

All workmanship and materials to comply with current and relevant codes of practice, building regulations and British standards

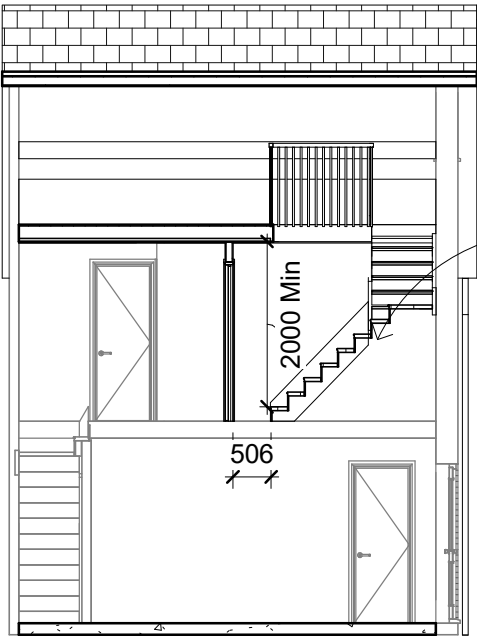
Contractors to expose and check any existing Beams/Lintols for adequacy to sustain new loads where applicable to satisfaction of inspecting authority.

These plans details and drawings have been produced detailed and draughted for the sole purposed of applying to the local authority in order to obtain the relevant and necessary householder planning consent and building regulations full plans/plan check approvals only

RAINWATER DRAINAGE New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes and into newly aligned drain as indicated on plan.

See engineers calcs for ridge

ROOF LIGHTS - Approx 1000 x 1000 Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc. Glazing element to be inner leaf 2 x 3mm laminated float glass and outer leaf to be 4mm toughened glass as per velux technical detail.



30 min firecheck to underside of new stairs.

1 Section 4
1 : 100

ROOF -SINGLE STOREY EXTENSION UNVENTED PITCHED ROOF Pitch approx 42.5 ° (imposed load max 0.75 kN/m² - dead load max 0.75 kN/m²) To achieve U-value 0.18 W/m²K ,Roofing tiles to be Marley Modern on 25 x 50 mm tanalised sw treated battens on breathable sarking felt to BS5543 or relevant BBA Certificate. Supported on 47 x 125 mm grade C24 rafters at max 400mm centres max span 3.0 M. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 50mm air space to allow for drape of breathable felt. Insulation to be 75mm Celotex GA4075 between rafters and 72.5mm Celotex PL4000 insulated plasterboard with VCL under rafters. Provide 5mm skim coat of finishing plaster to the underside of all ceilings. Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres, in accordance with CP111 Part

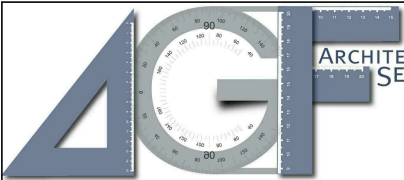
TEMPORARY WORKS: For alteration work requiring new openings in walls or the removal of existing walls, the builder is to follow the guidance in the BRE Good Building Guides Nos. 15 and 20 Providing temporary support during work on openings in external walls and Removing internal load bearing walls in older dwellings We advise against the use of Strong Boy Acrow props where heavy loads are to be supported.

MECHANICAL WORK Positions and specifications of radiators, routing of pipework ,Suitability of existing boiler and repositioning of flues etc to be fully agreed with client prior to work commenceing. All mechanical engineering work covered by AD Part L ,must be designed ,installed inspected and tested by a person competent to do so (e.g. Gas Safe Registered)

2 Section 3
1 : 50



No.	Description	Date



PLANS & ARCHITECTURAL SERVICES

AGF Plans and Architectural Services
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Planning
Building Control
Structural Calculations
Project Management

PROJECT		CLIENT			
Proposed Extension To Rear With Hip To Gable Conversion And Alterations To 36 Shannon Road, Wythenshawe, Manchester, M22 9UD.		Mr D Shea			
		Date 30/12/2020	Project number NDH/DS/12/20	Scale (@ A3) As indicated	
		Drawn by Neil	DRAWING NUMBER		REV
		Checked by Checker	5 OF 7		
SHEET					
Section AA					