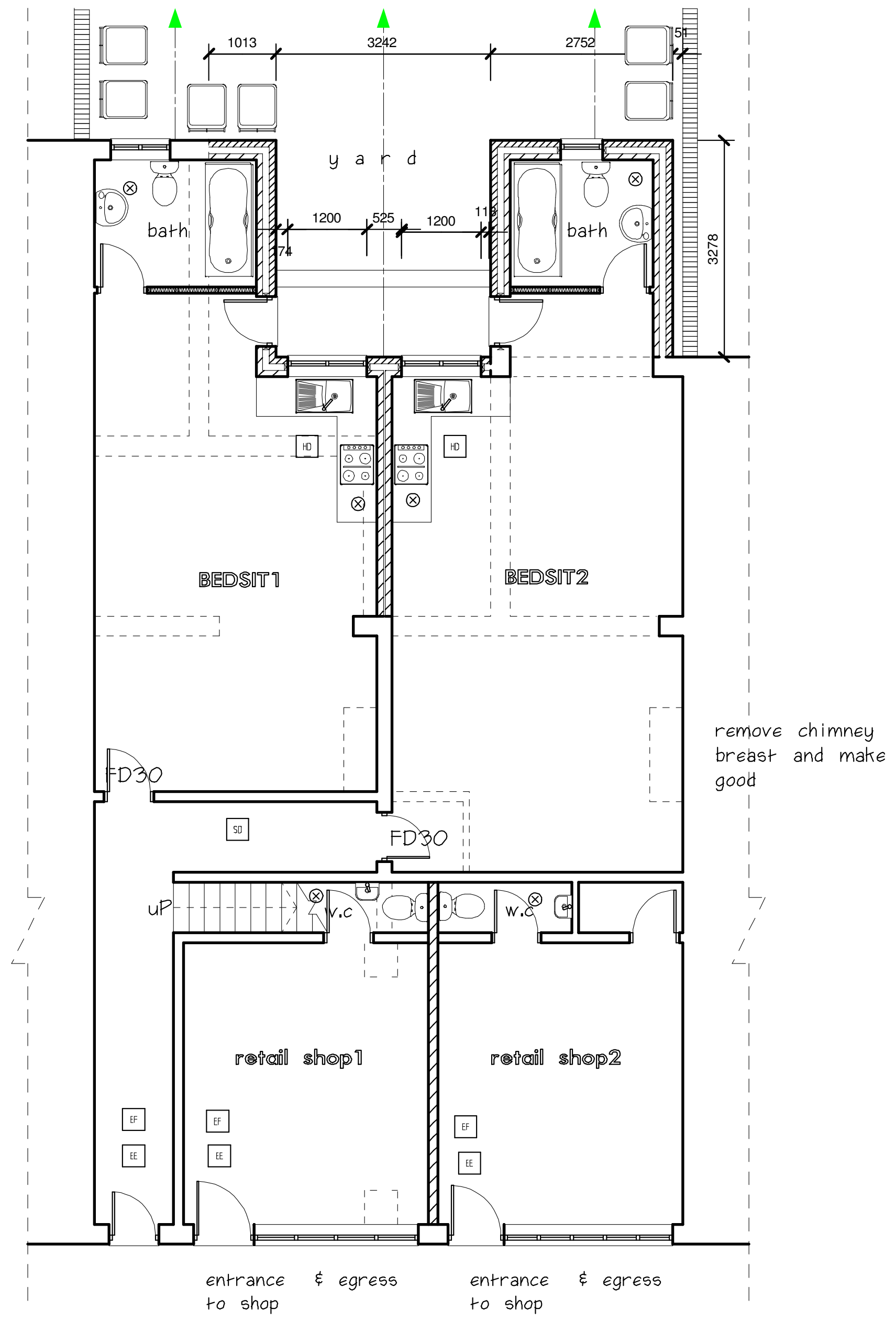
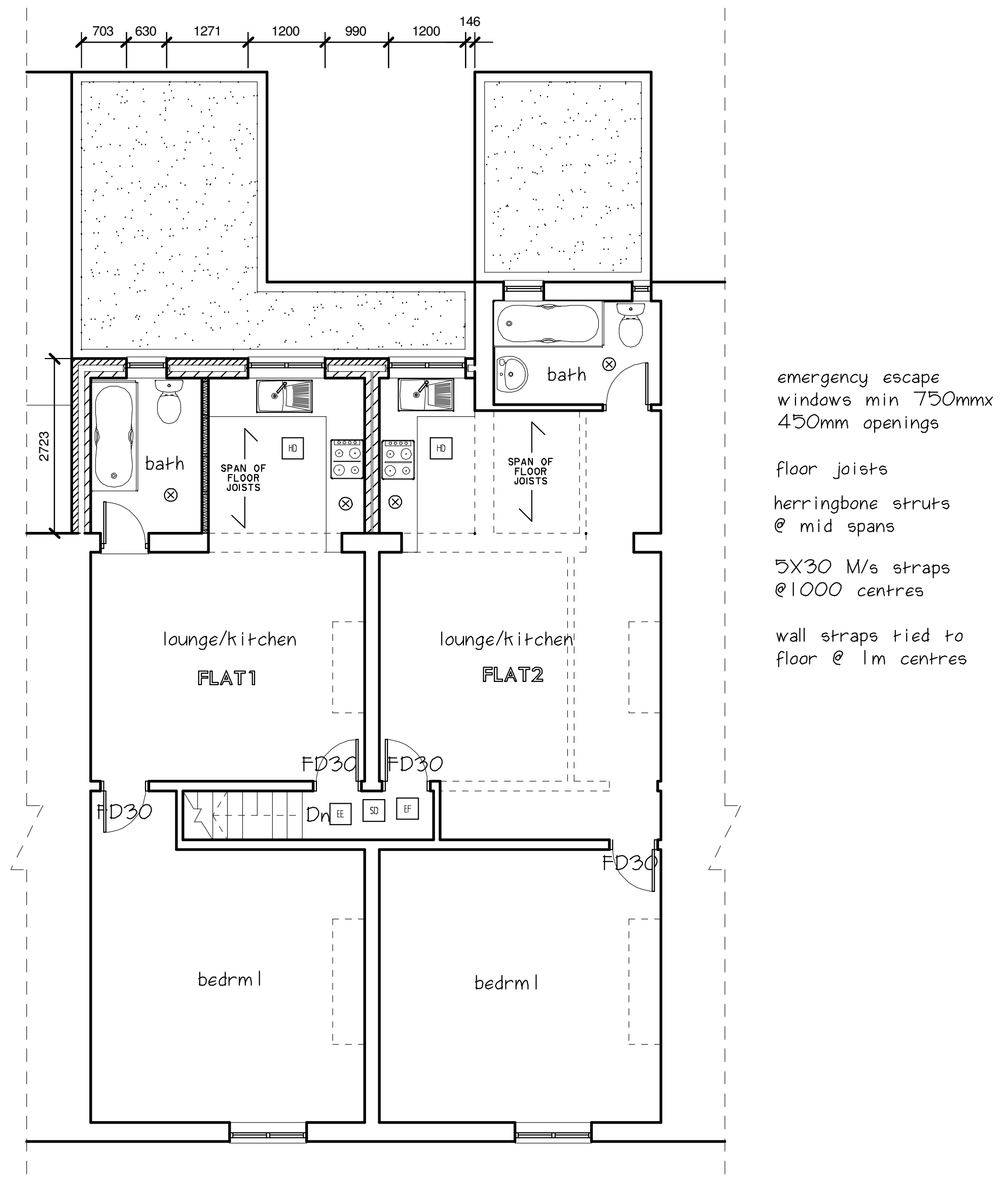
