NOTES:

GENERAL
All materials and workmanship to comply with the recommendations and requirements of all current relevant British Codes of Practise, British Standards and Building Regulations. All proprietary products to be utilised fully in accordance with the manufacturers printed instruction. All structural timber to be GS or SC3 grade with pressure impregnated treatment. Any discrepancies on the drawings to be reported to the architect prior to the commencement of construction. Written dimensions only to be taken. Do not scale any of our drawings. Contact the architect if you are unsure.

CONTRACTOR TO ENSURE THE FOLLOWING
Include in price all works that are necessary to clear the site prior to commencing work described on detailed plans.

Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Site to be kept tidy at all times, no refuse burned on the site and normal hours of working is to be observed.

All electrical works to be installed and checked by I.E.E registered fully qualified engineer and all gas supplies installation to be checked by Gas Safe registered engineer.

EXTERNAL WALLS - NEW GABLE EXTERNAL CAVITY
New cavity external gable wall built up from lower wall. Wall depth to match existing, comprising 110mm facing brick to match existing, fully filled cavity with insulation to suit and 100mm thick Laylite aerated blockwork inner leaf by Cheshire Concrete Products (unless specified otherwise by the structural engineer) with 22mm plaster dry lining comprising 12.5mm plasterboard on dabs and skimmed suitable to receive a paint finish Max 'U' value of 0.28 W/m²/°C. Stainless steel cavity wall ties to be set at 450mm max vertical x 750mm horizontal with staggered centres, doubled up around all openings. Horizontal DPC's 150mm above Ground Level lapped to vertical cavity closers. Cavities closed around openings, jambs and cills, using thermal blockwork and 20mm thick Damcor insulated dpc or similar approved (unless otherwise specified). Dpc to be installed in 1 piece. Provide slim vent minor weep holes at max. 900mm centre to match the colour of the brickwork supplied by Rytons Building Products or similar approved, to be located above all windows and door openings, above ground level and above lead flashings where cavity trays are required. Horizontal Dpc's 150mm above ground level and to lap vertical cavity closers.

EXTERNAL WALLS - RENDERED DORMER STUD
Dormer rear and sides walls constructed as follows *(note: render makeup is a guide, specialist subcontractor to advise final specification)*; Outer multi stage K render layers (complete with mesh overlay on first coat) applied onto suitable cement board utilising render perimeter trims as required, colour of render to be confirmed by client. Suitable cement board on breathable felt membrane and fixed into 25mm marine plywood. Plywood fixed to 100x50mm load bearing stud walls full fill cavity (mineral wool insulation between studs) 450mm centres maximum with cross noggins at 900mm. Inner face of stud to be lined with suitable vapour barrier, 25mm Celotex rigid insulation and 12.5mm plasterboard with skim. Rafters to be tripled under rear dormer wall as shown on section. SD2 vapour barrier to be inserted below rafter line.

TIMBER SECOND FLOOR
22mm thick SW floor boards on 175x50mm C16 floor joists below new second floor habitable areas at max. 400mm centres, either fitted into external walls, steel beams or on hangers fixed to external walls or steelwork as shown on layouts. 100mm rockwool insulation added between new joists. Floor joists to be doubled up below partitions when running parallel - unless noted otherwise. Lateral restraint straps required at second floor and eaves. STRUCTURAL ENGINEER TO CONFIRM JOIST SIZES.

TIMBER WARM FLAT ROOF SPECIFICATION
FOR SECOND FLOOR DORMA
Grey GRP flat roof by specialist sub contractor, above 19mm external quality / marine plywood deck on top of 120 + 6mm Celotex flat roof insulation (120mm insulation with 6mm ply top fixed to as purchased), fixed down to 15mm external quality ply and timber firrings laid to falls and cross falls above 150x50mm C24 flat roof joists @ max 400mm centres spanning between heavy duty joist hangers fixed to side walls and beams. GRP to be BBA approved and has fire retardant properties to BS476 part 3 EXT F AA. Underside of joists to be lined with SD2 vapour control layer and 12.5mm foil backed plasterboard with all joints taped with foil faced tape supplied by specialist sub contractor.

'UNVENTILATED COLD ROOF' CONSTRUCTION TO SECOND FLOOR HABITABLE AREAS
Existing rafters to be doubled up in depth to 150mm or replaced with the same size new rafters used on roof addition - 150x50mm C16 rafters (span split with new purlins) at max. 400mm centres with 120mm Celotex Extra-R insulation boards fixed between rafters with proprietary clips to maintain a minimum 30mm air gap above the insulation between the rafters. 30mm Celotex T-break insulation (ref TB3000) fixed to the soffit of the timbers with all joints sealed with foil faced tape supplied by Celotex. Where raking ceilings are exposed within rooms, fix 25 x 50mm timber battens through 25mm insulation to the rafters, and fix 12.5mm foil-backed plasterboard thereto. Wall plates to be 100x75mm strapped down with galvanised mild steel straps 30 x 6 1200mm at 900mm centres to prevent roof spread. Unventilated cold roof insulation to continue up to ridge.

