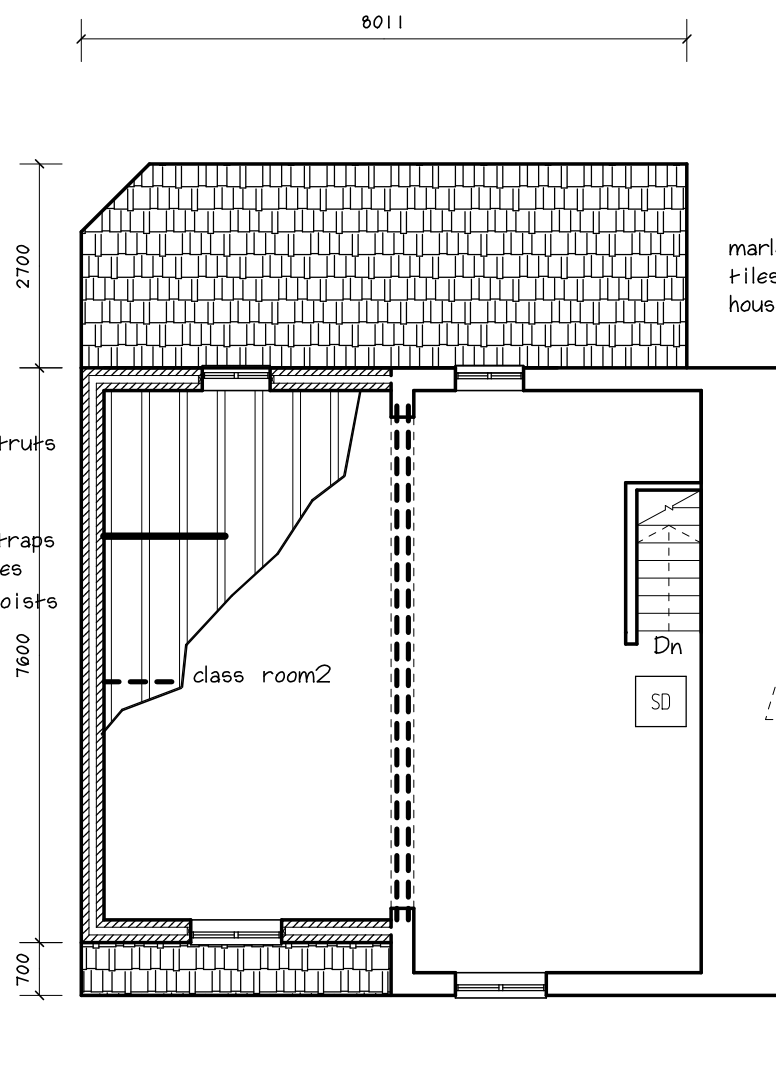
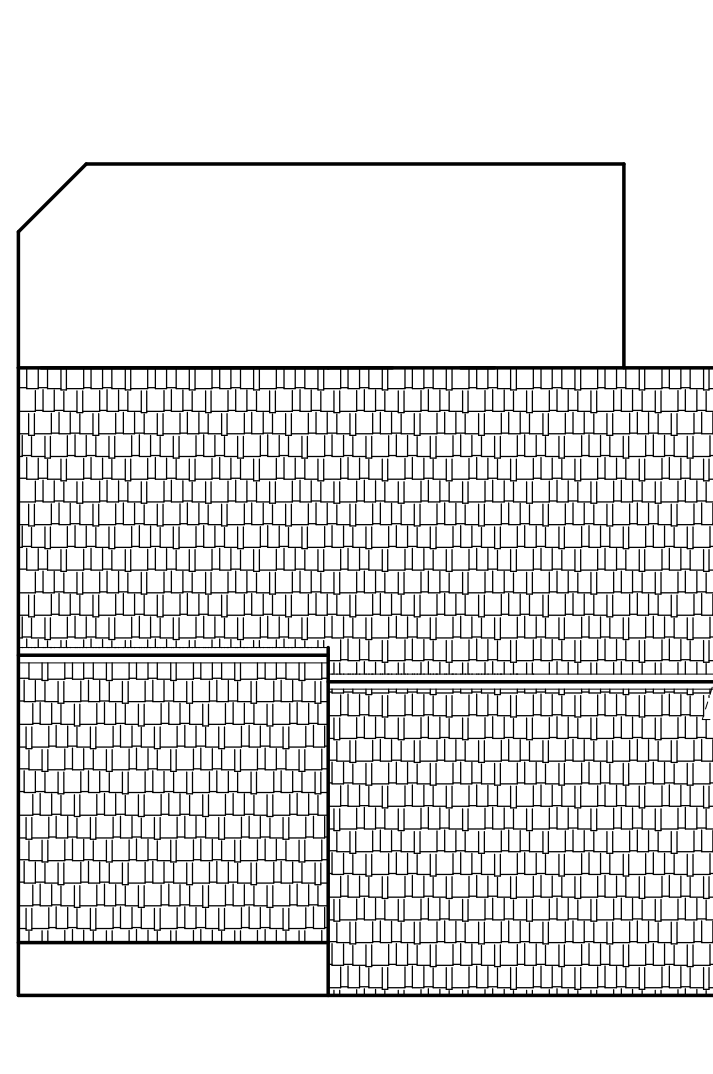


