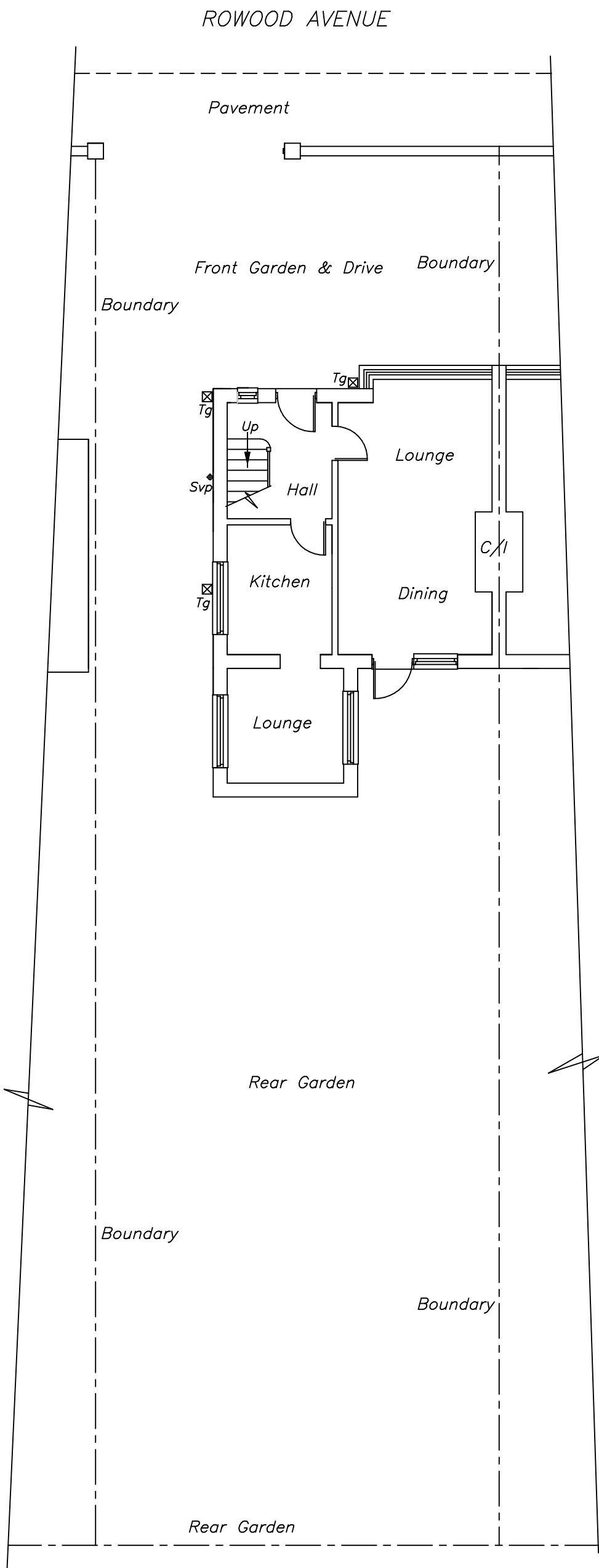


ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



GENERAL NOTES

1. Vertical and horizontal dpc's to all cavity closures
2. Windows to open 1/20th room floor area along with controllable trickle vents with an equivalent area of 5000mm². where opening restrictors are to be provided the opening lights are to be increased in size to 1/10th of the room floor area.
- wet room areas to be provided with mechanical extract ventilation using the following extract rates:-
 - kitchen-30 litres/sec adjacent to hob or 60 litres/sec elsewhere
 - utility room-30 litres/sec
 - bathroom-15 litres/sec.
3. Steelwork to be 1/2 hour fire protected, encased in 20mm plasterboard and skim, 2mm wire binding at 100mm pitch
4. New brickwork to match and key into existing
5. Roof and floors to be tied down to walls with 30mm x 5mm ms straps at 2000mm ccs.
6. R.C. lintels over drains passing through walls
7. Any undersight drainage to be exposed and encased in 150mm pea gravel, flexible jointed and have rodding access provided to L.A. approval.
8. Brick infill between joists 25mm clearance from underside of roof
9. Foundations to regulation A1/A2
- 10.Exterior quality timber to facias
- 11.All cavities to be continuous
- 12.Air bricks ducted through wall cavity
- 13.Padstones to all steelwork
- 14.All plumbing to comply with B.S.5572
- 15.Cavity barriers (9mm masterboard or brick on edge
- 16.Foundations within 900mm of drains to be taken down to drain invert level
- 17.Depth of foundations to be taken to suitable sub-stratum irrespective of dimensions shown on drawing
- 18.Cross flow ventilation to be provided to roof space in accordance with B.S.5250 : 1989 clause 9.1
- 19.Gas membrane req'd below floor if within 250 meters of landfill site.

DRAWING No 1 OF 8 DRAWING'S

PROPOSED 2-STOREY REAR
EXTENSION AT-
No 18 ROWOOD AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RF.
FOR-MR MOHAMMAD FAZA IQBAL.
MOB-07890418483.

