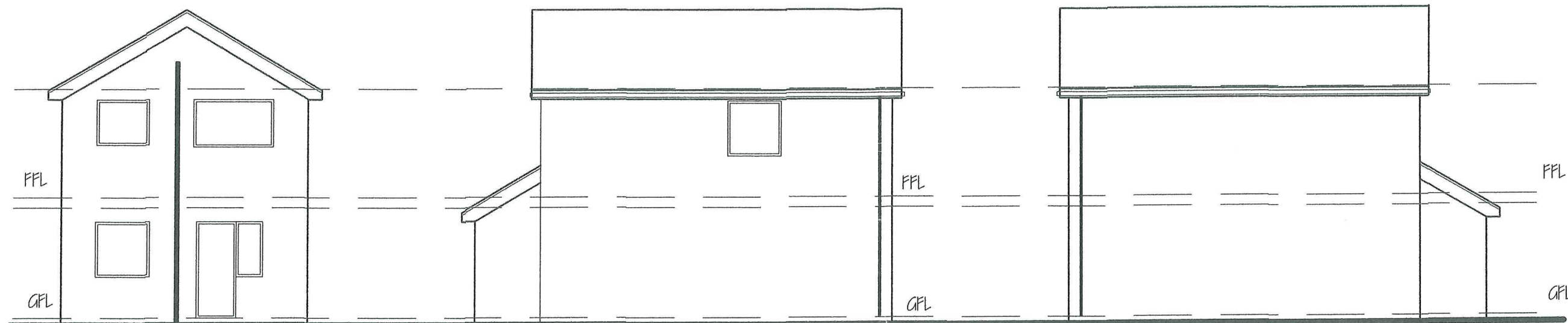
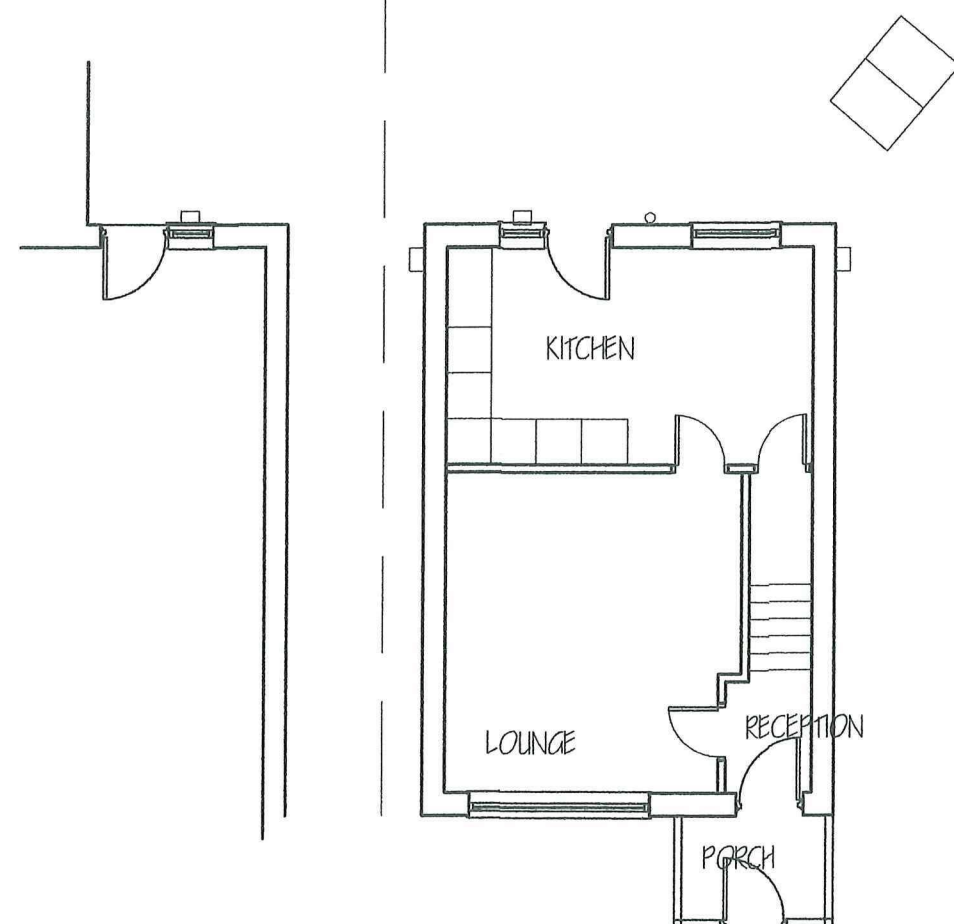




