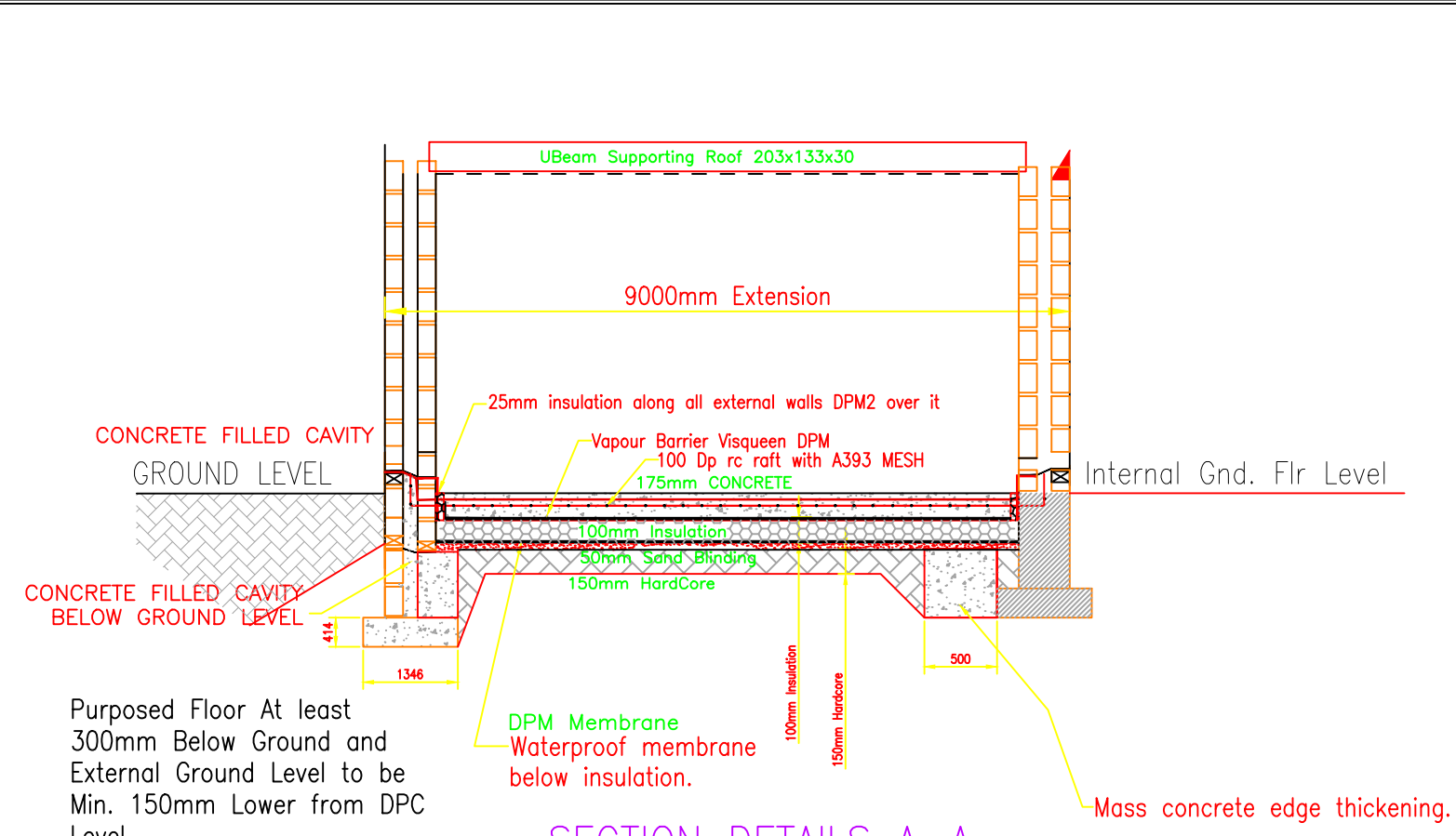
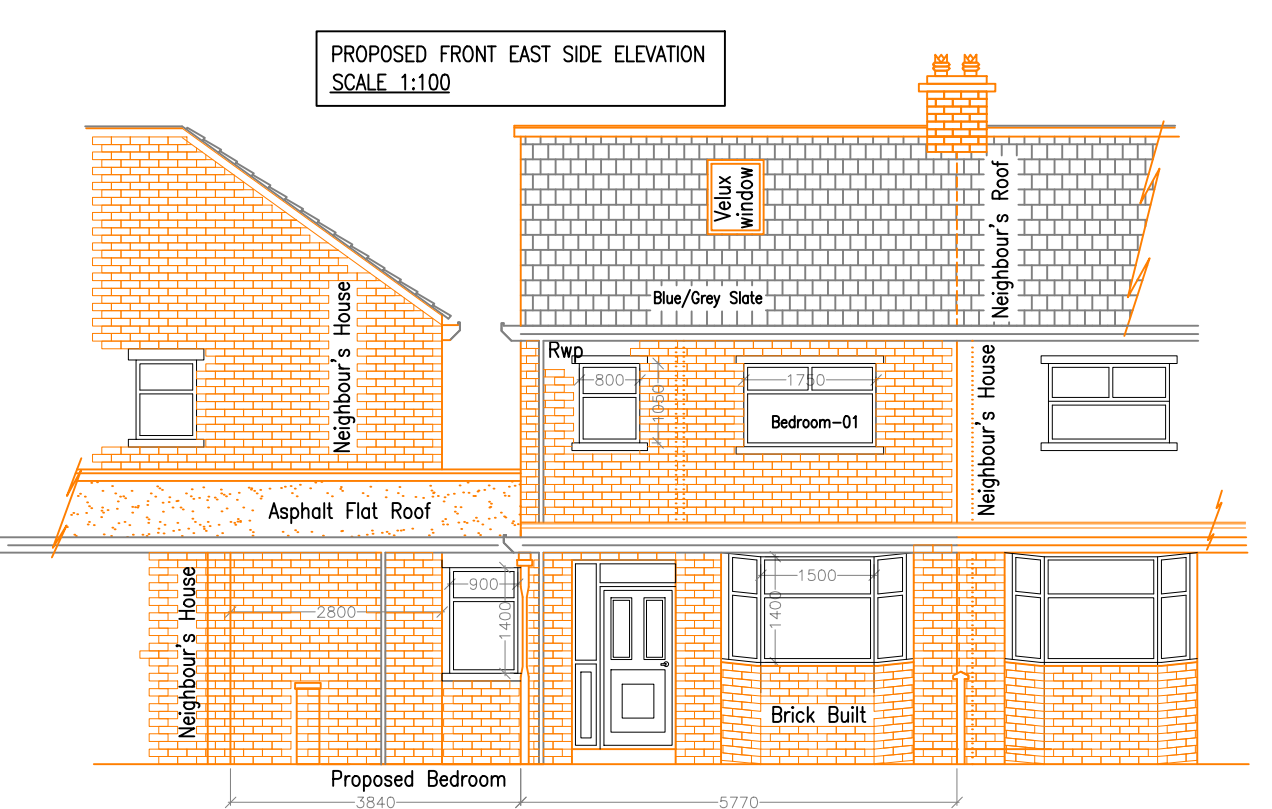
