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100x75mm treated sw wall plate bolted to steel purlin (refer to structural engineers calculations and drawings)

Code 04 lead apron flashing with min. 150mm down stand (tacked-down) over the roofing slates and 150mm upstand to the external wall. Allow for cutting min.25mm into face of the existing stonework and fix using lead wedges or brass/ stainless screw & washer in-line with the recommendations of the Lead Sheet Association.

Form code no.03 rolled lead stepped soaker flashing with top edge turned over tiles (secret gutters/ running soaker strip at abutment of new and existing roof/walls) with code no.05 apron/ cover flashing, in-line with the recommendations of the Lead Sheet Association.

Velux Roof terrace GEL +VEA/VEB/VEC (opening configuration to be confirmed) including flashings and installation products suitable as recommended by the manufacturer for installation within 35° roof pitch, slate finish. All components should be installed in strict accordance with the Velux installers handbook

Velux EEX railing foundation (flashing) fixed to verges as recommended by the manufacturer.

Code no.5 lead lined dormer cheeks

50mm dia galvanised m/s handrail, 1100mm above finished floor level

Reinforced/ laminated glass balustrade system set within powder coated aluminium channel, bolted through stud walling and fully sealed as recommended by the manufacturer.

Code 04. Lead apron flashing dressed down slates

75x100mm sw wallplate strapped down to inner leaf at max. 2.0m centres

YBS Superquilt multifoil insulation

12.5mm gyproc waiboard

Raised and drained decking boards on adjustable supports fixed as recommended by the manufacturer

Reinforced waterproofing membrane over 18mm WBP plywood on 25mm sw firings (ventilated cavity), laid to fall to rainwater outlet. Allow for vapour control layers as required by the insulation manufacturer

50mm insulation and airseal

Framework forming step-up to roof terrace level

60mm Ecotherm inserted (friction fitted) between joists with 18mm plywood fixed down to top of joists

60mm Ecotherm insulation laid over plywood deck as recommended by the manufacturer

Detail-3: Terraced Deck

0 500  
scale 1:20

12: VENTILATION

Kitchen area and Utility; W.C. en-suites and Bathroom to have an extractor unit capable of extracting at least 30 litres and 15 litres per second respectively and should be capable of achieving a rate of at least 3No. air changes per hour, operated intermittently by switch control with 15min. overrun. Vents to be ducted through external wall with careful attention to sealing around ducts to minimise air leakage and cooker to have independent extract unit.

13: DRAINAGE AND PLUMBING

All foul drains to connect to the satisfaction of the Building Control Officer. All foul drains to connect into a new sewerage treatment plant.

All internal wastes to have 75mm deep seal traps with min diameters as follows:

Sink, bath or shower: 40mm dia. Basin: 32mm dia. WC: 100mm dia. All stub stacks to have air admittance valve.

All new PVC wastes and stub stacks to have access for cleaning.

Soil pipe and accessories to BS 4514. Soil pipe to extend min. 900mm above any opening into building and discharge via rest bend to drain connected to manhole. All wastes to connect to svp or stub stack above floor level.

All surface water gullies to be roddable.

External roof gutters and rwp's to be black upvc - profile to be confirmed

14: EXTERNAL WORKS

Access to Main Entrance door to be via ramp not greater than 1 in 20 up to level platform at door. Entrance doors to have level threshold and clear width of not less than 775mm

15: HEATING SYSTEM - Existing and new (secondary) Heating Systems - Refer to SAP calculations

Oil fired boiler located in outbuilding to East of gable running hot and cold returns to 2No pressurised water cylinders in the house

Heating installations should provide an internal room temperature of 21c to individual rooms and 19c to bathroom/landings/halls with an outside temperature of -1c. Install, balance and insulate the system to BS6700/6283/7206 so that it complies with the water supply byelaws and health authority requirements for the prevention of legionella and is safe, efficient and effective, free from leaks, excessive noise and vibration.

Ground Floor: Wet Underfloor heating system to be designed by the manufacturer/ supplier and installed by the heating engineer.

First Floor (Bedrooms): Steel panel radiators, sized by the heating engineer - positioned below bedroom windows. E/S heating requirements to be confirmed.

Second Floor: To be confirmed

16: CYLINDER/ STORAGE CUPBOARD(S)

Store/Linen cupboard to house hot water storage cylinders as recommended by the heating engineer.

Hot water storage and supply system installations: to be designed and installed in accordance with BS6700:2006 or bs en 12897:2006. Good workmanship is essential and should be in accordance with bs8000-15:1990. The installation of the systems shall only be undertaken by a person who is competent to carry out the work and fully designed by a mechanical and electrical engineer/ consultant

18: ELECTRICS

All electrical works to be carried out in accordance with the current IEE Regulations. All fittings to comply with British Standards. All work and installations to comply with the regulation and recommendations of the respective Board or Authority to the satisfaction of the inspector.