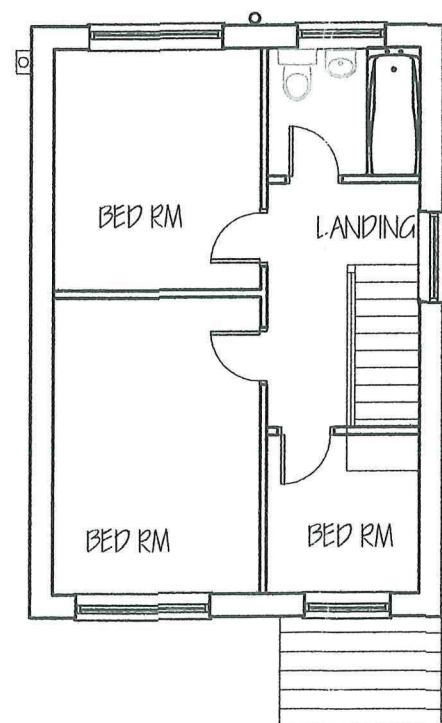
REAR ELEVATION

GABLE ELEVATION

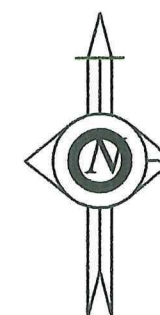
GABLE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN
scale 1:1250



ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE.

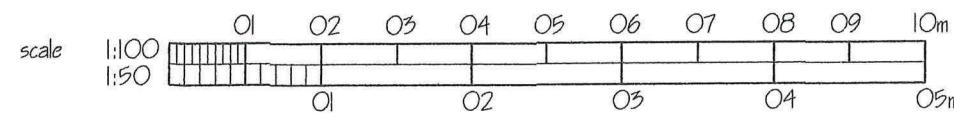
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FY5 1JP
Tel No. 01295 857962
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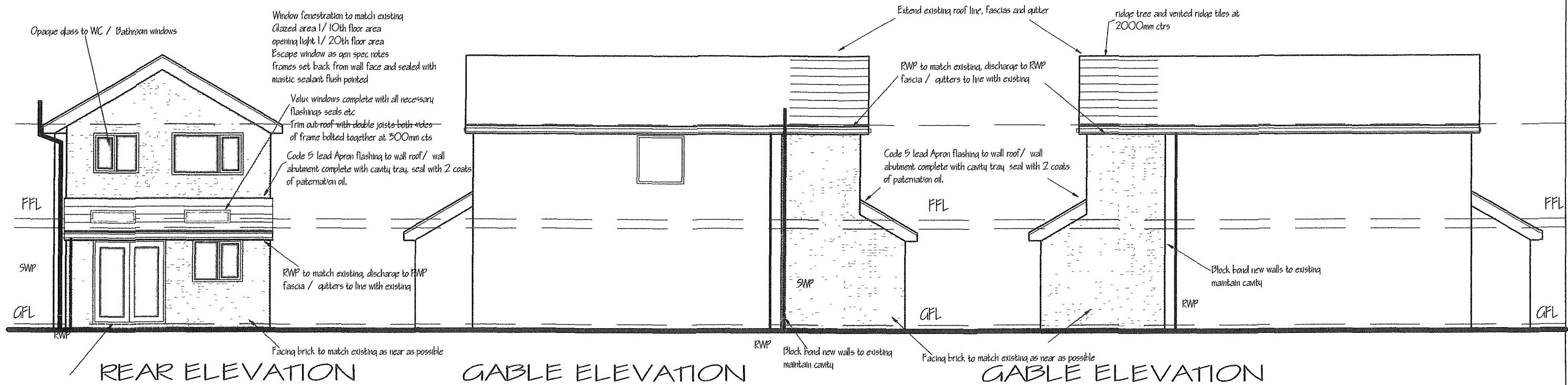
PROPOSED TWO STOREY REAR EXT.N

CLIENT
Mr W. TOBONI
59 NORTHFIELD ROAD, MOSTON
MANCHESTER M40 3RN

REV.	DRG.NO. JPP / 2017_001
DATE JULY 2020	SCALE 1:100 @ A3

LAYOUT AS EXISTING





D1- Fold doors and frame complete with all necessary sliding gear, hardware fixtures and fittings
Elementex 2 cill to threshold

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by IEE registered engineer
All gas supplies and installation by Corgi registered engineer
Foundations to comply with the LA requirements
Steelwork to comply with BS 449, BS 5950
Steelmesh to BS 1221
Horizontal and vertical DPM to be bituminous felt (unless otherwise stated) in accordance with BS 743 Type 5a, 1970
Windows to CP 151, Door frames to CP 151
Door and window frames by J-CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W. drainage to BS 6367: 1983
Internal drains above ground level to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation for thermal protection to structures
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector in accordance with BS CP 301, 303
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1, Shower fittings to BS 6360
Structural timber to BS 5268 Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982
Staircase shall comply in all respects to pt H of the current Building Regulations
Concrete - Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BS CP 1860, (All non-structural timber to be VAC-VAC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BS CP 231
Internal sw frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements

BUILDING NOTES
Lintols: Proprietary lintols are to be placed over all openings, doors, windows
Lintols are to be laid level. And have a minimum end bearing of 150mm and cased internally to give 1/2 hr fire protection. Bitumin coated galvanised steel lintols, insulated with polystyrene are to be used in the external walls

Ground floor slab to be minimum 150mm thick, floated concrete on visqueen 1200 gauge. DPM this to be dressed up vertical sides of concrete/
50mm sand blinding on 100 mm closed cell insulation, on 150-600mm crushed hardcore (well consolidated) Also depth of hardcore below thickened out slab below non-load bearing walls to be 150-600mm max as described earlier.

