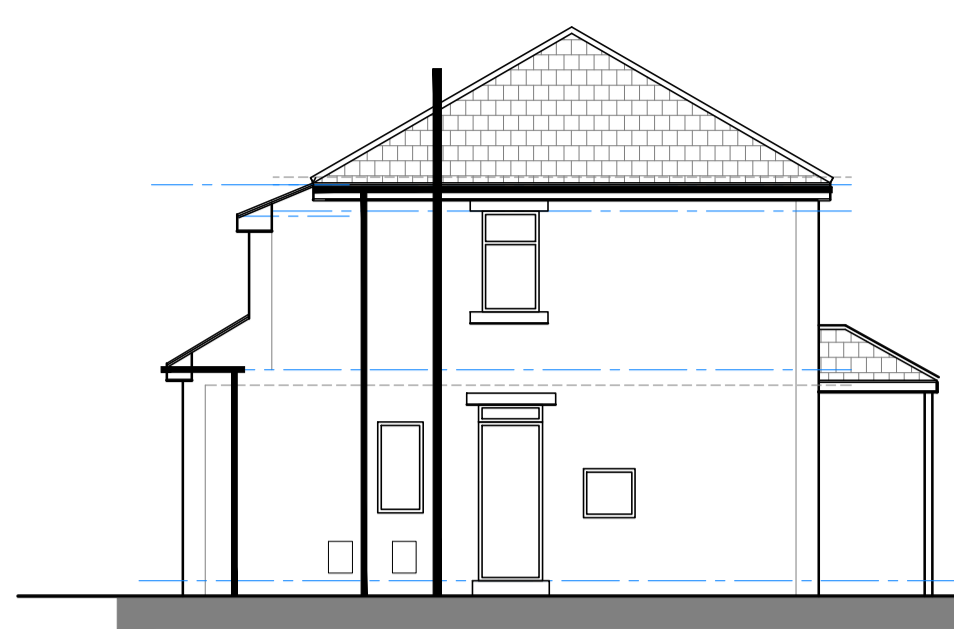




EXISTING FRONT ELEVATION Scale 1:100



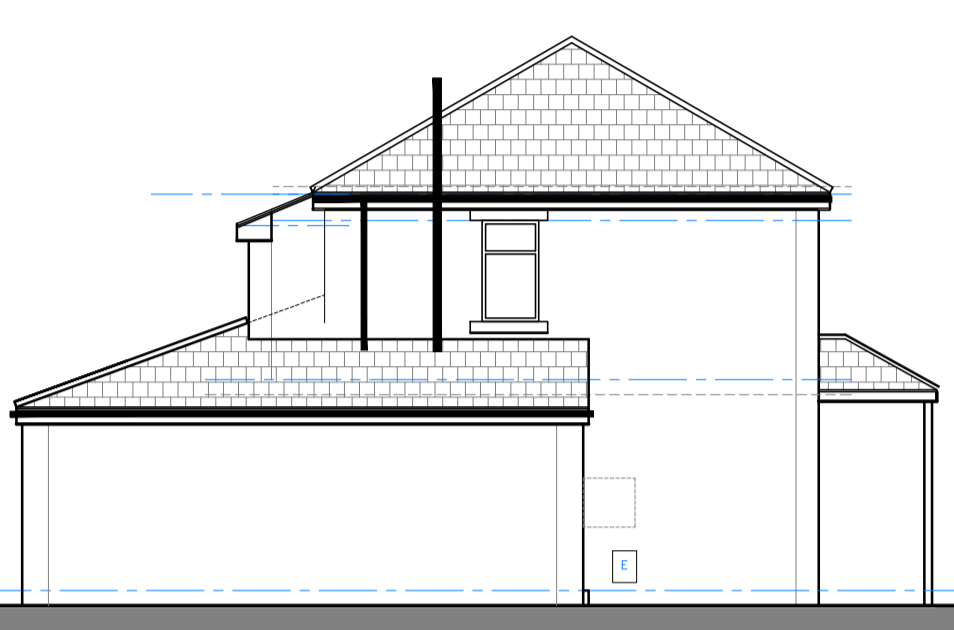
EXISTING SIDE ELEVATION Scale 1:100



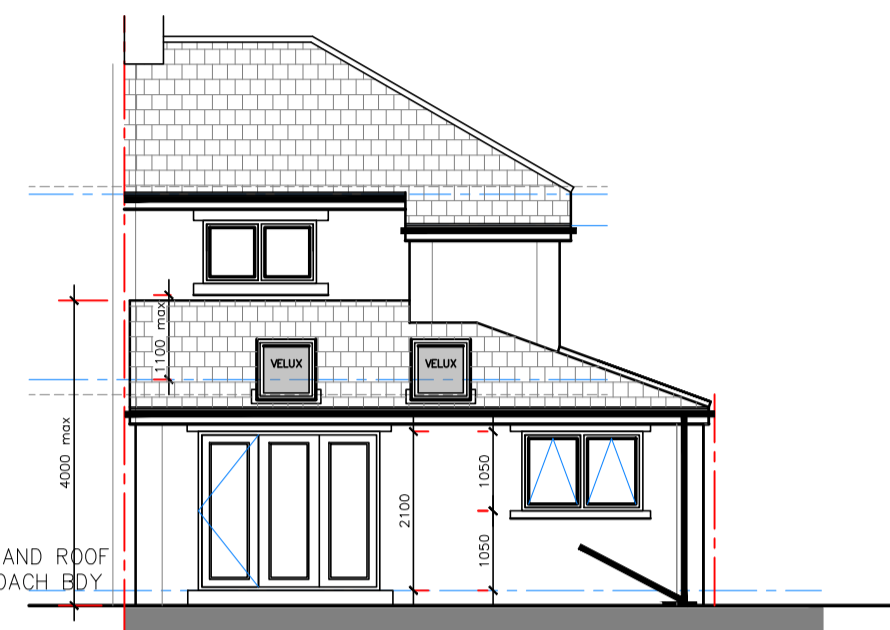
EXISTING REAR ELEVATION Scale 1:100



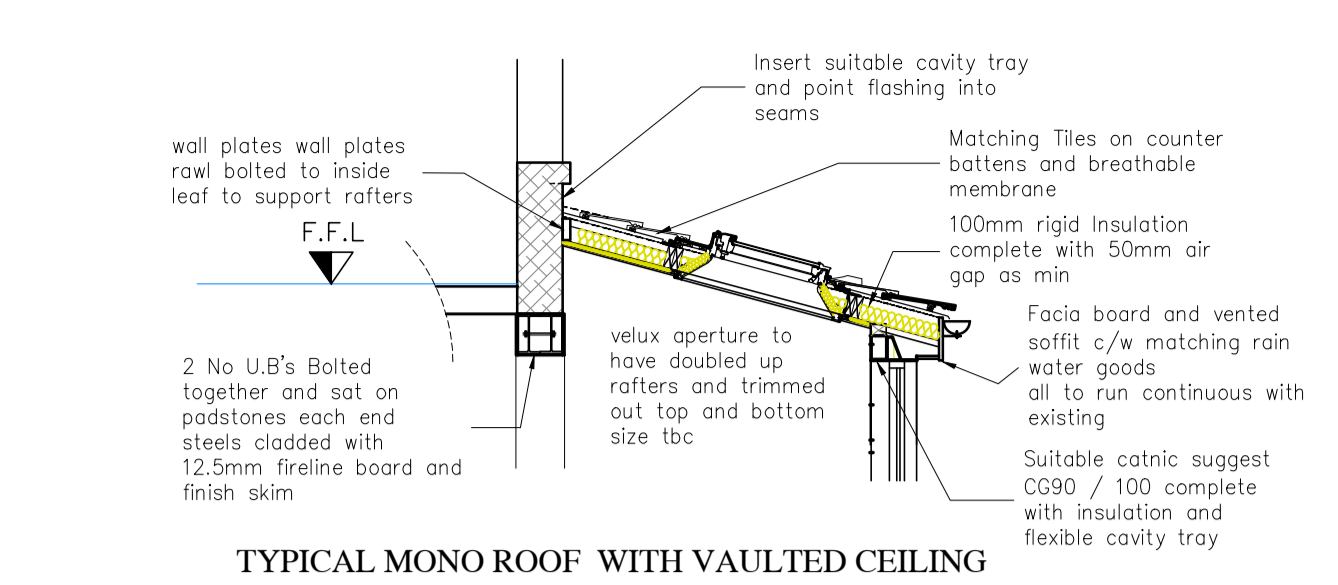
PROPOSED FRONT ELEVATION Scale 1:100



PROPOSED SIDE ELEVATION Scale 1:100



PROPOSED REAR ELEVATION Scale 1:100



TYPICAL MONO ROOF WITH VAULTED CEILING Scale 1:50

REAR EXTENSION

PREPARATION AND PROTECTION
 PROVIDE ALL NECESSARY SCAFFOLDING, ACCESS LADDERS AND TEMPORARY PROTECTION AND WORKING PLATFORMS, FOR THE EXTENSION, WHICH ARE TO BE ERECTED, MAINTAINED AND DISMANTLED BY QUALIFIED INSURED SPECIALISTS. ANY ASBESTOS IS TO BE INSPECTED BY A SPECIALIST, REMOVED AND DISPOSED OF OFF SITE BY SPECIALIST LICENSED CONTRACTOR IN COMPLIANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2006.
