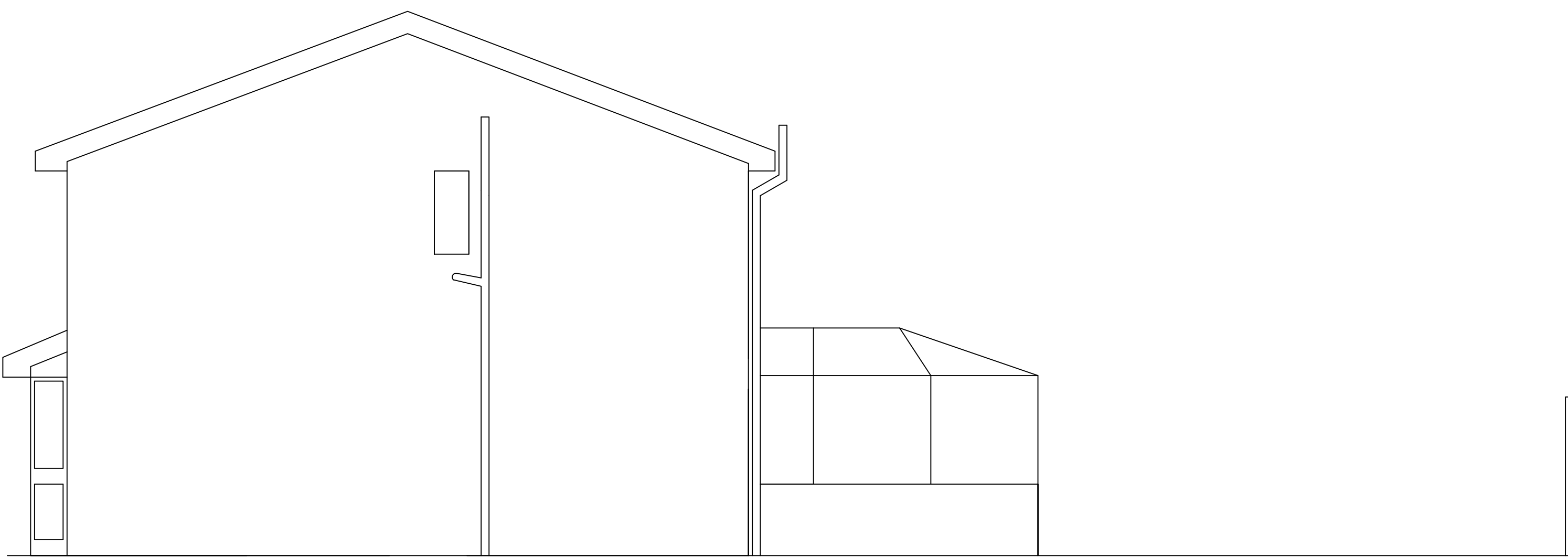
