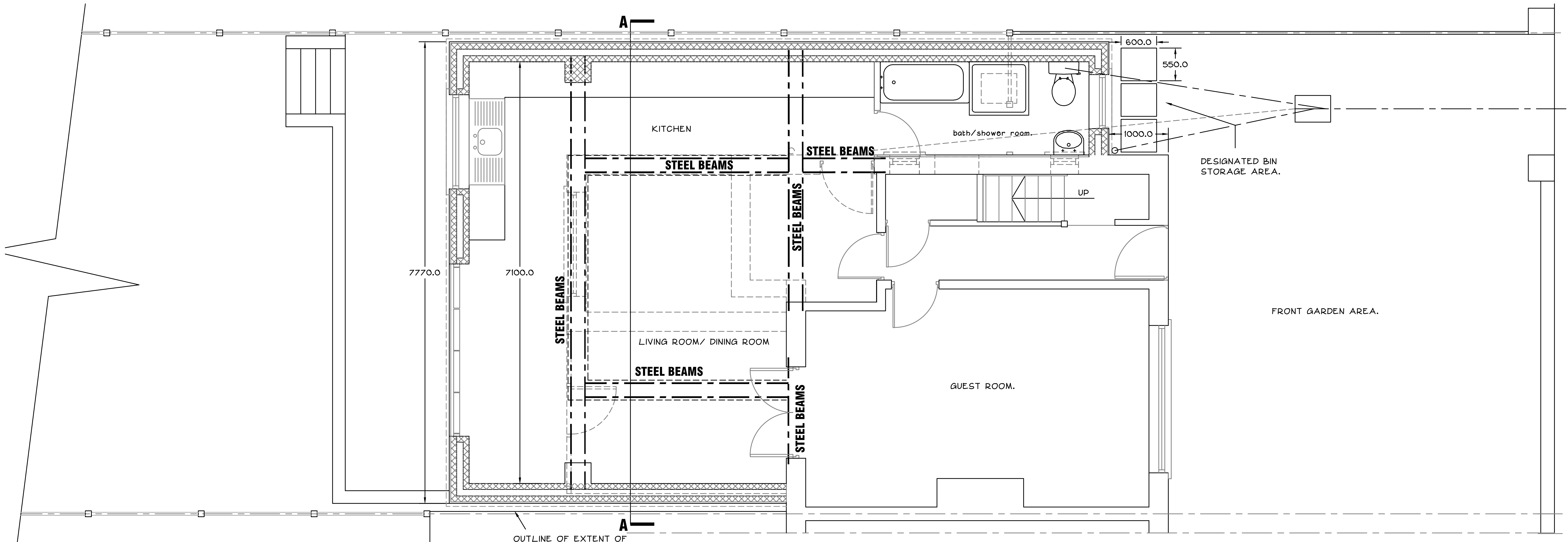
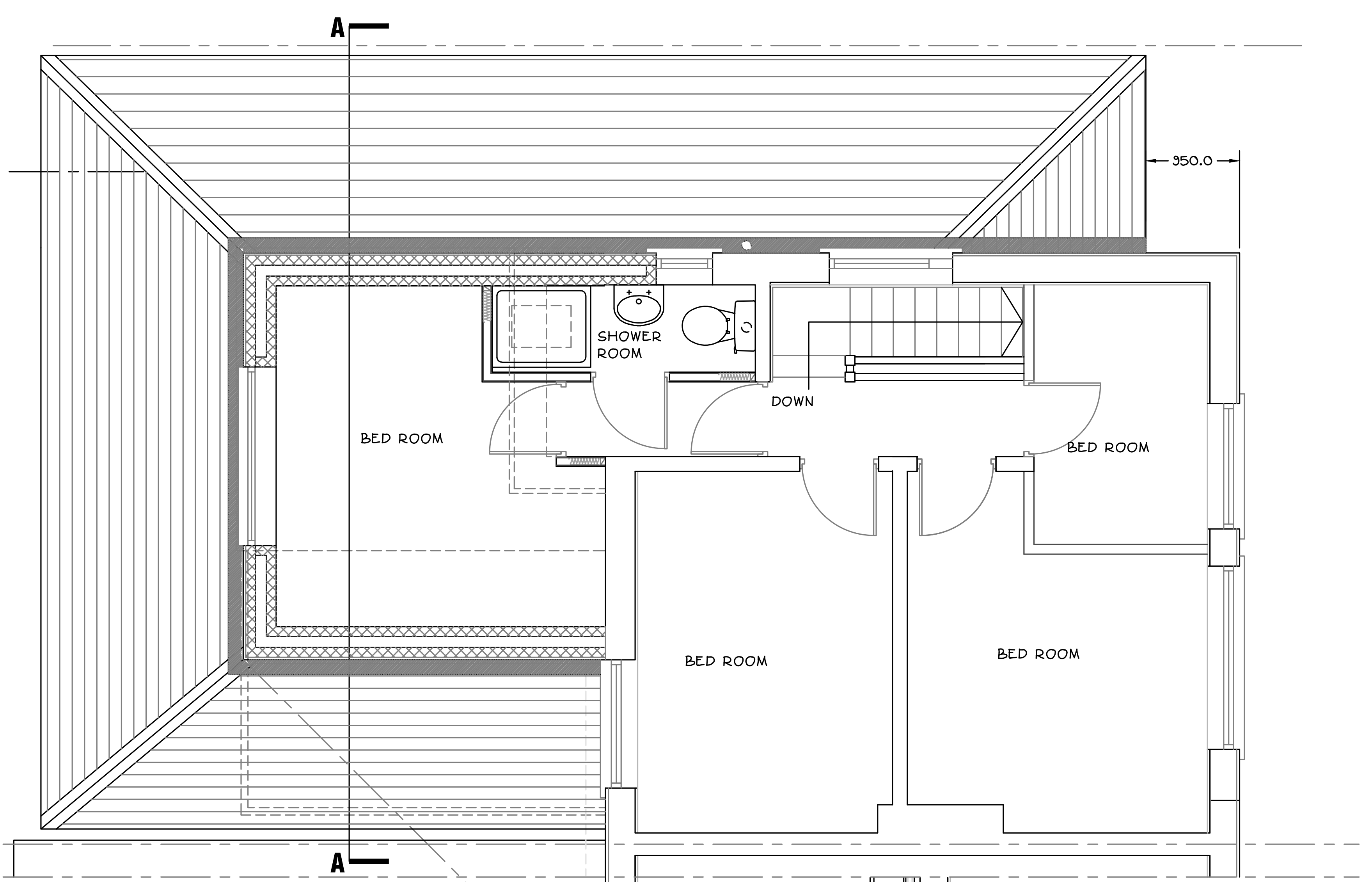

