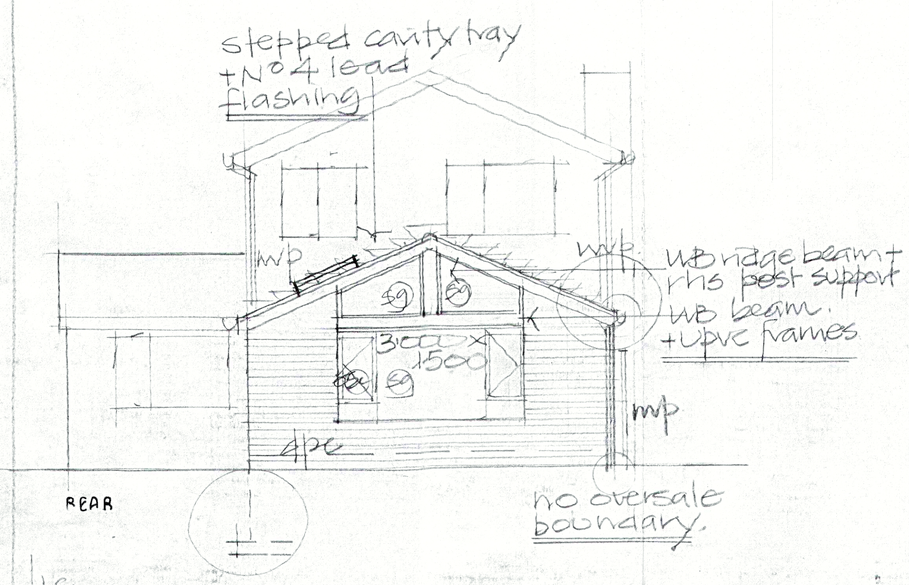
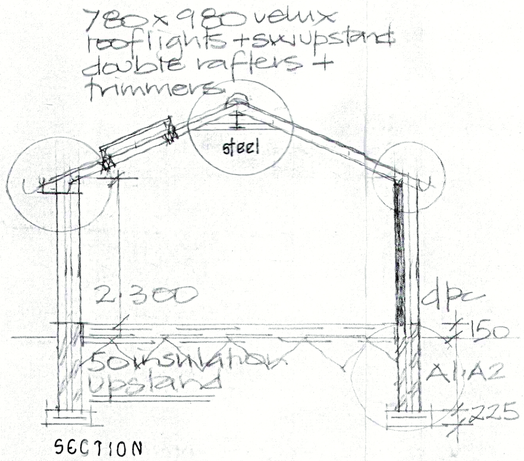
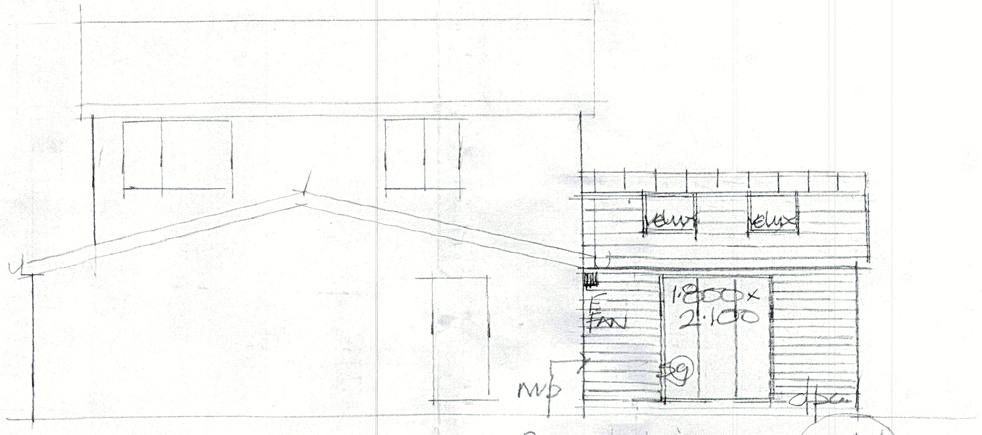
