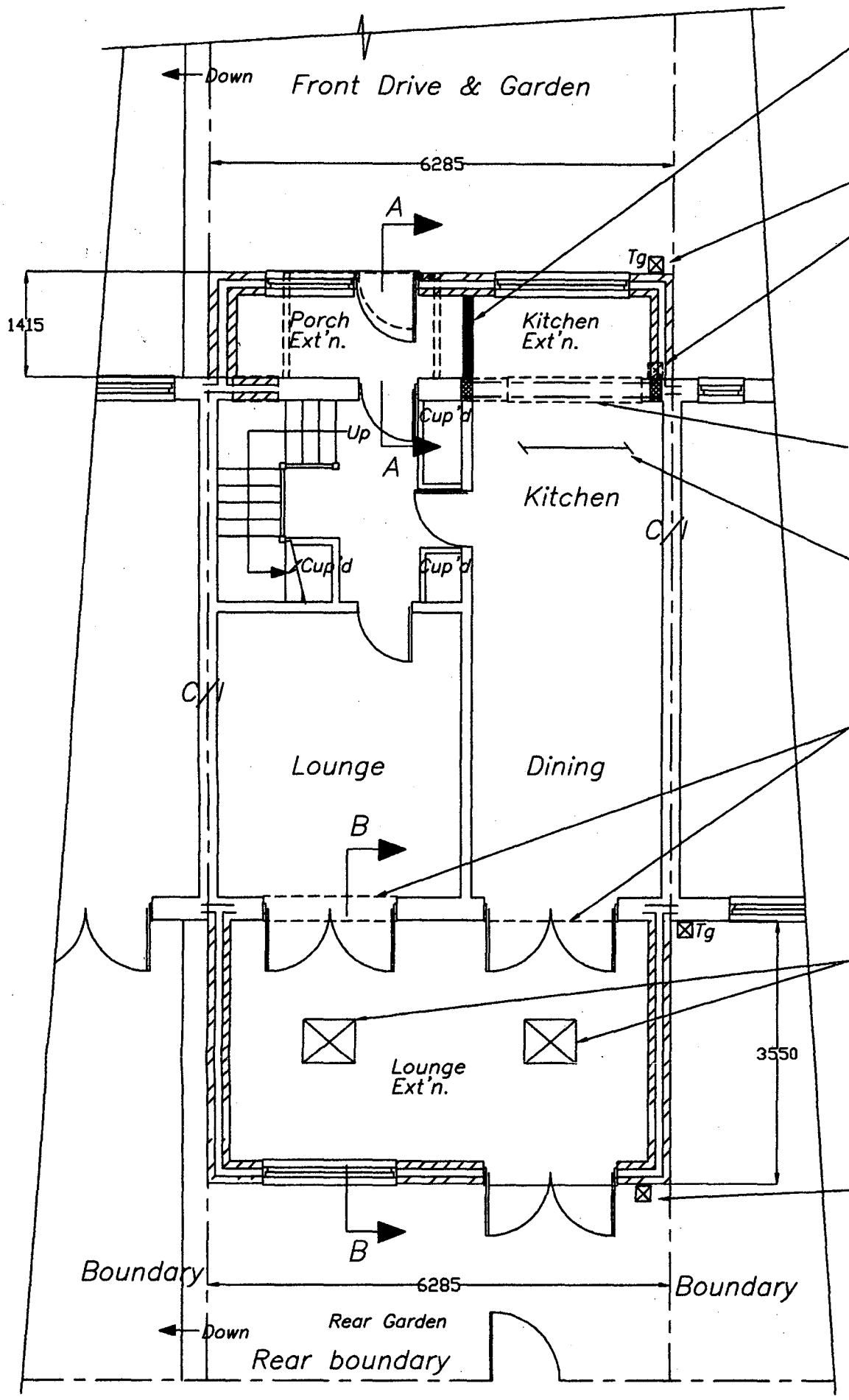
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR.ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY.WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



100x50mm Timber studding at 400mm ccs, 12.5mm plasterboard & skim both sides, 100mm Quilt Insulation incorporated.