 EXISTING WALLS AND FOUNDATIONS (EXTENSION ONLY) TO BE INSPECTED AND CONFIRMED AS SUITABLE FOR ADDITIONAL LOADING.
 ALL STEEL WORK TO BE ISSUED WITH A STRUCTURAL REPORT DETAILING STEEL TYPE, SIZE, SPAN AND ALL LOADINGS.
 ALL TIMBERS TO REMAIN DRY OR MUST NOT EXCEED A MOISTURE CONTENT OF 22%.

WALLS
SITE CLEARANCE AND PREPARATION
 REMOVE ANY DEBRIS FROM SITE AND STRIP VEGETATION MATTER BACK. EXCAVATE EXISTING GROUND TO A SUITABLE DEPTH TO ESTABLISH GROUND CONDITION.
 THE FOLLOWING FOUNDATIONS ARE A RECOMMENDATION ONLY, AND ARE SUBJECT TO SITE GROUND CONDITIONS

FOUNDATIONS
 STRIP CONCRETE FOUNDATIONS TAKEN DOWN TO SOLID GROUND (1000mm AS MIN) FOOTING SIZE 600mm x 210mm DEEP
 NOTE ANY NEW/EXISTING DRAINS TO BE LITTELLED OVER.

EXTERNAL WALLS:
 SOLID CONCRETE MASS POURED FOUNDATIONS OR SOLID CONCRETE BLOCKWORK BELOW GROUND LEVEL.

OUTER LEAF
