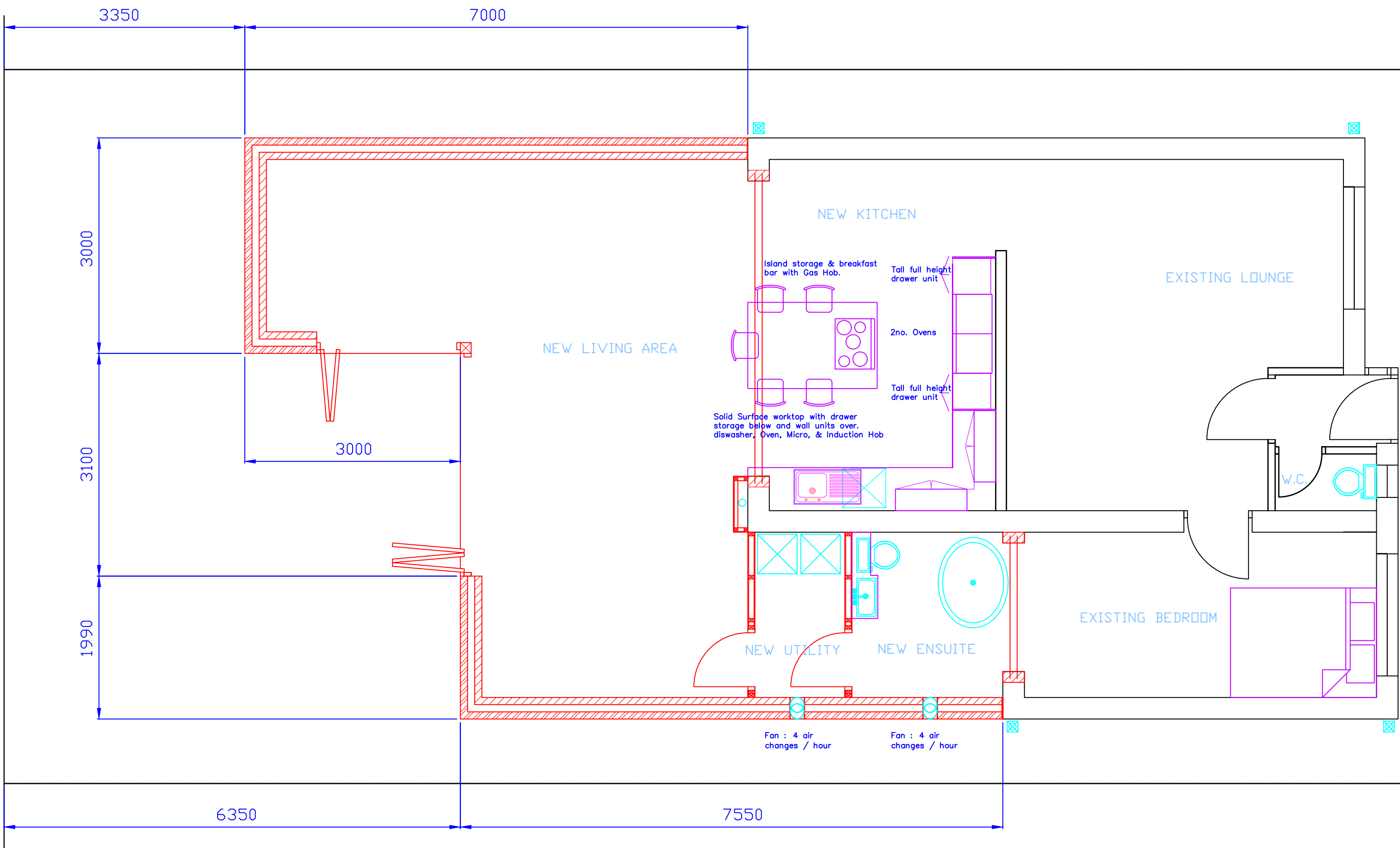
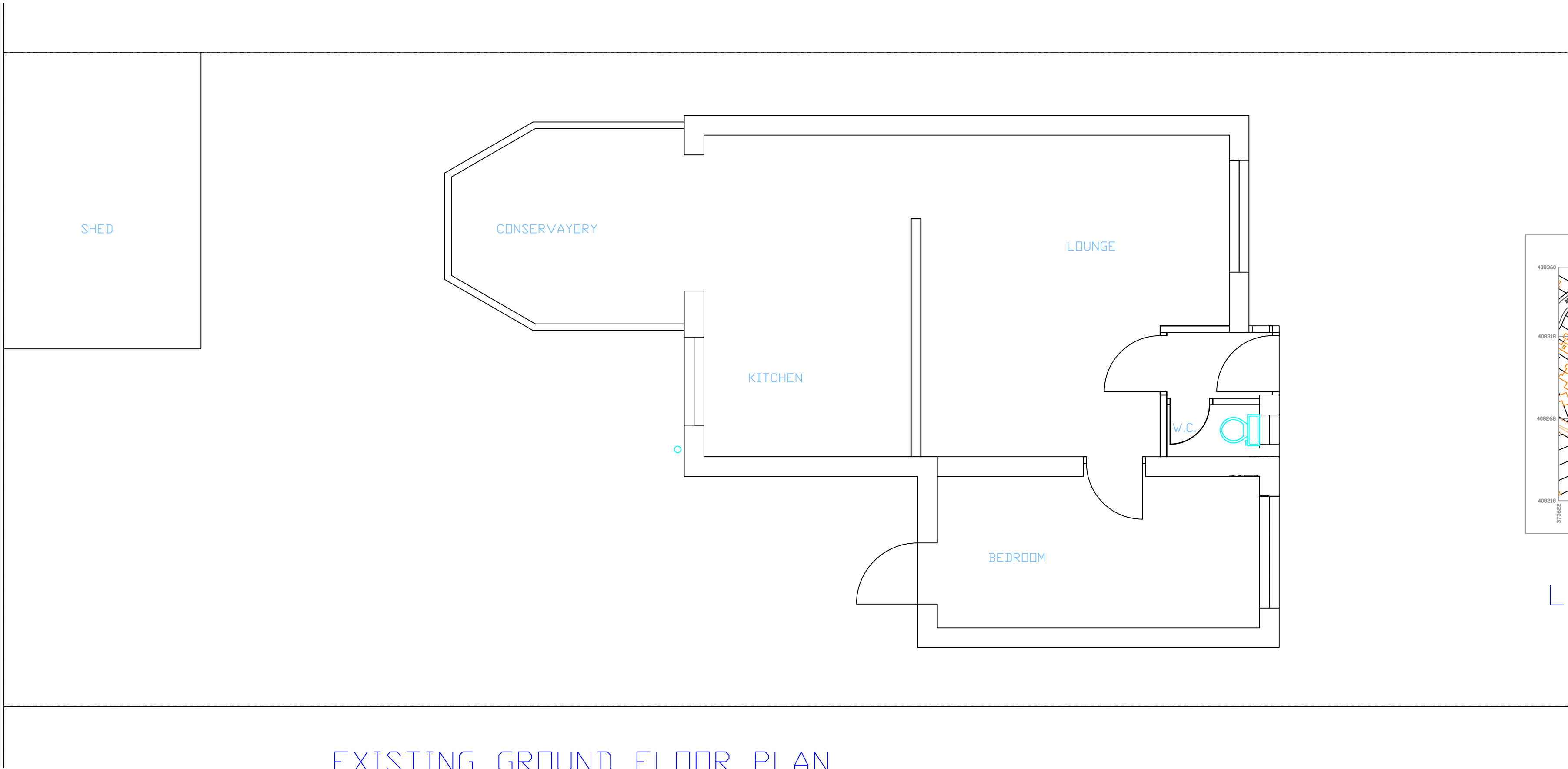