Foundations to external and party walls to be 600x200mm thick concrete strip footings brickwork only below dpc, weak mix concrete up to GL.
Depth of foundations, to formation level are to be a minimum of 1000mm in clay soils, of 625mm in sand (or as required by the structural engineer or local authority) concrete to be grade C15P.
Trench filled footings may be required in certain circumstances, width to be 450mm for all load bearing walls, depth to engineers or approved inspectors requirements.
House drainage: 100mm nominal, salt glazed ware, superslave or similar or equal approved
Top runs minimum gradient of 1:40 with inspection chambers at 12m intervals.
Pipework below buildings to be encased in 100mm thick granular fill or other flexible filling in accordance with the manufacturers recommendations.
Drains passing through walls to have 50mm clearance all round with concrete lintol over

Soil and waste to be single stack drainage system to BS 5572: 1978, connecting via a suitable adaptor, to the under ground drainage system. Location and sizes of internal pipework are indicated on drawings
Depth to invert to be 450mm where direct ground floor connection to SWP vent pipes- reduce to 75mm dia when run externally, and terminate 1000mm above any adjacent ventilated opening
All vent pipes to terminate in a wire balloon cage.

All rainwater goods: to be round section "Morley " or similar, fixed in accordance with the manufacturers instructions, positioned as the drawings and connected to a sepeate under ground storm water drainage system

All cavities are to be closed at eaves and verge with a low density block to seal the cavity.
"Hyload pitch polymer 100mm wide or other approved DPC, a minimum of 150mm above adjacent finished ground level DPC to have a minimum 150mm lap at joints, and with dpm in order to ensure a water tight seal.

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENTS OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD LIASE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STATUTORY UNDERTAKERS AND ANY OTHER RELEVANT BODIES, TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE
ANY MODIFICATIONS, AS A RESULT TO BE AGREED
ALL DIMENSIONS TO BE CHECKED ON SITE
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL TO THE SATISFACTION OF THE LOCAL AUTHORITY
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS, RELATED TO THE PROPERTY
NONE OF THE WORKS SHOULD ENCRACH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICE CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS. THE CLIENT IS TO TAKE RESPONSIBILITY FOR THE APPOINTMENT OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1997 APPLIES

ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE

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Mat No: 01703 *48807

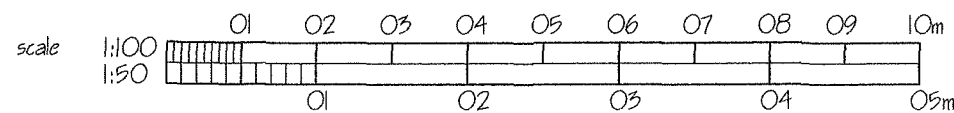
Eng: J.Kendal Thornton-Cleveleys

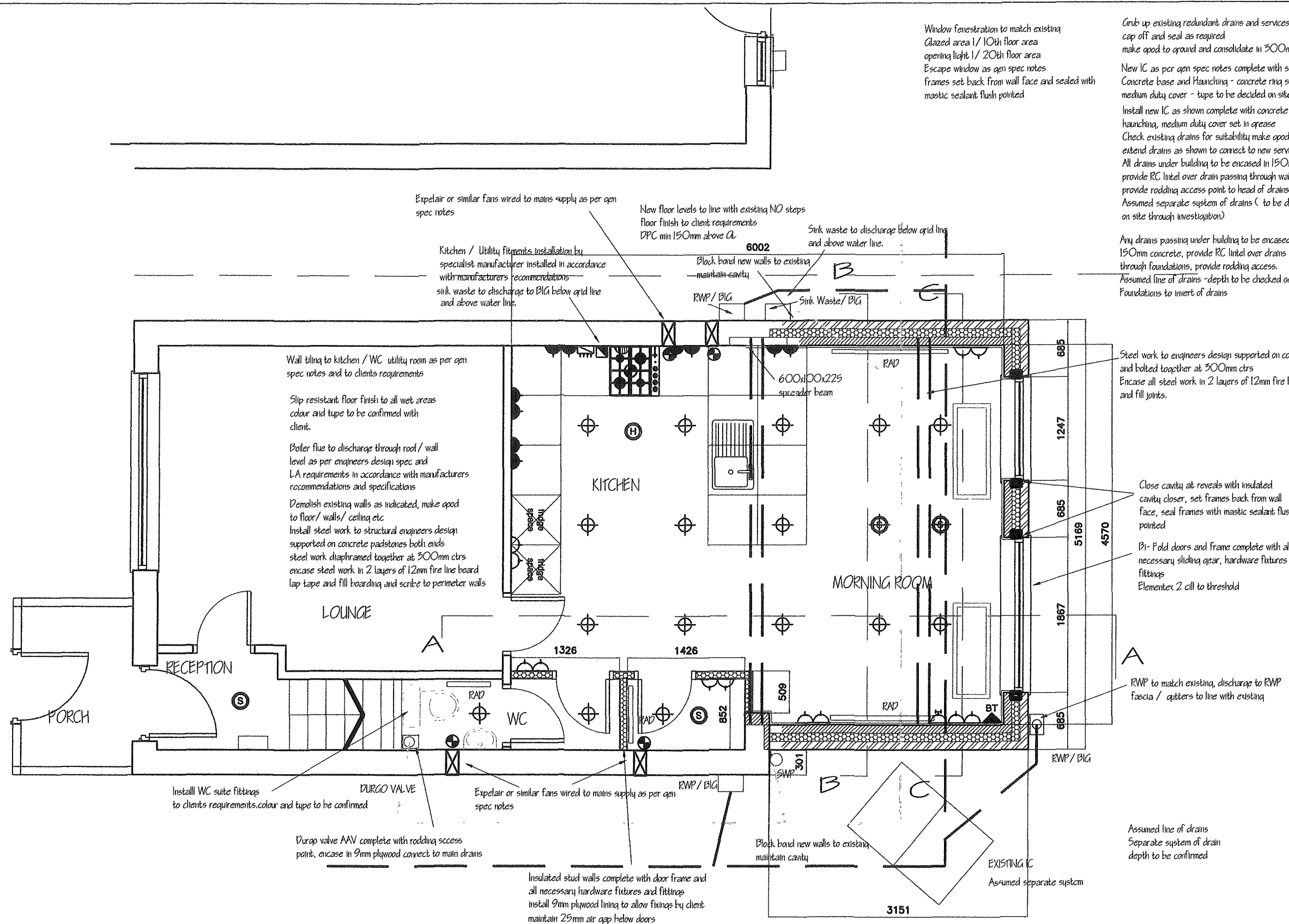
PROPOSED TWO STOREY REAR EXT.N

CLIENT
Mr. W. TOBONI
59 NORTHFIELD ROAD, MOSTON
MANCHESTER M40 3RN

REV.	PRG NO JPP / 2017_002
DATE JULY 2020	SCALE 1:100 @ A3

PROPOSED ELEVATIONS





GROUND FLOOR PLAN

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having to E coating to achieve 1.6w/m²K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks
All work to comply with Domestic Building Services compliance guides
All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed, inspected and tested by a person registered with a competent persons scheme

New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dritherm 37 insulation, 100mm Celcon standard blockwork (K=0.16) with 13mm plaster finish to achieve 0.28 w/m²K U value
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

PROPOSED LAYOUT

01 02 03 04 05m

Window fenestration to match existing
Glazed area 1/10th floor area
opening light 1/20th floor area
Escape window as per spec notes
frames set back from wall face and sealed with mastic sealant flush pointed

Grab up existing redundant drains and services cap off and seal as required
make good to ground and consolidate in 300mm layers

New IC as per per spec notes complete with sealed cover
Concrete base and haunching - concrete ring system
medium duty cover - type to be decided on site

Install new IC as shown complete with concrete base and haunching, medium duty cover set in grease

Check existing drains for suitability make good as required
extend drains as shown to connect to new services

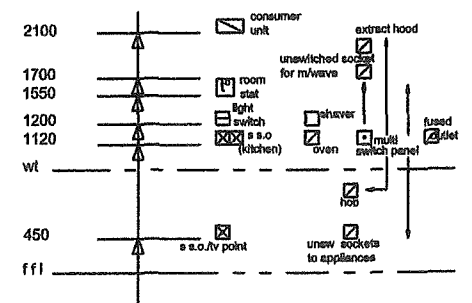
All drains under building to be excavated in 150mm concrete provide RC lintel over drain passing through walls and foundations provide rodding access point to head of drains
Assumed separate system of drains (to be determined on site through investigation)

Any drains passing under building to be excavated in 150mm concrete, provide RC lintel over drains passing through foundations, provide rodding access.
Foundations to invert of drains

ELECTRICAL KEY	
DOUBLE SWITCHED SOCKET MAX. 450mm FROM PFL	PENDANT LIGHT FITTING
HIGH LEVEL SWITCHED SOCKET MAX. 1200mm FROM PFL	LOW ENERGY PENDANT LIGHT FITTING
3 WAY SPOTLIGHT	TELEPHONE POINT MAX. 450mm FROM PFL
TELEPHONE POINT MAX. 450mm FROM PFL	TV SOCKET MAX. 450mm FROM PFL
EXTRACT FAN	CONSUMER UNIT
CONSUMER UNIT	ENTRY PHONE CALL POINT
ENTRY PHONE CALL POINT	ENTRY PHONE HAND SET
ENTRY PHONE HAND SET	DOWNLIGHTER
DOWNLIGHTER	ISOLATOR
ISOLATOR	WIRE OPERATED BELL PUSH
WIRE OPERATED BELL PUSH	TEMPERATURE
TEMPERATURE	WALL MOUNTED GAS METER
WALL MOUNTED GAS METER	

