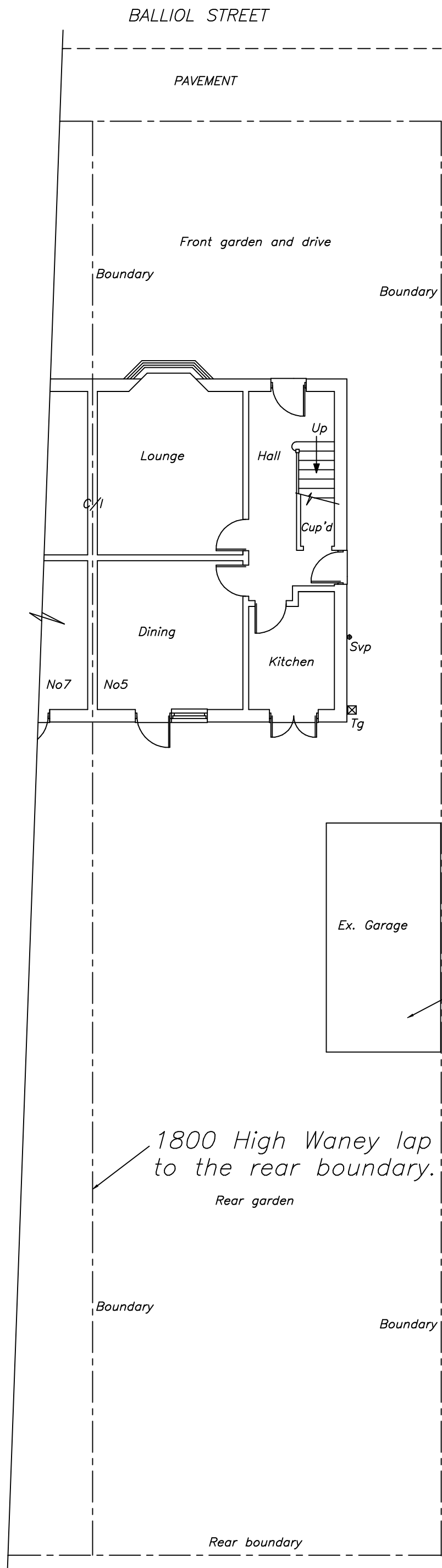


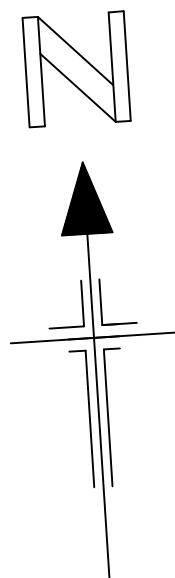
ALL DIMENSIONS TO BE VERIFIED AT SITE PRIOR TO COMMENCEMENT OF WORKS BY APPOINTED CONTRACTOR ANY DISCREPANCY IN THE DRAWING MUST BE REPORTED TO KEVIN FOEY WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED OFF DIMENSIONS.



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. Replacement Upvc window frames to be fitted where necessary.
20. Complete re-roof to be carried out as necessary.
21. Gas proof Membrane to be used below floor if within 250 meters of landfill site.

Existing garage to be taken down.