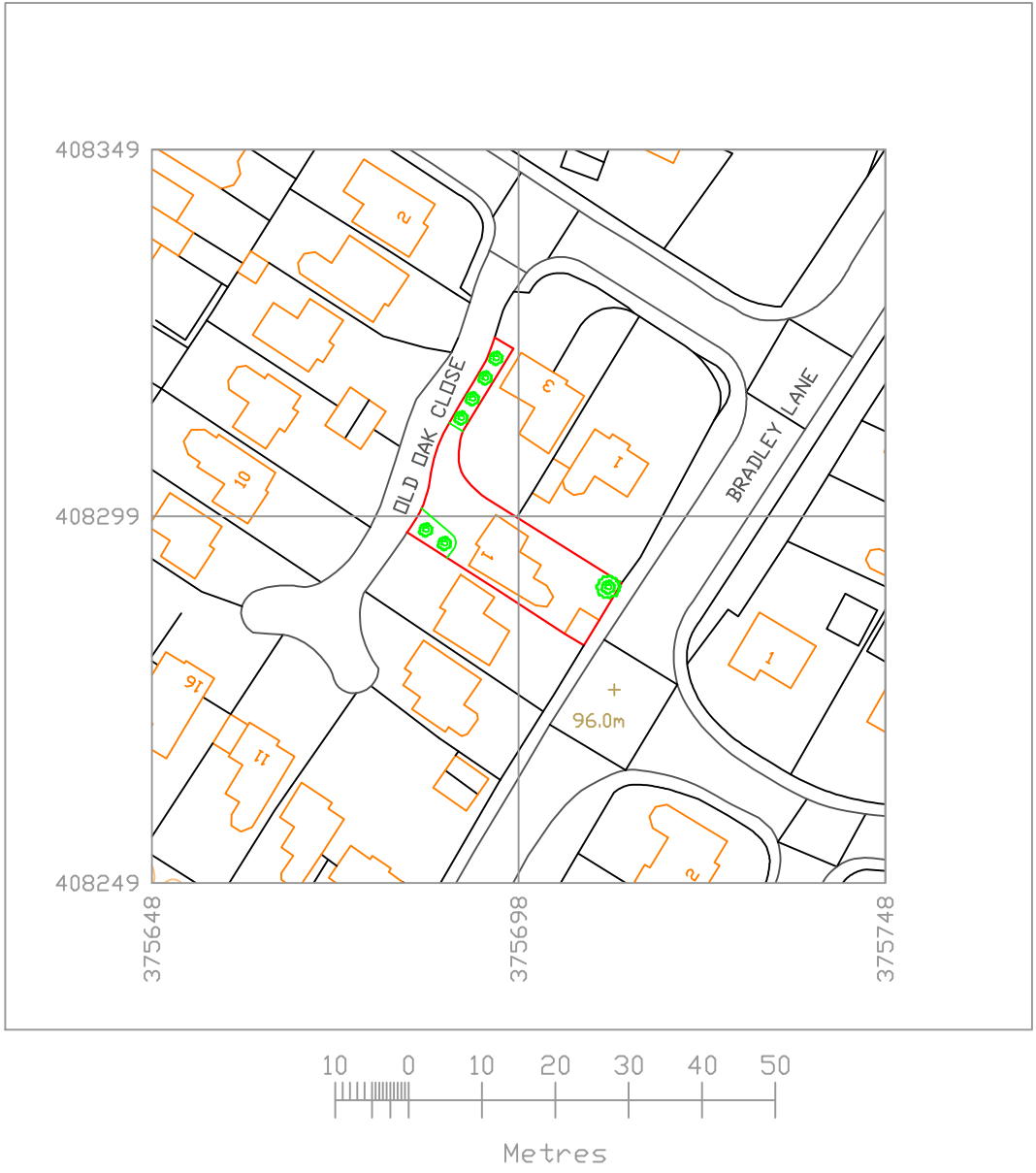