SCALE:- 1:100 DATE:- SEPT 2021

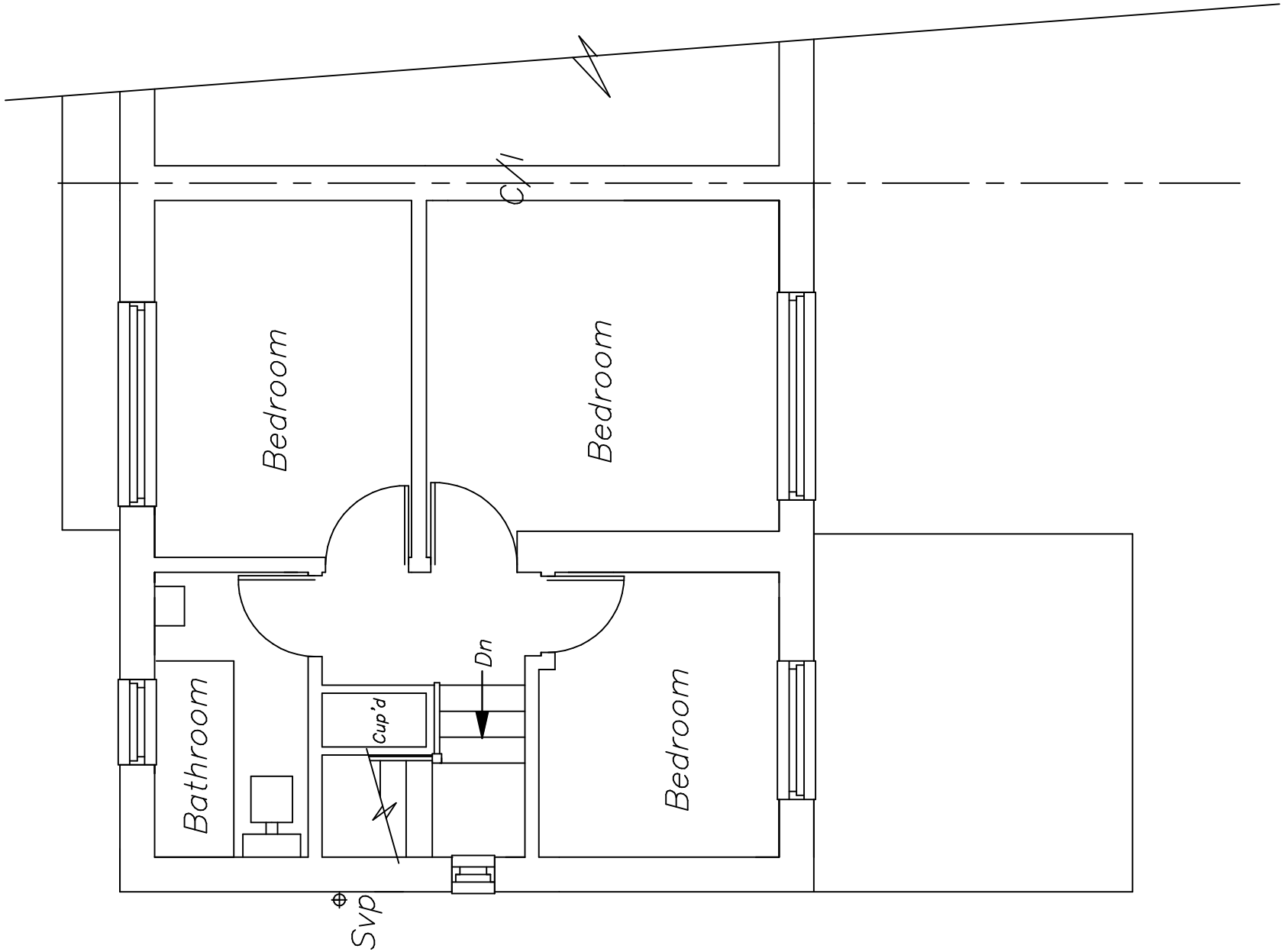
kevin foey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

EXISTING GROUND FLOOR & SITE PLAN

NO WORK TO COMMENCE BEFORE PLANNING PERMISSION (IF REQUIRED) HAS BEEN GRANTED.
NO WORK TO COMMENCE UNTIL BUILDING REGULATIONS APPROVAL HAS BEEN GRANTED.
KEVIN FOEY ACCEPTS NO RESPONSIBILITY FOR WORK UNDERTAKEN BEFORE BUILDING REGULATION APPROVAL OBTAINED.
ALL SIZES AND DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE WORK COMMENCED
AND ANY DIFFERENCE TO THIS PLAN TO BE REPORTED TO KEVIN FOEY BEFORE WORK COMMENCES.
IF THE WORK FALLS WITHIN THE PROVISIONS OF THE PARTY WALL ACT 1996 IT IS IMPORTANT THAT THE CLIENT
SERVES NOTICE TO THE OWNERS OF THE ADJOINING PROPERTY OF THE INTENTION TO BUILD TWO MONTHS BEFORE
THE COMMENCEMENT DATE AND THAT WRITTEN PERMISSION IS OBTAINED. ALL PROVISIONS OF THE PARTY WALL ACT 1966
(WHERE NECESSARY TO BE ADHERED TO).

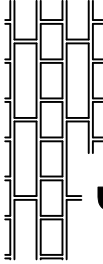
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DRAWING No 2 OF 8 DRAWING'S

PROPOSED 2-STOREY REAR
EXTENSION AT-
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MANCHESTER,
M8 0RF.
FOR-MR MOHAMMAD FAZA IQBAL.
MOB-07890418483.

