

Roof comprising single ply membrane to manufacturers instructions on 150mm Kingspan or similar flat roof insulation on ex grade ply wood on firming pieces laid to fall min 1:40 on 50x75 C16 roof joists Falls to flat roof as per BS 6229:2016 To have AA, AP, or AC External fire spread rating

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

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

Rafters at 600mm ctrs bat clipped to 100x75 wallplate wall plate strapped down at 2000mm ctrs provide all necessary binder ceiling hangers etc.

IG or similar lintel min 150mm bearing onto concrete padstones over windows and doors

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

DPC min 150mm above GL

100x75 wall plate strapped down at 2000mm ctrs with 50x6mm ms straps secured to inner wall face

IG or similar lintel min 150mm bearing onto concrete padstones over windows and doors

Steel work to engineers design supported on concrete padstones and bolted together at 300mm ctrs Encase all steel work in 2 layers of 12mm fire line board, lap tape and fill joints.

New floor levels to line with existing NO steps floor finish to client requirements DPC min 150mm above GL

DPM and 25mm insulation dressed up vertical sides of concrete onto DPC weak mix concrete cavity fill to GL brickwork or trench block only below DPM Note- Depth of gable wall foundations to be checked on site due to varying Ground Levels between adjacent property. Depth of foundation min 750mm below lowest level of existing structure

Roof joists 150x50 as general spec notes bat clipped to wall plate joists at 450mm ctrs as per gen spec notes

Window fenestration to match existing Glazed area 1 / 10th floor area opening light 1 / 20th floor area Escape window as gen 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

Install bathroom and ensuite fittings to clients requirements colour and type to be confirmed

Insulated stud frames to first floor area complete with door / frames and all necessary hardware fixtures and fittings. maintain 25mm air gap below doors

Floor joists at max 450mm ctrs ends built into wall / joists hangers provide lateral restraints between timbers joists and floor boarding to line with existing floor level 1000x50x6mm ms straps built into wall and screwed to 3 No joists

Double joists below stud walls, bolted together at 300mm ctrs 175x75 bearer bolted to wall face at 300mm ctrs

Kitchen / Utility fittings installation by specialist manufacturer installed in accordance with manufacturers recommendations sink waste to discharge to B/G below grid line and above water line.

DPC in all cills heads and reveals of openings All structural timber to be stress grade C16 & double vacuum preservative treated with preservative to BS 5288 part 5: 1977 or BS 5589: 1978 (floor boards / chip board) Notching / formation of holes in structural timber only to be undertaken in accordance detail sheets(No notching of roof timbers or floor trimmer beams is permitted) Excavate all top soil and contaminated fill material from under floor slabs and back fill with stone & dust (MOT) in 150mm max layers Any drains under building to be encased in 150mm concrete Foundations within 1m of drain to be taken down to invert level of drain. RC lintels over drains passing through walls

SECTION A A

SECTION B B

ROOF

Interlocking tiles, mechanically fixed with Terracotta ridge laid broken bond with min head lap of 75 mm to match existing as near as possible on 40x25 softwood batons (wire cut or improved nails) gauge and lap as per manufactures recommendations for a pitch of ----- deg on Andersons or similar twin flex Type F reinforced under slating fel (breathable to BS 747) Felt to be fixed with second galvanised nails, 20mm into rafter with min 150mm over laps and 50mm dressing into cutters.

Flashings to Code 4 with laps and felt fixed into brickwork with lead wedges.

SVP boxed in full height, provide rodding access point, and access panel- provide slow bend to SVP discharge to drains- encase pipe in 9mm plywood

425 450 450 450

100x75 wall plate strapped down at 2000mm ctrs with 50x6mm ms straps secured to inner wall face

Roof joists 150x50 as general spec notes bat clipped to wall plate joists at 450mm ctrs as per gen spec notes

Gable ladder frame and fascia

ROOF TIMBERING PLAN

New external wall comprising of facing brick to match existing outer leaf, 125mm cavity with Dritherm 100 insulation, 100mm Celcon standard blockwork (K=0.16) with 25mm insulated plaster board finish to achieve 0.18 w/ m2k U value Stainless steel cavity ties at 750mm horizontal and 450mm vertical ctrs staggered each line, ctrs reduced to 300mm around openings

New doors and windows to be double glazed with 20mm gap between panes filled with Argon gas with inner pane having lo E coating to achieve 1.6w/ m2K (WER band c)

Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

Insulation to walls, floor and roof is to be continuous to limit thermal bridging and air leaks All work to comply with Domestic building Services compliance guides All electrical work to meet the requirements of Part P (electrical safety) and will be designed, installed inspected and tested by a person registered with a competent persons scheme

Floor comprising 150mm thick concrete slab trowelled smooth to receive clients finish or screed A142 anti crack mesh on 110mm Kingspan on 1000q visqueen on sand blinding on clean well compacted hardcore

150mm concrete slab with floated finish on VISQUEEN on 110 celotex XR4000 or equivalent floor insulation on 1200 gauge DPM lapped onto DPC on 25mm sand blinding on consolidated hardcore. Provide 25mm ridged insulation to the edge of the slab, Provide 100mm dia duct pipe through to air brick with cavity trays over to vent any existing air bricks / sub floor Provide Visqueen gas barrier and ventilation installed in strict accordance with manufacturers instructions and recommendations

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_004

DATE

JAN 2025

SCALE

1:50 @ A3