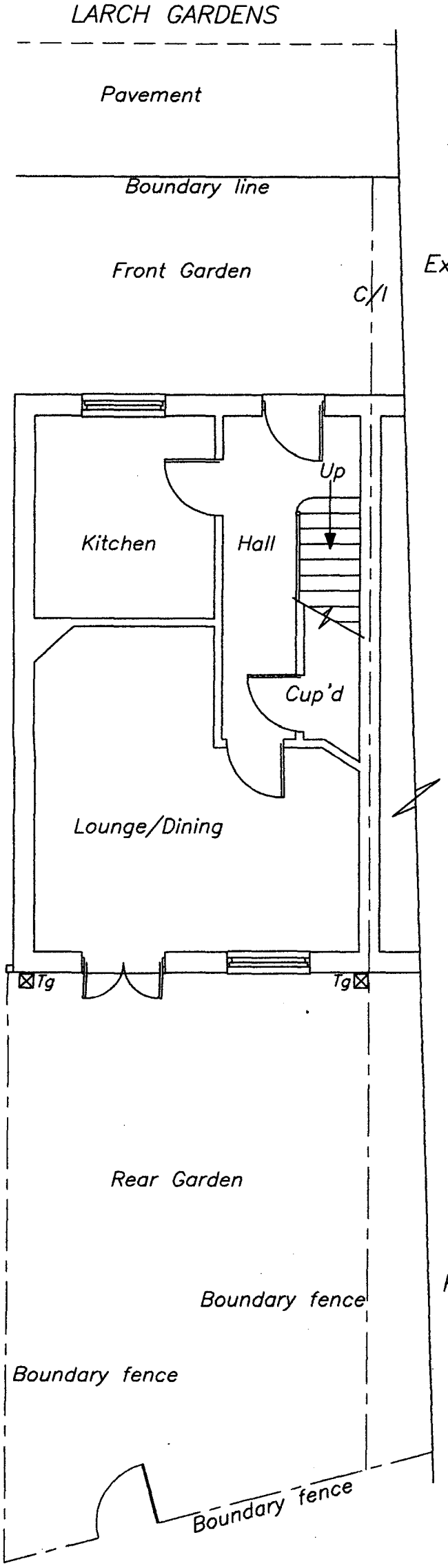
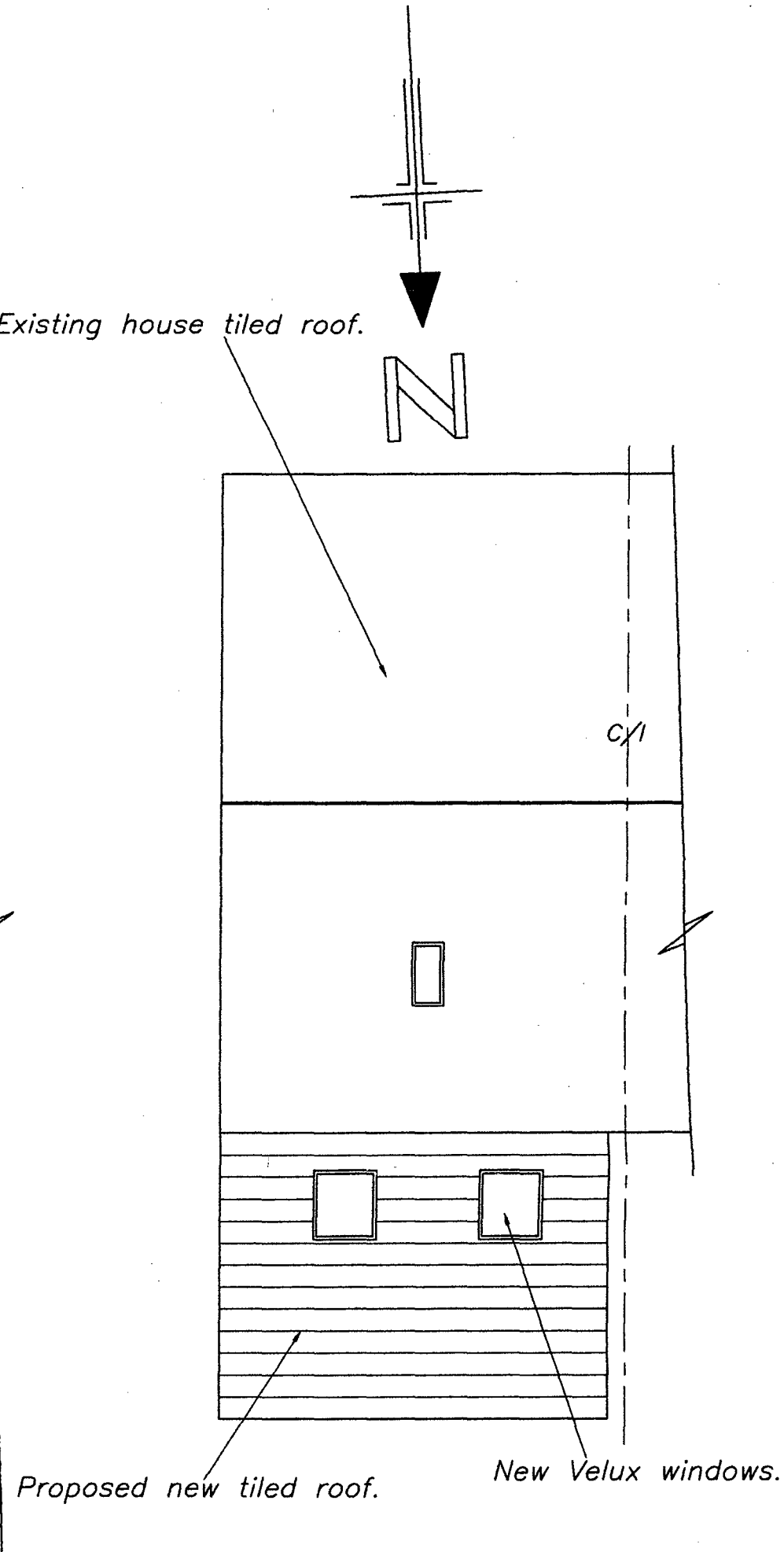


