



**PROPOSED GROUND FLOOR PLAN**



**PROPOSED FRONT ELEVATION**

ALL UB, PIER & PADSTONE SIZES TO BE CONFIRMED BY ENGINEER PRIOR TO BUILDING WORKS COMMENCING

300x300mm SOLID ARTIFICIAL STONE PILLARS TO PORCH

EXISTING REAR LIVING ROOM DOUBLE DOORS TO BE RELOCATED TO PROPOSED STORE FRONT ELEVATION

**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 10000mm<sup>2</sup> TRICKLE VENTS. GLAZING TO BE LOW E GLASS WITH MIN. AIR GAP 16mm. GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED. U-VALUE: 1.4W/m<sup>2</sup>K.  
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 CUTTERS 100mm PVC SECURED TO 200x19mm TIMBER FASCIA & CONNECTED TO 75mm RAIN WATER PIPES TO BACK INLET GULLEYS.

**PROPOSED 1-STOREY REAR EXTENSION WITH FRONT PORCH AT 2 KENSINGTON WAY, GOMERSAL, BD19 4FB, FOR MR GORJI**

SCALE: 1:100(A3) | DATE: MAY 2024 | DRAWN BY: ZESHAN KHAWAJA  
PLANNING/BUILD REGS | DRAWING NUMBER: 23/2960/G2

**Khawaja**  
PLANNING SERVICES  
TEL: 01274 618780 | MOB: 07956 184960