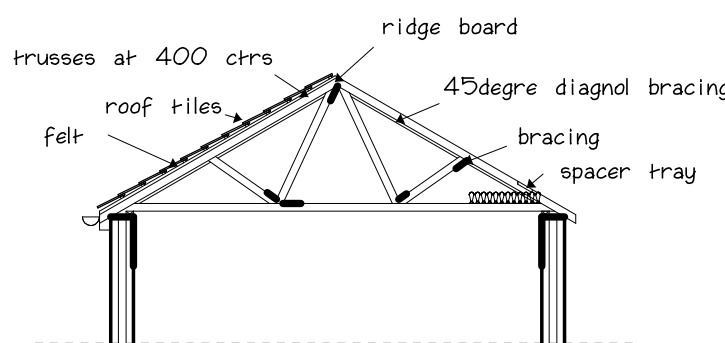
Proposed ground floor plan



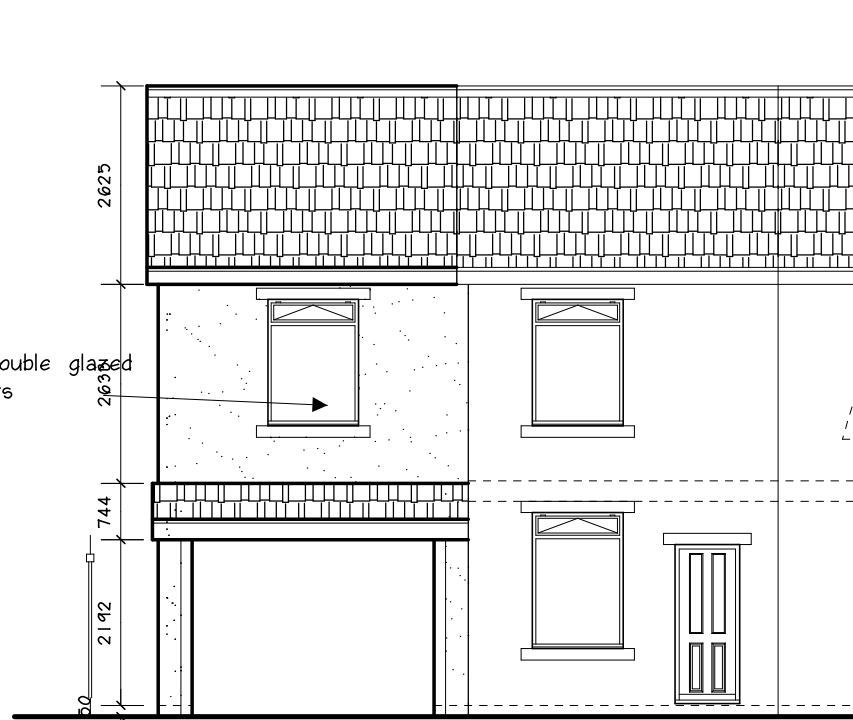
Proposed first floor plan



