DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.

Date	RevNo	Revision note
27th May '16	P1	PRELIMINARY ISSUE

SCALE – METRES
0 0.5 1
SCALE – FEET
0 0.5 1 1.5 2 2.5 3 3.5

NEW DORMER ROOF:
- VMZinc standing seam roof finish or similar (laid to a minimum 3° pitch)
- VMZinc membrane or similar
- 18mm external grade ply board
- Timber furrings to falls
- 175dp x 50 grade C24 flat roof rafters at 400mm centres,
- 150mm Xtratherm XT between rafters
- Underside of rafter lined with 72.5mm Xtratherm XT/TL–MF (inclusive of adhered plasterboard)

To achieve a 'U value' of 0.13W/M²K as per guidance set out in Approved Document L1A

DORMER CHEEK FACING ADJOINING HOUSE:
- VMZinc standing seam roof finish or similar
- VMZinc membrane or similar
- 18mm external grade ply board
- 100x50mm grade C24 timber studs at 400mm centres
- Face of inner studs battened out by 50mm
- 150mm Xtratherm XO/FB between studs
- 25mm battens to create vented cavity
- Line with 52.5mm Xtratherm XT/TL–MF over face of battens

To achieve a 'U value' of 0.18W/M²K as per guidance set out in Approved Document L1A

Code 4 lead and VMZinc membrane or similar to flash into existing wall

Tilting fillet piece to create junction to where the flat roof dormer meets the monopitch roof

150mm Min

3° Min.

Timber wall plate 175x50 grade C24. Refer to structural engineers drawings

Existing side wall of 68 West Green Road

Existing tiled roof of adjoining propoerty, 1 Beaconsfield Avenue

Gutter to side of existing house to be removed. Waterproofing and code 4 lead forming valley gutter to flash to ontop of existing roof and be made good. Works to allow for any reinstatement required

VALLEY GUTTER

Denotes triple 175x50 grade C24 pitched rafters forming monopitch to support dormer stud wall

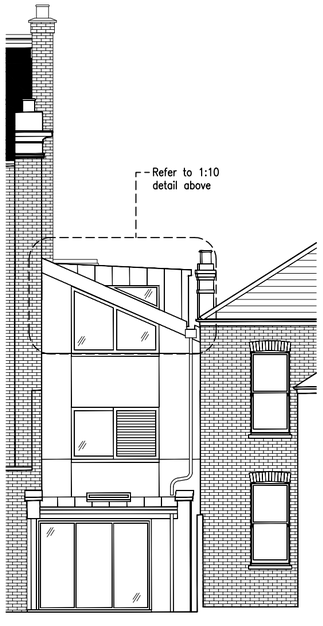
203x102 UBx23

WHERE APPLICABLE; ALL VOIDS SHOULD BE PACKED WITH MINERAL WOOL/FIBRE QUILT TYPE INSULATION OR SIMILAR TO PREVENT COLD BRIDGE

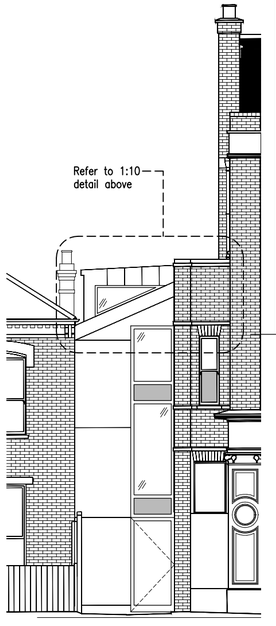
Valley gutter laid to falls, to rear of property. Refer to rear elevation layout 10772/251

Existing wall lined with 1500 Gauge VCL or similar allowing for a 125mm cavity with 120mm Xtratherm Cavity Therm CT/PIR within. Mew blockwork inner wall. To achieve a 'U value' of 0.16W/M²K

Existing neighbouring 215mm wall of 1 Beaconsfield Road



Proposed Rear Elevation
Reference @ 1:100



Proposed Front Elevation

SCALE – METRES
0 1 2 3 4 5 6
SCALE – FEET
0 5 10 15 20

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JOB TITLE
68 West Green Road
N15 5NR

DRG TITLE
Party Wall - Roof/Dormer Detail

SCALE	DATE
1:10 @ A2	May '16

JOB NO.	DRG NO.	REV
10772	500	P1