KITCHEN
bath/shower room.
STEEL BEAMS
STEEL BEAMS
STEEL BEAMS
STEEL BEAMS
STEEL BEAMS
STEEL BEAMS
UP
LIVING ROOM/ DINING ROOM
GUEST ROOM.
FRONT GARDEN AREA.
DESIGNATED BIN STORAGE AREA.
600.0
550.0
1000.0
7770.0
7100.0
A
A
OUTLINE OF EXTENT OF ADJACENT NEIGHBOURES EXTENSION.

PROPOSED GROUND FLOOR PLAN.
SCALE 1:50


A
A
350.0
SHOWER ROOM
DOWN
BED ROOM
BED ROOM
BED ROOM
BED ROOM
45°

PROPOSED FIRST FLOOR PLAN.

GENERAL NOTES:-

1. FOUNDATIONS

Strip building area of all vegetable matter & rubbish. Excavate trench to strip footings along center line of wall to a max. depth of 800mm below finished grd. level or to sub-strata agreed by L.A Building Inspector. Width of footings as specified, but where difficult grd conditions exist foundation construction to be in accordance with consulting engineers design details & with part A1/A2 of the Building Regulations. Concrete mix: 1:3:6 by volume ordinary portland cement/ sand/aggregate. (Clean of deletrious & organic matter). Min width of footings to be 600mm x 200mm thick to external cavity & party walls (Where applicable). 400mm x 200mm thick footings to internal load bearing or sleeper walls.

2. WALLS BELOW DPC

EXTERNAL:- 100mm conc. common/blockwork or flettons external leaf up to a min of 2 courses below d.p.c. 80mm cavity filled with lean mix conc.to within 225mm of dpc level with top edge splayed to the outside. 150mm dense conc. blockwork upto dpc level inner leaf.
INTERNAL:- 100mm conc. commons/blockwork upto level.

All sub-structure masonary to have minimum crushing strength of 7.0 N/mm in accordance with B.S.2028

3. DAMP PROOFING

Damp proof courses to be 1000g 'Hyload' or similar to B.S. 743 and at a min of 150mm above external ground level and lapped and sealed with damp proof membrane under slab.
horizontal dpc's under cills of openings and lapped with vertical dpc's where blkwork closes cavity around door and window openings. Cavity tray's and weepholes every 4th header joint to be provided over openings and at junctions . dpc's and cavity tray's to be provided to all external meter boxes. Flashings to be code 4 lead valley's to be code 5 lead.

4. GROUND FLOOR.

Ground floor to be constructed of 50mm thick sand/cement screed on 100mm thick in-situ conc. slab incorporating steel mesh reinforcement with min 40m cover top and bottom laid directly onto 100mm thick expanded polystrene foam board insulation laid on 1200g visqueen dpm laid on min 50mm thick snad blinding on min 300mm thick hardcore well compacted in max 150mm thick layers.
First floor:-
22mm thick T&G timber floor boards nailed down on top of 200mm x 50mm sw timber floor joists at max 400mm c/c underdrawn by fireline board. Lay between timber floor joists 100mm thick rockwool quilt insulation min 10kg/m3. Provide proprietary strutting at max 2.0m c/c or at midpsan positions which ever is the greater.

5. WALLS ABOVE DPC.

External:- 335mm cavity construction medium density blockwork to external leaf with render finish, 110mm cavity incorporatin 60mm thk KINGSPAN boards, 100mm thk medium density blockwork external leaf or similar approved. galvanised cavity ties min 225mm long (buttrefly type or similar approved) at max 750mm horizontal centers and 450mm vertical centers each row of ties staggered one above the other. Ties at opening positions to be at max 225mm vertical centers. Insulation to be retained in position with insulation retaining clips at manufacturers required centers.