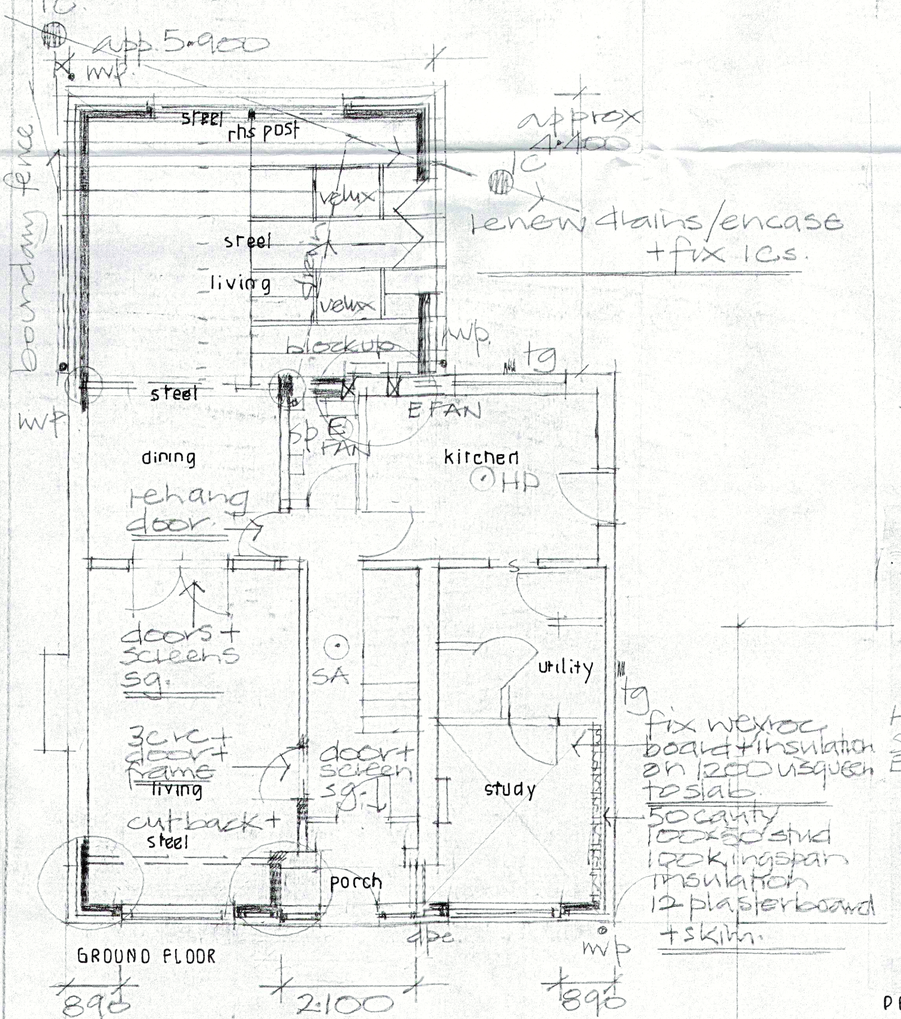
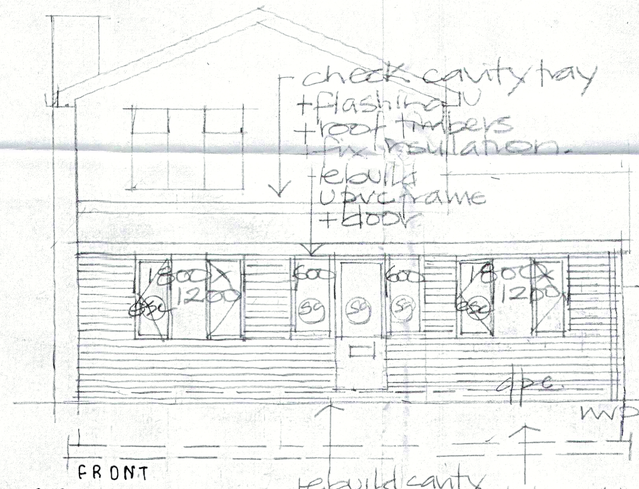
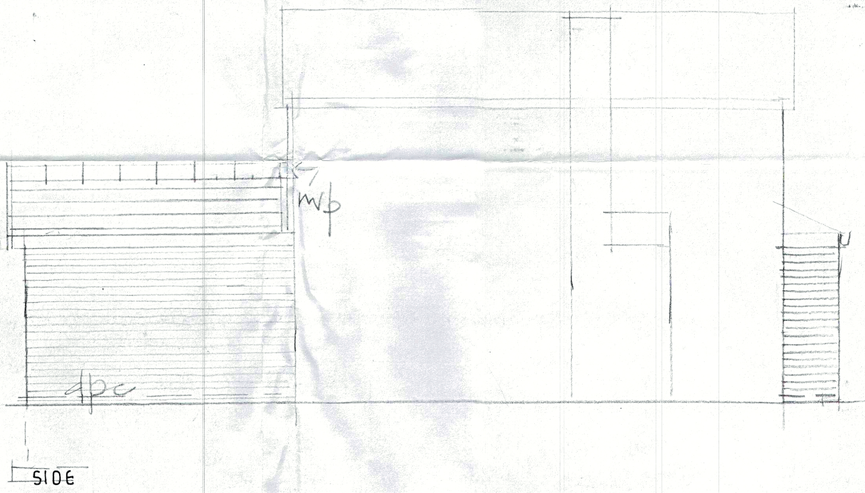












