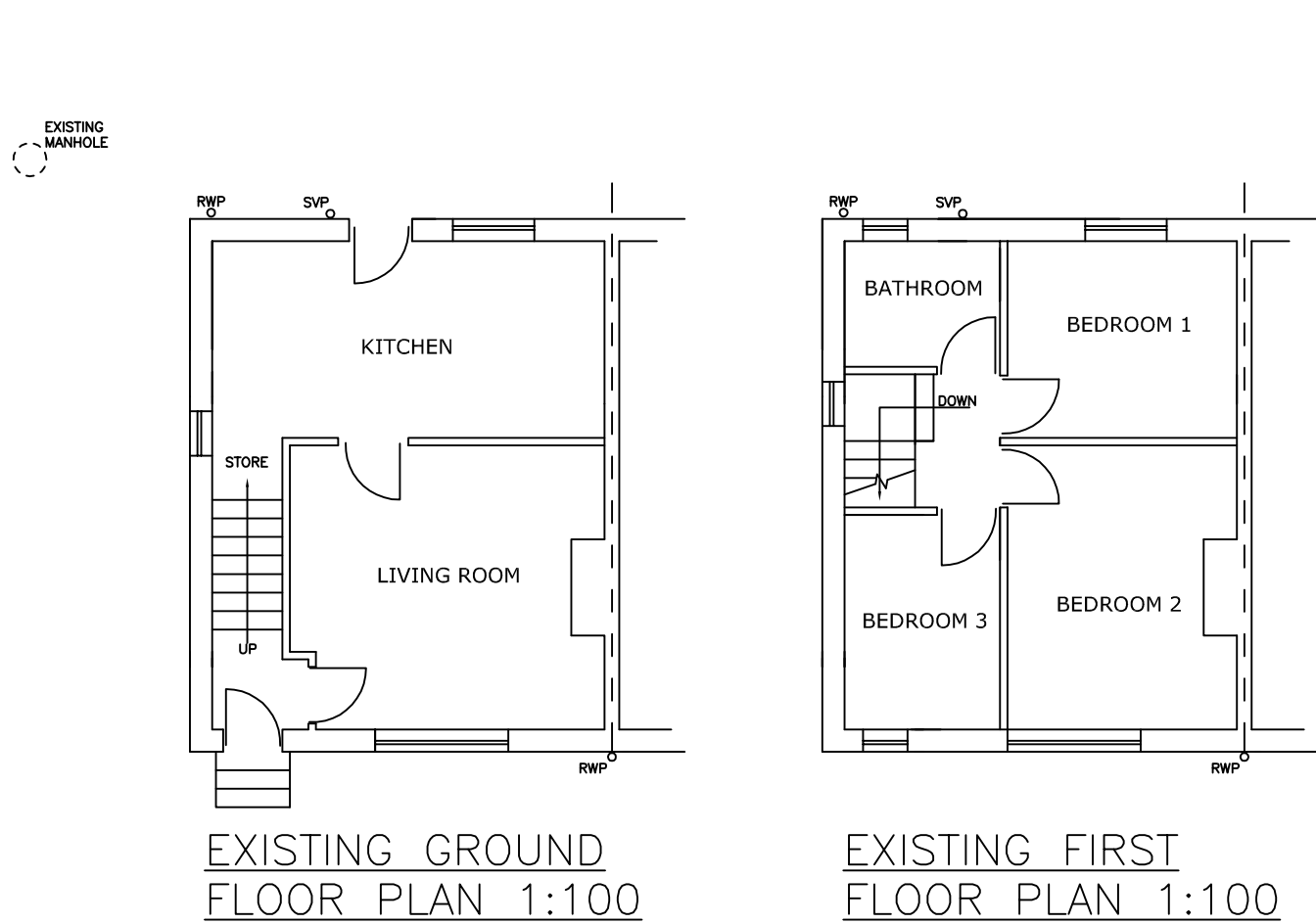
PROPOSED SIDE
ELEVATION 1:100



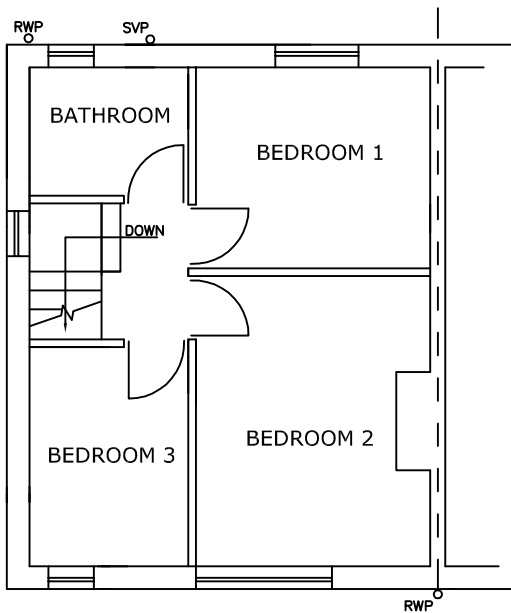
PROPOSED GROUND FLOOR PLAN 1:50



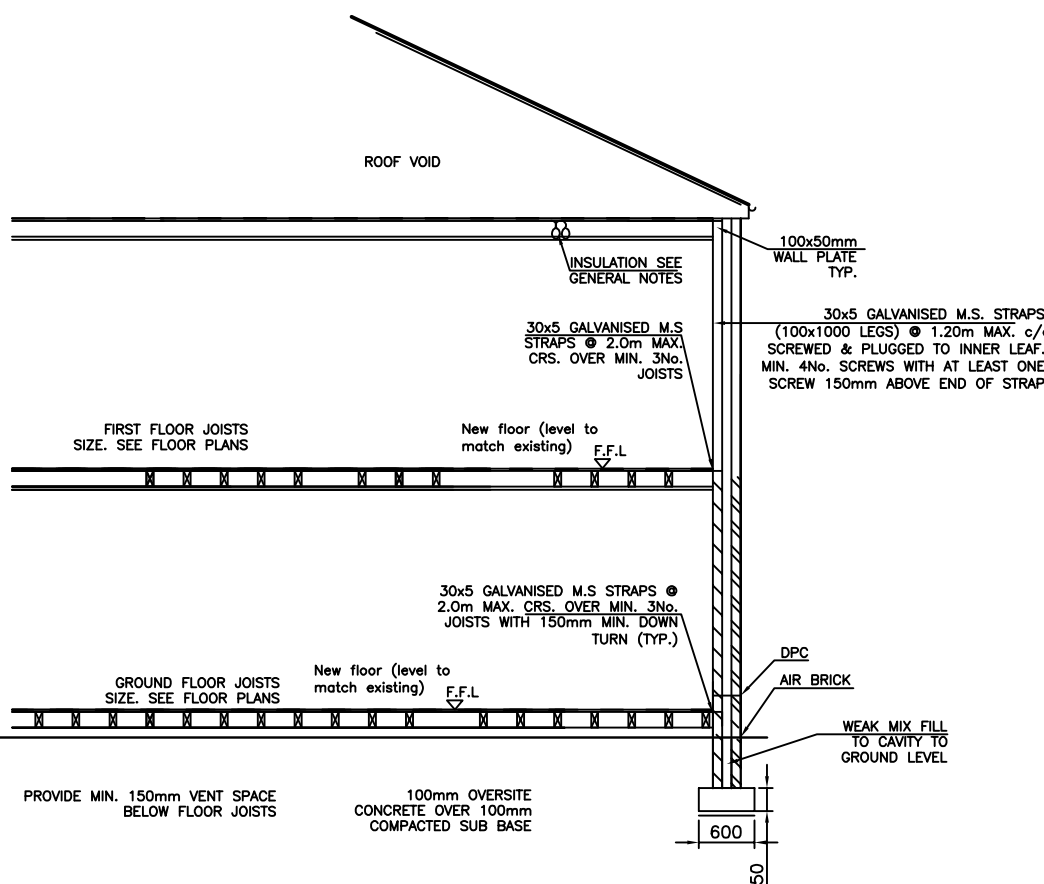
PROPOSED FIRST FLOOR PLAN 1:50



EXISTING GROUND
FLOOR PLAN 1:100



EXISTING FIRST
FLOOR PLAN 1:100



PROPOSED TYPICAL
CROSS SECTION NTS

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

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.

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. Flexcell sheet cover to exposed faces of openings. Foundations to be taken below IL of drain.

New windows with Catnic lintels and matching cills.

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

REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
PLANNING					
AN					
Architectural Designs and Consulting Engineers Ltd					
CONTACT ASIF NEKI					
MOB: 07970 020 028					
CLIENT					
MR HAROON & FAISAL MALIK					
40 BECKETT CRESCENT					
DEWSBURY MOOR					
DEWSBURY					
WF13 3PW					
PROJECT:					
PROPOSED DOUBLE STOREY					
SIDE AND REAR EXTENSION.					
FRONT EXTENSION					
TITLE:					
EXISTING AND PROPOSED					
FLOOR PLANS AND					
ELEVATIONS					
SCALE @ SIZE:					
1:100/50					
CHECKED:					
AN					
APPROVED:					
DATE:					
NOV 2020					
CAD FILE:					
DESIGN/DRAWN:					
AN					
PROJECT No:					
DRAWING No:					
01					
REV:					
-					