INTERNAL WALLS:- Load bearing walls to be 100mm dense conrete blockwork with min 13mm lightweight plaster finish. Non loadbearing internal walls to be of proprietary system of 75mm x 50mm studding at max 400mm c/c with 50mm x 38mm noggins at 1200mm c/c vertically & faced with 12.5mm plasterbd. Joints scrimmed & taped. Partitons between bathroom and bedrooms to incorporate fibre glass quilt insulation to void in studs.

Mortar to be in accordance with B.S. 5628 pt 1 1978 and manufacturer's instruction's. All cavities to be kept clean.

6. ROOF CONSTRUCTION.

Concrete interlocking tiles (or equivalent approved clipped or nailed every 3rd course on 38mm x 25mm treated sw tiling battens at the manufacturer's approved gauge, on one layer of breathable membrane laid to allow water to drain to gutter on licensed manufacturers prefabricated roof trusses, (all necessary structural calcs to be provided and approved prior to installtion of timber trusses), installed at max 600mm c/c. Nominal 30 deg roof pitch unless otherwise stated on section dwg.

225mm x 25mm treated sw exterior quality plywood fascia with continuous tilt fillet. Roof ventilation by means of 'Glidevale' or similar approved UPVC strip vent to eaves soffit. 270mm thk fibreglass quilt laid between truss ceiling members with proprietary system insulation guards at eaves level to ensure min 25mm air gap all round. Fix to underside of truss rafters visqueen vapour barrier and line ceiling with fireline board with joints staggered, taped and scimmed prior to applying final scim finish.

Allow for access hatch to roof space with sw lining and walk board's to tank were applicable.

7. LINTELS

Galvanised steel combined lintels (I.G. or Similar approved) with min end bearings of 150mm to all openings.

9. DOORS AND WINDOWS

External door's and window's to manufacturer's range. Window's to achieve 1/10 floor area for glazing area, and 1/20th fl. area for ventilation. All glazing to be sealed double glazed units and B.S. 6262 1982. Frames to be pointed with an approved mastic type and style of windows , doors and ironmogery to be sepratley approved by client prior to placing any order's.

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10. INTERNAL WASTE PIPES:-

W.C. to have P-trap and connected to s&vp.

wash hand basin to have 32mm dia waste outlet to 75mm deep seal anti vac trap to 32mm dia waste to b.i.g. to I.C.
Kitchen sink to have a 38mm dia waste to b.i.gulley. Externally mounted 110mm UPVC soil and vent pipe to 100mm dia supersleeve drain or similar to new I.C. Where required provide rodding eyes at bends of pipes. Inspection chamber's upto 650mm deep to be vitrified clay or polypropylene, upto 950mm deep to be polypropylene, over 950mm deep to be pre-cast concrete section's.
All new highway works to be to L.A. authority specification.

11. DRAINAGE:-

Works to be in accordance with B.S. 3801 and any Engineers dwgs House drains to be 100mm Supersleave laid to manufacturers instructions & recommendations. I.C's up to 650mm deep to be vitrified clay or polypropylene, up to 950mm deep to be polyproylene over 950 deep to be pre-cast conrete sections. All highway works to be to adopting authorities specification. All sewerage works to be to Local authorities specifications and recommendations.

All pipeworks in roof space to be insulated in accordance with B.S. 5422:1977.

Surface Water:

Gutter to be marley premier 112mm half round or similar approved. laid to falls of 1:600 discharging to marley 68 diameter circular section downpipes or similar approved: discharging trapped back inlet gullies with rodding access. Discharging to 100mm diameter surface water drains as layout. Laid to fall min. 1:80 discharging into existing 225mm diameter surface water sewer in the circuit.

All connection to be to L.A. approval.

All hard surfaces adjacent to external walls of the houses to be laid to fall away from the building.

Driveways laid to falls as camber and away to road.

12. Trickle vents to heads of all new window's

GENERAL:

All drains to be 100mm diameter 'Hepworth' 'Supersleeve' or similar approved bedded and surrounded in min. 150mm pea gravel laid to falls.

Drains passing beneath buildings to be surrounded in min. 150mm concrete with provision for retention of flexibility.

Drains passing through walls to be protected by R.C. lintels and have min. 50mm clearance protected by vermin guard of rigid sheet material.

All gullies and inspection chambers to be 'Hepworth' or similar approved.

Drain trenches within 1m of the building should be filled with concrete up to the level of the base of the foundation.
Drain trenches over 1m from the building should be filled with concrete to a level equal to the distance of the trench from the building less 150mm.

All drainage installations to be in strict accordance with manufacturers instructions and to the approval of the inspecting officer.

Smoke detection:
to be provided as indicated.
Detectors to be linked, permanently wired to a seperate fuse on the distribution board and have battery back-up, all to BS 5446 part 1 and fitted in strict accordance with manufacturers recomendations.