LOCATION PLAN



SITE LAYOUT PLAN

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

GENERAL NOTES :

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- 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 joint 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 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.

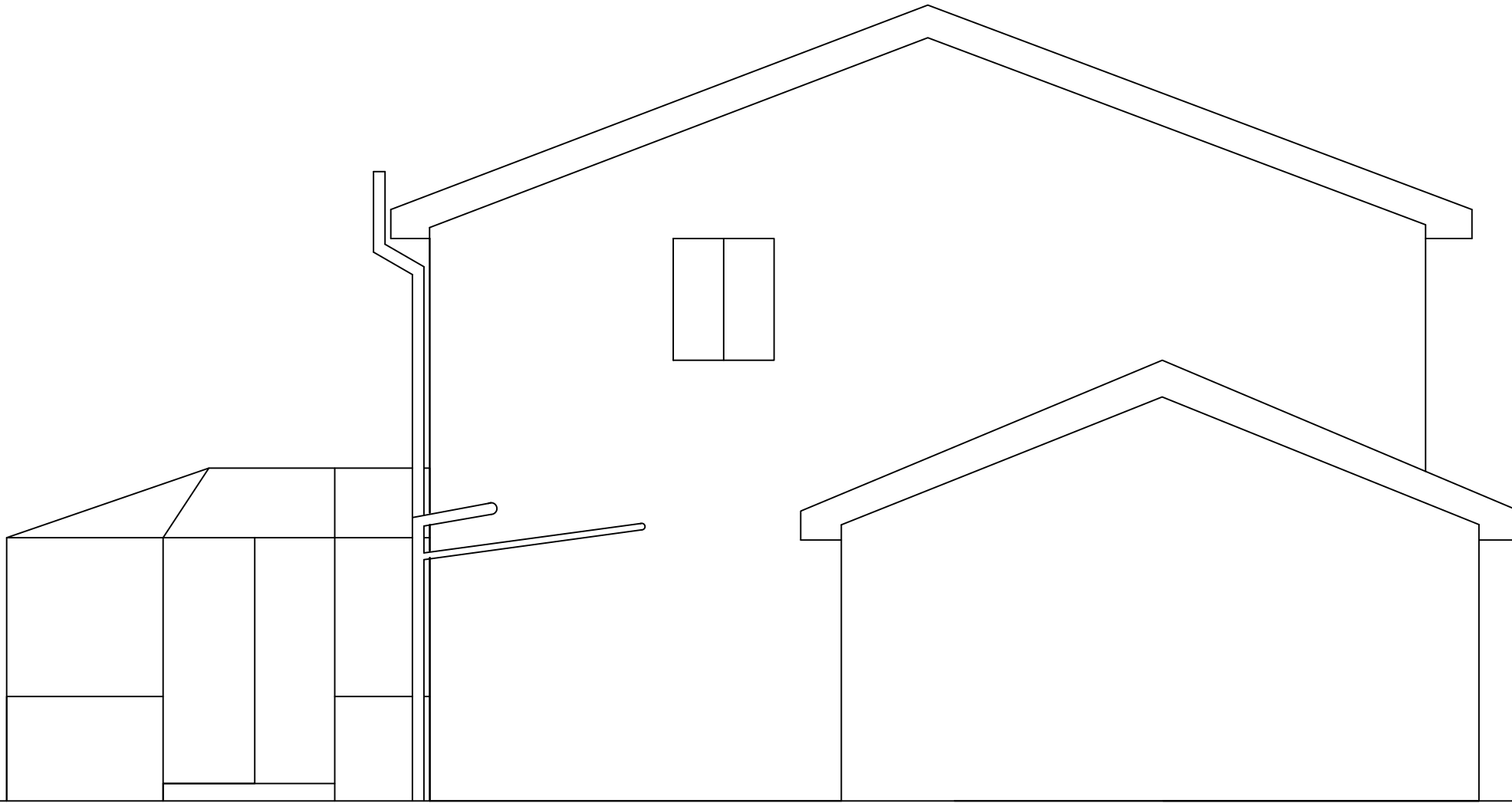
DATE 15-08-20

DRAWING NO. TG-20.047.01 (0-)

