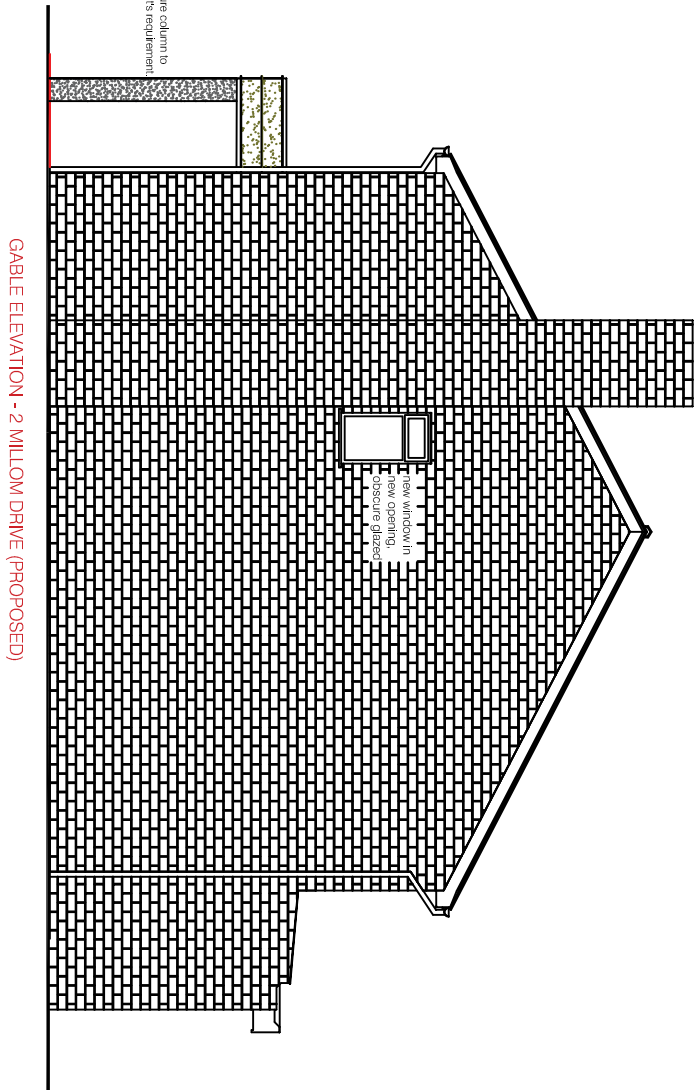
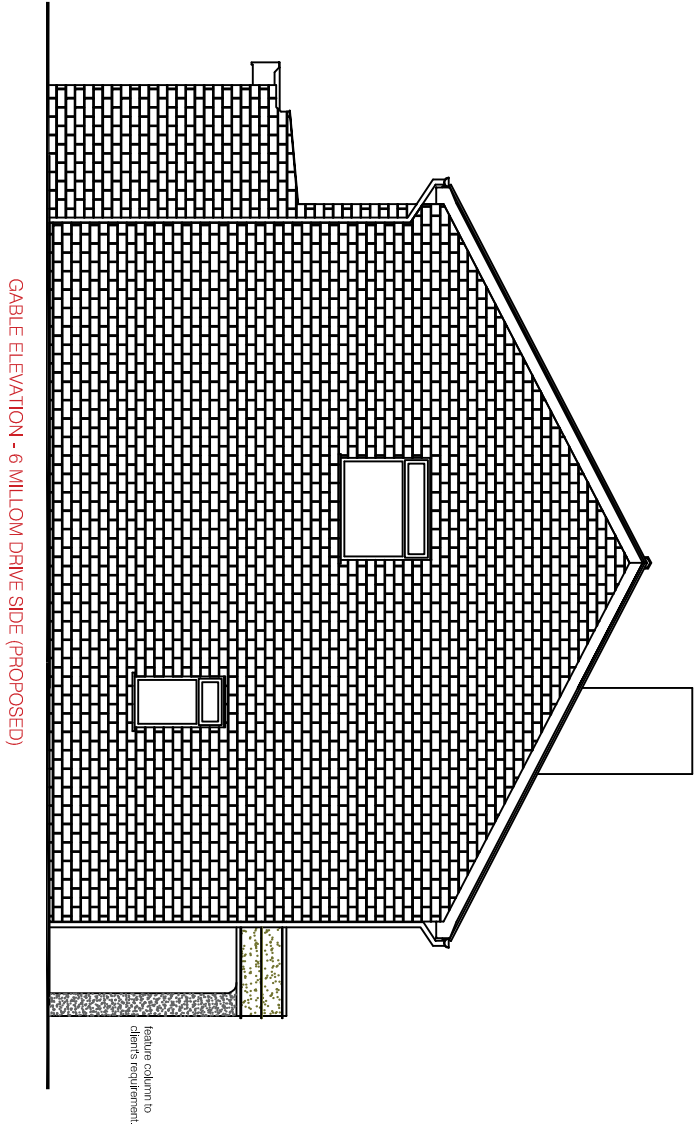
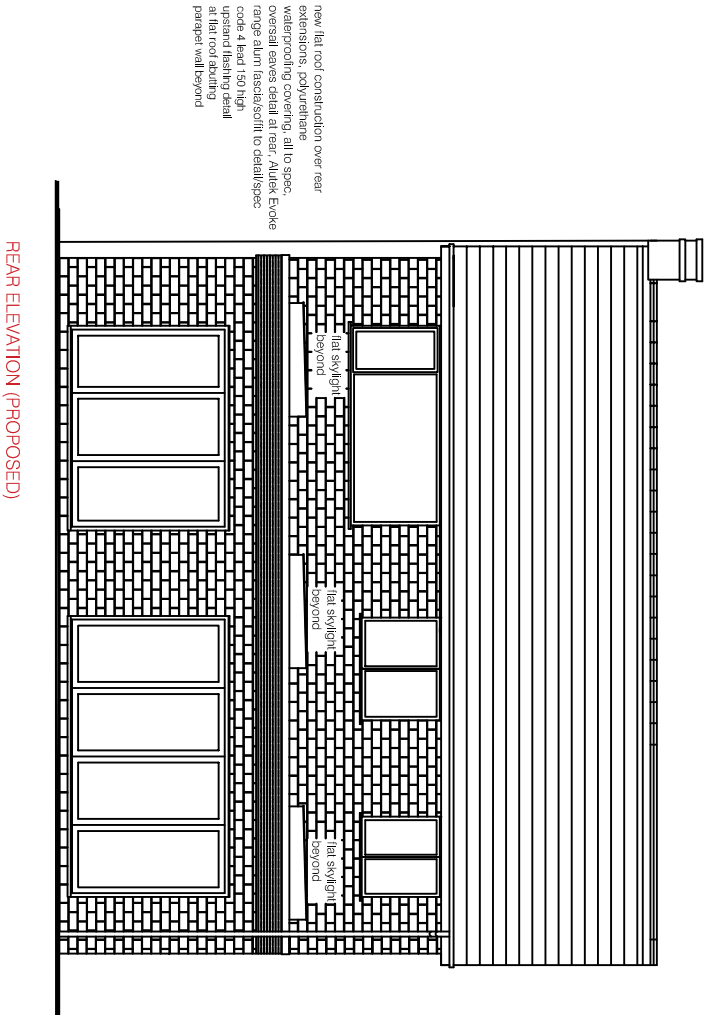
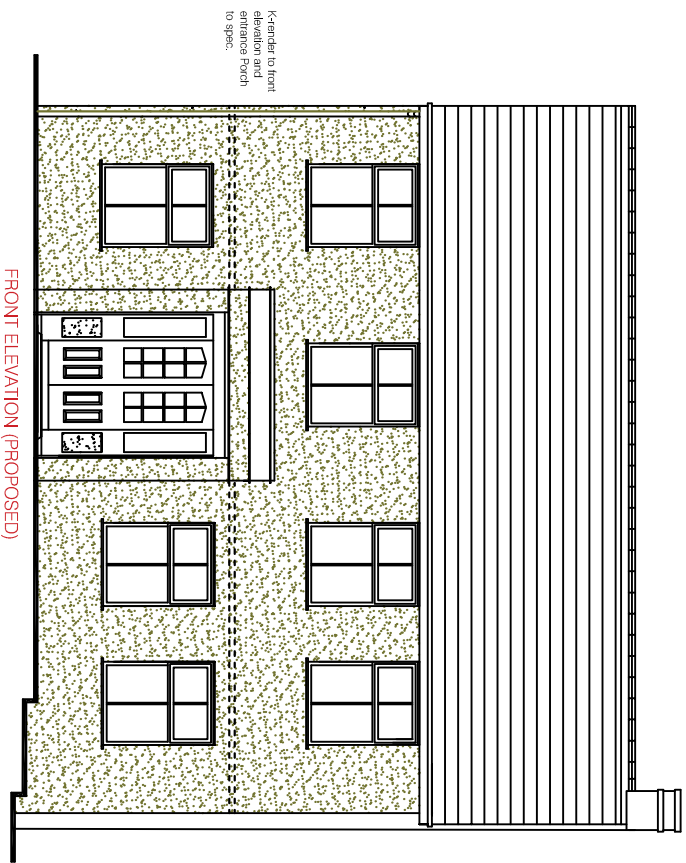




NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the durationof the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in TheParty Wall Act 1996
The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

Proposed Cavity Wall Construction–Render Finish

- Render on suitable 100mm blockwork outer leaf. – 100mm cavity; 90mm Ecotherm Eco Cavity Full Fill insulation board which is to be fixed in accordance with manufacturers details and instructions with 10mm residual cavity.
- 100mm blockwork inner leaf to be lightweight density blockwork (7N/mm² to Structural Engineer’s details) with a k–value of 0.18w/mk
- Internal wall finish is to be finished with 12.5mm plasterboard with skim coat finish on
- The wall construction should achieve a minimum ‘U’ value = 0.18W/m²K

Render

The render background should provide adequate support for the render and uniform key/suction for adhesion of the rendering.

Direct rendering is not acceptable on high absorption materials e.g. lightweight blockwork, autoclaved aerated concrete blocks, common brick and/or smooth dense substrates e.g. engineering bricks as the moisture can be extracted by the substrate from the wet render which affects its curing and bonding capability.

Renderers will be reinforced as a minimum with an appropriate certified alkaline resistant fibreglass mesh at the corners of all openings and penetrations.

For substrates that are prone to movement, an appropriate certified alkaline resistant fibreglass mesh will need to be incorporated throughout the substrate.

Reinforcement mesh bedded in the primary render coat. The mesh should be installed as per the manufacturers specification typically extending 200mm beyond the reveals and 500mm above and below the windows, extending 200mm above the sill and below the head.

Pre bagged factory made renders are the preferred solution as this ensures consistent mix of render components during installation.

Alvin Loh Consulting Eng Ltd. Architectural and Structural Design Consultancy Building Construction and Renovations Consultancy Project and Property Management Consultancy Email: alvin@alvinloh.com Tel: 0773647885 (mobile)			
client	Mrs Roche/Mr. Phil OWENS		
project	Proposed single storey rear and double storey side extensions 4 Millom Drive, Unsworth, Bury BL9 8NU		
drawing title	ELEVATIONS AS PROPOSED		
scale	1:100	date	May 2025
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