DRAWING No 1 OF 8 DRAWING'S

PROPOSED REAR 2-STORY
EXTENSION AT-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:100 DATE:- JULY 2022

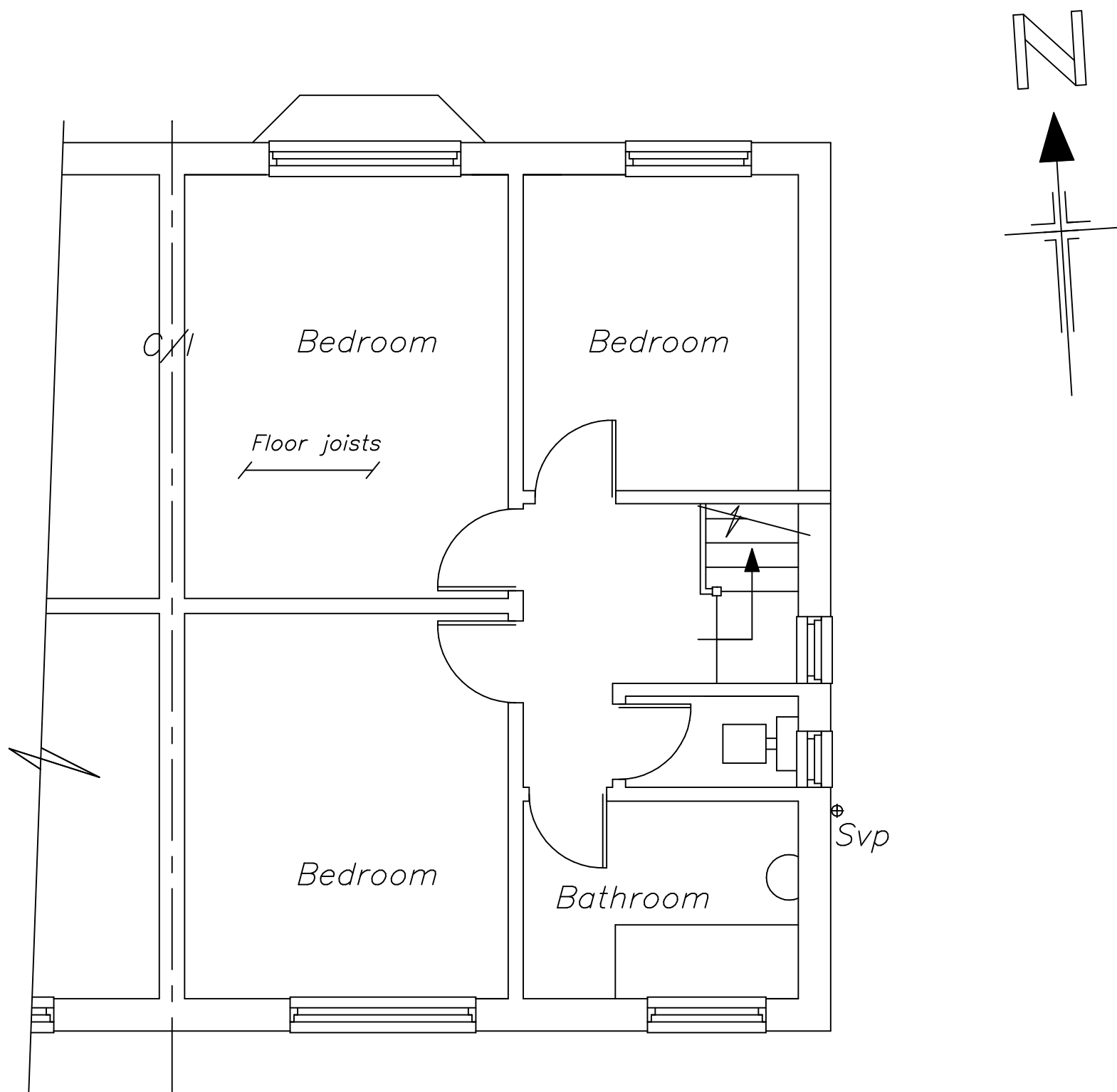
kevin foey

BUILDING
DESIGN CONSULTANTS

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

EXISTING GROUND FLOOR & SITE PLAN

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EXISTING FIRST FLOOR PLAN

DRAWING No 2 OF 8 DRAWING'S

PROPOSED REAR 2-STOREY
EXTENSION AT-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:50 DATE:- JULY 2022

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BUILDING
DESIGN CONSULTANTS

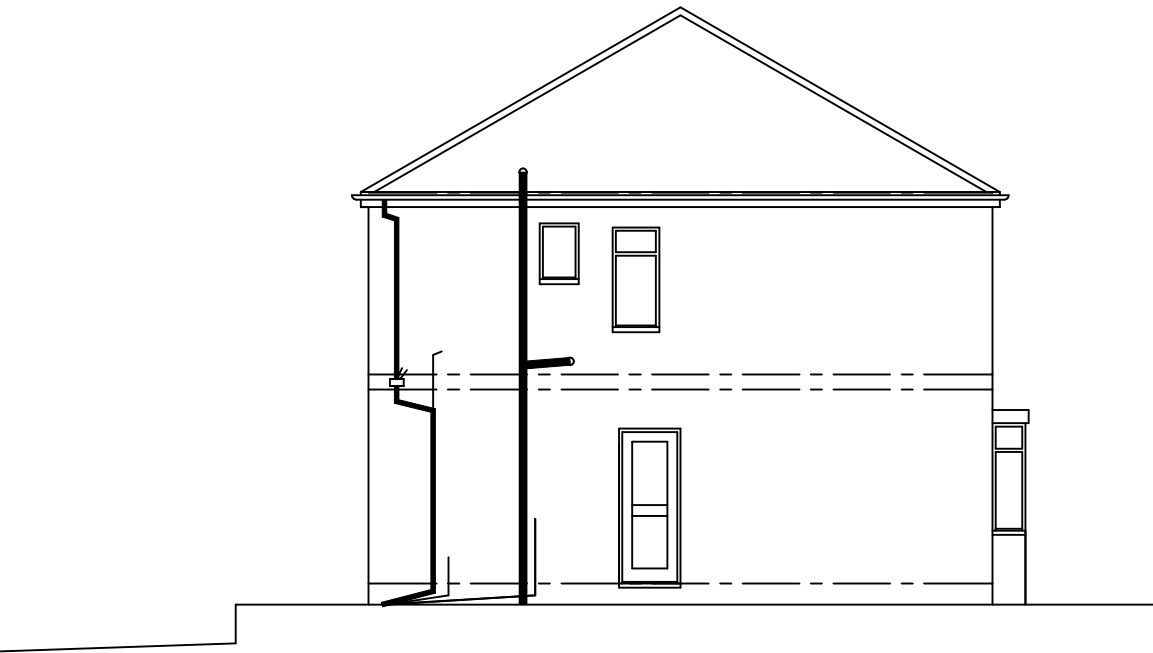
28 CHEW VALE,
GREENFIELD,
OLDHAM, OL3 7EQ.
TEL- 0798 676 1559

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).