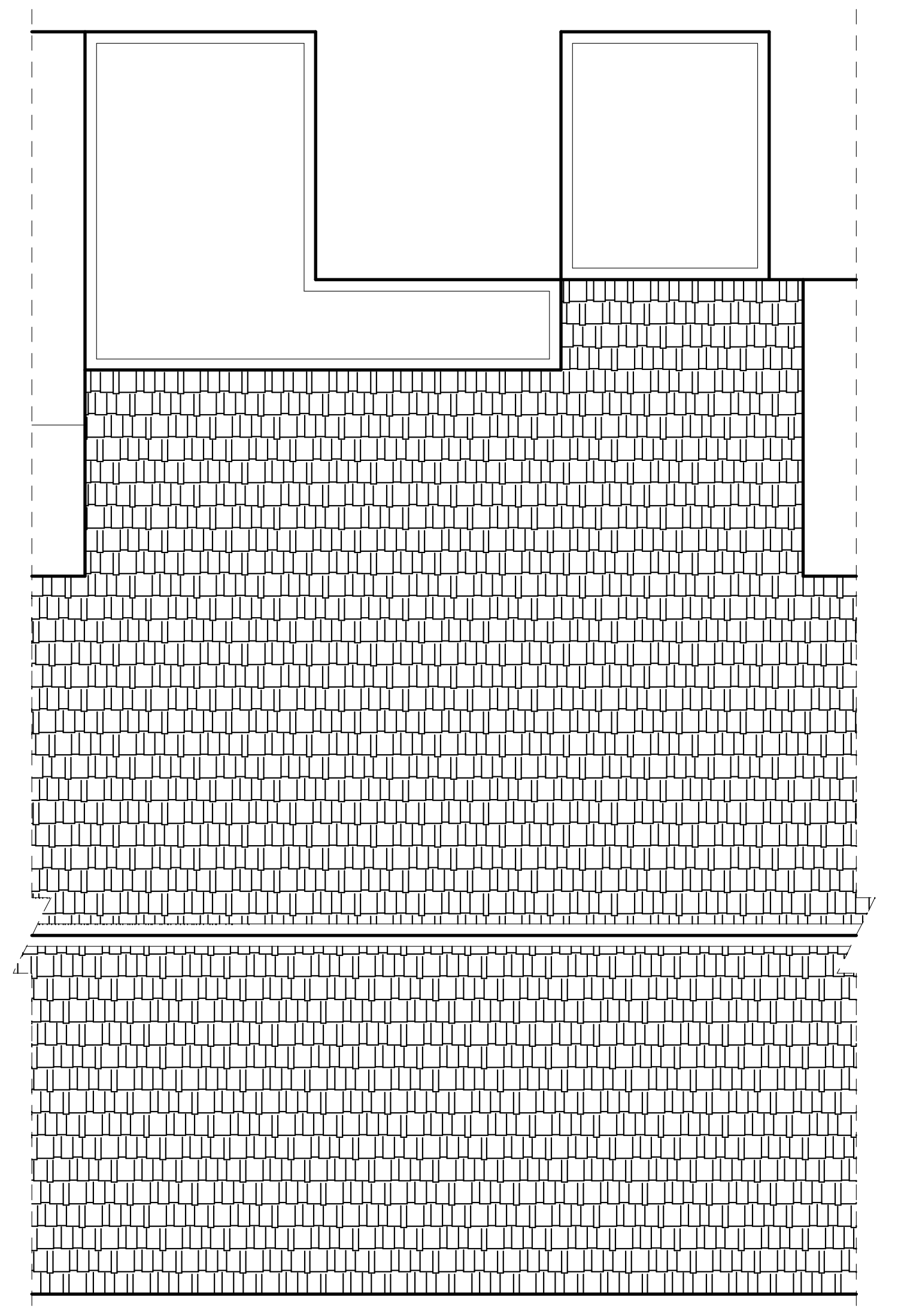


