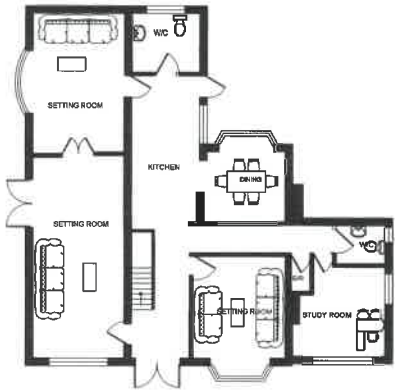


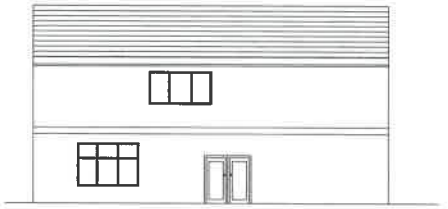
EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION



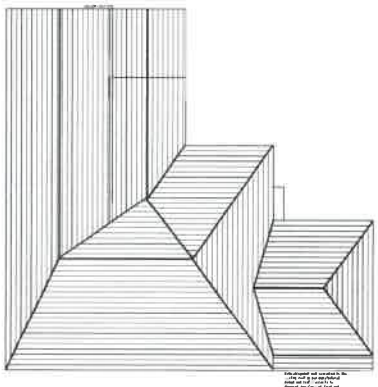
EXISTING SIDE ELEVATION

PROPOSED GROUND FLOOR PLAN

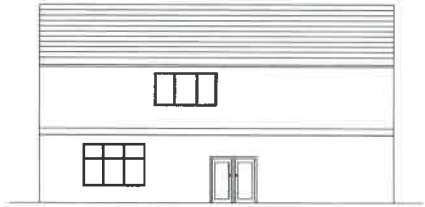
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

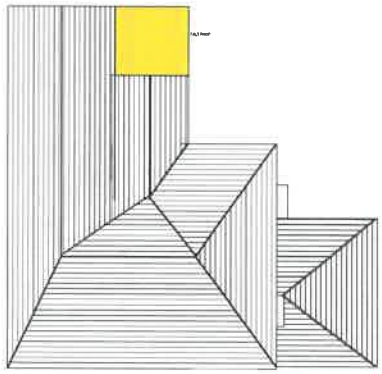
PROPOSED REAR ELEVATION



PROPOSED ROOF PLAN



PROPOSED SIDE ELEVATION



EXISTING ROOF PLAN

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THE PARTY WALL ETC ACT 1996 -
THE ABOVE ACT APPLIES TO WORK ON AN EXISTING WALL SHARED WITH AN OTHER PROPERTY, OR A NEW BUILDING ON THE BOUNDARY WITH A NEIGHBOURING PROPERTY, OR AN EXCAVATION NEAR A NEIGHBOURING BUILDING. CONSEQUENTLY, THE WORKS ON THIS DRAWING SOME UNDER SIDE ALSPECTS OF THE ABOVE LEGISLATION. THEREFORE TO SATISFY THE LEGAL REQUIREMENTS OF THE ACT, THE AFFECTED NEIGHBOUR SHOULD BE NOTIFIED IN WRITING OF THE PROPOSALS AND THEIR AGREEMENT SOUGHT PRIOR TO WORK COMMENCING ON SITE

SUSTAINABILITY -
ENSURE ALL TIMBER USED IN THE CONSTRUCTION IS LEGAL AND ALL TIMBER PRODUCTS COME FROM MANAGED SUSTAINABLE AND PREFERENTIALLY CERTIFIED, SUCH AS FSC AND PEFC. WHITE MATERIAL IS TO BE RECYCLED AS FAR AS PRACTICABLE

NOTE -
THE CLIENT IS TO BE AWARE THAT THE EXISTING AND PROPOSED FOUNDATIONS MAY BE AFFECTED BY CONCRETING BOTTOMS BEING LOWER THAN ADJACENT EXCAVATIONS ARE CARRIED OUT. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OR DESCRIPTION & EXPENSE INCURRED CONSEQUENT ON ANY WORKING TO THE FOUNDATIONS OR STRUCTURE THAT MAY BE REQUIRED WITHIN 6 CENTIMETRES -

THIS DRAWING IS DETAILED DIAGRAMMATICALLY, IN ACCORDANCE WITH CURRENT ARCHITECTURAL PRACTICE, TO SATISFY PLANNING PERMISSION & BUILDING REGULATIONS SUBMISSION ONLY. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY PARTY, REAL OR ALLEGED, OF THIS DRAWING TO MEET THE REQUIREMENTS OF ANY BODY, STATUTORY OR OTHERWISE