ELECTRICAL INSTALLATION	
TO COMPLY WITH APPROVED DOCUMENT M - 2004 EDITION PART 111 SECTION 8 & APPROVED DOCUMENT P - 2004 EDITION	
APPROPRIATE HEIGHTS FROM FINISHED FLOOR LEVEL	TYPE OF ELECTRICAL OUTPUT
4500MM	SOCKETS, T.V. POINTS, TELEPHONE JACK POINTS
1200MM	LIGHT SWITCHES, DOORBELLS

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO
PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO



HEIGHTS OF ELECTRICAL FITTINGS

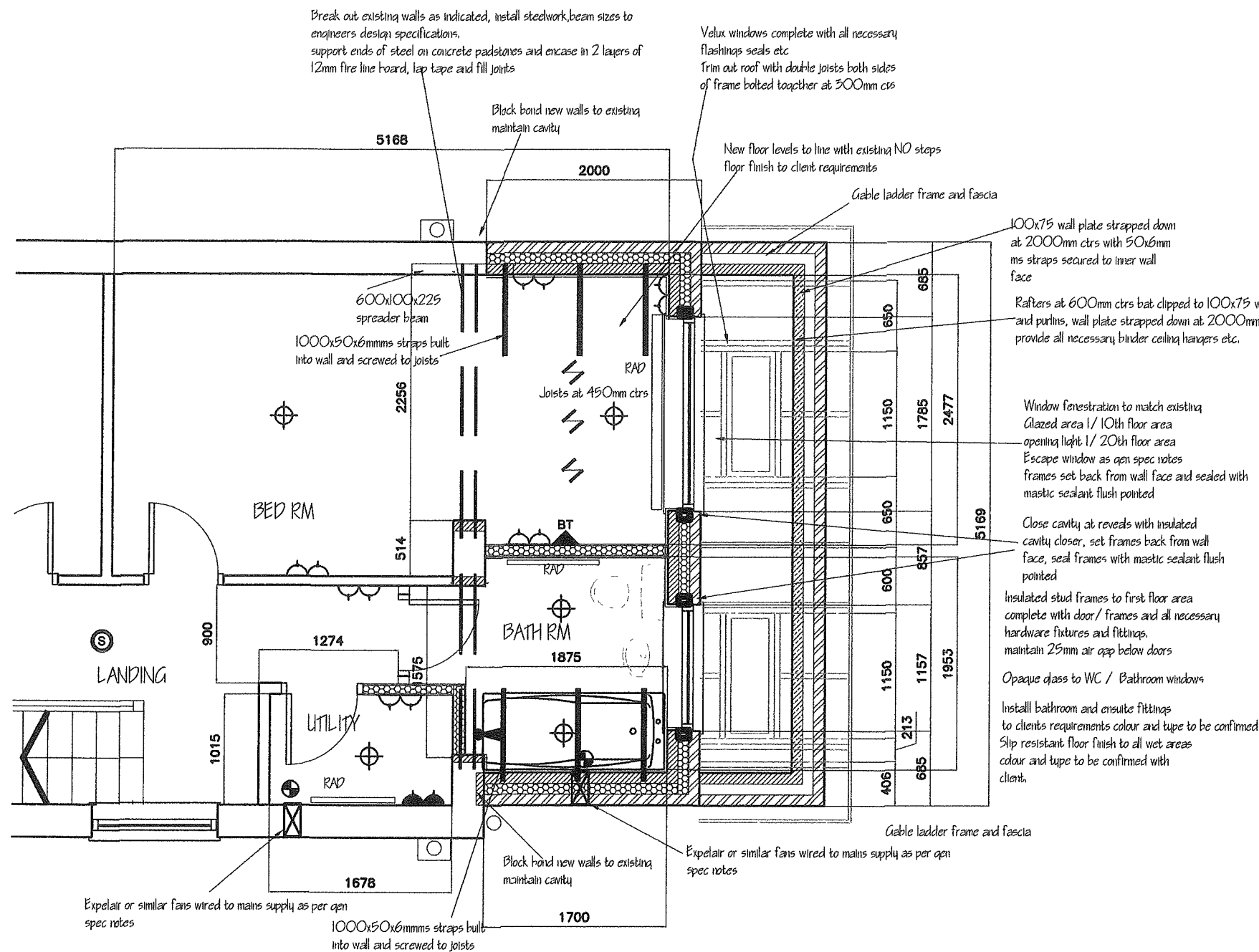
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PROPOSED TWO STOREY REAR EXT.N

CLIENT
Mr W. TOBONI
59 NORTHFIELD ROAD, MOSTON
MANCHESTER M40 3RN

REV	DRGNO
	JPP / 2017_003
DATE	SCALE
JULY 2020	1:50 @ A3



FIRST FLOOR PLAN

New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dnitherm 37 insulation, 100mm Celcon standard blockwork (K=0.16) with 13mm plaster finish to achieve 0.28 w/ m2K U value

