

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.

RINGLEY ROAD

Pavement

Front garden & drive

Tg

Porch

Lounge

Reception

Garage

Cup'd

Hall

Svp

Dining

Wc

Ex. steels

Ex. steels

Kitchen

Conservatory

Utility

Tg

Up

Boundary

Rear garden

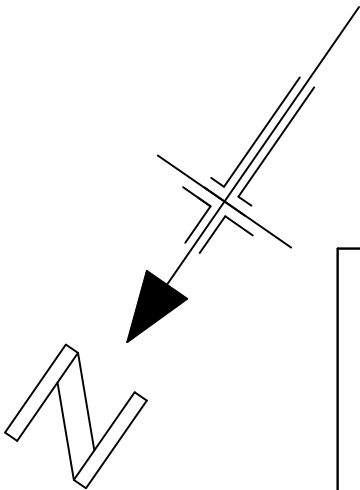
Boundary

Rear boundary

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.
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. Background ventilation to habitable rooms to be 8000mm², and wet rooms at 4000mm².
20. All internal lighting should have lamps with a min. luminous efficacy of 75 light source lumens per circuit watt.
21. New thermal elements should meet the min. standards—Window/door (WER Band B or better) 1.40W/M².kK Door>60% glazing (WER Band C or better) 1.40 W/M².K

BUILDING WORK NOT TO COMMENCE UNTIL DESIGN STAGE COMMENTS HAVE BEEN RECEIVED FROM BUILDING INSPECTORS.



DRAWING No 1 OF 6 DRAWING'S

PROPOSED REMOVAL OF EXISTING CONSERVATORY & REPLACED WITH GROUND FLOOR EXTENSION AT—
No 66 RINGLEY ROAD,
WHITEFIELD,
MANCHESTER,
M45 7LN.
FOR—MR DAVID TAYLOR.

SCALE:— 1:100 DATE:— OCT 2024

kevin foey

BUILDING
DESIGN CONSULTANTS

EXISTING SITE PLAN & GROUND FLOOR PLAN

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).