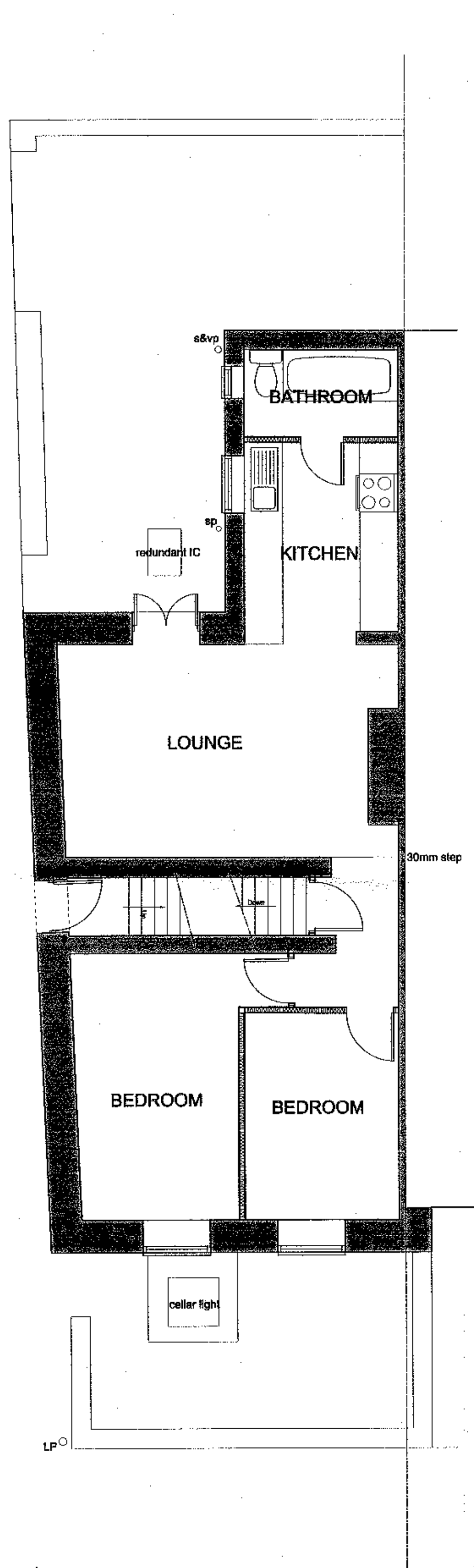
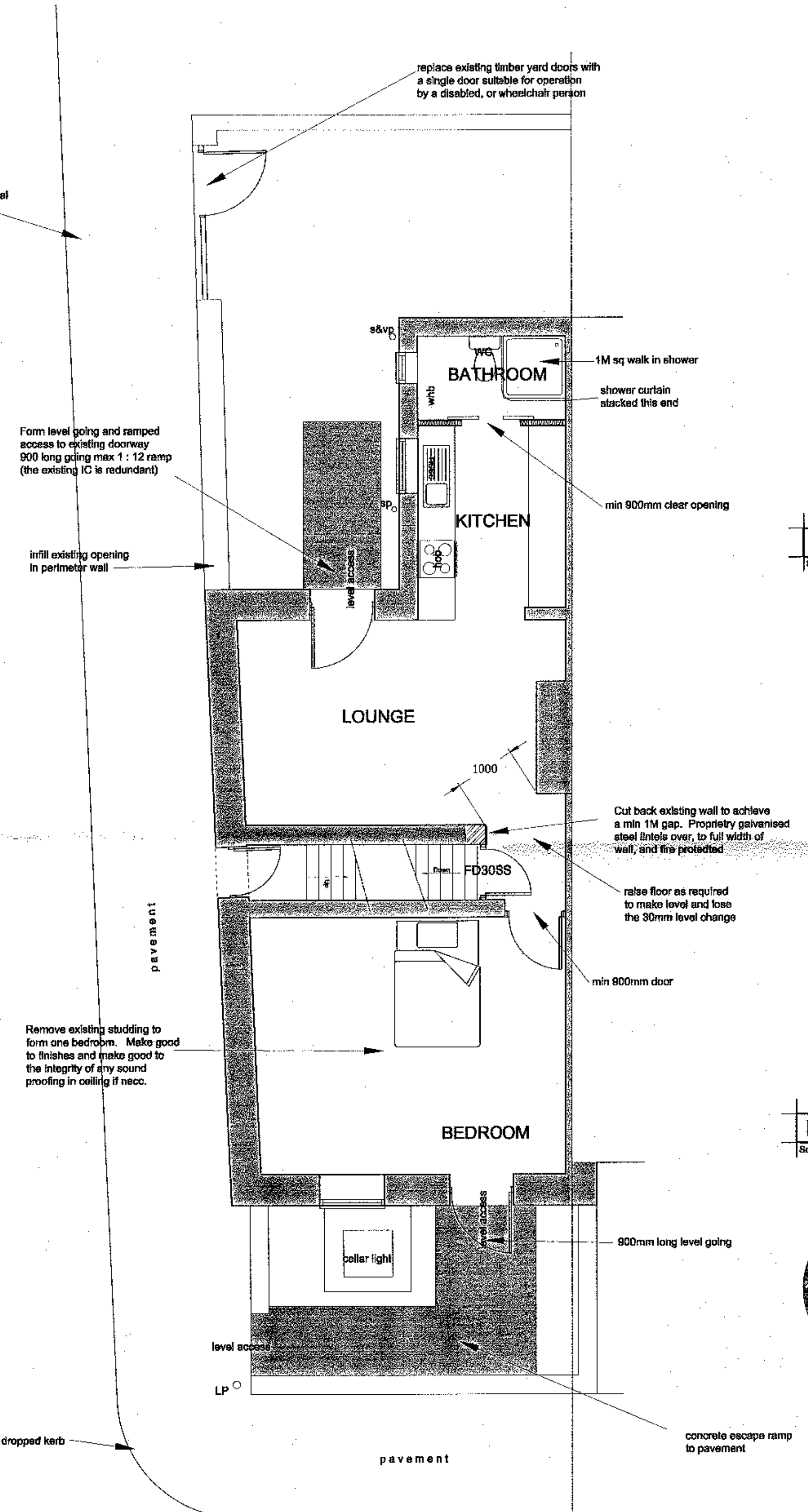
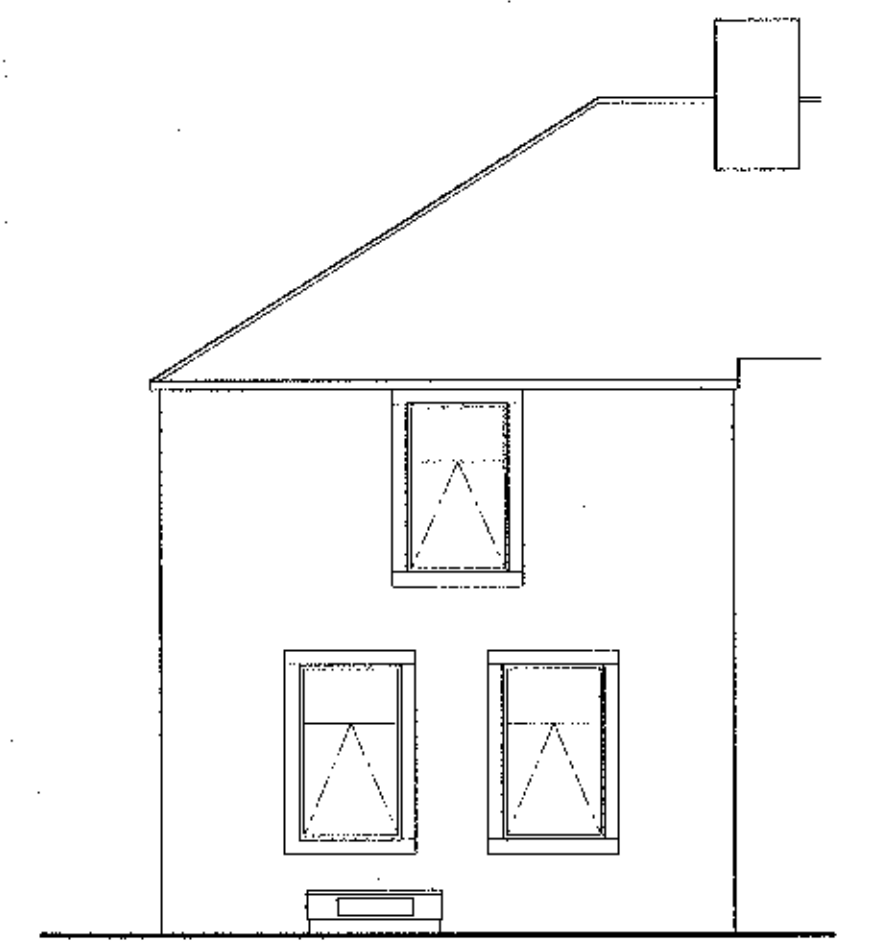