REVISION A



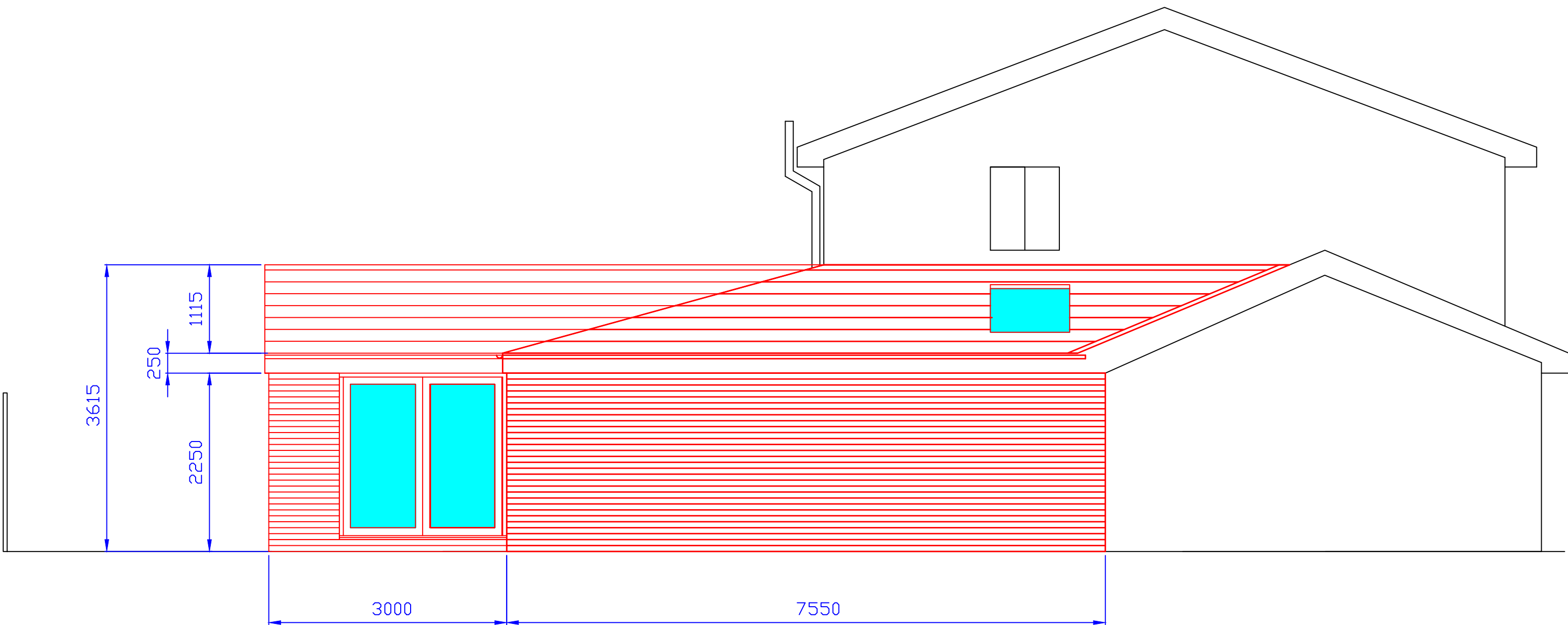
LOCATION PLAN



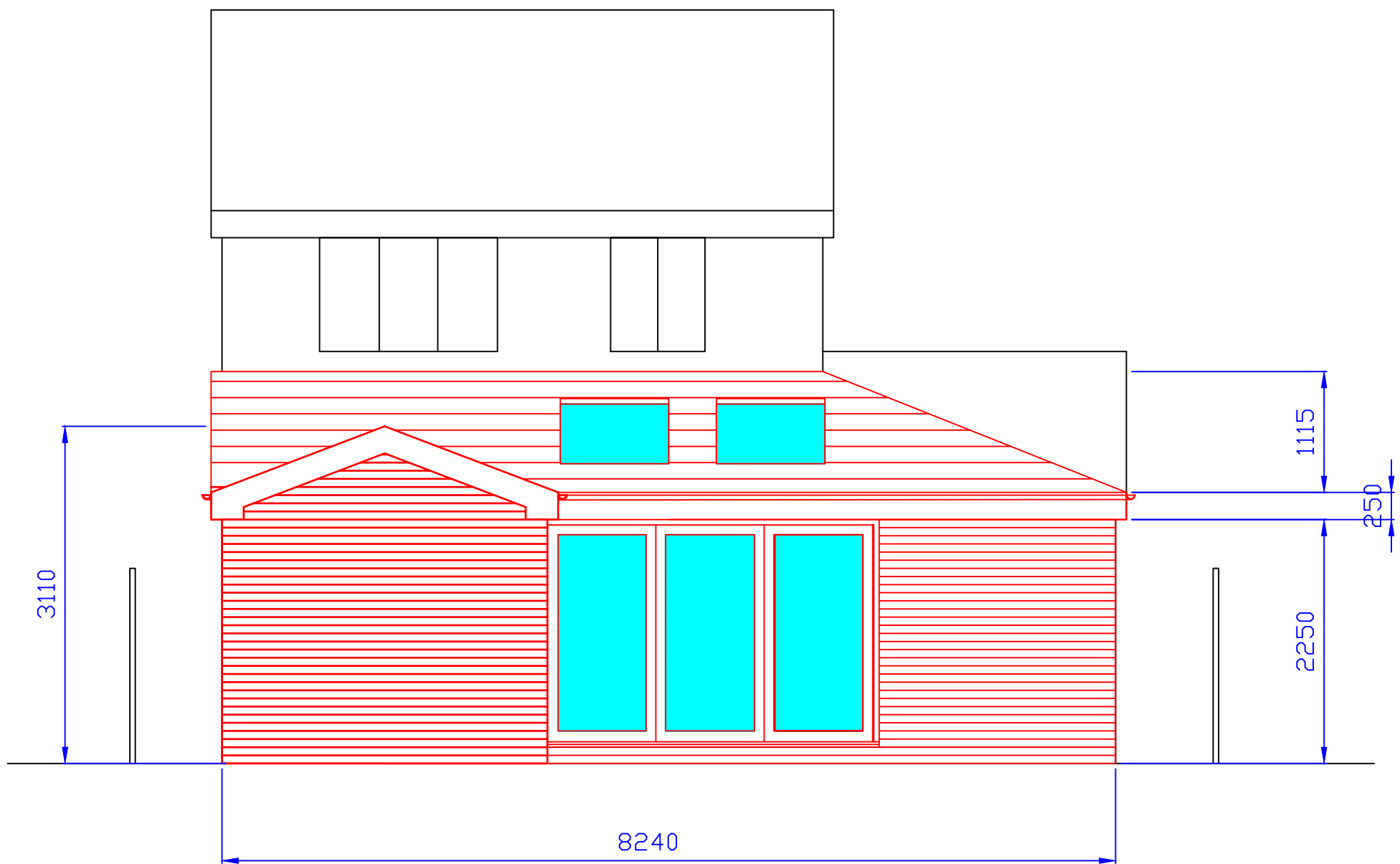
EXISTING GROUND FLOOR SIDE ELEVATION



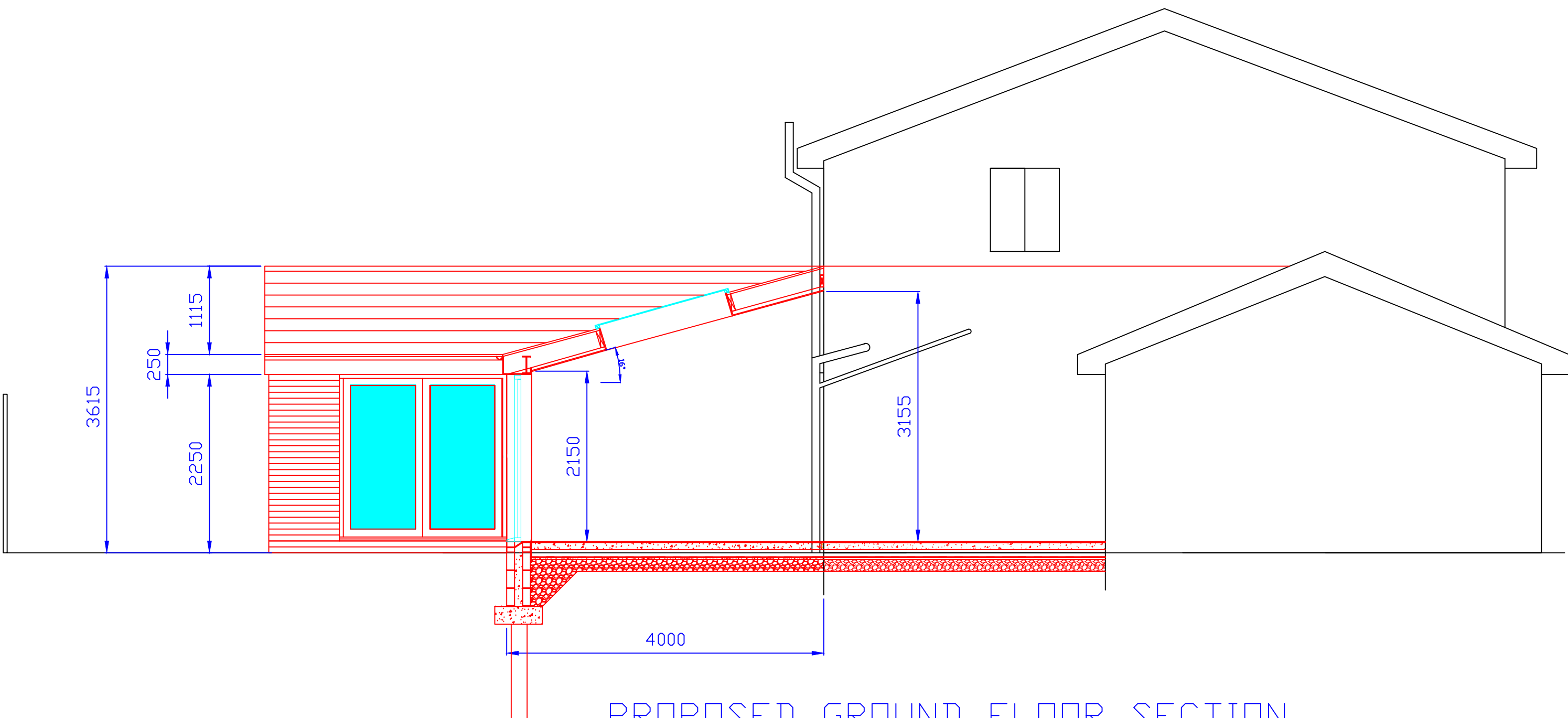
EXISTING GROUND FLOOR REAR ELEVATION



PROPOSED GROUND FLOOR SIDE ELEVATION



PROPOSED GROUND FLOOR REAR ELEVATION



PROPOSED GROUND FLOOR SECTION