New roddable tg & new 100mm sge to conect to nearest surface water drain.

Remove existing tg and cap off existing drain to La approval.

Take down existing window & wall (dotted) new steels to be designed over and make good all surfaces to match existing.

Direction of floor joists above

Remove existing French windows, window & wall below, existing lintels over to remain.
to match existing.

Velux roof lights fitted to manufacturers specifications.

New roddable tg and new 100mm Sge to connect to nearest syrface water drai
over to remain.

PROPOSED GROUND FLOOR PLAN

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 thermostst, 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.

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06 JUN 2014
PLANNING AND BUILDING CONTROL

DRAWING No 4 OF 6 DRAWING'S

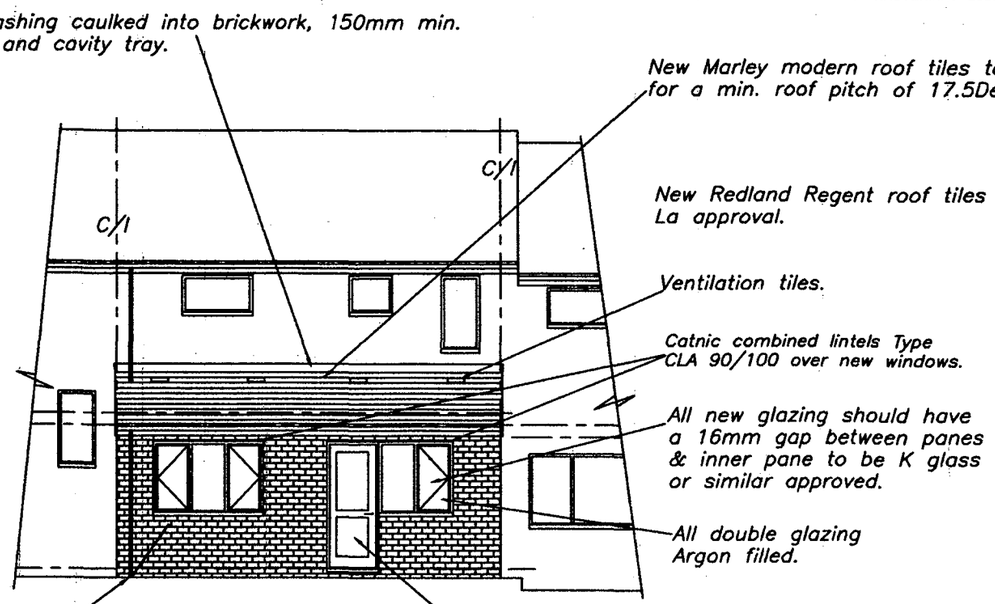
PROPOSED REAR & FRONT GROUND FLOOR EXTENSION'S AT–
NO 6 PLUMPTON WALK,
MANCHESTER,
M13 ONJ
FOR MR IMRAN JAVID.
TEL–07949921687

