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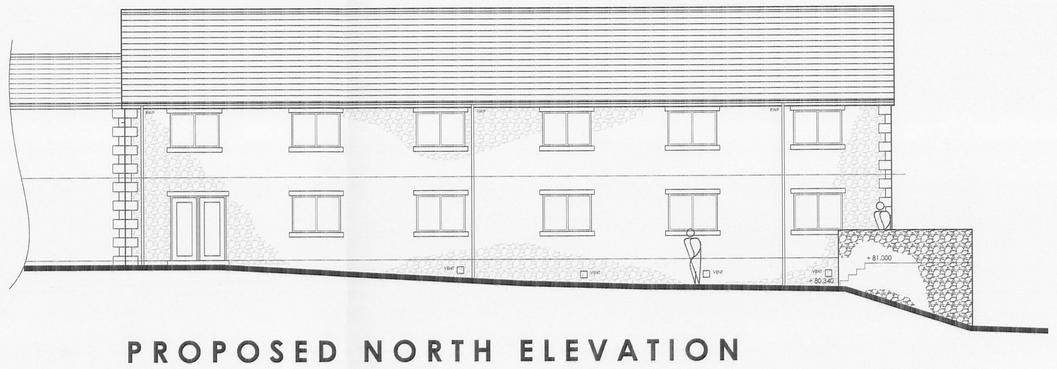
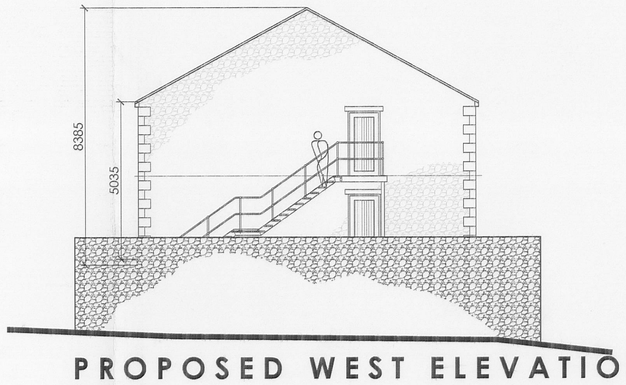
AMENDED PLANS RECEIVED
DATE ...15/10/09.....