EXISTING SITE PLAN



PROPOSED ROOF PLAN

DRAWING No 1 OF 5 DRAWING'S

PROPOSED REAR GROUND FLOOR LOUNGE/DINING ROOM EXTENSION AT–
No 18 LARCH GARDENS,
CHEETHAM HILL,
MANCHESTER.
M8 8BJ.
FOR–MRS MARIAM OMARI.
TEL–07770513158.

11 APR 2012

SCALE:– 1:75 DATE:– JAN 2012

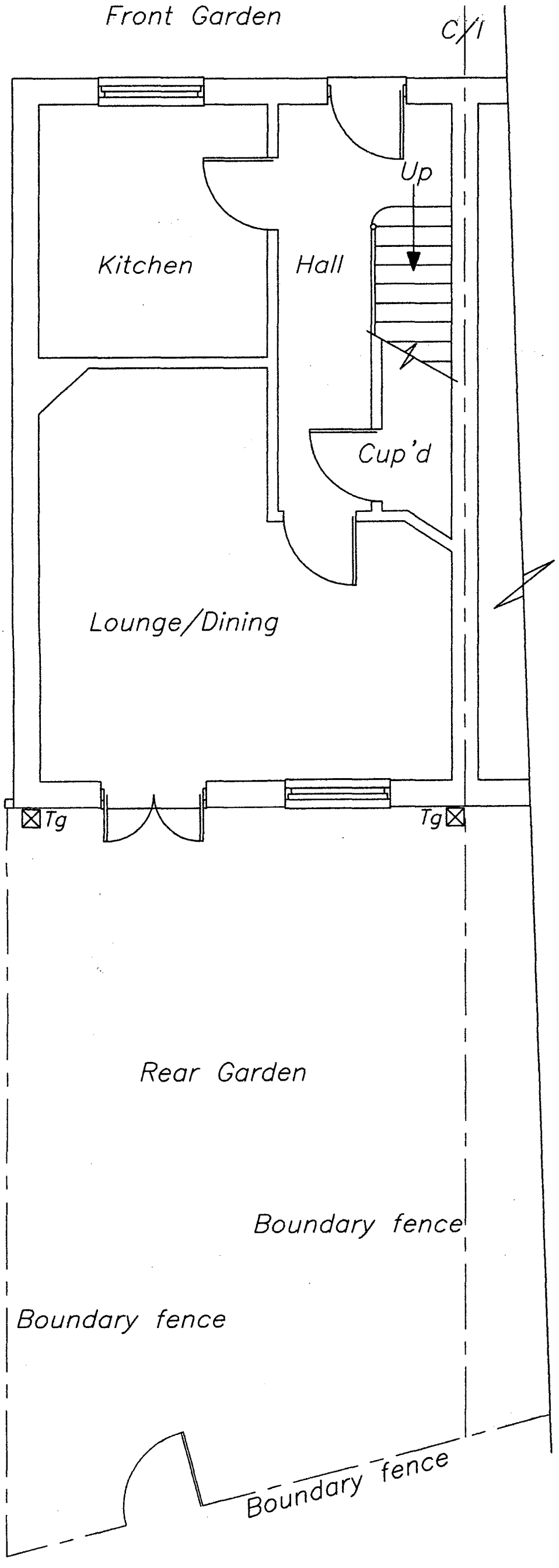
kevin foey
BUILDING DESIGN CONSULTANTS

7, OAK DENE CLOSE,
GREENFIELD,
OLDHAM, OL3 7JB.
TEL– 0798 676 1559
TEL– 01457 879 692

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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 NECESSARRY TO BE ADHERED TO.

