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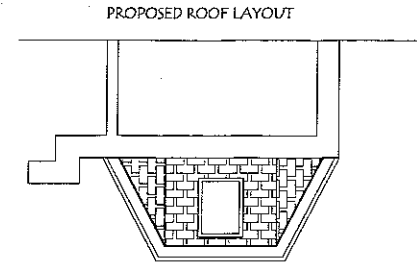


existing front elevation

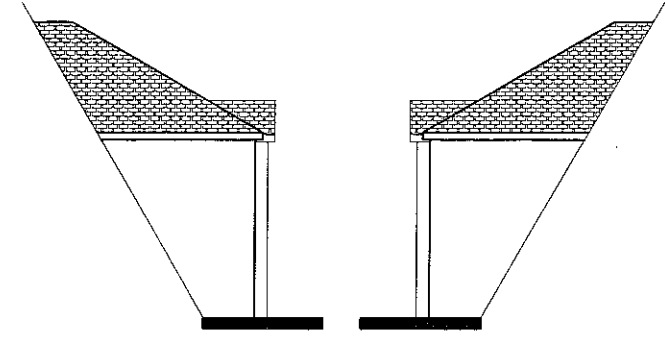


PROPOSED FRONT ELEVATION

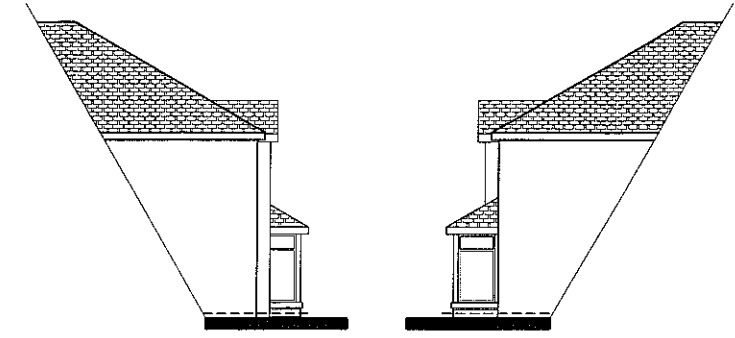
NOTE:  
ROOF, STONE JAMBS AND  
BRICKWORK & UPVC WINDOW  
FRAME TO MATCH EXISTING



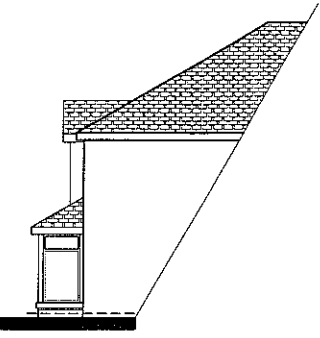
PROPOSED ROOF LAYOUT



existing side elevation

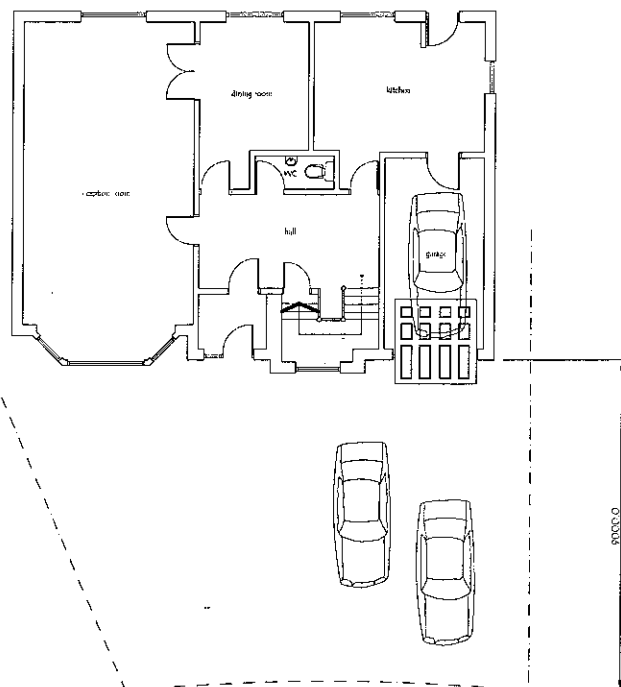


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

existing ground floor layout (Scale 1:100)