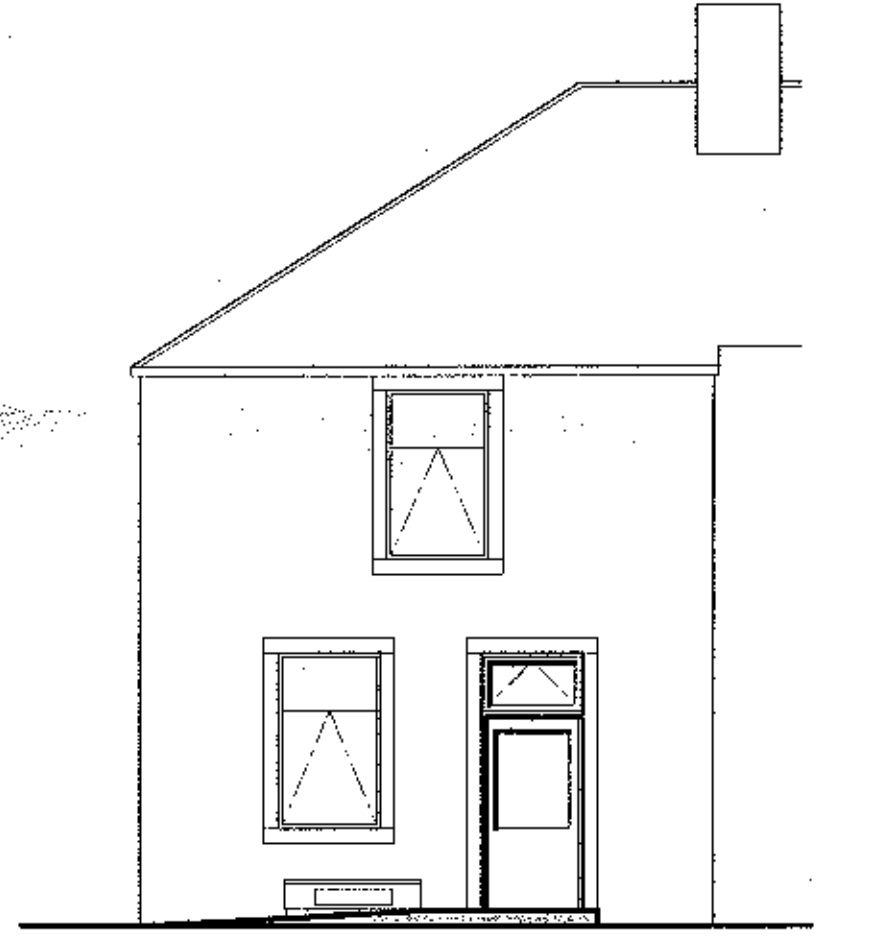
EXISTING GROUND FLOOR PLAN
Scale :: 1:150