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
Thermbate cavity closers at all door and window reveals.
Thermally broken Catnic Lintols 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/°C

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/°C

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.

REVISION NOTES :

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

NOTES :

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- 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. 800mm2 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.
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Mr. Kristian Byrne

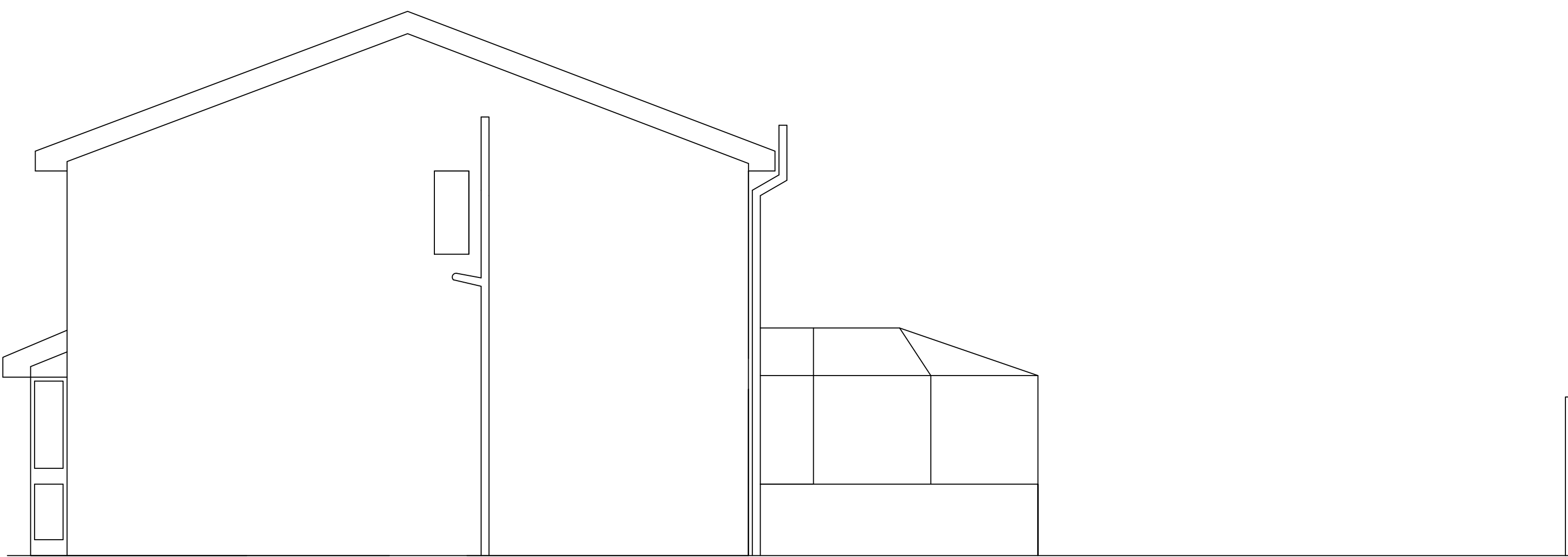
1 Old Oak Close,
Bradley Fold,
Bury.
BL2 6SF.

