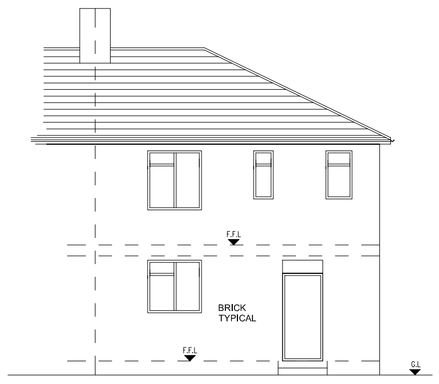
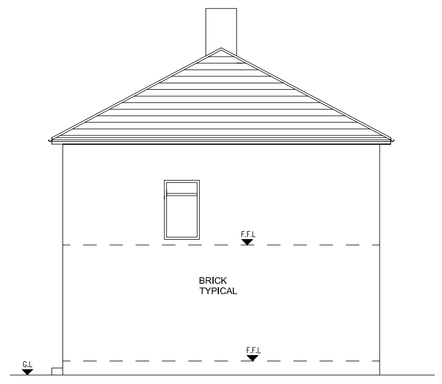


EXISTING REAR
ELEVATION 1:100



EXISTING SIDE
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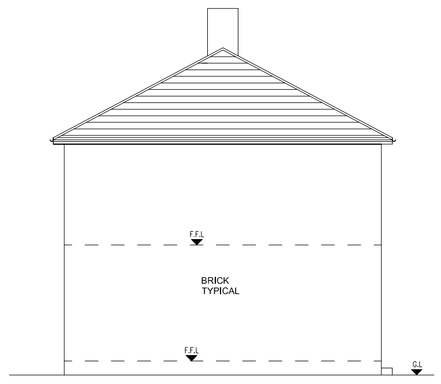

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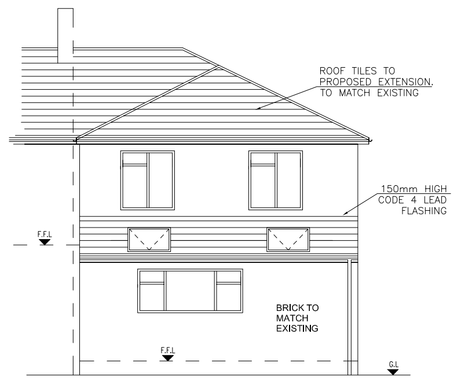
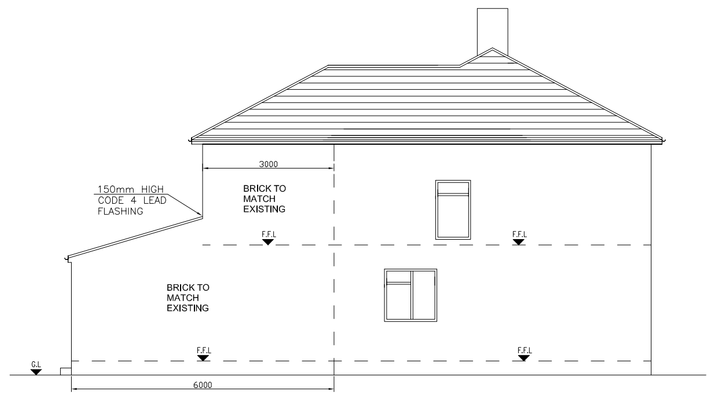
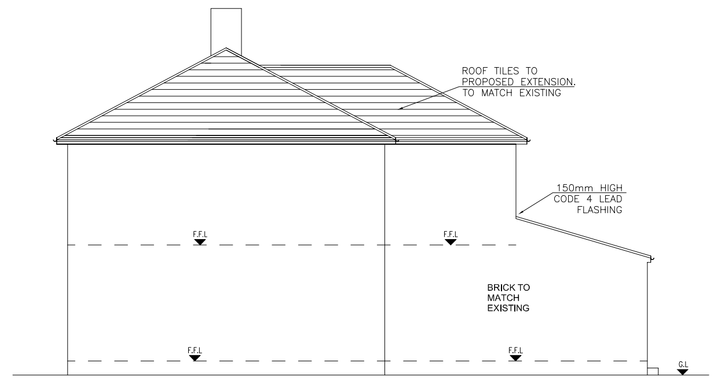


PROPOSED REAR
ELEVATION 1:100



PROPOSED SIDE
ELEVATION 1:100



PROPOSED SIDE
ELEVATION 1:100

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.

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

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 REAR 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. 100mm DIA. S&VP ON REAR ELEVATION CONNECTED TO EXISTING DRAIN RUN.

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

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

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/CAVITY TRAY

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 3.67HK.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).