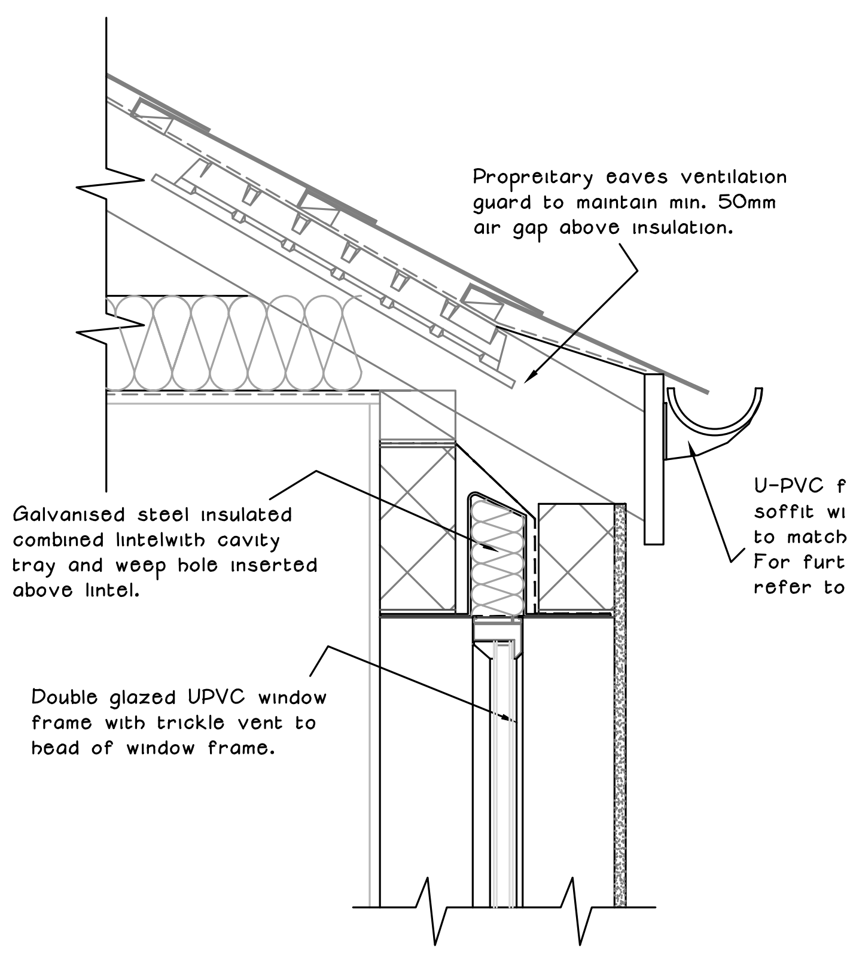
Ventilation (general and mechanical)

Kitchens:
- to have an opening window
- to have background ventilation of 4000mm2
- to have extract ventilation of 30 litres per second if adjacent to hob, or 60 litres per second if elsewhere.

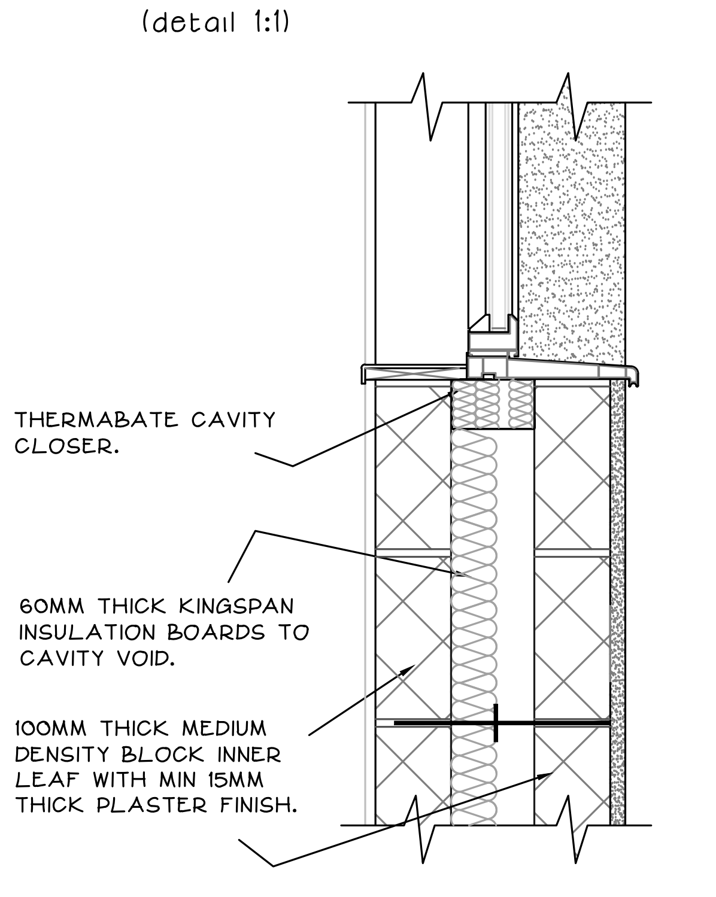
Bathrooms with openable windows:
- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second linked to light switch

Bathrooms with no openable windows:
- to have background ventilation of 4000mm2
- to have mechanical extract of 15 litres per second, linked to light switch with 15 minute over-run
- to have an air inlet into the room e.g. a 10mm gap beneath the door.