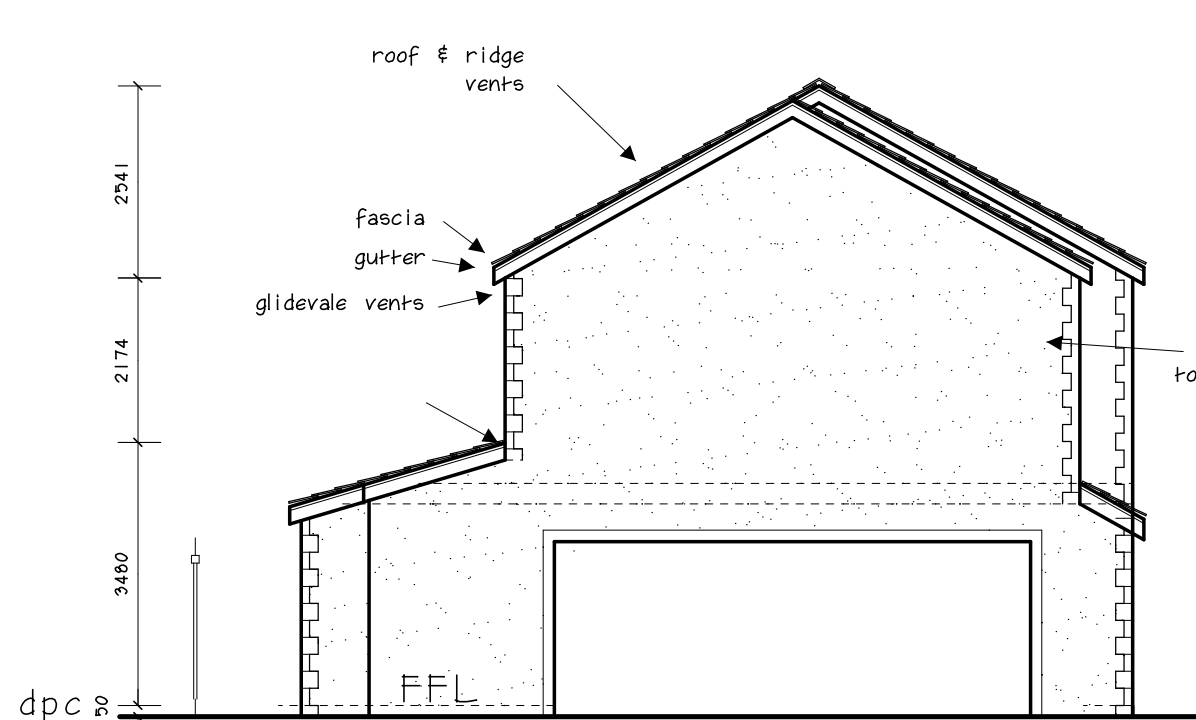
Proposed roof plan



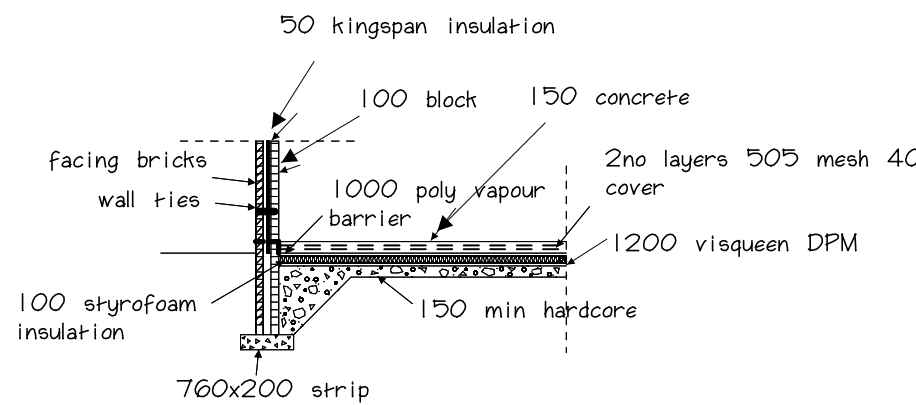
SECTION THRO TRUSSED ROOFING AREA