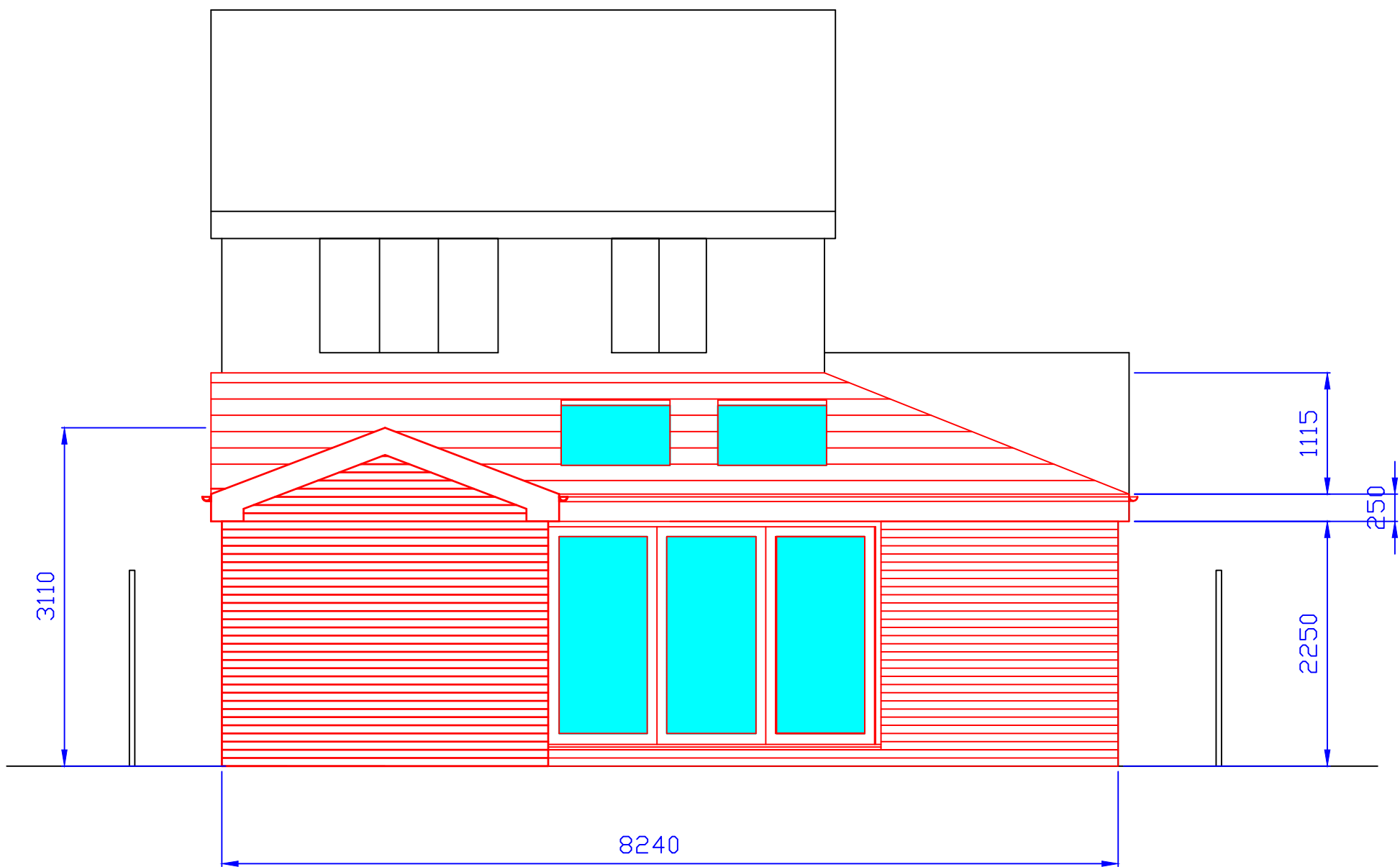




