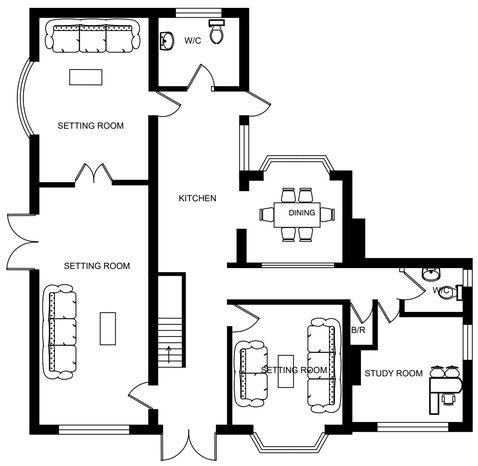


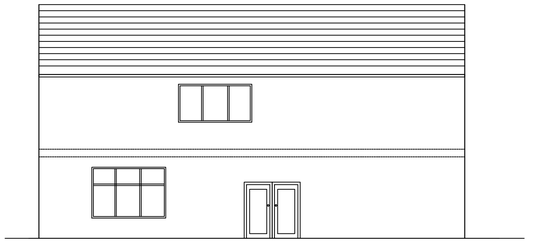
EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

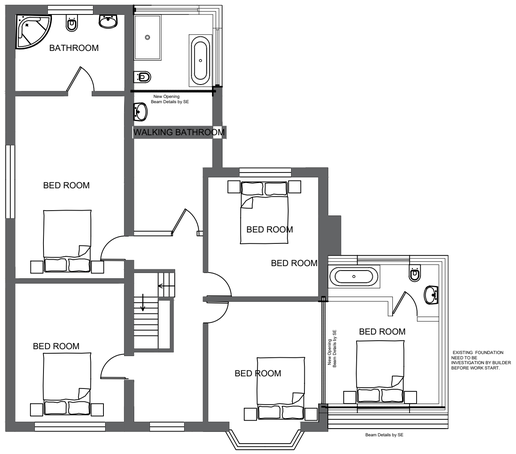
EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

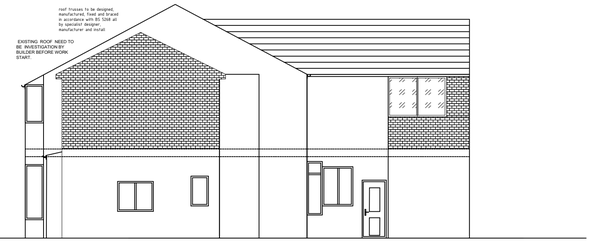


EXISTING SIDE ELEVATION

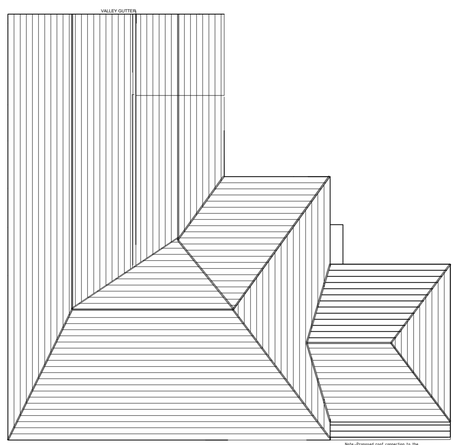


PROPOSED FIRST FLOOR PLAN

PROPOSED FRONT ELEVATION

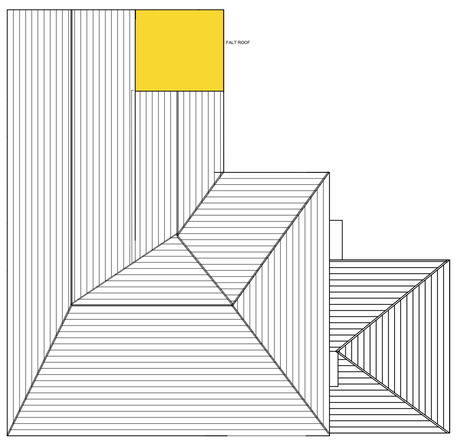


PROPOSED SIDE ELEVATION



PROPOSED ROOF PLAN

PROPOSED REAR 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 ANOTHER 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 COME UNDER THE AUSPICES 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 TEMPERATE SOURCES WHICH ARE INDEPENDENTLY CERTIFIED, SUCH AS FSC AND PEFC. WASTE MATERIAL IS TO BE REDUCED AS FAR AS PRACTICABLE.

