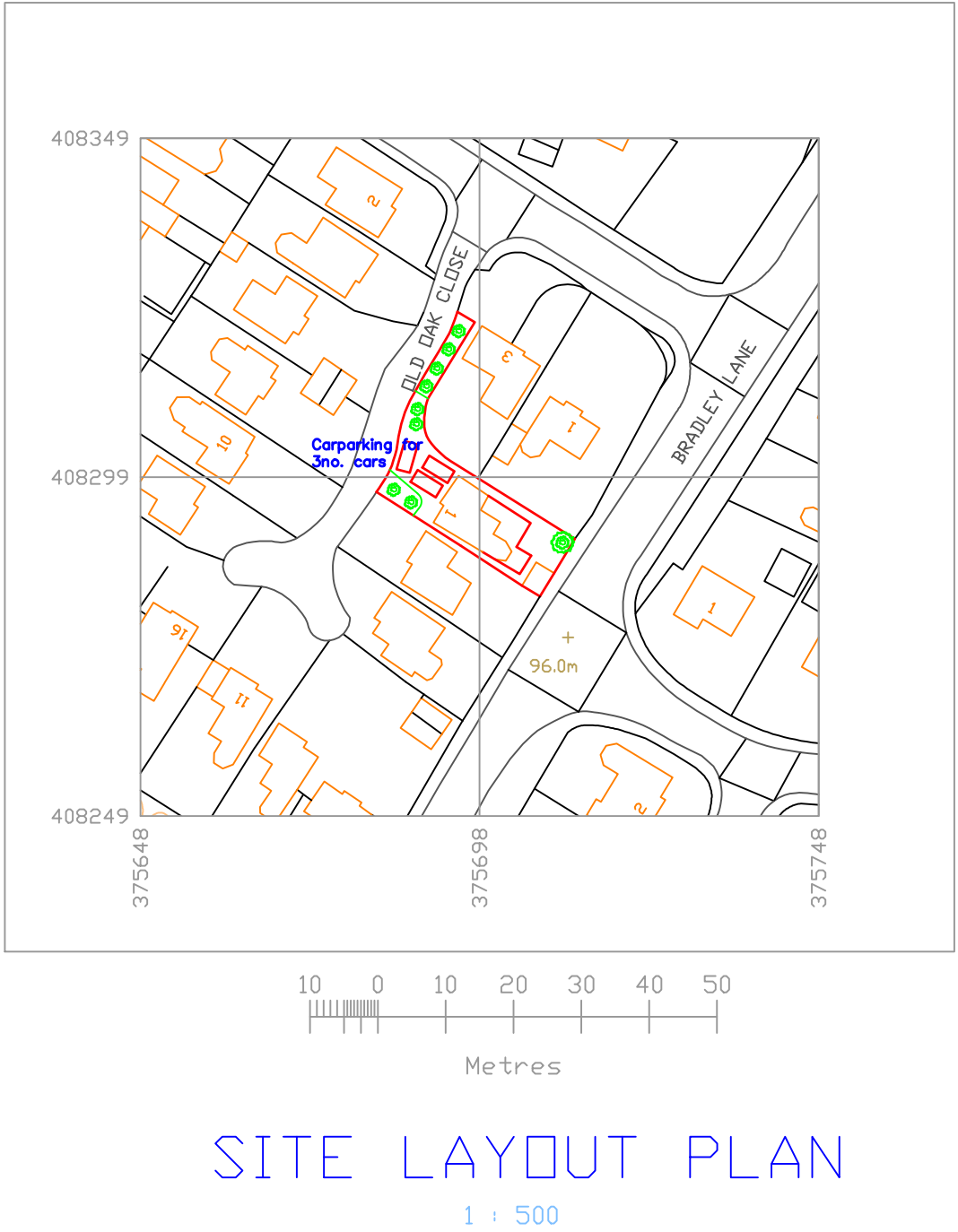
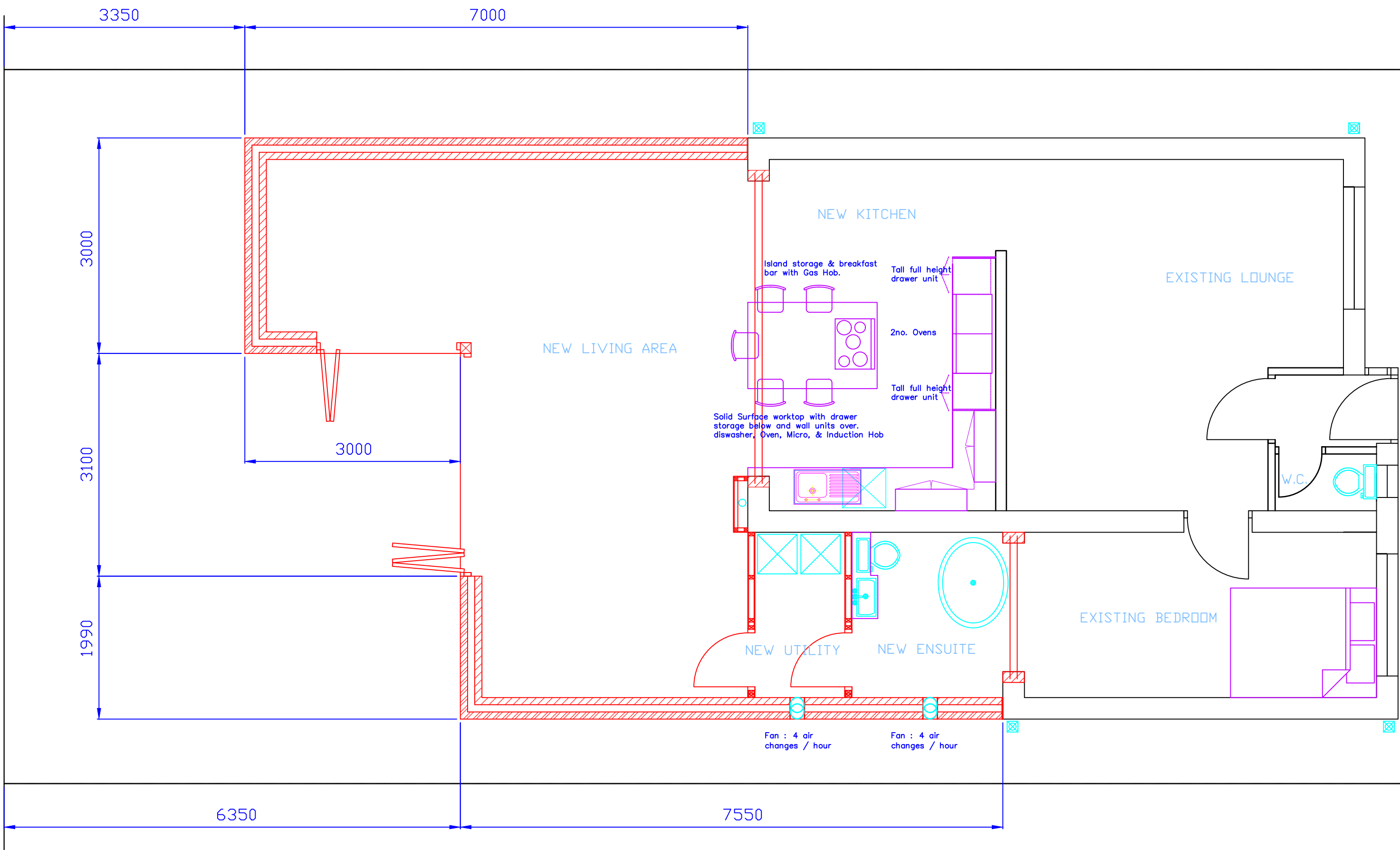