Ensure a copy of Part P certificate is provided to Building Control on completion of the works. electrical installers should be registered with a Part P competent person self-certification scheme or be NICEIC or ECA registered.

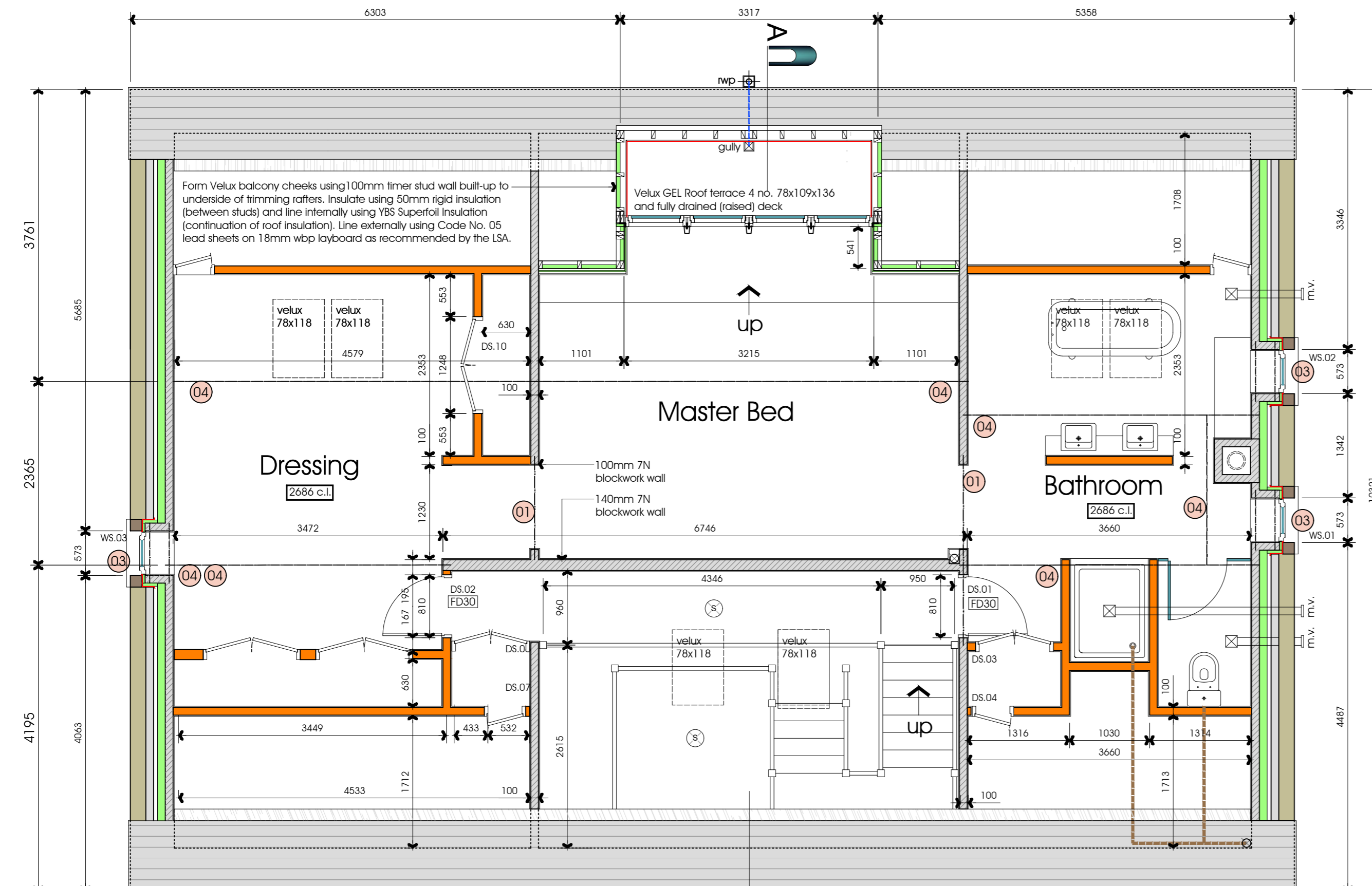
All new light switches and sockets to be installed in accordance with Part M2; Section 8 of the building Regulations.

All light fittings including external lights to have sockets that can only be used with lamps having an efficiency greater than 40 lumens per circuit-watt.

