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The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

CONSTRUCTION NOTES:-



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1



PROPOSED REAR ELEVATION

Any glazing within doors and adjacent windows to be safety glazing up to 1500mm above floor / ground level to BS 6206 class C.

Any glazing to external windows and doors below 800mm from floor level to have safety glazing to BS 6206 class C.

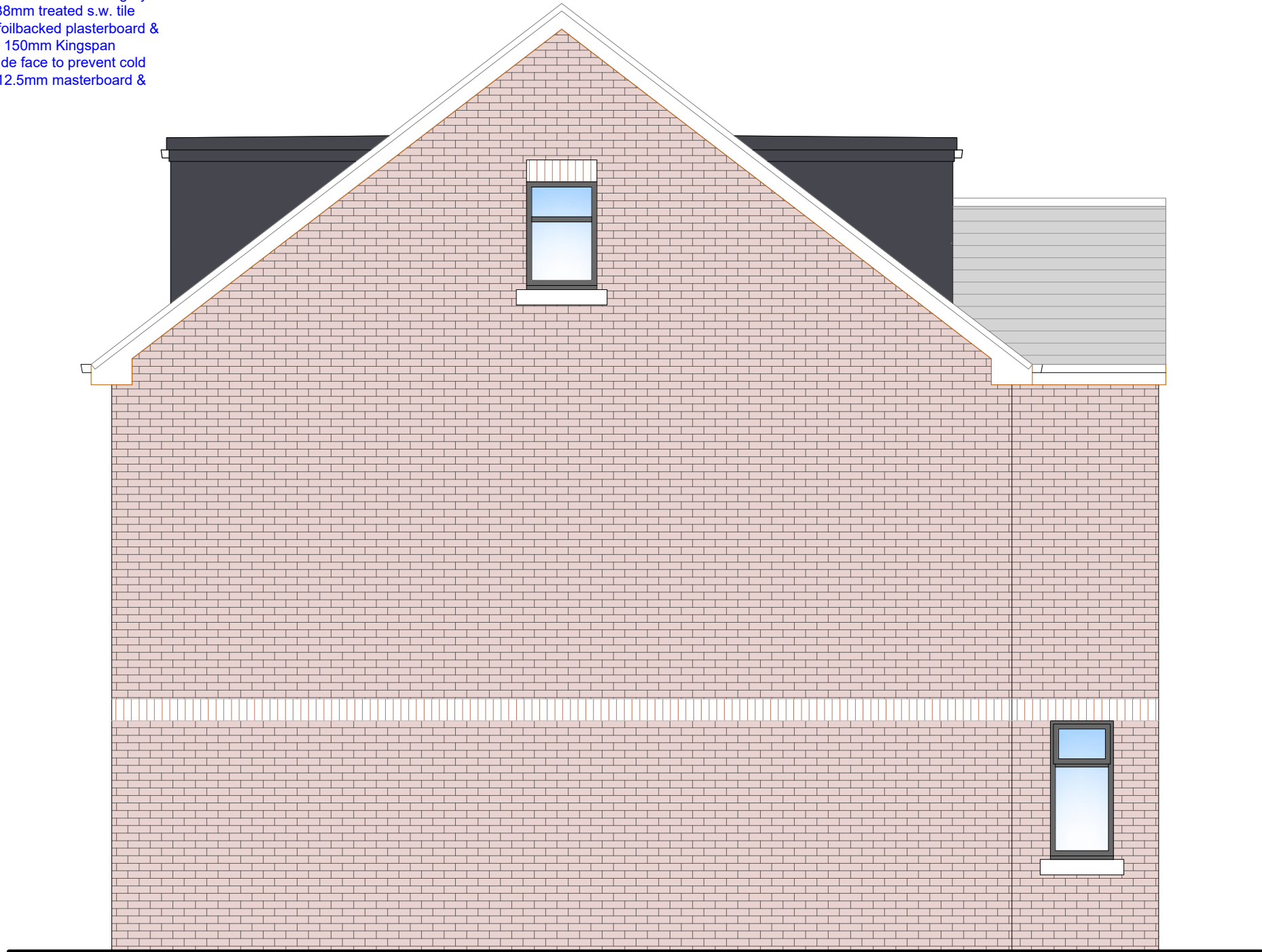
FLAT ROOF CONSTRUCTION.