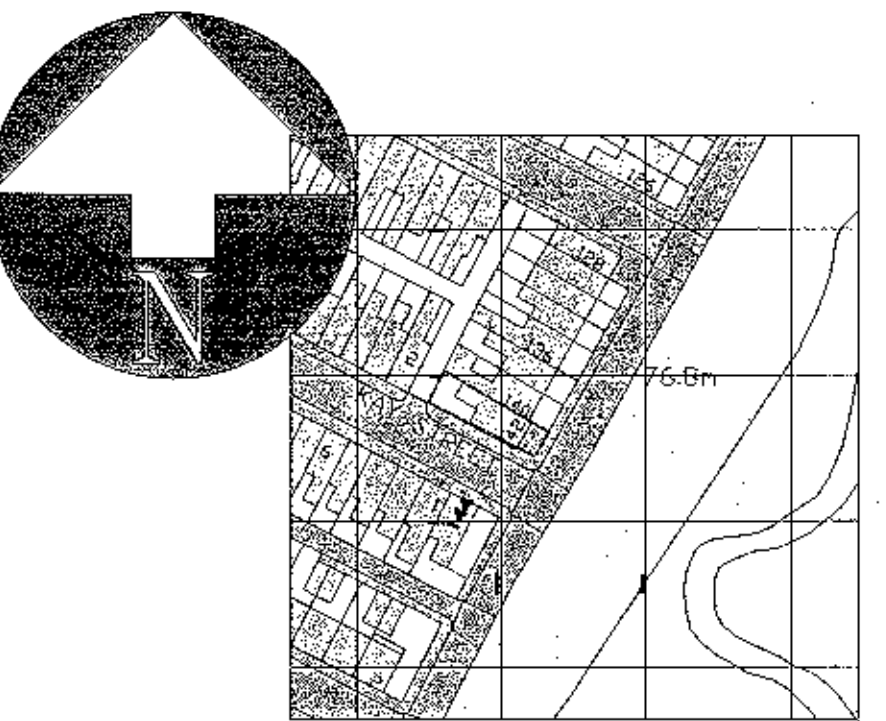
PROPOSED GROUND FLOOR PLAN
Scale :: 1:150



EXISTING FRONT ELEVATION
Scale :: 1:75



PROPOSED FRONT ELEVATION
Scale :: 1:75



SITE LOCATION PLAN
Scale :: 1:1250

The Contractor is to check all dimensions on site prior to commencement. Contractor to check the proposed works and any discrepancies discovered on the drawing to be queried with Ferguson Developments before construction commences. All items and details to match, or line with, existing fittings and structures, are to be site measured prior to setting out or manufacture.