PROPOSED SOUTH ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100



PROPOSED WEST ELEVATION
1:100

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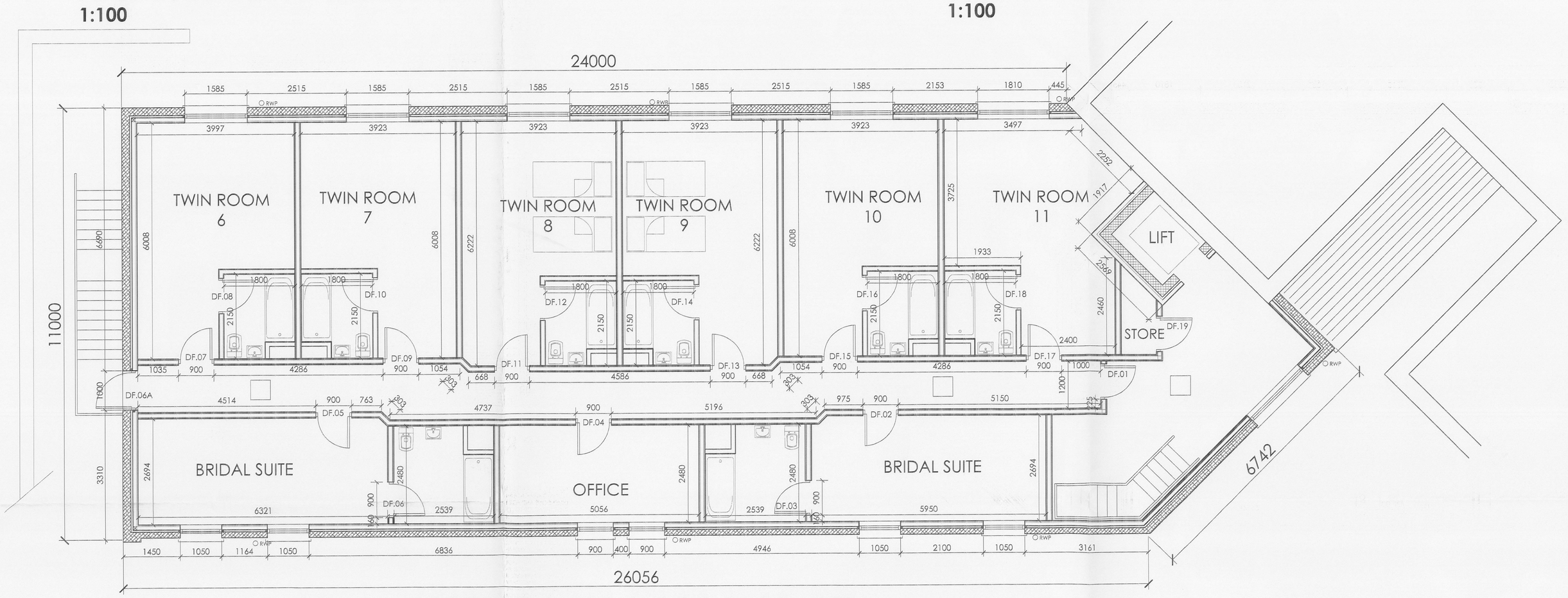
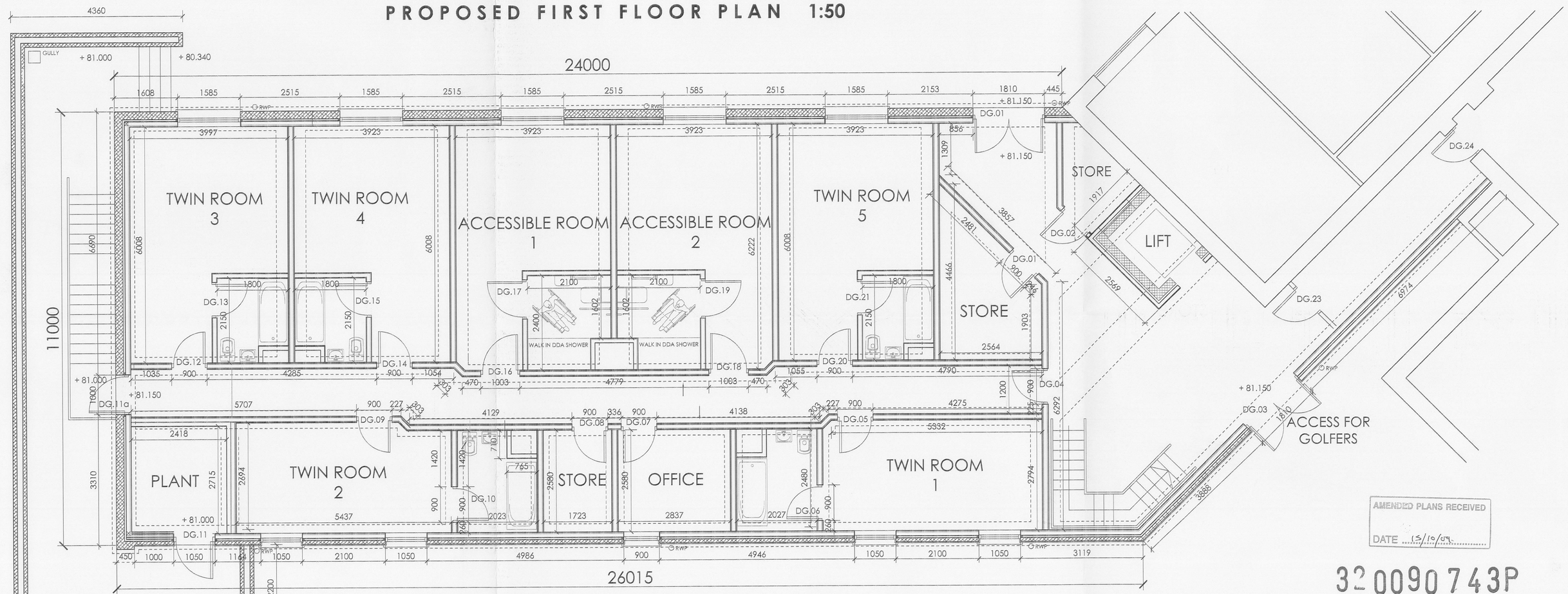


PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED GROUND FLOOR PLAN
1:50

BUILDING REGULATION NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE CORRECT SETTING OUT OF THE WORKS ON SITE.
2. CONTRACTOR TO LOCATE ALL EXISTING SERVICES ON SITE MARKING THEM CLEARLY. CONTRACTOR TO SATISFY ALL CDM REGULATIONS.
3. THE CONTRACTOR MUST REFER TO PLANNING CONDITIONS, FACING STONE AND SAMPLES OF EXTERNAL FINISHES, WINDOWS ETC., MUST BE SUBMITTED TO THE PLANNING OFFICER FOR APPROVAL PRIOR TO COMMENCEMENT ON SITE.
4. CONTRACTOR TO NOTIFY TO THE OWNERS OF ADJOINING PROPERTIES IN ACCORDANCE WITH THE TERMS OF THE PARTY WALL ETC ACT 1996 REGARDING ANY ALTERATIONS, CUTTING INTO, EXTENSIONS ETC. TO EXISTING PARTY WALLS THAT WOULD REQUIRE NOTIFICATION.
5. THE CONTRACTOR SHALL TAKE INTO ACCOUNT ALL DETAILS NECESSARY FOR THE PROPER EXECUTION OF THE WORKS TO THE SATISFACTION OF THE BUILDING INSPECTOR WHETHER OR NOT INDICATED ON THE DRAWINGS.
6. ALL MATERIALS TO BE SUITABLE FOR THEIR PURPOSE AND BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND SPECIFICATION.
7. ALL WORKS AND INSTALLATIONS TO COMPLY WITH THE REGULATIONS AND RECOMMENDATIONS OF THE RESPECTIVE BOARD OR AUTHORITY TO THE SATISFACTION OF THE BUILDING INSPECTOR.
8. ROOF JOISTS, PURLINS AND ALL OTHER SOFTWOOD TO BE TREATED WITH APPROVED PRESERVATIVES.
9. MASTIC POINTING TO BE USED AT ALL WINDOW AND DOOR REVEALS IN A COLOUR TO MATCH BRICKWORK.
10. WATER SUPPLY TO BE TAKEN OFF EXISTINGS MAINS SUPPLY WITH PIPEWORK SIZED FOR GIVEN USAGE. ALL HOT AND COLD WATER SERVICES, CYLINDERS, TANKS ETC TO BE INSULATED IN ACCORDANCE WITH BUILDING REGULATIONS PART L1 AND BS5449:1990.
11. ELECTRICAL INSTALLATIONS TO COMPLY WITH IEE REGULATIONS. ALL FITTINGS TO COMPLY WITH BRITISH STANDARDS.
12. ALL REQUIREMENTS OF FIRE PREVENTION OFFICER TO BE FULLY COMPLIED WITH.
13. ANY REPAIRS OR ALTERATIONS MADE TO THE PROPERTY MUST BE IN SYMPATHY WITH THE PROPERTY AND UNDERTAKEN WITHOUT DAMAGING ESSENTIAL EXISTING FEATURES.
14. THIS DRAWING IS TO BE READ WITH ALL OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND CALCULATIONS.

STRUCTURE:
STEEL BEAMS, FOUNDATION DESIGN AND ASSOCIATED LINTELS TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION. STEELWORK TO BE APPLIED WITH SUITABLE RUST PROTECTION PAINT. STRUCTURAL ENGINEER: PETER WALLACE, WALLACE CONSULTING: TEL: 01772 746610, FAX: 01772 746645.

