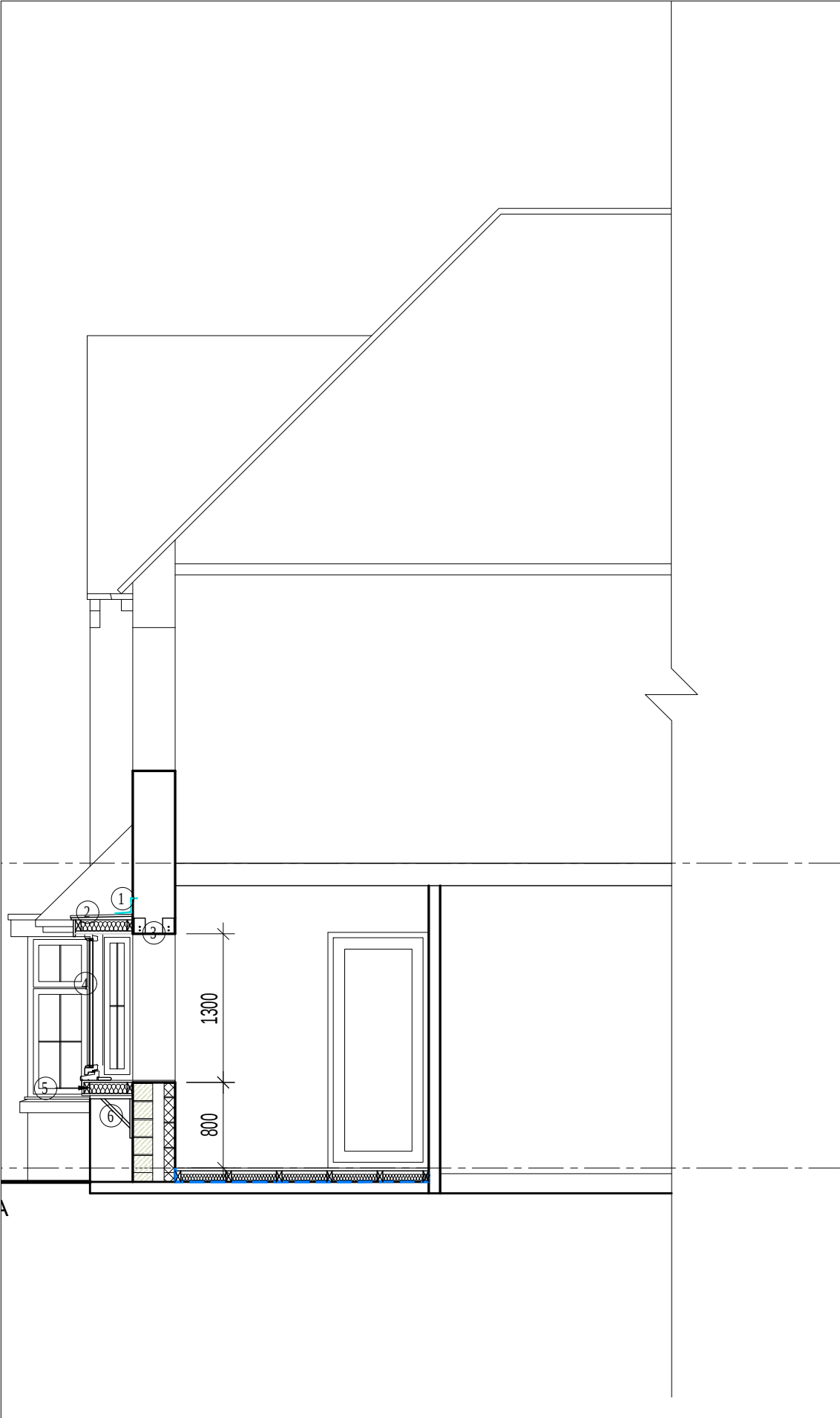




GENERALLY
ALL WORK TO BE IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS AND TO THE SATISFACTION OF THE BUILDING INSPECTOR. ALL WORK TO FULLY COMPLY WITH THE STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION. THE CONTRACTOR IS TO LIAISE WITH THE ENGINEER TO CONFIRM CONDITIONS OF THE FOUNDATION BASES PRIOR TO POURING CONCRETE. ALL TIMBER TO BE VAC-VAC PRESSURE IMPREGNATED WITH PRESERVATIVE AND CUT ENDS TREATED ON SITE. ALL PLASTERBOARD TO BE SCREW FIXED.
ALL SETTING OUT TO BE CHECKED ON SITE WITH GIVEN DIMENSIONS. ANY ERRORS / DEVIATIONS TO BE REPORTED PRIOR TO PROCEEDING.
NOTE: AIR INLET TO BE PROVIDED I.E 20MM GAP UNDER DOOR.

FLAT ROOF
FLAT ROOF SHALL COMPRISE OF ECOFIN OR OTHER SIMILARLY APPROVED SINGLE-PLY SYSTEM ON 18MM THICK OSB BOARD ON 100 X 50 C16 FLAT ROOF JOISTS. INSTALL 100MM THICK KINGSPAN TP 10 INSULATION BETWEEN THE JOISTS. INSTALL 25MM WIDE PROPRIETARY EAVES VENTILATION FOR CONTINUOUS ROOF VENTILATION. ENSURE THERE IS A MINIMUM 50MM GAP ABOVE ROOF INSULATION.

