

EAST ELEVATION SCALE 1:100 AS PROPOSED

NORTH ELEVATION SCALE 1:100 AS PROPOSED

WEST ELEVATION SCALE 1:100 AS PROPOSED

WATER SUPPLY
A WHOLESOME WATER SUPPLY SHOULD BE PROVIDED IN ACCORDANCE WITH APPROVED DOCUMENT G1

CONTRACTOR SHOULD PROVIDE DETAILS OF HOT WATER STORAGE SYSTEMS AND ITS SUPPLY TO ENSURE IT MEETS REQUIRED REGULATIONS BY PREVENTING THE CONTAMINATION, WASTE, MISUSE, UNDUE CONSUMPTION AND ERRONEOUS MEASUREMENT OF WATER SUPPLIED BY A WATER UNDERTAKER OR LICENSED WATER SUPPLIER. GUIDANCE CAN BE FOUND IN THE WATER REGULATIONS ADVISORY SCHEME. SYSTEMS AND STORAGE VESSELS SHOULD BE DESIGNED SO AS TO PREVENT WATER EXCEEDING 100DEG. WHETHER VENTED OR NOT AND SHOULD BE DESIGNED IN ACCORDANCE WITH RELEVANT BRITISH AND EUROPEAN STANDARDS AS STATED IN AD PART G3

PLUMBING
WATER USAGE SHOULD NOT EXCEED 125L PER PERSON PER DAY.

ALL INTERNAL FOUL WASTE PIPES TO BE UPVC. ALL HOLES CUT THROUGH THE STRUCTURE MUST BE SEALED TO BE MADE AIRTIGHT.

SINKS TO HAVE 40mm Ø WASTES. BASINS TO HAVE 32mm Ø WASTES. COMMON WASTES TO BE 50mmØ

ALL WASTE PIPES TO HAVE ADEQUATE ACCESS FOR RODDING.

ALL NEW PLUMBING WASTES TO BE GRADIENT 1:40 OR STEEPER.

DRAINAGE
THE DRAINAGE LAYOUT SHOWN IS PROVISIONAL AND MAY HAVE TO BE VARIED TO SUIT SITE CONDITIONS WITH THE AGREEMENT OF THE BUILDING CONTROL OFFICER.

ALL DRAINS AND CONNECTIONS TO BE UPVC LAID TO FALL 1 IN 40.

ANY DRAINS PASSING UNDER BUILDINGS TO BE SURROUNDED IN 150mm OF CONCRETE.

WHERE DRAINS PASS THROUGH WALLS PROVIDE LINTELS OVER WITH 50mm CLEARANCE AND KEEP CLEAR OF FILL.

FLEXIBLE PIPES TO BE LAID ON 100mm GRANULAR FILL WITH 100MM SELECTED FILL COVER.

PIPES TO HAVE 600mm MINIMUM DEEP PROTECTION IN TRAFFIC FREE AREAS AND 900mm IN TRAFFIC AREAS, OR PROTECTED AS REQUIRED AND TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW

DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.

WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER, UNDER THE PARTY WALL ETC. ACT 1986 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

DESIGN RISK ASSESSMENT
UNDER THE CDM REGULATIONS 2015 CLIENTS HAVE A RESPONSIBILITY TO APPOINT A PRINCIPLE CONTRACTOR FOR BUILDING PROJECTS WHEN TWO OR MORE CONTRACTORS ARE ON SITE.

FURTHER CLIENT DUTIES FOR DOMESTIC PROJECTS CAN BE TRANSFERRED TO THE PRINCIPAL DESIGNER AND/OR PRINCIPAL CONTRACTOR

UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES. BT GUIDANCE NOTES APPENDIX 1. NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS

OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.

ASBESTOS
CHECK FOR EXISTING ASBESTOS SHEETING TO SOFFITS/LININGS/ETC. ANY ASBESTOS FOUND TO BE REMOVED BY AN APPROVED CONTRACTOR AND DISPOSED OF IN A SAFE MANNER.

EXTERNAL ROOF
NATURAL STONE SLATE TO MATCH MAIN ROOF. ROOF PITCH 22.5°

ON 38 X 25mm PRESSURE IMPREGNATED SW BATTENS.