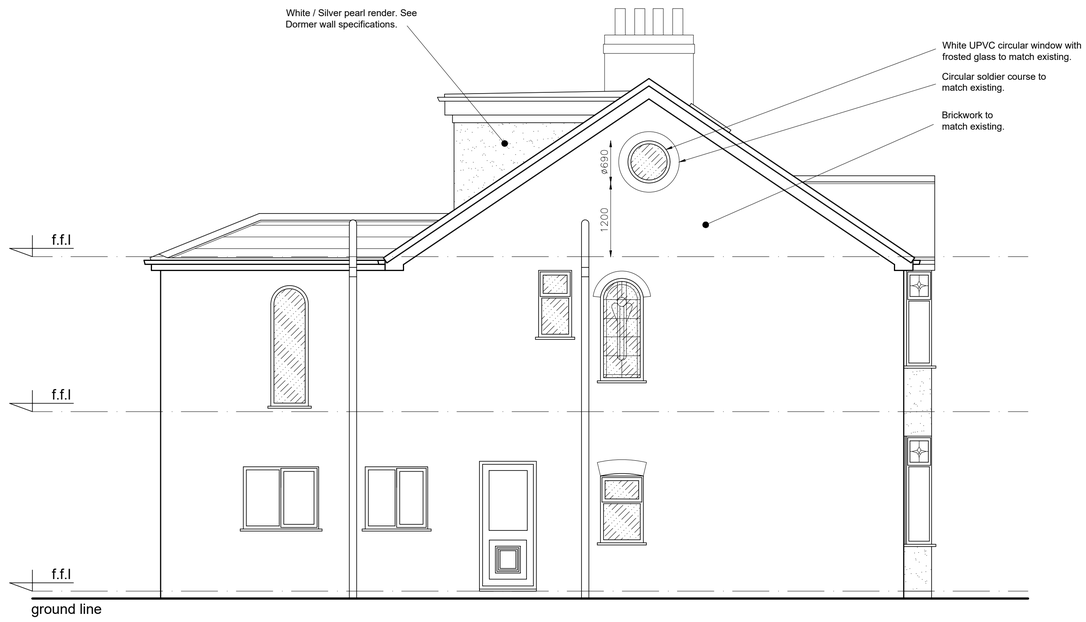
LINTOLS AND STEELWORK
All lintols to be fully insulated IG proprietary galvanised mild steel with cavity trays above same all to be given minimum half hour fire protection. All steel lintols to have a minimum end bearing of 150mm with cavity trays over. All steelwork to structural engineers design, details and recommendations, encased with 2 layers of 12.5mm fireline plasterboard to give fire protection to the steelwork and structure above.

INTERNAL PARTITIONS
Studwork partitions to be 75 x 50mm softwood studs at maximum 400mm centres with cross noggings at max. 900mm centres, faced with 12.5mm thick plasterboard and skim suitable to receive a paint finish to both inner side. All stud partitions to be filled with 75mm mineral wool insulation. Provide 100mm high timber sole plate at the base of the new partitions. M/R grade plasterboard to bathroom. New stud walls to line through with existing walls where applicable.