SD SMOKE DETECTOR
1/2HR FDSC HALF HOUR FIRE DOOR WITH SELF CLOSER.
SC SELF CLOSER

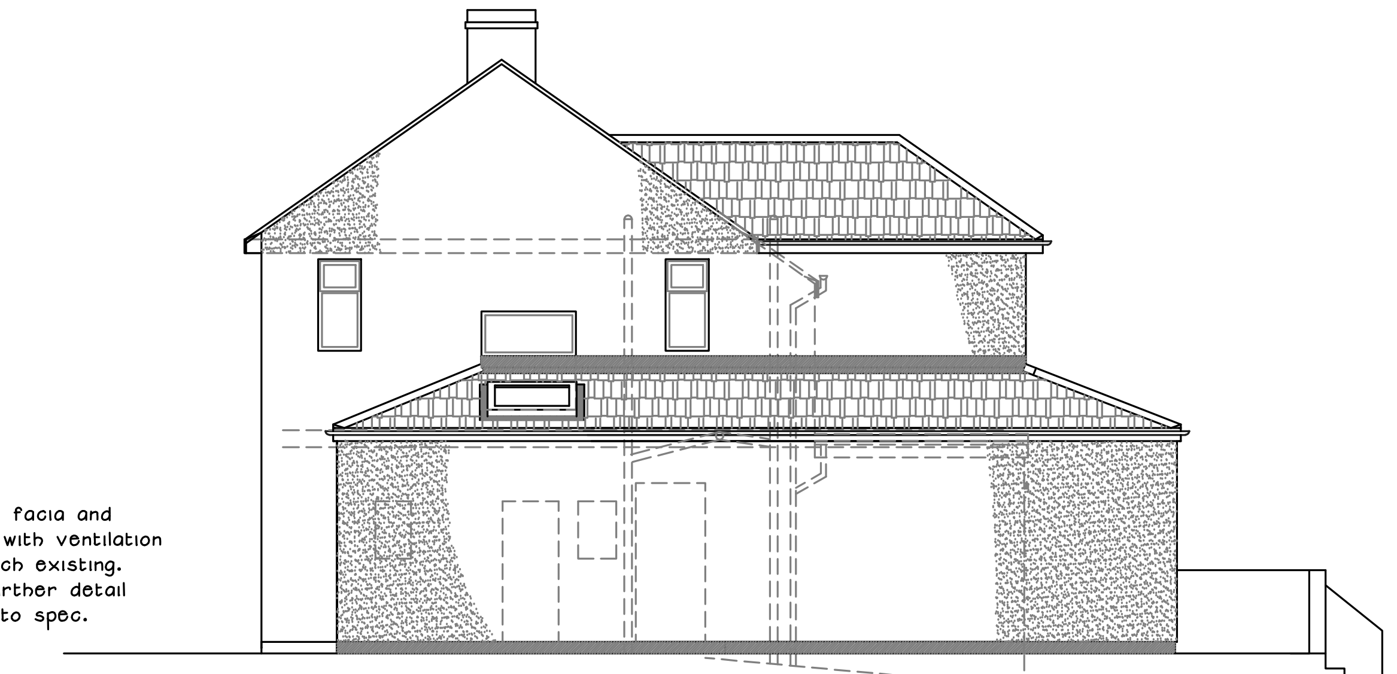

Propreitary eaves ventilation guard to maintain min. 50mm air gap above insulation.
Galvanised steel insulated combined lintelwith cavity tray and weep hole inserted above lintel.
U-PVC facia and soffit with ventilation to match existing. For further detail refer to spec.
Double glazed UPVC window frame with trickle vent to head of window frame.

TYPICAL WINDOW HEAD DETAIL.
(detail 1:1)

