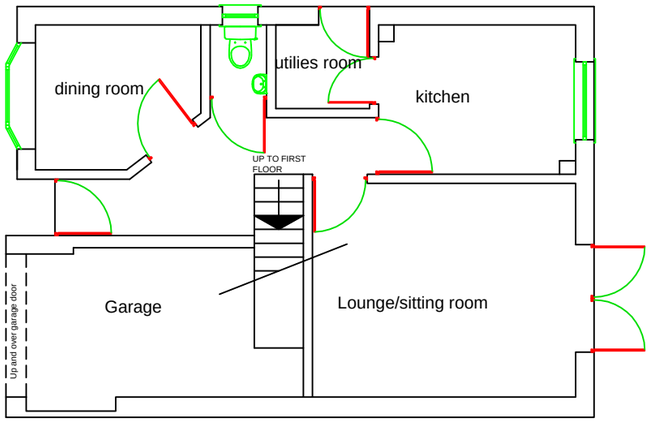
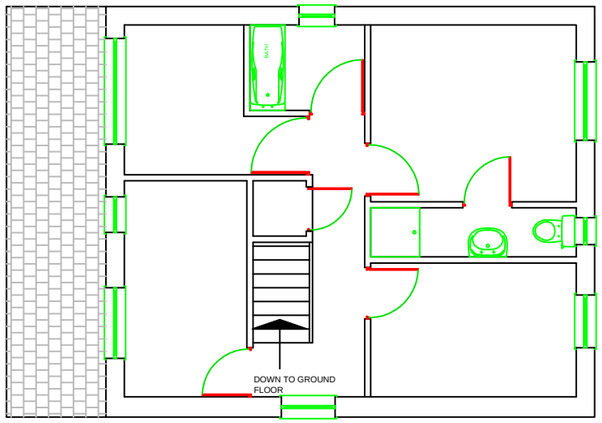


EXISTING GROUND FLOOR



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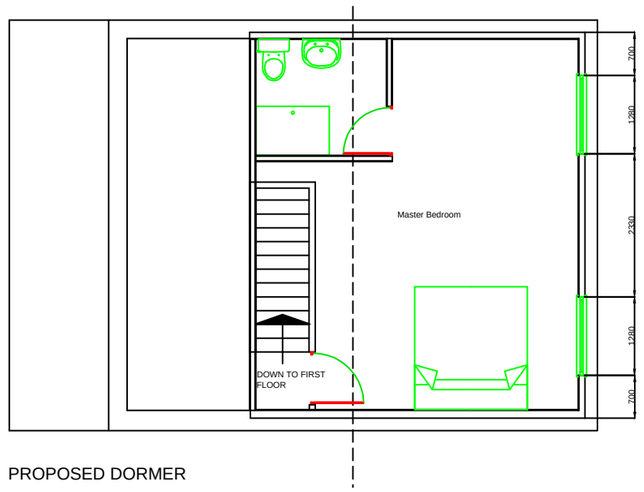
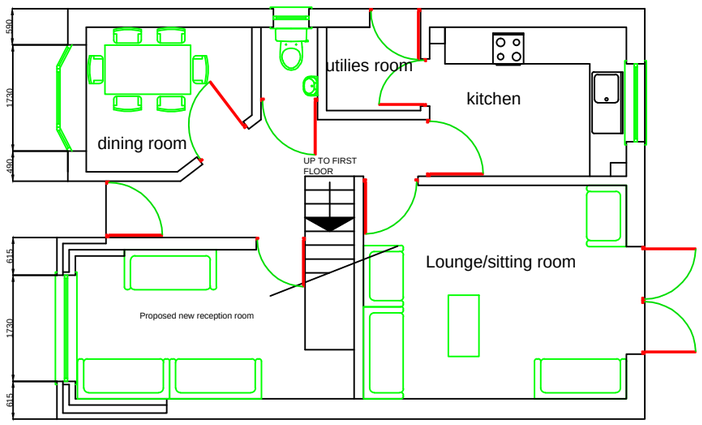
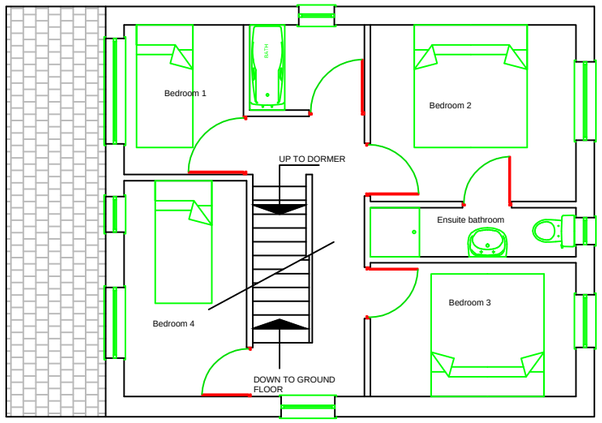