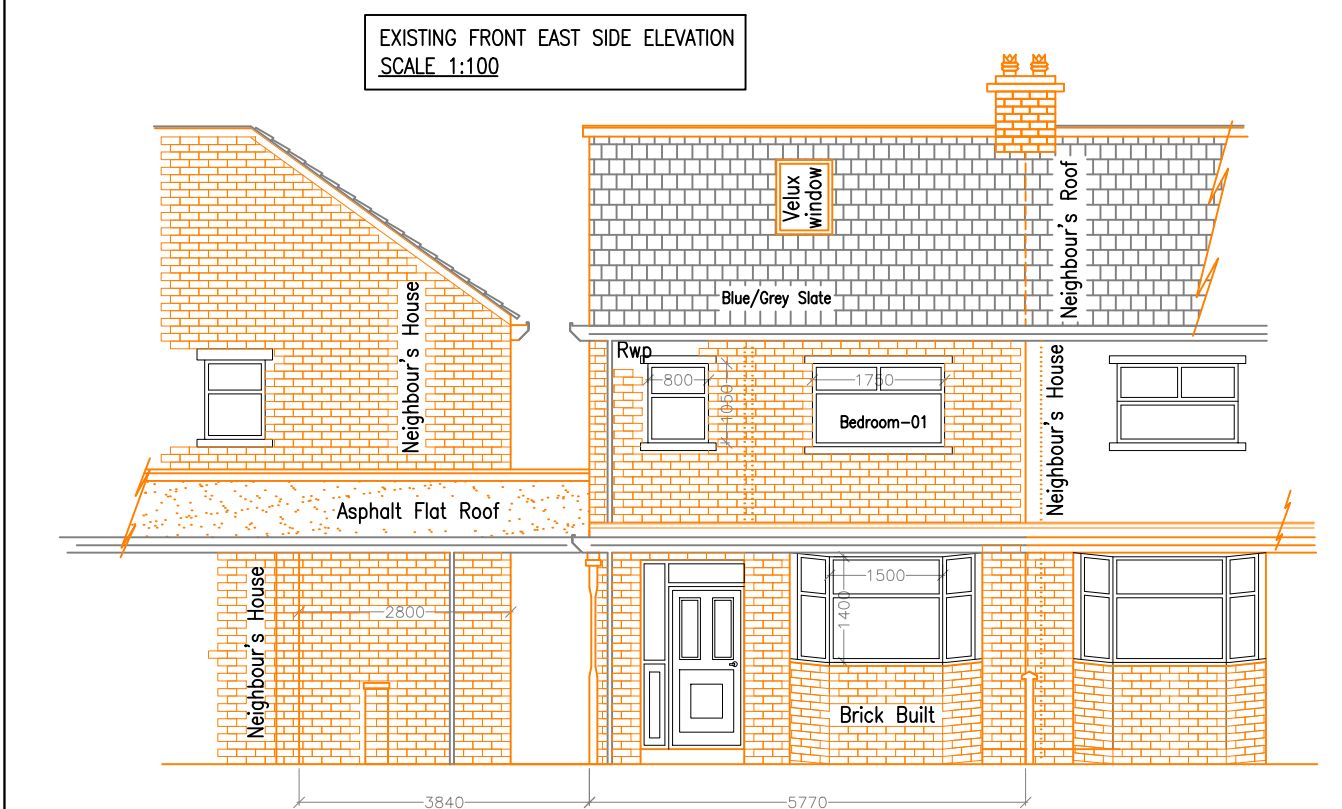