SCALE:– 1:100 DATE:– MAY 2014

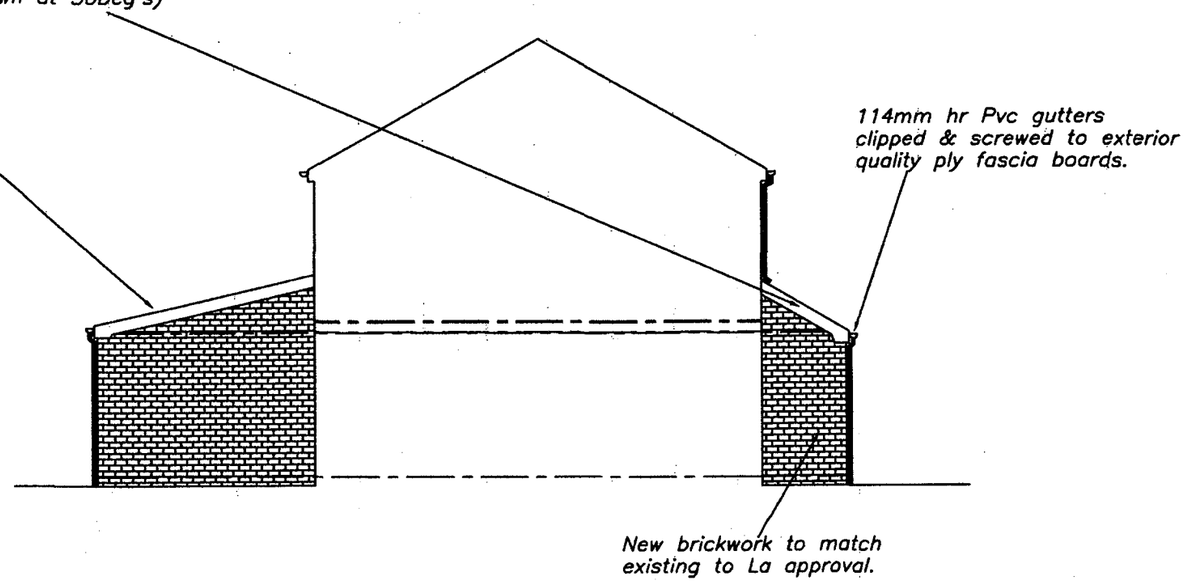
kevin foey
BUILDING
DESIGN CONSULTANTS

34 DIXON STREET,
LEES,
OLDHAM, OL4 3NG.
TEL– 0798 676 1559

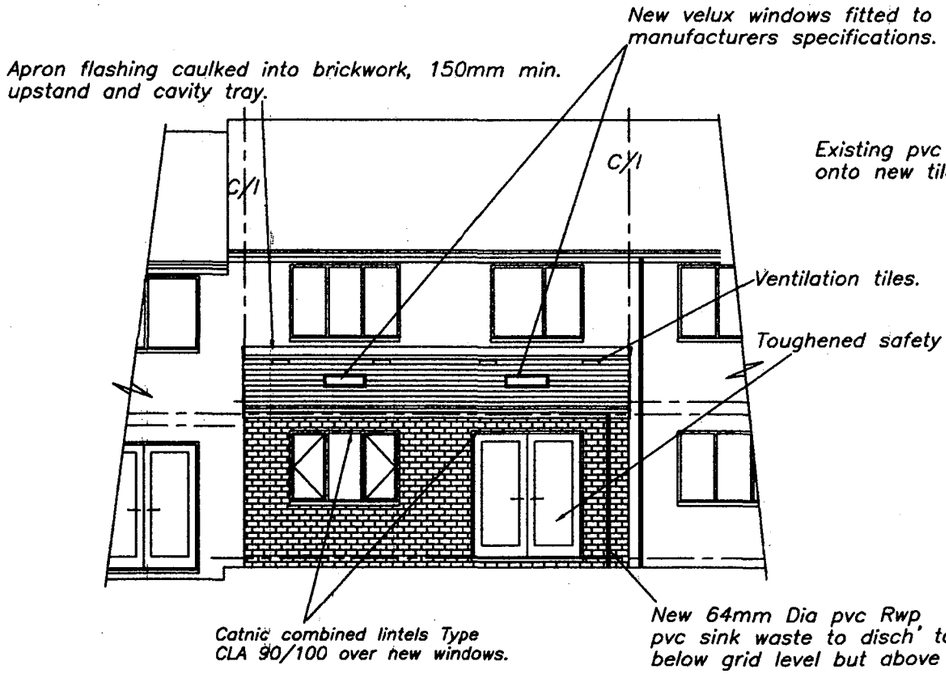
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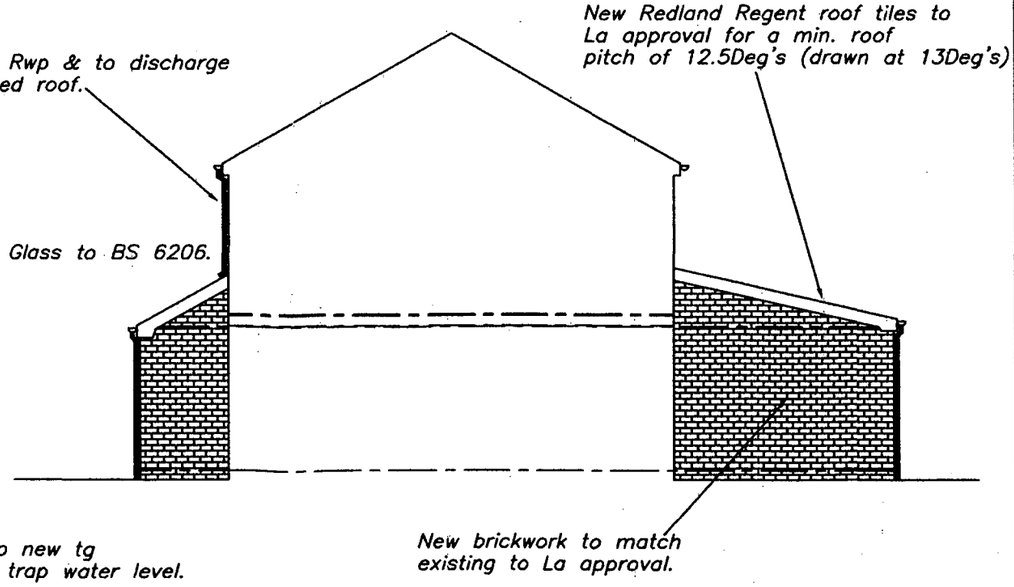
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

