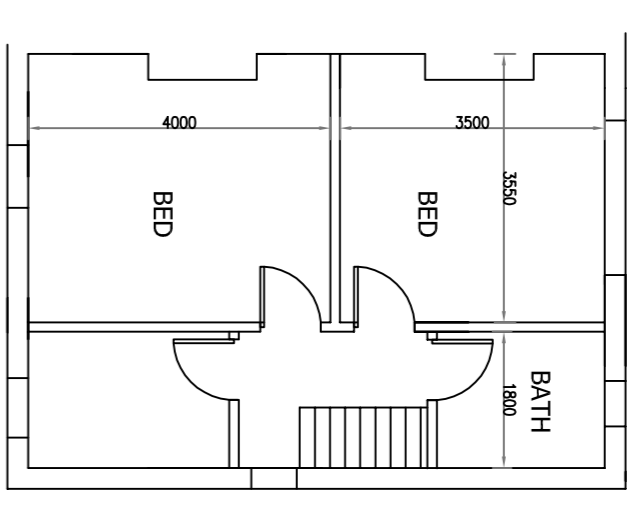
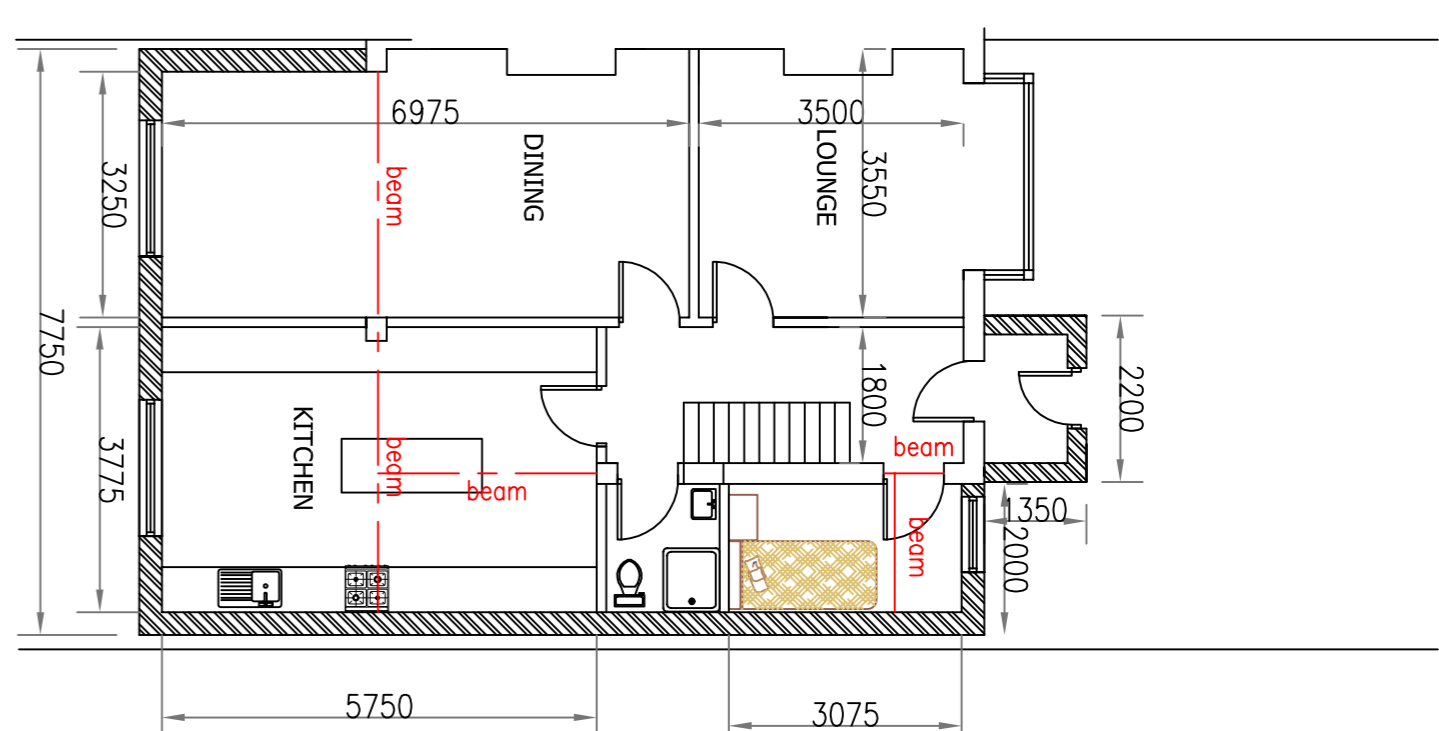