ON DALTEX ROOFSHIELD ROOF LINING BREATHER MEMBRANE (FELT) BY DON & LOW LTD (NONWOVENS) (TEL 01307 452600) ALL LAPS IN THE ROOFING FELT ARE TO BE TAPE SEALED TO MANUFACTURERS RECOMMENDATIONS. THE FELT IS TO BE INSTALLED TO ALLOW IT TO SAG 10mm BETWEEN EACH RAFTER

ON C24 150x63mm RAFTERS AT 400mm CTRS.

100 X 50mm PRESSURE IMPREGNATED SOFTWOOD WALLPLATE, STRAPPED TO INNER LEAF OF CAVITY WALL WITH 1200 X 30 X 5mm GALVANISED MILD STEEL STRAPS AT MAX. 2m CENTRES.

AT GABLES ONLY, FIX 30 X 5mm GALVANISED MS STRAPS AT MAXIMUM 2m CTRS. ACROSS THREE RAFTERS ON NOGGIN AND STRAPPED TO INNER LEAF OF CAVITY WALL. CEILING TIES RUNNING PARALLEL TO WALLS TO HAVE 30 X 5mm GALVANISED MILD STEEL STRAPS FIXED TO 3 NO. JOISTS ON NOGGIN AND BUILD INTO WALL AT MAXIMUM 2m CENTRES.

INFILL BETWEEN THE RAFTERS WITH 100mm OF KINGSPAN ZERO ODP (K=0.021 W/mk) INSULATION (OR OTHER NON-ROTTING, CFC/HFC, NON-HYDROSCOPIC, NON-OZONE DEPLETING RIGID BOARD INSULATION). A MINIMUM 50mm GAP IS TO BE LEFT ABOVE THE INSULATION AND THE UNDERSIDE OF PLYWOOD

UNDERLINE THE RAFTERS WITH 75mm OF KINGSPAN ZERO ODP INSULATION, FOIL TAPE SEAL ALL JOINTS TO THE INSULATION. ROOF INSULATION AND WALL INSULATION OVERLAPPED

TEMPORARILY SECURE THE INSULATION WITH SCREWS BEFORE THE UNDERLINING WITH 12.5mm FOIL BACKED PLASTERBOARD WITH ALL JOINTS TAPE SEALED WITH TAPE SUITABLE FOR SKIMMING OVER. PLASTERBOARD TO BE SECURED WITH DRYLINE SCREWS THROUGH THE INSULATION INTO THE RAFTER. SCREWS TO PENETRATE THE RAFTER BY 35mm MINIMUM.

THE ROOF IS TO BE VENTILATED. ALL BUTT JOINTS TO THE INSULATION MUST BE TAPE SEALED WITH A FOIL TAPE.

RAINWATER GOODS
BLACK UPVC Ø66 REPLICA GUTTER

68mm DIAMETER BLACK UPVC RAINWATER PIPES, TO DISCHARGE DIRECT TO DRAIN. PROVIDE RODDING ACCESS AS REQUIRED.

EXTERNAL WALLS
150mm NOMINAL NATURAL GRIT STONE WALLING TO MATCH EXISTING WALLS FLUSH POINTED AS WORK PROCEEDS.

125mm OVERALL CAVITY WITH A 50mm MINIMUM CLEAR CAVITY. CAVITY WALL TO HAVE HEAVY DUTY STAINLESS STEEL SAFETY WALL TIES SUITABLE FOR CAVITY UP TO 140mm, AT 750mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES REDUCED TO 300mm VERTICAL CENTRES WITHIN 225mm OF STRUCTURAL OPENINGS. THE CAVITY IS TO BE CLOSED AT EAVES LEVEL WITH A PROPRIETARY FLEXIBLE CLOSER.