FOUNDATIONS:
REFER TO STRUCTURAL ENGINEER'S DETAILS AND DRAWINGS RE - B11234 / B and B11234 / D28 - ALL FOUNDATIONS TO SATISFACTION OF BUILDING CONTROL INSPECTOR.

GROUND FLOOR CONSTRUCTION:
CONSTRUCTION TO COMPRISE FLOOR FINISH ON 75MM (SOUNDBAR SCREED (UNDERFLOOR HEATING WITHIN MIN 50MM COVER REQUIRED) ON VAPOUR BARRIER ON 75MM KINGSPAN KOOLTHERM K3 ON IBSON BEAM AND BLOCK FLOOR COMPRISING STANDARD HOUSE BEAMS WITH 440 X215 X 100 BLOCKS. VAPOUR BARRIER / DPM TO BE TURNED DOWN THE EDGE OF THE INSULATION AND TUCKED UNDER THE DPC IN THE EXTERNAL WALL. FLOOR TO GIVE AN OVERALL 'U' VALUE OF 0.22W/SQ M°C.
* INSULATION VALUES PROVIDED AND CHECKED BY KINGSPAN TECHLINE ON THIS DRAWING*
PERIMETER OF INTERNAL WALLS TO BE LINED TO FINISHED SCREED LEVEL WITH 50MM RIGID INSULATION BOARD BY KINGSPAN OR EQUAL AND APPROVED WITH MINIMUM U-VALUE OF 0.75W/M2 K. CONTINUE CAVITY WALL INSULATION AT LEAST 150MM BELOW TOP OF PERIMETER INSULATION AND SUPPORT ON ROW OF TIBS.

FIRST FLOOR SUSPENDED TIMBER CONSTRUCTION:
SUSPENDED TIMBER FLOOR AREAS TO BE FORMED USING 50X235MM ENGINEERED TIMBR JOISTS AT 400MM CENTRES TO TIMBER FRAME DETAILS AND CALCULATIONS. JOISTS TO BE COVERED USING 19MM OSB. THE CONTRACTOR TO INCLUDE TO UNDERDRAWER FLOOR USING 2 LAYERS 12.5MM PLASTERBOARD WITH 3MM PLASTER SKIM FINISH. TIMBER FLOORS TO INCORPORATE 100MM ROCKWOOL FLEXI INSULATION TO PROVIDE SOUND SEPARATION. ON TOP OF 19mm OSB DECK LAY 54mm RHINOFIRST SOUNDAIR INSULATION BOARD WITH 600 GAUGE VISQUEEN WITH 50mm SOUNDBAR SCREED (UNDERFLOOR HEATING WITHIN MIN 20MM COVER REQUIRED).

WALL CONSTRUCTION:

WALL TYPE 1 - EXTERNAL

200MM DRESSED NATURAL STONE (BY BRICK STORE LTD , IAN SEDDON - 01942 821000) WITH 50MM CLEAR CAVITY TIED BACK TO TIMBER FRAME USING 50MM ANCON STAFIX TIMBER FRAME TIES. TIMBER FRAME TO COMPRISE BREATHER MEMBRANE ON 9MM OSB. 89MM STUD FRAME AT 400MMCTS FULLY INSULATED TO SPECIALIST DETAILS AND CALCULATIONS. VAPOUR CONTROL LAYER WITH EX 38 X 25MM BATTENS FINISHED WITH 1 LAYER PLASTER BOARD AND SKIM FINISH. VAPOUR CONTROL LAYER TO BE LAPPED AND SEALED TO MINIMISE AIR LEAKAGE.
INCLUDE FOR ALL NATURAL STONE HEADS AND CILLS (BY BRICK STORE LTD , IAN SEDDON - 01942 821000).