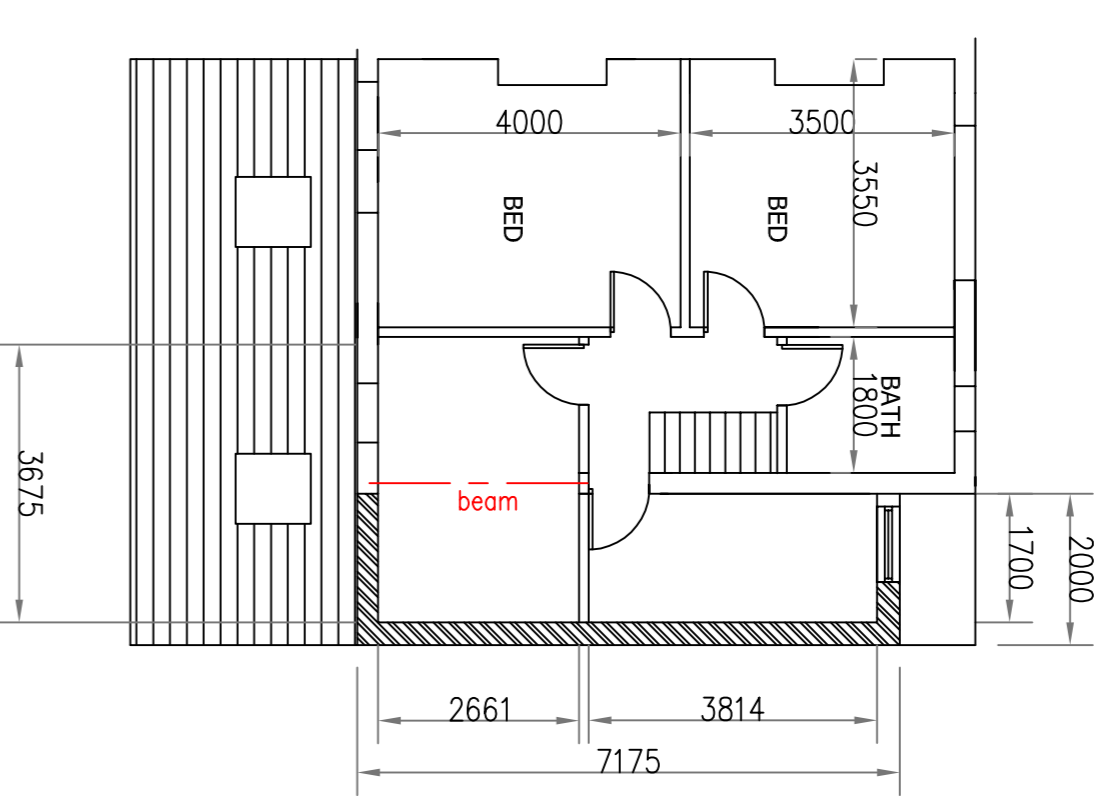
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

(S) mains-wired fire rated smoke detector with battery back-up, separately fused at consumer unit, all in accordance with BS 5446 - Part 1

Foundations to be taken below invert level of adjacent drains
 Drains to be bridged with concrete chisols where passing under or through load-bearing walls
 Soil pipes to have roofing access at each change of direction
 Rainwater pipes to discharge into gutters
 Separate system of drainage to be maintained if established on site

WASTES 38mm dia PVC waste with anti-vac traps to shower/bath and sink and 32mm waste to WHB connected direct to new 100mm dia soil and vent pipe connected to new drain as above.

STUD PARTITIONS 75 x 50mm sw studs by 400 c/c with noggins, soleplate and head, 75mm thick insulation quilt and 12mm plaster board (min mass/unit area of 10kg/m³) and skim both sides.

