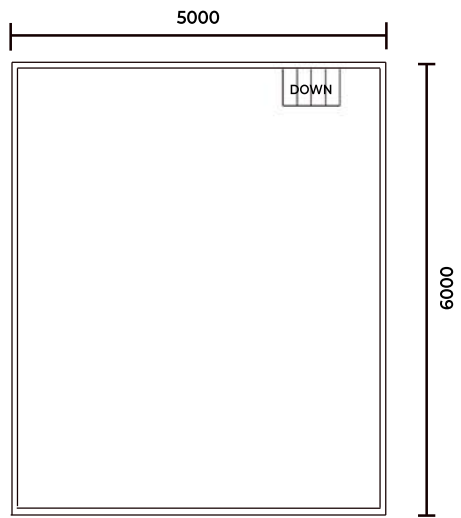
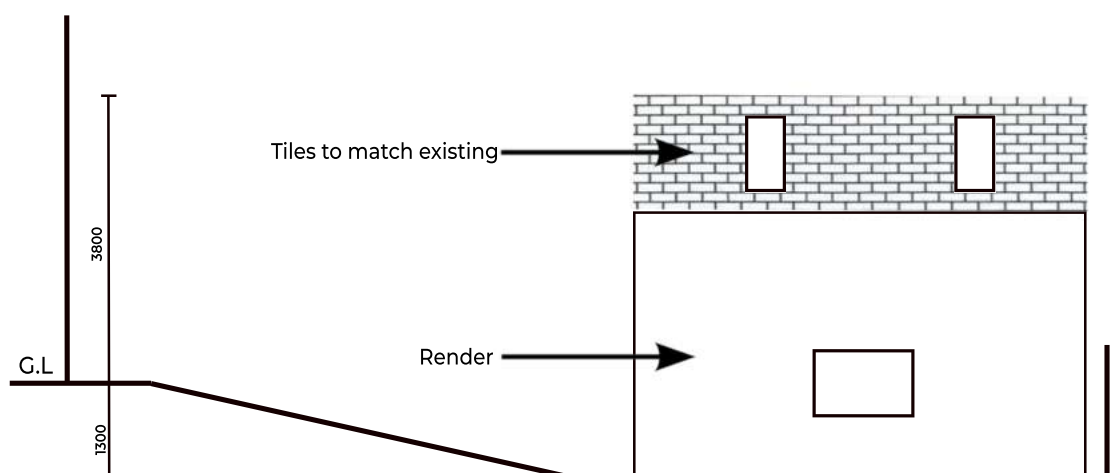