NOTE:-
THE CLIENT IS TO BE AWARE THAT THE EXISTING AND PROPOSED FOUNDATIONS MAY BE AFFECTED BY CONDITIONS NOT DETERMINABLE UNTIL INVESTIGATORY EXCAVATIONS ARE CARRIED OUT. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY VARIATIONS TO THE FOUNDATIONS OR STRUCTURE THAT MAY BE REQUIRED.

TERMS & CONDITIONS:-

THIS DRAWING IS DETAILED SUFFICIENTLY, 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 FAILURE, REAL OR ALLEGED, OF THE DRAWING TO MEET THE REQUIREMENTS OF ANY BODY, STATUTORY OR OTHERWISE.

RISK ASSESMENTS:-
PRIOR TO CONDUCTING ANY MANUAL HANDLING TASKS, RISK ASSESMENTS ARE TO BE CARRIED OUT BY THE CONTRACTOR AND/OR SUB - CONTRACORS (S) IN ACCORDANCE WITH MANUAL HADLING OPERATION REGULATIONS 1992 (AS AMENDED) & GUIDANCE IN H & SE PUBLICATION: L23 MANUAL HANDLING.

ELECTRICAL INSTALLATION:-
PROVIDE ONE LIGHT FITTING MINIMUM CAPABLE OF TAKING LOW ENERGY LAMPS PER 25m2 OF FLOOR AREA. ANY RECESSED DOWNLIGHTERS SHOULD SATISFY PART B (FIRE), E (SOUND) & L (INSULATION) OF THE APPROVED DOCUMENTS. SOCKETS AND SWITCHES TO BE POSITIONSED BETWEEN 450 & 1200mm ABOVE FINISHED FLOOR.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED. INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. PRIOR TO COMPLETION THE COUNCIL WILL REQUIRE EITHER: AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER A COMPETENT PERSONS SCHEME; OR AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE FOR THE WORK SIGNED BY A PERSON COMPETENT TO DO SO.

INTERNAL FIXTURES & FITTINGS:-
POSITIONS OF BOILERS, RADIATORS, WATER TANKS, ELECTRICAL SOCKETS, SWITCHES, LIGHTS & DETAILS OF THE EAVES STORAGE 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 SIT ON 25mm X 50mm TREATED BATTENS ON BREATHABLE ROOFING FELT, SUCH AS TYVEK OR SIMILAR, ON 150mm x 50mm C16 GRADED RAFTERS AT 400mm CENTRES.
PROVIDE NEW 50mm X 100mm WALLPLATE BEDDED ON CEMENT MORTER STRAPPED TO WALLS USING 5mm x 50mm MILD STEEL STRAPS AT 1800mm CENTRES SCREWED TO INTERNAL LEAF. 42 DEGREES SLOPE OF ROOF.

GABLE WALL:-
OUTER LEAF - 100mm BRICKWORK WALL TO MATCH EXISTING BUILDING. INNER LEAF - 100mm STOCKS "INSULITE" BLOCKS; 4.2N/mm2 COMPRESSIVE STRENGTH. CAVITY - 100mm; INSULATION 60mm KINGSPAN OR EQUIVALENT, CLOSE TO EAVES. PROVIDE WEEPHOLES @ 900mm CRS WHERE BRIDGED. ENSURE CONTINUITY OF PROPOSED/EXISTING CAVITIES. CLOSE AT JAMBS. BUILD IN VERTICAL DPC. SOLID STAINLESS STEEL FISHTAIL WALL TIES, 750mm CRS HORIZONTAL AND 450mm VERTICAL, (300mm AT JAMBS), BOND TO EXG.

ALL TO PART K, BUILDING REGULATIONS:-
NEW PARTITION/CLOSING NEW STAIRS TO PROVIDE 1/2 HR FIRE RESISTANCE WITH 12.5MM PLASTERBOARD AND SKIM BOTH SIDES. ANY GLAZING WITHIN STAIRWELL ENCLOSURE TO BE EITHER CHANGED FOR GEORGIANWIRE GLASS OR OVERBOARDED.