EXTERNAL WALLS.
EXTERNAL CAVITY WALL CONSTRUCTION COMPRISING OF MATCHING STONE EXTERNAL SKIN, 100MM THICK THERMALITE BLOCKWORK INNER LEAF WITH 100MM CAVITY WILL BE FULL FILL INSULATION OF DRITHERM 37 OR SIMILAR. THE WALL SHALL BE FINISHED INTERNALLY FINISHED WITH 13MM 2 COAT PLASTER (11MM 'GYPSUM THISTLE TOUGHCOAT' OR SIMILAR APPROVED UNDERCOAT PLASTER & 2MM 'GYPSUM MULTI-COAT' FINISHING PLASTER OR SIMILAR APPROVED). ALL ABOVE TO PROVIDE MAXIMUM U-VALUE OF 0.25 W/M²K, WALL TIES SHALL BE PROVIDED SUITABLE FOR THE CAVITY WIDTH SPACED AT 450MM CENTRES VERTICALLY AND 750MM CENTRES HORIZONTALLY AND 300MM CENTRES AT DOOR AND WINDOW REVEALS. THE CAVITY SHALL BE CLOSED AT REVEALS WITH THERMABATE CAVITY CLOSER INCORPORATING DAMP PROOF MEMBRANE. DPC SHALL BE PROVIDED TO WALL AT MIN 150MM ABOVE THE ADJOINING GROUND LEVEL. WHERE DRAINS PASS THOUGH THE WALL, PROVIDE PROTECTIVE CONCRETE LINTEL OVER PIPE.

FLOOR CONSTRUCTION
FLOOR CONSTRUCTION SHALL COMPRISE OF 18MM THICK FLOORING GRADE CHIPBOARD ON 100 X 50 C16 FLOOR JOISTS AT 400MM CENTRES. THE JOISTS SHALL BE LAID ON 2000G VISQUEEN DAMP PROOF MEMBRANE WHICH IN TURN IS LAID ON THE EXISTING CONCRETE FLOOR. FLOOR INSULATION SHALL BE 100MM THICK KINGSPAN TF 70 LAID BETWEEN THE FLOOR JOISTS.

LINTELS
COMBINED GALVANIZED STEEL LINTELS BY CATNIC LTD OR SIMILAR APPROVED TO ALL OPENINGS TO BE OF SIZE AND SPECIFICATION AS SHOWN ON THE STEEL AND JOISTS LAYOUT DRAWINGS. CAVITY TRAYS SHALL BE INSTALLED OVER THE OPENINGS IN EXTERNAL CAVITY WALL TO MANUFACTURERS INSTRUCTION, WITH WEEPHOLES AT 450MM CENTRES. PRECAST CONCRETE LINTELS BY NAYLOR CONCRETE PRODUCTS LTD FROM THEIR HI-SPEC RANGE OR SIMILAR APPROVED TO ALL OPENINGS IN ACCORDANCE WITH DRAWING. THE BEARINGS SHALL STRICTLY BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS DOORS AND WINDOWS TO BE SEALED AGAINST EXTERNAL WALL WITH A TWO PART POLYSULPHIDE SEALANT ON A FOAM BACKING STRIP.

WINDOWS
ALL WINDOWS TO BE HIGH PERFORMANCE PVCU WINDOWS FITTED WITH SEALED DOUBLE GLAZED UNITS AND OPENING LIGHTS AS INDICATED ON PLANS & ELEVATIONS (NOTE: HABITABLE ROOMS OPENING LIGHT SIZE TO ACHIEVE MINIMUM 1/20 OF FLOOR AREA FOR RAPID VENTILATION PART OF WHICH SHOULD BE 1.75M ABOVE FLOOR LEVEL.
ALL WINDOWS, PATIO DOORS ETC TO HAVE TRICKLE VENTS FITTED GIVING BACKGROUND VENTILATION

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- ① CODE LEAD 5 FLASHING WITH SOAKER AT THE ABUTMENT OF ROOF WITH EXTERNAL WALL. THE LEAD UPSTAND SHALL BE MINIMUM 150MM.
- ② FLAT ROOF CONSTRUCTION TO BE ECOFIN OR SIMILAR SINGLE-PLY MEMBRANE ON 18MM THICK EXTERNAL GRADE OSB BOARD ON 50MM TO NOTHING TIMBER FIRRING ON 100 X 50MM C16 ROOF JOISTS. INSULATION TO BE 100MM THICK KINGSPAN TP10 LAID BETWEEN THE JOISTS.
- ③ EXISTING LINTEL TO BE EXAMINED FOR ADEQUACY AND RETAINED.
- ④ DOUBLE GLAZED WINDOW IN PVCU FRAME TO MATCH THE EXISTING. THE FENESTRATION STYLE TO MATCH THE EXISTING.
- ⑤ BAY WINDOW BASE CONSTRUCTION CONSISTING 100 X 50MM JOISTS AT 400MM CENTRES SUPPORTED ON 100 X 50MM TIMBER BEARER BOLTED TO THE EXTERNAL WALL. THE BASE SHALL BE FINISHED WITH 12MM THICK OSB BOARD SCREWED TO THE JOISTS. THE BASE SHALL BE SUPPORTED USING TIMBER GALLOWES BRACKET FIXED TO THE EXTERNAL WALL.
- ⑦ 75 X 50MM TIMBER GALLOWES BRACKET FIXED TO THE EXTERNAL WALL.

REV	DRAWN	DATE	DESCRIPTION

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PROJECT TITLE	PROPOSED GARAGE CONVERSION AT 18 OAKROYD VIEW, BIRKENSHAW BD11 2DW
TITLE	SECTION A-A

STATUS	BUILDING REGULATIONS	SCALE	1:50 @ A3	DOWN	A3	DRAWN	
FILE	D:\DRAWINGS\18 OAKROYD VIEW	DATE	DEC 2020				
PROJECT	1943.20113	CONTRACT	B02	PROPOSED			