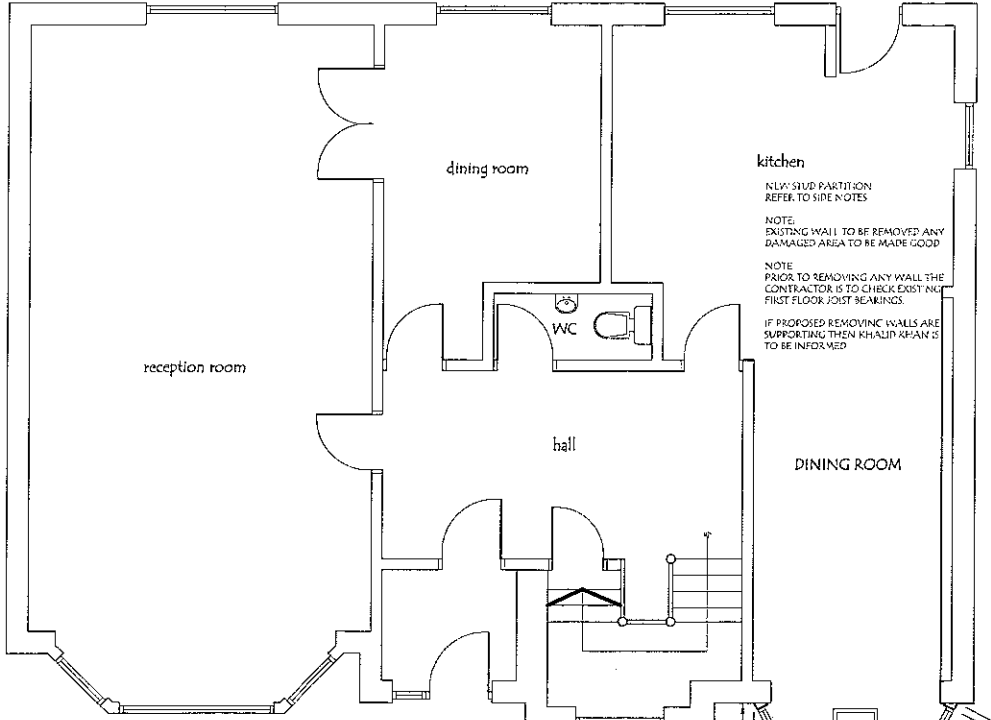
AMENDED PLANS RECEIVED  
DATE 18 JUNE 2012

NOTE:  
ANY WORKS NOT SPECIFIED ON THIS  
DRAWING IS TO BE CARRIED OUT TO  
THE SATISFACTION OF THE BUILDING  
INSPECTOR.

DENSE CONCRETE BLOCK AND WEAK MIX CONCRETE CAVITY FILL BELOW  
GROUND LEVEL. MIN 225 mm FROM TOP OF CAVITY FILL TO LOWEST DPC IN  
WALLS.

WALL TO BE BUILT ON 600x450mm CONCRETE STRIP FOUNDATIONS MIN  
750mm COVER TO FOUNDATIONS. FOUNDATIONS MUST BE TAKEN BELOW  
ANY ADJACENT DRAIN INVERT LEVEL. (ANY DRAINS PASSING THROUGH  
BUILDING TO BE CASED IN 150mm CONCRETE, DRAINS PASSING THROUGH  
WALL TO HAVE 150x100mm REINFORCED CONCRETE LINTOLS OVER AS  
REQUIRED MIN 150mm BEARING.

PROPOSED GROUND FLOOR LAYOUT



ROOF CONSTRUCTION  
ROOF TILES TO MATCH EXISTING ON A 20 DEGREE PITCH.  
ON 80x40mm TANGLED RAFTERS ON TYERS OR 80x100mm ROOFING  
FELT ON 250x30mm SW ROOF FRAKS AT 450mm CTS MAX.

NOTE:  
BOTTOM OF RAFTERS TO BE BOLTED  
TO EACH OTHER AND TO WALL PLATE  
USING 30x5 x 7 GALV STEEL STRAPS.

2ND 225x225mm STANDARD  
GALV. BACK VENTS WITHIN  
100x50x10mm SW POLE PLATE RAFTERS  
BOLTED TO WALL AT 450mm CTS.

25mm GAP TO BE RETAINED AT  
EAVES TO AID VENTILATION TO  
ROOF. ADDITIONALLY STANDARD  
VENT BRICKS TO SIDE OR GABLE  
WALL.

