FOUNDATIONS.
650 x 300mm concrete strip to firm bearing at depth of existing, minimum 950mm below finished ground level and at sufficient depth to prevent over sailing of existing pipe runs, existing foundations, existing foundations to basement walls, or basement walls to adjacent dwellings.
Trenches to be braced during ground works when foundations are deeper than 1100mm to prevent collapse.
Note:– Foundation sizes have been taken from Approved Document A1/2, table E1, and allow for 50kN/m. Runs on firm clay. This must be confirmed by the contractor, and to be to the satisfaction of the Building Inspector.

UNDER FLOOR VOID AREA
150mm concrete slab on 130mm rigid Rock Floor insulation turned up at slab perimeter, on 2000 grade damp proof membrane, on minimum 25mm sand blinding, on 150mm well consolidated sulphate–free hardcore.
Floor to attain a maximum of 0.22 w/sp.m/deg.k.
Damp proof membrane to be lapped over any existing damp proof course and over proposed damp proof course in external wall.
See section details for ground and first floor Joists details.

LIGHTING AND SOCKETS.
1 in 4 Energy efficient light fittings (Non–interchargeable) 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 choise. 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.

FLOOR JOISTS
121X18mm PTG Rear Single Storey Flooring on 225 x 75mm at 400mm c/cl C16 Timber with 100mm kingspan TP10 insulation Laid between + Fixed on Battens. Ensure a 150mm minimum Air space/Gap between the Joists and 100mm oversite concrete oversite on 150mm inert and compact Hardcore at Damp proof membrane. U–value 0.020w/sp.m/deg.k

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.

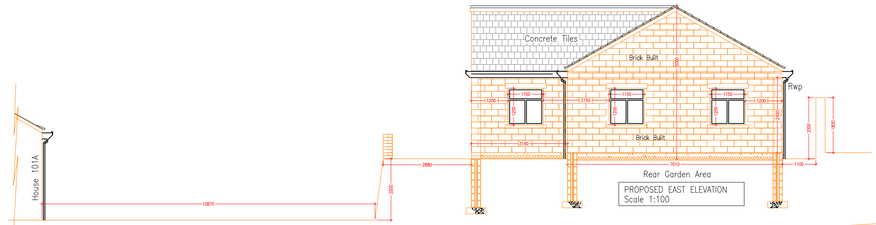
RAINWATER.
New 115mm gutter to match existing and 75mm diameter down pipes to have roddable back inlet yard gullies installed at base.

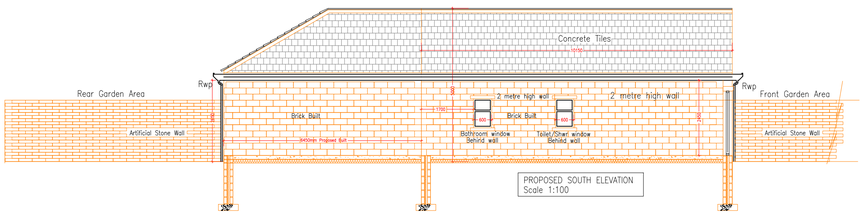
SANITARY PIPEWORK.
New 40mm diameter UPvc Rodable wastepipes, maximum 3.0m run to soil pipe, from sink to have minimum 75mm deep seal and fitted with anti–vacuum traps. All Pvcu pipe work to BS 4514, and tested for water tightness to BS 5572: 1978 "code of practice for sanitary pipe work". Soil pipe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

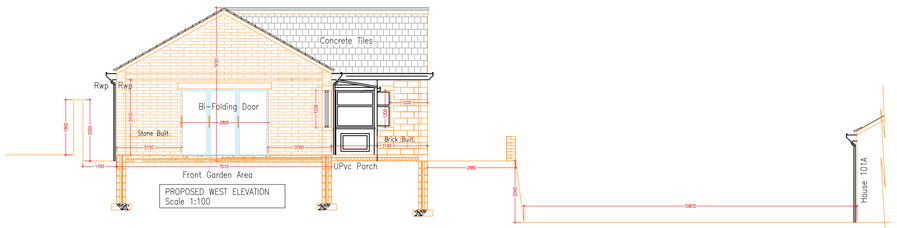
WALLS.
Comprised of Brick 100mm on bed to match existing wall, 50mm clear cavity with 100mm standard Block inner leaf with 100mm Kingspan TP10 Zero ODP partial cavity fill slab insulation fitted to manufacturers details and instructions, and 12.5mm Plaster and skin finish.
All joints between skirting 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 bouble 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 debries, 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 airgrates maximum 1800mm c/c and linked to existing.
Cavity trays to be installed directly over airgrates.
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.