DORMER ROOF:-
NEW DORMER TO BE CONSTRUCTED USING 195mm X 75mm C16 GRADED SOFTWOOD TIMBER. DORMER ROOF TO BE CONSTRUCTED WITH THREE LAYERS OF BITUMEN FELT BONDED TO PLY WITH HOT BITUMEN, EDGES DRESSED AND DRIP MADE WITH GREEN MINERAL FELT. EXPOSED BITUMEN FELT TO RECEIVE TWO COATS OF ALUMINIUM PAINT. DORMER CHEEKS TILES TO MATCH ROOF, TILES NAILED TO 25mm X 50mm TREATED SOFTWOOD BATTENS.

VERTICAL WALL UP TO RAFTER:-
M10 BOLTED & TOOTHED TIMBER CONNECTORS BOLTED THROUGHT 50X100MM VERTICAL STUDDINGAND RAFTER 100MM CELOTEX INS. 12.5 PLASTERBOARD AND SKIM.

STEELWORK:-
ALL STEELWORK TO BE AS STRUCTURAL ENGINEERS SPECIFICATION REQUIRED BY CLIENT OR CONTACTOR.
ALL STEEL BEAMS TO BEAR ON CONCRETE PADSTONES MIN 7N/mm SQ. UB TO RECEIVE TWO COATS OF METAL PRIMER AND TO BE ENCASED IN 25mm FIRE LINE PLASTERBOARD AND SKIM TO ACHIEVE HALF HOUR FIRE RESISTANCE.

TIMBER FLOOR:-
TO BE 220mm X 75mm SOFTWOOD TIMBER @ 400 C .JOISTS TO BE TREATED WITH A PROPRIETRY WOOD PRESERVER. FLOOR JOISTS BEARING ON EXISTING LOAD BEARING WALLS. ALL JOISTS TO HAVE CONTINUOS 200mm X 50mm NOGGINS AN MAX 1200c. FLOOR FINISH TO BE FLOORING GRADE CHIPBOARD TO BS 5669: PART 2.

WINDOWS:-
LOW EMISSIVITY DOUBLE GLAZED PVC'u UNITS (MINIM U-VALUE 1.8W/m2k) TO DORMER. WINDOWS TO HAVE INBUILT TRICKLE VENTILATORS. PROVIDE MINIM OF 1/20h OF FLOOR AREA IN NATURAL VENTILATION & BACKGROUND VENTILATION AS FOLLOWS: ANY WINDOWS WITH CILL HEIGHT LESS THEN 800mm TO HAVE SAFETY GLASS FITTED. ANY GLAZING IN THE ENCLOUSURE TO THE EXISTING STAIR, INCLUDING ALL DOORS, SHOULD BE FIRE RESISTING.

ESCAPE WINDOWS TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 500mm AND HAVE UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.3sqm AND TO BE ACCESIBLE FROM GROUND BY A LADDER.

GUTTERS AND RWP:-
112mm HR PVC-U GUTTER; 68mm DIA PVC-U RWP (ALL TO MATCH EXISTING)

PLUMBING DETAILS:-
ALL PLUMBING IS TO BE CONNECTED DIRECTLY INTO EXISTING.
GENERALLY ALL PLUMBING TO WASH AND BASIN, SHOWER AND SINKS TO BE 75MM DEEP SEAL, ANTI SYPHON TRAPS 'S' TYPE, WITH 40MM WASTE PIPE
WASTE FROM W.C'S TO BE 100MM CONNECTED TO EXISTING SOIL STACK AIR ADMITANCE VALVE, OR SIMILAR
SOIL STACKS TO HAVE SUITABLY POSITIONED RODDING EYE AND FITTED WITH 'DURGAR'
APPROVED AS NECESSARY ,,

VENTILATION & INSULATION
VENTILATION PROVIDED AT EAVES AND RIDGE LEVEL EQUIVALANT TO A CONTINUOUS 25mm OPENING
PROVIDE 50mm TP10 RIGID BOARD INSULATION BETWEEN RAFTERS AND FINISH WITH 12.5mm INSULATED PLASTER BOARD.