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 REAR ELEVATION



EXISTING SIDE ELEVATION

DRAWING No 3 OF 8 DRAWING'S

PROPOSED REAR 2-STOREY
EXTENSION AT-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
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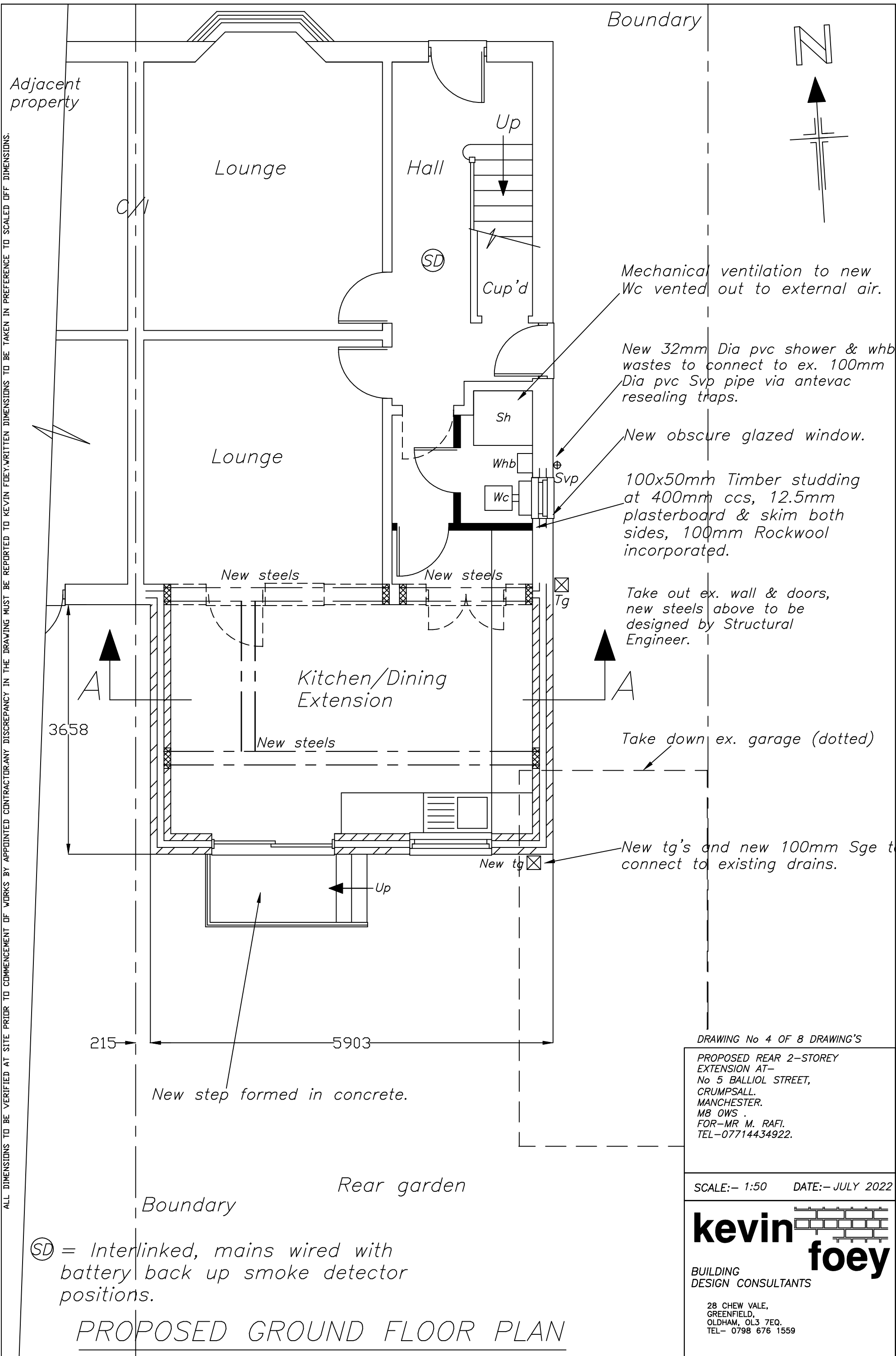
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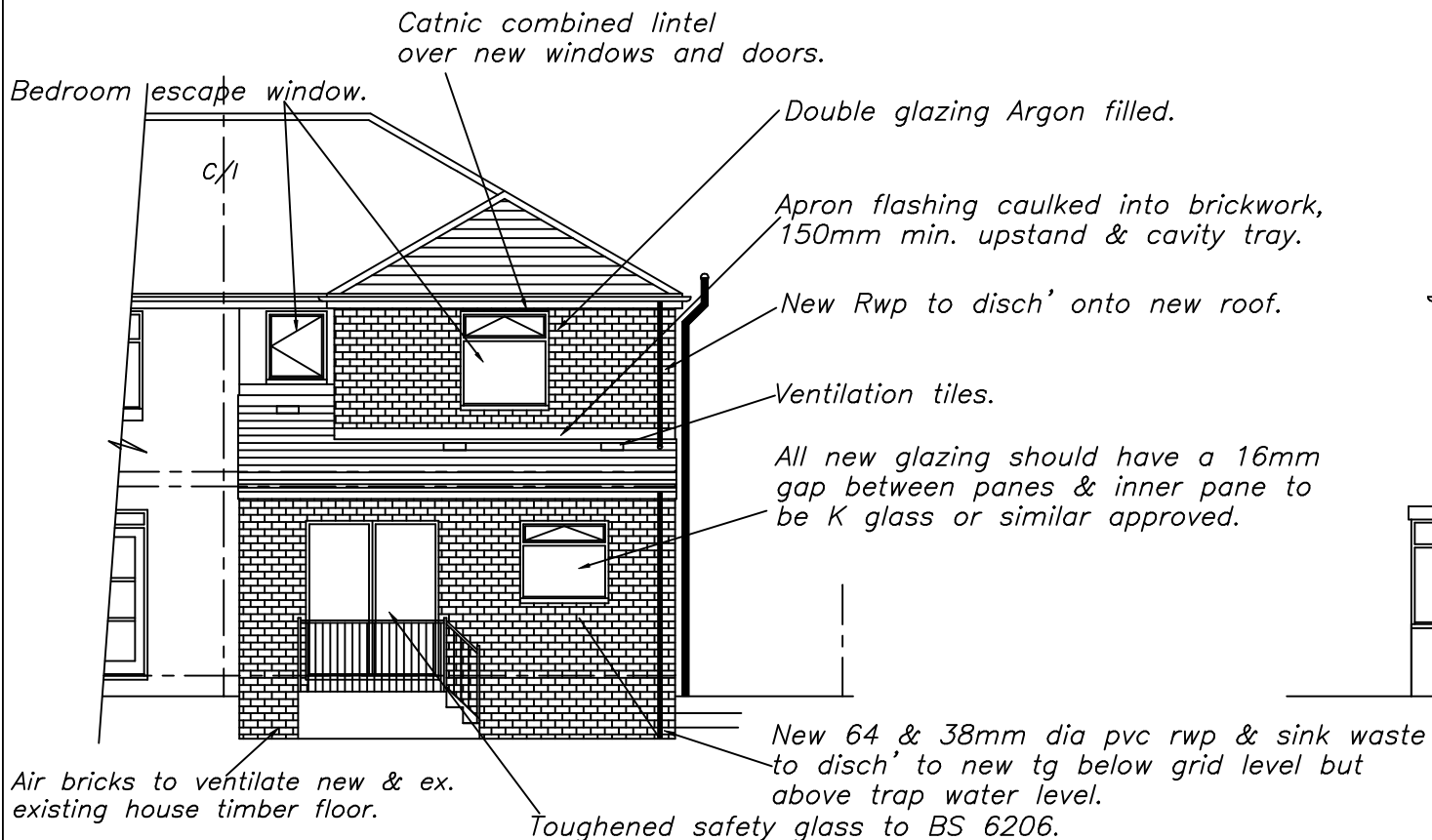
BUILDING
DESIGN CONSULTANTS