Proposed ground floor plan



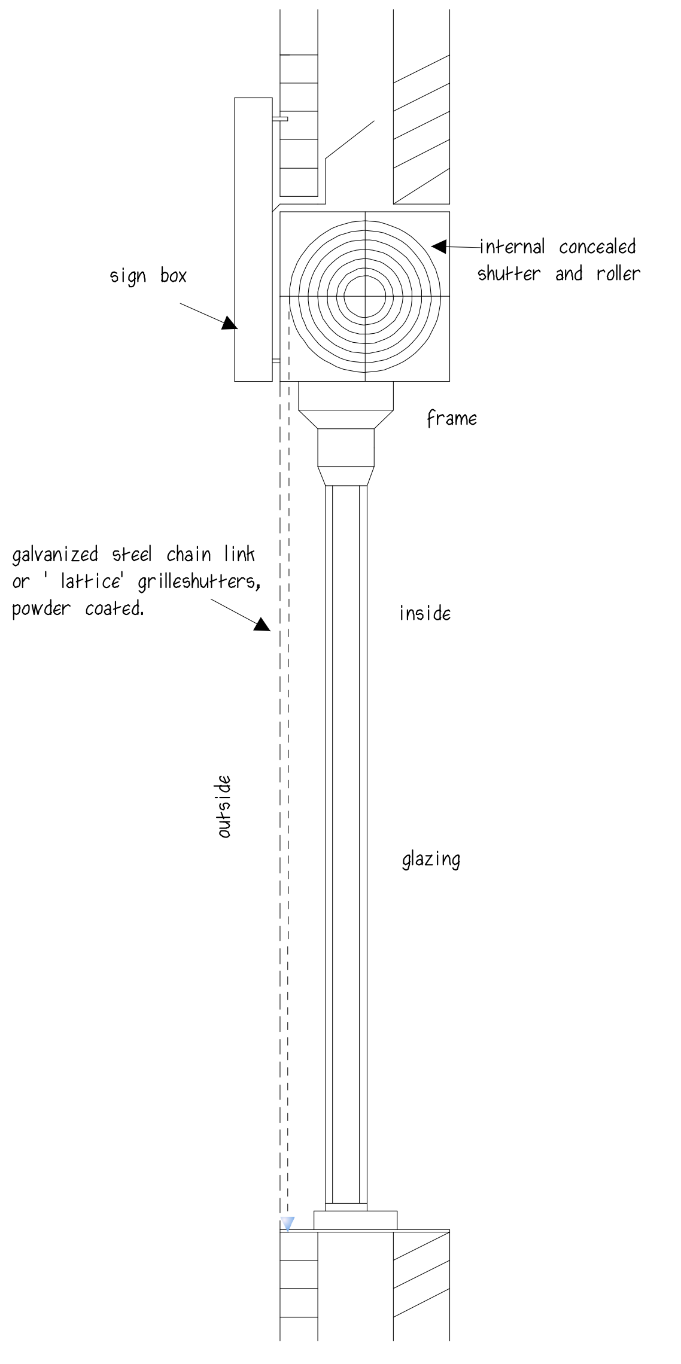
Proposed first floor plan



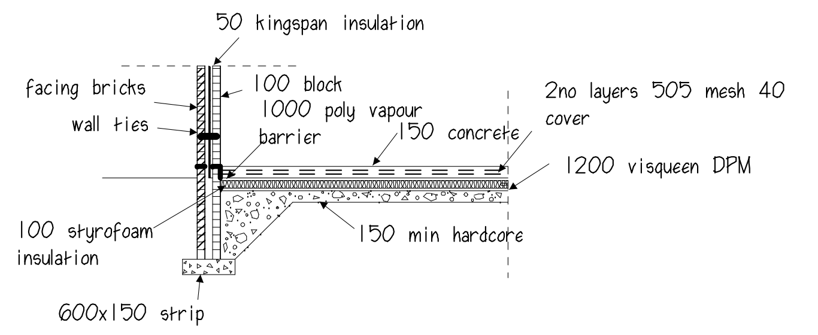
Proposed roof plan

FLAT ROOF:

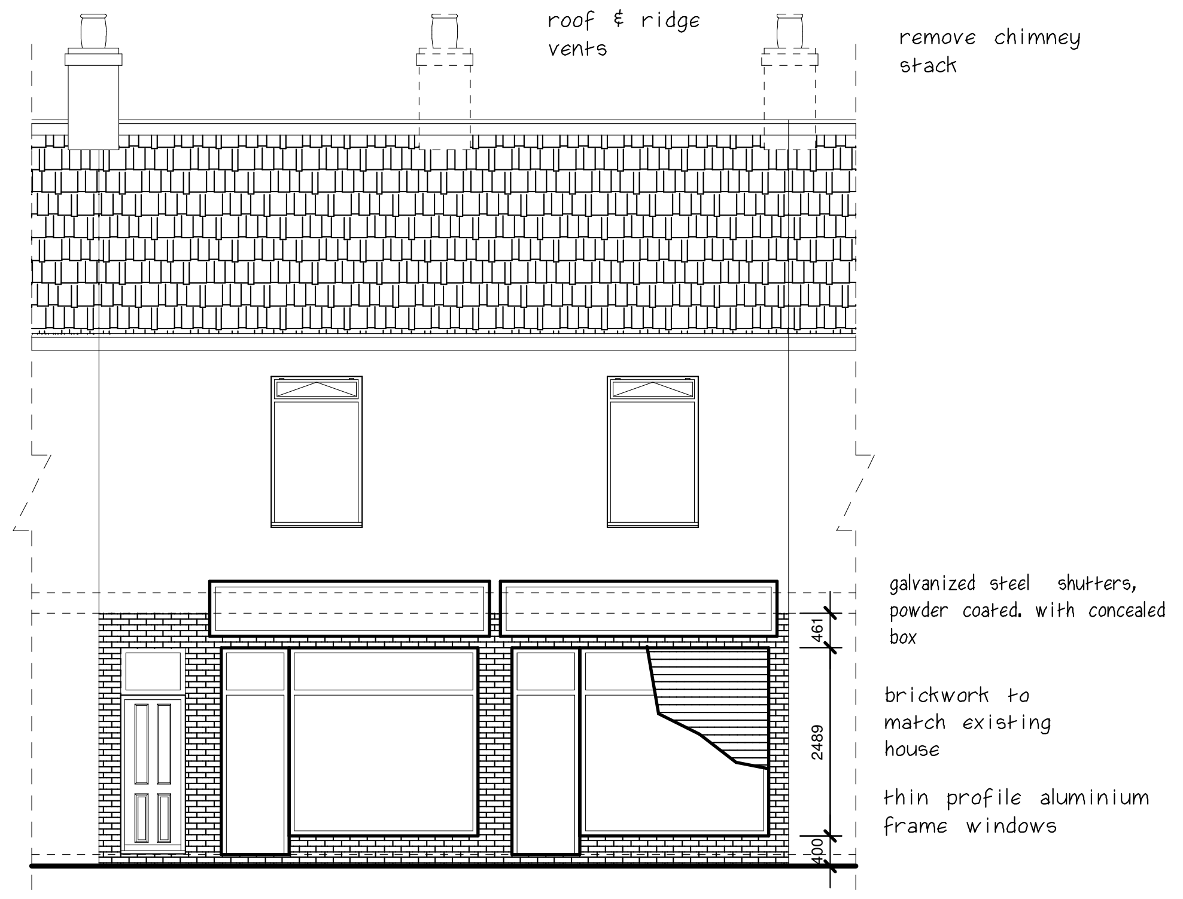
Marley Capsheet type 350E on Marley Elastrometric underlay 180E on Marley E;astromteric %U preparation layer on 18mm waterproof plywood on firring on 200mm x 50mm roof joists at 400mm ctrs with two layers of 75mm Kingspan K7 insulation btween roof joists. Underside to have 12.5mm plasterboard and skim, note there must be a clear airspace of 50mm between insulation and underside of roof.


sign box
internal concealed shutter and roller
frame
galvanized steel chain link or ' lattice' grilleshutters, powder coated.
inside
outside
glazing