SOUTH ELEVATION RENDER: 100MM BLOCKWORK EXTERNAL LEAF TO RECIEVE K REND THROUGH COLOUR RENDER. COLOUR TBA.
CONTACT BILL MOORE TEL. 01254 397340 FAX. 01254 397340
WWW.KLWAUGHTER.COM

WALL TYPE 2 - INTERNAL PARTY WALLS

1 LAYER OF 12.5MM GYPROC SOUNDBLOC ON GYPROC RESILIENT BAR TO BOTH SIDES . TIMBER FRAME TO COMPRISE 9MM OSB TO BOTH SIDES OF 89MM STUD FRAME AT 400MMCTS FULLY INSULATED TO SPECIALIST DETAIL. ALLOW FOR GYPROC 19MM PLANK DEFLECTION HEAD DETAIL AT CEILING JUNCTION.

WALL TYPE 3 - BATHROOMS

1 LAYER OF 12.5MM GYPROC WALLBOARD TO BEDROOM SIDE AND 1 LAYER OF 12.5MM GYPROC MOISTURE RESISTANCE WALLBOARD TO BATHROOM SIDE ON TIMBER FRAME TO COMPRISE 9MM OSB TO BOTH SIDES OF 89MM STUD FRAME AT 400MMCTS FULLY INSULATED TO SPECIALIST DETAIL. ALLOW FOR GYPROC 19MM PLANK DEFLECTION HEAD DETAIL AT CEILING JUNCTION.

ROOFING:
PROVIDE NEW 500 X 250MM BLUE-GREY SLATES (BY BRICK STORE LTD , IAN SEDDON - 01942 821000) OR EQUAL AND APPROVED. SLATE SAMPLES TO BE SUBMITTED AND APPROVED BY ARCHITECT AND PLANNING AUTHORITY WITH MINIMUM 50 YEAR GUARANTEE. FIXED IN ACCORDANCE WITH BS5534:PART 1 1997 AND BS8000:PART 6 1997. USING STAINLESS STEEL NAILS. TYVEK VAPOUR PERMEABLE UNDERLAY. LAID UNDER COUNTERBATTENS. MAINTAIN VENTILATION OF BATTEN VOID . MAINTAIN VENTILATION STRIP TO EAVES PROVIDING GAP BETWEEN SOFFIT WITH FASCIA BOARD INFILLED WITH INSECT MESH. TIGHTLY PACK GAP BETWEEN WALL INSULATION AND ROOF INSULATION WITH MINERAL WOOL (OR EQUAL AND APPROVED) TO LIMIT AIR LEAKAGE. PROVIDE TWO LAYERS 150MM (300MM TOTAL) YBS ECO-WOOL NON-ITCH LOFT INSULATION (TEL: 01909 721662 WWW.YBSINSULATION.COM) TO PROVIDE A MINIMUM U VALUE OF 0.16 AT CEILING LEVEL. INSULATION HELD IN BETWEEN RAFTERS ON BATTENS OR CLIPS. PROVIDE VAPOUR CONTROL LAYER BEHIND PLASTER BOARD FINISH AND SEAL GAPS AT JUNCTIONS BETWEEN WALLS, FLOORS AND SLOPING CEILINGS. PROVIDE 3 NOROOF ACCESS HATCHES WITHIN CORRIDOR / LIFT LOBBY, WITH FITTED TELESCOPIC LOFT LADDER.

WINDOW:
NEW WINDOWS TO BE STAINED EFFECT UPVC DOUBLE GLAZED WITH CILL USING PILKINGTON K OR LOW EMISSIVITY GLASS. SAFETY GLASS TO BE PROVIDED TO GLASS IF LESS THAN 800 MM FROM FINISH FLOOR LEVEL.
ALL WINDOWS TO HAVE BACKGROUND VENTILATION IN THE FORM OF AN ADJUSTABLE TRICKLE VENT FITTED IN THE WINDOW HEAD. WINDOWS TO HAVE VERTICAL AND HORIZONTAL DPC'S WITH 150MM OVERLAPS. ALL WINDOW OPENINGS TO BE DRAUGHT SEALED. EXISTING ADJACENT WINDOWS TO BE REPAIRED AS APPROPRIATE. NEW WINDOWS TO BE OPENABLE TO ALLOW FOR MAINTENANCE TO COMPRISE HINGED ACCESS WITH BRAKE RESTRICTORS TO GLAZING SPECIALISTS DETAIL.