19: SMOKE DETECTORS

Mains operated smoke alarms to be provided which conform to BS 5446 : Part 1. To be fixed within 7m of any lounge and kitchen and 3m of any bedroom.

South elevation



Second Floor Plan

scale 1:50

PGB Architectural Services LTD Lily Cottage, 12 Glen Avenue, Knowle Green, Preston PR3 2ZQ  
 0786636655 01254 820092 info@pgb-arch.com pgb-arch.com

Structural Opening Supports

- 01 Naylor R6 conc lintol 145x100mm
- 02 Naylor conc lintol 215x100mm
- 03 200mm natural stone head
- 04 Structural Steelwork: Sized by the structural engineer

Legend

- m.v. Mechanical vent
- FD30 30 minute fire door
- S Smoke detector
- 2445 c.l. Ceiling Height

new svp to terminate via SVP with revolving stainless steel cowl

Rev C 06-02-2018 Solar panels omitted

Replacement Dwelling

Mr & Mrs McHugh

Lower Clerk Hill, Clerk Hill Road, Whalley BB7 9DF

Building Regulations:  
Proposed Second Floor Plan

DATE 25.09.17

JOB NO. 2990

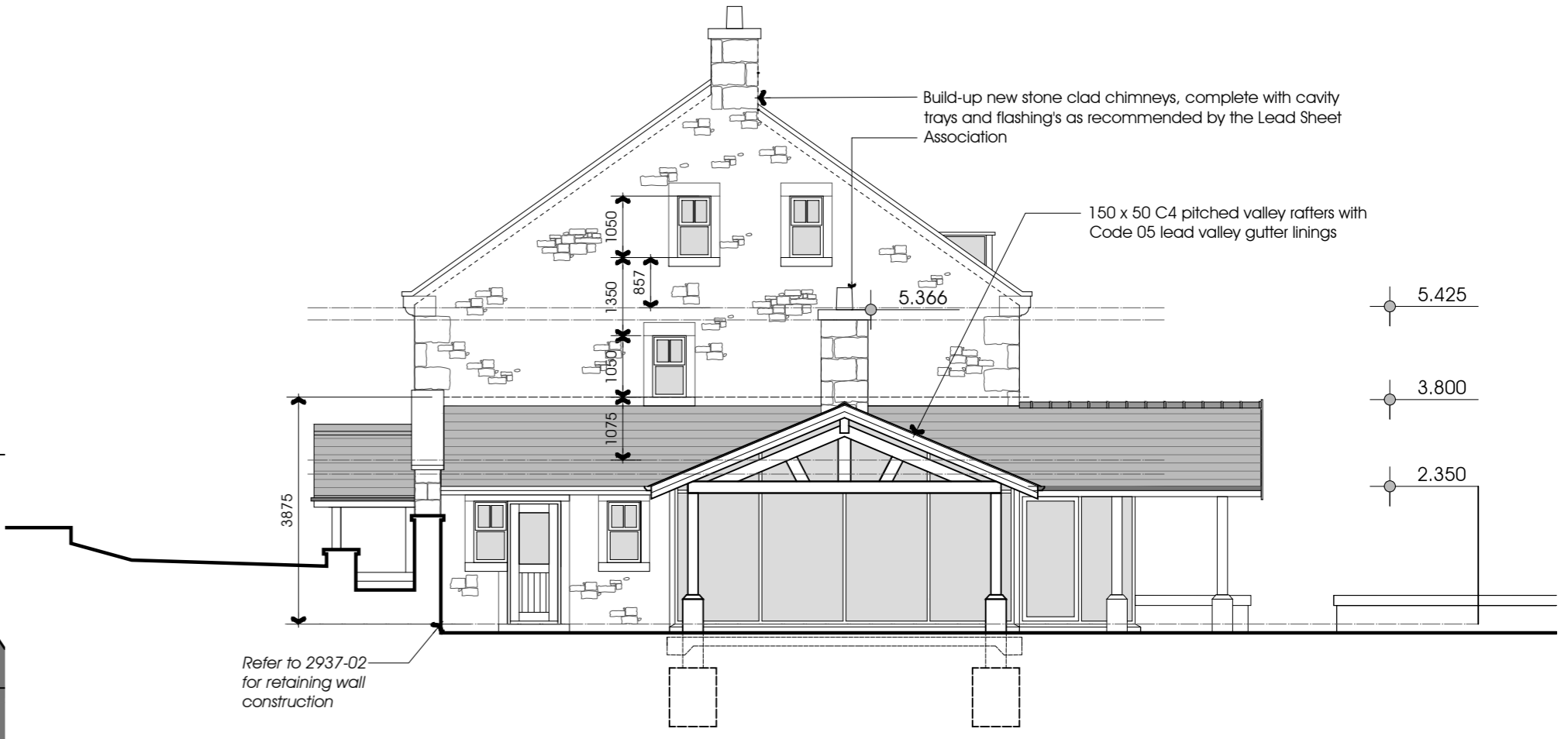
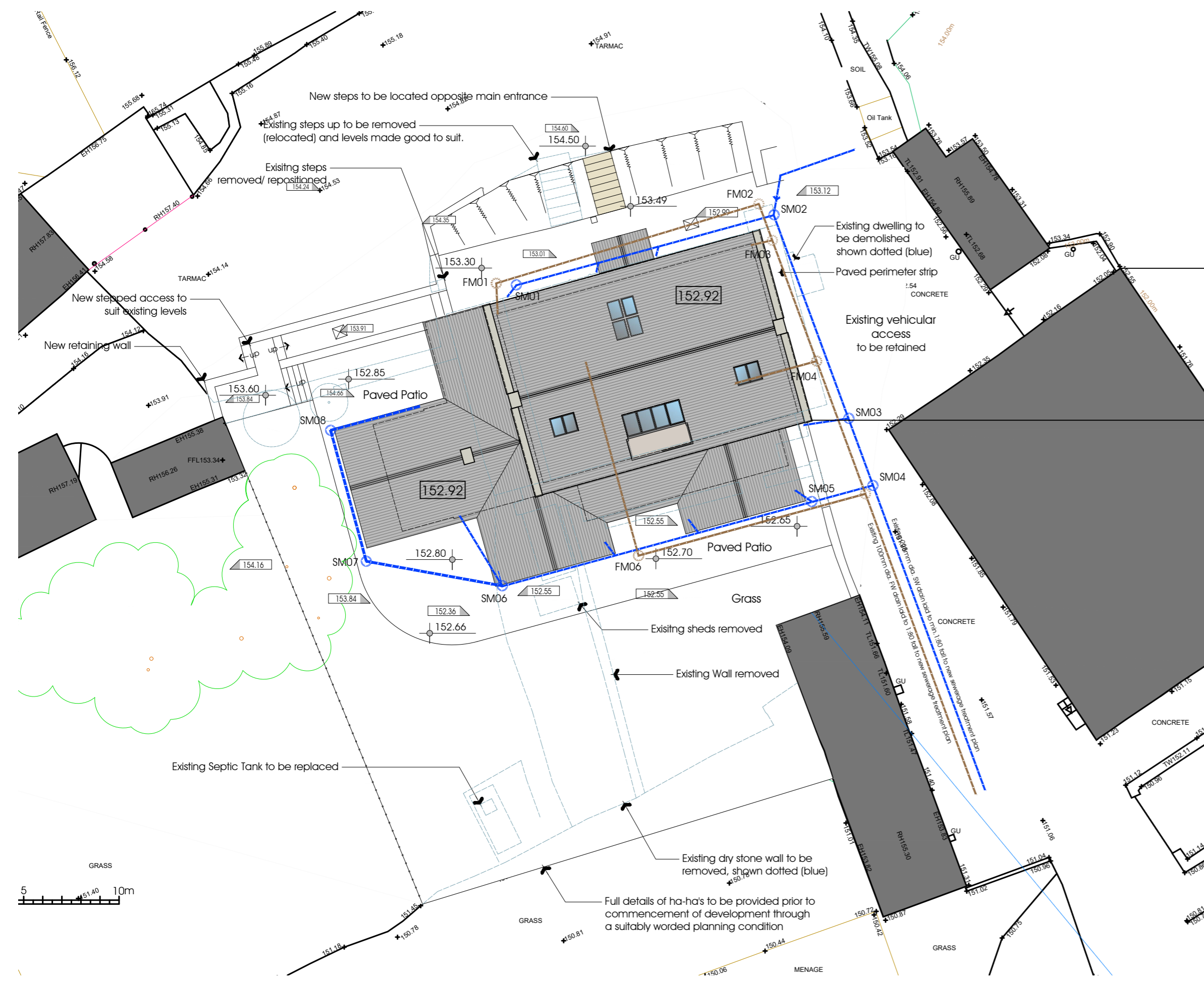
DRAWING NO. 03