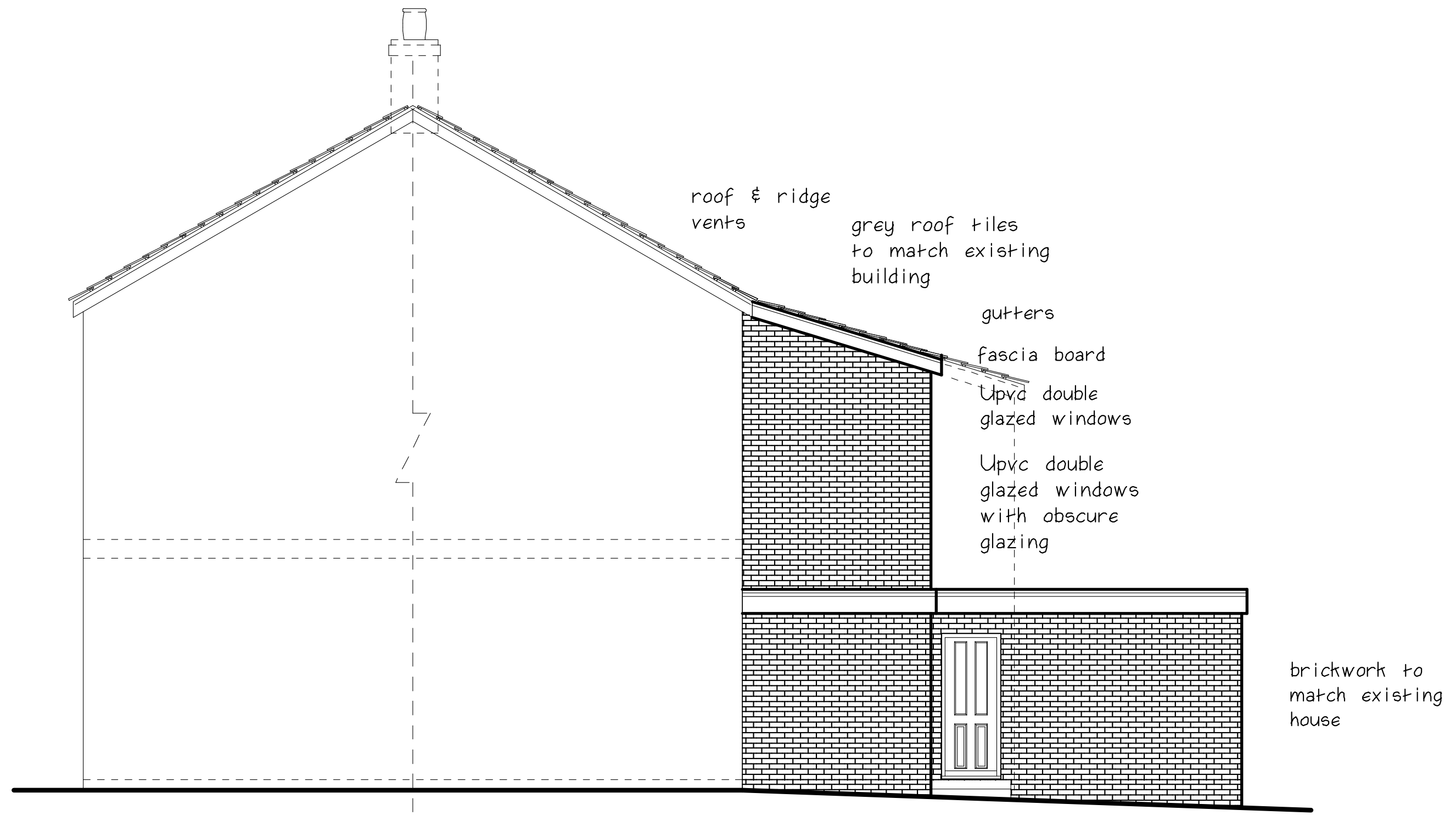
SHUTTER DETAIL 1:20



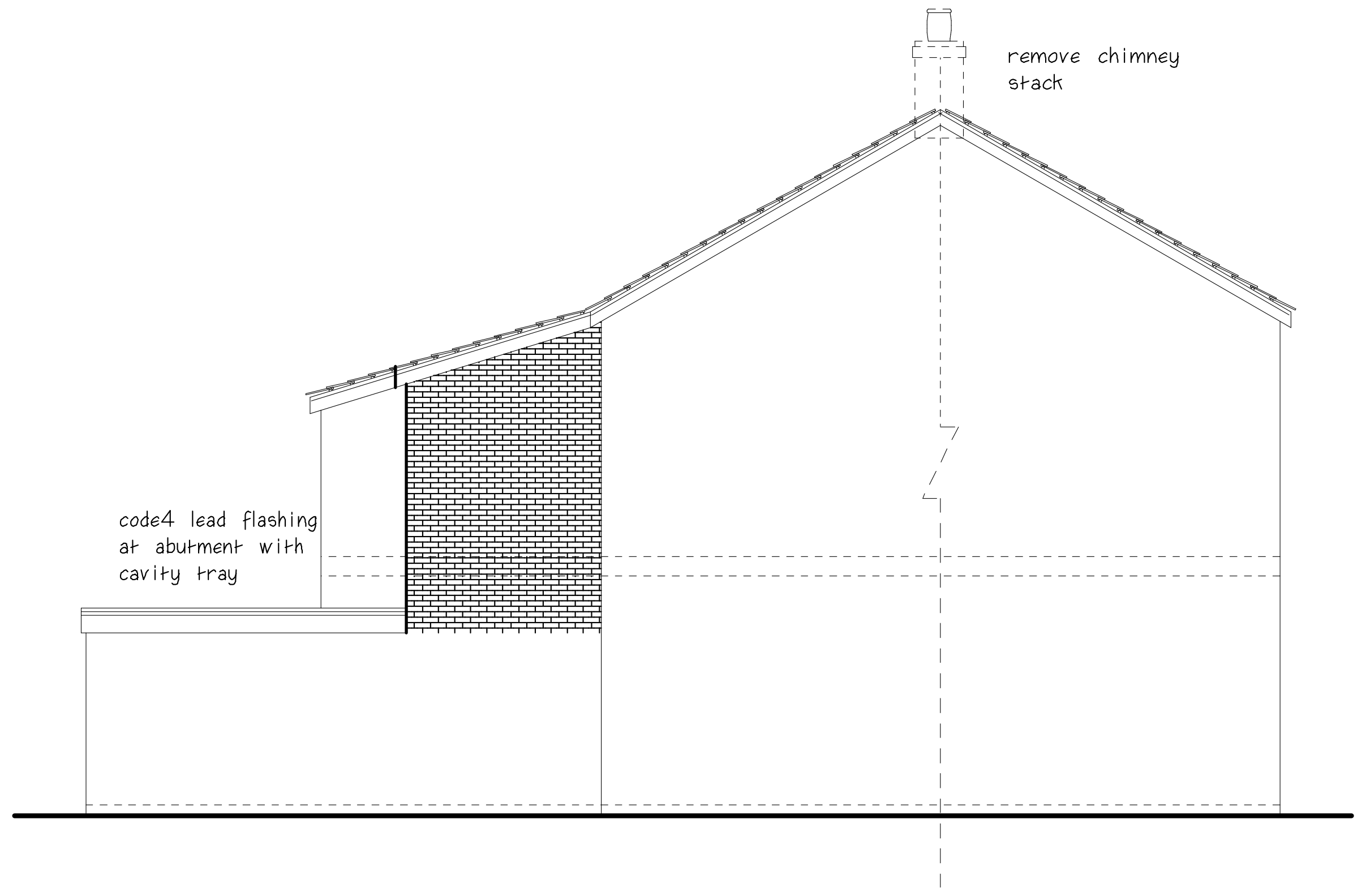
FOUNDATION DETAIL


roof & ridge vents
remove chimney stack
galvanized steel shutters, powder coated. with concealed box
461
2489
400
brickwork to match existing house
thin profile aluminium frame windows