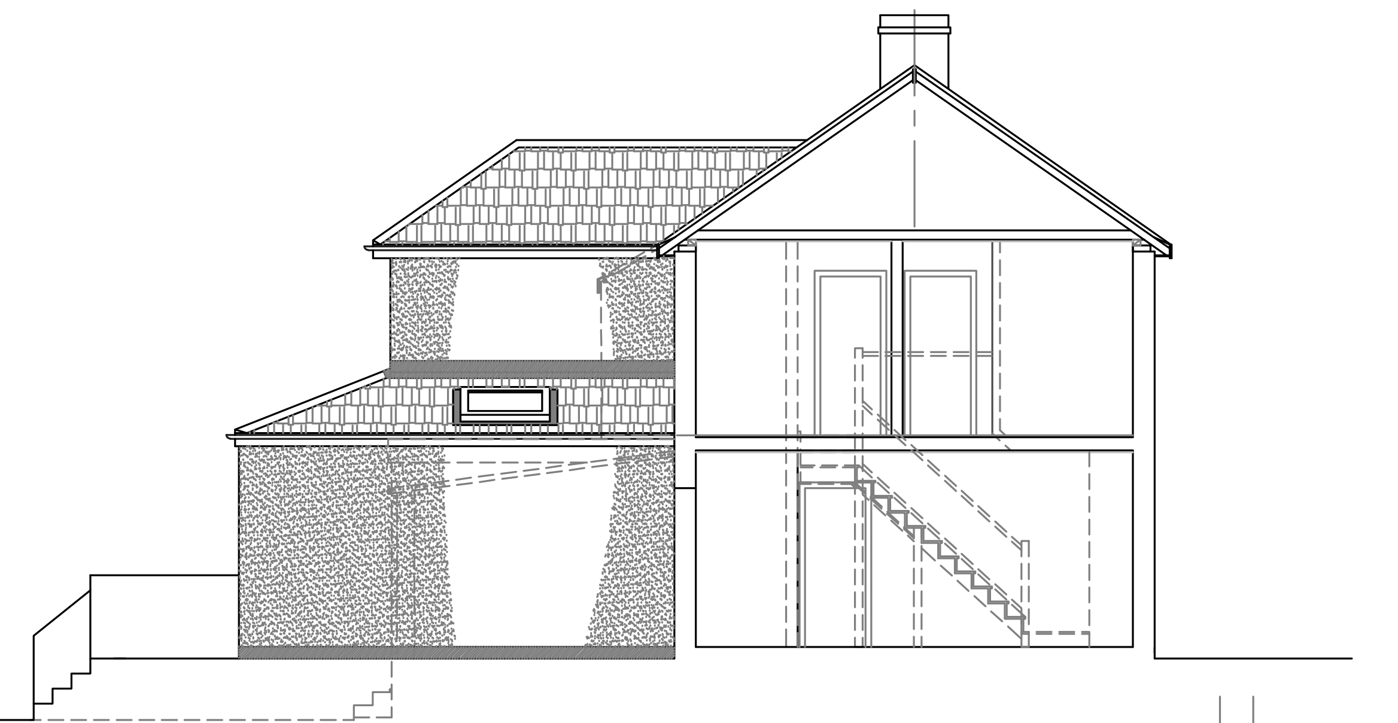

THERMABATE CAVITY CLOSER.
60MM THICK KINGSPAN INSULATION BOARDS TO CAVITY VOID.
100MM THICK MEDIUM DENSITY BLOCK INNER LEAF WITH MIN 15MM THICK PLASTER FINISH.

TYPICAL WINDOW HEAD DETAIL.
(detail 1:1)

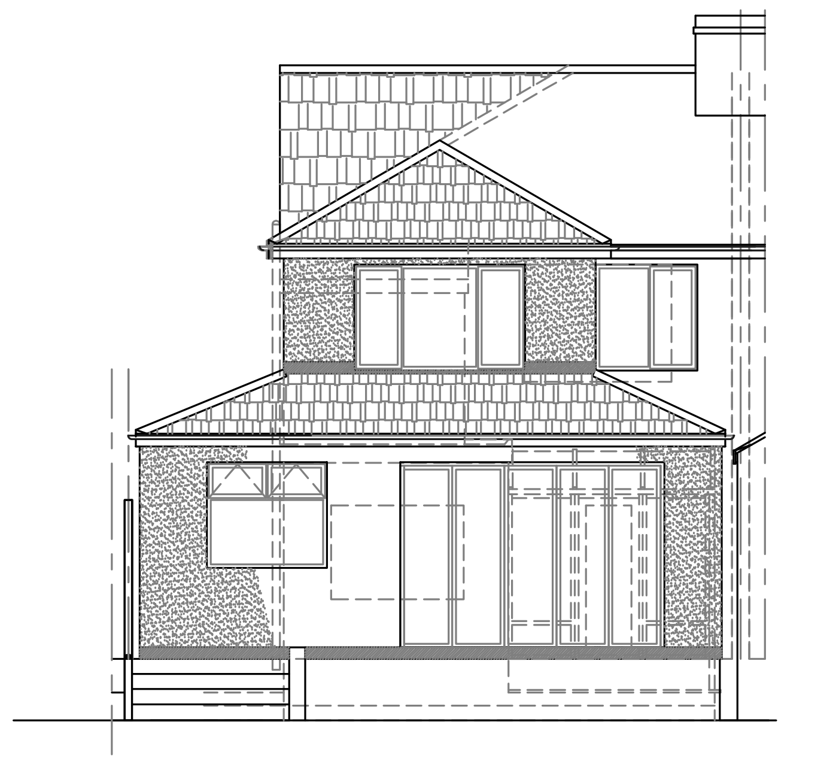
. ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.