REVISION C

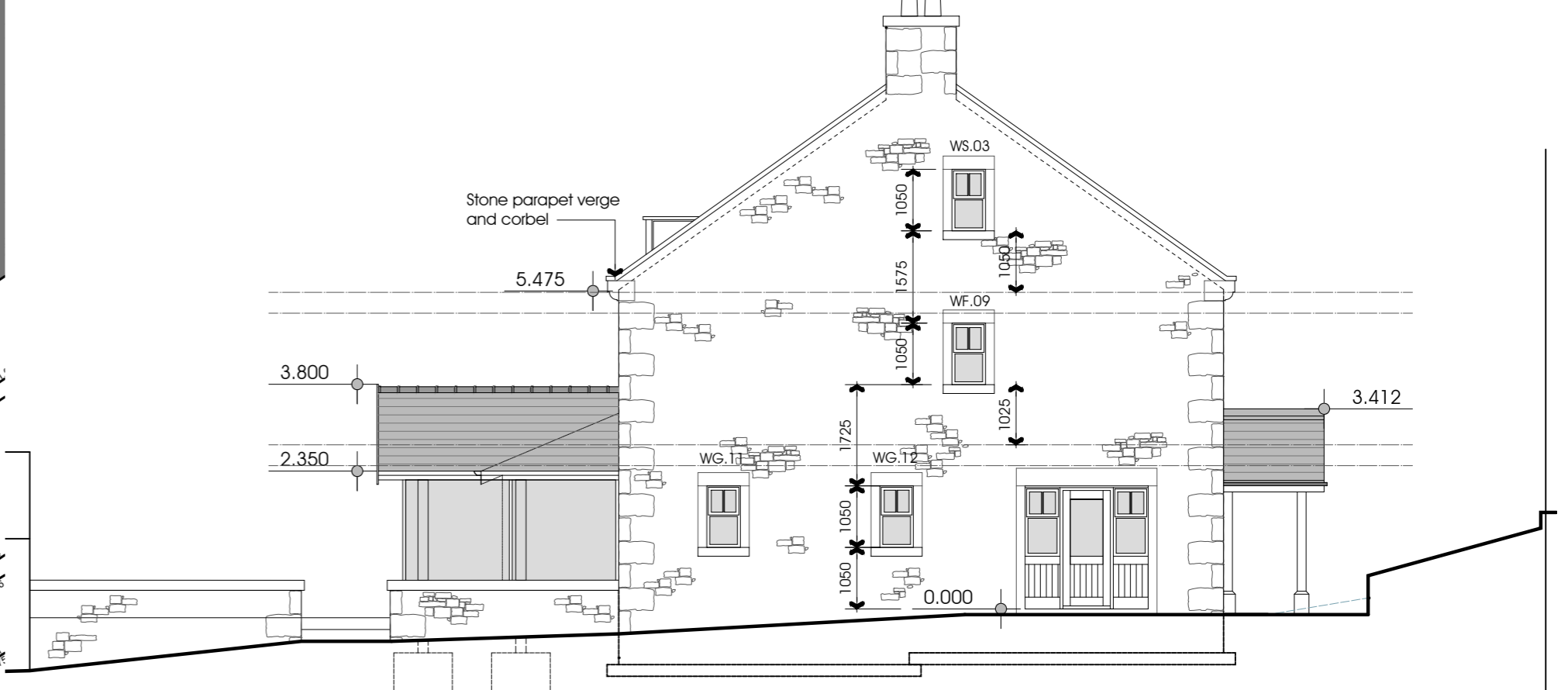
SCALE 1:50 @ A2

**PGB**  
ARCHITECTURAL SERVICES LTD

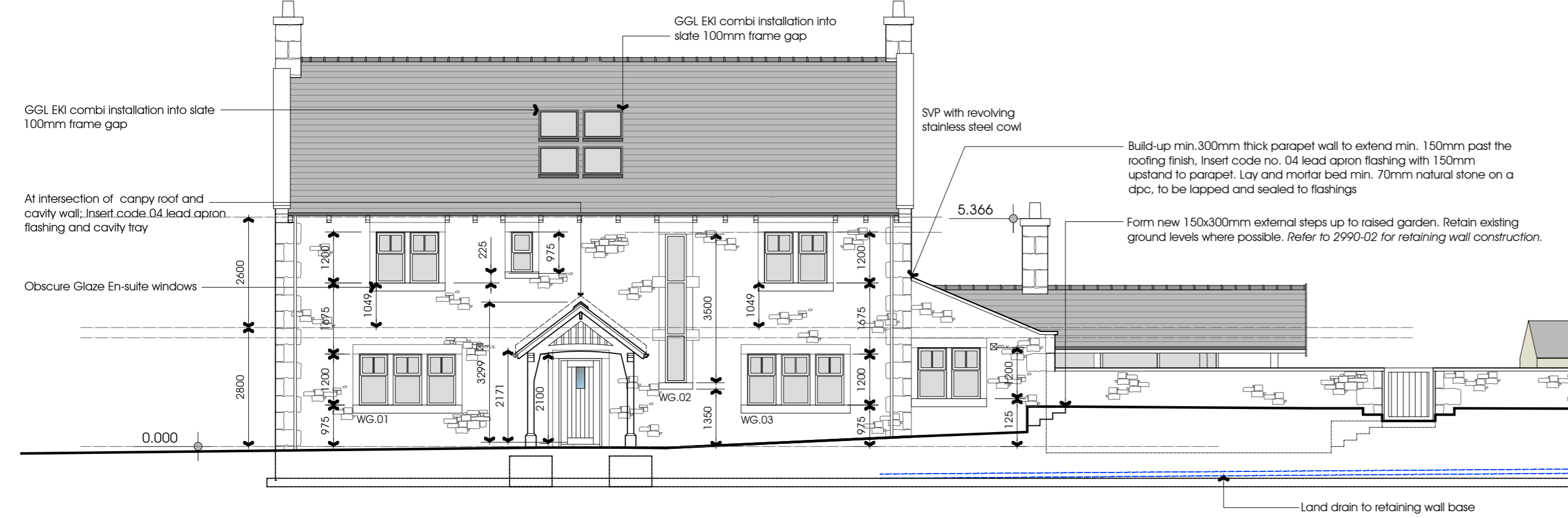
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West elevation