SCALE:- 1:50 DATE:- SEPT 2021



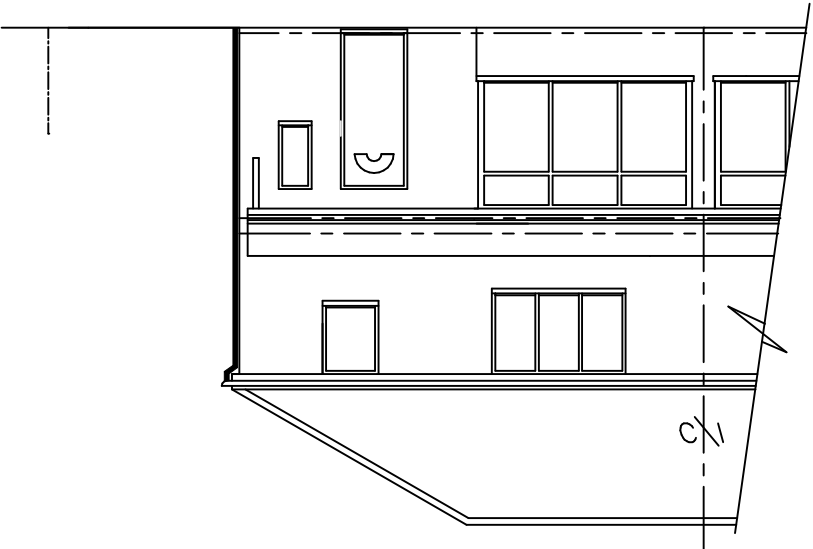
kevin foey
BUILDING
DESIGN CONSULTANTS

EXISTING FIRST FLOOR PLAN

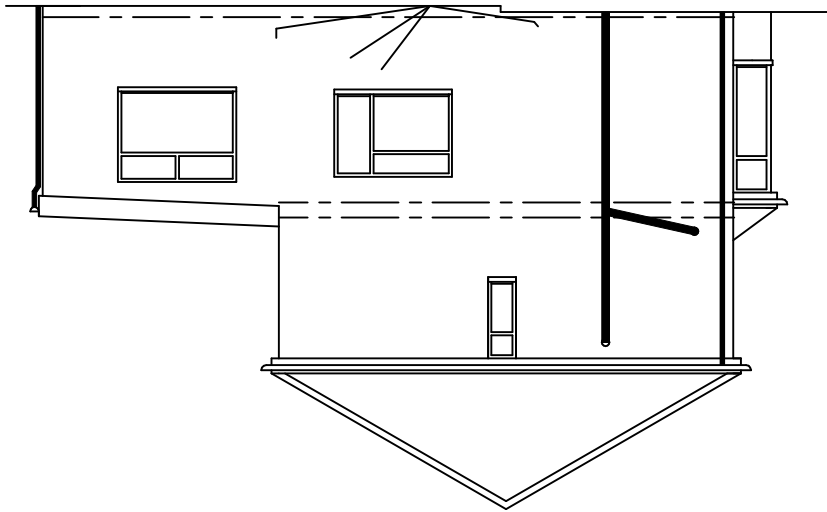
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

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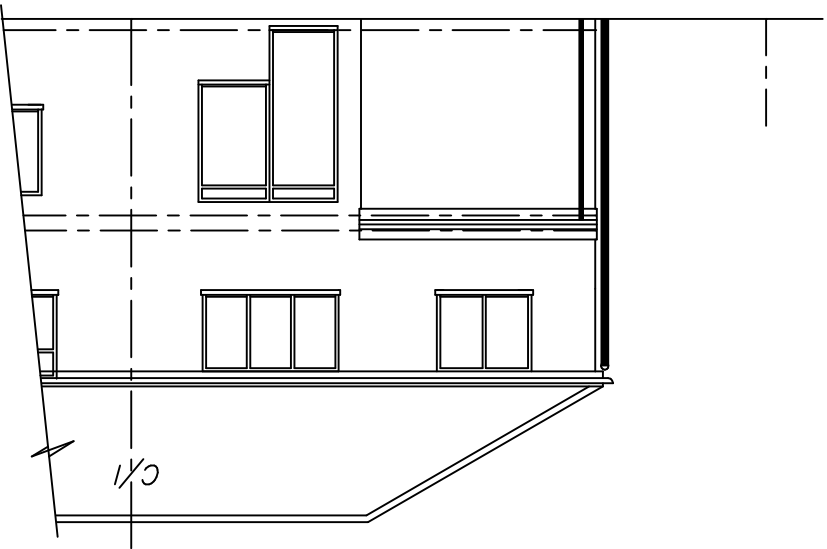
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

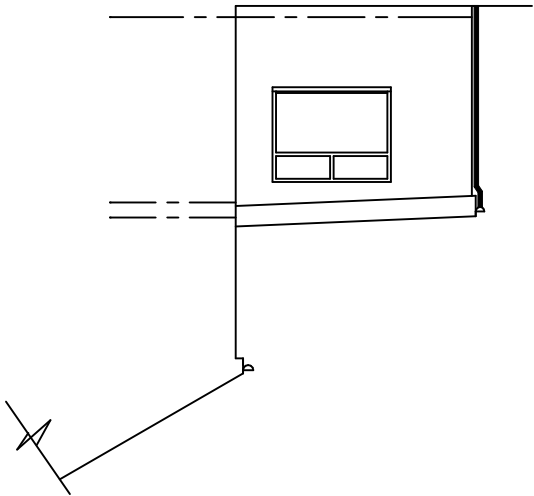


EXISTING REAR ELEVATION



ELECTRICAL SPECIFICATION
THE INSTALLATION WILL BE DESIGNED,INSTALLED,INSPECTED AND TESTED TO THE STANDARDS
REQUIRED BY PART'P' OF THE BUILDING REGULATIONS.
'A'COMPETANT' ELECTRICIAN WILL UNDERTAKE THE WORK AND AN INSTALLATION CERTIFICATE
WILL BE PROVIDED.
PRIOR TO COMMISSIONING THE INSTALLATION WILL BE TESTED BY AN ELECTRICIAN COMPETANT
IN TESTING HOLDING A SUITABLE QUALIFICATION.
TESTING WILL BE COMPREHENSIVE WITH TESTS FOR CONTINUITY,AND EARTH LOOP IMPEDANCE.
ANY INSTALLATION UNDERTAKEN BY SOMEONE WHO IS NOT REGISTERED WITH NICEIC OR ECA
MUST PROVIDE AN INSTALLATION CERTIFICATE TOGETHER WITH A TEST CERTIFICATE PREPARED
BY A MEMBER OF THE NICEIC OR ECA.
THE PROPOSED DOMESTIC ELECTRICAL INSTALLATION WILL BE INSTALLED IN ACCORDANCE
WITH BS 7671 AND THE CURRENT 17th EDITION OF THE WIRING REGULATIONS.
THE BEST PRACTISE ENDORSED WITH THE IEE ON SITE GUIDE WILL BE APPLIED.
WORK TO HEATING/HOT WATER SYSTEM BY A GAS SAFE REGISTERED PLUMBER.
NEW DOUBLE GLAZED WINDOWS TO HAVE INNER PANE OF 'K' GLASS
AND MINIMUM GAP BETWEEN PANES 16mm.(argon filled)Uvalue 1.6
NEW BEDROOM WINDOWS TO HAVE ESCAPE WINDOW 0.33M2
WITH MINIMUM WIDTH OF ESCAPE WINDOW 450mmx740mm height to achieve 0.33M2.
BEAM OVER NEW EXTERNAL WINDOWS AND DOORS CATNIC COMBINED LINTOLS.
NEW GLAZING IN CRITICAL LOCATIONS TO COMPRISE TOUGHENED SAFETY GLASS
TO BS6206