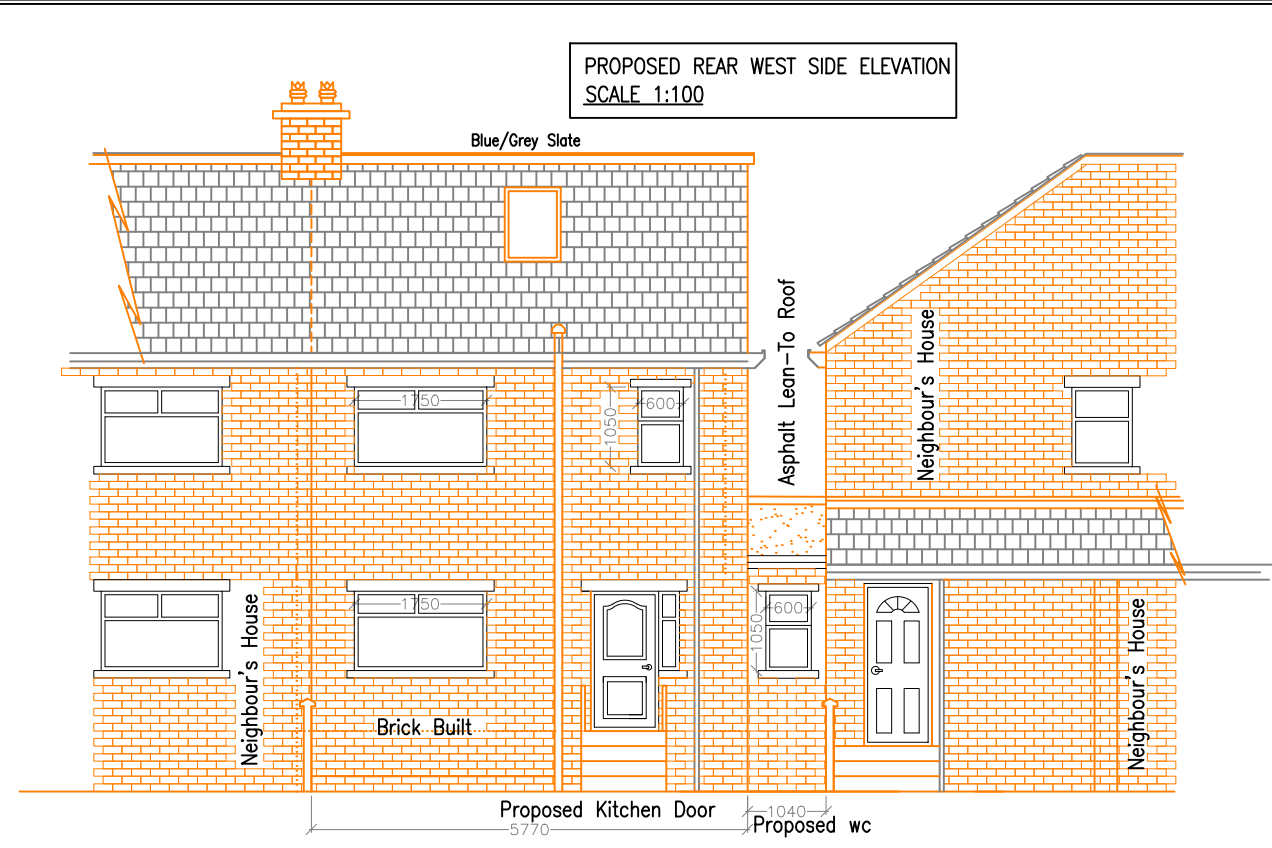
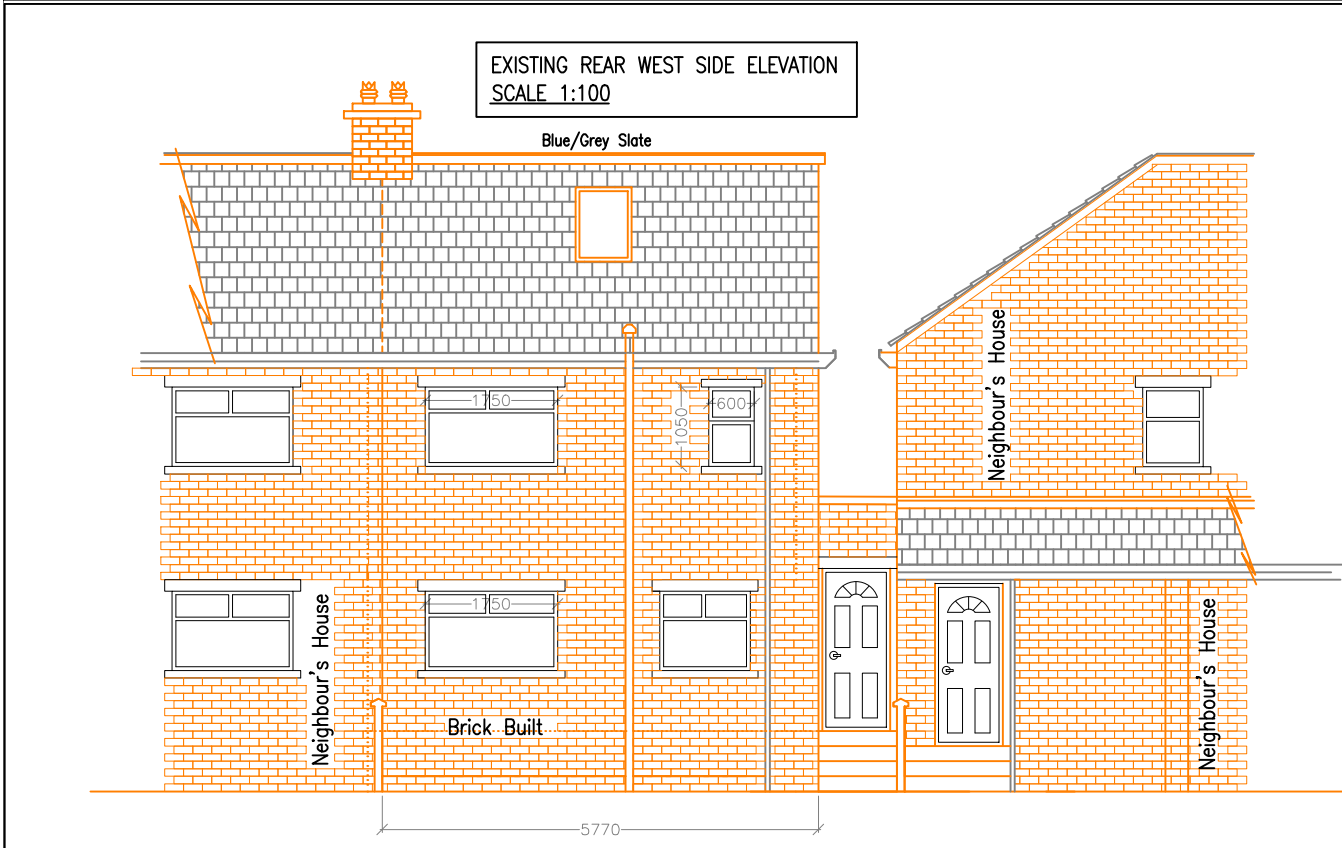