East elevation



North elevation

**DRAINAGE AND PLUMBING**

Contractor to agree positions and layout of proposals are compatible and/or advise otherwise, subject to approval on site by the Building Control Officer.

Excavate to lay, bed and connect 100mm diameter heparth or equivalent approved drainage system to BS5750/ BS4660/ BS2494/ BS4962/ BS7158/ BS EN 1610 on Class-1 beddings to BS5955/BS301, including fittings, adaptors, junctions, traps, bends, rodding points and gullies, as recommended by and in strict accordance with manufacturers instructions.

Protection from Settlement  
 A drain may run under a building if at least 100mm of granular fill is provided round the pipe where the crown of the pipe is within 300mm of the underside of the slab, or for pipes with less than 1200mm cover in roads/600mm in fields they should where necessary be protected from damage by a reinforced concrete cover slab with a flexible filler & at least 75mm of granular material between the top of the pipe and u/s of the filler. Below the slabs where necessary to backfill the trench with concrete in order to protect nearby foundations movement joints formed with compressible board should be provided at each socket or sleeve joint face

Where pipes are built into structures use short lengths of pipes with joints formed within 150mm of either wall-face adjacent rocker pipes of max.600mm with flexible joints, or lintolled opening to give 50mm space all round, masked both sides with rigid sheet material to prevent entry of fill/vermin and void filled with compressible sealant. To prevent entry of gas a drain trench should not be excavated lower than the footings of any building nearby, unless where the trench is within 1.0m of the foundation the trench is filled with concrete up to the lowest level of the foundation, or where the trench is further than 1.0m from the building, the trench is filled with concrete to a level below the lowest level for the building equal to the distance from the building, less 150mm

All new FW drains to connect via gravity (1:80 fall) to a new sewerage treatment plant.

Allow for polypipe or equivalent approved BS7158 non man entry inspection chambers with screw down sealed covers, as recommended by the manufacturer

All internal wastes to have 75mm deep seal traps with min diameters as follows:  
 Sink, bath or shower: 40mm dia. Basin: 32mm dia. WC: 100mm dia. All stub stacks to have air admittance valve.

A branch discharge pipe should not discharge into a stack lower than 450mm above the invert of the tail of the stack.

All new PVC wastes and stub stacks to have access for cleaning. Soil pipe and accessories to BS 4514. Soil pipe to extend min. 900mm above any opening into building and discharge via rest bend to drain connected to manhole.

All wastes to connect to svp or stub stack above floor level.

All surface water gullies to be roddable.