 MATCHING BLOCKWORK AND RENDER TO ALL ELEVATIONS COMPLETE WITH WEEP HOLES EACH END.
 DWARF WALLING IN STONE UP TO DPC LEVEL ALL TO MATCH EXISTING

INNER LEAF
 COMPRISING 150mm FULL FILL CAVITY WITH 150mm DRYRHEM 32 INSULATION AND 100mm 7 k/n m2 THERMALITE BLOCKWORK TO PROVIDE A MAX U VALUE OF 0.18 W/M K WINDOW AND DOOR REVEALS TO BE CLOSED OFF AND INSULATED AND COMPLETE WITH VERTICAL DPC. CAVITY WALL TIES TO BE STAINLESS STEEL VERTICAL TWIST TYPE, PROVIDED AT 450 mm VERTICAL AND 750 mm HORIZONTAL CENTRES AND 225 mm VERTICAL SPACINGS TO REVEALS
 INTERNAL LINTELS TO BE INSULATED CATNIC AND HEAVY DUTY CATNIC TO SPAN 3.0 m max. AS MIN AND UB WITH WELDED PLATE TO SUPPORT EXTERNAL LEAF TO REAR BI-FOLDING DOOR ALL COMPLETE WITH CAVITY TRAYS CAVITY TRAYS TO RUN UNDER ALL EXTERNAL LINTELS AND BRIDGED CAVITIES PROVIDE TWO NUMBER PROPRIETARY CAVITY TRAYS TYPE W WEEPHOLE VENTS TO EACH CAVITY TRAY AS MIN.