WORK ASSESSMENTS -
PRIOR TO COMMENCING ANY MANUAL HANDLING TASKS, A RISK ASSESSMENT IS TO BE CARRIED OUT BY THE CONTRACTOR AND/OR SUB - CONTRACTORS (SUCH AS CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 1994 (AS AMENDED) & GUIDANCE ON M & S ST REGULATION L23 MANUAL HANDLING

ELECTRICAL INSTALLATION -
REMOVE ONE LIGHT FITTING MINIMUM CAPABLE OF TAKING LOW ENERGY LAMPS PER 25M2 OF FLOOR AREA. ANY RECESSED DOWNLIGHTERS SHOULD SATISFY PART 9 (BR E, E SOUND E) & INSULATION OF THE APPROVED DOCUMENTS. SOCKETS AND SWITCHES TO BE POSITIONED 450 MINIMUM AND 1200MM ABOVE FINISHED FLOOR

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS PART P ELECTRICAL SAFE PLANNED BE DESIGNED, INSTALLED INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO WHICH INCLUDES WORKING FOR THE DOMUS SCHEME, WILL PROVIDE EITHER, AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETENT PERSONS SCHEME, OR AN APPROPRIATE BUILDING REGULATIONS APPLICATION FOR THE WORK, BEING CARRIED OUT BY A PERSON COMPETENT TO DO SO.

INTERNAL FITTINGS & FITTINGS -
PRIOR TO ORDERING ANY SANITARY WARE, ELECTRICAL SOCKETS, SWITCHES, LIGHTS & DETAILS OF THE SAME IT IS ADVISABLE THAT ARRANGEMENTS ARE NOT REQUIRED TO BE SHOWN ON THIS DRAWING. THESE ARE TO BE AGREED BETWEEN CLIENT AND CONTRACTOR PRIOR TO OR DURING CONSTRUCTION

ROOF CONSTRUCTION -
ROOF TILES TO MATCH EXISTING
TILES TO BE ON BATTENS @ 100mm GAUGED ON 38mm x 19mm TREATED BATTENS ON BPEX & TRADLE ROOFING FELT, SUCH AS TYVEK OR SIMILAR, ON TIMBER @ 600mm C/S RAISED 0.5M ABOVE EAVES AT 400mm OR 0.5M C/S
PROVIDE NEW 50mm X 150mm WALLPLATE FIXED ON CEMENT MORTAR BEDDINGS TO WALLS USING 5mm x 90mm MILD STEEL STRAPS AT 1800mm CENTRES BOWED TO INTERNAL LEAF AS DETAILED & SLOPE OF ROOF

GABLE WALL -
OUTER LEAF - 140mm BRICKWORK WALL TO MATCH EXISTING IN ENGLISH BOND, INNER LEAF - 150mm STOCKS "BISCUITT" BLOCKS, A 75mm CAVITY WITH 50mm CAVITY - 100mm, INSULATION 50MM RECURSIVE OR EQUIVALENT, CLOSE TO EAVES, PROVIDE WEEPHOLES @ 300mm C/S, WHERE EXPOSED, ENSURE CONTINUITY OF PROPOSED DAMP PROOF COURSE, CLOSE AT JAMBS, BACK TO VERTICAL DPC HOLD STRAPS @ 6 COURSES, INSTALL WALL TIES, 1.5MM C/S, 1 PER 0.5M IN 1 COURSES, 300MM VERTICAL, 250MM AT LINTELS, 300MM TO EAVES

ALL EXTERNAL WORKS TO BE CARRIED OUT IN MATCHING BRICKWORK TO MATCH EXISTING
ALL NEW OPENINGS TO BE FORMED WITH STEEL LINTELS OVER, STEEL LINTELS TO HAVE CONTINUOUS 150mm X 30mm RESIDENT MASONRY OVER, FLOOR FINISH TO BE FLUSHING OR ONE LAYER(S) AND 12.5MM BARE PLASTERBOARD AND SKIM TO ALL WALLS AND CEILINGS

DORMER ROOF -
NEW DORMER TO BE CONSTRUCTED USING 9.5MM X 125MM C16 SPRUCE SUPPLIED TIMBER, DORMER ROOF TO BE CONSTRUCTED WITH THREE LAYERS OF BITUMEN FELT BONDED TO PLY WITH HOT BITUMEN, FLOOR DRESSED AND GRIP NAILED WITH BRETH MINIMAL FELT SUPPORTED IN TIMBER FELT TO RECEIVE TWO COATS OF ALUMINIUM PAINT, CORNER CHEEKS TILES TO MATCH ROOF, TILES NAILED TO 19mm x 50mm TREATED SOFTWOOD BATTENS

