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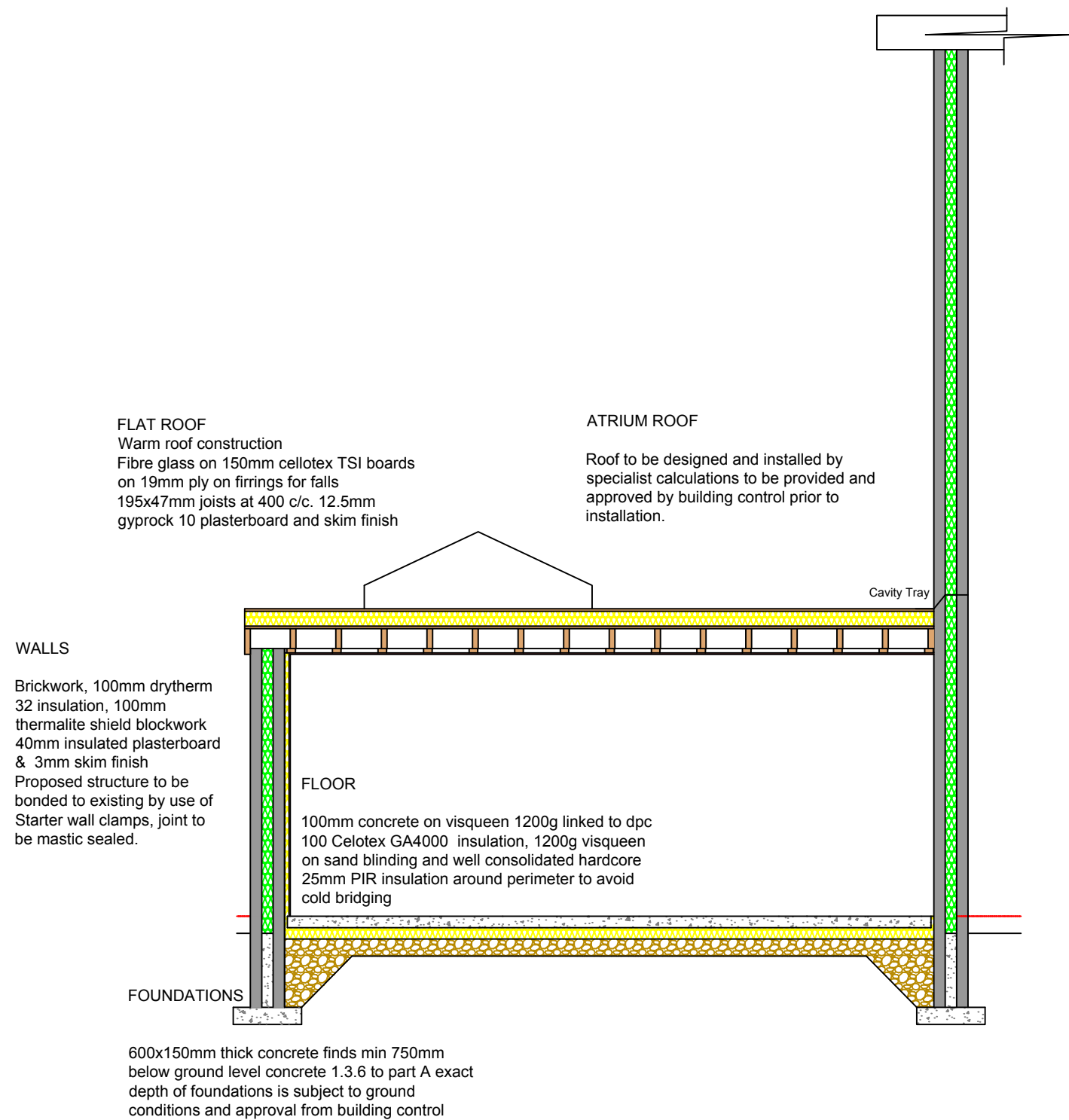