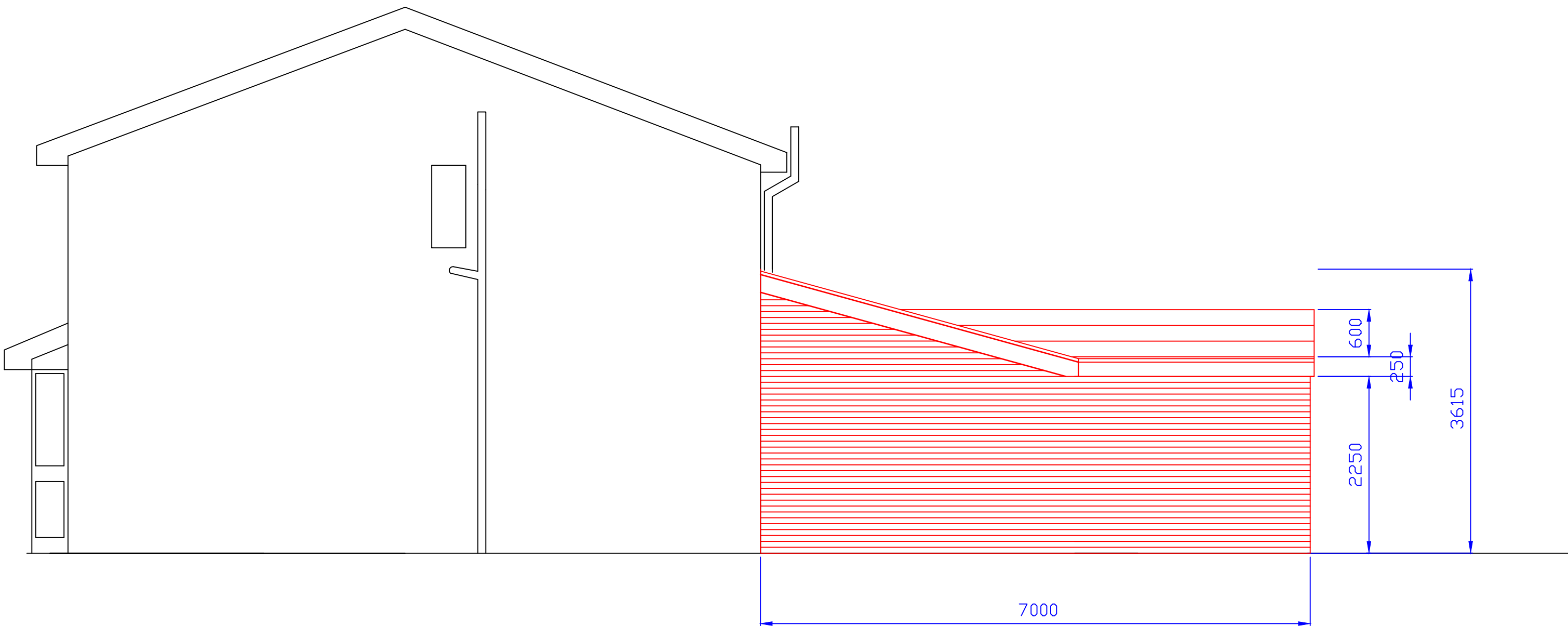
EXISTING GROUND FLOOR REAR ELEVATION



EXISTING GROUND FLOOR SIDE ELEVATION (from no. 3)



PROPOSED GROUND FLOOR REAR ELEVATION



PROPOSED GROUND FLOOR SIDE ELEVATION (from no. 3)

ROOF CONSTRUCTION :

Low pitch (15°) roof pitch the roof tiles similar and matching to existing property.
Laid on 50 x 38mm s/w roofing battens gauge to suit pitch and 300mm Max, on Tyvek Supro pro breathable membrane felt to B.S.767.
150mm Celotex insulation board between rafters and 50mm Celotex PL4000 insulated plasterboard under VCL under rafters.
C24 Grade rafters at 400mm centres to Structural Engineers Calculations.
Plasterboard and skim to 100 x 65mm soffit wallplate.
30 x 5mm galvanised steel lateral restraint straps to be fixed to gables and to wallplate at 2000mm centres, and to every rafter.
Construction to achieve 0.18w/m²C.

Code No.4 Lead Flashing at abutment with cavity tray into existing wall.
150mm Min. Upstand.

100mm UPVC Gutter and 65mm downspout into new rainwater gullies and drained into existing property rainwater system.

SK10 1600 x 1140mm Velux Roof Window or similar.

CAVITY WALL CONSTRUCTION :