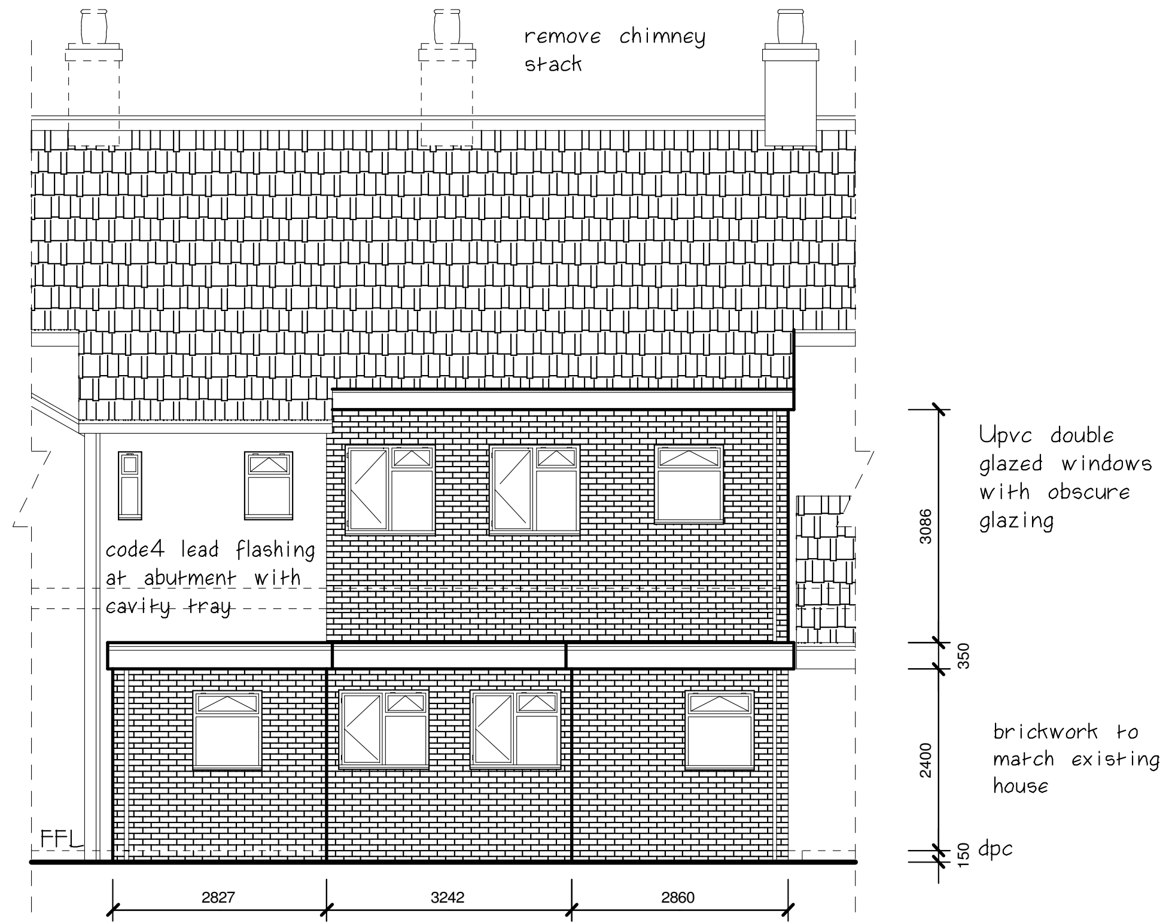
Proposed front elevation


roof & ridge vents
grey roof tiles to match existing building
gutters
fascia board
Upvc double glazed windows
Upvc double glazed windows with obscure glazing
brickwork to match existing house

Proposed side elevation (East)