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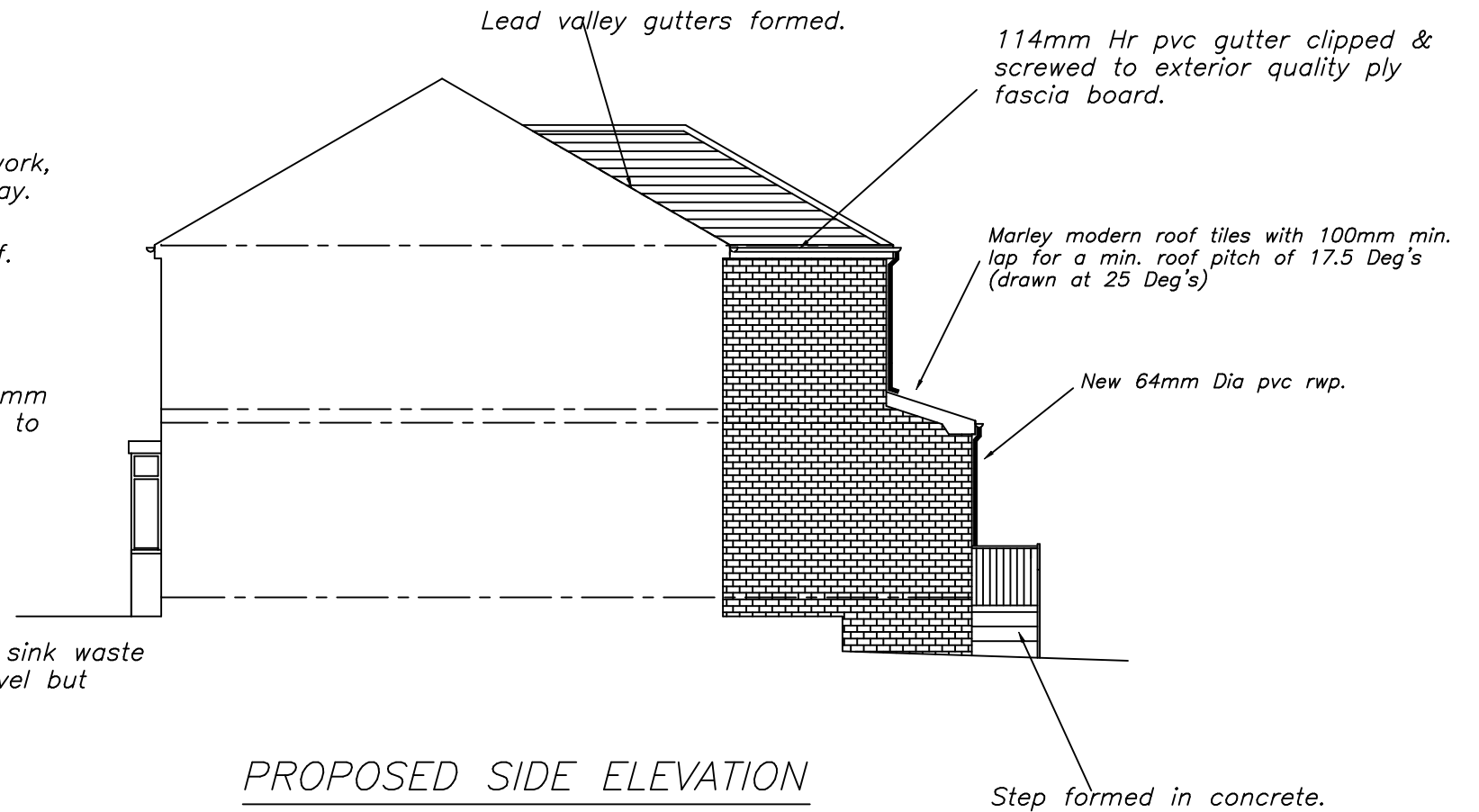
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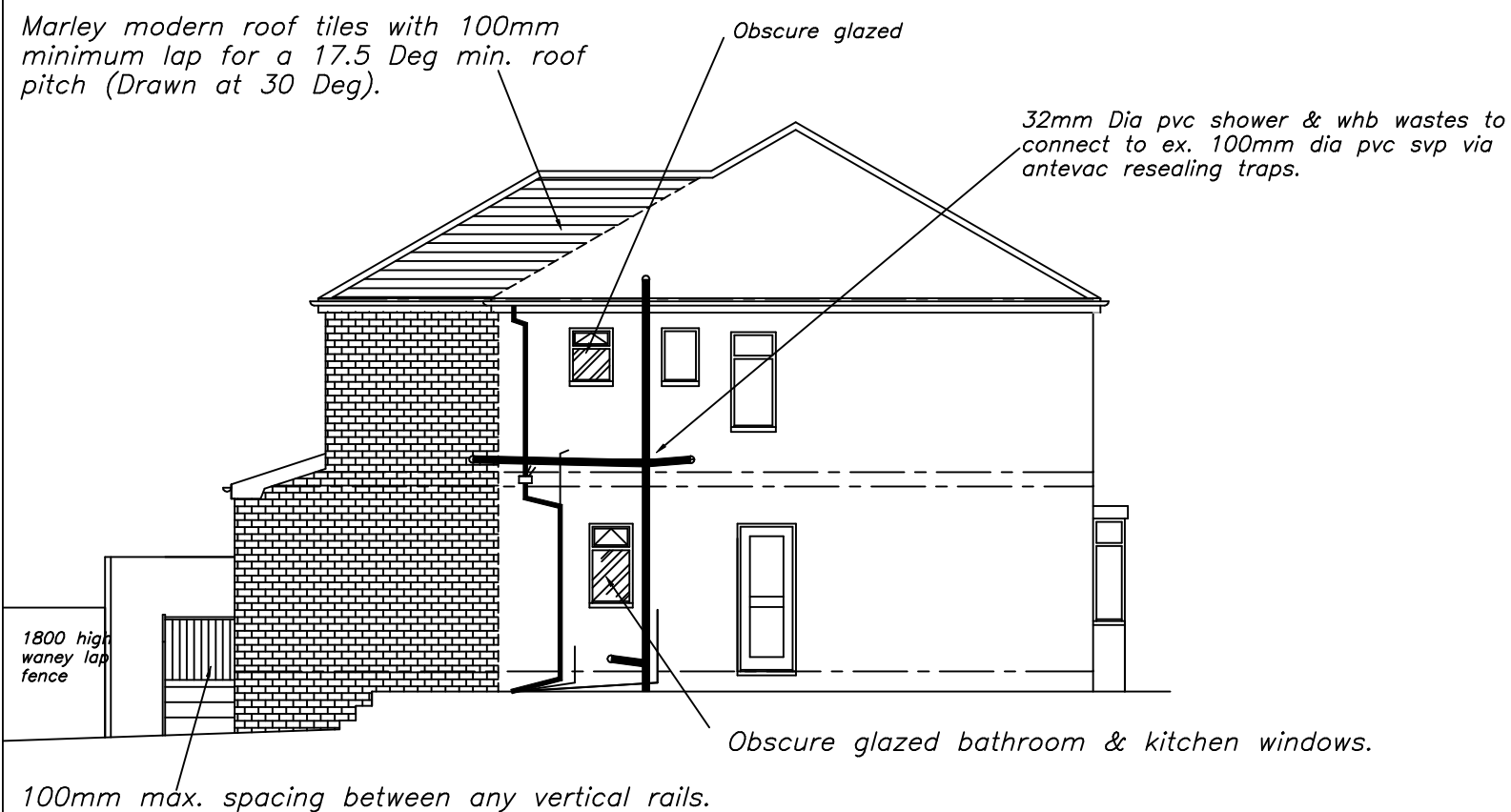
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PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