DRAWING No 5 OF 6 DRAWING'S

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ROOF CONSTRUCTION

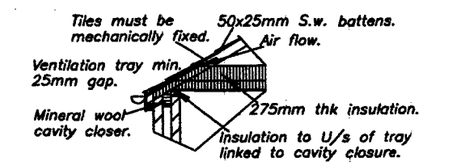
Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on 150x 50mm rafters & 175 x 50mm ceiling joists @ 400mm ccs. 100mm Rockwool insulation between ceiling joists & a further 175mm over ceiling joists, u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent to a 25mm continuous strip both sides. 0.18 U–value.

WALL CONSTRUCTION

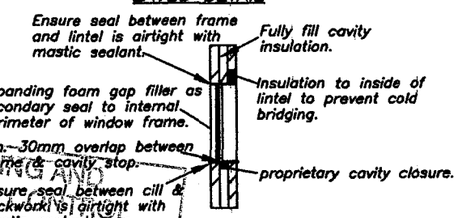
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM 37 FILLED) 100mm celcon walling blocks with stainless steel wall ties. Internal wall 13mm Pb'd & dabs (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically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

GROUND FLOOR CONSTRUCTION

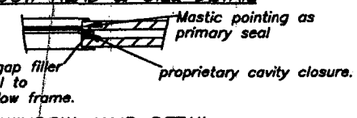
150mm x 22mm tng boarding or 20mm thick flooring grade chipboard on 175 x 50mm timber joists at 400mm ccs. 110mm Kingspan TF70 incorporated.