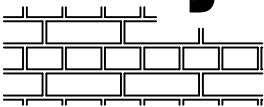
EXISTING SIDE ELEVATION



DRAWING No 3 OF 8 DRAWING'S

PROPOSED 2-STOREY REAR
EXTENSION AT-
No 18 ROWOOD AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RF.
FOR-MR MOHAMMAD FAZA IQBAL.
MOB-07890418483.

SCALE:- 1:100 DATE:- SEPT 2021



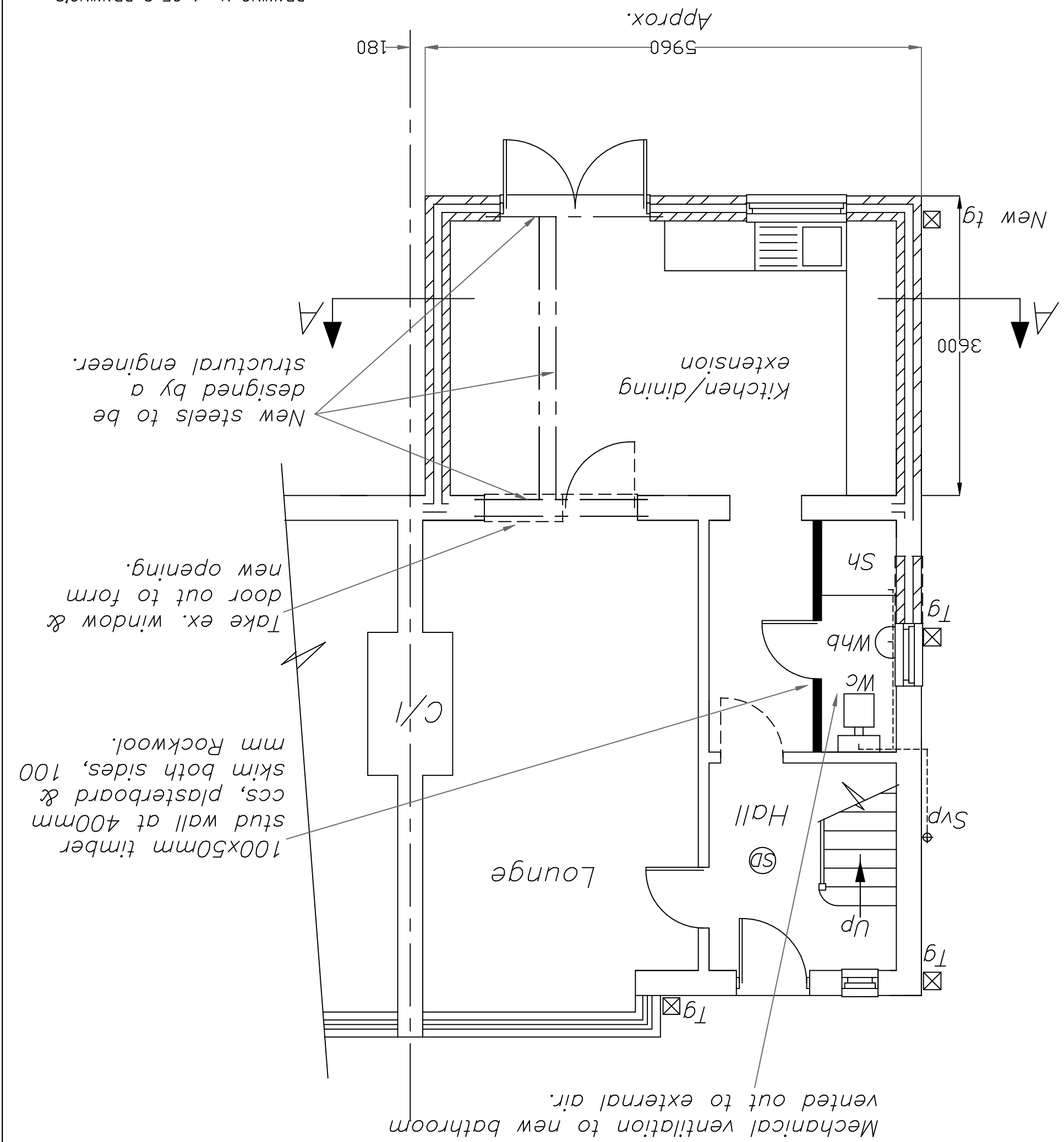
Kevin Foey
BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
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OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

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ⓈD = Mains wired interlinked (with battery back up) Smoke detectors.