SLOPED CEILING TO BE FINISHED  
WITH A LAYER OF 12.5mm PLASTER  
BOARD AND SKIM FINISH.

NOTE:  
CAVITY TRAY OVER NEW BAY WINDOW  
OPENINGS.

SPACE BETWEEN RAFTERS TO BE  
INFILLED WITH 100mm THICK RIGID  
KINGSFAN INSULATION.

DOUBLE GLAZED WINDOW UNIT  
WITH LOW 'E' COATING TO COMPLY  
WITH BUILDING REGS. A.P. 11 WINDOWS TO HABITABLE ROOM TO  
HAVE SLOT VENTS OF 4000sqmm. PATIO DOOR TO BE EITHER TOUGHENED  
OR LAMINATED TO B56206. OPENERS MIN 1/20th OF THE FLOOR AREA.

NOTE:  
FLOOR LEVEL TO MATCH EXISTING.

NOTE:  
FLOOR LEVEL TO MATCH EXISTING.

NOTE:  
CONSTRUCT NEW STUD PARTITION  
TO CONFEAL ALL PIPEWORK USING  
75x50mm SW STUD PARTITION WITH  
STUDS AT CENTRES TO AVOID  
PIPEWORK.  
PARTITION TO BE APPLIED WITH A  
LAYER OF 12.5mm PLASTERBOARD  
AND SKIM FINISH.

NEW FLOOR CONSTRUCTION  
EXISTING GARAGE FLOOR TO RECEIVE  
A LAYER OF 80mm THICK TF KINGSFAN  
FLOOR INSULATION WITH A LAYER OF  
BUILDING PAPER TO B55521 (972 1994)  
FINISHED WITH LAYER OF CONCRETE  
TO BE BROUGHT IN LINE WITH EXISTING  
KITCHEN FLOOR LEVEL.

NEW FLOOR CONSTRUCTION AT BAY  
WINDOW REFER TO SPEC NOTES

NOTE:  
VELUX ROOF LIGHT  
COMPRISING OF A CENTRAL PIVOT  
GCL 550x778mm.  
FINNED TO MANUFACTURERS  
SPECIFICATION.

NOTE:  
RAFTERS TO BE DOUBLED TO SIDE  
OF NEW ROOF LIGHT.

BAY WINDOW  
NOTE ALL STONE JAMBS AND STONE  
GILL TO MATCH EXISTING  
JAMBS ERECTED OFF A SUITABLE  
FOUNDATION.

BRICKWORK TO BASE TO MATCH  
EXISTING.

NOTE:  
NEW UPVC FRAME TO MATCH EXISTING  
GLAZING TO HAVE A U VALUE OF 1.6W/m<sup>2</sup>K  
OR MINIMUM C RATING UNDER THE  
WINDOWS ENERGY RATING SCHEME.

NOTE:  
GLAZING TO BE TOUGHENED OR  
LAMINATED TO B56206.

NOTE:  
RAINWATER PIPE TO BE  
CONNECTED INTO  
NEAREST GULLY.

## NOTES

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING  
REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN  
ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS. ALL  
WORKS SHALL COMPLY AND TO THE COMPLETE SATISFACTION OF THE BUILDING  
INSPECTOR. WHETHER OR NOT INDICATED ON THIS DRAWING.

THIS DRAWING SHALL NOT BE SCALED

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P  
(ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED  
BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS  
BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL  
INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK. A PERSON  
COMPETENT TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS 2391.

NOTE TO CLIENT: THE DEVELOPMENT IS NOTIFIABLE TO BOTH NEIGHBOURS  
UNDER THE PARTY WALL ACT 1996, AND TO AGREE WITH BOTH NEIGHBOURS.

FOUNDATIONS:  
FOUNDATION TYPE DESIGN AND CONSTRUCTION TO SUIT BUILDING AND SITE  
CONDITIONS. CONCRETE STRIP FOUNDATIONS TO BE A MIN 200mm DEEP AND  
600mm WIDE AND TO HAVE A MINIMUM COVER OF 600-750mm. FOUNDATIONS  
TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA, TO THE SATISFACTION  
OF THE BUILDING INSPECTOR.

EXTERNAL WALLS BELOW DPC:  
CAVITY AS SPECIFIED AND 100mm THICK CONCRETE BLOCKWORK 7N/4mm  
INNER LEAF LEAN MIX CONCRETE CAVITY FILL FROM FOUNDATIONS TO GROUND  
LEVEL. PROVIDE PRE-CAST CONCRETE LINTOLS OVER ANY SERVICES PASSING  
THROUGH LOAD BEARING WALLS BELOW DPC.

