

NOTES

- Do Not scale from this drawing.
- The Contractor must check all dimensions on site prior to starting 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 blockwork outer leaf rendered to match main building, 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.
- Any drains within the building to be protected by 150mm concrete.
- Foundations within 1.0metre of any drains to be taken down to invert level.
- All new manholes shall be PPIC (Plastic), of 600mm diameter, except the dropshaft manhole which shall be PCC and of 900mm diameter. All manhole covers shall be C250.
- 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.
- Anti-vac traps to be provided to wash basin.
- The Proposed Kitchen windows to be 1.5m wide x1.0m high ($\frac{1}{20}$ th of floor area to open).
- The kitchen to be fitted with an extractor fan of 30 l/s rating adjacent to the hob and 60 l/s rating elsewhere.
- The new window assembly to achieve "U" value of 1.8W/m2K and have argon filled cavities.
- 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.

Roof Construction:

Anderson Monoflex HT Elastomeric roofing system installed in strict accordance with manufacturers recommendations by specialist sub-contractor on 19mm external quality plywood s/w treated counter battens on furring pieces on 50mm thick CELOTEX rigid insulation on 175mm X 50mm SC3 grade flat roof joists at 400mm centres with 100mm thick CELOTEX rigid insulation between joists. Ceiling finished with 12.5mm duplex plasterboard and skim.25mm min. continous air gap to eaves with insect mesh.

Provide skylights as shown to give maximum natural day light to whole floor area.
Brett Martin Roof Lantern
1500mmX1000mm or similar installed in strict accordance to the manufacturers recommendations

Client: Mr. Gulam Akhtar Choudry, 27 Turnbull Road, Longsight, M/C M13 0PZ		
Company: Plans4u 35 Manchester Road, Audenshaw, M/c M34 5PZ		
Site: 27 Turnbull Road, Longsight, M13 0PZ		
Title: Rear extension to kitchen to form additional living area		
Scale: 1:100	Date: 8 Sept 2021	Drawn by: M. Rasul
Project No:	Drawing No: 2789	Amended: 8.9.21