THE WALL INSULATION IS TO BE 50mm THICK KINGSPAN ZERO ODP (K= 0.021) OR SIMILAR TO GIVE A U VALUE BETTER THAN 0.29 W/m2K. JOINTS BETWEEN INSULATION PANELS TO BE SEALED WITH FOIL TAPE. INSULATION PANELS TO BE PROPERLY LAPPED AT INTERNAL AND EXTERNAL CORNERS. WALL INSULATION AT GABLE ENDS TO BE EXTENDED A MINIMUM 225mm ABOVE CEILING LEVEL, WITH A DPC CLOAK OVER WALL INSULATION TO BE NON-ROTTING, NON-HYDROSCOPIC, NON OZONE LAYER DAMAGING SLAB INSULATION.

100mm LIGHTWEIGHT CONCRETE BLOCKWORK (MIN. STRENGTH 7N/mm2) FINISHED INTERNALLY WITH GYPROC THERMAL LAMINATE PLASTERBOARD, MIN 48mm THICK OVERALL

NEW WALLS BUILT OFF NEW FOOTING. OUTER LEAF TAKEN DOWN 150mm BELOW FINISHED GROUND LEVEL, WITH 140mm CONCRETE BLOCK BELOW. 100mm CAVITY AND 100mm CONCRETE BLOCK INNER LEAF, DOWN TO FOUNDATION BLOCK WALL BUILT OFF A 600mm WIDE BY 150mm DEEP GEN 3 CONCRETE FOOTING TAKEN DOWN MINIMUM 600mm BELOW GROUND LEVEL OR TO FIRM BOTTOM IF LOWER TO THE APPROVAL OF THE BUILDING CONTROL OFFICER.

SOLID GROUND FLOOR
150mm THICK RC 35 CONCRETE FLOOR SLAB TOP REINFORCED WITH A252 SQUARE MESH FABRIC. MINIMUM 50mm COVER AND TROWELLED SMOOTH.

100mm KINGSPAN ODP INSULATION OR SIMILAR NON ROTTING, NON HYDROSCOPIC, NON OZONE LAYER DAMAGING SLAB. 25mm KINGSPAN K3 INSULATION UPSTAND AT JUNCTION OF ALL FLOORS WITH ALL EXTERNAL WALLS

VISQUEEN RADON DPM, LAPPED AND SEALED WITH DPCS IN EXTERNAL AND INTERNAL WALLS. DPM TAKEN ACROSS THE CAVITY TO SEAL THE DWELLING

ON 50mm SAND BLINDING ON 150mm COMPACTED HARDWARE FILL.

EXTERNAL OPENINGS
NATURAL STONE HEAD, 150mm DEEP SUPPORTED BY STEEL ANGLE xxxxxx.

INNER LEAF TO BE NAYLOR R9 LINTELS

TO PREVENT THERMAL BRIDGING AROUND EXTERNAL OPENINGS USE "DAMCOOR" OR SIMILAR INSULATING DPC OR USE INSULATED CAVITY CLOSERS (BY TDI OR SIMILAR) TO JAMBS, MULLIONS, CILLS AND DOOR STEPS.