All HABITABLE ROOMS TO HAVE WINDOWS WITH CLEAR GLAZING TO BE EQUIVALENT TO 1/10TH 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 60L/S VENTED TO THE OUTSIDE

ANY BATHROOM AREAS TO HAVE 100MM TIMED EXTRACTOR FAN, MECHANICAL VENTILATION EQUIVALENT TO 60L/S VENTED TO THE OUTSIDE, OPERATED WITH LIGHT SWITCH, WITH 15 MINS OVERUN (AFTER LIGHTS SWITCHED OFF).

FLASHING:-
CODE NO5 USED FOR VALLEY, CODE NO4 OTHERWISE. 150mm LAP AND UPTURN.

SOUND INSULATION:-
FLOOR TO RECIEVE 100 MINIMUM MINERAL WOOL QUILT (MINIMUM DENSITY 10kg/m3) BETWEEN FLOOR JOISTS.

THERMAL INSULATION
75mm TP10 FIXED DIRECTLY TO UNDERSIDE OF RAFTERS; PROVIDE MINIMUM 25mm THICK SW BATTEN TO RETAIN INSULATION AND RECEIVE PLASTERBOARD/FINISHES.

ENSURE MINIMUM "U VALUE OF 1.2W/m2k AT REVEALS AND LINTELS.

TIMBER PARTITIONS & FINISHES:-
USE 100x50mm SOFT WOOD TIMBER HEAD AND SOLE PLATES WITH STUDS @ 400 CRS AND NOGGINS @ 900 CRS STUDDING @ 400mm CRS. HEAD AND SOLE PLATES TO BE SECURLY FIXED TO INTERSECTING MEMBERS. FILL WITH 100mm QUILT INSULITION OR EQUIVALENT AND FINISH WITH 12.5mm PLASTERBOARD AND SKIM. ALL SOLID WALLS TO RECEIVE 13mm BROWNING COAT AND 3mm PLATERBOARD SKIM. 19MM SOUND BLOCK BOARD FIXED HORIZONTALLY WITH 12.5 PLASTERBOARD AND SKIM.

DRAUGHT PROOFING:-
PROVIDE DRAUGHT STRIPPING TO THE FRAMES OF OPENABLE ELEMENTS OF WINDOWS, AROUND LOFT HATCHE: AND WHERE SERVICES/DUCTS PENETRATE OR PROJECT INTO HOLLOW CONSTRUSTION OR VOIDS.

INTERNAL STAIRCASE:-
SPINDLES TO BE AT 100mm MAX CENTRES. HANDRAIL TO BE POSITIONED 900mm ABOVE AND PARALLEL TO PITCH LINE. STAIRWELL TO BE TRIMMED WITH DOUBLED UP 200mm X 50mm SOFTWOOD TIMBER. HEAVY DUTY JOIST HANGERS SECURLY FIXED TO TRIMMER. MINIMUM HEADROOM ABOVE PITCHLINE AND 2000mm MAXIMUM PITCH OF 42 degees, 215MAX RISE TREAD 220MM.

INTERNAL FINISHES:-
CEILING 12.5mm FIRE LINE PLASTERBOARD + SKIM. STAIRCASE ENCLOSURE 12.5mm + SKIM TO GIVE 1/2 FIRE RESISTANCE. STUD WALLS 12.5mm SKIM. MASONRY WALLS 12.5mm PLASTER. VISQUEEN VAPOUR BARRIER BETWEEN FLAT CEILING JOISTS. SKIRTING PROFILE TO BE AGREED WITH CLIENT. MAKE GOOD AS EXISTING SURFACES DISTURBED DURING THE WORKS.
SMOKE ALARMS:-
PROVIDE A MAINS OPERATED, SELF CONTAINED, INTERCONNECTED SMOKE ALARM SYSTEM TO ALL HALLWAYS. ENSURE THE SMOKE DETECTORS ARE FIXED TO THE CILING AT LEAST 300mm FROM A LIGHT FITTING OR A WALL.

FIRE DOORS:-
FD 20 :20 MINUTE FIRE RESISTING DOOR TO BS 476-22:1987 FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME EXCLUDES TOILETS/BATHROOMS/EN-SUITE PROVIDING 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 DWELLING/GARAGE

DIMENSIONS:-
NOTE:- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED DO NOT SCALE.
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCES

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

Rev.	Date	Details	Drawn	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

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