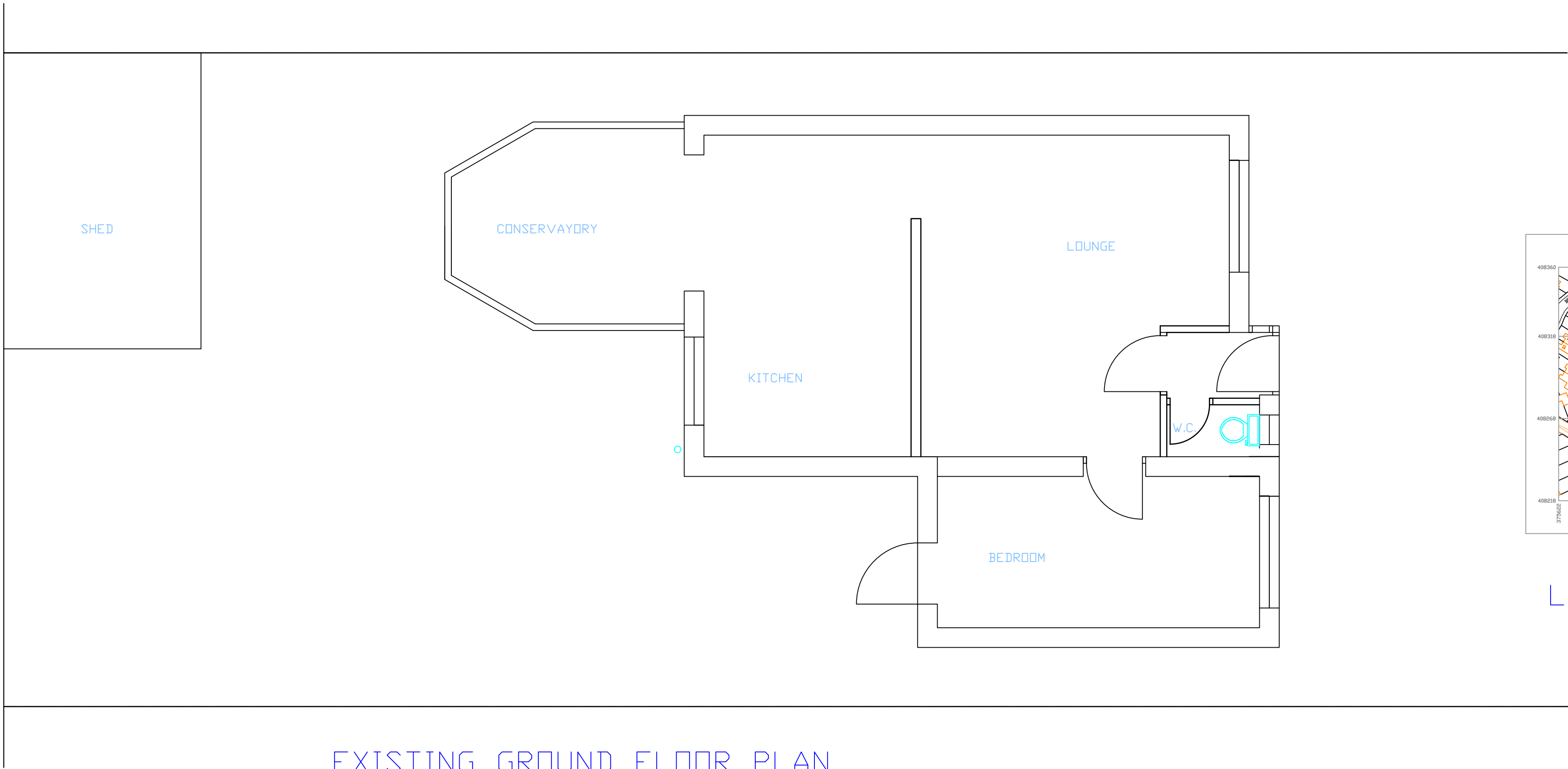