DRAWING No 6 OF 8 DRAWING'S

PROPOSED REAR 2-STORY
EXTENSION AT-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:100 DATE:- JULY 2022

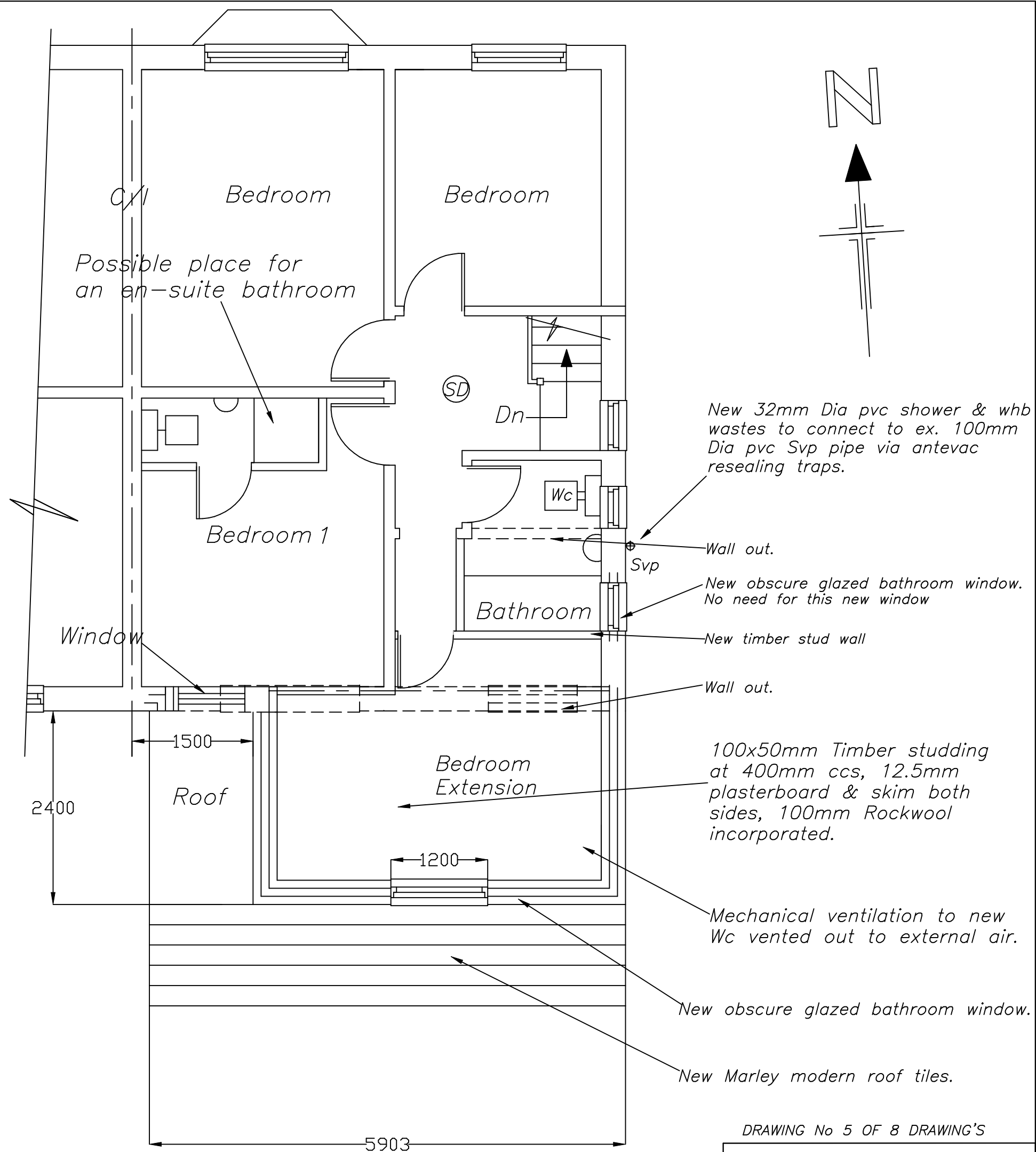
kevin foey

BUILDING
DESIGN CONSULTANTS

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OLDHAM, OL3 7EQ.
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All steelwork to be designed by Frank Whelan (structural engineer)

Ⓢⓓ = Interlinked, mains wired with battery back up smoke detector positions.

DRAWING No 5 OF 8 DRAWING'S

PROPOSED REAR 2-STOREY
EXTENSION AT-
No 5 BALLIOL STREET,
CRUMPSALL.
MANCHESTER.
M8 0WS .
FOR-MR M. RAFL.
TEL-07714434922.