FLOORS
GROUND FLOOR: FINISHED WITH 18mm FLOORING GRADE CHIPBOARD, ON TOP OF 175mm x 75mm C24 TIMBER JOISTS @ 400mm cts.
 INSULATE VOID WITH 150mm CELOTEX XR4000 INSULATION ON BATTENS.

SUB FLOOR:
 100mm OVER SITE CONCRETE, 1200 GAUGE D.P.M, 50mm SAND BLINDING & 150mm LAYERS OF CLEAN HARD CORE.

PARTITIONS
GROUND AND FIRST FLOOR PTN'S
 NEW STUD PTN'S BETWEEN ROOMS AND STAIRCASE TO BE CONSTRUCTED OF 100mm x 50mm S.W FRAME COMPLETE WITH NOGGIN'S. FIXED TO FLOOR AND CEILINGS ALL CLADDED WITH 12.5mm PLASTER BOARD AND FINISH SKIM INSULATE WITH 100mm ROCKWOOL.

EXISTING WALLS
 EXPOSED WALLS TO SIDE TO BE MADE GOOD AND FINISHED IN DOT AND DAB PLASTERBOARD WITH TAPED JOINTS AND FINISH SKIM.

WINDOWS
WINDOWS & GLAZING (ALL GLAZING TO COMPLY WITH PART N OF THE BUILDING REGULATIONS)
 ALL WINDOWS TO BE DOUBLE GLAZED UNITS COMPRISING OF TWO LAYERS OF LOW 'E' GLAZING WITH 12mm AIR GAP TO ACHIEVE 'U' VALUE OF 1.4 W/m2k. TO HAVE OPENING LIGHTS EQUAL TO 1:20 TH OF FLOOR AREA. TRICKLE VENTS FITTED FOR VENTILATION TO PROVIDE MIN 10,000mm2 OF FREE AIR AND 4000mm2 TO NON HABITABLE ROOMS ALL WINDOWS TO HAVE DRAUGHT STRIPPING. ALL WINDOWS TO HABITABLE ROOMS TO BE A MINIMUM OF 850mm HIGH x 500mm WIDE TO PROVIDE MEANS OF ESCAPE. SILL HEIGHT TO BE A MAXIMUM OF 1100mm FROM THE FINISHED FLOOR LEVEL. BATHROOM AND OVERLOOKING WINDOWS MUST BE GLAZED WITH OBSCURE GLASS.

HIPPED ROOF
 LAY APPROVED SLATES SLATES 50 FIXED THROUGH TO 38 X 25mm TANAUSED TREATED BATTENS. BATTENS TO BE FIXED AT REQUIRED GAUGE OVER 1 LAYERS OF VAPOUR PERMEABLE ROOFING MEMBRANE TO BS747 WITH 75 mm HEADLAP AS MIN. ROOFING FELT TO HAVE 25mm COUNTER BATTENS.
 ALL FIXED TO NEW 175mm x 50 C16 RAFTERS @ 400mm cts SECURED TO NEW 275mm x 100mm C24 HIPPED RAFTER AND 100mm x 50mm WALL PLATES WITH GALV MS STRAPS. FIT LATERAL RESTRAINT STRAPS OVER FIRST THREE RAFTERS AND TURNED DOWN INTO CAVITY.
 FIX NEW CEILING JOISTS 150mm x 50mm TO RUN LEFT TO RIGHT @ 400mm cts CLAD CEILING WITH 12.5mm FIRELINE P.B AND FINISH SKIM. INSULATE WITH 2 LAYERS OF 200mm MINERAL WOOL BETWEEN AND OVER TO ACHIEVE A U VALUE OF 0.15 W/m2k AS MIN.