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EXISTING GROUND FLOOR PLAN

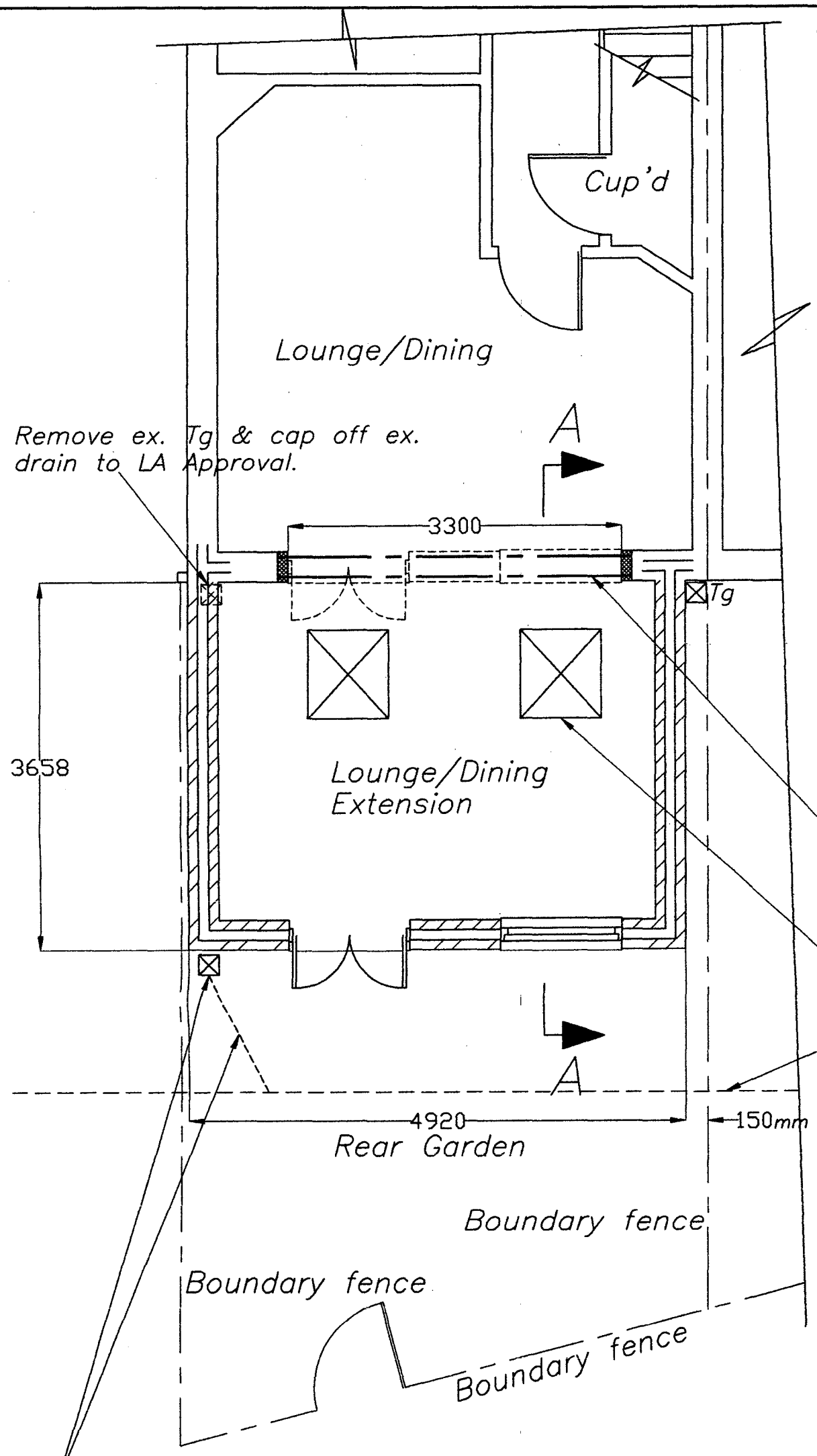
DRAWING No 2 OF 5 DRAWING'S

PROPOSED REAR GROUND FLOOR LOUNGE/DINING ROOM EXTENSION AT– No 18 LARCH GARDENS, CHEETHAM HILL, MANCHESTER. M8 8BJ. FOR–MRS MARIAM OMARI. TEL–07770513158.

SCALE:– 1:50 DATE:– JAN 2012

kevin foey
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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 adjacrent 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. Replacement Upvc window frames to be fitted where neccesary.
20. Complete re–roof to be carried out as neccesary.

