

Any flue outlet should be located minimum 300mm from openings and 600mm from boundaries.

Provide new gutter and new RWP and connect into new BITG .

Bathroom window to have obscure glass

Surface water to discharge onto new roof and into new 'deepflow'gutter and into new RWP

TIMBER FRAME WALL- DORMER WALLS To achieve minimum U Value of 0.28W/m²K Treated timber frame studs constructed using 100mm x 50mm head & sole plates and vertical studs (with noggins) at 400mm ctrs .100 x 50 mm studs to be doubled up either side of windows and to corners and provide 150 x 100 header beam over windows.All timber frame construction to be sheathed in 12.5 exterior plywood with breather membrane/Insulation between and over studs;100mm Kingspan Thermawall TW55 between plus VCL and 12mm Gyproc Thermaline plasterboard over. Finish with 3mm skim coat of finishing plaster.12 MM external quality plywood and cladded (UPVC HORIZONTAL) to external side. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally

All workmanship and materials shall comply with the current and relevant Building Regs,British standards and codes of practice. All materials shall be fixed ,applied or mixed in accordance with the manufacturers instructions or specifications.All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works ,to the satisfaction of the inspector whether or not shown on the drawing.

NOTES This drawing is to be read in conjunction with all other relevant project drawings, schedules and notes and is applicable whether specifically referred to or not. The contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to AGF Plans as soon as possible. Any construction work carried out prior to receiving all necessary approval for planning and or building regulations is entirely at the householders/clients risk. All building work to be completed to the satisfaction of the Local Authority Building Control Officer in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site. The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report to the owner any defects. The contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works. Drawings produced for the purpose of Building Regulation approvals only and do not constitute full working drawings. All drawings copyright AGF Plans. This drawing may not be copied by any third parties without prior permission from AGF PLANS.

All dimensions and levels on site to be checked before work commences.

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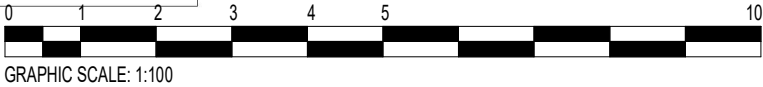
DORMER ROOF Pitch approx 30 ° To achieve U-value 0.18 W/m²K ,Roofing tiles to be Marley Modern to match existing on 25 x 50 mm tanalised sw treated battens on breathable sarking felt to BS5543 or relevant BBA Certificate. Allow min 50mm air space to allow for drape of breathable felt. Insulation to be 75mm Celotex GA4075 between rafters (125 x 47 @400 c/s) 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.

1 Gable
1 : 100

2 Rear
1 : 100

3 Side
1 : 100

4 Front
1 : 100



No.	Description	Date



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) 1 : 100	
		Drawn by Neil	DRAWING NUMBER		REV
		Checked by Checker	4 OF 7		
SHEET					
Proposed Elevations					