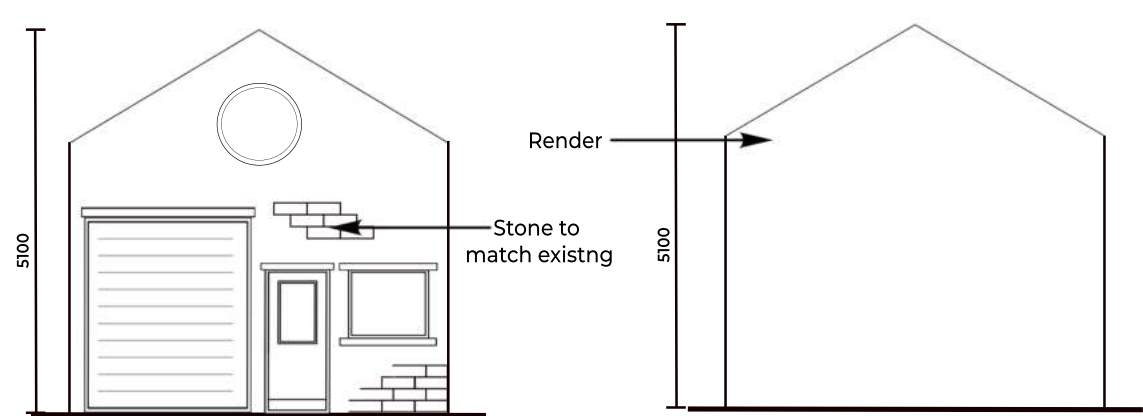
Proposed Ground Floor Plan



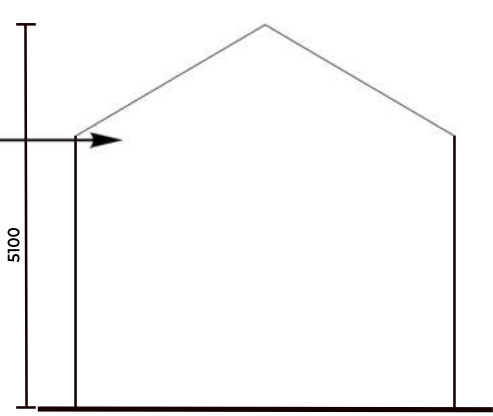
Proposed Attic Floor Plan



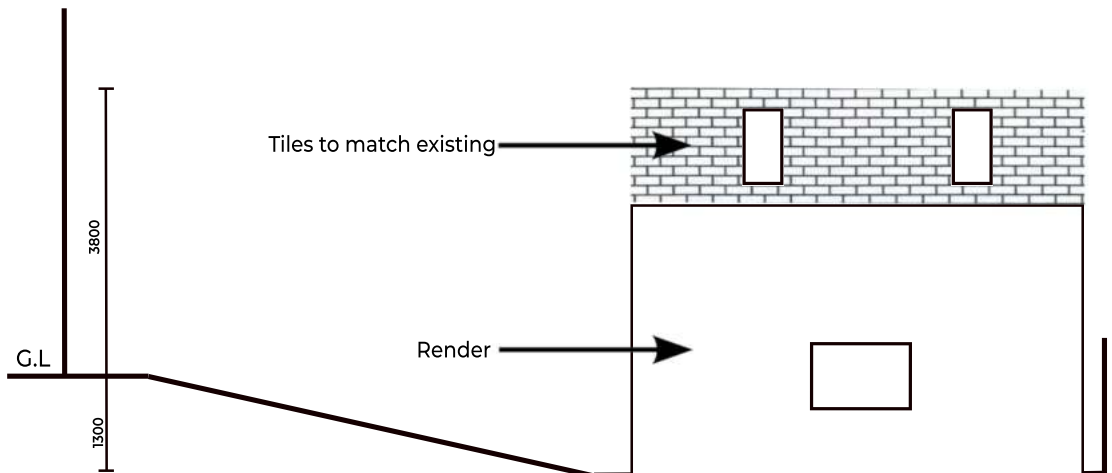
Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation

1. FOUNDATIONS:
600X200mm CONCRETE STRIP FOUNDATIONS AT DEPTH TO SUIT. MIN 750MM.
FOUNDATION TO INVERT LEVEL OF DRAINS
2. EXTERNAL WALLS
FRONT ELAVATION STONE TO MATCH EXISTING. 100mm BLOCK/RENDER TO OUTER LEAF 100mm CAVITY RETAINING CLEAR 5mm 50mm KINGSPAN THERMAL WALL TW50 PARTIAL FILL CAVITY WALL INSULATION 100mm THERMAL SHEILD TO INNER LEAF 12.5mm KNAUF PLASTER BOARD STAIFIX S/S WALL TIES 200mm HRT4 WITH RETAINING CLIPS WALL TIES PLACED 750mm HORIZONTAL 450mm VERTICALLY AND WITHIN 250mm WITHIN ALL OPENINGS U-VALUE: 0.3W/M2K 150 BY 100mm RC LENTILS TO ALL WINDOWS AND DOOR OPENINGS 250 X 250 RC LENTILS TO OPENINGS GREATER THAN 1500mm. PROPOSED WALLS TO BE BLOCKED BOUNDED INTO EXISTING WALLS.
3. ROOF:
TILES TO MATCH EXISTING ROOF INCLUDING BATTEN IF UNDERLATERS FELT OVER 100 X 50mm SC3 RAFTERS @ 400mm C/C. 100mm CROWN WALL LAID B/W CEILING JOINTS 170mm CROWN WOOL LAID OVER CEILING JOINTS. CROWN WALL TO LINK WITH WALL INSULATION TO AVOID THEMRAL BRIDGE CONTINUOUS ROLE AVIES PANEL TO ADD VENTILATION VENTALATED SOFT GRIP RAFTERS SPIKE TO 100 X 50mm WALL PLATE. WALL PLATE TO BE STRAPPED TO WALL WITH 30 X 5mm GLAV. MID STEEL STRAPS AT 1000mm C/C SCREW AND PLUGGED TO BLOCK U-VALUE: 0.16W/M2K CAVITY TRAY ON ABUTMENT OF LEAN TO ROOF. HIGH LEVEL VENTALATION TO LEAN TO ROOF.