VENTILATION Opening lights to be not less than 1/20th of floor area of room served. Glazing to be SAFETY glazing to BS 6206, be FENSA approved and have WER of Bond C or better, or U value of 1.6W/m²/K, for windows and 1.8 for doors. Any boiler vent to be ducted to external air 500mm clear of opening light. Windows to have trickle vent background ventilation and bathroom doors to have 10mm undercut gap above finished floor level. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per sec to bathroom with 15 min over run.

FIRE/ALI elements of structure and new ceilings to have 12mm fire/ali board and skim.

GENERAL All electrical installations to comply to BS 7671, 17th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control. Mains-wired smoke detectors to all landings

Energy efficient light fittings to be used. New radiators to have TRVs if a new boiler is installed, it should be of condensing type and have min SEDBUK rating of 90%. If not, adequacy of existing boiler should be checked to determine that it is capable of handling the proposed increased loads. Service pipes to be insulated and boiler control interlocks together with zone timing and temperature controls are required. In addition, the heating and hot water system should be commissioned so that it operate efficiently. A copy of the gas safe certificate is to be given to the Local Authority on completion

All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
 The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

ROOF Maltrey Modern smooth grey tiles with 75mm top (min pitch 18° to single story and 28° to double storey) on treated battens on approved breathable roofing felt onto 200 x 50mm rafters at 400 c/c. 12mm plaster board and skim to underside of 175 x 50mm ceiling rafters at 400 c/c. Insulation to be 270mm rockwool insulation quilt. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap) with purpose-made eaves-fitting to ensure eaves are not blocked. Gutter to be 100mm half-round gutter with 75mm dia PVC rainwater pipe to roadable gully.

WALLS Outer skin to be 102mm approved brick facings to match existing. 100mm cavity with Redwood insulation to give U Value of 0.28W/m²/K. Inner skin to be 100mm thermoble blocks 12mm plasterboard and skim to internal. Batttery type - stainless steel wall ties to be fixed 700mm c/c horizontally and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. Stepped lead cavity tray and flashing at abutments; 30mm x 5mm galvanised MS strips to fixed to walls and structural timbers of roof and floors at max 1800mm c/c. Trench blocks below ground level.

Elements of structure bearing additional load having increased loads to be exposed/approval for suitability to satisfaction of building inspector

FLOOR 100mm thick concrete (1:3:6) on 1200gauge Vasqueen on 80mm thick Kingspan Thermafloor insulation T170 to give U value of 0.22W/m²/K with 25mm upstand at perimeter on 50mm sand bedding on 150mm wall compacted hardcore

FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer

DRAINS 100mm dia PVC drains to connect to existing and fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.

WASTES 38mm dia PVC waste with anti vac traps to shower/bath and sink and 32mm waste to WHB connected direct to new 100mm dia soil and vent pipe connected to new drain as above.

STUD PARTITIONS 75 x 50mm sw studs by 400 c/c with noggins, soleplate and head, 75mm thick insulation quilt and 12mm plaster board (min mass/unit area of 10kg/m³) and skim both sides.