WALLS.  
Comprised of External Brick Rear, Front Brick 100mm on bed to match existing Front wall, 50mm clear cavity with 140mm standard Block inner leaf with 50mm Kingspan TWS0 Zero ODP partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm Plaster and skin finish.

All joints between skirting and walls and floors to be air sealed with sealant. All plasterboards when been fixed to wall are to be sealed from corner to corner (Not dab and dab) or PVA Bonding and multi-finish at ground floor walls.

All pipes, wires and services going through walls and ceiling are to be sealed with sealant or covered by pvc ducts.

Movement joints at maximum 6000c/c with proprietary movement joints ties to every course to manufacturers details.

Stainless steel bauble triangle wall ties at 750mm c/c Horizontally and 450mm c/c vertically, staggered and 300mm centres around openings.

Cavities to be clear of all debris, filled to ground level with weak mix mortar trowelled to channel water to exterior, and cavities closed using mineral wool in a polythene cover at windows, doors and Eaves. Weepholes at maximum 900mm c/c. Damp proof course to be installed minimum 150mm above finished ground level and stepped where necessary.

215 x 140mm airbrates maximum 1800mm c/c and linked to existing.

Cavity trays to be installed directly over airbrates. Walls construction to attain a maximum of 0.25w/sp.m/deg.k.

Code 4 lead flashing to all abutments minimum 150mm upstand chased into existing external wall minimum 25mm. Install cavity trays to abutments directly above flashing, weepholes at maximum 900mm.