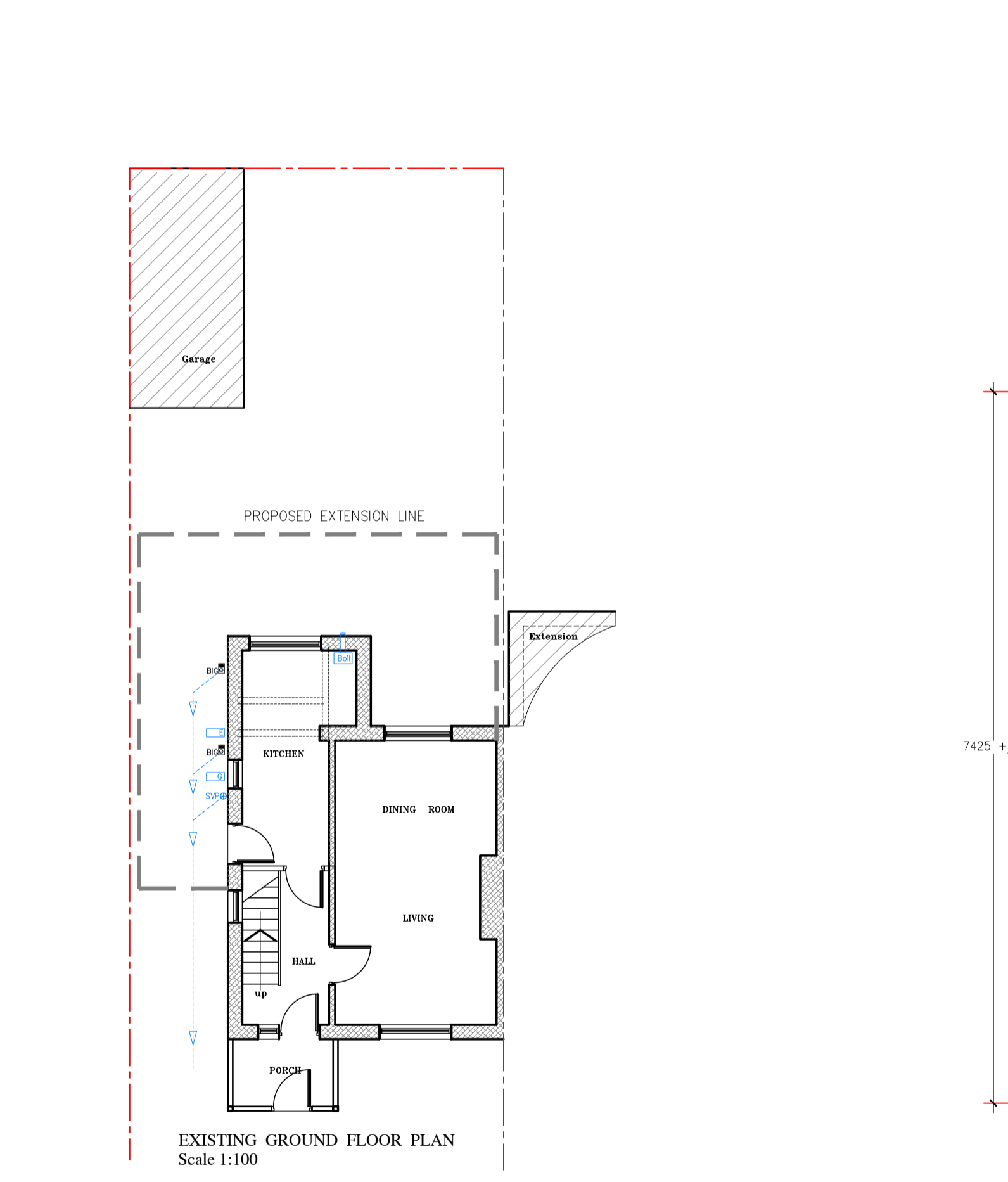
PLUMBING
 BATHROOM AND ENSUITE
 FIT EN-SUITE COMPRISING OF W.C, SHOWER, & WHB. COMPLETE WITH TILED FLOOR AND WALLS (SPLASHBACK AND SHOWER ENCLOSURE AREA ONLY)
 ALL FITTINGS TO DRAIN TO EXISTING SYSTEM VIA EXISTING SOIL PIPE.
 INSTALL MASSERATER IF REQUIRED.
 EXTEND EXISTING VENT PIPE 1000mm ABOVE OPENING LIGHTS.
 INSTALL MECHANICAL FAN TO GIVE 60L/SEC AIR CHANGE AS MIN. TO PASS THROUGH GABLE WALL OR ROOF VIA LEAD SLATE.

