

SCHEDULE OF DRAWING NOTES

04.03.2025

47 GRENFELL ROAD, MANCHESTER M20 6TG

KITCHEN EXTENSION

WORKS TO TIE NEW ROOF INTO ADJOINING NEXT DOORS ROOF TO BE AGREED WITH ADJOINING TENANT

General

All works to be to comply with this "Schedule of Drawing Notes"

also to comply with separate Structural Engineers information (if applicable)

Conditional consent required for STEEL BEAMS / PIERS.....

All works to comply with current Building Regulations and to be executed to the satisfaction of the District Building Surveyor.

All works to comply with Building Regulations Part L 2021 (Insulation etc)

Drawing to be read in conjunction with separate Structural Engineers calculations, sketches, details.

All dimensions and setting out to be checked on site and agreed with with Client/Builder before commencement of the works.

Do not use scaled measurements for setting out unless previously agreed with Client.

Permission to be obtained from the Owner(s) of any adjacent property if any of the proposed works encroach onto the adjoining property(s)

All works disturbed on the adjacent property(s) shall be made good by the Contractor to at least the original condition

Plumbing, electrical, heating, finishes and decoration requirements to be agreed with Client/Builder prior to commencement

Trial holes to be excavated to check suitability of existing foundations if requested by Building Surveyor.

Steel beams to be installed as separate Structural Engineers calculations/notes/sketches

All elements of structure to be half hour fire resistant.

U values

All works to comply with Building Regulations Part L 2021

External Walls to achieve n/e 0.18W/m2K.

Double glazed units to achieve n/e 0.14W/m2K

Flat roof to achieve n/e 0.15W/m2K

Strip foundations

Depth and type to suit ground conditions minimum 1m deep x 700mm wide and to be to the complete satisfaction of the D.B.S.

Concrete foundations to be minimum 600mm wide * 300mm deep.

Foundation masonry cavity to be filled with weak mix concrete to 225mm below dpc.

All walls below dpc to be concrete common bricks or trench block.

DPC to be minimum 150mm above ground level..

Ground floor construction

Solid : (U value n/e 0.22W/m2K)

150 hardcore, 50 sand blind, 1200 gauge visqueen dpm (dpm to be lapped over dpc)

150 polystyrene or 100 Kingspan Thermaflor TF70 insulation to horizontal areas with 25 insulation to edge of slab

500g visqueen vapour barrier, 100/150 concrete slab, 50mm sand/cement screed or 15mm mastic asphalt.

Vent existing adjacent timber floors with air bricks and 100 plastic ducting from existing air bricks to new air bricks in outer face of new external wall if required.

External wall construction (U value n/e 0.18W/m2K)

Facings outer skin/block inner skin

305 wide cavity wall-outer skin 105 skin facings to match existing as closely as possible. 150 cavity filled with 100 Kingspan insulation or equivalent, inner skin 100 Celcon Solar block or equivalent, stainless steel cavity ties @ 900 c/c horizontally and 450 c/c vertically. Insulated cavity closers to all openings. External walls to achieve U value of 0.18W/m2K. 12.5mm plasterboard and skim

General New brickwork to be tied to existing using "Crocodile" ties or similar or by "toothing"

Cavities to be continuous and to be closed at top. Cavity closers to be to be "Thermabate" or equal, provide vertical DPCs to all openings. Lintols to be "Catnic" or similar approved to suit location as manufacturers instructions. Cavity trays to be provided at existing wall where extension abuts.

Windows and doors (U value n/e 0.14W/m²K)

Glazing to be K glass with minimum 28mm thick double glazed units with 20mm air gap.

Glazing to be toughened or laminated safety glass to comply with BS6206 to critical areas.

Laminated or toughened glass to be provided within 800mm of floor level for windows and within 1500mm of floor level for doors,

Opening lights to be minimum 1/20 floor area

Provide 8000mm² background ventilation to habitable

Flat roof construction (U value n/e 0.15W/m²K)**Vented flat roof**

100*50 wall plates strapped to walls with metal restraining straps @ 1200 c/c

225*50 C16 sw joists @400 c/c

50-0mm 50mm wide firrings to top of joists

18mm ply decking

pvc fascias as required

provide 50mm wide continuous eaves ventilator strip to 2 opposite sides of roof

or ventilated abutment flashing and 50mm continuous soffit ventilator strip to opposite side

minimum 50mm air gap above insulation

150mm Kingspan roof insulation

roofing membrane as required by Client (single ply or built up), installed all as manufacturers instructions.

vapour control layer to underside of joists

12.5mm plasterboard and skim

100mm pvc gutters, 63mm rainwater pipework

Rooflights

To be installed as manufacturers instructions, Spars/rafters to be doubled up all around rooflights.

Form openings

(To comply with separate Structural Engineers calcs/sketches/details)

U beams minimum end bearing 150mm, seated on concrete padstones.

beams top to be bolted together @ 600c/c with 12mm bolts/washers and ferrules and diaphragm connectors.

Piers below beams to be to be fully bonded into existing/new walls.

beams to be encased in 2 layers of 12.5mm plasterboard and skim.

Internal joinery (all to be agreed with client)

skirtings and architraves

picture rail

pipe boxing

Finishes

Ceilings - 12.5mm plasterboard + skim; Masonry walls - 2 coats gypsum plaster or dryline with 12.5mm plasterboard and skim; Studded partitions 12.5mm plasterboard + skim both sides; 25mm Isowool acoustic insulation

Steel beams - 12.5mm plasterboard and skim

Ventilation

Mechanical extract ventilation rate : Kitchen - 60 litres/second

Plumbing

100mm diameter pvc soil and vent pipe terminating 900 above highest window opening, OR 100mm stub stack with air admittance valve; all fittings to have deep seal traps and to be connected separately to soil stack; anti vac traps to be fitted if waste more than 1067mm from soil pipe.

Electrics

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS87671 electrical certificate must be provided by the competent person.

Allow heat and smoke detection detection to kitchen

Drainage

100mm diameter plastic underground drainage system minimum fall 1:40, all gullies to be roddable.

Any drains passing through new brickwork to be lintolled over and packed with polystyrene or similar. Any drain passing under new extension to be encased with 150mm concrete surround if required by Building Inspector