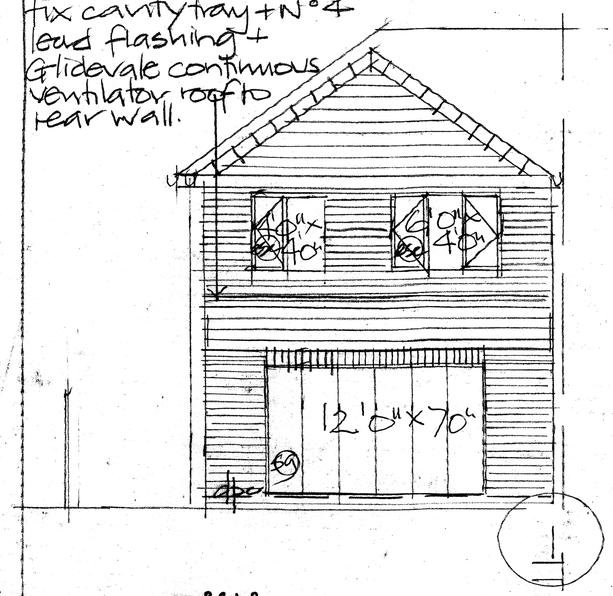
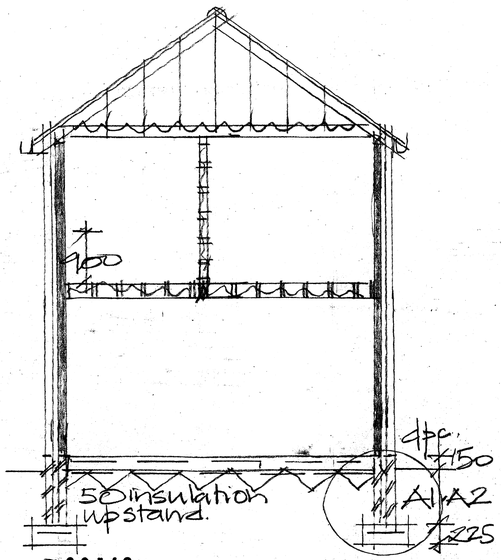
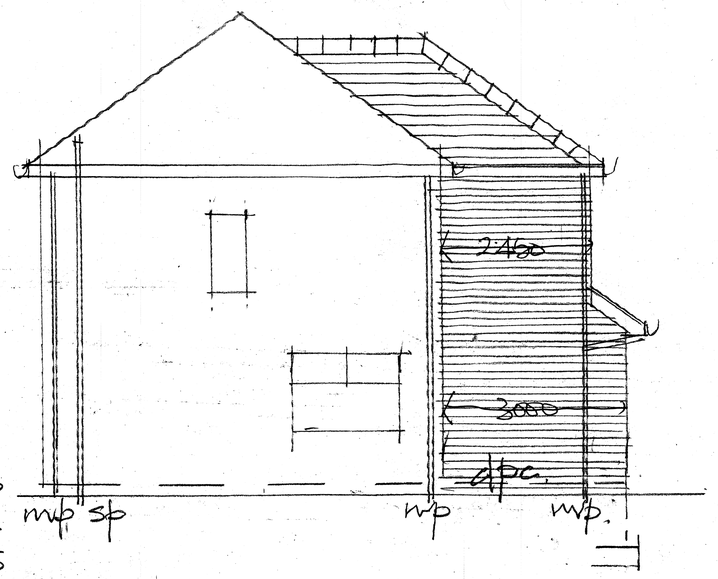
fix cavity tray + N°4 lead flashing + Glidevale continuous ventilator roof to rear wall.