VERTICAL WALL UP TO RAFTER -
M16 BOLTED & FOOTING TIMBER CONNECTORS BOLTED THROUGH 7 50X100MM VERTICAL STUDS MINIMUM RAFTER 100MM C/S (OR MIN 1.5 PLATES DEPENDANT ON) STUD

STEELWORK -
ALL STEELWORK TO BE AS STRUCTURAL ENGINEERS SPECIFICATION REQUIRED BY CLIENT OR CONTACTOR
ALL PILES, BEARE TO BEAM ON CONCRETE PADSTONES WITH TIMBER SOLUTE PRESERVE WITH 12 SWG PLATE REQUIRED, TWO COATS OF METAL PRIMER AND FINISH ENCASED IN 25mm PINK LINE PLASTERBOARD AND SKIM TO ACHIEVE HALF HOUR FIRE RESISTANCE

TIMBER FLOOR -
TO BE 225mm x 50mm SOFTWOOD TIMBER @ 400 C/C JOISTS TO BE TIED INTO WITH A PROPRIETARY WOOD PRESERVER, FLOOR JOISTS BEARING ON EXISTING LOAD BEARING WALLS, ALL JOISTS TO HAVE CONTINUOUS 50mm X 25mm RESIDENT MASONRY OVER, FLOOR FINISH TO BE PLYBOARD OR ONE LAYER(S) AND 12.5MM BARE PLASTERBOARD AND SKIM TO ALL WALLS AND CEILINGS

WINDOWS -
LOW EMISSIVITY DOUBLE GLAZED PVCu/WOOD EFFECT UNITS TO FORMER WINDOWS TO HAVE MULTI TRICKLE VENTILATORS PROVIDE MIN OF 10000 OF FLOOR AREA IN HABITAL VENTILATION & BACKGROUND VENTILATION AS FOLLOWS: ANY WINDOWS WITH CILL HEIGHT LESS THAN 800mm TO HAVE SAFETY GLASS FITTED. ANY GLAZING IN THE ENCLOSURE TO THE EXISTING STAIR, INCLUDING ALL DOORS, SHOULD BE FIRE RESISTING

ESCAPE WINDOWS TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 500MM AND HAVE MINIMUM FREE OPENABLE AREA OF AT LEAST 0.5sqm AND TO BE ACCESIBLE FROM GROUND BY A LADDER

GUTTERS AND SHOE -
115mm MIN PVCu GUTTER, 68mm DIA PVCu DOWN PIPE (ALL TO MATCH EXISTING)

PLUMBING DETAILS -
ALL PLUMBING TO TO BE CONNECTED DIRECTLY INTO EXISTING
GENERALLY ALL PLUMBING TO WASTE AND SOIL, SHOWER AND BAHS TO BE 75mm DEEP SEAL ANTI SYPHON TRAPS OF TYPE, WITH 40MM WASTE PIPE
WASTE PIPES to BE TO BE 40mm DIAMETER TO EXISTING SOIL STACK
SOIL ST ACKS TO HAVE SUITABLY PCB TRAPS BEDDING EYE AND FITTED WITH CLEAR CAP
APPROVED AS NECESSARY -

VENTILATION & INSULATION
VENTILATION PROVIDED AT EAVES AND RIDGE LEVEL EQUIVALENT TO A CONTINUOUS 10mm OPENING
PROVIDE 25mm TF 70 PIOD BOARD INSULATION BETWEEN RAFTERS AND FINISH WITH 12.5mm SKIMMED PLASTER BOARD

ALL HABITABLE ROOMS TO HAVE WINDOWS WITH CLEAR GLAZING TO BE EQUIVALENT TO NINTH FLOOR AREA OF THE ROOM AND TO HAVE OPENERS EQUIVALENT TO 1/20TH THE FLOOR AREA OF THE ROOM
ALL NEW WINDOWS TO HAVE BACKGROUND VENTILATION EQUIVALENT OF 8000MM2

KITCHEN AREAS TO HAVE MECHANICAL VENTILATION EQUIVALENT TO 30LM VENTED TO THE OUTSIDE

ANY BATHROOM ARE TO HAVE 100MM TIMED EXTRACTOR FAN, MECHANICAL VENTILATION EQUIVALENT TO 15LM VENTED TO THE OUTSIDE, OPERATED WITH LIGHT SWITCH, WITH 15 MINS OVERRUN (WITH 3 POSITION TIMED OFF)