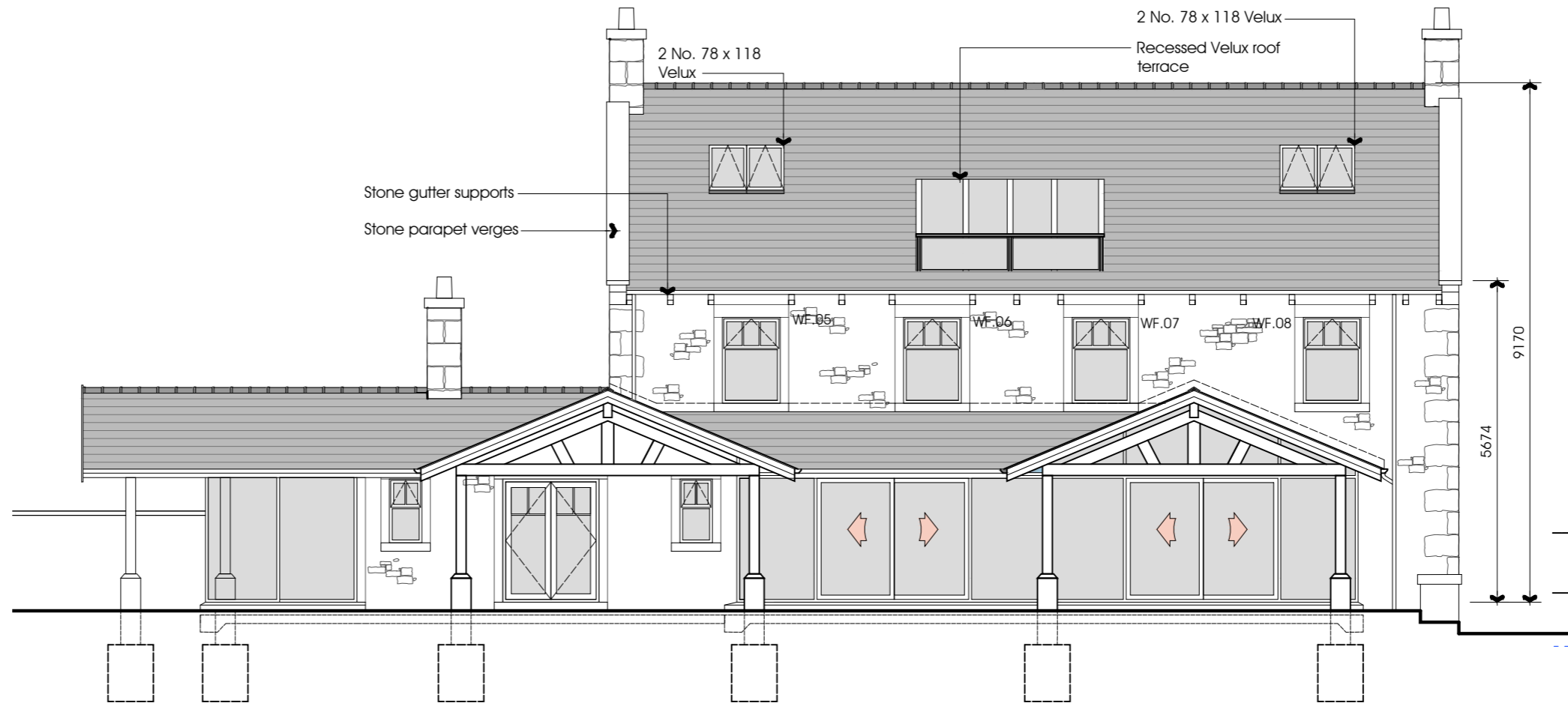
External roof gutters and rwp's to be black PVC - profile to be confirmed, secured to timber fascia/soffit.

Upon completion of drains the contractor is to test all new drainage runs: test pipeline for water tightness using approved manometer or similar approved.