SCALE:- 1:50 DATE:- JULY 2022

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BUILDING
DESIGN CONSULTANTS

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

PROPOSED FIRST FLOOR PLAN

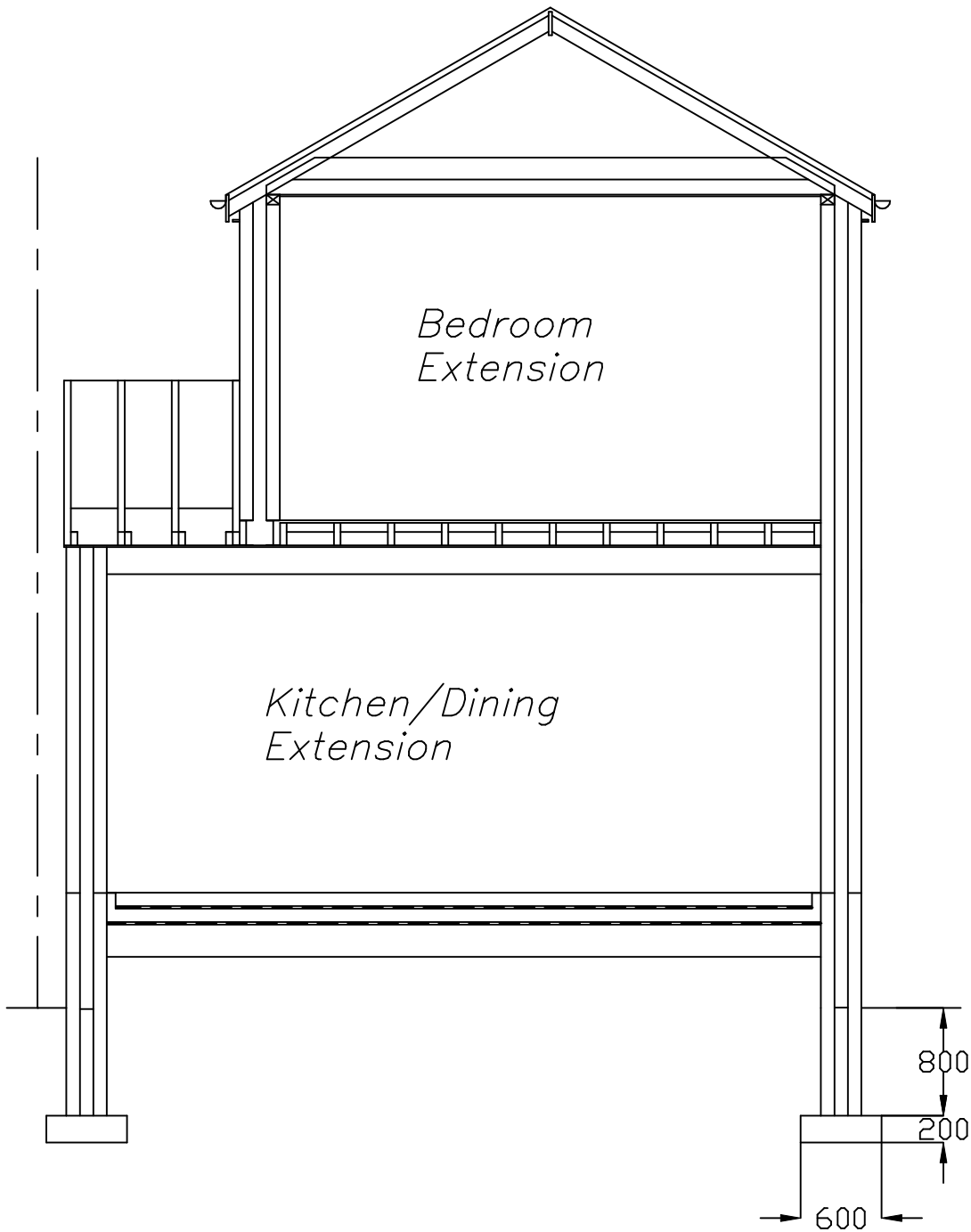
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ROOF CONSTRUCTION

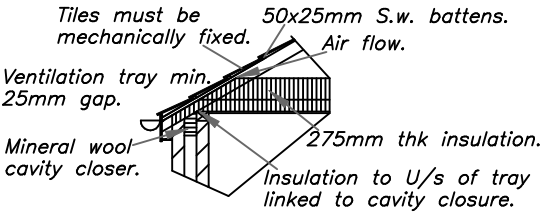
Tiles to L.A. approval on 25 x 50 mm sw timber battens on sarking felt on x rafters & ceiling joists@400mm ccs 100mm Rockwool insulation between ceiling joists & a further 175mm over ceiling joists, u/s to be finished with 13mm plasterboard and skim. Roof to be provided with eaves ventilation equivalent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

WALL CONSTRUCTION

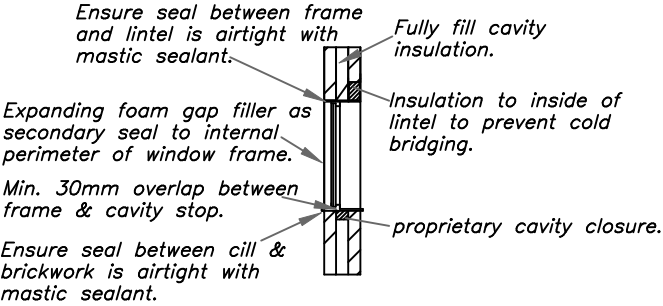
300mm cavity wall comprising 100mm facing bricks to L.A. approval, 100mm cavity(DRYTHERM 37 FILLED) 100mm celcon walling blocks with stainless steel wall ties. Internal wall 13mm Pb'd & dabs (brickwork only below dpc) Wall ties to BS.1243 : 1972 (1981 amended) placed at 750mm horizontally and 450mm vertically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



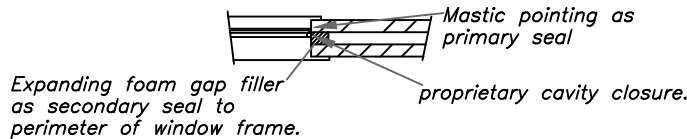
SECTION A-A



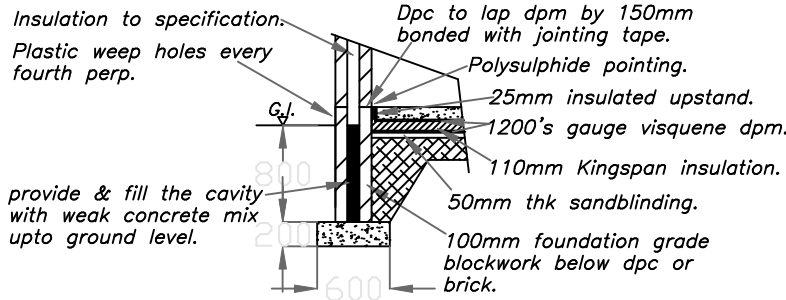
EAVES DETAIL



WINDOW HEAD & CILL DETAIL



WINDOW JAMB DETAIL



FOUNDATION DETAIL

FIRST FLOOR CONSTRUCTION

150mm x 22mm tng boarding or 20mm thick flooring grade chipboard on x 50mm timber joists at 400mm ccs underdrawn 13mm plasterboard and skim. chipboard used on bathroom floors to be moisture resistant to BS 7331.125mm kingspan thermafloorTF70 to be included.