DOORS:
ALL DOORS SOURCED FROM HOWDENS JOINERY CO. OR CARRS JOINERY TO CLIENT CHOICE FROM CATALOGUE. AS PER THE DOOR SCHEDULE

DRAINAGE:
MAKE REPAIRS TO EXISTING DRAINS WHERE RUNS ARE TO REMAIN. REFER TO DRAIN ALERT INSPECTION REPORT AND THE STRUCTURAL ENGINEERS DESIGN.

ALL NEW DRAINAGE RUNS TO BE FORMED USING 100 OR 150MM VITRIFIED CLAY FLEXIBLY JOINTED PIPES LAID TO A MINIMUM FALL OF 1:80 (100MMØ PIPES) OR 1:100 (150MMØ PIPES) WITH 150MM SIED AND SURROUND AND SELECTED FILL OVER TO BE CONNECTED TO EXISTING DRAINAGE SYSTEM VIA NEW INSPECTION CHAMBER OR MANHOLE WHERE APPROPRIATE. ANY DRAINAGE RUNNING UNDER BUILDING OR WITH LESS THAN 450MM COVER SHALL BE ENCASED IN 150MM CONCRETE WITH FLEXIBLE JOINTS AT EVERY PIPE JOINT. COMPRISING 18MM COMPRESSIBLE BOARDS. PRE CUT TO PIPE DIAMETER AND TO HEIGHT AND WIDTH EQUAL TO CONCRETE CROSS SECTION. DRAINS BELOW FOUNDATION LEVEL WITHIN 1M OF A WALL SHALL BE ENCASED IN CONCRETE UPTO LEVEL OF FOUNDATION. GENERALLY THE DRAINAGE SHALL BE IN ACCORDANCE WITH BS8301 AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR. SOIL AND VENT PIPES TO BE MOUNTED EXTERNALLY. TO BE FITTED WITH A PVC / WIRE BIRD GUARD AND TERMINATE A MINIMUM OF 900MM ABOVE ANY WINDOW OPENING.

INTERNAL DRAINAGE:
BATHROOM DRAINAGE: ALL BATH AND WASTES FROM SINKS TO BE 38MMØ WITH 75MM DEEP SEAL TRAPS. WC WASTES TO BE 100MMØ. DRAINAGE ENCASED IN SOUND INSULATED DUCTS WHERE THEY PASS THROUGH ROOMS. ANTI SYPHONIC TRAPS TO BE USED WHERE 50MMØ COMMON WASTE PIPES ARE USED FOR ONE OR MORE APPLIANCE. WASTE PIPES ARE TO BE CONNECTED TO SVP OR BIG. WASTE PIPES TO FALL AT A MINIMUM 1:55 WITH SUPPORT BRACKETS AT 600MM CENTRES. RODDING ACCESS TO BE PROVIDED AT THE HEAD OF EACH RUN.

RAINWATER GOODS:
PROVIDE NEW HALF ROUND GUTTERS TO MATCH EXISTING. RUNNING FULL LENGTH OF EAVES. INCLUDE NEW DOWNPIPES TO MATCH EXISTING. CONNECTED TO EXISTING DRAINAGE SYSTEM VIA EXISTING BIG. RAINWATER GOODS BY MARLEY EXTRUSIONS OR EQUAL & APPROVED.

VENTILATION:
PROVIDE NEW BATHROOMS AND CLOAKROOM WITH APPROPRIATE VENTAIRA ELECTRICAL EXTRACT VENT TO DISCHARGE TO EXTERNAL AIR PROVIDING A MINIMUM 15 LITRES A SECOND EXTRACT RATE. OPERATED VIA LIGHT SWITCH WITH A 15 MINUTE RUN ON FACILITY. SVP'S TO TERMINATE MIN. 900MM ABOVE ANY WINDOW.