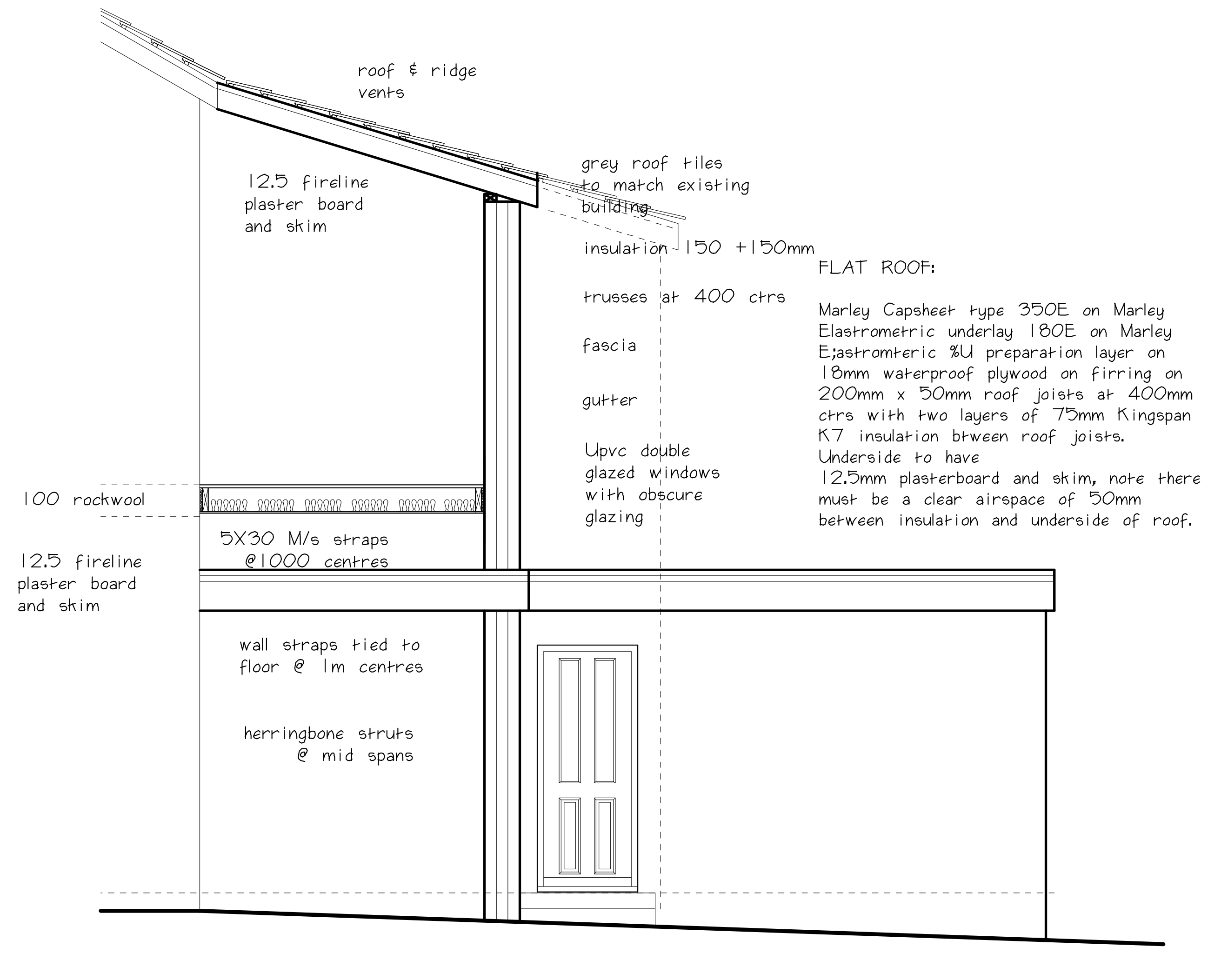


Proposed side elevation (West)


remove chimney stack
code4 lead flashing at abutment with cavity tray
Upvc double glazed windows with obscure glazing
3086
350
2400
150
dpc
brickwork to match existing house
FFL
2827
3242
2860

Proposed rear elevation

TRUSS ROOF details to be supplied by manufacturer before work commences designed and braced to BS 5268


roof & ridge vents
12.5 fireline plaster board and skim
grey roof tiles to match existing building
insulation 150 +150mm
trusses at 400 ctrs
fascia
gutter
Upvc double glazed windows with obscure glazing
100 rockwool
5X30 M/s straps @1000 centres
12.5 fireline plaster board and skim
wall straps tied to floor @ 1m centres
herringbone struts @ mid spans

FLAT ROOF:

Marley Capsheet type 350E on Marley Elastrometric underlay 180E on Marley E;astromteric %U preparation layer on 18mm waterproof plywood on firring on 200mm x 50mm roof joists at 400mm ctrs with two layers of 75mm Kingspan K7 insulation btween roof joists. Underside to have 12.5mm plasterboard and skim, note there must be a clear airspace of 50mm between insulation and underside of roof.

Proposed side elevation (East) cross section scale:1:50

Velux windows:
To be installed in positions shown on x section front side of the roof slope. Velux window (type GPLP06) to form part of the emergency escape window to be located max 1700mm away from eaves gutter and min 800mm above floor level. Exact position to be decided on site with approval from La building inspector.

Glazing:
Dormer windows to form emergency escape with min opening of 850mm x 500mm. Upvc double glazing ABD.

All side window and door glass to be safety glazing. Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to inspector's satisfaction. Note glazing to be "k" Pilkington glass fitted with 22mm air gap filled with Argon gas and soft low e coating to achieve a U value of 1.8w/m2k.

Plumbing:
Soil pipes and accessories to BS4514. 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head, to discharge directly into existing system via 110mm diameter rest bend.

New beams:
New ridge beam and beam to front of dormer see structural Engineers notes.

Party wall insulation:
500g Visqueen on 75mm x 50mm s/wood timber studs @ 600 centres. 75mm rockwool insulation between gaps 12.5 fire-line board and skim.

