stepped cavity tray
+No4 lead
flashing

mvp

mvp

upb ridge beam +
rhs post support
upb beam.
+upvc frames

3000 x
1500

mvp

dpc

REAR

no oversale
boundary.

780 x 980 velux
roof lights + sw upstand
double rafters +
trimmers

steel

2300

dpc

150

50 insulation
upstand

A1.A2

225

SECTION

velux

velux

1800 x
2100

mvp

dpc

SIDE

foundation
taken below
invert of drain.

exta.
drain

1c.

app. 5.900

mvp.

steel

rhs post

velux

steel

living

velux

blockup

mvp

tg

steel

50

FAN

50

FAN

dining

kitchen

HP

rehang
door.

doors +
screens
sg.

SA

3crc +
door +
frame
living

door +
screen
sg.

utility

tg

fix weyroc
board + insulation
on 1200 usqueen
to slab
50 cavity
100 x 50 stud
100 kingspan
insulation
12 plasterboard
+ skim.

study

cutback +
steel

porch

dpc.

mvp

GROUND FLOOR

898

2100

898

approx
4.400

1c

renew drains/encase
+fix ics.

check cavity tray
+flashing
+roof timbers
+fix insulation.
+rebuild
upvc frame
+door

1800 x
1350

600

600

1800 x
1350

600

dpc.

mvp

FRONT

rebuild cavity
wall off foundation A1.A2.

mvp

dpc

SIDE

NOTES

ALLOW FOR OBTAINING PERMISSION FROM ADJOINING OWNER UNDER THE PARTY WALL ACT 1996 BUILDING TO THE BOUNDARY..
ALLOW FOR CHECKING ALL SERVICES ADJUST GAS METER + CHECK WALLS/FOUNDATIONS + TAKE DOWN SUN ROOM + CHECK + RENEW LINE OF DRAIN..
ALLOW FOR MAKING ALL CONSTRUCTIONAL + MATERIAL QUERIES BEFORE WORKS STARTS.
ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION
ALL WORKS TO COMPLY BUILDING REGULATIONS 2010 + AMENDMENTS.
ALL STRUCTURAL TIMBERS STRESS GRADED + REAVED ENDS
ALL CAVITIES TO BE CONTINUOUS CUT DOWN INSULATED CAVITY LINTELS TO OPENINGS INSULATED CAVITY CLOSERS TO DOOR WINDOW REVEALS CILLS.
WINDOW VENTILATION TO 1/20th FLOOR AREA TRICKLE VENTS TO 8000mm2.

HD ALL ELECTRICAL WORKS TO NICEIC REGULATIONS BY REGISTERED ELECTRICIAN ISSUING COMPLETION CERTIFICATE TO PART P BS7671..
SA FIX INTERLINKED FUSED SMOKE ALARM/HEAT DETECTOR TO BS5466.
EFAN FIX EXTRACT FAN + DUCT TO WC TO 3ACH OFF LIGHT SWITCH 15MINUTES OVERRUN.

STEEL BEAMS/PIERS/CONCRETE PADSTONES TO STRUCTURAL ENGINEERS DETAILS ENCASED 2x12 PLASTERBOARD + SKIM ON NOGGINS/WIRED.

WINDOWS DOORS DOUBLE GLAZED 1.6w/m^k PILKINGTON OPTITHERM SAFETY GLASS ARGON FILLED CAVITY TO DOUBLE GLAZING SIDE OPENING MEANS OF ESCAPE 750x450MM MINIMUM.

ROOF LOW PITCH APP22° FIX UPVC DRY RIDGE + VENT TILE SYSTEM + UPVC FASCIA SOFFIT + SUPALUX TO CLOSE CAVITY 25CONTINUOUS VENTILATOR TO SOFFIT.

MARLEY MODERN CONCRETE TILES TO SPECIFICATION OF 22½° TREATED BATTENS ON BREATHABLE ROOFING FELT ON 150x50 RAFTERS AT 400CENTRES OFF 100x50 PLATE TO FLANGE TO UB RIDGE BEAM BIRDSMOUTHED TO 100x50

WALLPLATE STRAPPED 1200x30x6MM MS STRAPS AT 1000CENTRES UP VERGE GABLE 150x50COLLARS 50 VENT SPACE TO FELT + FIX 100KINGSPAN INSULATION BETWEEN RAFTERS WITH 50KINGSPAN INSULATION + 12FOIL BACKED PLASTERBOARD + SKIM ACROSS RAFTERS..

WALLS U VALUE 0.26w/m^2

102 FACING BRICK TO MATCH 50CAVITY 90 KINGSPAN WALLTHERM INSULATION
100 THERMAL BLOCKWORK STAINLESS STEEL WALL TIES AT 750HORIZONTALLY
450 VERTICALLY 12PLASTERBOARD + SKIM ON DABS SKIRTING..

FLOOR.FOUNDATION

FLOOR FINISH ON 150 1.2.4 CONCRETE SLAB WITH MESH REINFORCEMENT TOP + BOTTOM ON VISQUEEN ON 80 KINGSPAN INSULATION ON 1200 VISQUEEN OR METPAC GAS MEMBRANE/CAVITY TRAYS/AIRBRICKS ON BLINDING ON HARDCORE COMPACTED IN 150LAYERS.
600x225 1.2.4 CONCRETE STRIP FOUNDATION MESH REINFORCEMENT TO A1.A2

DRAINAGE CHECK + RENEW DRAINS ENCASE 150CONCRETE + FIX RC LINTELS TO BRICKWORK REMOVE MANHOLE + FIX INSPECTION CHAMBERS.
100GUTTER INTO 68 RAINWATER PIPE TRAPPED GULLY
100SUPERSLEEVE 1.40 DRAINS INTO INSPECTION CHAMBERS ON LINE OF DRAIN..

✳ AMENDMENTS MARCH 2019... A
— FIRST FLOOR WINDOW ADJUSTED TO FRONT ELEVATION.
— GROUND FLOOR EXTENSION WINDOWS INCREASED IN SIZE.

PROPOSED SINGLE STOREY REAR EXTENSION CONVERSION OF GARAGE TO STUDY FRONT PORCH & WAINGAP RISE ROCHDALE 1:60
+FRONT

DWG NO 4/R/2A