GROUND FLOOR CONSTRUCTION

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.

Alternatively

GROUND FLOOR CONSTRUCTION

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

DRAWING No 7 OF 8 DRAWING'S

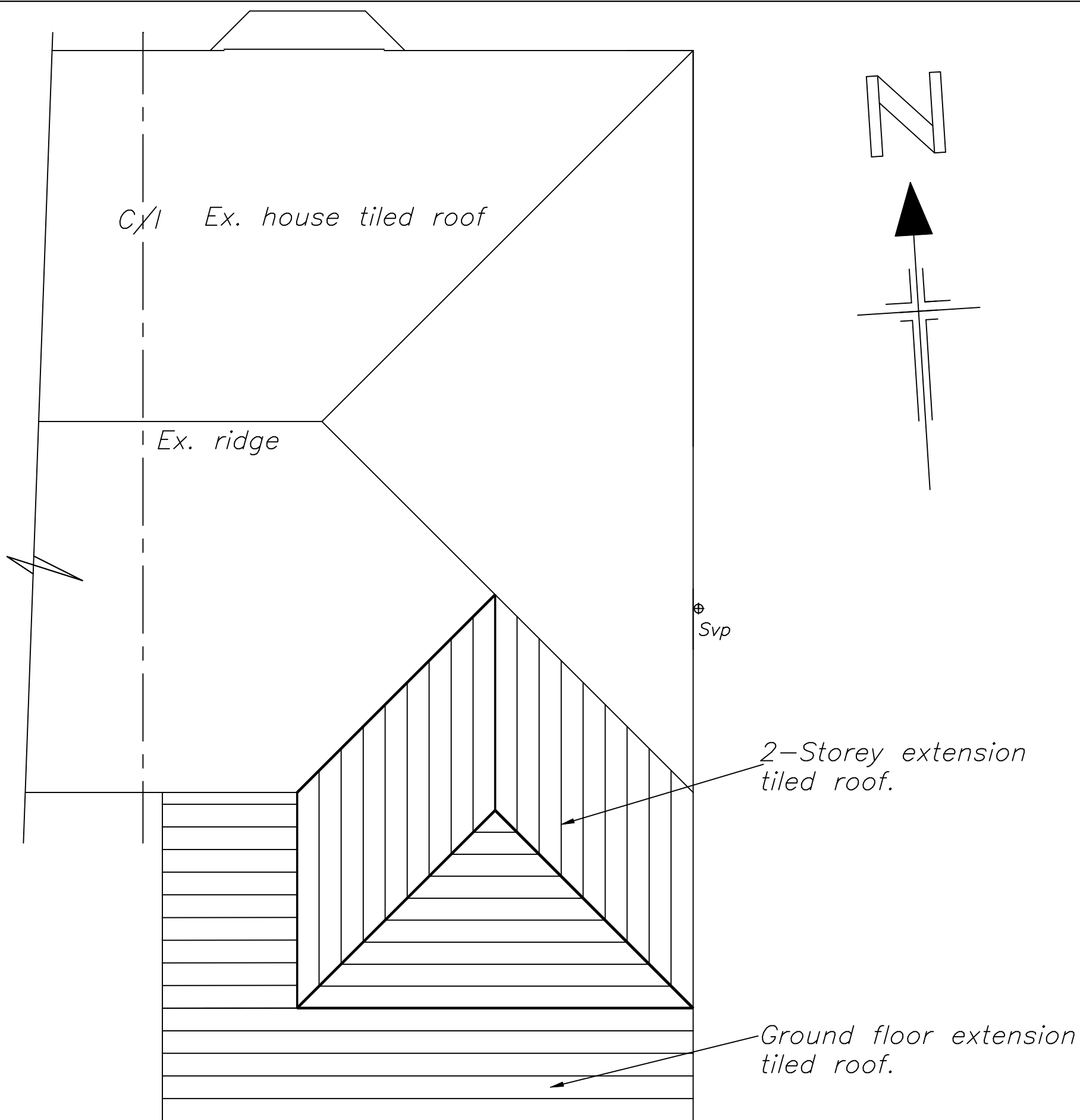
PROPOSED REAR 2-STOREY
EXTENSION AT-
No 5 BALLIOL STREET,
CRUMPSALL,
MANCHESTER.
M8 OWS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:50 DATE:- JULY 2022

kevin foey
BUILDING
DESIGN CONSULTANTS

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

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DRAWING No 8 OF 8 DRAWING'S

PROPOSED REAR 2-STOREY
EXTENSION AT-
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MANCHESTER.
M8 0WS .
FOR-MR M. RAFI.
TEL-07714434922.

SCALE:- 1:50 DATE:- JULY 2022

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PROPOSED ROOF PLAN