Notes:

Foundations:
600mm x150mm concrete strip footings to project at either side, FDNS taken minimum 750mm below ground level to suit conditions and below any adjacent drains to the complete satisfaction of the building inspector.

FLOOR:
65mm screed on 1000 grade poly vapour barrier on 120mm polystrene (U value of 0.22/m2.k) with minimum 12mm floor edge insulation and opening closures. 1200 gauge visqueen gas/ Methane barrier taken to DPC across whole site. Joints to be taped and taken up inside face and linked into DPC, above 150mm above ground level over 150mm concrete slab with 1no A142 (BS 503) mesh 40 cover, 50mm sand blinding on 150 graded builders hardcore.

Wall construction: kitchen
Brickwork match existing house outer leaf with a 100mm minimum cavity with 50mm kingspan insulation block (U value of 0.30W/m2.K. 100mm thick high strength 7k thermolite turbo block or 100mm celcon block inner leaf and finish internally with 13mm plaster and skim.

Cavity wall ties:
250mm stainless steel butterfly ties to BS1243 every 750mm horizontally and 450mm vertically. Cavity closers cut stone or block to eaves and verges reveal and cut block openings.

Lintels:
Suitable IG lintels over new window and door openings min 150mm end bearing with cavity tray over

Rain water:
110mm diameter half round gutter 68mm diameter rainwater pipe.

GENERAL NOTES:
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes:
1. this drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
2. asbestos, it is important that a check is madefor the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun. any action taken must comply with current relevant legislation.
3. all materials and workmanship to be to the appropriatestandard and/code of practice/ agre'ment certificate.
4. windows to be not less than 1/10th of the floor areato habitable rooms.
5. opening light to windows to be not less than 1/20th of the floor area.
6. trickle ventilations to heads of all windows to give not less than 8000mm2 of free air area.
7. no dimensions to be scaled off this drawing.
8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
9. all figured dimensions to be checked on sight before any works are put on hand.
10. new walls either bonded into existing or mechanically connected.
11. cavities to be continued through.
12. vertical and horizontal damp proof membrane to all external openings.
13. all work drainage to the complete satisfaction of the local authority.
14.90mm minimum bearing to all structural timber.
15. 225mm minimum structural bearing to all structural steelwork.
16. universal beams to rest on 6" insitu concrete padstone.17. catnic or other approved lintels over new or altered openings.
18. mechanical ventilation to kitchen (250m3/h) and bathroom (1703/h).
19. permission required in writing from affected neighboursbefore plans are submitted or any work is put in-hand orundertaken which ever comes first.
20. it may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding. there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

Electrical:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings. Installed and tested by a person competent to do so IE NIC EIC or other approved institute, to BS standards, to clients request and LA satisfaction.

Heating:
Heating and hot water to be taken of existing system. Work to be carried out corgi registered engineer to client's request.

Plumbing:
Soil pipes and accessories to BS4514. 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes LB 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance. All pipe works in roof space to be insulated in accordance to B.S. 5422:1977

Drains:
All new connections into the existing system via a new inspection chamber. Inspection chamber constructed using 225mm engineering bricks, built on a 100mm thick concrete base. Single seal galvanised mild steel cover and frame fix 100mm diameter vitrified clay channel or similar and bench in 1:3 cement mortar. Drain connections to be determined on site to the complete satisfaction of the building inspector to be self cleansing min 1:40 fall.

Disclaimer:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.

All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

Walls:
All internal timber partition to be constructed of 50mm x 75mm s/w ood battens @ max 600mm centres vertical and horizontal. Void between frame-work to be filled in with 100mm fibre glass quilt insulation. Fire-line both side of partition to min 1/2 hr f.r.

Ventilation:
Provide min 4no vent tiles with 2no @ high level near ridge & 2no low level to front side of sloping roof.

Staircase:
Max rise 210 min going 233 max angle 42 degrees with min head room 2000mm. Hand-rails @ 900mm above pitch line. It is imperative new floor to floor height is confirmed prior to manufacture of new timber stairs. Under draw and fire-line board to give min 1/2 hour f.r.

Existing staircase:
Fire-line 12.5mm plasterboard under draw and skim.

First floor construction:
75mm x 195mm timber joists minimum 100mm into outside walls either side of window @ 400mm centres or 75mm x 195mm timber wall plates with proprietary bolts on shoe joist. 22mm T&G chipboards fixed down on top of Timber joists 75mm x 195mm @ 400 centres. Min 100m into wall or 100mm thick rockwool quilt insulation laid between timber floor joists supported by chicken wire draped around floor joists min 10kg /m3 density. 12.5mm fire-line board min 2nO layers and skim to achieve 1/2 hour F.R.

Smoke detectors:
Install automatic smoke detectors to mains power and battery backup and intrlinked where shown on plan.

Heat detector: HD
Fit one main's wired heat detector to kitchen to BS 5839 Part 1

Doors: FDS
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C/bathroom.

Syed Helal Uddin
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Accrington, Lancashire. BB5 2PZ
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Mobile: 07879 261142
Email: syedhelaluddin@yahoo.com

Scale:1:100 Page 2/2 (A1)

Drawing no: 1893

Proposed layout

Location:165-167 Bolton Road,
Bury, BL8 2NW

Prop: Change of use from 1no shop into 2no reatil shop & 1no flat into 4no. self contained flats with two/single rear extension

Client: MRS. ASEEL HADID

Date: June 2022

please do not scale drawing