REVEALS DRY LINED WITH GYPROC THERMAL PLASTERBOARD "THERMALINE PLUS" OVERALL THICKNESS 35mm

PREVENT AIR INFILTRATION AROUND DOOR AND WINDOW OPENINGS BY PROVIDING SEALS, DRAUGHT STRIPPING ETC.,

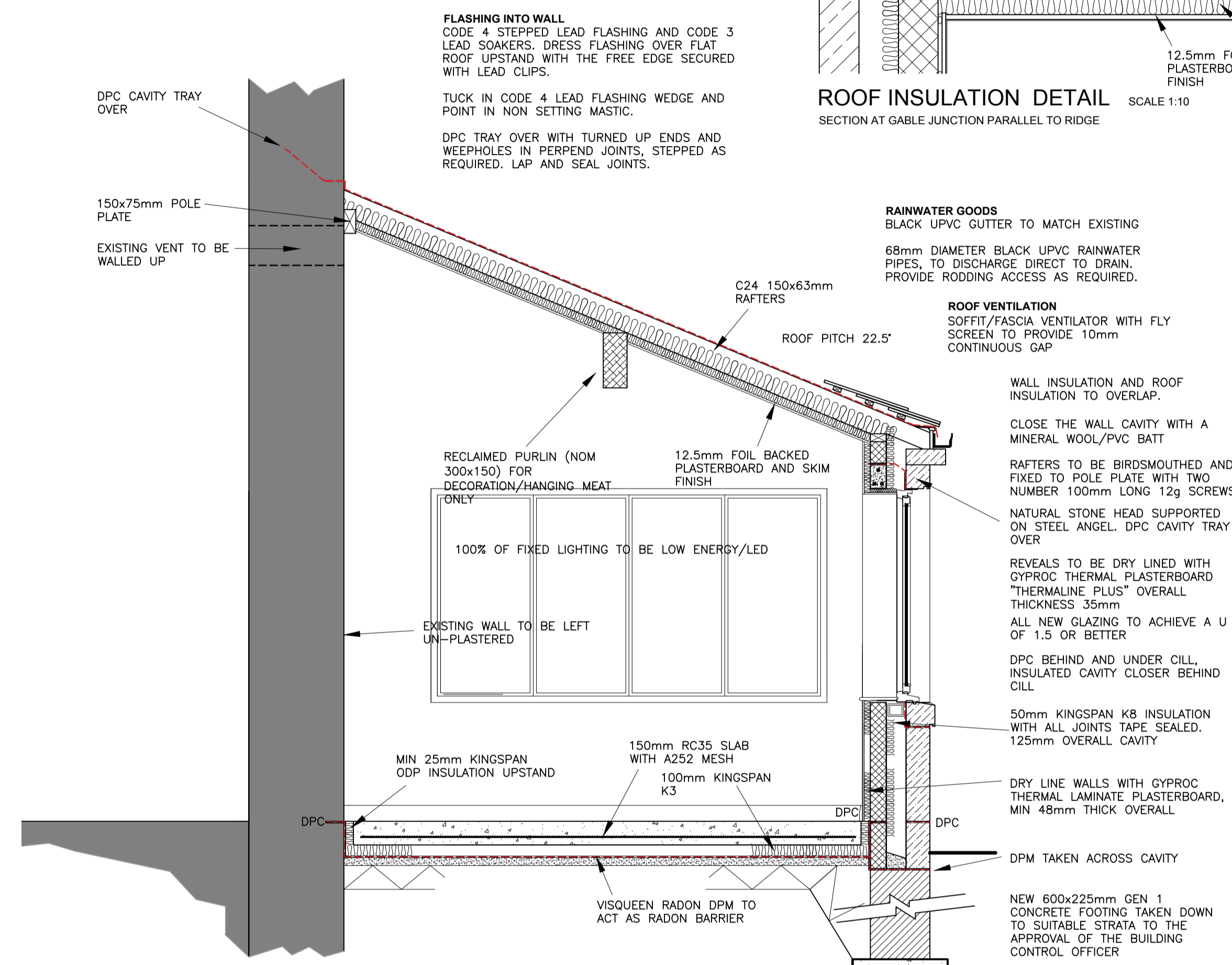
GLAZING TO WINDOWS, DOORS AND SIDELIGHTS IN EXTERNAL OPENINGS TO BE DOUBLE GLAZED SEALED UNITS TO ACHIEVE A "U" VALUE OF 1.5 W/m2K. DARK BROWN STAINED HARDWOOD/ACCOYA TIMBER.

GLASS IN DOORS TO BE AS SPEC ABOVE.