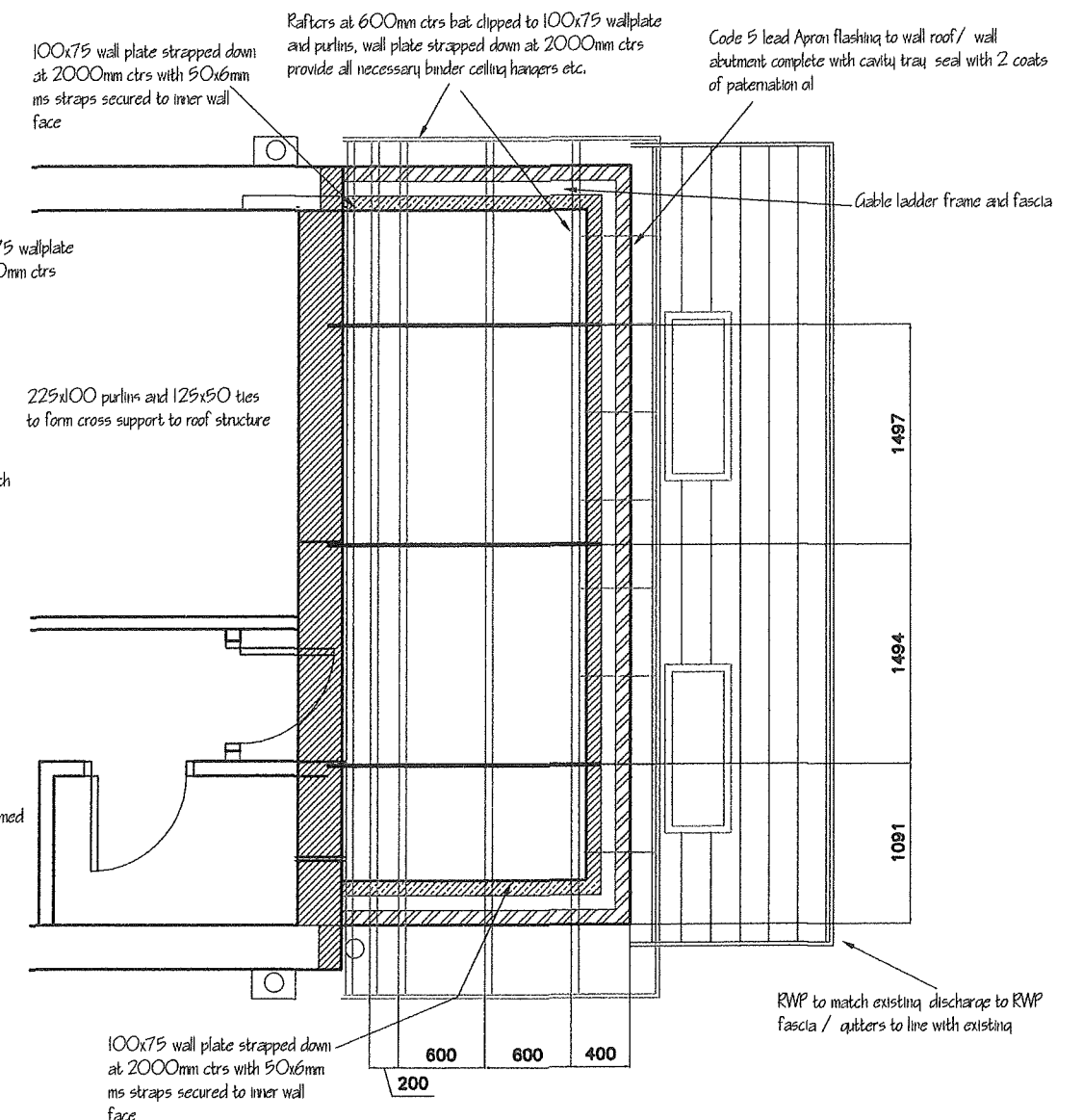
Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having low E coating to achieve 1.6w/ m2K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks

All work to comply with Domestic Building Services compliance guides All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed inspected and tested by a person registered with a competent persons scheme



ROOF TIMBERING PLAN

PROPOSED LAYOUT

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FYS LLP

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Fax No: 07702 446557
Email: j.kendal@thorntons.com

PROPOSED TWO STOREY REAR EXT.N

CLIENT

Mr W. TOBONI
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MANCHESTER M40 3RN