FLASHING -
LEAD FOR USE IN VALLEY, CODE FOUR DIMPHRIE 150mm LAP AND SEPTUM

SOUND INSULATION -
FLOOR TO RECEIVE 100 MINIMUM MINERAL WOOL SLAT BATWOOL DENSITY 16kg/m3 BE TWEEN FLOOR JOISTS

THERMAL INSULATION
75mm TF 70 FIXED DIRECTLY TO UNDERSIDE OF RAFTERS, PROVIDE MINIMUM 25mm VENTILATION SPACE BETWEEN INSULATION AND RECEIVE PLASTERBOARD/Plasterwork

EXISTING OPENINGS TO WALLS OF 1.2MMOR AT REVEALS AND LINTELS
TIMBER PARTITIONS & PARTENTS -
USE 100x50mm SOFT WOOD TIMBER STUDS AND SOLE PLATE WITH STUDS @ 400 C/C FOR NON LOADBEARING PARTITIONS
ALL STUDS TO BE DOUBLED UP AT DOOR OPENINGS FIXED TO THE WALL WITH 100MM LONG SCREWS @ 400MM C/C
EQUIVALENT AND FINISH WITH 12.5mm PLASTERBOARD AND SKIM. ALL SOLID WALLS TO BE 215MM THICK 7.5MM SKIMMED BOTH SIDES
PLASTERBOARD BEAM 150MM BRICK/BLOCK BOARD FIXED IN DIRECTION WITH 12.5 PLASTERBOARD AND SKIM

SERVICES ENCASING -
PROVIDE DRAUGHT STRIPPING TO THE FRAMES OF OPENABLE ELEMENTS OF WINDOWS, AROUND LOFT HATCHE, AND WHERE REPRESENTING TO PENETRATE OR PRODUCT INTO HOLLOW CONSTRUCTION OR VOIDS

INTERNAL FINISHES -
SKIRTINGS TO BE 47 450mm NOM CENTRES MAXIMUM, TO BE POSITIONED 150mm ABOVE AND PARALLEL TO PITCH LINE, STAIRWELL TO BE LINED WITH 12.5mm PLASTERBOARD ON TIMBER STUDWORK FIXED TO THE WORK OUTER STRING AND TO FALL WITH STAIRS, WITH SKIM FINISH
MIN HEIGHT OF BALUSTRADE ABOVE NOSING/FLOOR/PITCH LINE, ALL SOLID WALLS TO BE 215MM THICK 7.5MM SKIMMED BOTH SIDES
PLASTERBOARD BEAM 150MM BRICK/BLOCK BOARD FIXED IN DIRECTION WITH 12.5 PLASTERBOARD AND SKIM

INTERNAL FINISHES -
EDGING TO 3mm FIRE LINE PLASTERBOARD + 5mm STANDARD END JOINING 12.5mm + 5mm TO GIVE 30 FIRE RESISTANCE, SKIM WALLS 13mm PLASTERBOARD AND SKIM FINISH, ALL SOLID WALLS TO BE 215MM THICK 7.5MM SKIMMED BOTH SIDES
AGREED WITH CLIENT MAKE DOUBLE EXISTING SURFACES INTO SUPPLY DOUBLE SKIMMED FINISH

SMOKE ALARMS -
PROVIDE 4 MAINS OPERATED, BSLF COMPLIANT, INTERCONNECTED SMOKE ALARM SYSTEM TO ALL HALLWAYS ENSURE THE SMOKE DETECTORS ARE FIXED TO THE CEILING AT LEAST 300MM FROM A LIGHT FITTING OR A WALL

FIRE DOORS -
FD 30 2S WHITE FIRE RESISTING DOOR TO BS 476-22 1987 FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME EXCLUDES TOILET DOOR/DOOR USER GUIDE PROVIDED THE PARTITIONS
PROTECTING THE STAIRS HAS 30 MINUTES FIRE RESISTANCE FROM BOTH SIDES (NOTE SELF CLOSING FD30 FIRE DOOR WITH INTUMESCENT STRIPS, SMOKE SEALS & 100MM HIGH FIRE RESISTANT THRESHOLDS IS REQUIRED BETWEEN THE OWELL AND STAIRCASE

DIMENSIONS -
NOTE - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED DO NOT SCALE
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND WITH FIXINGS

WORK TO BE APPLIED TO FRONT EXTENSION, OTHER PARTS OF THIS SPECIFICATION MAY NOT BE APPLICABLE

Rev	Date	Drawn	Chkd	Checked
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Issued for:

PLANNING

Project/Client: SHARIF KABIR ABBAS DUNLEY LONGSIGHT ROAD BLACKBURN, BB2 7JA	Project No: FI-021220 Dwg No: FI-021220 Rev:
Drawing: PROPOSED FIRST FLOOR SIDE BED ROOM WITH BATHROOM AND REAR BATHROOM EXT.	Scale: 1:100, @A1 Drawn By: FI Date: 02/12/20 Checked By: -- Date: 2/12/20