Take down existing doors, wall & window to form opening, 2No new steels above & make good all surfaces to match existing.

New Velux roof lights fitted to manufacturers specifications.

Assumed line of existing drains.

PROPOSED GROUND FLOOR PLAN

DRAWING No 3 OF 5 DRAWING'S

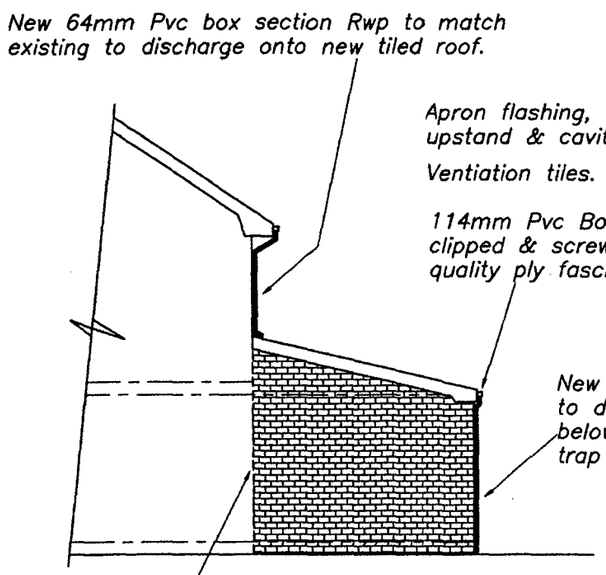
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SCALE:– 1:50 *DATE:– JAN 2012*

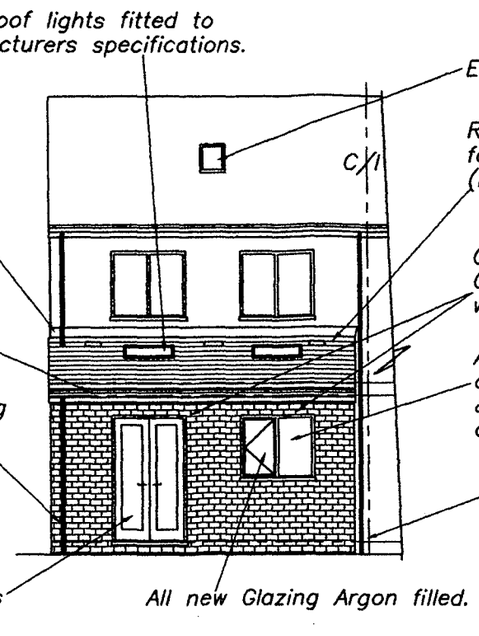
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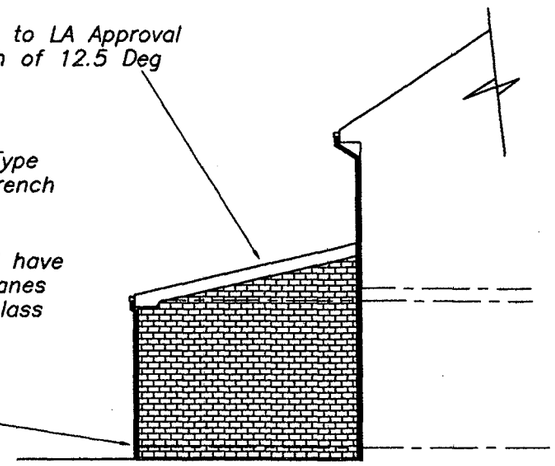
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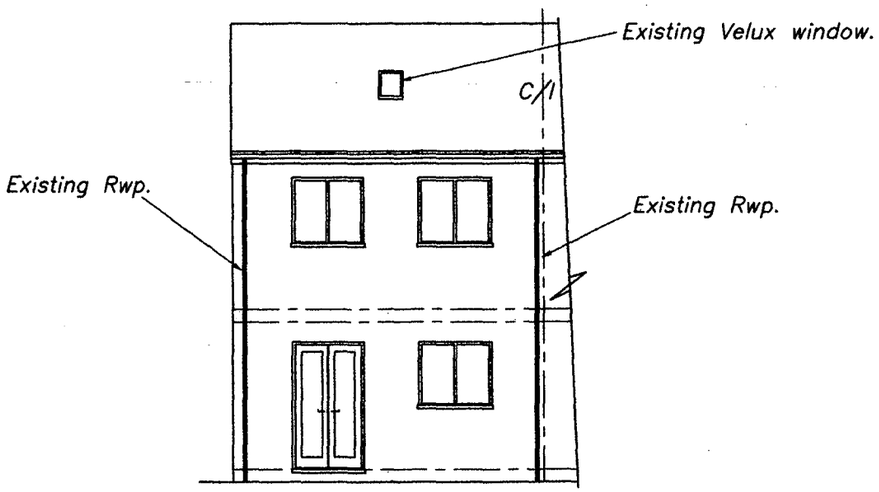
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED 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