Roof to be EPDM rubber roofing on adhesive specific to EPDM product applied to 18mm plywood deck on firings to give min 1 in 60 falls. Firings on 50 x 38mm s.w. timber cross battens to give min 50mm cross flow air gap all fixed to min 150 x 50mm flat roof joists at 400mm cts. 150mm Kingspan Kooltherm K7 between flat roof joists and 50mm below. Continuous 25mm perimeter gaps to fascias to allow for cross flow ventilation. Fascias to be 200mm x 20mm treated timber Underdrawn 12.5mm foilbacked plasterboard and skim to inside face, provide vapour control layer. EPDM rubber roofing system to hold BBA certification and to be installed by trained and certified contractor.

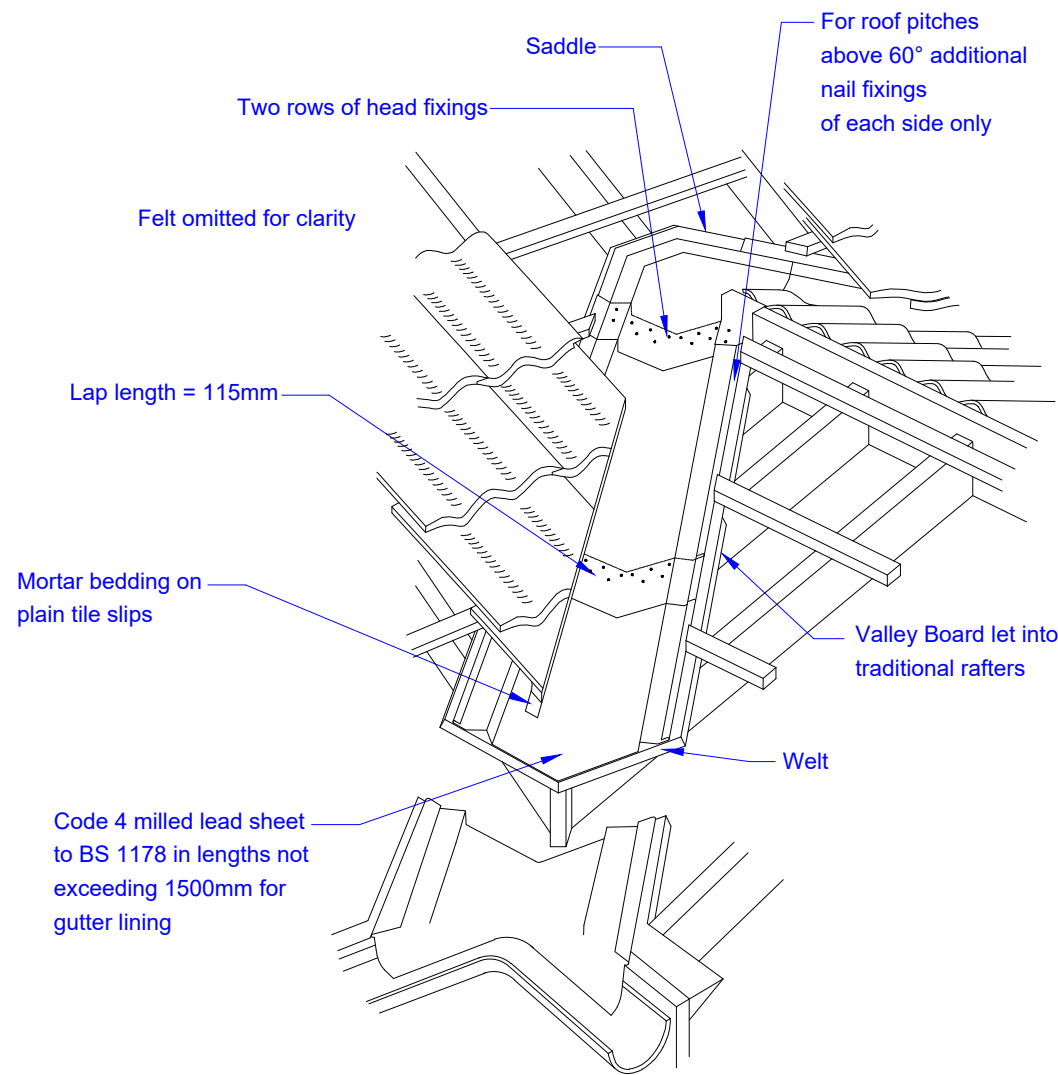
DORMER WALLS.