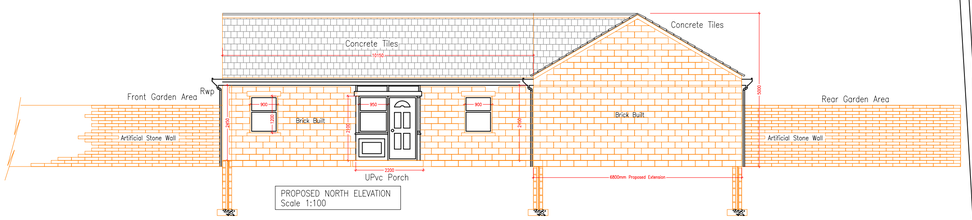
PITCHED ROOF
Concrete Tiles to match existing on 25 x 40mm sw battens on counter battens, on 1–layer Torch felt system BS747 OR Breathing Membrane on Rafters 175mm x 50mm sw C16 at 400mm c/c on struts 100 x 50mm. Dragon Tiles 100x50mm Hangers and Runners at 800cts.
300 insulations in 1 Layer of 100 between and over joists 9 Plasterboard and Skim. Rafters anchored at max 2.0m cts with 30x5 Galv ms straps. 50 Ventilated Airspace at Eaves with 48 Kingspan TP10 cut to fit between Rafters and underlined with 20 Kingspan TP10. Fascia stood off 25 with flyscreen to allow ventilation over insulation. Existing Roof Members to remain. Roof ventilation Tiles for cross ventilation over insulation 25x125 valley lay boards and code 4 Lead Valley. 100 Pvc Gutter 63 pvc Rwp.
Roof abutment to existing wall to have code 4 lead flashing with min 175mm upstand and cavity tray/weepholes at 900mm centres.