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 fited with a device that will prevent the temperature of the stored water exceeding 100deg c at any time.

DRAWING No 4 OF 5 DRAWING'S

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SCALE:- 1:100 DATE:- JAN 2012

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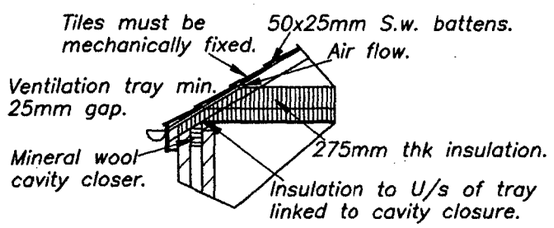
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ROOF CONSTRUCTION

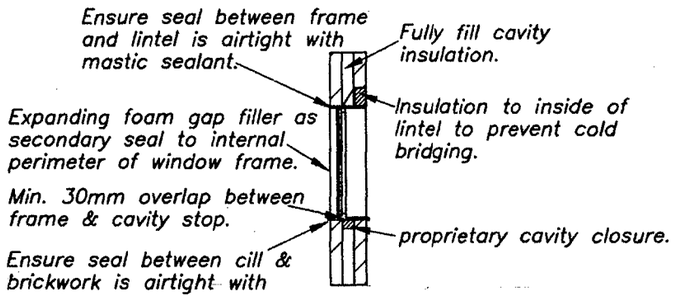
Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on 100 x 50mm rafters & ceiling joists@400mm ccs 100mm Rockwool insulation between ceiling joists & a further 175mm over ceiling joists, u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation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

GROUND FLOOR CONSTRUCTION U Value=0.22

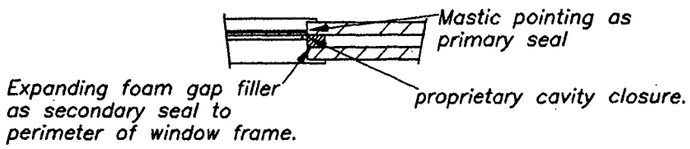
100mm concrete slab on vapour control layer1200g visquene laid directly over 110mm kingspan kooltherm TF70 on sandblinded well consolidated hardcore.
insulated upstand=insulation thickness+thickness of slab.