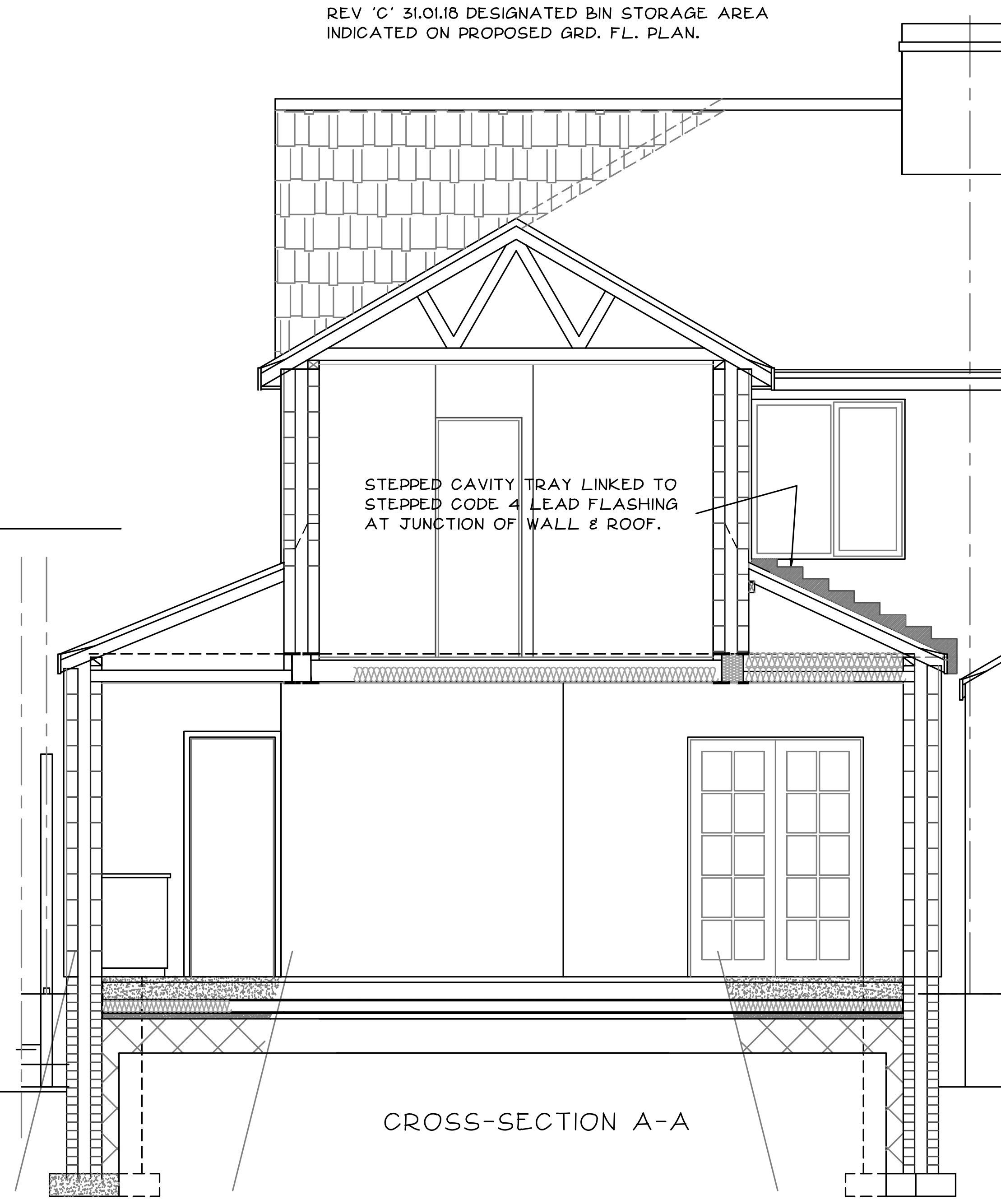
PROPOSED HIPPED ELEVATION FACING 74 WHINNEY LANE.



PROPOSED SECTIONAL ELEVATION VIEWED FROM 78 WHINNEY LANE.



PROPOSED REAR ELEVATION.


STEPPED CAVITY TRAY LINKED TO STEPPED CODE 4 LEAD FLASHING AT JUNCTION OF WALL & ROOF.

CROSS-SECTION A-A

7. INTERNAL WASTE PIPES:-

W.C. to have P-trap and connected to s&vp.

wash hand basin to have 32mm dia waste outlet to 75mm deep seal anti vac trap to 32mm dia waste to b.i.g. to I.C.
Kitchen sink to have a 38mm dia waste to b.i.gulley. Externally mounted 110mm UPVC soil and vent pipe to 100mm dia supersleeve

drain or similar to new I.C. Where required provide rodding eyes at bends of pipes. Inspection chamber's upto 650mm deep to be vitrified clay or polypropylene, upto 950mm deep to be polypropylene, over 950mm deep to be pre-cast concrete section's.
All new highway works to be to L.A. authority specification.