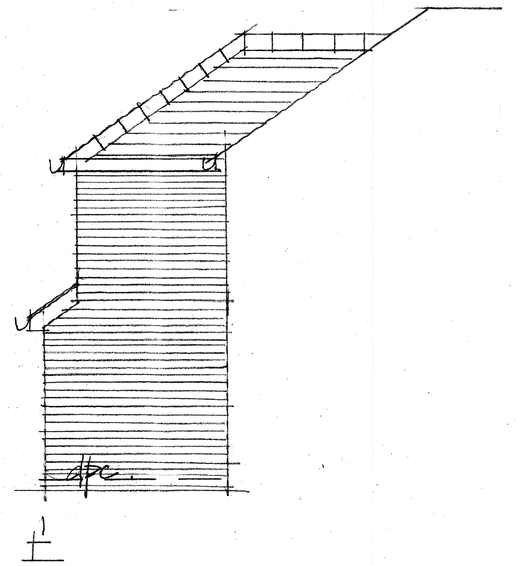
REAR



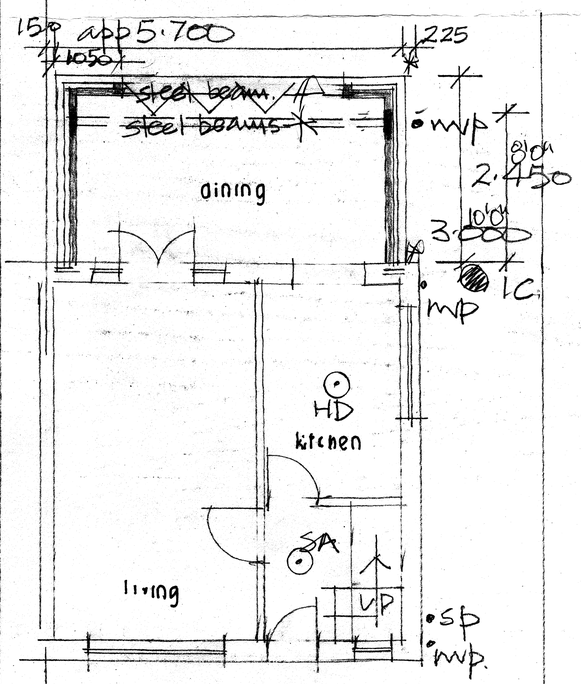
SECTION



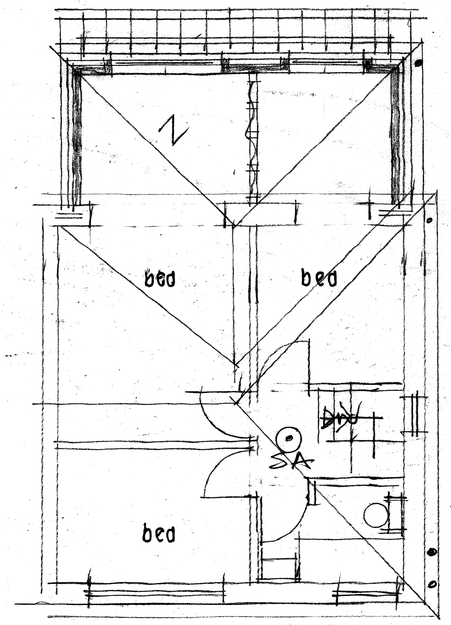
SIDE



SIDE



GROUND FLOOR



FIRST FLOOR

NOTES

ALLOW FOR OBTAINING PERMISSION FROM ADJOINING OWNER BEFORE WORKS START UNDER THE PARTY WALL ACT1996 BUILDING TO THE BOUNDARY.
ALLOW FOR CHECKING ALL SERVICES DRAINS +GROUND WITH TRIAL DIGS.
ALLOW FOR MAKING ALL CONSTRUCTIONAL+MATERIAL QUERIES BEFORE WORKS START
ALL WORKING DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION
ALL WORKS TO COMPLY BUILDING REGULATIONS 2010+AMENDMENTS
ALL STRUCTURAL TIMBERS STRESS GRADED TREATED ENDS
ALL CAVITIES TO BE CONTINUOUS CUT DOWN INSULATED CATNIC 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 PARTP BS7671.

SA FIX INTERLINKED FUSED SMOKE ALARMS/HEAT DETECTOR TO BOTH FLOORS TO BS5466.

CAN FIX CONDENSATION FAN TO KITCHEN 60LITRES PER SECOND.

STEEL EBAMS/PIERS/ CONCRETE PADSTONES TO STRUCTURAL ENGINEERS DETAILS ENCASED 2x12PLASTERBOARD+SKIM 7MM ON NOGGINS/WIRED.

1200x1200 1800x1200 WINDOWS 3600x2100 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 FIX VENT TILES TO MAIN ROOF UPVC FASCIA +SOFFIT 9SUPALUX TO CLOSE CAVITY 25CONTINUOUS VENTILATOR TO SOFFIT.

CLAY TILES TO SPECIFICATION ON 50x25 TREATED BATTENS ON BREATHABLE FELT ON ROOF TRUSSES AT 600CENTRES(REQUEST CONDITIONAL APPROVAL RE DEPOSIT TRUSS DETAILS)ON 100x50 WALLPLATE STRAPPED 1200x30x6MM MS STRAPS AT 1000CENTRES 100x25 HORIZONTAL DIAGONAL BRACING TO BS5268 NO5 LEAD VALLEYS ON 225x25 VALLEY BOARDS 300LAYERED FIBREGLASS INSULATION 12FOIL BACKED PLASTERBOARD+SKIM INSULATED ROOF ACCESS.

LEAN-TO ROOF

CLAY TILES ON BATTENS ON FELT ON 100x50 RAFTERS AT 400CENTRES OFF 150x50 BEARER BOLTED TO WALL AT 450CENTRES BIRDSMOUTHED TO 100x50 WALLPLATE STRAPPED 100x50CEILING JOISTS AT 400CENTRES 100x50 HANGERS+ BINDER 300INSULATION 12FOIL BAKKED PLASTERBOARD+SKIM INSULATED ACCESS.

WALLS U VALUE 0.26w/m*c

102 FACING BRICK TO MATCH 50CLEAR CAVITY 60KINGSPAN WALLTHERM INSULATION
100 THERMAL BLOCKWORK STAINLESS STEEL WALL TIES AT 750HORIZONTALLY
450 VERTICALLY 12PLASTERBOARD+SKIM ON DABS SKIRTING
100x50 STUD PARTION 100BATT INSULATION 12PLASTERBOARDS+KIM.

FIRST FLOOR.

25T+G BOARDING ON 175x50 JOISTS AT 400 CENTRES STRUTTING 1200x30x6MM MS STRAPS AT 1000CENTRES 100 BATT INSULATION BETWEEN JOISTS 12PLASTERBOARD+SKIM.

GROUND FLOOR.FOUNDATION

FLOOR FINISH ON 150 1.2.4 CONCRETE SLAB WITH MESH REINFORCEMENT ON VISQUEEN ON 80KINGSPAN INSULATION ON 1200 VISQUEEN DPM OR METHANE GAS MEMBRANE/CAVITY TRAYS/AIRBRICKS ON BLINDING ON 150COMPACTED HARDCORE 600x225 1.2.4 CONCRETE STRIP FOUNDATION MESH REINFORCEMENT OT A1.A2

DRAINAGE CHECK ALL DRAINS.RENEW/ENCASE+FIX RC LINTELS.

100GUTTER INTO 68 RAINAWATER PIPE TRAPPED GULLY
100 SUPERSLEEVE 1.40 DRAINS INTO INSPECTION CHAMBER ON LINE OF DRAIN.

PROPOSED DETACHED GARAGE TWO STOREY REAR EXTENSION 200 MILNROW ROAD ROCHDALE 1.50

DWG NO 200/R/3