- 4.1. CONCRETE FLOOR:
175mm THICK CONCRETE SLAB TF70 0 ODP 19mm THICK OVER 1200g WISQUEEN DPM ON SAND BLINDED HARDCORE U-VALUE: 0.22W/M2K.
- 4.2. INTERMEDIATE TIMBER FLOOR:
25mm tOUNGUE AND GROOVE FGLOOR BOARDS ON 200 X 75mm FLOOR JOISTS @ 300mm C/C WITH SHUTTERING AT MID SPAM. 250mm INSULATION QUILT B/W JOINTS FLOOR JOINTS TO BE SUPPORTED ON GALVY.STEEL HANGERS
5. CEILINGS:
200x50mm SC3 CEILING JOINTS @ 400mm C/C. 12.5mm PLASTER BOARDS WITH SKIM.
6. LATERAL RESTRAINT
LATERAL RESTRAINT PROVE FROM ALL 4 JOINTS AND ROOF RAFTERS PARALLEL TO EXISTING WALL BY 30X5X100mm GALVY. MILES STEEL STRAPS @ MAX. 1800 mm CC FIXED OVER MINIMUM 3NO. JOISTS.
7. WINDOWS/VENTILATION
DOUBLE GLAZED UPVC WINDOWS AND DOORS
8. EXTERNAL DRAINAGE
S&VP TO CONNECT TO EXISTING DRAINS VIA NEW IC
9. ELECTRICS
ALL ELECTRICS TO APPROVED DOCUMENT

10. LIGHTING
ALL NEW LIGHT FITTINGS TO HAVE LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS/CIRCUIT-WATT
 11. DAMP PROOFING
DPC TO BE MIN 150mm ABOVE FINISHED GROUND LEVEL TO BOTH LEAVES OF CAVITY & INTERNAL WALLS & BE WELL LAPPED WITH DPM WHERE APPLICABLE
 12. STAIRS:
230(GOING)x190(RISE)mm TIMBER STAIRS WITH HANDRAIL HEIGHT 900mm. BALUSTER HEIGHT 1200mm MAX GAP B/W BALUSTERS 100mm.
 13. GENERAL
EXISTING FOUNDATIONS, LINTELS AND WALLS TO BE CHECKED ON SITE FOR ADDITIONAL LOADINGS.
- ALL WORK TO BE IN STRICT ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS & COMPLY WITH ALL RELEVANT BRITISH STANDARDS & BUILDING CODES OF PRACTICE.
- THIS IS NOT A WORKING DRAWING. ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

PROPOSED GARAGE/STORE TO THE REAR OF 20 FOURTH AVENUE, BRADFORD MOOR, BRADFORD, BD3 7JW, FOR MR MOHAMMED ATIF RABANI

Date: July 2021
Scale: 1:100 @ A3
Drawn By: MARabani
Mobile: 07965423580
Reference: ATIF052021