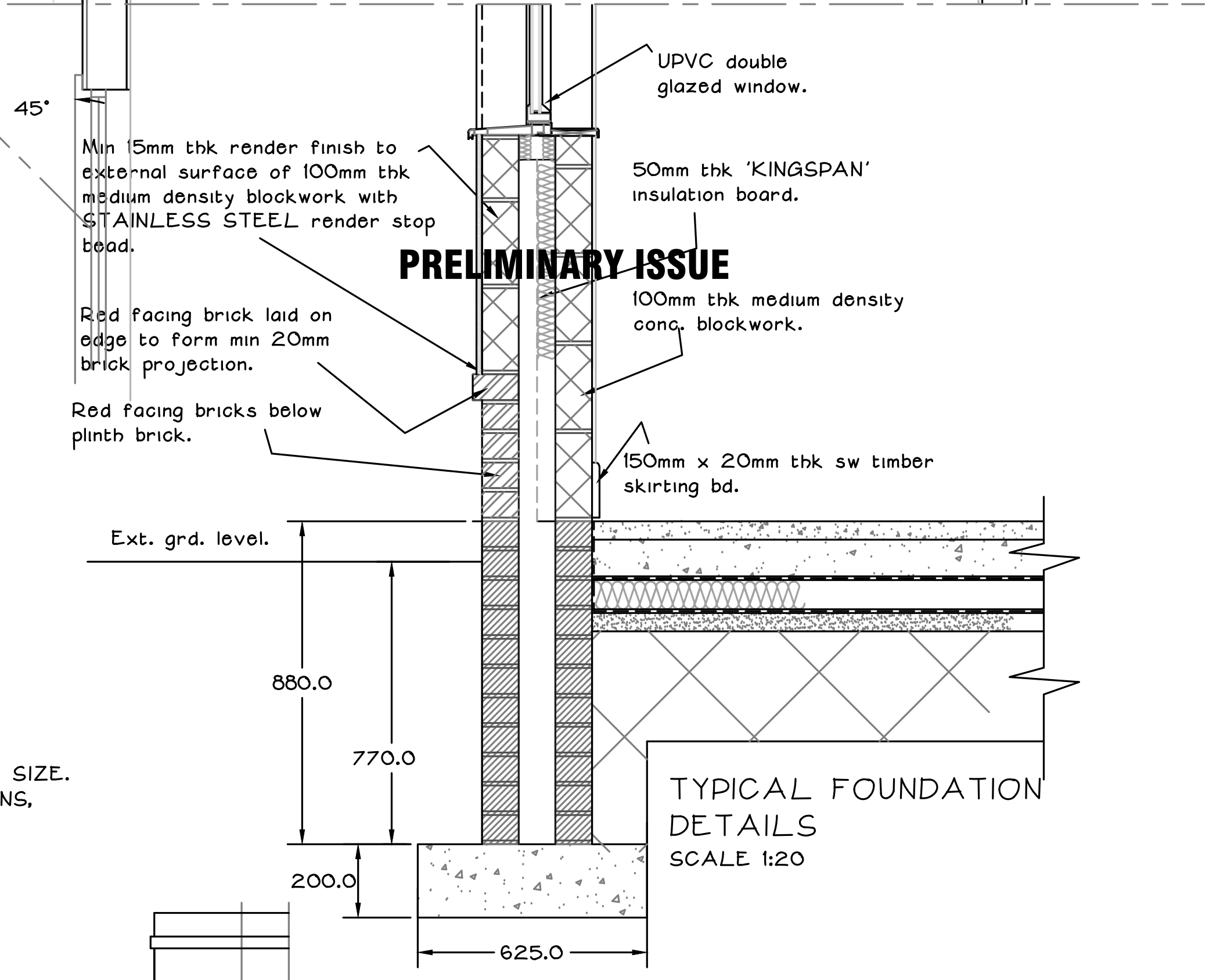
All pipeworks in roof space to be insulated in accordance with B.S. 5422:1977.

8. Trickle vents to heads of all new window's
All new drainage work to l.a. satisfaction.
Opening lights to be min 1/20th floor area.

NOTE:- ALL NEW GLAZING TO NEW WINDOW FRAMES TO BE PILKINGTON 'K' GLASS PANELS.

REV 'B' 04.01.18 DOUBLE STOREY EXT REDUCED IN SIZE. SIDE SINGLE STOREY EXTENSION ADDED. FL. PLANS, ELEVATIONS & X-SECTION DETAILS AMENDED ACCORDINGLY.

REV 'C' 31.01.18 DESIGNATED BIN STORAGE AREA INDICATED ON PROPOSED GRD. FL. PLAN.


UPVC double glazed window.
Min 15mm thk render finish to external surface of 100mm thk medium density blockwork with STAINLESS STEEL render stop bead.
50mm thk 'KINGSPAN' insulation board.
PRELIMINARY ISSUE
100mm thk medium density conc. blockwork.
Red facing brick laid on edge to form min 20mm brick projection.
Red facing bricks below plinth brick.
150mm x 20mm thk sw timber skirting bd.
Ext. grd. level.
880.0
770.0
200.0
625.0

TYPICAL FOUNDATION DETAILS
SCALE 1:20

REV 'A' 29.12.17 AMENDMENTS MADE TO PROPOSED ROOF PLAN SHOWING OVER VIEW OF NEW ROOF ABOVE REAR & SIDE 1ST FL. EXT. NEW BRICK COLS HATCHED TO SHOW STRUCTURAL SUPPORT OF 1ST FLOOR EXTENSION TO THE SIDE WITH ACCESS BELOW AT GRD FL LEVEL TO REAR GARDEN AREA.

No reliance should be placed upon dimensions which are scaled off this drawing : please see annotations.

Revision			A	B	C												
Issued	19.09.17	10.10.17	29.12.17	04.01.18	31.01.18												
PLANNING DEPT		1	1	1	1												
CLIENT	1																
BUILDING REGS																	

title
PROPOSED REAR & SIDE DOUBLE
STOREY EXTENSION AND
CONVERSION OF HIPPED ROOF INTO
DUO-PITCH ROOF AT:-
76 WHINNEY LANE,
BLACKBURN. BB2 7DF.

EXISTING FLOOR PLANS, EXISTING
ELEVATIONS & PROPOSED
ELEVATIONS.

YOUNUS KHAN
ARCHITECTURAL CONSULTANT
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TEL + FAX BLACKBURN 01254 691988. MOBILE 07930 344601

date SEPT 2017	drawn	checked	rev
scale 1:20, 1:50, 1:100	project no. 3168	drawing no. 01	C