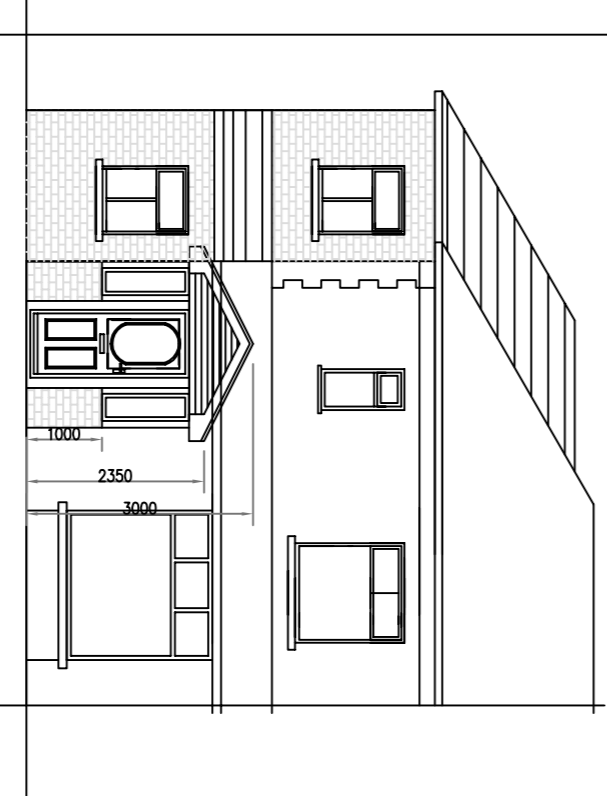
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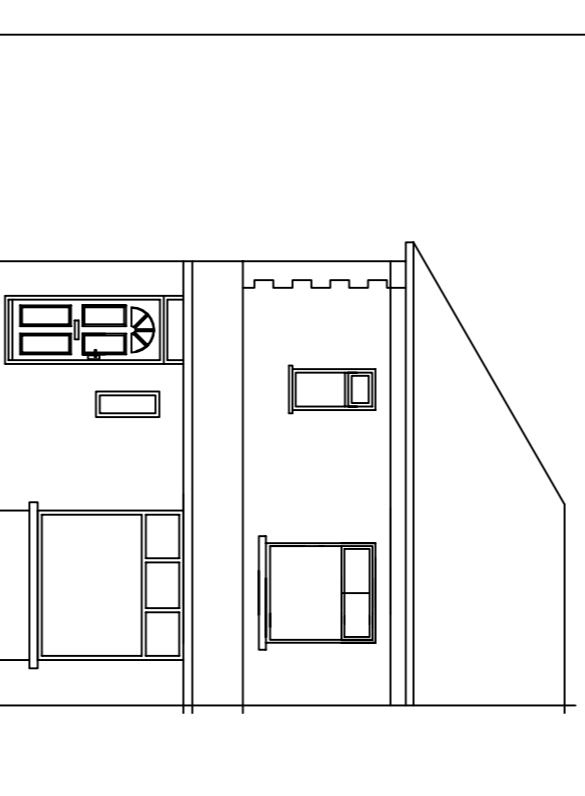
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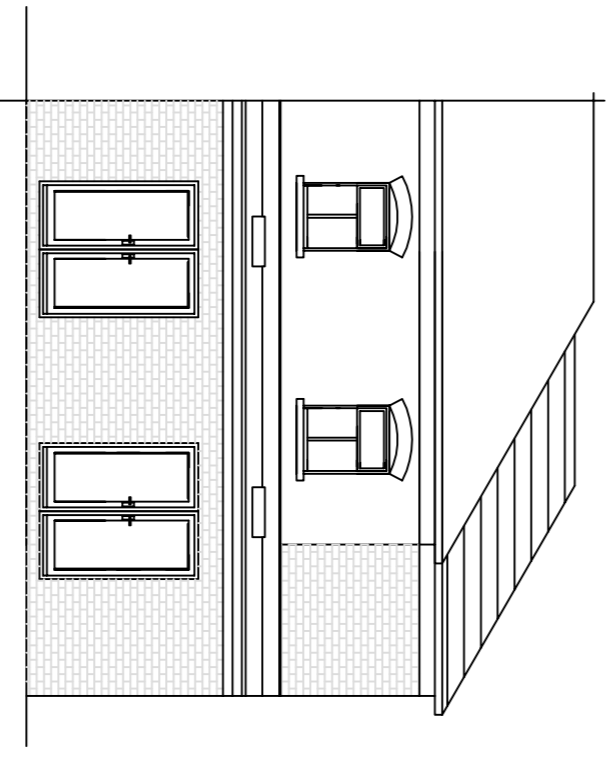
All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
 The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.