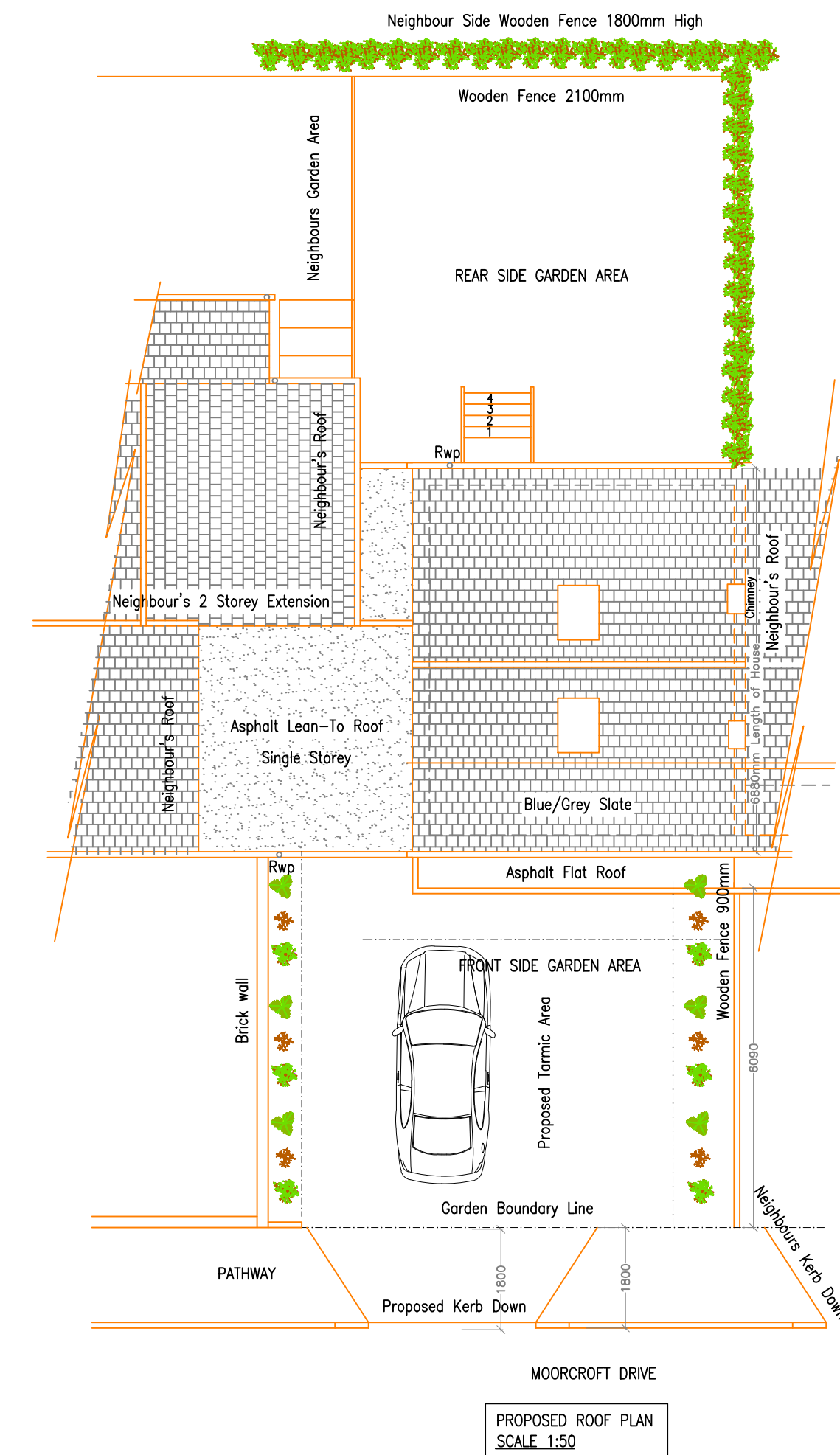
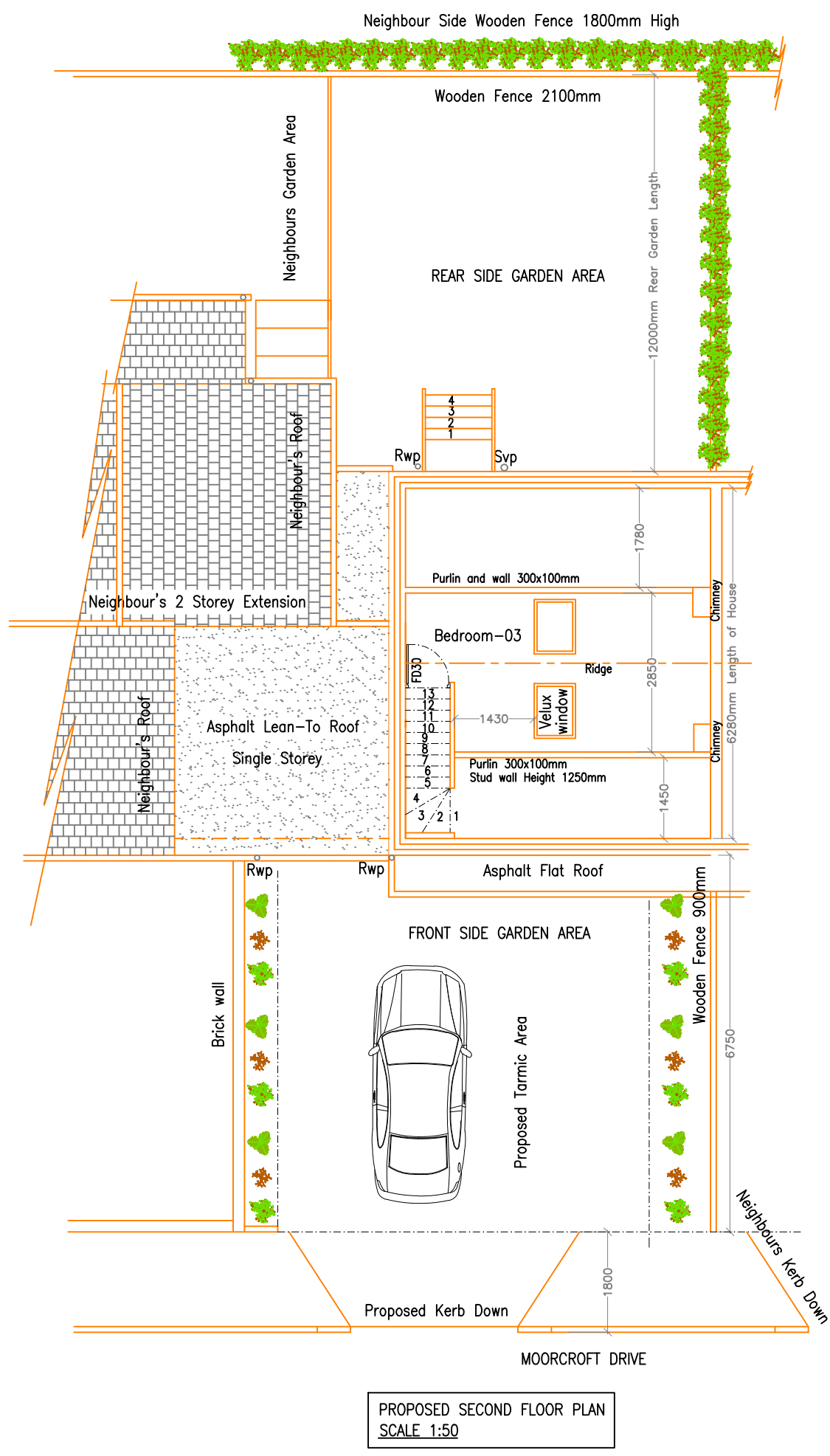