NOTES

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 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.

ALL ELECTRICAL WORKS TO NICEIC REGULATIONS BY REGISTERED ELECTRICIAN ISSUING COMPLETION CERTIFICATE TO PARA P BS7671..

HD FIX INTERLINKED FUSED SMOKE ALARM/HEAT DETECTOR TO BS5446.
SA FIX EXTRACT FAN+DUCT TO WC TO 3ACH OFF LIGHT SWITCH 15MINUTES
EFAN OVERRUN.

STEEL BEAMS/PIERS/CONCRETE PADSTONES TO STRUCTURAL ENGINEERS DETAILS ENCASED 2x12PLASTERBOARD+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.&UPALUX TO CLOSE CAVITY 25ON-INUOUS VENTILATOR TO SOFFIT.

MARLEY MODERN CONCRETE TILES TO SPECIFICATION ON 50x25 TREATED BATTENS ON BREATHABLE ROOFING FELT ON 150x50 RAFTERS AT 400CENTRES OFF 100x50PLATE TO FLANGE TO UB RIDGE BEAM BIRDSMOUTHED TO 100x50

~~DIAGONAL BRACING TO BS5268 300ATTACH FIBREGLASS INSULATION~~
~~FOIL BACKED PLASTERBOARD+SKIM. INSULATED ROOF ACCESS.~~

WALLS U VALUE 0.26w/m*c

102 FACING BRICK TO MATCH 50CAVITY 60 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 DPM OR MEMBAE GAS MEMBRANE/CAVITY TRAYS/AIRBRICKS ON BLINDING ON HARDCORE COMPACTED IN 150LAYERS.
600x225 1.2.4 CONCRETE STRIP FOUNDATION MESH REINFORCEMENT TO A1.A2

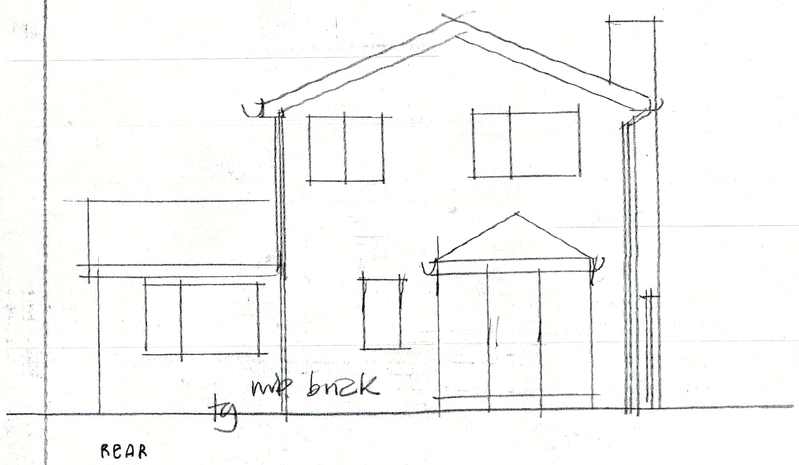
DRAINAGE CHECK +RENEW DRAINS ENCASE 150CONCRETE+FIX RC LINTELS TO BRICKWORK REMOVE MANHOLE+FIX INSPECTION CHAMBERS.