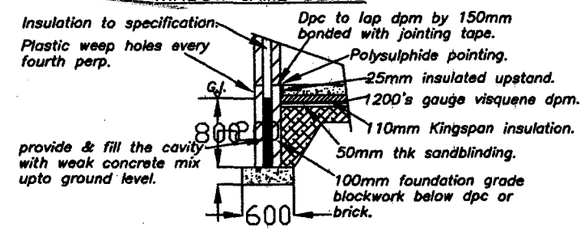
EAVES DETAIL



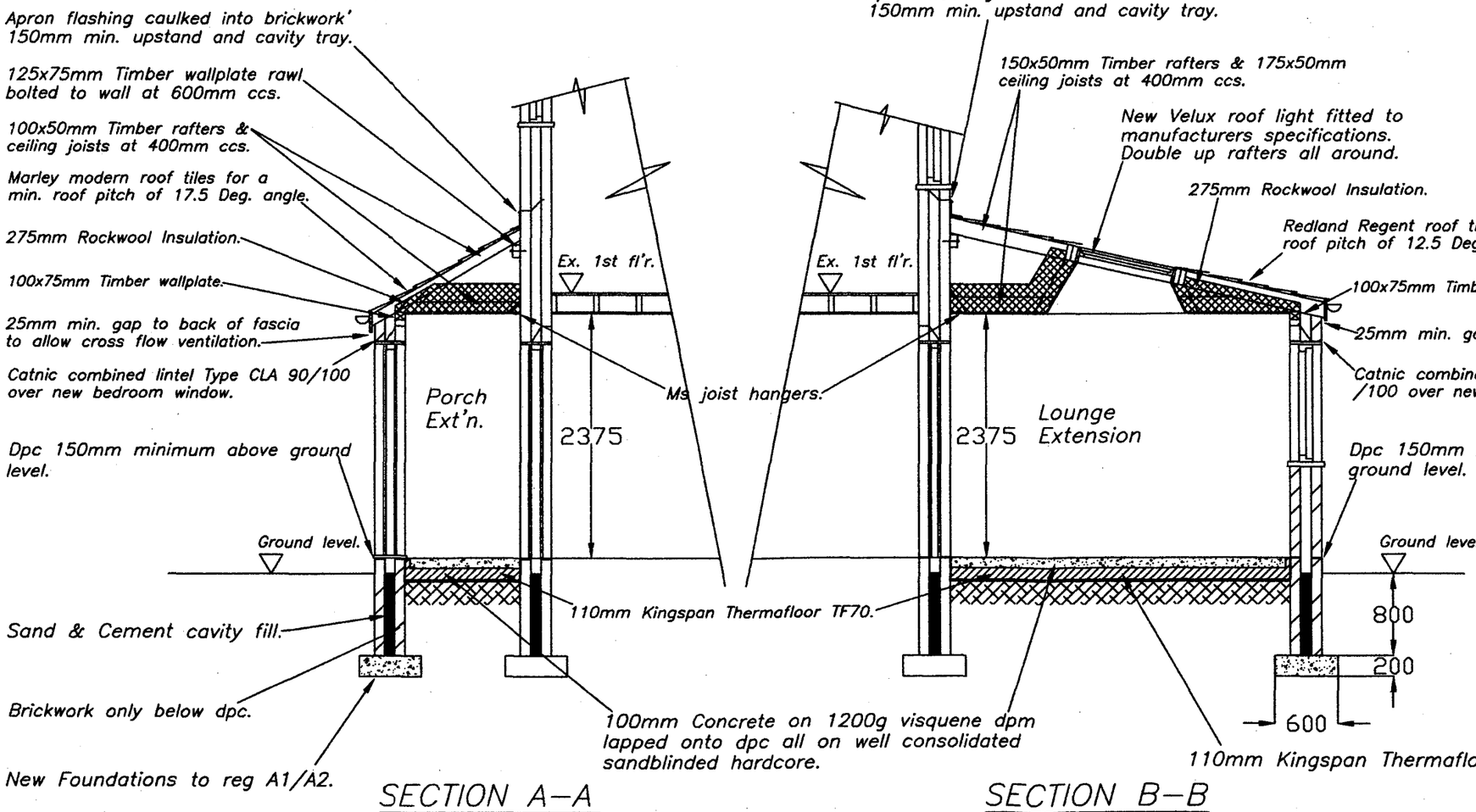
WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL



SECTION A–A

SECTION B–B

DRAWING No 6 OF 6 DRAWING'S

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