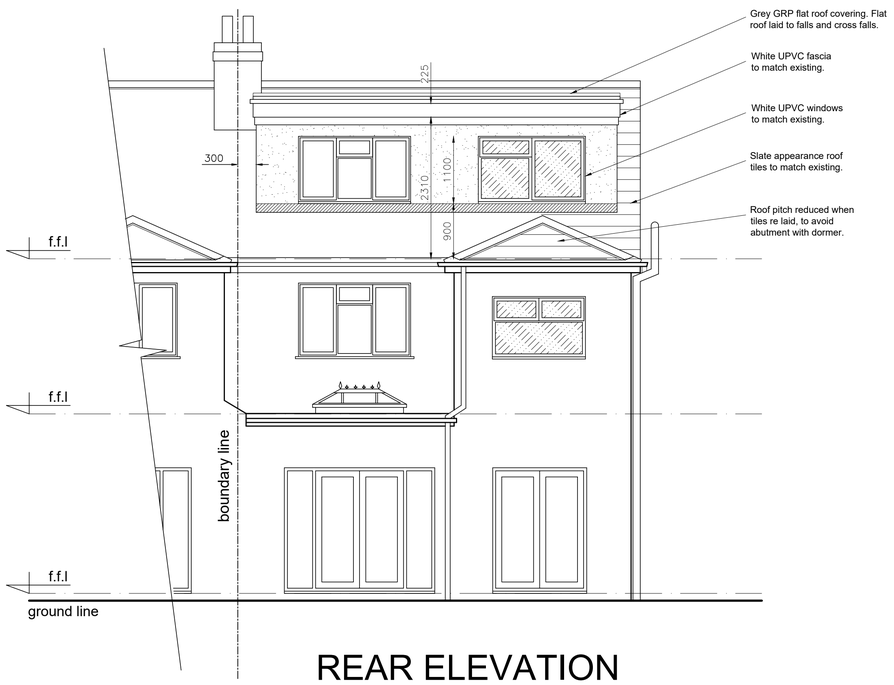
SMOKE ALARMS
Smoke detectors to be located in circulation areas of each floor, adjacent kitchen and living rooms, in accordance with BS 5839 Part 1: 2002, Part 6: 2004 and Approved Document B, subpara. 1.6. The self-contained smoke alarms are to be mains wired, to a seperate fuse, with a battery backup and interconnected so that all detectors sound should one be triggered.

REGULATION 7
All work shall conform to the standards for Materials & Workmanship identified in regulation 7: i.e. - using proper materials appropriate for the circumstances in which they are used, - the building operations to be carried out in a workmanlike manner, - proper materials include materials which bear an E.C. mark, confirm to a harmonised standard of european technical approval, confirm to a BS or B.B.A certificate.

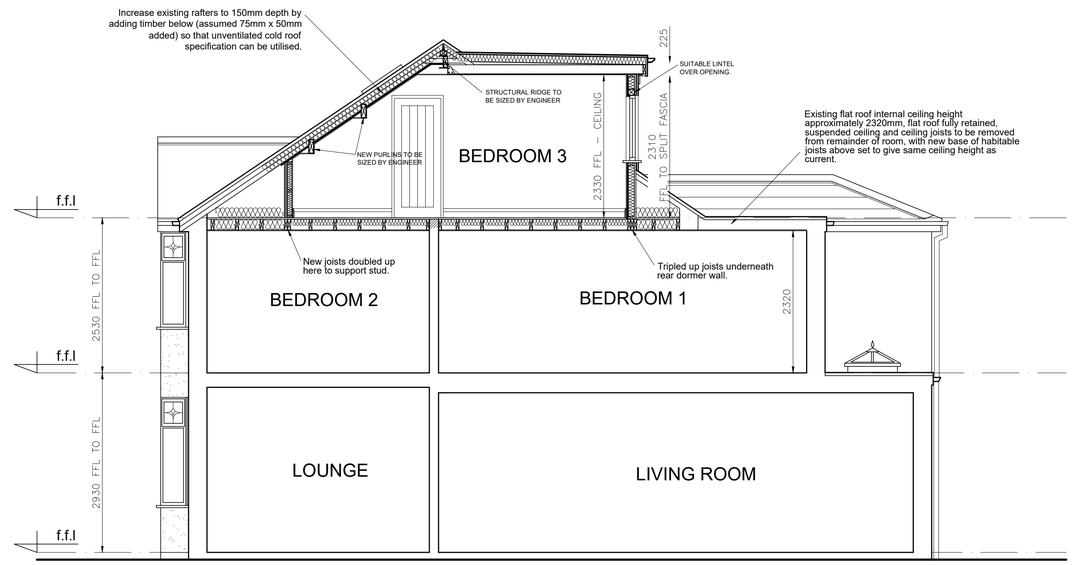
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

THESE ARE NOT BUILDING REGULATION APPROVED DRAWINGS AND ALL DETAILS SHOULD BE AGREED ON WITH BUILDING CONTROL, STEEL POSITIONS AND SIZES AS PER STRUCTURAL ENGINEER DESIGN AND DETAIL

PROPOSED ELEVATIONS

1:50 scale bar

0 1 2 3 4 5metres

PROVISIONAL

RJG Architecture Ltd
For All Your Architectural Design Requirements

Tel : 07832 341 644
e-mail: rich@rjgarchitecture.com

Project
154 St. Helens Road
St Helens
Merseyside

Dwg Title
Proposed Elevations & Section

Dwg No 01210/BC/02

Rev

1. Figured dimentions to be followed in preference to scale.
2. All dimensions to be checked on site.
3. This drawing remains the copyright of the architect and may not be copied without prior consent.

Drawn by A.E.

Scale @A1 1:50

Date Mar.'21