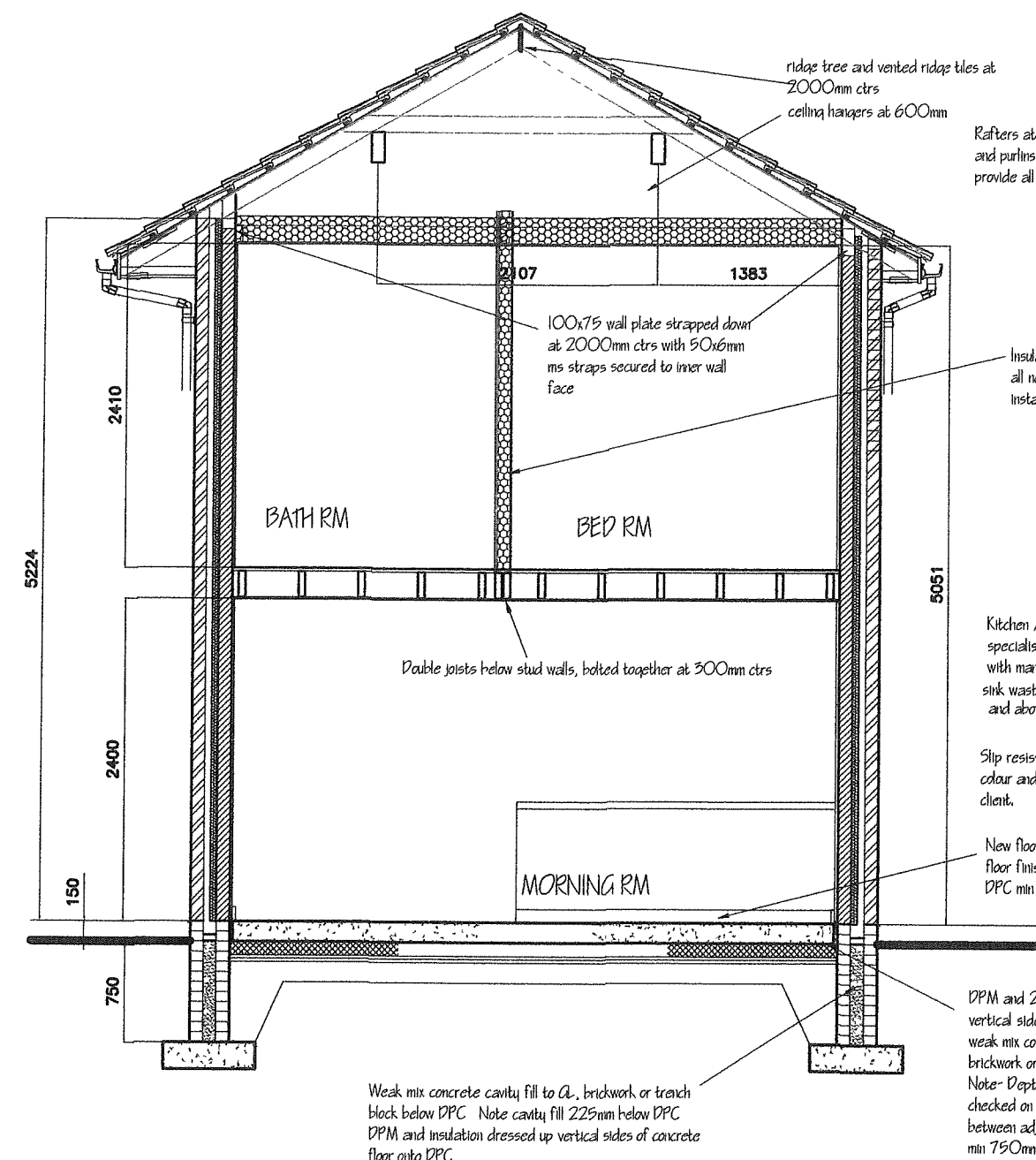
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DATE	JPP / 2017_004
JULY 2020	SCALE
	1:50 @ A3



PROPOSED LAYOUT

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed
A142 anti crack mesh on 75mm Kingspan on 1000q visqueen on sand blinding on clean well compacted hardcore

J. KENDAL 9 SOUTH SQUARE THORNTON-CLEVELEYS FYS IJP Tel No 01255 857962 Mob No 07703 548837 Email amadda@clt10.net		
PROPOSED TWO STOREY REAR EXT.N		
CLIENT Mr W. TOBONI 59 NORTHFIELD ROAD, MOSTON MANCHESTER M40 3RN		
REV	DRGNO JPP / 2017_005	
DATE	SCALE 1:50 @ A3	



SECTION B

New external wall comprising of facing brick to match existing outer leaf, 100mm cavity fully filled with Dritherm 37 insulation, 100mm Celcon standard blockwork (K=0.16) with 13mm plaster finish to achieve 0.28 w/ m2k U value. Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings.

Roof comprising single ply membrane to manufacturers instructions on 150mm Kingspan or similar flat roof insulation on ex grade ply wood on firming pieces laid to fall on 50x175 C16 roof joists.

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having to E coating to achieve 1.6 w/ m2K (WER band c).

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600).

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks. All work to comply with Domestic building Services compliance guides. All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed, inspected and tested by a person registered with a competent persons scheme.

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed. A142 anti crack mesh on 75mm Kingspan on 1000q visqueen on sand blinding on clean well compacted hardcore.

Rafters at 600mm ctrs bat clipped to 100x75 wallplate and purlins, wall plate strapped down at 2000mm ctrs provide all necessary binder ceiling hangers etc.

Insulated stud walls complete with door frame and all necessary hardware fixtures and fittings. Install 9mm plywood lining to allow fixings by client.

