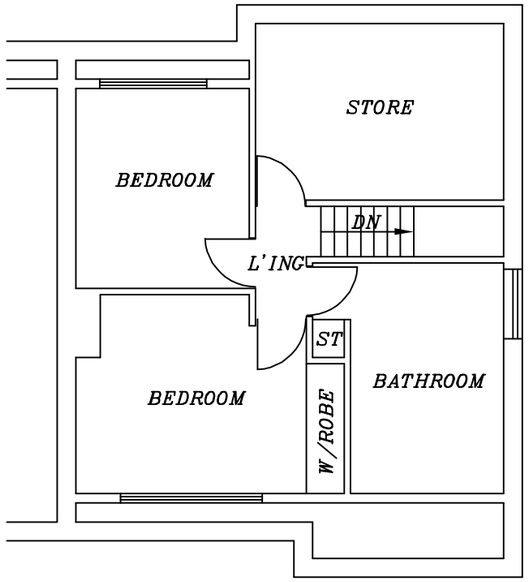
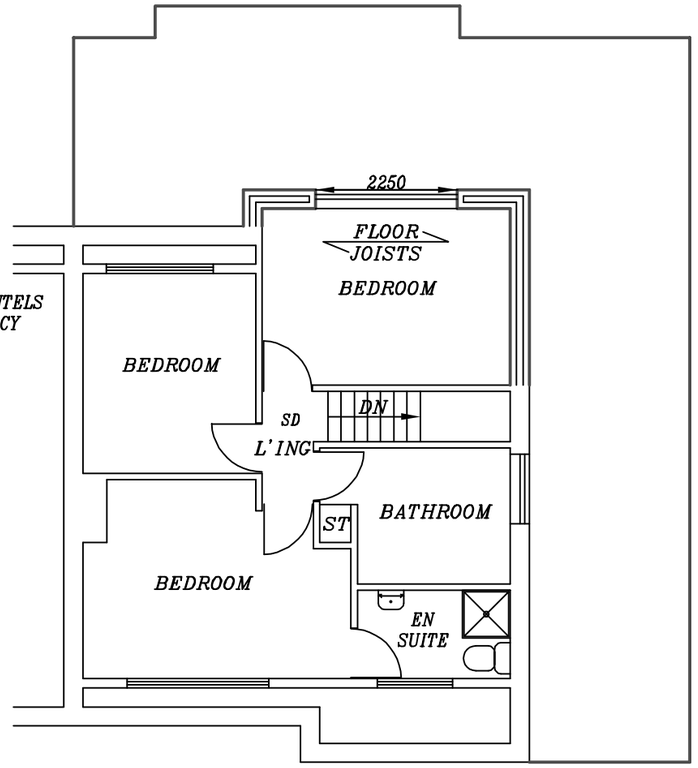


EXISTING FOUNDATIONS, WALLS & LINTELS TO BE CHECKED ON SITE FOR ADEQUACY OF ADDITIONAL LOADING

BUILD UP EXISTING STORE WALLS SEE WALL NOTES OVERLEAF

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



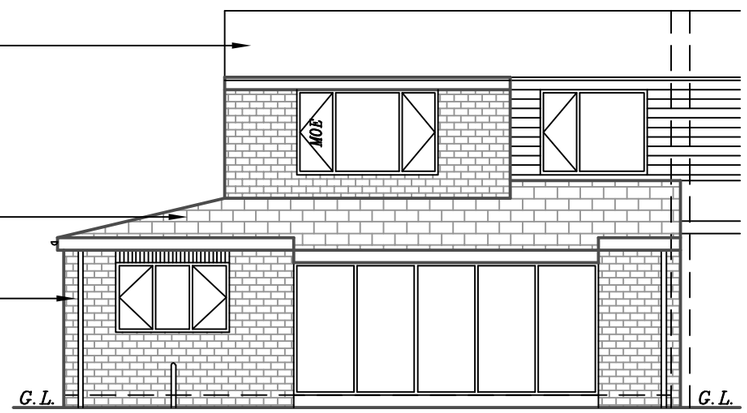
EXISTING REAR ELEVATION

ROMAN TILES

MOE MIN 750x450mm
MIN OPEN AREA 0.33m2

REDLAND REGENT TILES

BRICK



PROPOSED REAR ELEVATION

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 GULLEY OR SOIL STACK.
BATH/SINK: 40mm DEEP SEAL PVC-WASTE TO BACK INLET GULLEY 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 GUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.

PROPOSED 2-STOREY REAR EXTENSION, 1-STOREY SIDE EXTENSION & NEW VEHICLE ACCESS AT 14 SWINCLIFFE CRESCENT, GOMERSAL, CLECKHEATON, BD19 4BD, FOR MR GORJI

SCALE: 1:100(A3)	DATE: MAY 2021	DRAWN BY: ZESHAN KHAWAJA
PLANNING/BUILD REGS		DRAWING NUMBER: 21/2683/G2

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