All works and materials to comply with the 2000 Building Regulations as amended and current British Standard Specification and Codes of Practice.

All works to be carried out in good workmanlike manner, consistent with good building and trade practice. Pipework to be adequately boxed in.

Contractor to visit site, examine the plans and make due allowance in his prices for all work which he in his experience deems necessary to insure and complete and suitable finish to the required works, including the removal of debris from site on completion.

Electrical Installer to be a member of the Competent Persons Scheme body or a member registered with NICEIC or ECA. All wiring and electrical work to be designed, installed, inspected, and tested in accordance with the requirements of BS7671, the IET current Wiring Guidance and Building Regulation Part P (electrical safety). A copy of the installers Electrical Test Certificate compliant with BS7671 will be required by the LABC or Approved Inspector within 30 days of the completion of the works.

This drawing is the copyright of Ferguson Developments and may not be reproduced in part or in whole without their written permission. Ordnance Survey map reproduced under O.S. copyright Licence No.: ES 100029447.

GENERAL NOTES

External openings to have Dorman Long insulated combined galvanised steel lintels, with insulation to void and insulation to all returns, cavity tray over. D.P.C. to reveals and cills. Windows to be s.w. or uPVC casements, with opening lights min 1/20th O.F.A. & draught seals to opening casements. Windows to be double glazed with a minimum 20mm air gap and Pilkington Optitherm glass to meet 1.8w/m²K. Habitable rooms to have closeable 'Trickle Ventilators' background ventilation rated at min. 8,000 sq. mm.

5 G Provide safety glazing to BW6206 Part A to any low level glazing.

D.P.C. s: Cavity tray D.P.C.'s to be provided to wall tops and roof abutments where applicable, also above windows and external openings. These will include stop ends where required. Weep holes to be provided at 900mm centres immediately above base of cavity, external openings and stepped D.P.C.'s. Provide not less than two weep holes over openings. At ground floor level, the inner leaf D.P.C. will be continuous with the below slab D.P.C. The outer leaf D.P.C. will be located a minimum of 150mm above the external ground line. Vertical and Horizontal D.P.C. will be provided to all openings through the external wall.

Shower room to have mechanical ventilation rated at min 15 litres per second and capable of operating intermittently at no less than three air changes per hour, to operate when light is switched on and with 15 minute over-run.

Hot water via new upright primatic cylinder in new cylinder c/b elsewhere in building or in existing outbuilding.

Shower to have 32 dia PVC waste with 75 DS trap.

W.H.B. to have 32 dia PVC waste with 75 DS trap.

WC to have 100 dia PVC waste, and branched into 100 dia PVC S & V.P. with R.E. access @ G.L.

Cylinder heated by electrical immersion heater, insulated to reg. 15.

New drainage to be 100mm or 150mm dia Hepworth 'Superleve' or similar, earthenware to B.S. 65 with flexible connections and laid to 1 in 40 or 60 falls. Protect any drains passing under building with 150mm concrete surround. Provide P.C. lintel over any drainage passing through footings.

Written permission to excavate any pavement or highway to make drainage connection, to be obtained before work commences.

New inspection chambers (if any) to be 215mm class 'B' engineering brickwork, on 150mm concrete base. Airtight cover. Any inspection chambers within building to have double sealed bolt down type cover.

All artificial lighting to be high efficiency, HP sodium tubular fluorescent min 25 diameter with high frequency control gear. Lights to have zoned switching within 1/8m of light fitting or 3 times the fitting height, whichever is the greater.

Light switches and socket outlets to be at heights of 450mm and 1100mm room above floor level.

Steel beams if any to have 150mm bearing on concrete padstones and clad 20mm Gyproc plank with outer layer of 12mm Gyproc wallboard, nailed to timber cradles not less than 44mm sq. @ 600 cts, with all joints staggered, all to give 1 hour Fire Resistance. Where 150mm end bearing the wall to be achieved the 450mm long x 150mm deep concrete padstones to be used. Padstones backing onto external walls to have min 45mm insulation backing.

320120888P

SUBMISSION DRAWING

PROPOSED WORKS

**142, WOONE LANE
CLITHEROE
LANCS, BB7 1BN**

FERGUSON DEVELOPMENTS

Architectural and Building Consultants
CLYDESDALE HOUSE
252 Whitworth Road
Rochdale, Lancashire
OL12 0SA
Tel: 01706 642783
Fax: 01706 759433



LIBRARY		DRAWING NUMBER :-
DRAWN	Ian F Hasle 3 Sept 2012	2864.01
SCALE	1 : 50 at A1	