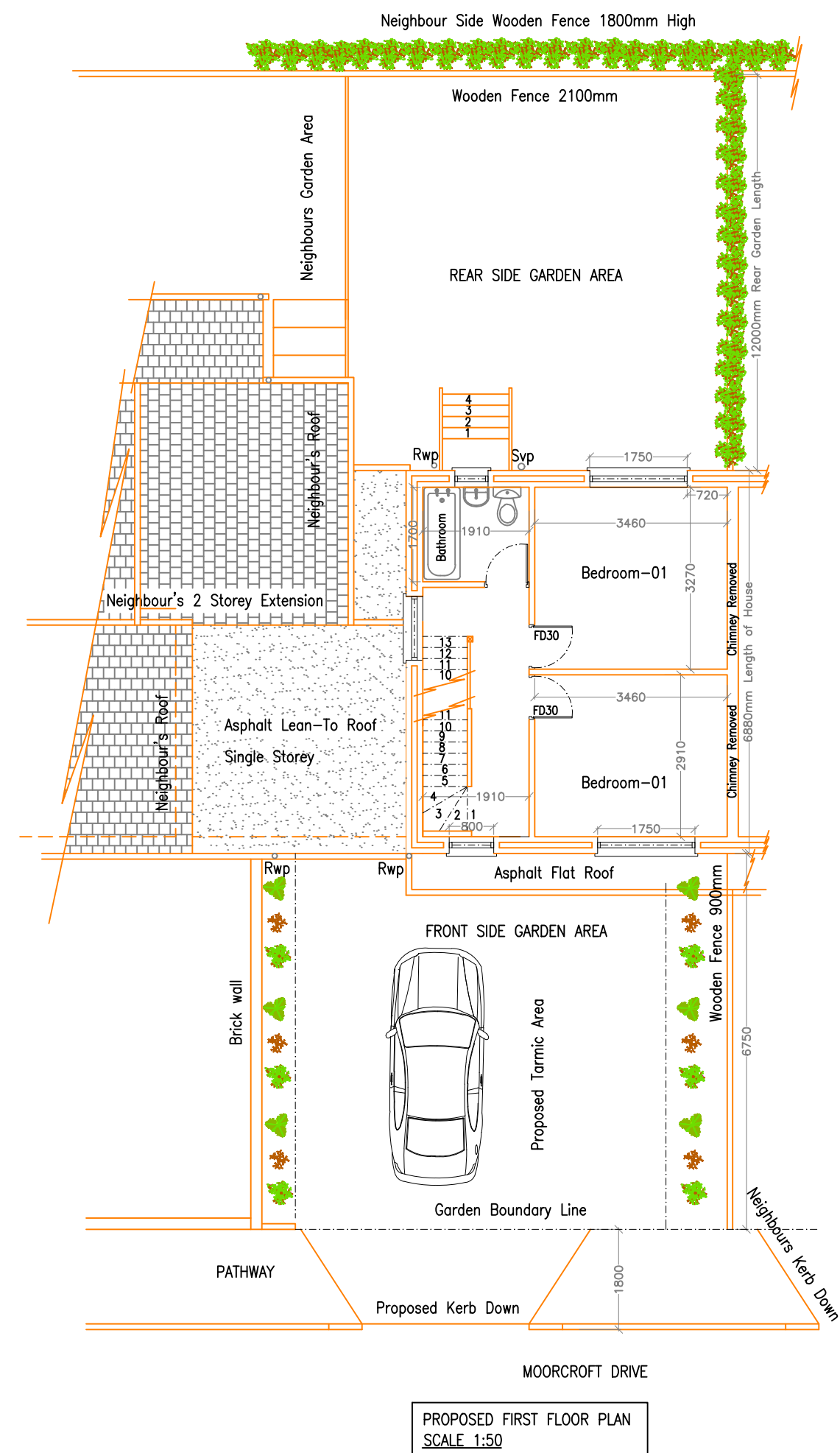
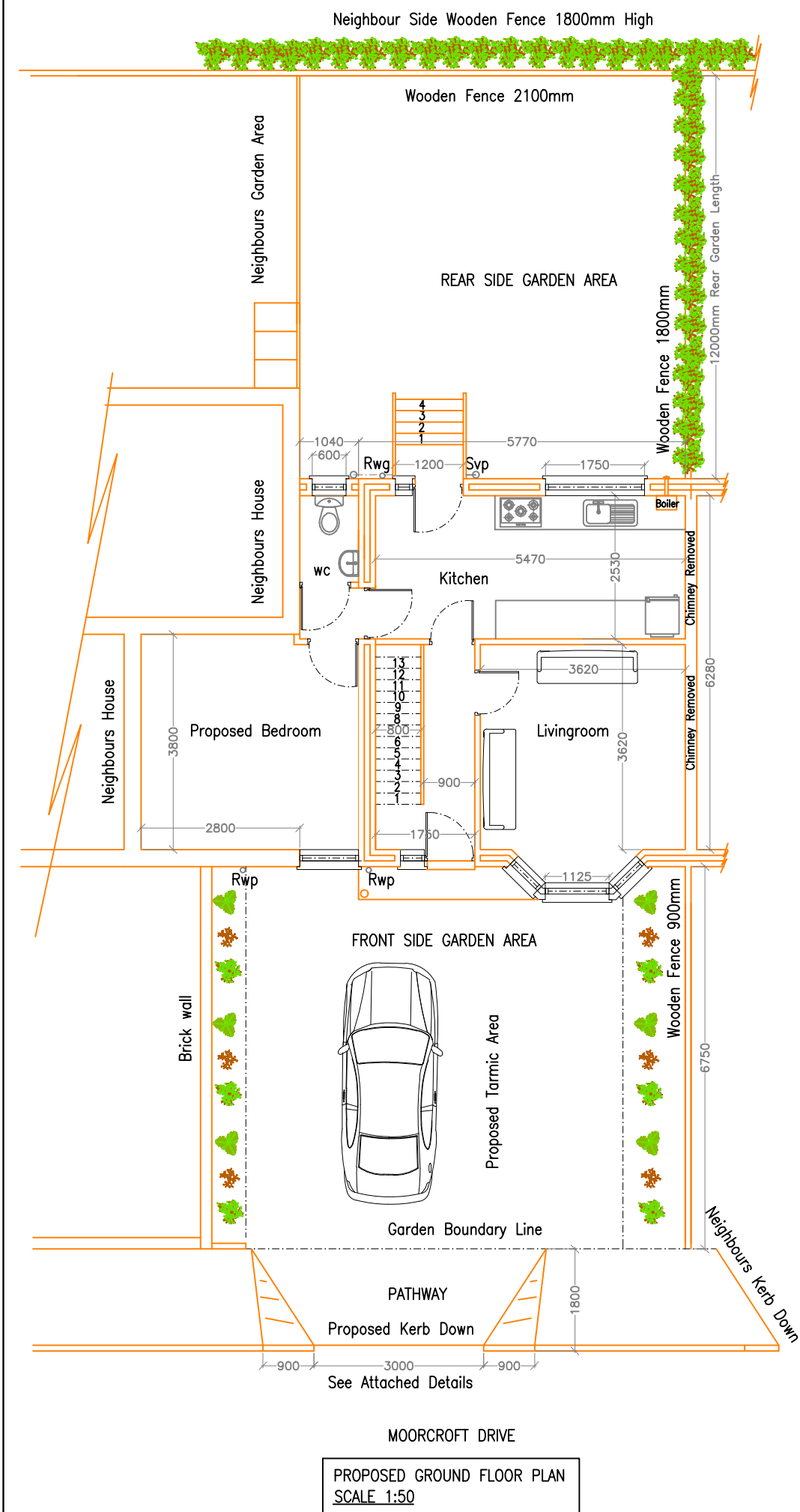
**Construction Details for Concrete Slab Floor**  
150mm Hardcore Compacted to all area when the hardcore has been done.