PROPOSED GROUND FLOOR



DRAWING No 4 OF 8 DRAWING'S
PROPOSED 2-STOREY REAR
EXTENSION AT-
No 18 ROWOOD AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RF.
FOR-MR. MOHAMMAD FAZA IQBAL.
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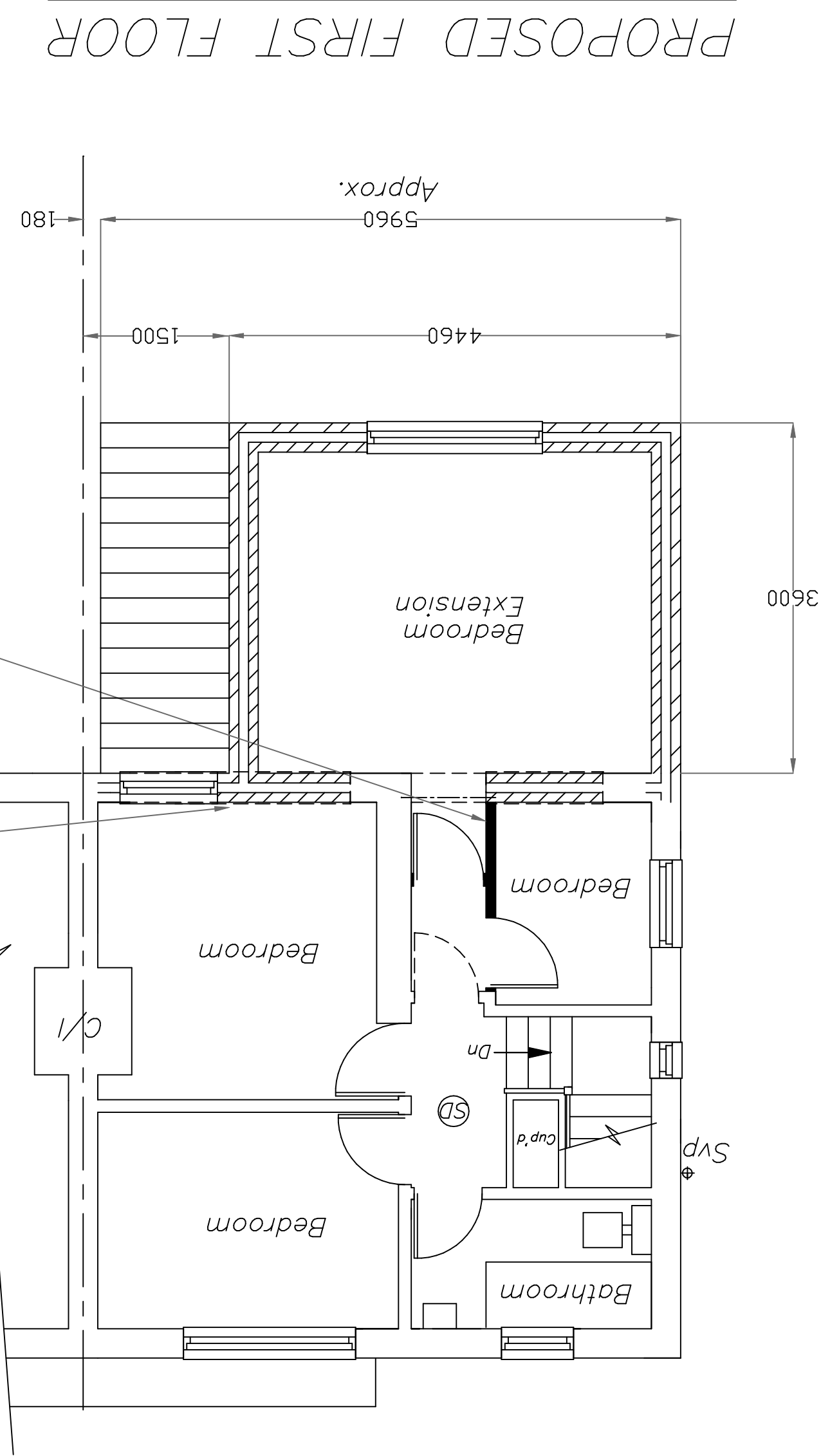
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DATE:- SEPT 2021

Kevin FUEY

BUILDING
DESIGN CONSULTANTS

28 CHEW VALE,
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ⓈⓁ = Mains wired interlinked (with battery back up) Smoke detectors.



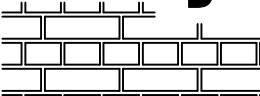
PROPOSED FIRST FLOOR

Brick up ex. window & new window at side.
100x50mm timber stud wall at 400mm ccs, plasterboard & skim both sides, 100mm Rockwool.

