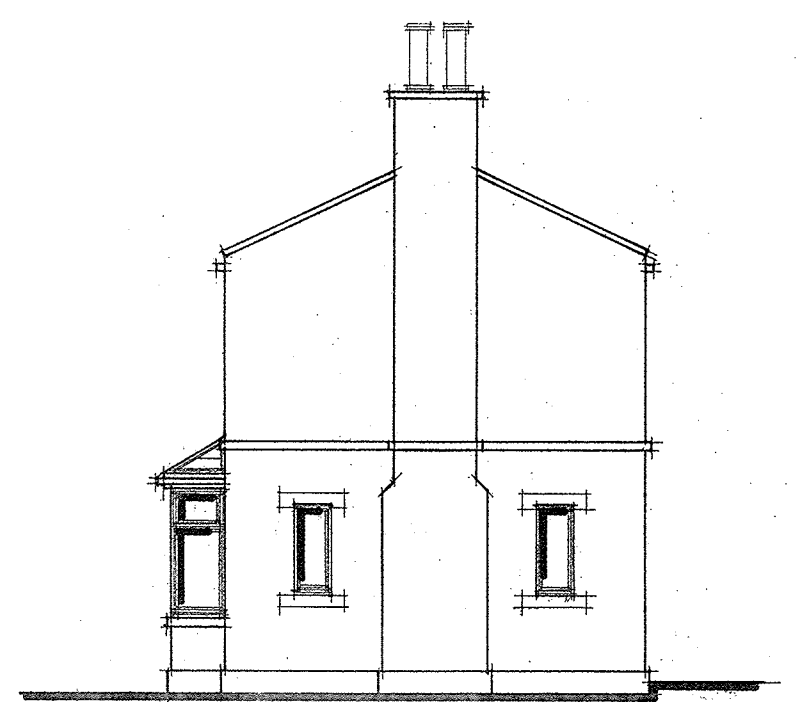
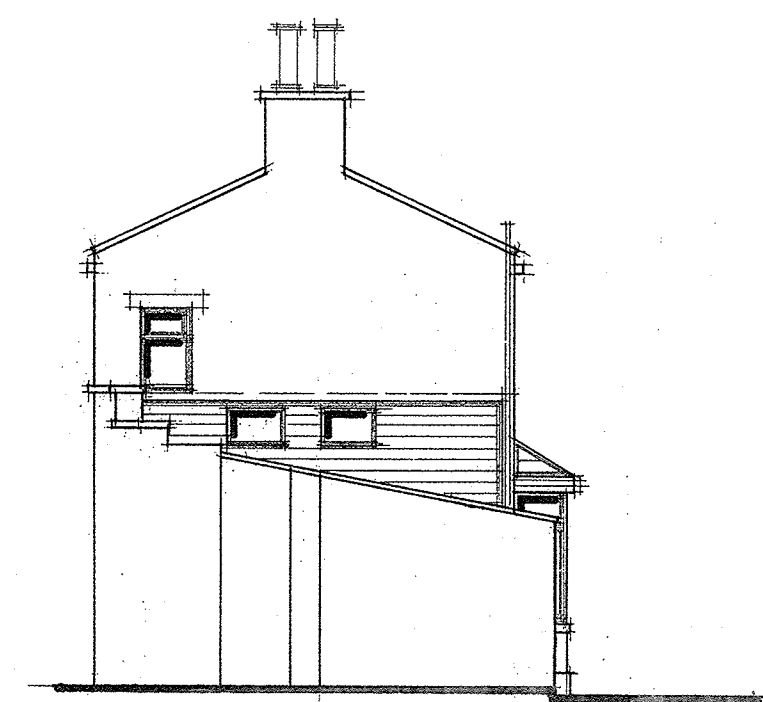