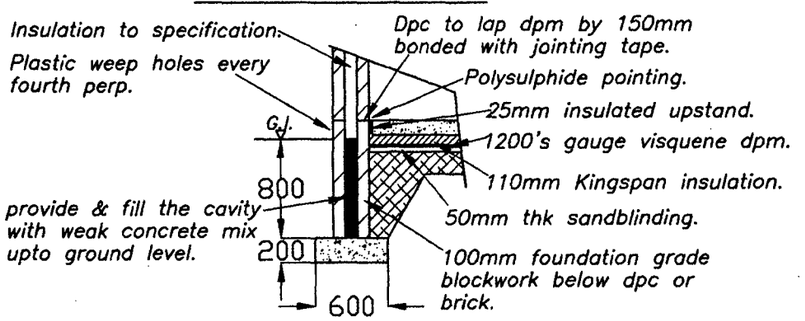
EAVES DETAIL



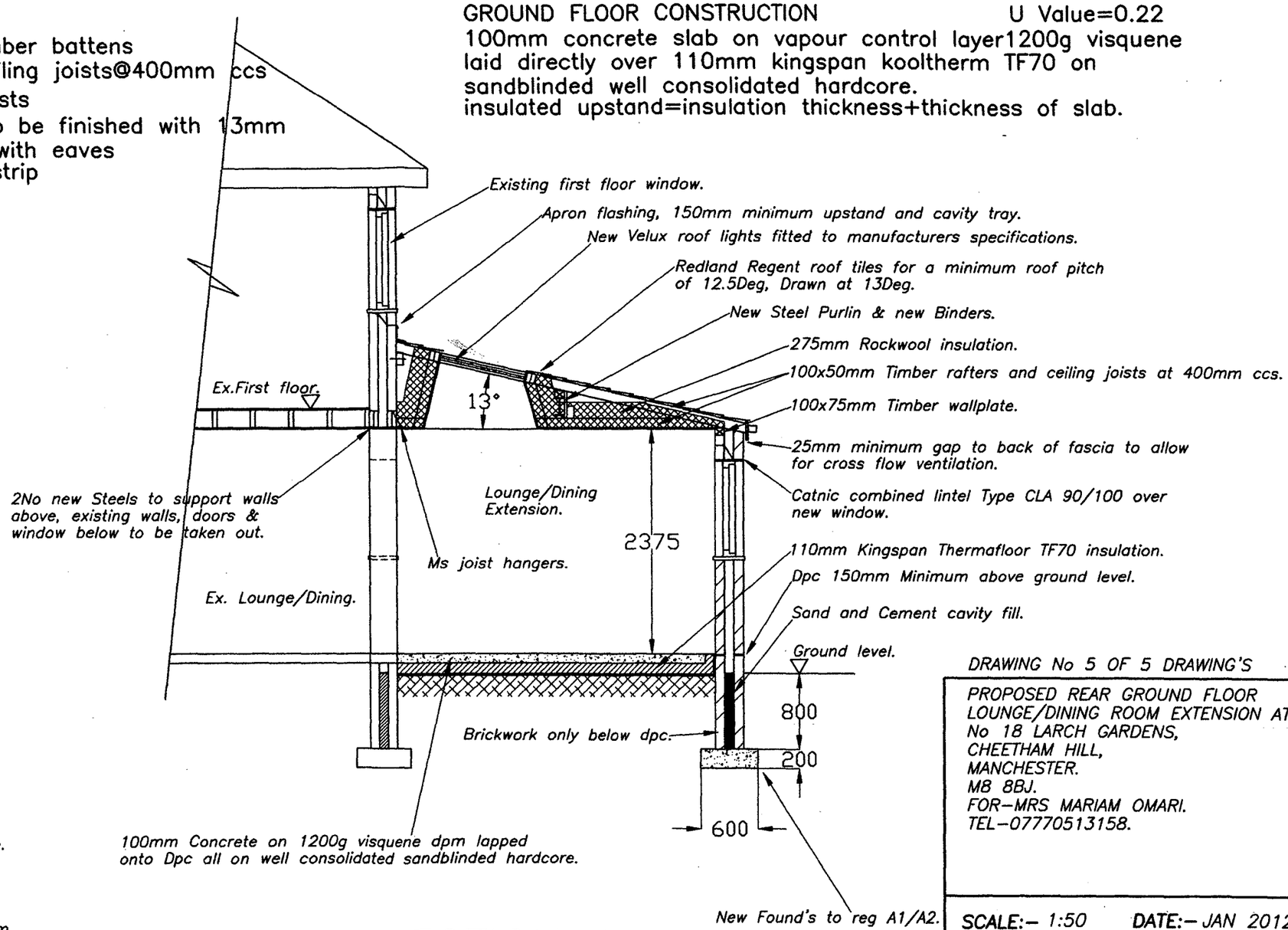
WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL



SECTION A-A

WALL CONSTRUCTION

300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM 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.

DRAWING No 5 OF 5 DRAWING'S

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