DRAWING No 5 OF 8 DRAWING'S

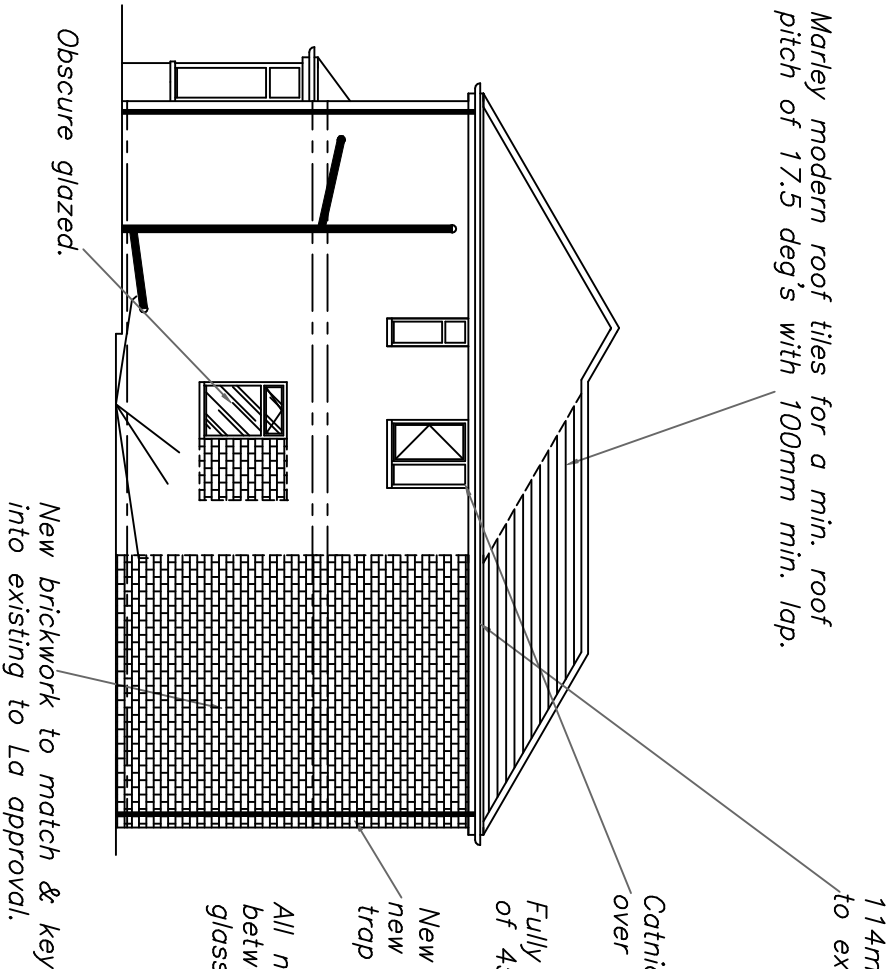
PROPOSED 2-STOREY REAR EXTENSION AT-
No 18 ROWOOD AVENUE,
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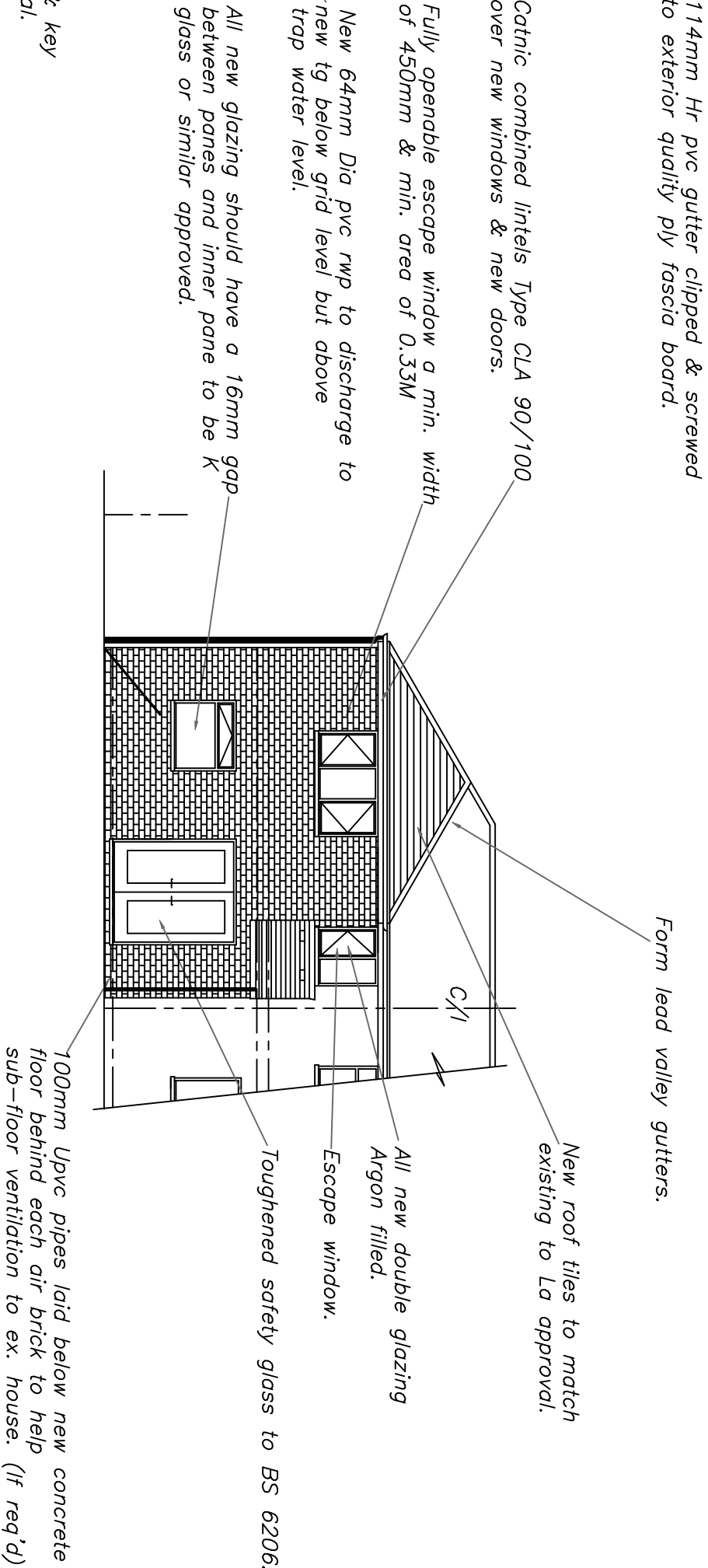


Kevin Foeys
BUILDING
DESIGN CONSULTANTS

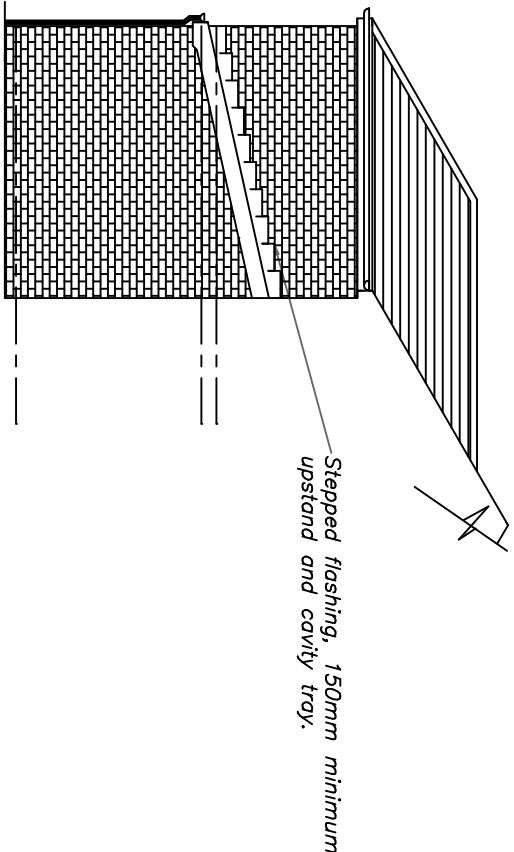
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PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

