

Window fenestration to match existing
Glazed area 1/10th floor area
opening light 1/20th floor area
Escape window as per spec notes
frames set back from wall face and sealed with
mastic sealant flush pointed
Windows to achieve min 1.4 W/ m2 U value

Form water tight sea / collar around projecting SW/ SVP
check for water ingress and make good on completion of the works
trim out roof around projecting
vent pipes and boiler flue

Roof comprising single ply membrane to manufacturers instructions
on 150mm Kingspan or similar flat roof insulation on ex grade ply wood
on firring pieces laid to fall min 1:40 on 50x175 C16 roof joists
Falls to flat roof as per BS 6229:2016
To have AA, AB, or AC External fire spread rating

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment complete with cavity tray, seal with 2 coats
of paternation oil.

Opaque glass to WC / Bathroom windows

Close cavity at reveals with insulated
cavity closer, set frames back from wall
face, seal frames with mastic sealant flush
pointed

FFL

B1- Fold doors and frame complete with all
necessary sliding gear, hardware fixtures and
fittings.
Elementex 2 cill to threshold

GFL

Facing brick to match existing as near as possible

Block bond new walls to existing
maintain cavity

DPC min 150mm above GL

GFL

Block bond new walls to existing
maintain cavity

REAR ELEVATION

GABLE ELEVATION

GABLE ELEVATION

All work to comply in every respect to the LOCAL AUTHORITY building regulations latest edition.
All electrical work to be installed and checked by IEE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Steelwork to comply with BS 449,BS 5950
Steelemesh to BS 1221
Horizontal and vertical DPM to be bituminous felt(unless otherwise stated)in accordance with BS 743
Type 5a, 1970
Windows to CP 151., Door frames to CP 151
Door and window frames by J.CARR or similar approved (standard section)
Plastering to BS 5492:1972
S.W drainage to BS 6367: 1983
Internal drains above ground level to BS 5572
Thermal insulation to roof to be as BS 5808 and comply with the current building legislation.
for thermal protection to structures.
Drainage below GL to BS 6297, Generally to comply to the satisfaction of the LA inspector.
in accordance with BSCP 301,303.
Wall and floor tiles to BS 5385
Sanitary fittings to BS 6465 pt 1,Shower fittings to BS 6360.
Structural timber to BS 5268. Timber workmanship to BS 1186.
Glass to BS 952, and BS 6282:1982
Concrete- Wall foundations as shown, in plain concrete 1:2:4 mix or unless otherwise
stated by the structural engineer.
Block work to be in accordance with BS 1257
Soft woods to BSCP 1860,(All non-structural timber to be VAC-VAC treated)
Decoration Apply 2 cts of emulsion paint to wall and ceiling surfaces to BSCP 231
Internal sw frames primed and painted 2 cts gloss.
All services shall be connected in compliance with the statutory authority requirements.
All dimensions to be checked on site prior to ordering or erecting materials.
All work to comply with the LA inspectors requirements.

ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO ORDERING OR ERECTING MATERIALS
DO NOT SCALE.

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PROPOSED TWO STOREY REAR EXT.N

CLIENT

Mr and Mrs J. MURPHY
45 LOWER MOSS LANE
WHITE FIELD BURY M45 6FA

REV.

DRG.NO.

JPP / 2118_002

DATE

JAN 2023

SCALE

1:100 @ A3

scale