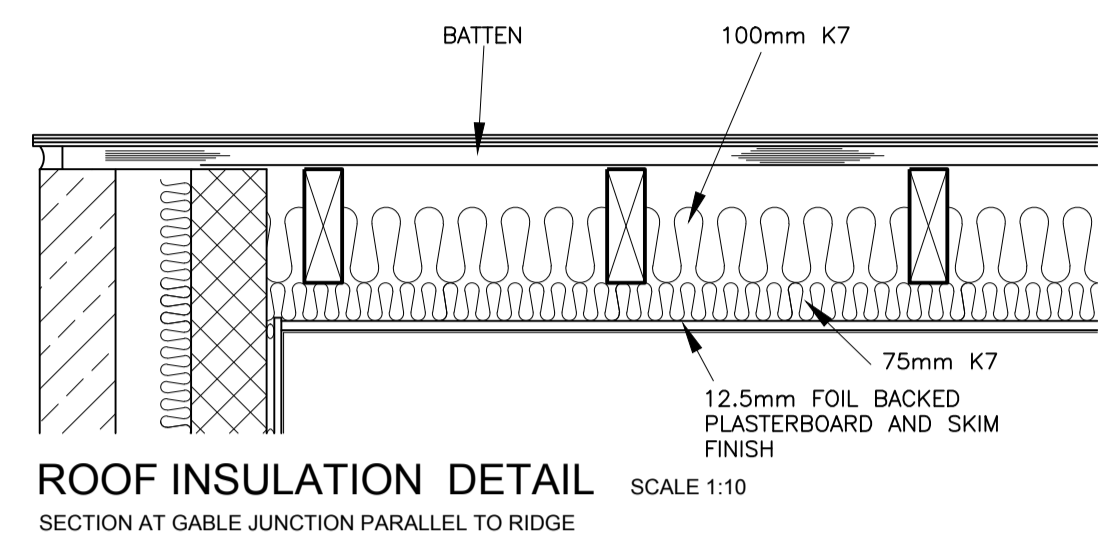
DOORS AND WINDOWS TO HAVE SECURITY DEVICES IN ACCORDANCE WITH BR PART Q

ROOM VENTILATION
UTILITY ROOM TO BE FITTED WITH MECHANICAL EXTRACTION FAN CAPABLE OF EXTRACTING AT A MINIMUM RATE OF 30L/SEC. PROVIDE ADDITIONAL BACKGROUND VENTILATION WITH CONTROLLABLE TRICKLE VENTS PROVIDING 8000mm2 OF FREE AIR.

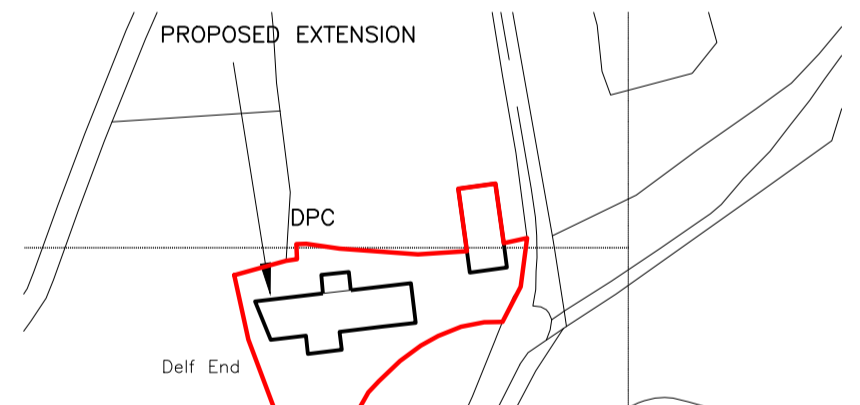
ALL MECHANICAL EXTRACTION FANS TO BE DUCTED THROUGH WALL WITH CAVITY TRAY OVER AND EXTERNAL GRILL. FANS TO BE POSITIONED 400mm FROM THE CEILING.