- 1) AREAS WITH DIFFERING HEATING NEEDS SUCH AS SEPARATE SLEEPING AND LIVING AREAS SHOULD HAVE INDIVIDUAL TEMPERATURE CONTROL-BY USE OF ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES.
- 2)SEPARATE TIMING CONTROLS SHOULD BE PROVIDED FOR SPACE HEATING AND HOT WATER(EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES.
- 3)BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.
- 4)THE NEW BOILER SHOULD HAVE A SEDBUCK RATING OF 86%
- 5)ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISSIONED AND CERTIFICATION PROVIDED.
- 6)INSTRUCTIONS FOR ALL RELEVANT CONTROLS ARE TO BE GIVEN TO THE OWNER.

3 IN 4 OF NEW LIGHT FITTINGS TO BE OF THE TYPE THAT WILL ONLY ACCEPT ENERGY EFFICIENT LAMPS

NEW ELECTRICAL SWITCHES AND SOCKETS TO BE LOCATED WITHIN A ZONE BETWEEN 450mm & 1200mm FROM THE FINISHED FLOOR LEVEL..
ROBUST METHODS OF CONSTRUCTION TO BE ADOPTED.

INSULATED DPCS TO BE USED ON WINDOW AND DOOR REVEALS.

The provision of cold & hot water supply to the sanitary appliances & in addition to any thermostat, either the heat source or the storage visual, is fitted with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

DRAWING No 6 OF 8 DRAWING'S

PROPOSED 2-STOREY REAR
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MOB-07890418483.

SCALE:- 1:100 DATE:- SEPT 2021

kevin
BUILDING
DESIGN CONSULTANTS

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WALL CONSTRUCTION

300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity (DRY THERM 37 FILLED) 100mm celcon walling blocks with stainless steel wall ties. Internal wall 13mm Pb'd & dabs (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically and every 300mm of height adjacent to openings. U value=0.28.

Marley modern roof tiles with 100mm min. lap.

x50mm Timber ceiling joists & rafters at 400mm ccs.

100 x 75mm Timber wallplate.

25mm gap to back of fascia to allow for cross flow ventilation

Catnic combined lintel Type CLA 90/100 over new French windows.

Dpc 150mm minimum above Ground level.

Sand and Cement cavity fill.

Brickwork only below dpc.

New Foundations to reg A1/A2.

GROUND FLOOR CONSTRUCTION

100mm concrete slab on vapour control layer 1200g visquene laid directly over 110mm kingspan Thermafloor TF70 on sandblinded well consolidated hardcore. insulated upstand=insulation thickness+thickness of slab.

U Value=0.22

ROOF CONSTRUCTION

Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on x 50mm rafters & ceiling joists @ 400mm ccs 100mm Rockwool insulation between ceiling joists & a further 175mm over ceiling joists, u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U-value.

275mm Rockwool Insulation.

100mm Rockwool insulation between joists.

275mm Rockwool insulation.

110mm Kingspan Thermafloor TF70.

Visquene also below insulation.

100mm Concrete on 1200g visquene dpm lapped onto Dpc all on well consolidated sandblinded hardcore.

SECTION A-A

DRAWING No 7 OF 8 DRAWING'S

PROPOSED 2-STORY REAR
EXTENSION AT—
No 18 ROWOOD AVENUE,
CHEETHAM HILL,
MANCHESTER,
M8 0RF.
FOR—MR MOHAMMAD FAZA IQBAL.
MOB—07890418483.