SPECIFIC NOTES :

Sound Insulation :
Minimum Sound Insulation Values :
- Walls : 45 Db
- Floors : 45 Db
Junctions with abutting construction floating floors 5mm gap between floating floor and skirting filled with flexible sealant.
Ceilings perimeter sealed with tape and caulked with flexible sealant.
Junctions with external or load-bearing walls :
Pipes passing through walls to be lagged with 25mm unfaced mineral wool for the full height and encased in ducts with mass per unit area of 15kg/sq.m above and below floor level.

Ventilation :
Rapid ventilation - ventilation openings to be min. 1/20th of the floor area of rooms and with some part of the ventilation openings at least 1.75m above the finished floor level.
Background Ventilation - To be provided by 'Trimline' trickle vents or similar, recessed into the window headframe to give a minimum 8000m2 free air total area.
Extract fans - Kitchen / Utility Rooms 30L/Sec, Ensuites and Bathrooms 15L/Sec with 15min overrun.
Roof to have a 10mm continuous air gap along length of eaves.

Drainage :
Storm drainage below ground runs to existing joint system.
New storm drains to be connected to existing system or to a sustainable drainage solution. Full details to be supplied to approval of LA Building Inspector.
Pipe bends and junctions to be vitrified clay to B.S.65 with flexible joints and kite mark certified type to be 100mm Dia. Supersleeve. (Strength Class - Superstrength) laid to Min 1:60 fall.
Foul drainage above ground 40mm UPVC wastes with 75mm deep seal traps.
Foul drainage below ground to be 100mm Supersleeve as above in 150 granular bed and surround, laid to Min. 1:40 fall connecting into existing foul drainage system.
New soil stacks to be positioned as indicated on the drawings.
All new and existing drains passing under or within 1000mm of building to be encased in Min. 150mm Class 'X' concrete to B.S.5328 - O.P. Mix C20P.
450mm Dia. UPVC inspection chambers with steel IC covers in concrete surround.
All to be double sealed and to be screwed down type.