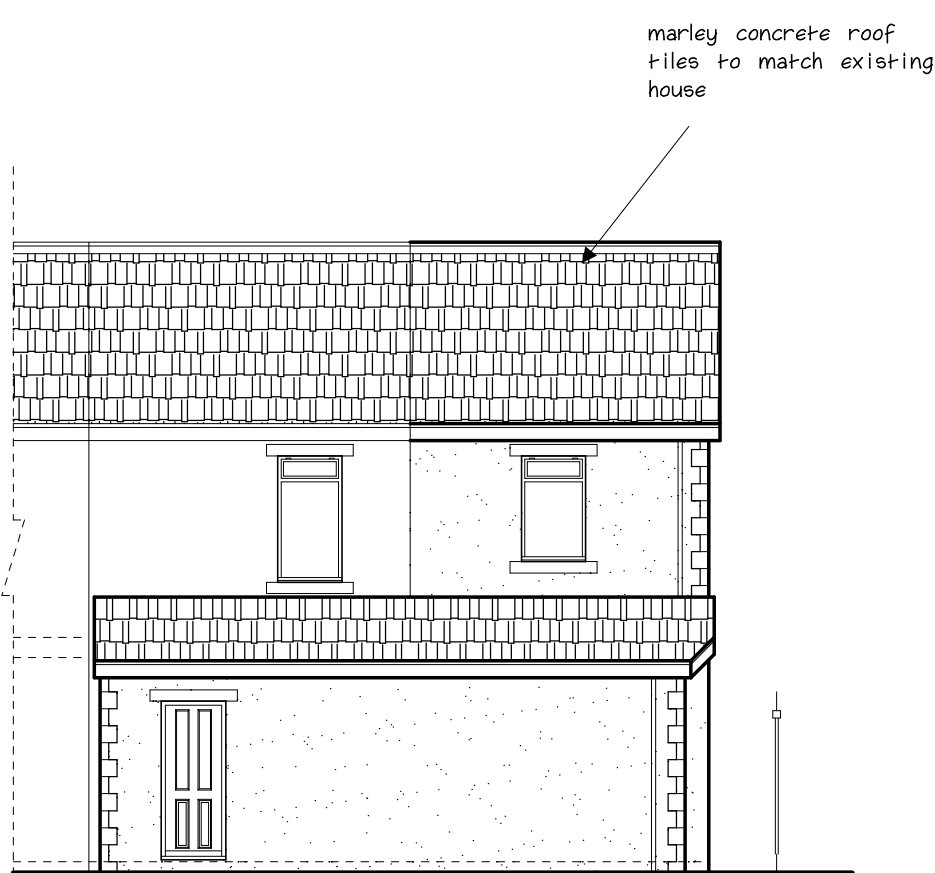
Proposed front elevation



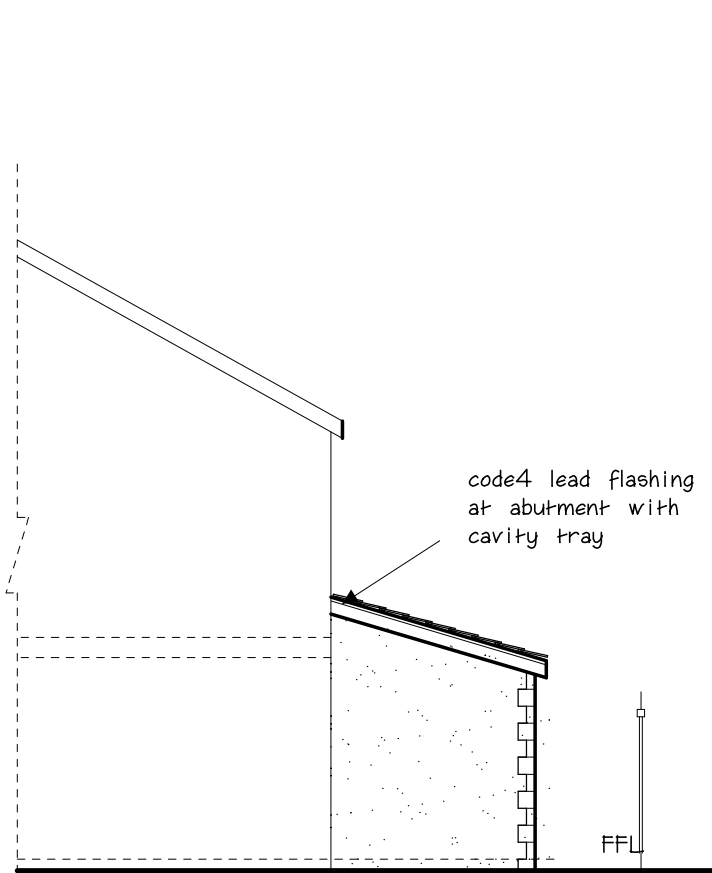
Proposed side elevation (West)