PROPOSED DORMER



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

NOTES

- Do Not scale from this drawing.
- The Contractor must check all dimensions on site prior to staring any works.
- All new brickwork to match and bond into existing. The proposed walls to achieve "U" value of 0.28W/m2K.
- New external walls to be 300mm thick, consisting of 100mm brickwork outer leaf, 100mm cavity with drytherm or similar insulation and 100mm thermolite or similar blocks to inner leaf.
- Internal face of inner leaf to have 10mm plaster & skim.
- Stainless steel double triangular wall ties at 750mm horizontal & 450mm vertical centres. Ties at reveals to be at 300mm centres.
- All new cavities to be suitably closed and protected by DPC.
- Catnic or similar lintols to be provided over the new door & window openings.
- Minimum bearing to any beam or lintol to be 150mm.
- The internal partition walls to be constructed of 50x75mm timber frame with 12.5mm plasterboard on both sides to be plastered & skimmed. 75mm Thick insulation to be inserted in the timber frame between the plasterboards.
- Any drains within the building to be protected by 150mm concrete.
- 6mm M.S. straps to span 3 joists to be used to fix the roof to the walls.
- The 38mm Sink waste to discharge into the RWP & gulley.
- The fittings in the proposed bathroom to discharge to existing soil pipe, in the existing WC area.
- The bathroom to be fitted with an extractor fan of 15 l/s rating with 15 minutes over-run.
- The new 100mm dia. S&V pipe to terminate 900mm above any window opening.
- Anti-vac traps to be provided to wash basin and shower wastes.
- The new window assembly to achieve "U" value of 1.8W/m2K and have argon filled cavities.
- All junctions between purlins/hips and ridge to be augmented with metal connectors.
- All electrical work to be undertaken by a competent person and a completion certificate must be produced to the Local Authority Building Inspector.
- All gas works to be undertaken by a trained person on "Safe Gas Register".
- All new heating appliances to be fitted with independent thermostatic control valves.
- The builder shall ensure the security and stability of the existing structure.
- It is the responsibility of the builder/Contractor to ensure that all temporary and permanent construction works are carried out in a safe, competent and professional manner, to good standard of workmanship and in accordance with recognised good building practice.
- Under the CDM regulations the Client ie responsible for notifying the Health and Safety Executive about the construction work, if the project is likely to take more than 30 days or involve more than 500o man hours of construction work.
- If there is any doubt about the duration of work, a notification should be submitted.
- The proposed works will impact on the property of the adjoining neighbours and the Client is responsible under the Party Wall Act 1996, to notify the neighbours of the proposed works affecting the neighbours.

Client:	Mr. Habib Siddique, 4 Sandybrook Drive, Manchester, M9 8NY
Company:	Plans4u 35 Manchester Road, Audenshaw, M/c M34 5PZ
Site:	4 Sandybrook Drive, Manchester, M9 8NY
Title:	Proposed conversion of garage and formation of dormer

Scale:	Date:	Drawn by:
as shown	30 Sept 2019	M. Rasul
Project No:	**Drawing No:**	**Amended:**
	300919/1	14.10.2019