ADDITIONAL NOTES:

DRAINAGE NOT TO CONNECT IN WRONG DIRECTION TO EXISTING FLOW

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

WINDOWS:– (1.6W/mK) NEW WINDOWS 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

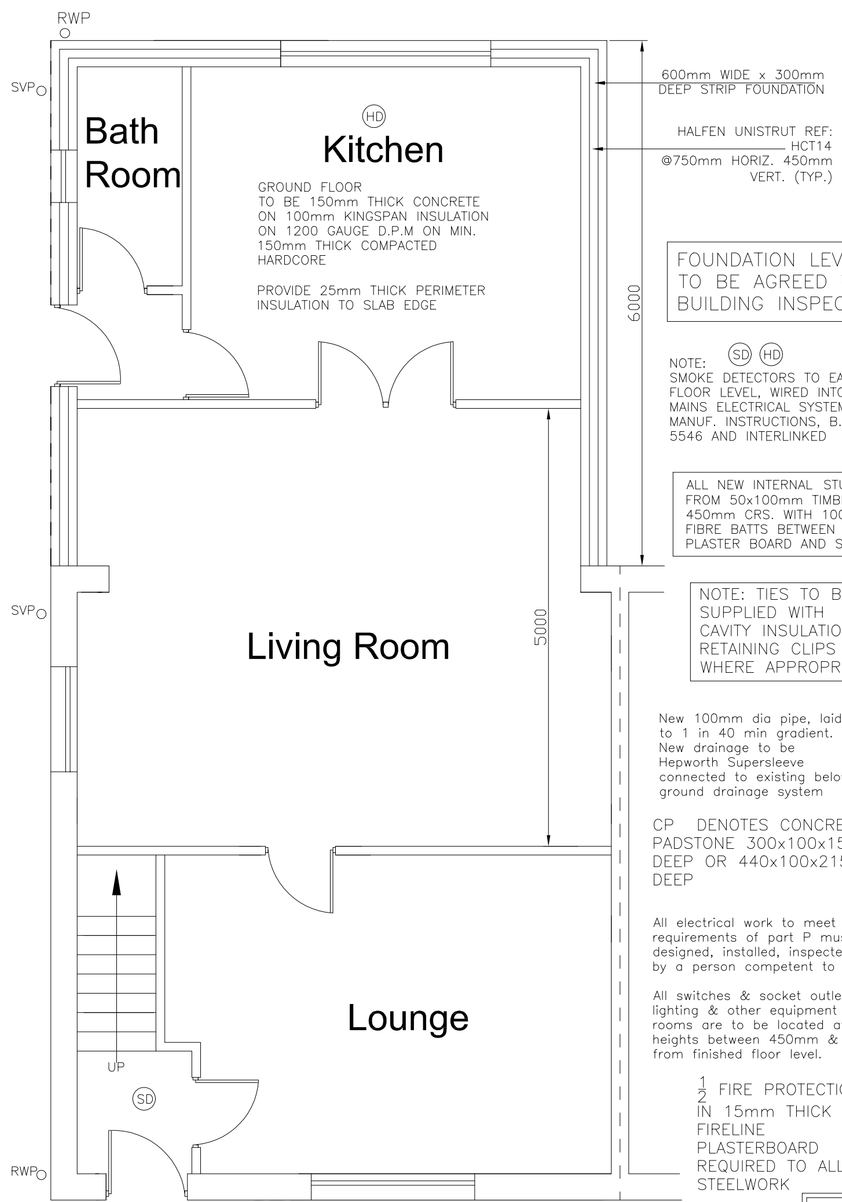
MEANS OF ESCAPE: NEW BEDROOM WINDOWS TO INCORPORATE OPEN SASH PART OF WHICH TO HAVE A CLEAR OPENING OF AT LEAST 0.33M2 AND AT LEAST 450mm HIGH AND 450mm WIDE THE OPENABLE AREA MUST NOT BE MORE THAN 1100mm ABOVE FLOOR LEVEL AND NOT LESS THAN 800mm.
FLOOR CONSTRUCTION:– (FIRST FLOOR). 22mm T&G FLOORING GRADE BOARDING/CHIPBOARD ON SW JOISTS AT 450mm crs u.n.o. (see plans).

FOUNDATIONS:– ALL FOUNDATIONS TO BE CONCRETE STRIP FOUNDATIONS, DEPTH AND SIZE TO SUIT SITE CONDITIONS AND TO LOCAL AUTHORITY REQUIREMENTS – GENERALLY 600mm WIDE x 300mm 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.