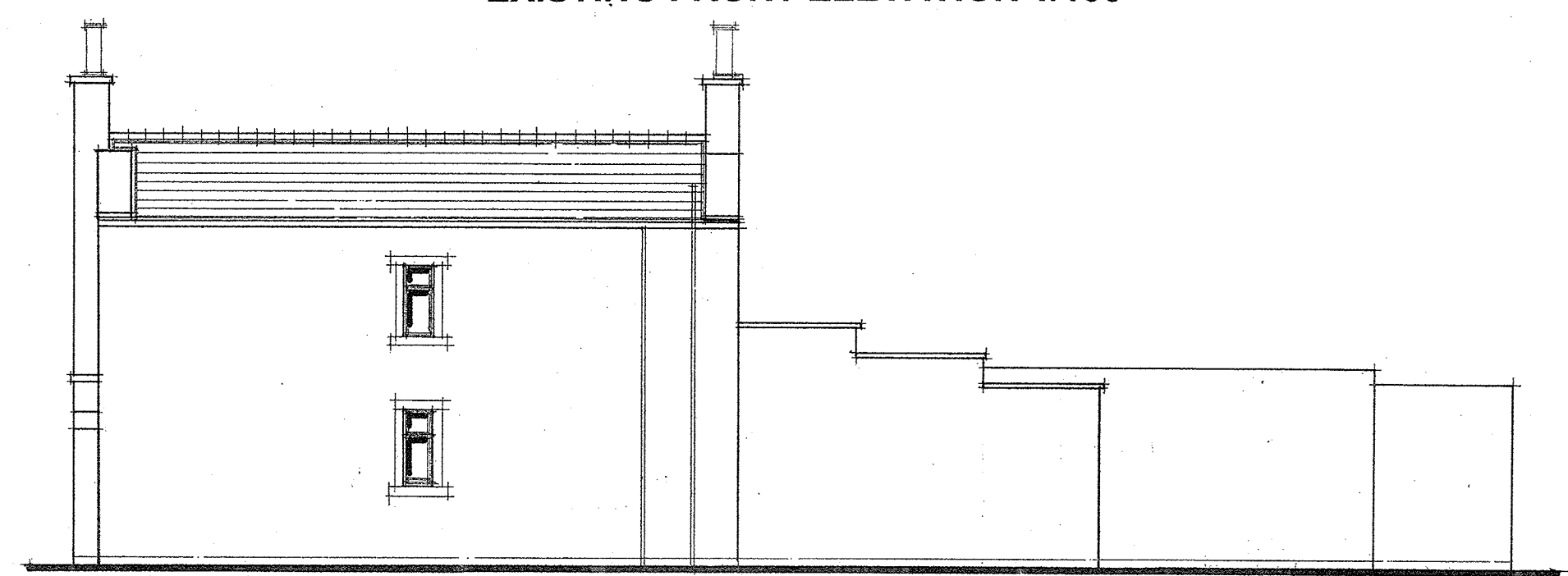
EXISTING SIDE ELEVATION 1/100



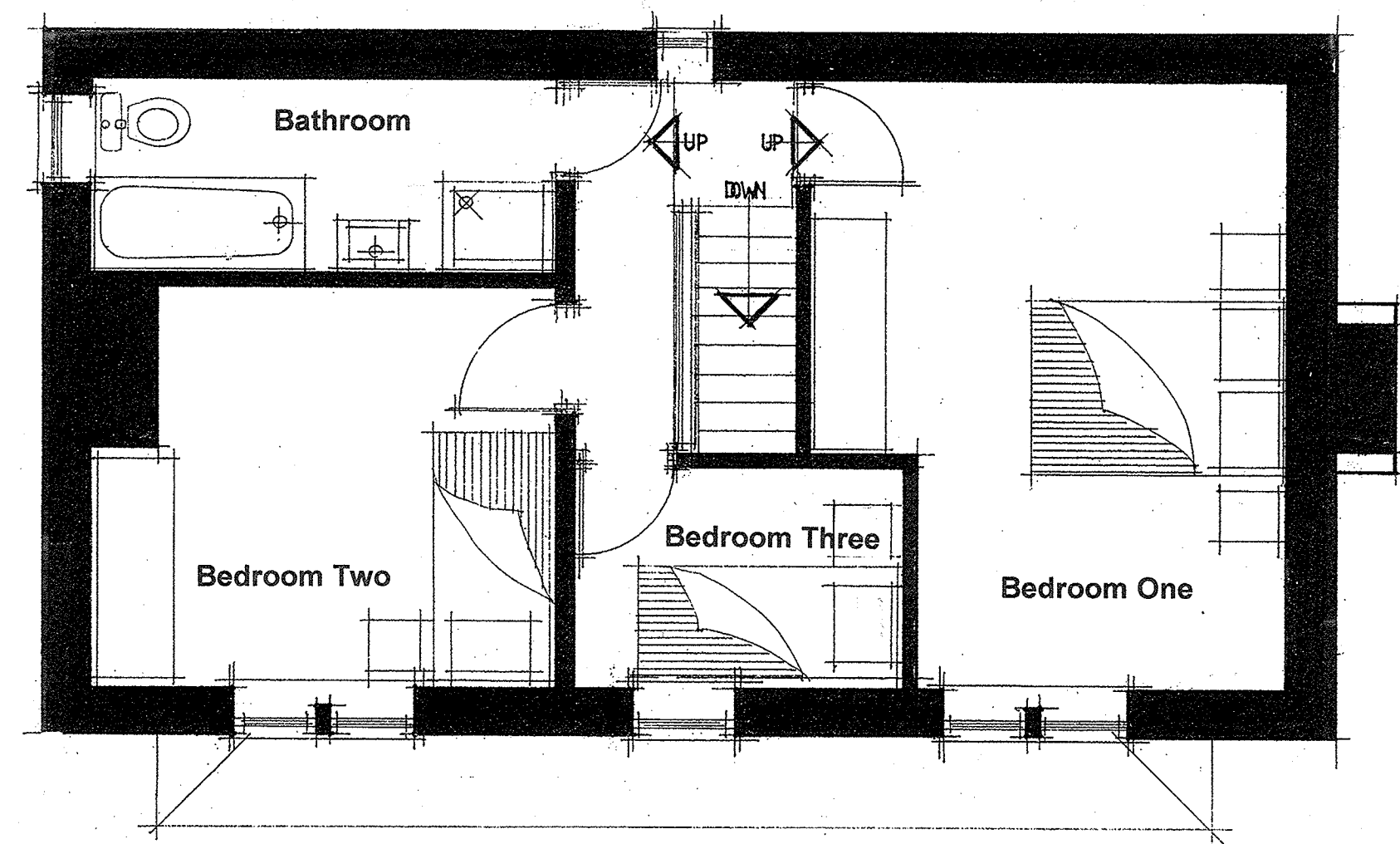
EXISTING SIDE ELEVATION 1/100



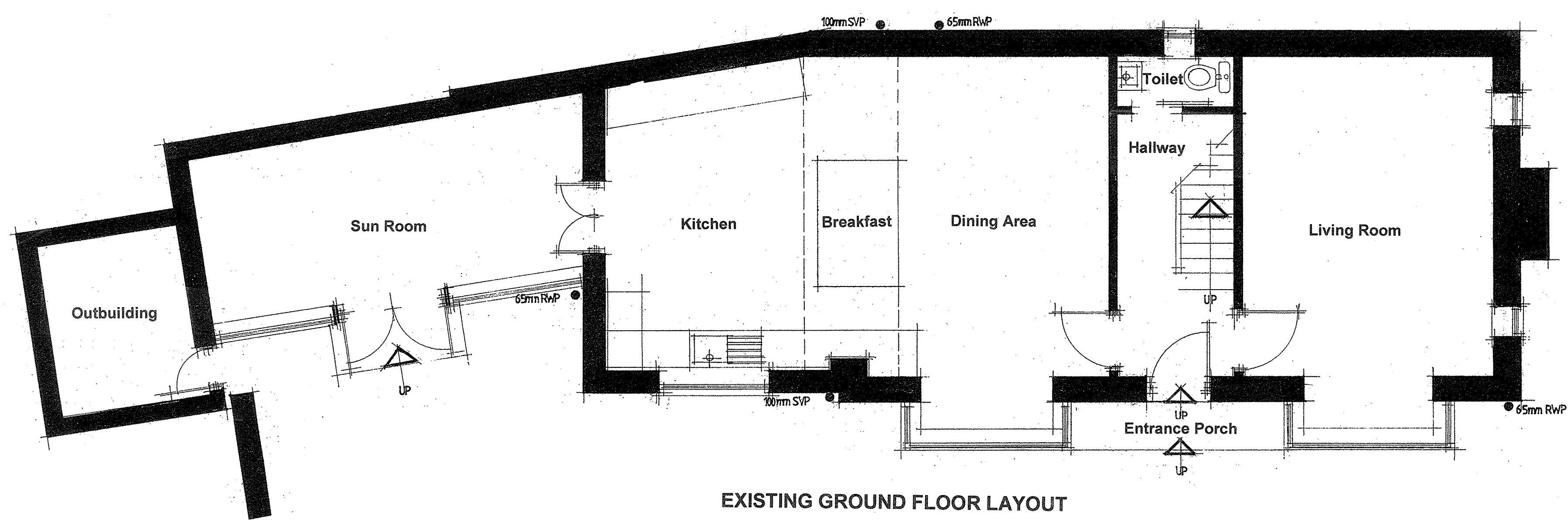
EXISTING FRONT ELEVATION 1/100



EXISTING REAR ELEVATION 1/100



EXISTING FIRST FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

PLUMBING AND DRAINAGE
ALL FITTINGS ARE TO HAVE ANTI-SYPHON TRAPS AND WASTE PIPES OF DIAMETERS AS SHOWN ON THE DRAWING. WASTE PIPE CONNECTIONS TO SOIL AND VENT PIPES TO BE EITHER AT OR ABOVE ANY ADJACENT WC CONNECTION OR 200MM BELOW IT. EXTERNAL SOIL AND VENT PIPE IS TO TERMINATE MINIMUM 1000MM ABOVE WINDOW HEAD LEVEL AND IS TO BE FITTED WITH A BIRD PROOF CAGE. INTERNAL SOIL AND VENT PIPE IS TO TERMINATE ABOVE THE HEAD OF THE HIGHEST APPLIANCE AND IS TO BE FITTED WITH A ONE WAY AIR ADMITTANCE VALVE. ALL WATER PIPES ARE TO BE LAGGED WITHIN FLOOR AND ROOF VOIDS.