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

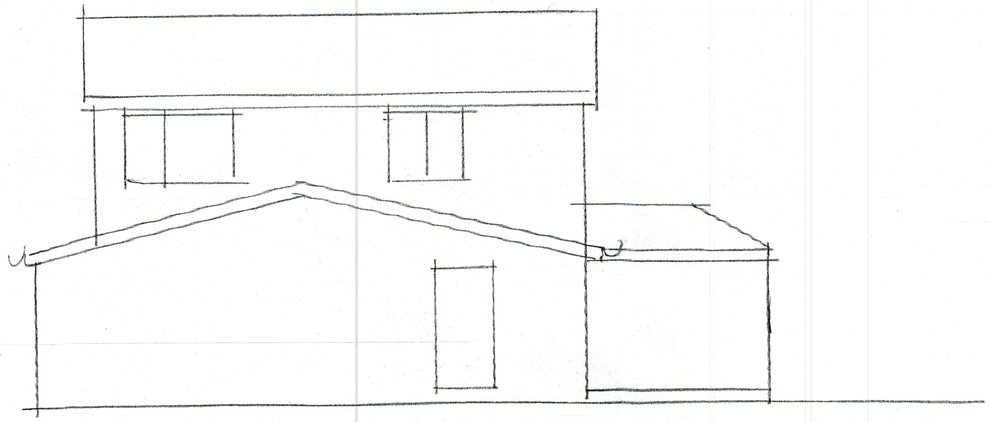
WALLPLATE STRAPPED 1200x30x6MM MS STRAPS AT 1000CENTRES UP VERGE GABLE 150x50COLLARS.50 VENT SPACE TO FELT+FIX 100KINGSPAN INSULATION BETWEEN RAFTERS WITH 50KINGSPAN INSULATION+12FOIL BACKED PLASTERBOARD +SKIM ACROSS RAFTERS..