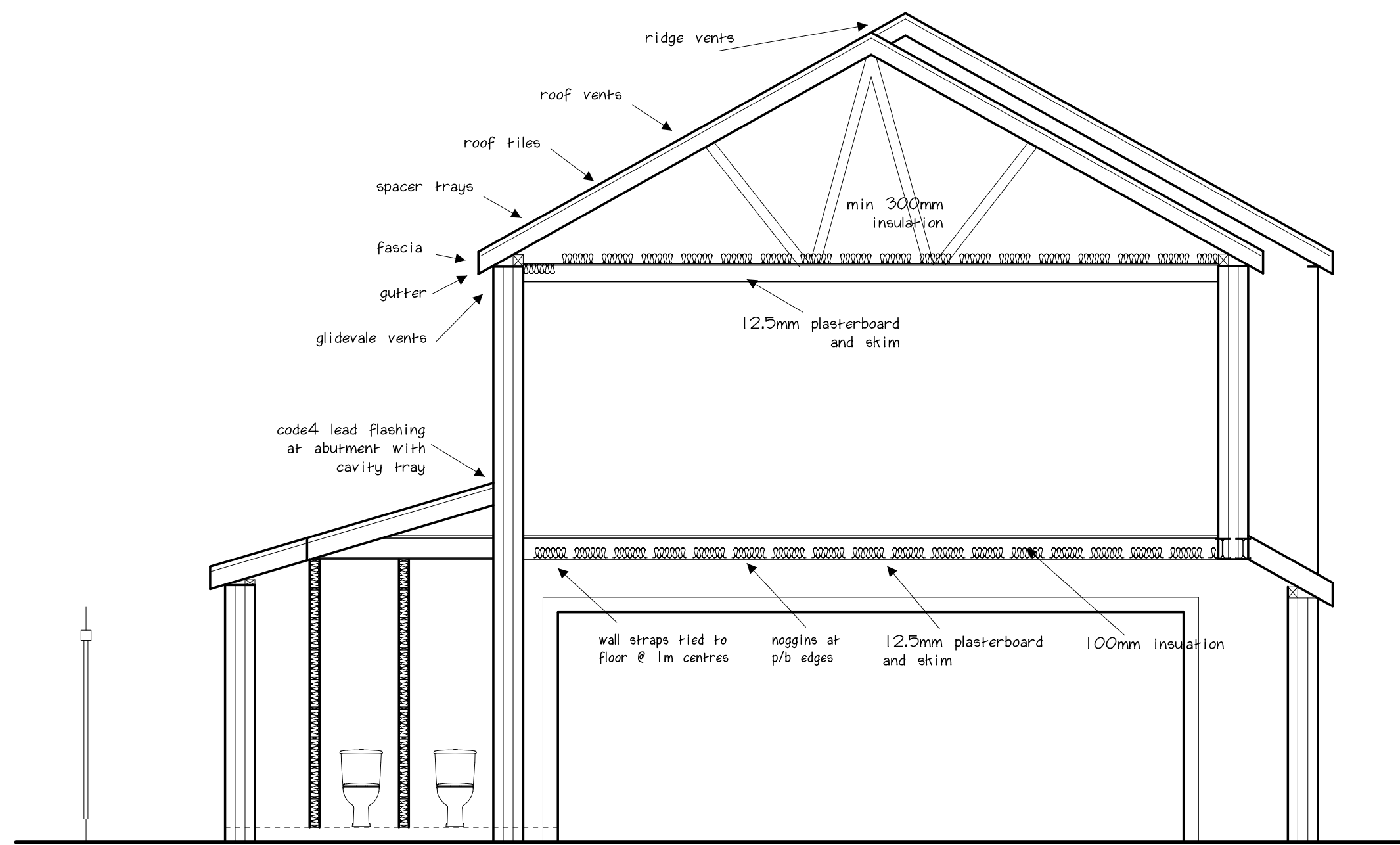
FOUNDATION DETAIL



Proposed rear elevation



Proposed side elevation (West)



Proposed side elevation (West) cross section

FRAME & GLAZING:
All (critical zones) side window and door glass to be roofed safety glazing to BS 6202:1982, Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be " Pilkington glass fitted with 22mm air gap and soft low e coating to achieve a U value of 1.6w/m2k. Filled with argon gas.