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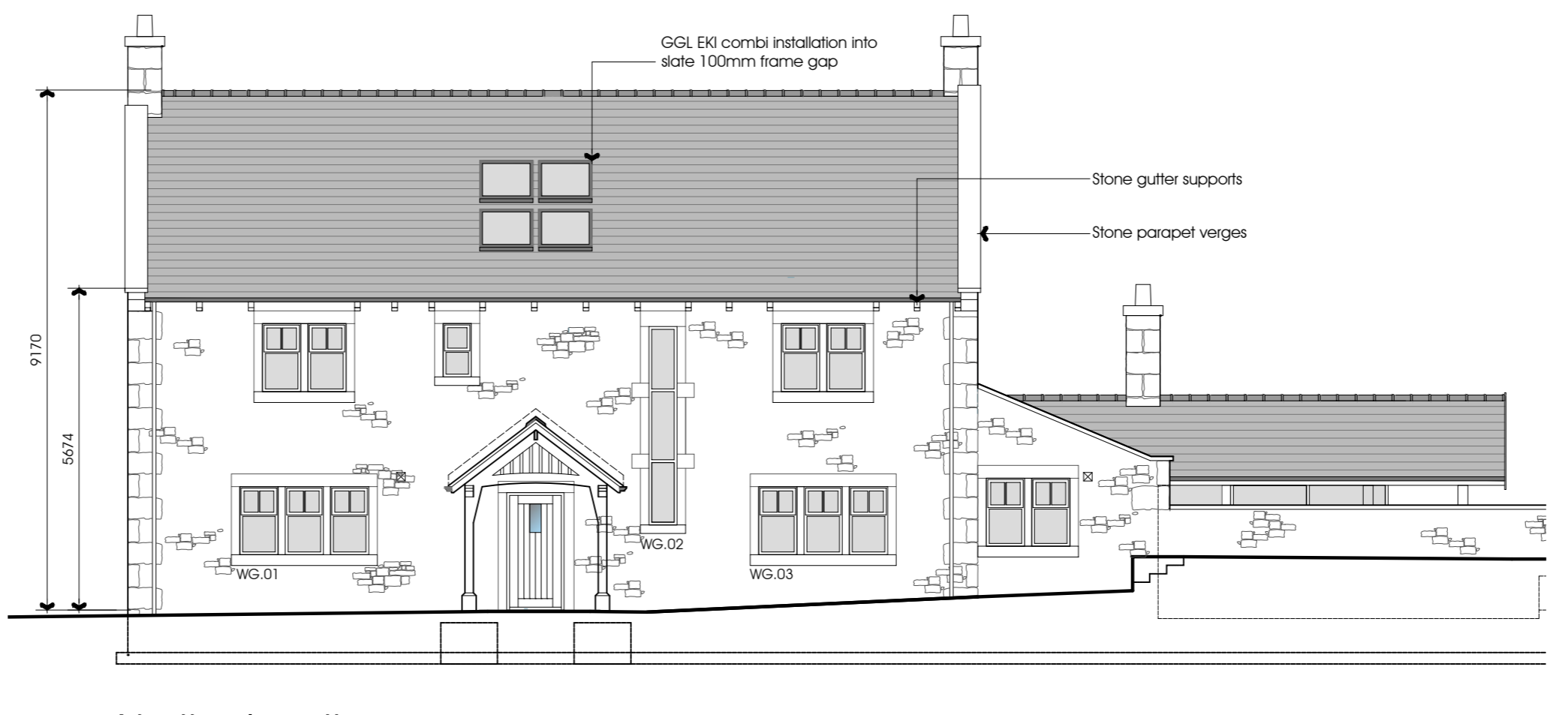
West elevation



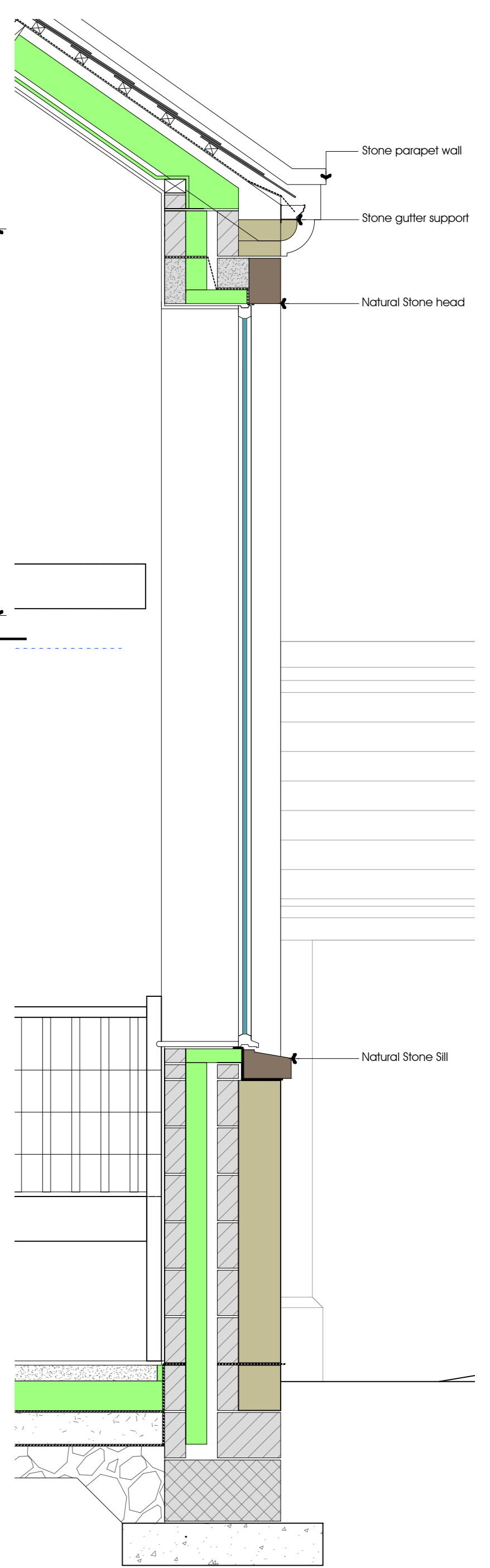
South elevation



East elevation



North elevation



Section B-B  
(External Wall)  
 0 500  
 scale 1:20