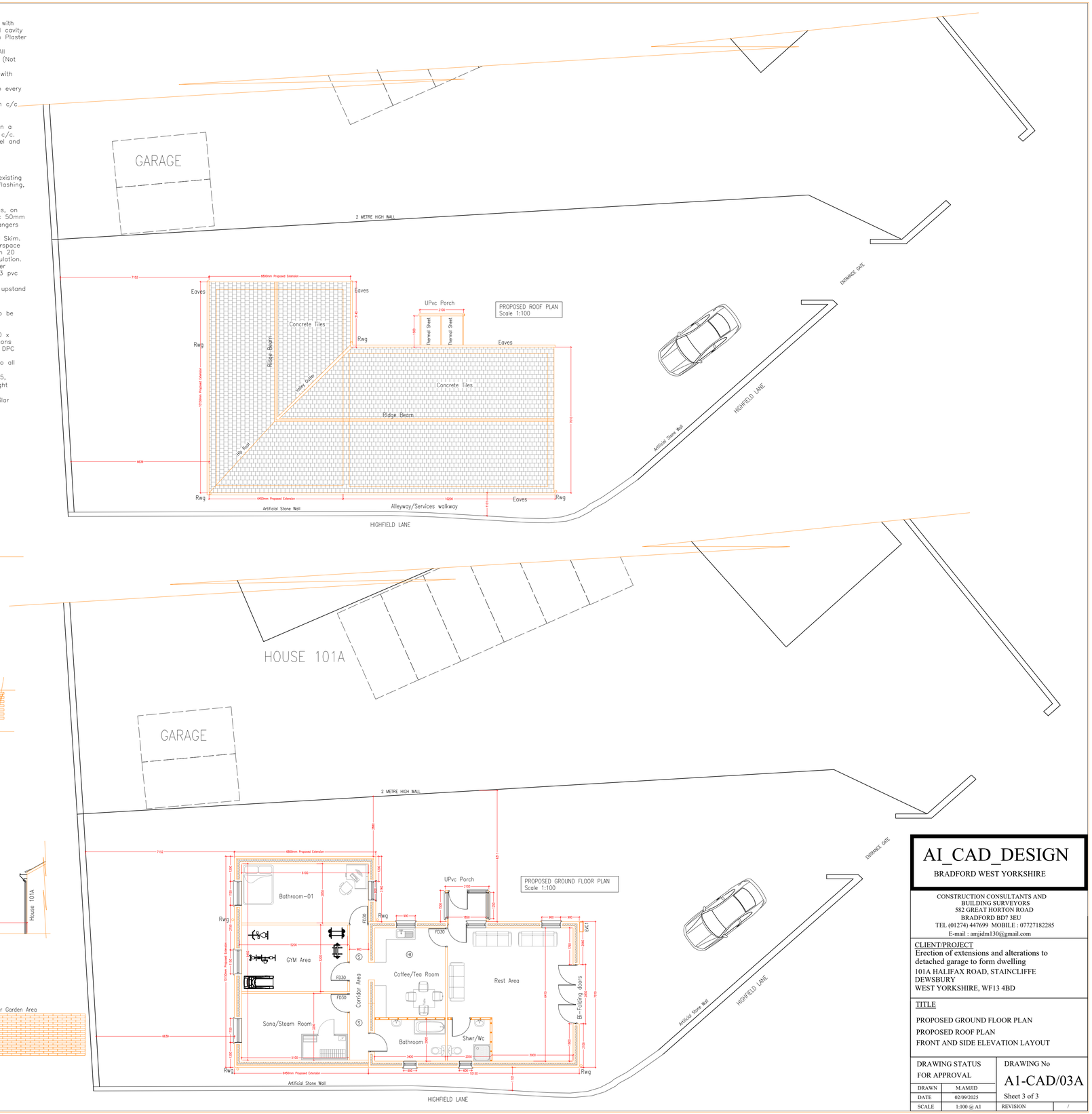
WINDOWS
Velux rooflight to be inserted to roof as indicated. Rafters and ceiling joists to be doubled up both sides. Ducting to be insulated with 100mm kingspan.
Opening lights to be minimum 1/20th Floor area.
Rescue windows to inner rooms to have minimum unobstructed opening of 850 x 450mm, with sill height between 800mm and 1100mm finished floor level. Masons openings to have all necessary horizontal dpcs, vertical dpcs and cavity trays, DPC to be insulated type.
Toughened glass to all windows below 800mm above finished floor level, and to all doors below 1500mm anove finished floor level and external doors to be double–glazed sealed UPvc units with a 20mm sealed (Low E emissivity = 0.05, argon filled), style to match existing with thermal breaks to frames, and draught excluders, with 10,000sq.mm trickle vents to each habitable room.
Steel Lintels BS 5977 Part–2 to be or Ref 9 Lintol with cavity tray & Dpcsimilar approved, installed in accordance with manufacture's specification, and sized.
weepholes over lintels to be 450mm c/c.
All architraves and skirting to match existing and adjacent.
Windows and Doors to attain a maximum of 1.6w/sp.m/deg.k.











AI_CAD_DESIGN

BRADFORD WEST YORKSHIRE

CONSTRUCTION CONSULTANTS AND
BUILDING SURVEYORS
582 GREAT HORTON ROAD
BRADFORD BD7 3EU
TEL (01274) 447699 MOBILE : 07727182285
E-mail : amjidm130@gmail.com

CLIENT/PROJECT
Erection of extensions and alterations to detached garage to form dwelling
101A HALIFAX ROAD, STAINCLIFFE
DEWSBURY
WEST YORKSHIRE, WF13 4BD

TITLE
PROPOSED GROUND FLOOR PLAN
PROPOSED ROOF PLAN
FRONT AND SIDE ELEVATION LAYOUT

DRAWING STATUS		DRAWING No	
FOR APPROVAL		A1-CAD/03A	
DRAWN	M.AMJID	Sheet 3 of 3	
DATE	02/09/2025		
SCALE	1:100 @ A1	REVISION	/