VENTILATION:
Mechanical ventilation operated intermittently to kitchen to extract minimum 60litres per second or 50 litres if operated via cooker extraction hood.
Kitchen to have an opening window to have background ventilation of 4000mm2.
All occupiable rooms to have openings to the outside to provide 1/20th of the floor area. To have background ventilation equivalent to 4000mm2 to have no extract ventilation.

BATHROOMS:
Minimum 15litres of extraction per second connected via light switch with a 15minute over run facility.

BOILER:
Old boiler to be upgraded to suit. Details to be submitted by client before installation, to comply with SEDBUK 86% efficiency rating, installed by a corgi registered contractor.

LIGHTING:
Minimum 1 in 4 lights to be energy efficient.

GENERAL NOTES:
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes
1. This drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
2. asbestos, it is important that a check is made for the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun, any action taken must comply with current relevant legislation.
3. all materials and workmanship to be to the appropriate standard and code of practice / agreement certificate.
4. windows to be not less than 1/10th of the floor area to habitable rooms.
5. opening light to windows to be not less than 1/20th of the floor area.
6. trickle ventilations to heads of all windows to give not less than 8000mm2 of free air area.
7. no dimensions to be scaled off this drawing.
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
9. all figured dimensions to be checked on site before any work is put on hand.
10. new walls either bonded into existing or mechanically connected.
11. cavities to be continued through.
12. vertical and horizontal damp proof membrane to all external openings.
13. all work drainage to the complete satisfaction of the local authority.
14. 90mm minimum bearing to all structural timber.
15. 225mm minimum structural bearing to all structural steelwork.
16. universal beams to rest on 6" insitu concrete padstone.
17. cannic or other approved lintels over new or altered openings.
18. mechanical ventilation to kitchen (250m3/h) and bathroom (1703/h).
19. permission required in writing from affected neighbours before plans are submitted or any work is put in hand or undertaken which ever comes first.
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding, there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

SMOKE DETECTORS:
Install automatic smoke detectors to mains power and battery backup and interlinked where shown on plan.

HEAT DETECTORS: HD
Fit one mains wired heat detector to kitchen to BS 5834 Part 1

DOORS: FD6
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C/bathroom.
ELECTRICAL:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings, installed and tested by a person competent to do so i.e. NIC EIC or other approved institute, to BS standards, to clients request and LA satisfaction.

HEATING:
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

PLUMBING:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 32mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance.
All pipe works in roof space to be insulated in accordance to BS 5422:1977

DRAINS:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 140 fall.

DISCLAIMER:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

BEAMS:
Blast clean, prime & paint all steelwork before fixing.
Builder to provide adequate support piers below beams.
Where parallel beams used use 100x5300 Ms restraint bars fixed to both flanges at each and mid-span by welding or bolting with M20 8.8 bolts.

WALLS:
All internal timber partition to be constructed of 50mm x 75mm s/w odd battens @ max 600mm centres vertical and horizontal. Void between frame-work to be filled in with 100mm Fibre glass quilt insulation. Fire-line both side of partition to min 1/2 hr fr.
Double up floor joists below partition walls around stairs and baths

VENTILATION:
Provide min 4no vent tiles with 2no @ high level near ridge & 2no low level to front side of sloping roof.

STAIRCASE:
Max rise 210 min going 233 max angle 42 degrees with min head room 2000mm.
Hand-rails @ 900mm above pitch line.
It is imperative new floor to floor height is confirmed prior to manufacture of new timber stairs.
Under draw and fire-line board to give min 1/2 hour fr.

EXISTING STAIRCASE:
Fire-line 12.5mm plasterboard under draw and skim.

FLOOR CONSTRUCTION:
75mm x 195mm timber joists minimum 100mm into outside walls either side of window @ 400mm centres or 75mm x 195mm timber wall plates with proprietary bolts on shoe joist. 22mm T&G chipboards fixed down on top of Timber joists 75mm x 195mm @ 400 centres. Min 100mm into wall or 100mm thick rockwool quilt insulation laid between timber floor joists supported by chicken wire draped around floor joists min 10kg /m3 density. 12.5mm Fire-line board min 240 layers and skim to achieve 1/2 hour F.R.