TITLE
ELEVATIONS & SECTIONS 1

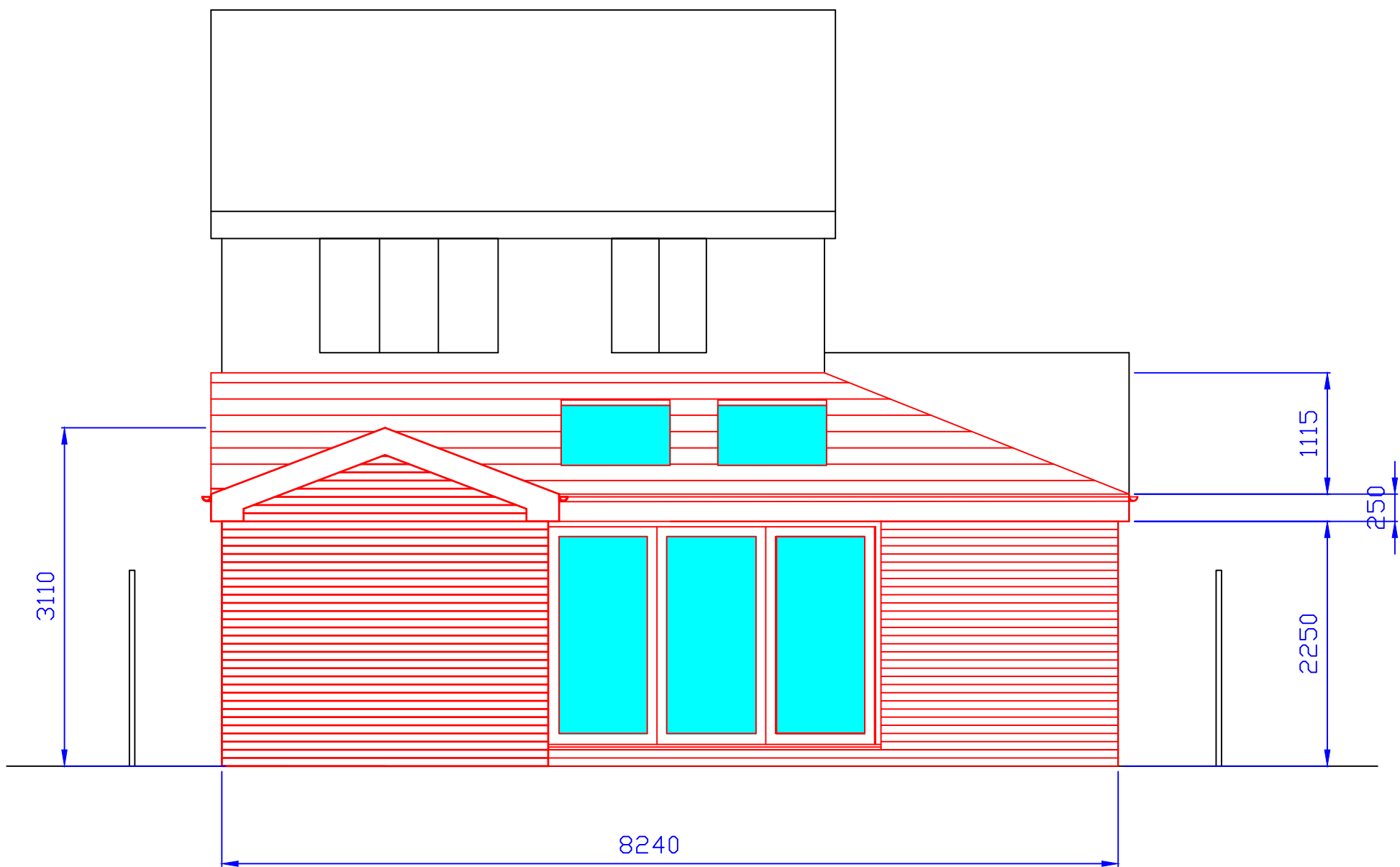
JOB NO.	TG-20.047
SCALE	1:50
DRAWN BY	T.G.
DATE	15-08-2020
DRAWING NO.	TG-20.047.02 (0-)
REVISION	A