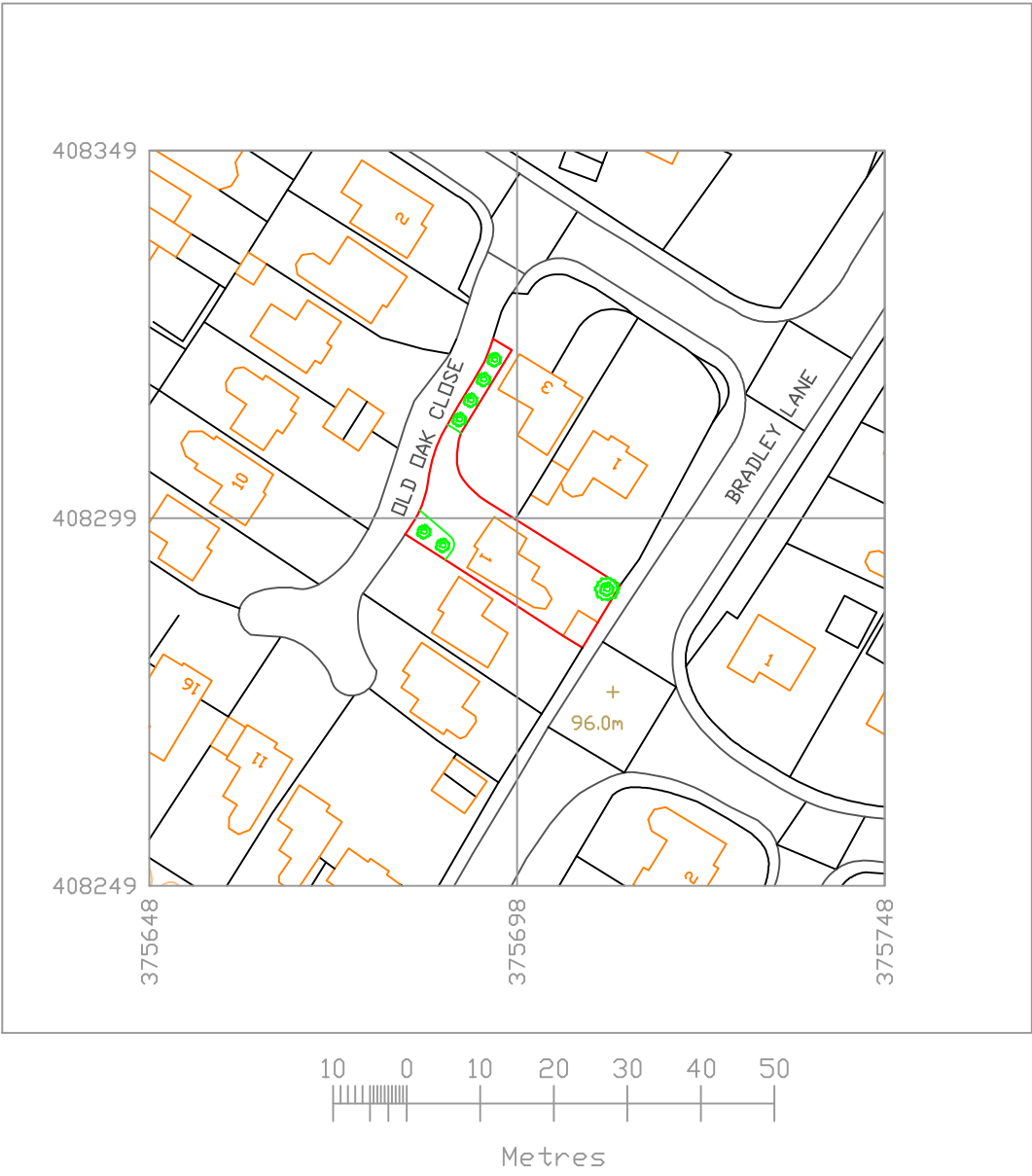
Cavity wall consisting of 100mm internal lightweight thermal blockwork (Thermolight Turbo or similar) with 100mm Drytherm insulation board, fulfill Cavity and 100mm external brick to match existing property.
Engineering brick and trechblock below Zedex DPC level at 150mm above GF Level, and to all openings
Thermabate cavity closers at all door and window reveals.
Thermally broken Catnic Lintels to be installed to manufacturers recommendations over all openings and 150mm Min. end bearing.
1200 Gauge polythene DPM. Lay DPC to Clause 11 B.S.C.P.102:1973.
Internal and external leaves tied with stainless steel at 450mm centres vertically, 900mm horizontally and staggered.
Spaced 225mm at reveals.
Construction to achieve 0.30w/m²C

FLOOR CONSTRUCTION :

50mm Screed, 100mm oversite re-inforced concrete slab over 100mm insulation boards and 25mm insulation turned up 100mm at perimeter. Floor slab to be integrated and connected to pile foundation construction and into existing building external leaf.
Insulation boards to be 100mm Celotex GA4000 floor insulation on 1200 Gauge Vapour Barrier DPM on 25mm Sand Blinding and also below slab, over well consolidated hardcore in Max. 150mm layers to approval of LA Building Inspector.
Floor DPM and Walls DPC to be lapped at walls.
Underfloor heating system integrated within 50mm screed.
Construction to achieve 0.22w/m²C

FOUNDATIONS CONSTRUCTION :

Reinforced concrete foundations ring beam supported on piles at Minimum Depth 4000mm to approval of LA Building Inspector.
PILE FOUNDATION DETAILED DESIGN TO BE SUPPLIED BY PLING CONTRACTOR.
Weak concrete cavity fill up to 225mm below DPC. Mix to conform with B.S.E.N.206-1 ABD B.S.8500-2.
Ensure foundations are below invert level of adjacent drains.



SITE LAYOUT PLAN

1 : 500



LOCATION PLAN

1 : 1250

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.

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 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 MIN. air gap 'soft' low E coating. 8000mm² Trickle Vents to bedrooms. 4000mm² Trickle Vents to en-suite.
- 9) Any glazing below 800mm fro 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 or similar, or toothed. Cavities to be maintained throughout.
- 13) Cavity barriers to be in compliance with Appendix E.
- 15) New beams to be 1/2hr fire protected using 2no. layers 9.5mm plasterboard with staggered joints & 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.
- 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 IEE registered person. Upon completion and testing, an electrical installation certificate is to issued to the owner, and to Building Control for approval.



Mr. Kristian Byrne

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

TITLE
ELEVATIONS 2

JOB NO.	TG-20.047
SCALE	1:50
DRAWN BY	T.G.
DATE	15-08-2020
DRAWING NO.	TG-20.047.03 (0-)
REVISION	C