GUTTERS ARE TO BE 115MM PLASTIC DISCHARGING IN TO 65MM DIAMETER RAIN WATER PIPES DISCHARGING OVER A GULLEY CONNECTED TO 100MM DIAMETER HEPSELE DRAINAGE WITH A MINIMUM FALL OF 1 IN 80. ANY WASTE PIPES DISCHARGING IN TO A GULLEY ARE TO DO SO BELOW GRATE LEVEL. ALL FOUL DRAINAGE IS TO BE 100MM HEPSELE WITH A MINIMUM FALL OF 1 IN 60. WHERE ANY DRAINAGE PASSES UNDER A BUILDING THEN 150MM CONCRETE BED AND SURROUND SHOULD BE PROVIDED AROUND THE PIPE. WHERE DRAINAGE PASSES THROUGH WALL CONSTRUCTION THEN A CONCRETE LINTEL IS TO BE PROVIDED IN THE WALL OVER THE PIPE. PACK AROUND THE PIPE WITH A RESILIENT MATERIAL SO AS NOT TO IMPOSE ANY LOADING ON TO THE PIPE.
FLAT ROOF CONSTRUCTION
PRE-FORMED POLYROOF GRP UPSTAND TRIM ON 185C FLEXT-RESIN TOP COAT ON POLYBASE AND POLYMAT 450 ON 18MM POLYPROOF APPROVED PLYWOOD / OSB3 (T64) DECKING ON 50X200MM C24 GRADE TIMBER JOISTS AT 400MM CENTRES WITH 2 LAYERS OF 80MM KINGSPAN THERMAROOF TR27 INSULATION BETWEEN AND 12.5MM THICK FOIL BACKED PLASTER BOARD AND SCIM FINISH TO UNDERSIDE.
ELECTRICAL WORK
ALL ELECTRICAL WORK IS TO MEET WITH THE BUILDING REGULATIONS PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

DO NOT SCALE OFF DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

MK	DATE	REVISION

JOB DESCRIPTION
TWO STOREY FRONT EXTENSION AND SINGLE STOREY SIDE EXTENSION.

NB Associates
architecture · design · planning

Rayndon House 2 Casson Avenue East Ardsley
Wakefield WF3 2EG
Telephone 07774529669 email nbassociates@sky.com

DRAWING
EXISTING FLOOR LAYOUTS AND ELEVATIONS.

CLIENT
MR L. NEEDHAM & MISS J. BEARPARK.
489 BRADFORD ROAD
BIRKENSHAW
BD11 2DS.

DATE	JULY 2024	DRAWING No	ONE OF THREE
SCALE	1/50 @ A1	PROJECT No	2024053
DRAWN BY	N.J.B.	CHECKED BY	S.N.B.