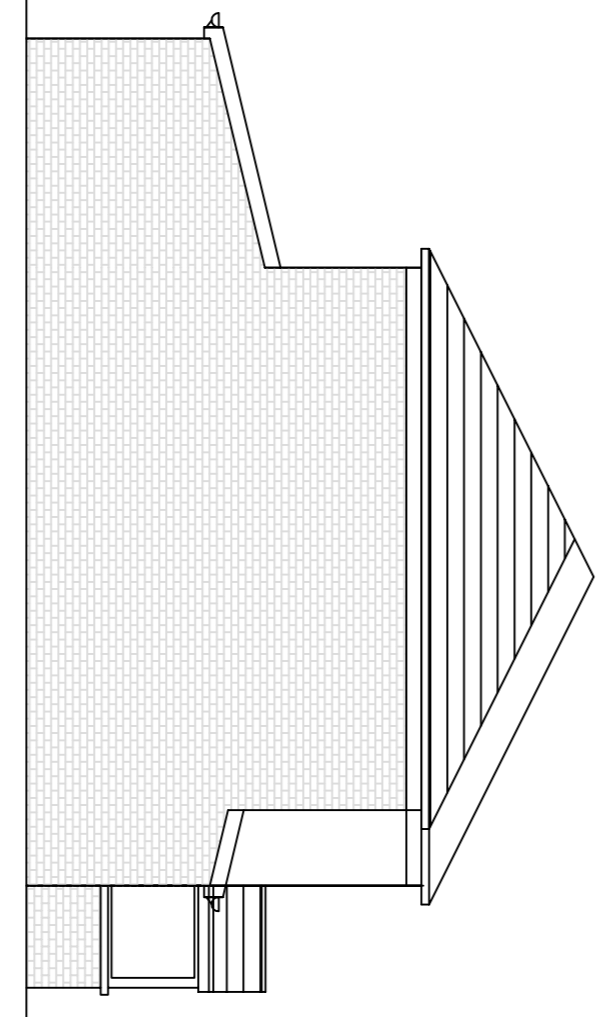
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



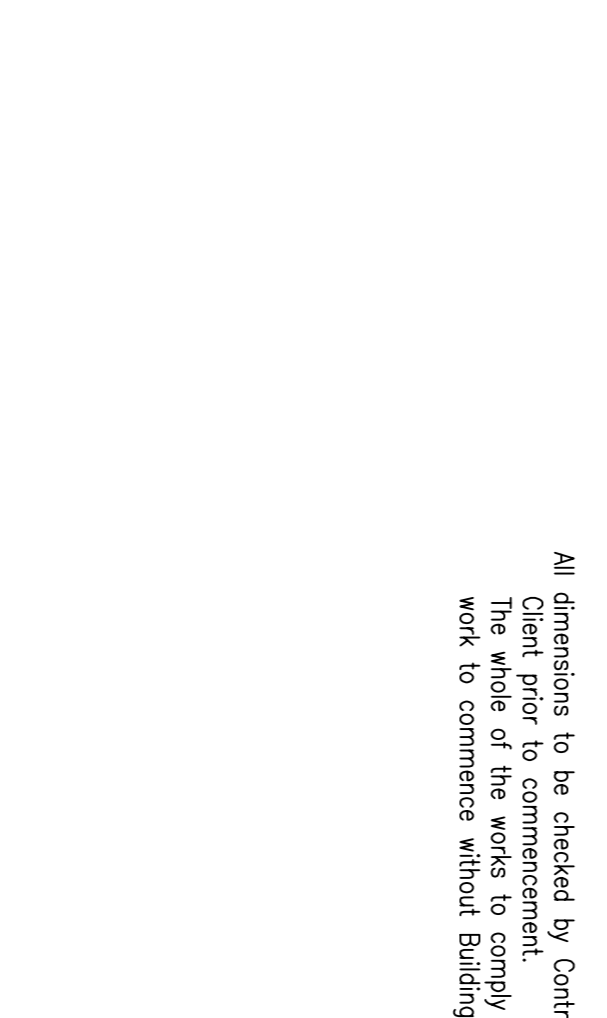
EXISTING SIDE ELEVATION (1)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION (1)

Date	Rev.	Issues

This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
 Figured dimensions take precedence over scaled measurements from the drawing. All dimensions and drawings to be checked by Client and Contractor and discrepancies clarified with the Client prior to commencement.
 The whole of the works to comply with current Building Regulations and current Building Regulations. No work to commence without Planning & Building Regulations approval.
 The client must ensure the project complies with the Construction Design and Management Regulations 2015.
 The Client should ensure consent from any adjoining or interested party is obtained, as well as compliance with Part 9 of the Building Act 1998

Notes

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Title	Client
EXISTING & PROPOSED PLANS	5 THORNES AVE BOLTON
Scale	1:100 @ A1 / 1:200 @ A3
Date	JULY 2020
Drawn	RA
Project	
Drawing Number	RAD/2199/20/2