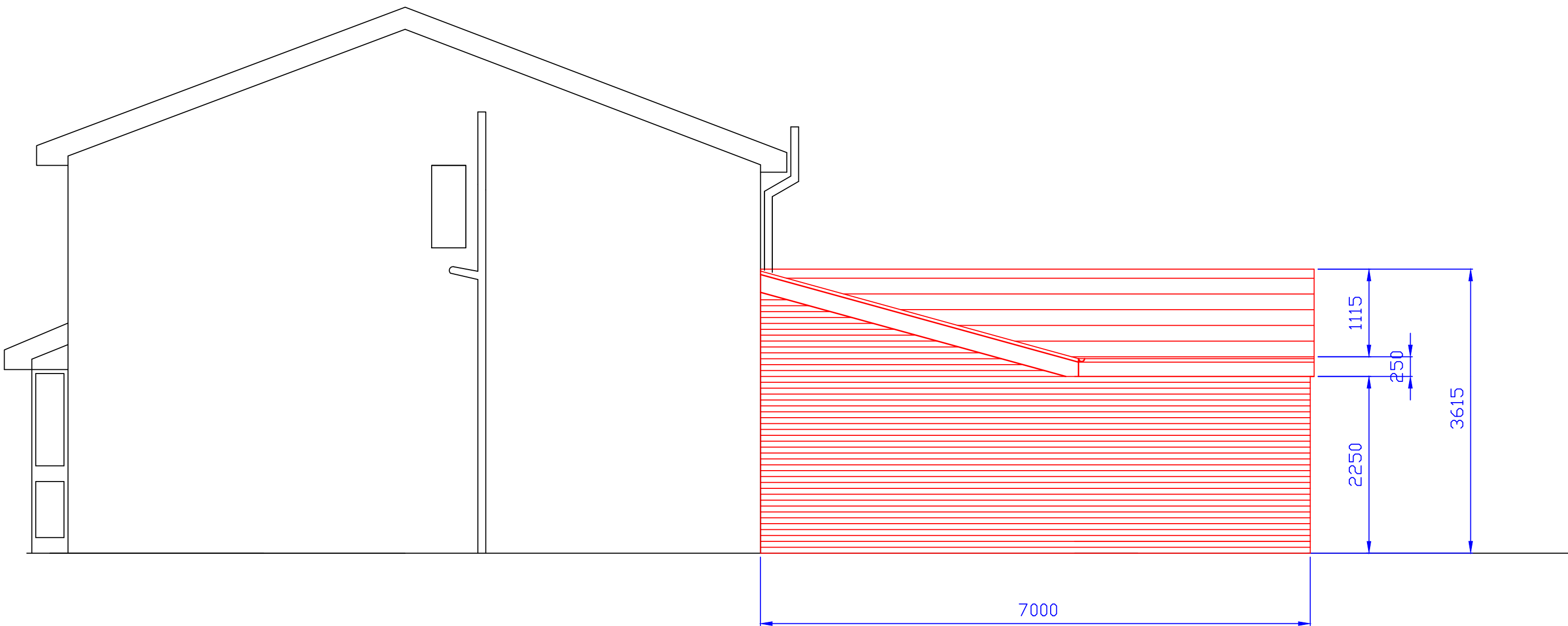
EXISTING GROUND FLOOR REAR ELEVATION



EXISTING GROUND FLOOR SIDE ELEVATION (from no. 3)



PROPOSED GROUND FLOOR REAR ELEVATION



PROPOSED GROUND FLOOR SIDE ELEVATION (from no. 3)

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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.
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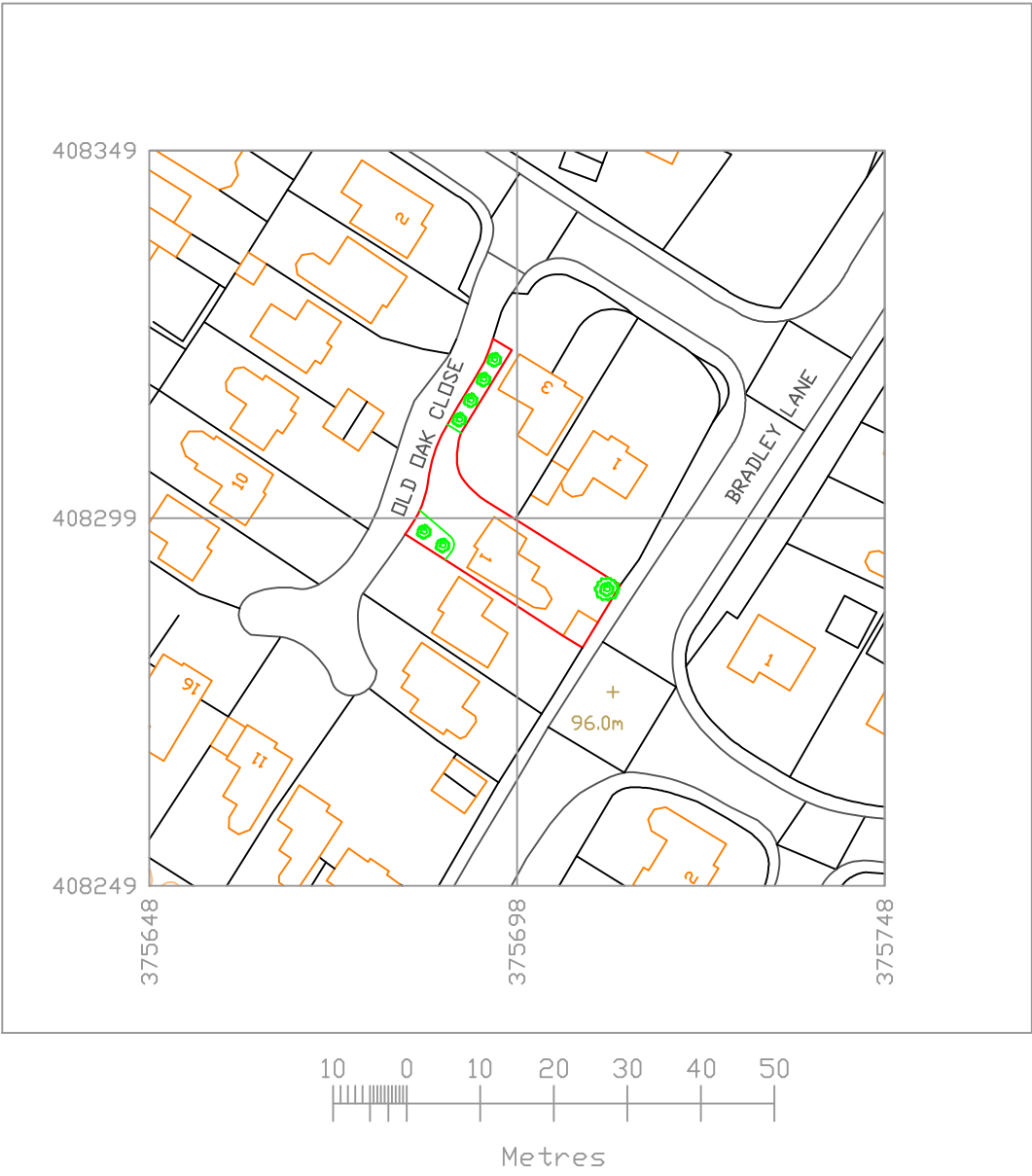
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Underfloor heating system integrated within 50mm screed.
Construction to achieve 0.22w/°C

FOUNDATIONS CONSTRUCTION :

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Ensure foundations are below invert level of adjacent drains.



SITE LAYOUT PLAN



LOCATION PLAN

REVISION NOTES :

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

NOTES :

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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	A