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delete as necessary
form Extension as shown
1: Windows to be double glazed with Pilkington K.E glass
with min 16mm air gap between glazing. Trickle vents fitted giving
min 8000mm² openers min $\frac{1}{25}$ th opening lights.
New windows require 1.4U value or better.
2: window and door openings to have draught seals fitted.
3: All glazing to windows within 800mm of floor & 1.5m in doors
& side panels to be fitted with safety glass
4: Stainless steel cavity ties at 750 mm/c horizontal and
450mm/c vertical and to each block course at reveals.
5: Cavities to be continuous secure roof timbers to wall plates bolted to existing wall.
6: All new drainage to be 100mm supersleeve laid at 1:40 falls.
drainage passing under extensions to be protected to satisfaction
of L.A provide lintol support when passing through walls and foundations.
7: Provide cavity tray and lead flashing at junction with roof and house wall.
8: Rainwater via 100mm gutter and 63mm downspout to new/existing gulleys.
9: Vertical and horizontal dpc's to all new openings.
10: Internal stud walls to be 100x50mm or 75x50mm studs
with plasterboard both sides having a density of 10kgm²
& infilled with rockwool insulation
11: Insulated catnic lintols over all new openings.
12: 30*5mm mild steel straps secured to trusses/
joists/rafters and ceiling spars at max 2mc/c
turned down cavity/wall and built in.
13: Provide min 12.5mm gap between wall and fascia to ventilate
pitched roof space if breathable membrane is not used.
14: Encase rsj's in 12.5mm fireline boards giving min 30mins fire resistance
15: If New Boiler fitted, or moved Boiler to be A rated and work must be carried out
by a suitably qualified engineer. On completion commissioning certification

will be provided.
16: Cavities to be closed with Thermabate cavity closers
17: All new light fittings to be low energy (75 lumens-circuit Watt).
18: Provide TRV's to all new radiators.
19: No beams to be ordered or work commenced on site until calculations
have been checked by building control and a full approval issued.
20: If necessary contact manufacturers of products.
21: Please provide cavity tray and lead flashing at roof/wall abutments.
22: 100mm gutter and 63mm down pipe. All drainage details to be agreed on
site between building control and contractor.
23: Provide mechanical ventilation to bathrooms utilities kitchens giving min 15ltrs
per second extraction to bathrooms
30ltrs per second extraction adjacent to cooker or 60ltrs per second if
positioned else where in Utilities and kitchens.
If no window min 15minute over run to be provided
24: Provide mains operated smoke detection as shown linked together with battery backup.
25: Provide Carbon monoxide detection where new boilers are installed.

this drawing is to be used only for
planning/building regulation submission not as a
"working drawing" if used as such all dimensions
to be checked on site by contractor.
all work to be carried out to satisfaction
of local authority.
prior to commencement of work on site
principal contractor/building owner to produce a
method statement with regard to safety of occupiers/
employees during building operations
builder to allow for safe support of existing/new
structure during contract.
Any structure being used for support must be checked to determine
suitability. if found not suitable please contact PCE Designs Ltd for
further instruction

All electrical work to be carried out to BS7671:2001
and be installed and tested by a competent person.
The Local Authority may request a test certificate
under the above BS.

Proposed Rear extension at:	
1C The Danes Crumpsall Lane Manchester M8 4ED	
PARTY WALL ACT 1996 Any Person carrying out works affecting party walls, or involving excavations for foundations adjacent to a party wall, should serve a notice on all adjoining owners before work commences. If a adjoining neighbour is concerned about the works, you are advised to engage the services of a private surveyor to act on your behalf in the formal procedures or agreements which are now required by the above act. Failure to comply with the act may result in the adjoining owner taking civil action against you. Please inform the adjoining neighbours of the forthcoming works at your earliest convenience. Party Wall Agreement to be arranged by client.	
CLIENT:	Mr Karpelowsky
CONTRACT No:	PCE-Karpelowsky-April-25
DATE:	12th April 2025
SCALE:	1:500, 1:1250, 1:50 @ A1
DWG No:	PCE-Karpelowsky-April-25-Location Plan
L.A:	Manchester City Council
AMENDMENTS:	DATE:
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