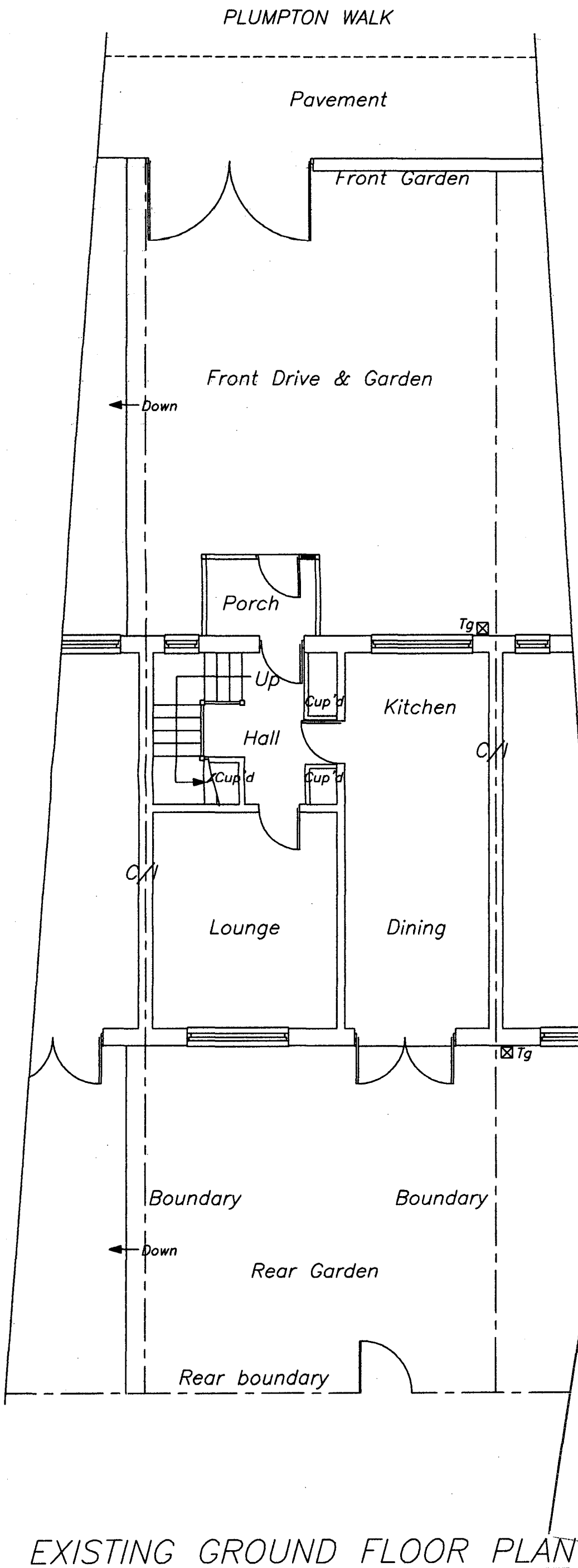
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR.ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY.WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



EXISTING GROUND FLOOR PLAN

PLANNING AND BUILDING CONTROL
06 JUN 2014

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.

DRAWING No 2 OF 6 DRAWING'S

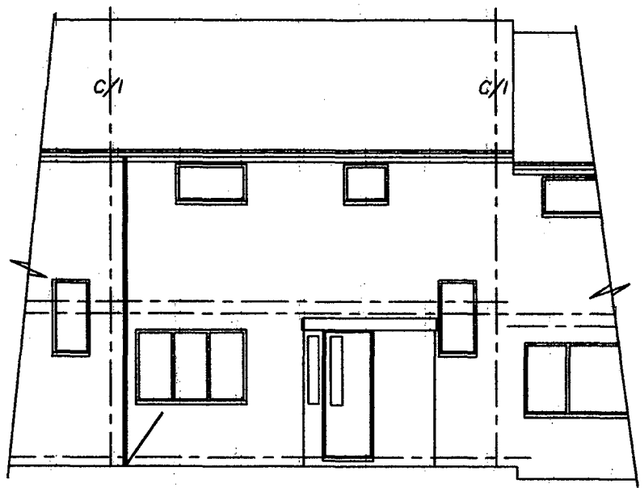
PROPOSED REAR & FRONT GROUND FLOOR EXTENSION'S AT–
NO 6 PLUMPTON WALK,
MANCHESTER,
M13 ONJ
FOR MR IMRAN JAVID.
TEL–07949921687

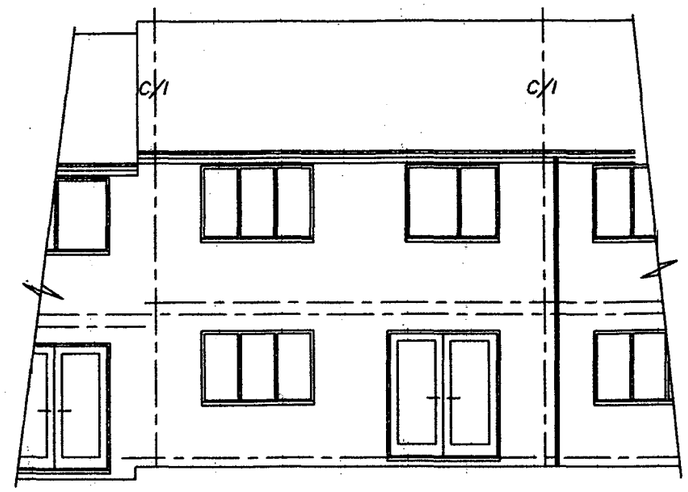
SCALE:– 1:100 DATE:– MAY 2014

kevin foey
BUILDING
DESIGN CONSULTANTS

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

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.





PLANNING AND BUILDING CONTROL
06 JUN 2014

EXISTING FRONT 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

DRAWING No 3 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

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.