SCALE:— 1:50

DATE:— SEPT 2021

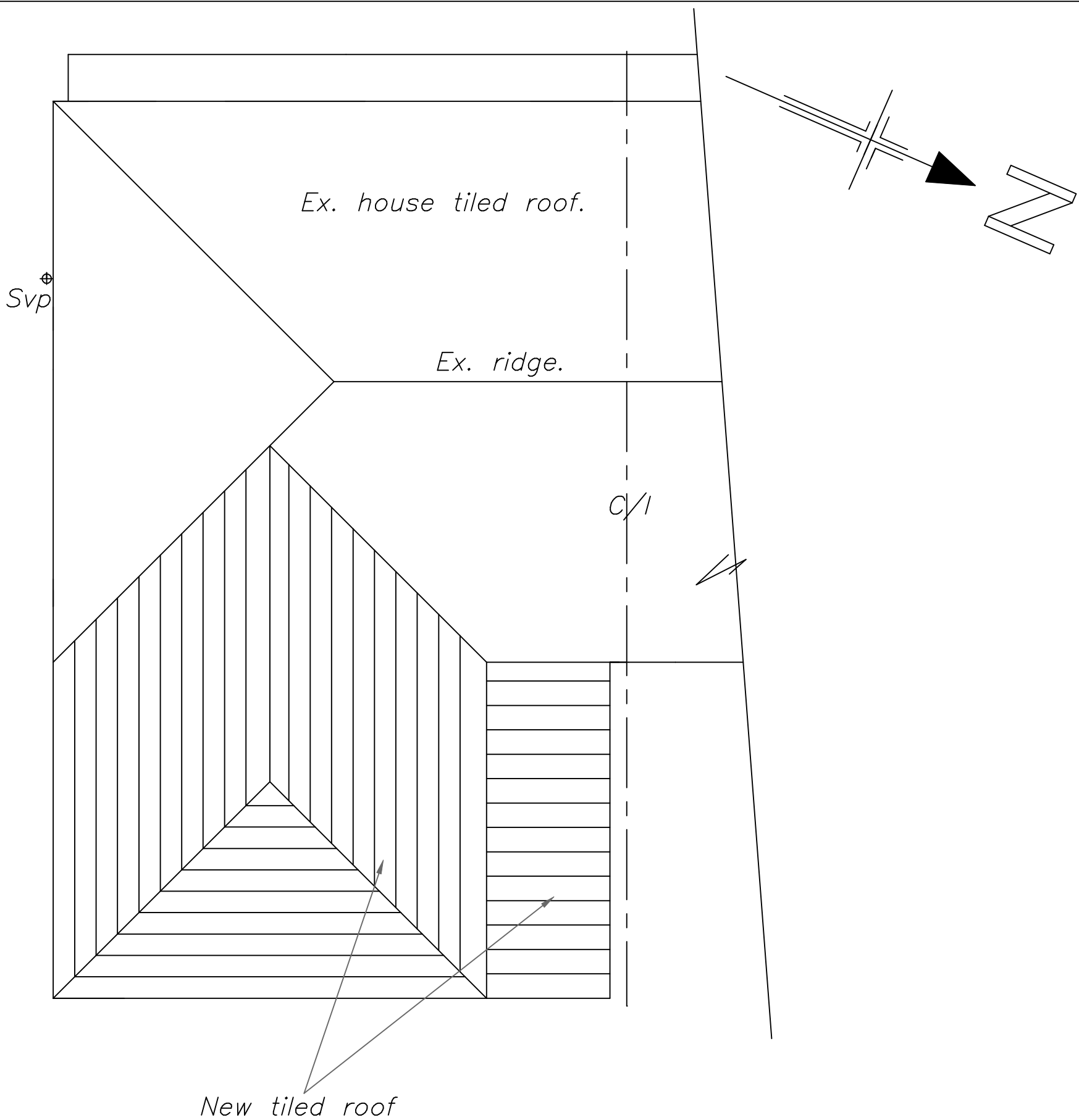
kevin foey

BUILDING
DESIGN CONSULTANTS

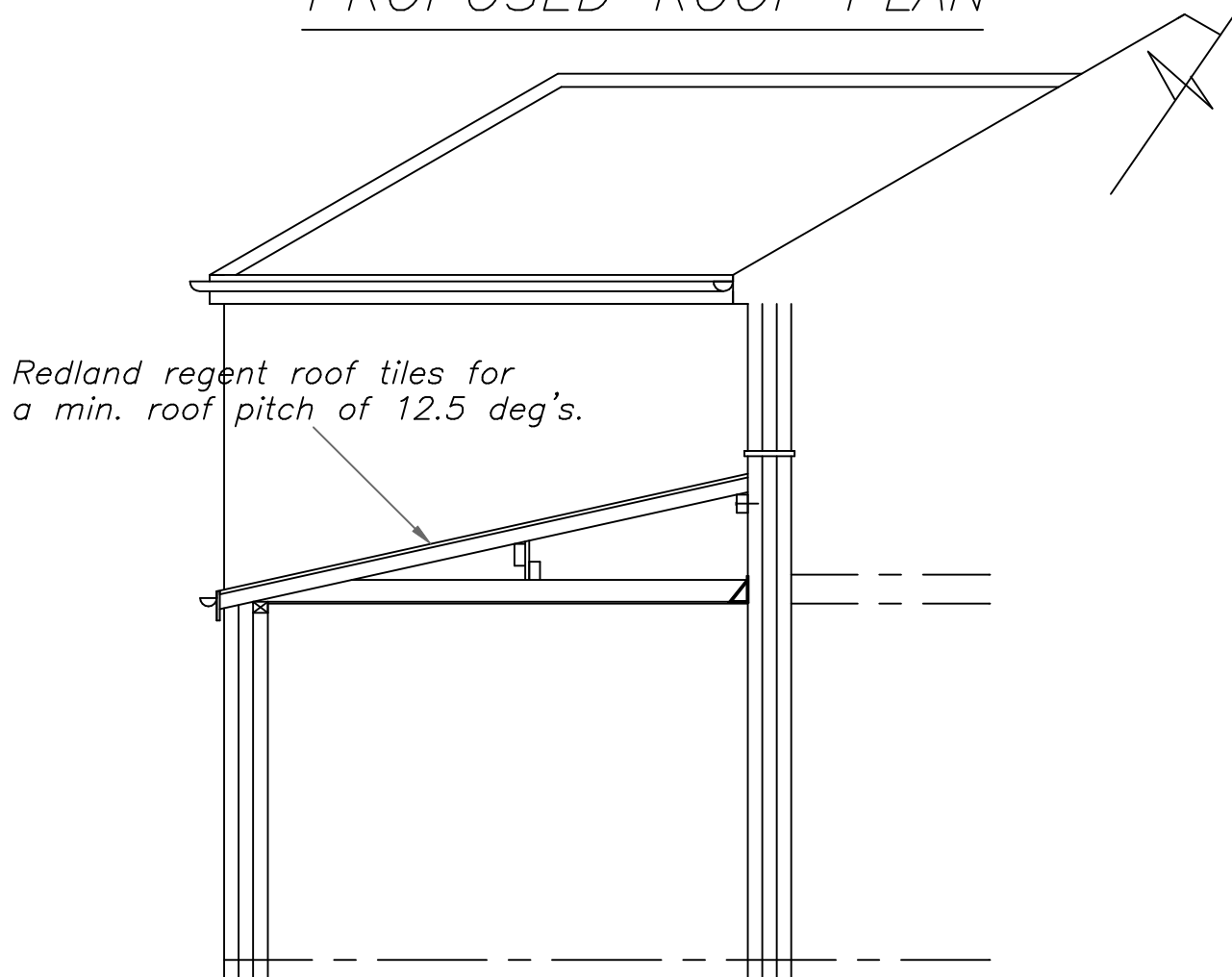
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PROPOSED ROOF PLAN



DRAWING No 8 OF 8 DRAWING'S

PROPOSED 2-STOREY REAR
EXTENSION AT-
No 18 ROWOOD AVENUE,
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SCALE:- 1:50 DATE:- SEPT 2021

kevin foey

BUILDING
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