PROPOSED SINGLE STOREY REAR EXTENSION CONVERSION OF GARAGE TO STUDY FRONT PORCH 4 WAINGAP RISE ROCHDALE 1:60

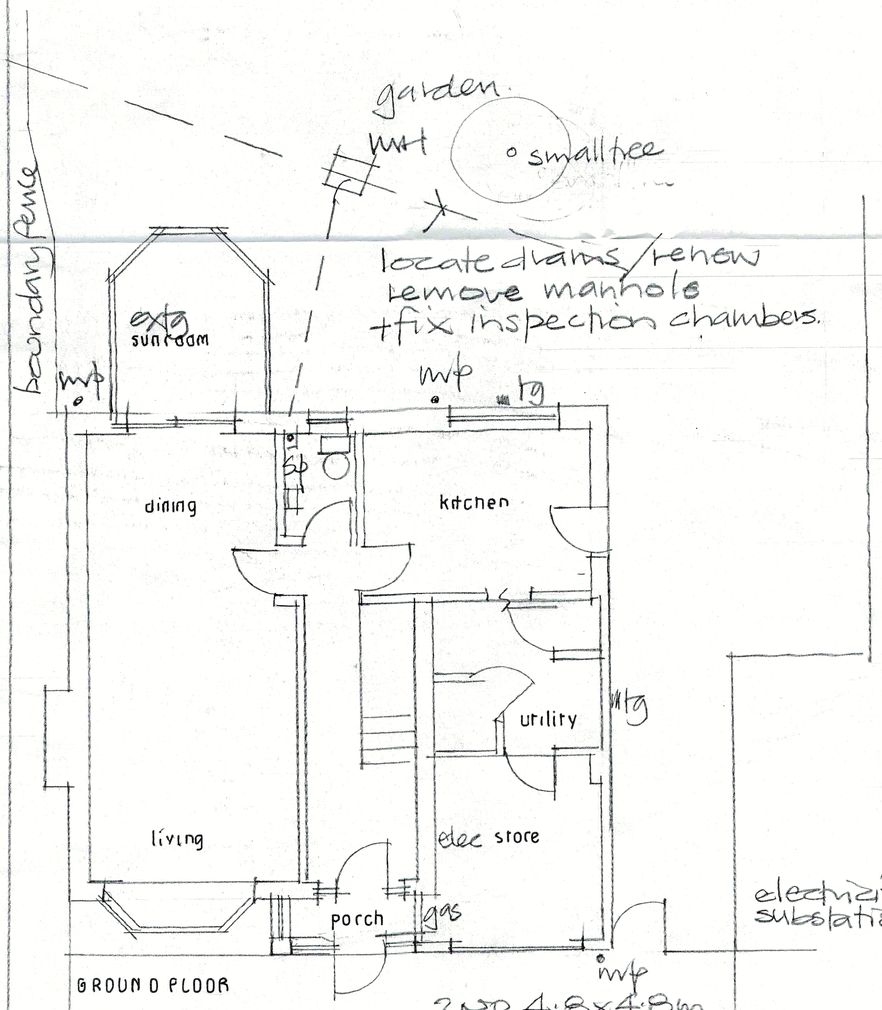
DWG NO 4/R/2



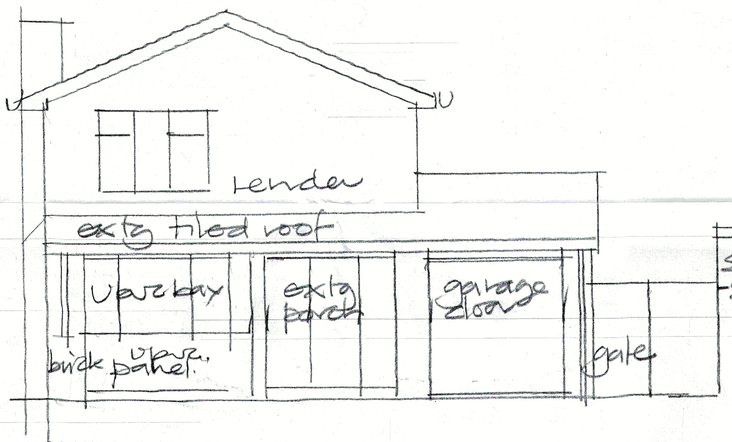
REAR



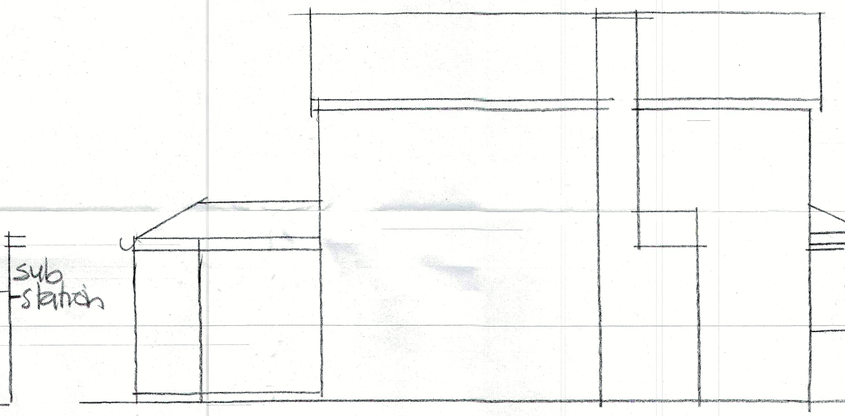
SIDE



GROUND FLOOR



FRONT



SIDE

EXISTING LAYOUT + ELEVATIONS 4 WAINGAP RISE ROCHDALE 1:50

DWG NO 4/R/1