SMOKE DETECTORS:
Install automatic smoke detectors to mains power and battery backup and interlinked where shown on plan.

HEAT DETECTORS: HD
Fit one mains wired heat detector to kitchen to BS 5834 Part 1

DOORS: FD6
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C/bathroom.
ELECTRICAL:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings, installed and tested by a person competent to do so i.e. NIC EIC or other approved institute, to BS standards, to clients request and LA satisfaction.

HEATING:
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

PLUMBING:
Soil pipes and accessories to BS4514, 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 32mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance.
All pipe works in roof space to be insulated in accordance to BS 5422:1977

DRAINS:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 140 fall.

DISCLAIMER:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

BEAMS:
Blast clean, prime & paint all steelwork before fixing.
Builder to provide adequate support piers below beams.
Where parallel beams used use 100x5300 Ms restraint bars fixed to both flanges at each and mid-span by welding or bolting with M20 8.8 bolts.

Notes:

FOUNDATIONS:
760mmx200mm concrete strip footings to project at either side, FD6 taken minimum 750mm below any adjacent drains to the complete satisfaction of the building inspector.

FLOOR:
65mm screed on 1000 grade poly vapour barrier on 120mm polystyrene (U value of 0.22/m2k) with minimum 12mm floor edge insulation and opening closures. 1200 gauge visqueen gas/ Methane barrier taken to DPC across whole site. Joists to be taped and taken up inside face and linked into DPC, above 150mm above ground level and over 150mm concrete slab with lno A142 (BS 503) mesh 40 cover, 50mm sand blinding on a50 graded builders hardcore.

WALL CONSTRUCTION:
75mm red facing brick with minimum 100mm cavity with 50mm kingspan insulation block (U value of 0.30W/m2k). 100mm thick high strength 7k thermalite block or 100mm celcon block inner leaf and finish internally with 13mm plaster and skim. Insulated vertical dampcore to all new openings. Movement joint at mid span.

CAVITY WALL TIES:
Stainless steel wire ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closure cut to stone or block to eaves and verges reveal and cut block openings.

LINTELS:
Suitable IG lintels over new window and door openings min 150mm and bearing with cavity tray over.

RAIN WATER GOODS:
110mm diameter half round gutter 68mm diameter rainwater pipe.

BOILER:
Details to be submitted by client before installation.

LIGHTING:
Minimum 1 in 4 lights to be energy efficient.

ROOF CONSTRUCTION:
Concrete interlocking tiles or Marley grey roof tiles on 37x25 s/w battens on an rearable sarking felt to BS 747 type on timber roof trusses by specialist manufacturer @ 25 degree pitch (check existing slope before manufacture to match existing) at 400mm centres. Trusses sat on 100x75mm wall plates at each end and strapped to gable with 30x5mm galvanised m/s straps @ 900mm centres to BS 5206 part3. 100mm fibre glass insulation between joists and a further 150mm laid across @ right angles to each other and 9.5mm fire line plaster board, skim and finish ceiling. 225mm x 75mm Upvc fascia board under gutter, leaving 50mm gap at eaves for ventilation.

VELUX WINDOWS:
To be installed in positions shown on x section front side of the roof slope. Velux window (type GPL06) to form part of the emergency escape window to be located max 1700mm away from eaves gutter and min 800mm above floor level. Exact position to be decided on site with approval from LA building inspector.

GLAZING:
Dormer windows to form emergency escape with min opening of 850mm x 500mm. Upvc double glazing ABD.

All side window and door glass to be safety glazing. Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be " Pilkington glass fitted with 22mm air gap filled with Argon gas and soft low e coating to achieve a U value of 1.6w/m2k.

NEW BEAMS:
New ridge beam and beam to front of dormer see structural Engineers notes.



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SCALE: 1:100 PAGE 2/2 (A1)

DRAWING NO: 1265

PROPOSED LAYOUT

LOCATION: 26 HOLDEN ST, CLITHEROE, BB7 1LU

PROP: TWO/SINGLE STOREY EXTENSIONS

CLIENT: MR. ALLAH DITTA KHAN

DATE: OCTOBER 2015

PLEASE DO NOT SCALE DRAWING