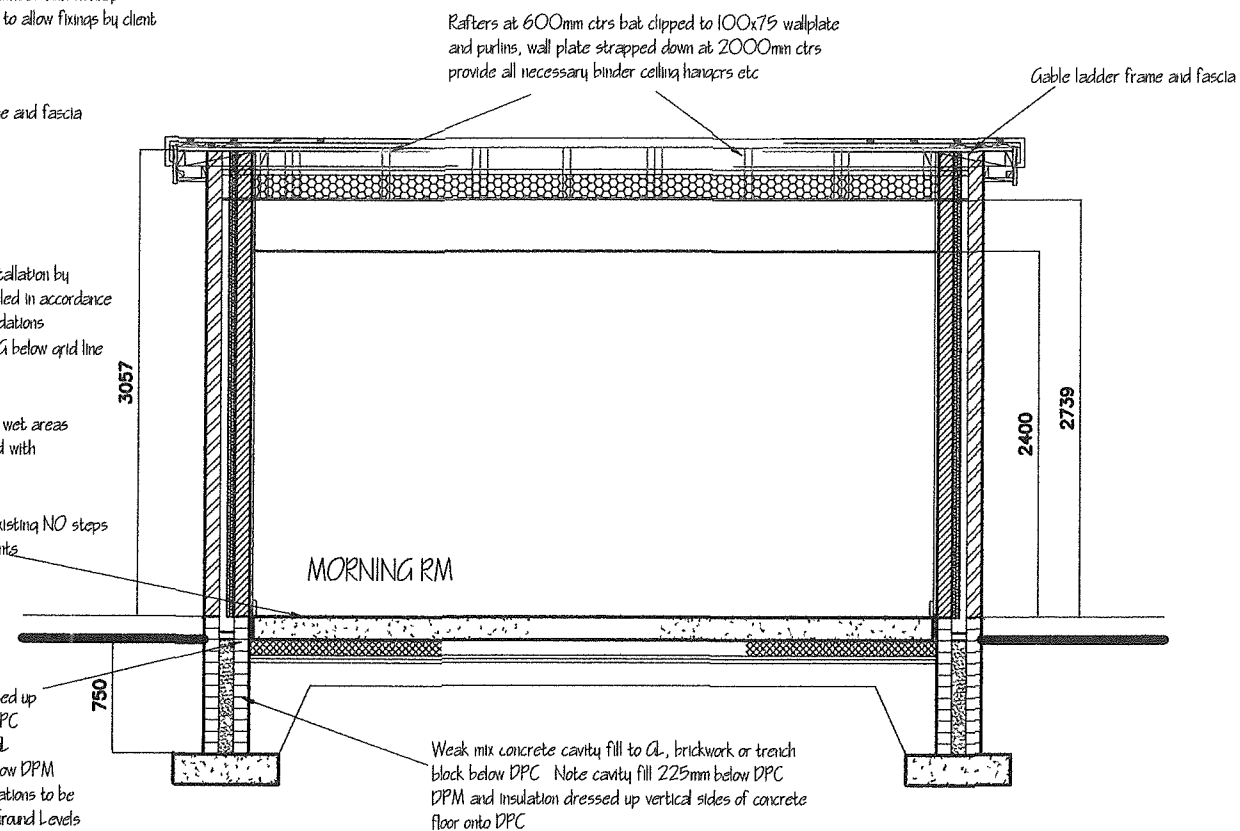
Cable ladder frame and fascia

Kitchen / Utility fitments installation by specialist manufacturer installed in accordance with manufacturers recommendations. Sink waste to discharge to D/G below grid line and above water line.

Slip resistant floor finish to all wet areas. Colour and type to be confirmed with client.

New floor levels to line with existing NO steps. Floor finish to client requirements. DPC min 150mm above AL.

DPM and 25mm insulation dressed up vertical sides of concrete onto DPC. Weak mix concrete cavity fill to AL brickwork or trench block only below DPM. Note: Depth of gable wall foundations to be checked on site due to varying Ground Levels between adjacent property. Depth of foundation min 750mm below lowest level of existing structure.



SECTION C

PROPOSED LAYOUT

Grab up existing redundant drains and services. Cap off and seal as required. Make good to ground and consolidate in 300mm layers.

New IC as per gen spec notes complete with sealed cover. Concrete base and haunching - concrete ring system. Medium duty cover - type to be decided on site.

Install new IC as shown complete with concrete base and haunching, medium duty cover set in grease.

Check existing drains for suitability make good as required. Extend drains as shown to connect to new services.

All drains under building to be encased in 150mm concrete. Provide rod/ding access point to head of drains.

Assumed separate system of drains (to be determined on site through investigation).

Any drains passing under building to be encased in 150mm concrete, provide RC lintel over drains passing through foundations, provide rod/ding access. Assumed line of drains - depth to be checked on site. Foundations to invert of drains.

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PROPOSED TWO STOREY REAR EXT.N

CLIENT

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59 NORTHFIELD ROAD, MOSTON
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REV	PRG NO
	JPP / 2017_006
DATE	SCALE
JULY 2020	1:50 @ A3