BATHROOMS
CONTRACTOR TO ALLOW A PROVISIONAL SUM FOR FULL SANITARY SUPPLY AND INSTALLATION TO MAIN BATHROOM SANITARY FITTINGS BY TWYFORD AS SPECIFIED.

GARDEN AREAS:
MAKE ALLOWANCE FOR MAKING UP LEVELS WITH PREVIOUSLY EXCAVATED MATERIALS AND RETURF AND PLANT AS REQUIRED.

OTHER:
ALL TIMBER USED ON THE PROJECT IS TO BE OBTAINED FROM AN APPROVED SUPPLIER (LINKED TO THE FORESTRY STEWARDSHIP COUNCIL) THAT PROVIDES TIMBER FROM SUSTAINABLY MANAGED SOURCES. ALL TIMBER SHOULD SHOULD DISPLAY AN FSC STAMP AND OR SUPPLIED WITH AN FSC CERTIFICATE, TIMBER TO BE GRADED FROM A COMPANY REGISTERED UNDER A THIRD PARTY QUALITY ASSURANCE SCHEME OPERATED BY A CERTIFICATION BODY APPROVED BY THE UK TIMBER GRADING COMMITTEE.

SMOKE ALARMS:
SELF CONTAINED SMOKE ALARMS WITH BATTERY BACK UP TO BE INSTALLED AS PER BUILDING INSPECTORS INSTRUCTION. SMOKE ALARMS ARE TO CONFORM TO BS5446 PART 1 AND BE INSTALLED TO COMPLY WITH PARAGRAPHS 1.8 AND 1.15 OF SECTION 1 OF B1 OF THE BUILDING REGULATIONS.

HEATING:
UNDER FLOOR HEATING SYSTEM TO BE INSTALLED TO ALL AREAS TO SPECIALIST'S DESIGN AND DETAIL. ALL DETAILS TO BE SUBMITTED TO ARCHITECT WITH INSTRUCTIONS, MANUAL AND SERVICING INFORMATION ISSUED TO CLIENT. ALL TO BE INSTALLED IN ACCORDANCE WITH CURRENT PRACTICE TO CIBSE STANDARDS DESIGNERS DATA. ALL PIPE WORK TO BE FITTED WHERE POSSIBLE WITHIN FLOOR VOIDS AND PARTITION WALLS.

ELECTRIC:
NEW ELECTRICAL INSTALLATIONS TO BE UNDERTAKEN BY NIC MEMBER TO CURRENT PRACTICE STANDARDS. TO CLIENT REQUIREMENTS. ON COMPLETION OF WORKS CERTIFICATION TO BS7671 IS TO BE PROVIDED. ENERGY EFFICIENT LIGHTING SCHEME TO INCLUDE ENERGY EFFICIENT LIGHT BULBS AND LOW VOLTAGE HALOGEN FITMENTS THROUGHOUT, TO COMPLY WITH TABLE 4 OF PART L2. ALL ELECTRICAL SOCKETS WITH SWITCH FUNCTION. PRINCIPLE SOCKET COVER PLATES IN POLISHED CHROME / BRUSHED ALUMINIUM.

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Notes:

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This drawing to be read in conjunction with all relevant Architect's drawings, specifications and/or bills of quantities as issued with other Consultants' information, if in doubt please ask.

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Rev	Date	Revision

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project:
PROPOSED TWO STOREY EXTENSION AT: Mytton Fold Hotel and Golf Club, Whalley Road, Langho, Blackburn. BB6 8AB.

client:
Mytton Fold Hotel and Golf Club,
Whalley Road, Langho,
Blackburn. BB6 8AB.

drawing title:
Proposed plans and Sections.

scale:
1:50 and 1:100 at A0

drawn:	checked:
MS.	

date:
July 2009.

project no.	drg. no.	rev.
0905	T 003	