Windows :
External windows and doors to be of UPVC construction.
Bi-Fold doors to be powder-coated aluminium. Double glazed, 4mm toughened glass with 16mm air gap and a 'soft' Low-E coating, with a Max 'U' Value of 1.8w/m2k.
Opening lights to conform with B.S.4873:1986 and B.S.6375.
Providing rapid ventilation to B.S.5925.
Natural light to comply with B.S.8206:1980.
Trickle vents to be fitted in all windows to provide adequate background ventilation.
Windows to habitable rooms to comply with Approved Document B1 for emergency escape. Min. 450mm x 750mm clear opening Max. 1100mm above FFL.

Electrical :
All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected and tested by a competent person.
Lighting to circulation areas to have light fittings that only take lamps with a luminous efficiency greater than 40 lumens per circuit watt.

Heating System :
Heating and hot water system to be gas fired wall mounted balanced flue boiler.
System to be designed in accordance with B.S.5258 and B.S. 5286 Pt.1:1976.
All new radiators to be fitted with thermostatic radiator valves.
Existing heating system to be checked for performance and capacity to comfortably serve new radiators.
Underfloor heating to new extension area.

Smoke Detectors :
To be fitted in accordance with Part B Building Regulations, and to be interlinked and mains powered. Heat detector to kitchen.

Sound Insulation :
To be in accordance with Part E Building Regulations.

Safety Glazing :
To all critical areas :
- Doors up to 1500mm
- Windows below 800mm.

Internal Drainage :
UPVC 40mm Dia. waste pipe to all sinks and basins 50mm combined waste to ensuite connected to existing soil stack.
Rodding access to be provided at initial bend. Min. 75mm deap seal traps.
All in accordance with B.S.5572:1978.
Ensuit to run to existing S&VP.

REVISION NOTES :

Rev.A : 08-09-20 :
Additional Information as requested by Bury Planning

Rev.B : 15-09-20 :
Scale note added to site and location plans.
Additional detail to site layout plans as requested by Bury Planning.

Rev.C : 11-11-20 :
Roof height modified.

GENERAL NOTES :

All relevant dimensions & details must be confirmed on site by the contractor prior to the commencement of any work. These drawings are intended for Planning Permission Approval & Building Regulations Approval only. It must be noted that no part of the work detailed on these plans gives or implies consent in relation to the Party Wall Act (1996).

- 1) Prior to the commencement of any work, the existing foundations are to be exposed to ascertain if they are adequate to carry the additional loading to the satisfaction of the local authority Building Control.
- 2) New drains to be 100mm dia. laid to a fall of 1 in 40 to C/P.301/4. RW drains to be kept separate from foul water drains.
- 3) Horizontal & vertical DPC to all new openings, abutments, and to all joist ends.
- 4) Lintels not specified to be Catnic or similar approved.
- 5) RC Lintels to be Spanlite or similar approved.
- 6) All cavities to be closed with thermal closers.
- 7) All structural timber to be stress graded SC3.
- 8) New windows to be UPVC double glazed with 'K' glass, with 16mm MN. air gap 'soft' low E coating. 8000mm2 Trickle Vents to bedrooms. 4000mm2 Trickle Vents to en-suite.
- 9) Any glazing below 800mm from FFL to cill to be safety glass to B.S.6206. Any doors with glazing below 1.5m or any glazing within 300mm of such doors to be safety glass to B.S.6206.
- 10) Galvanised MS anchors of MIN. cross section 30x5mm @ not more than 2m Centres to anchor roof to walls & similarly floor to walls.
- 11) Cavity walls to have wall ties to B.S.1243.
- 12) New walls to be suitably tied to existing brickwork using Furfix Wall Connectors or similar; or toothed in. Cavities to be maintained throughout.
- 13) Cavity barriers to in compliance with Appendix E.
- 15) New beams to be 1/2hr fire protected using 1no. layer 12.5mm 'PINK' Fireline plasterboard & 3mm skim.
- 16) Provide 150dp x 100 x 440 concrete padstones to U/S of steel beams unless stated otherwise.
- 18) All work to be in compliance with 'Robust Construction Details' to limit thermal bridging and air leakage.
- 19) Smoke detectors to be provided at top of stairs and to be mains operated with battery back-up. Heat detectors in kitchen.
- 20) New lighting to be energy efficient low voltage to B.S.7671 : 2001
- 21) Electrical installation to be in compliance of Building Regulations Part P, and B.S. 7671 : 2001, and undertaken by a competent NECEIC registered person. Upon completion and testing, an electrical installation certificate is to issued to the owner, and to Building Control for approval.



CLIENT
Mr. Kristian Byrne

1 Old Oak Close,
Bradley Fold,
Bury.
BL2 6SF.

TITLE
Ground Floor Extension

PLANS

JOB NO.	20.047
SCALE	1:50
DRAWN BY	T.G.
DATE	15-08-20
DRAWING NO.	TG-20.047.01 (0-)
REVISION	C