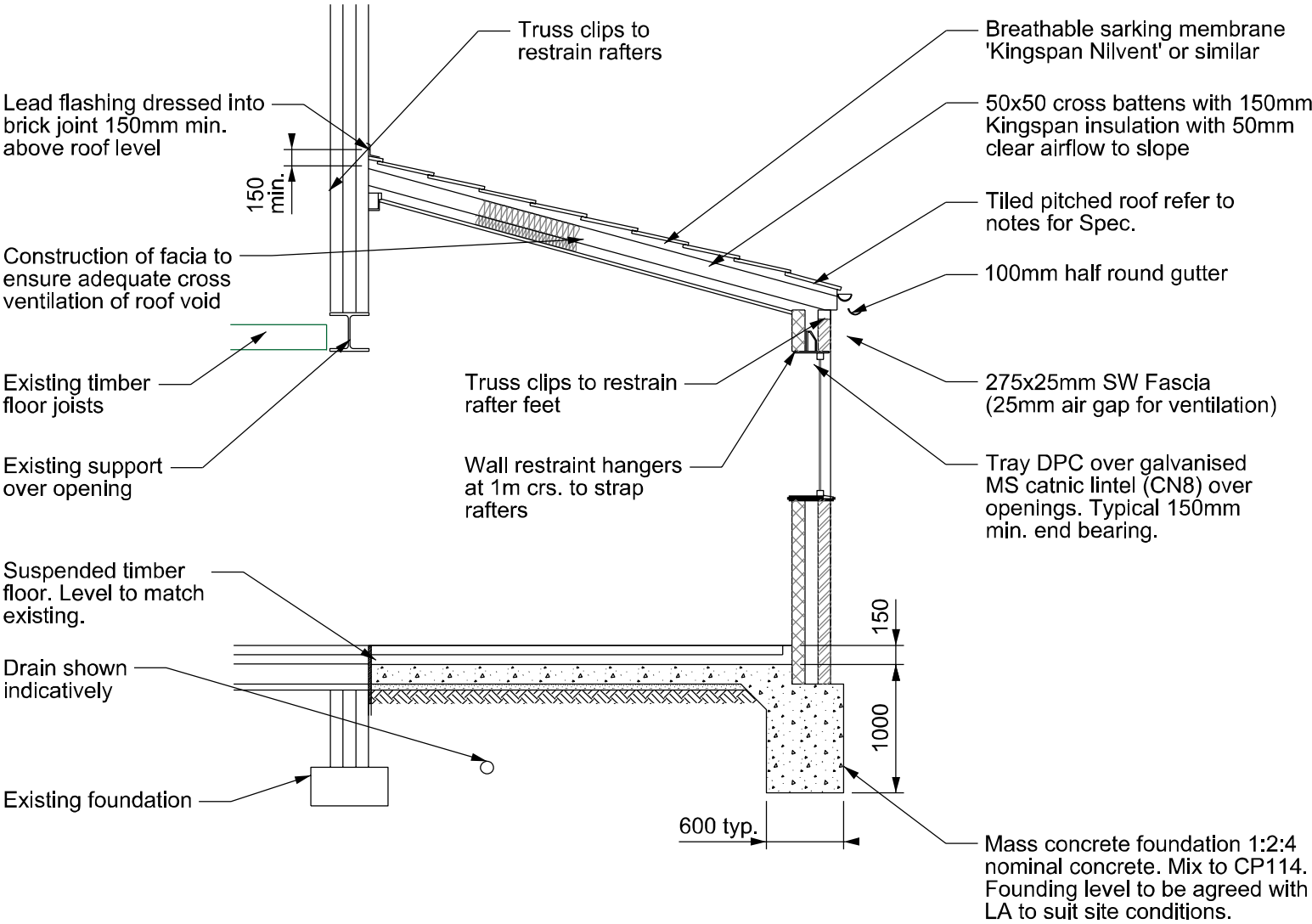




NOTES

GENERAL
All work is to comply with Building Regulations & Local Authority requirements.

ROOF
Redland 49 (smooth finish) interlocking tiles with 100mm min. headlap (or similar approved) to be mechanically fixed in accordance with BS5534 to 36mm x 22mm SW battens on Nilvent breathable felt on 50mm x 200mm rafters at 400mm crs. Rafters to be securely fixed to wallplate with gusset plates or 30mm x 5mm galvanised straps.

CEILINGS
9.5mm duplex plasterboard.

RAINWATER
uPVC downpipes and half round gutters to discharge into existing downpipes as shown. Drains to soakaways 5m min. from building constructed in stein brickwork. Size and depth to be agreed with Local Authority.

LATERAL RESTRAINT / ROOF ANCHOR
Lateral restraint to external walls & anchoring of roof structure to be achieved using 30mm x 5mm MS straps at max. 2000mm crs. screwed to end of roof joists or screwed across first 3 joists where joists run parallel to wall. Straps to be bent down 450mm at ends and twice screwed to walls.

INTERNAL STUD WALLS
50mm x 75mm SW studs at 400mm crs. with 100mm x 50mm head and sole plates covered both sides with 12.5mm plasterboard. Floor joists under sole plates to be doubled up when joists run with partitions. Fibreglass insulation to internal wall space for sound insulation to achieve a min. density of 10Kg/m³ (5mm min. plaster finish).

EXTERNAL WALLS (CAVITY)
To be in common special brick or similar approved to dpc level. With 103mm facing brick to external skin 100mm cavity with 100mm dritherm insulation. 100mm celcon solar block to internal skin. 40mm thermalboard on dabs skimmed. Provide hyload dpc 150mm above external ground level, contiguous with existing house dpc. All new walls to be tied to existing using 'furfix' stainless steel channel system bolted directly to brickwork. blockwork to be reinforced every third course using stainless steel mesh reinforcement. s/s cavity ties (to BS 5628) at 600mm crs. Horiz. 450mm crs. Vert 'u' value to be not greater than 0.28w/m² k (5mm min. plaster finish).

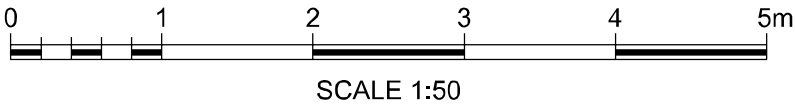
WINDOWS / DOORS
uPVC frames with 20mm min. d/glazed sealed units (fitted with safety glass). Provide 'thermabate' or similar cavity closer around openings to reduce risk of thermal bridging.

TIMBER
All structural timber to be kiln dry or marked dry.

LINTELS
Catnic lintels to be used over all openings unless otherwise specified lintels insulated to achieve u value not exceeding 1.2w/m².

HEATING
All radiators fitted to new rooms shall be fitted with thermostatic valves.

LIGHTING
A minimum of 75% of new light fitting which only take lamps with a luminous efficiency greater than 40 lumens per circuit watt to be installed in new extension.



Title Typical Section	Drawn By	Name	A.Jones	Sig.	A.Jones	Date	Feb'20
	Checked By	Name	S.Begum	Sig.	S.Begum	Date	Feb'20
	Approved By	Name	S.Begum	Sig.	S.Begum	Date	Feb'20
Project Title Rear Extension and Loft Conversion to 136 Errwood Road, Burnage, M19 1HT for Ms. S. Begum	Scale	1:50 @ A3		Sheet 5 of 8			
	UOM		From		To		
	Map Grid						



01	Feb'20	First Issue	AJ		
Rev.	Date	Description of Revisions	Drawn	Ck'd	App'd
Status Construction					
Contractor's Drawing Number					
AWJ-136ERRW-05					Revision 01