EXTERNAL WALL CONSTRUCTION:  
100mm FACING BRICKWORK TO MATCH EXISTING.  
100mm CAVITY WITH 100mm CONCRETE BLOCKWORK INNER LEAF.  
MINIMUM 60mm KINGSFAN INSULATION ON INNER SIDE OF CAVITY. FIXED  
USING INSULATION RETAINING CLIPS THERMAL ECONOMICS 212 CAVITY  
CLOSING DPC'S OR SIMILAR TO ALL OPENINGS.  
PROVIDE WEEP HOLES AT THE BASE OF ALL CAVITY TRAYS AND BELOW WALL  
DPC. INSTALL 150x50mm TYPE 'W' WEEP HOLES OR SIMILAR IN WEEP HOLES.  
WEEP HOLES AT 900mm CTS, WHERE BELOW DPC AND AT 450mm CTS WHERE  
ABOVE OPENINGS STAINLESS STEEL WALL TIES AT 750mm HORIZONTAL CTS  
AND 450mm VERTICAL CTS AND STAGGERED TIES AT 220mm CTS VERTICALLY  
AT ALL WINDOW AND DOOR OPENINGS. BELCAST WEATHERING DETAIL AT  
BOTTOM EDGE OF RENDER.

DAMP PROOF COURSE  
TO BE B5745/1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC  
LAPPED AT LEAST 150mm.

FLOOR CONSTRUCTION  
50mm SCALED OR 15mm FLOORING GRADE ASPHALT ON MIN 150mm THICK  
CONCRETE SLAB ON 80mm THICK RIGID KINGSFAN INSULATION OR VISQUEEN  
1200 GRADE ON SAND BLINDED HARD CORE WELL COMPACTED. PROVIDE 30mm  
THICK RIGID INSULATION ALL AROUND THE FLOOR PERIMETER EDGE  
VISQUEEN FROM THE UNDERSIDE OF THE INSULATION TAKEN UP THE  
FLOOR EDGE AND LAPPED INTO THE WALL DPC. THE 'U' VALUE OF THE FLOOR  
TO BE 0.22W/M<sup>2</sup>K.

ROOF CONSTRUCTION:  
REFER TO SECTIONAL DETAIL.

RAINWATER GOODS:  
GUTTERS AND RWPS TO MATCH EXISTING OR NEW 100mm SQUARE SECTION  
AND SQUARE RWPS TAKEN TO ROADABLE BACK INLET GULLIES.

WINDOW AND GLAZING:  
UPVC FRAMED WINDOWS TO CLIENTS REQUIREMENTS SEALED DOUBLE  
GLAZED UNITS MIN 16mm AIR GAP CLASS C THERMAL. ALL GLAZING BELOW  
800mm TO BE SAFETY GLASS AND ALL GLAZED ELEMENTS OF WALLS TO  
COMPLY WITH BUILDING REGS. A.P. 11 WINDOWS TO HABITABLE ROOM TO  
HAVE SLOT VENTS OF 4000sqmm. PATIO DOOR TO BE EITHER TOUGHENED  
OR LAMINATED TO B56206. OPENERS MIN 1/20th OF THE FLOOR AREA.

NOTE:  
THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR  
PRIOR TO WORKS COMMENCING ON SITE FOR CLARIFICATION OR QUERIES  
CONTACT KHALID KHAN 07798 686430. ANY CHANGES ON SITE TO BE AGREED  
WITH THE BUILDING CONTROL OFFICER.

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PATENTS ACT 1988, AND SHALL NOT BE COPIED OR USED FOR ANY OTHER  
ADDRESS. THE WORKS ONLY REFER TO 54 KNOWSLEY ROAD WEST,  
CLAYTON-LE-DALE FOR DR SAJJAD MIRZA.

Client:  
**DR SAJJAD MIRZA.**

Project:  
**ERECTION OF BAY WINDOW TO FRONT WITH  
CONVERSION OF GARAGE TO DINING ROOM**

Location:  
**54 KNOWSLEY ROAD WEST  
CLAYTON-LE-DALE, BLACKBURN  
BB1 9PW**

Date / Scale:  
**May 2012 Scale: 1:50, 1:100**

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3/20/12