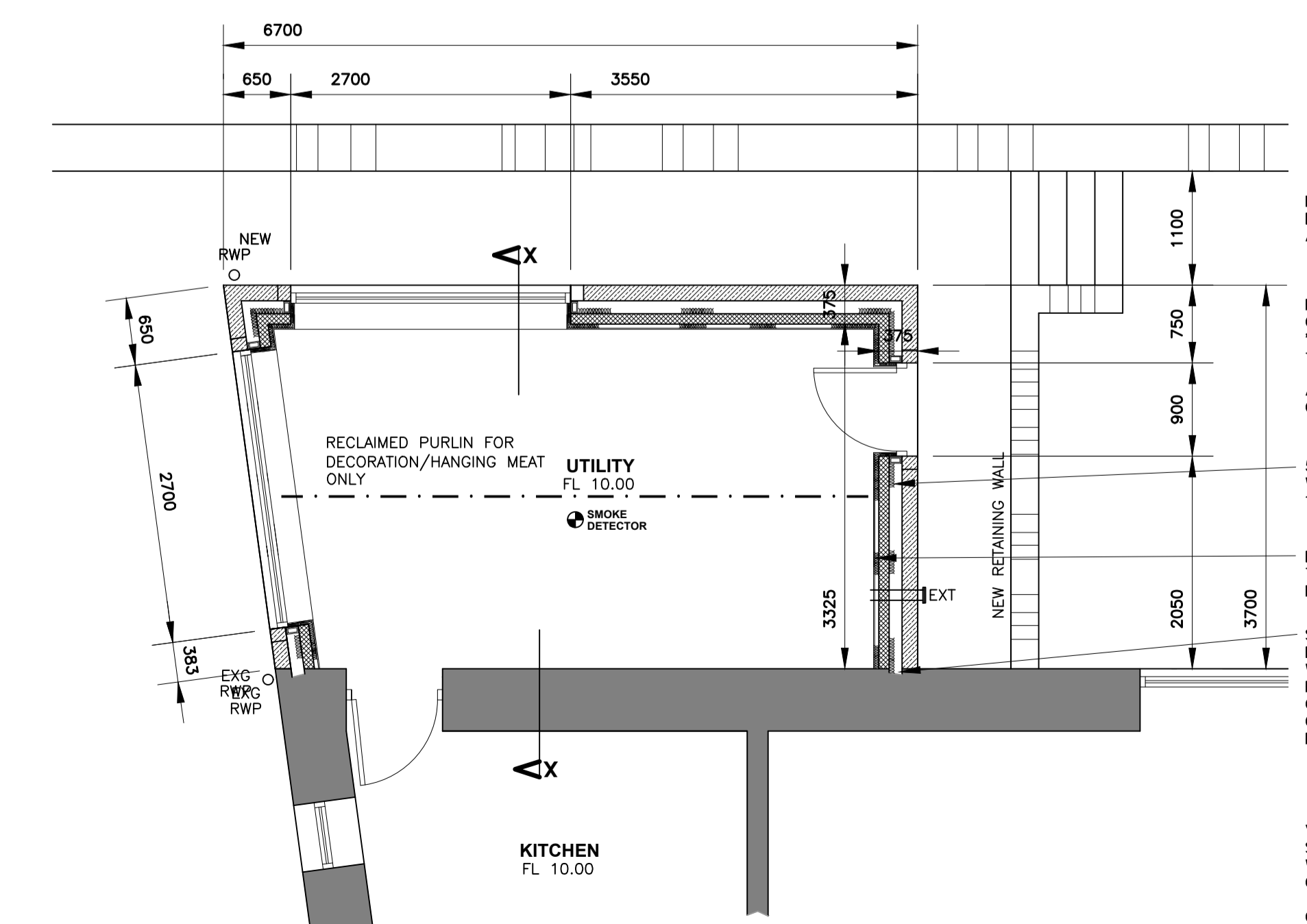
SECTION X-X SCALE 1:25



ROOF INSULATION DETAIL SCALE 1:10 SECTION AT GABLE JUNCTION PARALLEL TO RIDGE



LOCATION PLAN SCALE 1:1250



GROUND FLOOR PLAN SCALE 1:100 AS EXISTING



GROUND FLOOR PLAN SCALE 1:100 AS EXISTING

D	
C	
B	17.4.23 AMEND FOR CLIENT
A	17.4.23 AMEND FOR CLIENT

REVISIONS

jasonbwade Ltd
Chartered Architectural Technologist

PROJECT
Mr & Mrs DEAVIN
PROPOSED EXTENSION AT
DELFT END FARM
WADSWORTH

HX7 8TE

DRG TITLES
PLANS & ELEVATIONS

DRG NO **1498/1** REV **B**

DATE APRIL 2023

22 Fairbanks
Wharf Street
Sowerby Bridge
West Yorkshire
HX6 2AB

01422 831114
jwb@jasonbwade.co.uk

CIAT
Chartered Institute of Architectural Technologists