Dormer walls to be min 150 x 50mm s.w. studs at 400mm cts lined to outside with dark grey hanging tiles to match existing or smooth dark grey cladding on 25 x 38mm treated s.w. tile laths on Klobor permo Easy lining felt. Lined internally with 12.5mm foilbacked plasterboard & skim on 100g visqueen vapour barrier and 15mm plywood. Provide 150mm Kingspan Kooltherm K7 insulation between timber studs with 30mm on the inside face to prevent cold bridging. Dormer cheeks within 1m of party wall to be lined 2 layers 12.5mm masterboard & skim to give 1hr fr.

1 in 12 ramped approach to main entrance door

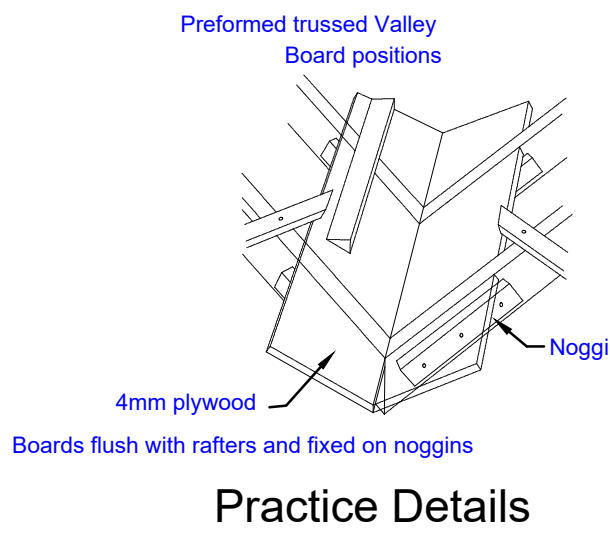
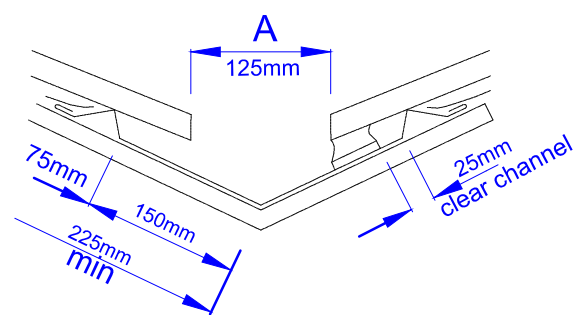


PROPOSED SIDE ELEVATION 2



VALLEY GUTTER DETAIL NTS

PITCHED VALLEYS KEY DIMENSIONS



Practice Details

BLOCK 1 & 2 DETAILS

DRAWING TITLE		
PROPOSED ELEVATIONS		
JCA JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES 		
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PROJECT		
PROPOSED RESIDENTIAL DEVELOPMENT		
LOCATION		
Land off Firgrove Gardens Firgrove Rochdale		
DRAWN:-	Frank James Smith	DRAWING NUMBER:- 21.2449.64B
DATE:-	February 2023	
SCALE:-	1:50 at A1	
ISSUE:-	B	