HEATING
 FIT 1 RADIATOR TO EACH ROOM COMPLETE WITH T.R.V'S ALL CONNECTED TO EXISTING HEATING SYSTEM
 OR WHERE THE ABOVE CANT BE ACHIEVED FIT WALL HEATERS TO BE WIRED TO EXISTING CIRCUIT VIA FUSED SPUR.

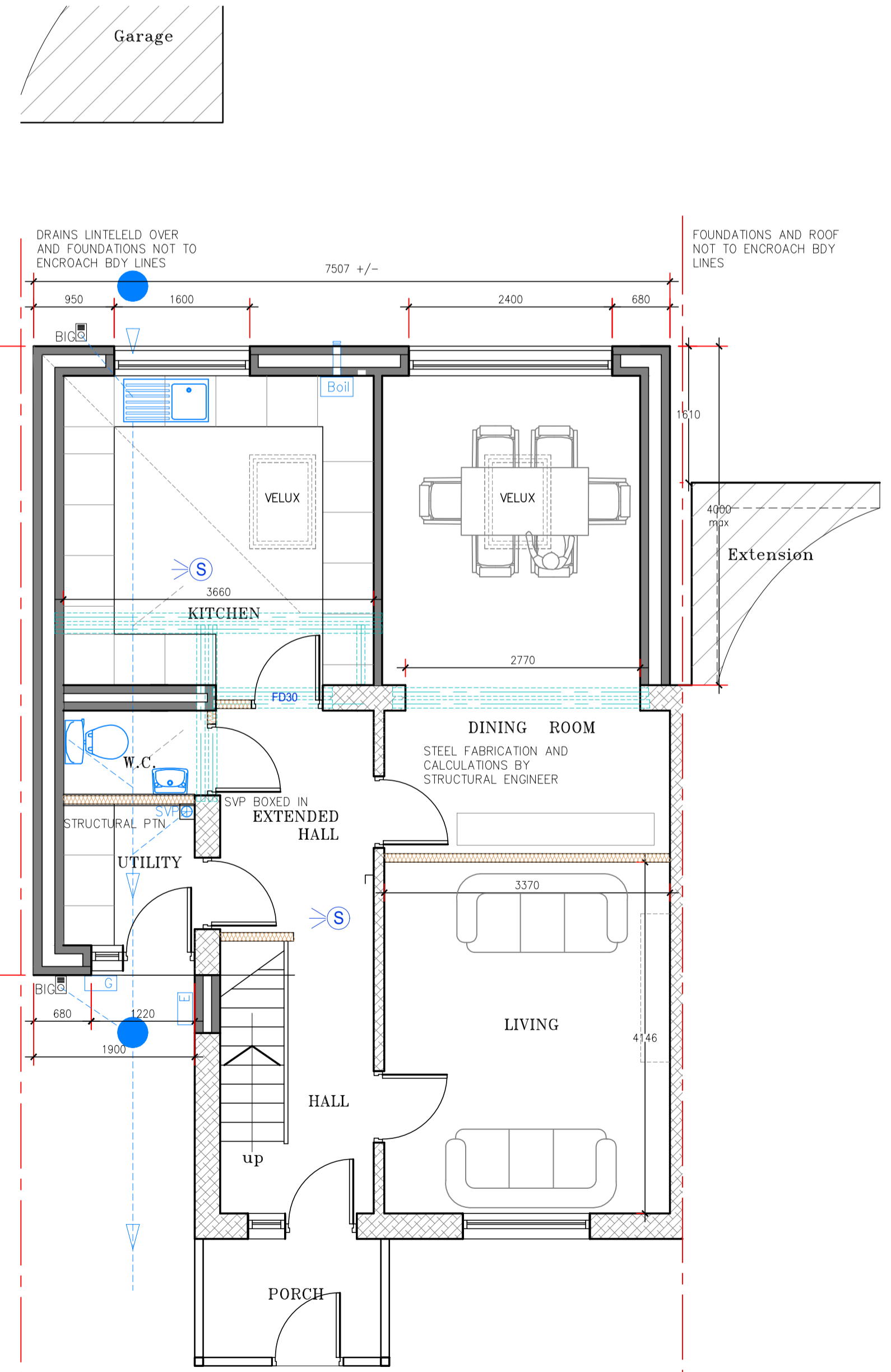
FD30
 FIT 5 HOUR FIRE DOORS TO ALL HABITABLE ROOMS OR SOLID PANNELLED DOORS TO GIVE FIRE RESISTANCE AND PROTECTION.

