



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. Flexcell sheet cover to exposed faces of openings. Foundations to be taken below IL of drains.



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 FOR EACH COOKING HOOD OR (B) 60
LITRES/SECOND IF POSITIONED 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 c/s. PITCHED ROOF MEMBERS TO
BE SUITABLY ANCHORED BY "BAT" OR "CATNIC" MILD STEEL ANCHORS 30
x 5 (LENGTH TO EQUAL SPAN OVER 3No. JOISTS OR RAFTERS) TO BE
IN ACCORDANCE WITH BS:5268 AND SCHEDULE 7 BUILDING REGULATIONS
1991

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



DOUBLE UP FLOOR
JOIST TO SUPPORT
STUD PARTITIONS



NEW STAIRCASE
FLOOR TO FLOOR
(TO BE CHECKED
BY CONTRACTOR)
13 MAXIMUM
RISE @ 200mm
X 250mm
GOINGS. NO
GREATER THAN
42" MIN.
HEADROOM OVER
STAIRCASE NOT
LESS THAN
2000mm
MEASURED
VERTICALLY ABOVE
PITCH LINE OF
STAIRCASE.
HANDRAIL TO MIN.
900mm ABOVE
PITCH LINE. NEW
STAIR MINIMUM
800mm WIDE.
CONTRACTOR TO
CHECK ALL
DIMENSIONS ON
SITE BEFORE ANY
COMPONENTS ARE
MANUFACTURED.
SEE PART K1 OF
CURRENT
BUILDING
REGULATIONS

REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:			PLANNING		
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CLIENT					
MRS K. FATIMA 29 BROOMER STREET RAVENSTHORPE WF13 3DF					
PROJECT:			PROPOSED SINGLE AND DOUBLE STOREY REAR EXTENSION WITH FRONT DORMER AND CANOPY.		
TITLE:			EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS		
SCALE 1:50/100		CHECKED: AN		APPROVED:	
CAD FILE:		DESIGN/DRAWN: AN		DATE: MAY 2025	
PROJECT No:		DRAWING No:		REV: -	
		01			