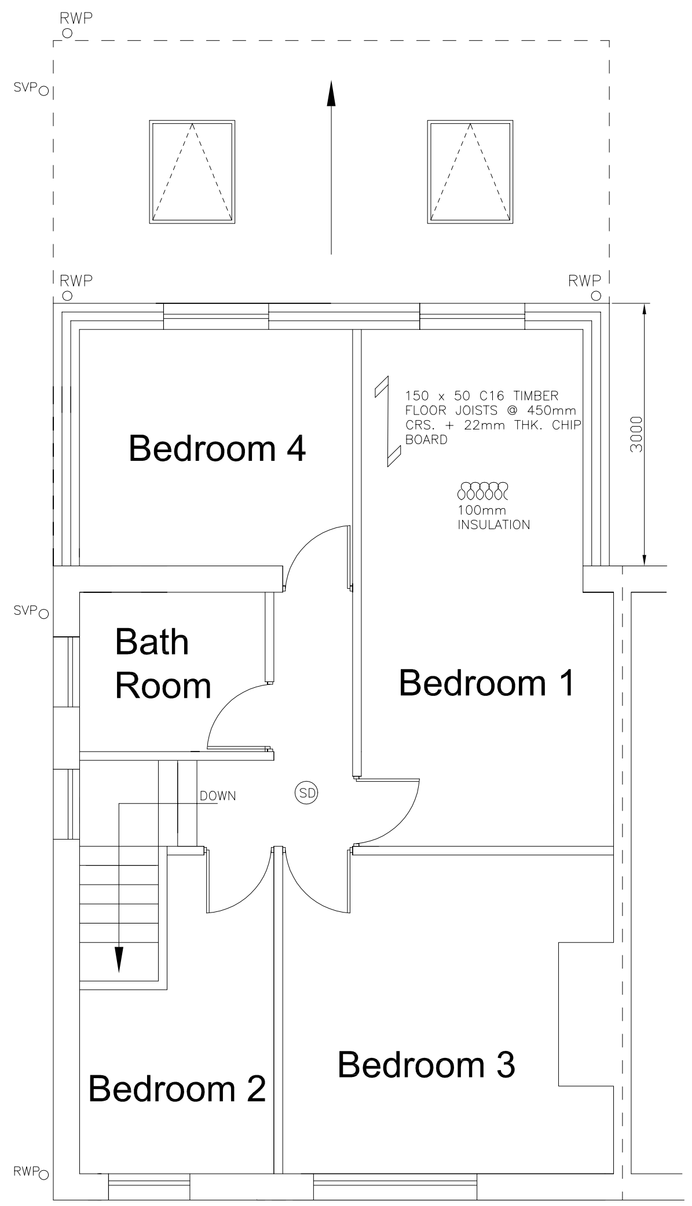
ROOF CONSTRUCTION WITH CEILING:– ROOF TILES, FIXED TO 38 x 25mm SW BATTENS ON 1 No. LAYER OF MONOFOL FELT ON RAFTERS C16 @ 450mm CRS FIXED TO 100x50 WALL–PLATE AT EAVES LEVEL. ALL TO BE IN ACCORDANCE WITH BS:5268. PROVIDE THE FOLLOWING @ CEILING LEVEL (0.16 W/Mk) 300mm THK. MINERAL WOOL INSULATION TIGHT BETWEEN CEILING JOISTS WITH 12.5mm PLASTERBOARD AND SKIM FINISH. (PART L).

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

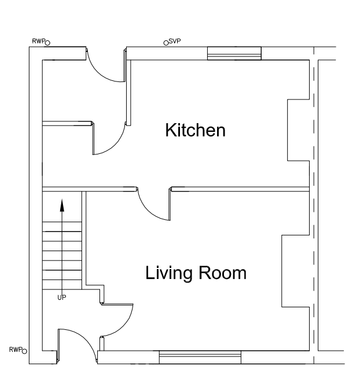
U VALUE OF DOORS:– (1.8W/mK)



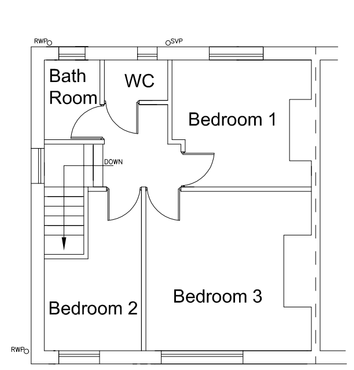
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



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 drains.

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

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

THE FOLLOWING FLOOD PROOFING MEASURES ARE TO BE ADOPTED.

CAVITY VOID TO BE IN FILLED UP TO GROUND FLOOR LEVEL.

RE POINTING JOINTS AND CRACKS IF ANY IN EXISTING WALLS.

SEALING JOINTS BETWEEN WALL AND FRAMES OF DOORS.

SEALING GAPS AROUND PIPE ENTRIES AND AIR BRICKS.

USE OF WATER RESILIENT PLASTERBOARD INTERNALLY AT GROUND FLOOR LEVEL

ALL SWITCHES & SOCKET OUTLETS FOR LIGHTING & OTHER EQUIPMENT IN HABITABLE ROOMS ARE TO BE LOCATED AT APPROPRIATE HEIGHTS BETWEEN 450mm & 1200mm FROM FINISHED FLOOR LEVEL

(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.

DO NOT SCALE

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS: PLANNING

Architectural Design and Structural Engineers Ltd
CONTACT ASIF NEKI
MOB: 07970 020 028
EMAIL: asif@andesigns.eu
28 HEADFIELD ROAD
DEWSBURY. WF12 9JE

CLIENT
MRS F. DITTA
16 FIR PARADE
RAVENSTHORPE
DEWSBURY
WF13 3BH

PROJECT:
PROPOSED DOUBLE STOREY REAR EXTENSION

TITLE:
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

SCALE @ SIZE:	CHECKED:	APPROVED:
1:50/100	AN	
CAD FILE:	DESIGN/DRAWN:	DATE:
	AN	JULY 2022

PROJECT No:	DRAWING No:	REV:
	01	