50mm sand blinding will need to take place . This involves building sand being shovelled into the area where the slab is being poured, before it is distributed and levelled off. The sand will fill any bumps and hollows, and a thickness of around 50mm is usual once the sand has been tamped down.

Next, the damp-proof membrane (DPM) will go down. Thicknesses of DPMs vary, but 500 to 1,200 gauge is a common thickness. It is preferable to cover the area being worked on with just one large sheet, but in cases where more than one sheet is required, joins should overlap by at least 150mm and be sealed to prevent any moisture coming up through the new concrete slab. Roll back or 100mm Kingspan insulation when laid down put 2nd DPM visqueen and put 25mm insulation all around wall strip to stop cold bridging and DPM over it. The edges of the DPM will go up the walls and wrap over the brick walls, and eventually sit under the next course of bricks ---

Next comes the 10mm concrete --- although the insulation boards are sometimes laid at this point, 100mm is typical. You will then need to wait at the very least three days for it to cure or settled.

If your concrete floor needs to be 100Dp Rc Raft with Meas A393 reinforced (In areas which are likely to be heavily loaded, such as garages), then a metal mesh standing on plastic feet or 25mm high from surface will be put down before the concrete is poured.



CEILING.  
Single Storey to Side 50 x 125mm sw C16 Ceiling joists at 400mm c/c, kooltherm k7 insulation between, and 100mm insulation laid above, 12.5mm plasterboard with 300 M.U. grade damp proof membrane between plasterboard and timber over Kitchen and skim finish to underside. Joists secured to external wall with 5 x 30mm galvanised mild steel traps at maximum 1500mm c/c along joists perpendicular to the wall, and maximum 900mm along joists parallel to the wall. Roof to attain a maximum of 0.016w/sp.m/deg.k.

RAINWATER.  
New 115mm gutter to match existing and 75mm diameter down pipes to have roddable back inlet yard gullies installed at base.

SANITARY PIPEWORK.  
New 40mm diameter UPvc Rodable wastepipes, maximum 3.0m run to soil pipe, from sink to have minimum 75mm deep seal and fitted with anti-vacuum traps. All Pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code of practice for sanitary pipe work". Soil pipe to have Rodding eye installed at base and encased in timber duct and clad in plasterboard with removable access panel.

VENTILATION.  
Kitchen to have 60 litres/second extract fan. shower room to have 15 litres/second extract fan. Approximately 6 Inches Extract fan c/w Fused spur socket.

LIGHTING AND SOCKETS.  
1 in 4 Energy efficient light fittings (Non-interchangeable) to be provided to BS5266. All lighting and wiring work done commence certificate Regulation Act2005 Switches and plugs to be provided, number and position to clients choice. Height of the plugs and switches to be between 450mm and 1200mm from finished floor level.

All Electrical work required to meet the Requirements of Part P (Electrical Safety) must be designed, installed, inspected and test by a person competent to do so, and Certificate to be provided on completion.

FIRE SAFETY LEGEND.  
Optical Smoke Detector  
Heat Detector  
Fire Door rating 30minutes min

Proposed Construction of Ground Floor Bedroom and Dropped Kerb Vehicular Crossover Verge

| AI CAD DESIGN                                                                                                                                                        |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| BRADFORD WEST YORKSHIRE                                                                                                                                              |                         |
| CONSTRUCTION CONSULTANTS AND BUILDING SURVEYORS<br>582 GREAT HORTON ROAD<br>BRADFORD BD7 3EU<br>TEL (01274) 447699 MOBILE: 07727182285<br>E-mail: amjdm130@gmail.com |                         |
| CLIENT/PROJECT<br>Mr ABU BAKR RAFIQ<br>80 MOORCROFT DRIVE, DEWSBURY MOOR<br>DEWSBURY, WF13 4DY                                                                       |                         |
| TITLE<br>PROPOSED GROUND, FIRST FLOOR PLAN<br>PROPOSED ROOF PLAN<br>EAST AND WEST SIDE ELEVATION LAYOUT                                                              |                         |
| DRAWING STATUS<br>FOR REGULATION                                                                                                                                     | DRAWING No<br>A1-CAD/03 |
| DRAWN<br>MAMID                                                                                                                                                       | Sheet 2 of 1            |
| DATE<br>30/11/2023                                                                                                                                                   | REVISION                |
| SCALE<br>1:100 @ A1                                                                                                                                                  |                         |