LIGHTING & ELECTRICS
 FIT 4 No LED FLUSH SPOTLIGHTS TO BEDROOM AREAS
 FIT 2 No FLUSH SPOTLIGHTS TO NEW BATHROOM/ENSUITE AREA
 FIT 3 DOUBLE SOCKETS TO BEDROOM AREA ALL OTHER QTY'S TBC

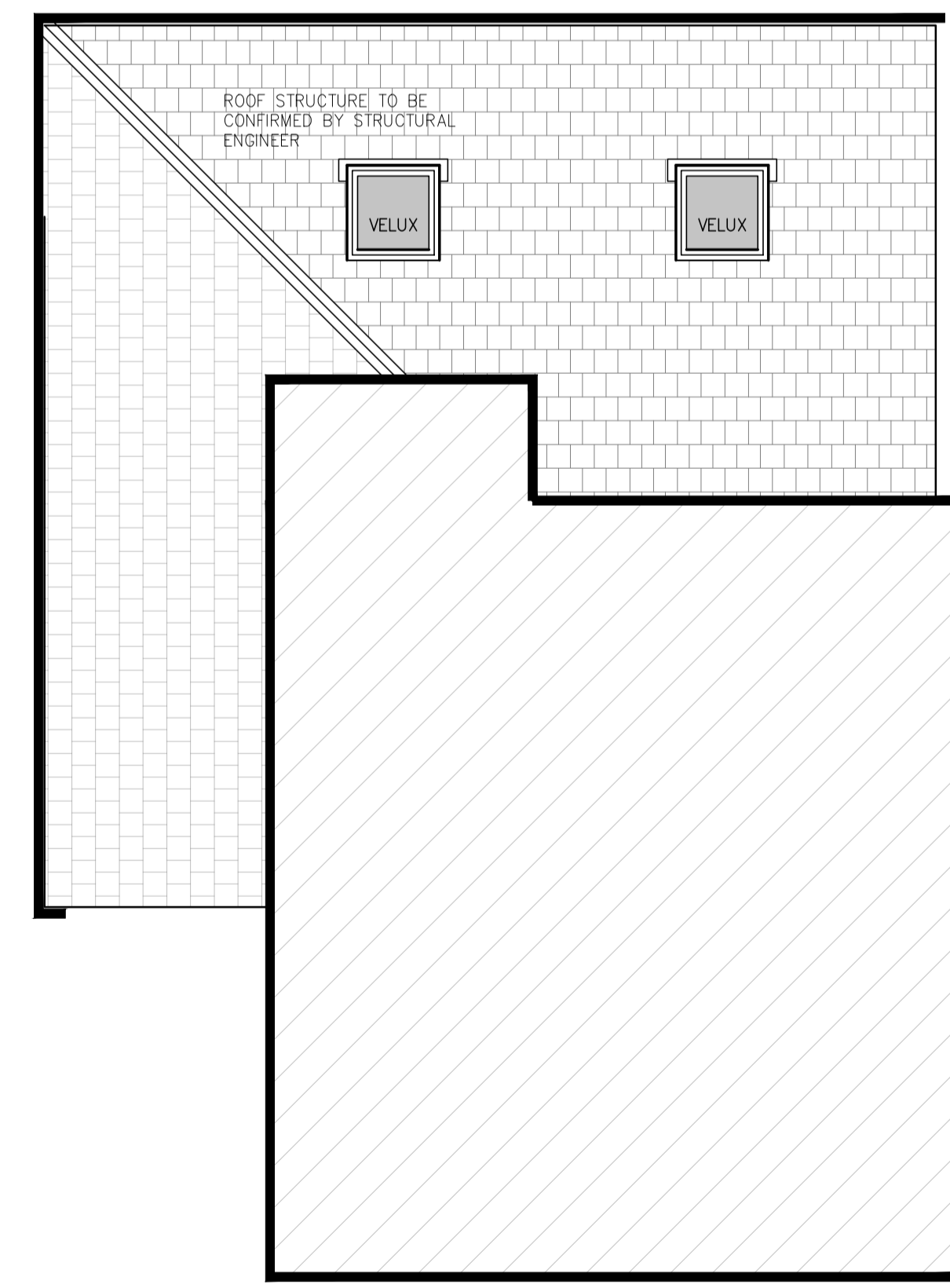
S
 FIT MAINS WIRED OPTICAL SMOKE DETECTOR TO EACH LANDING
 ALL ELECTRICAL WORK AS CONDITION TO MEET THE REQUIREMENT OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED & TESTED BY A PERSON COMPETENT TO DO SO.
ACCESSIBLE SOCKET & SWITCHES OUTLETS:
 ALL SOCKET & SWITCH OUTLETS IN HABITABLE ROOMS TO BE AT MIN. 450mm & MAX. 1200mm ABOVE FINISHED FLOOR LEVEL.



EXISTING GROUND FLOOR PLAN Scale 1:100



PROPOSED GROUND FLOOR PLAN Scale 1:50



PROPOSED ROOF PLAN Scale 1:50

- NOTES:**
- CONTRACTORS AND SUB-CONTRACTORS MUST CHECK AND AGREE ALL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS OR COMMENCING WORK ON SITE.
 - CONTRACTORS ARE RESPONSIBLE FOR INFORMING THE DESIGNER OF ANY DISCREPANCY DISCOVERED ON THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER RELATED DOCUMENTS WORK TO BE CARRIED OUT AS SHOWN ON THIS DRAWING.
 - WRITTEN DIMENSIONS ONLY ARE TO BE USED FROM THIS DRAWING-IF ANY DOUBTS EXIST-ASK FOR CLARIFICATION.

Note:
 Details shown for Planning purposes only. Do not scale from this drawing. All dimensions to be taken on site prior to installation.

P.D ARCHITECTURAL SERVICES

- Plans drawn for local authority approval
- Domestic Extensions
 - Loft Conversions
 - New garages / Conservatories
 - New Homes

Tel: 07867784564 Free Consultation / Survey

Title: EXISTING AND PROPOSED PLANS

Project: PROPOSED WRAP AROUND SINGLE STOREY EXTENSION

AT 9 PECKOVER DRIVE
 PUDSEY
 LEEDS
 LS28 8EH

Client: Mr S SINGH

Scale: 1:100 & 1:50 Drawn: P.M Rev

Date: MARCH 24 PDA 24-032-001 C