

THE CLIENT SHOULD NOTE THAT THE DRAWINGS ARE FOR BUILDING REGULATIONS PURPOSES ONLY AND THAT THE CLIENT'S OWN CONTRACTOR AND SUB-CONTRACTORS SHOULD USE WITH REPRESENTATIVES FROM THE LOCAL AUTHORITY FIRE DEPT. STANDBY UNDERSTANDS AND ANY OTHER RELEVANT BODIES TO ENSURE THAT THE WORKS COMPLY TO THEIR REQUIREMENTS AND CODES OF PRACTICE. ANY MODIFICATIONS, AS A RESULT TO BE AGREED.

ALL DIMENSIONS TO BE CHECKED ON SITE
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT BRITISH STANDARDS CODES OF PRACTICE AND BUILDING REGULATIONS.
ALL WORK TO COMPLY WITH REQUIREMENTS OF COVENANTS OR AGREEMENTS RELATED TO THE PROPERTY

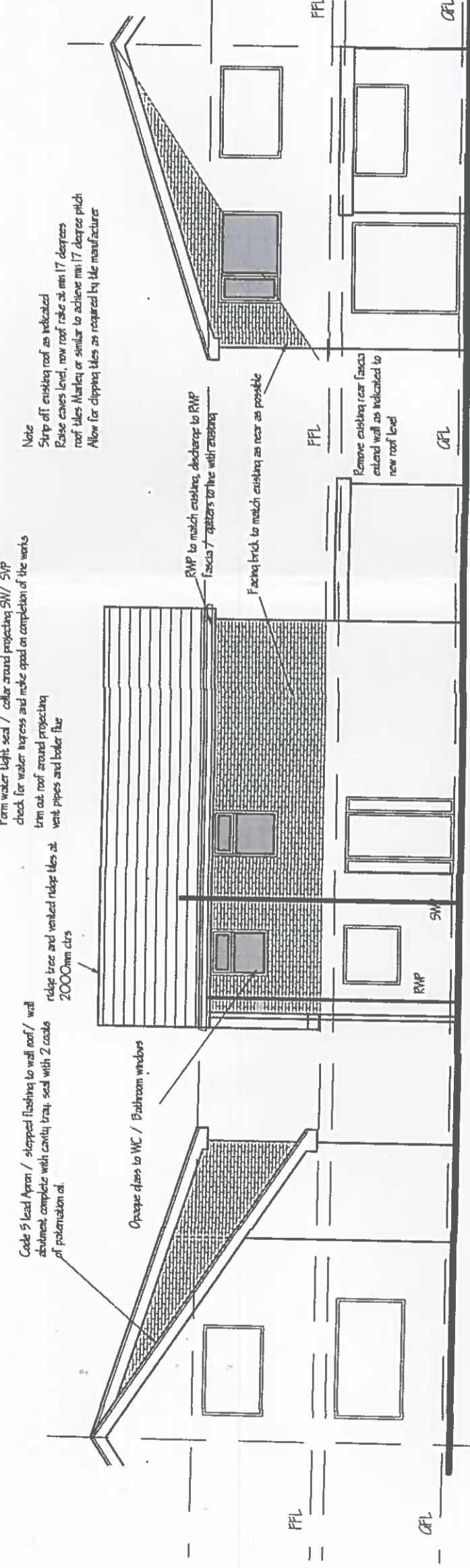
NOTE OF THE WORKS SHOULD ENOUGH ONTO THE ADJACENT PROPERTY WITHOUT THE EXPRESS PERMISSION OF THE NEIGHBOURING OWNER.
THE CONTRACTOR IS TO ENSURE AND CONFIRM FOR HIMSELF THE LOCATION, POSITION AND SIZES OF ALL EXISTING SERVICES/CABLES/DUCTS SURROUNDING AND WITHIN THE SITE TO ENSURE THAT NO DAMAGE OCCURS DURING CARRYING OUT OF THE WORKS.
THE CLIENT IS TO TAKE RESPONSIBILITY FOR THE APPROPRIATE OF A PARTY WALL SURVEYOR TO MAKE THE NECESSARY NOTICES TO ADJOINING PREMISES WHERE THE PARTY WALL ACT 1987 APPLIES.

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 mosaic sealant flush pointed

Form water tight seal / 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 leader line
ridge tiles and vented ridge tiles at
2000mm ctrs

RMP to match existing, discharge to RMP
fascia 7 gutters to line with existing
Fencing brick to match existing as near as possible
Remove existing rear fascia
extend wall as indicated to
new roof level

Code 5 lead Apron / stepped flashing to wall roof/ wall
abutment, complete with cavity tray, seal with 2 coats
of potemastion oil.
Overlap glass to WC / Bathroom windows



FRONT ELEVATION

GABLE ELEVATION

REAR 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 EE registered engineer.
All gas supplies and installation by Corgi registered engineer.
Foundations to comply with the LA requirements
Structwork to comply with BS 449:BS 5950
Steelwork to BS 1221
Horizontal and vertical JPM 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 LCPH or similar approved (standard section)
Prestressing 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 5388 and comply with the current building legislation.
for thermal protection to structures.
Drainage below G.L to BS 6297, Generally to comply to the satisfaction of the LA inspector.
in accordance with BS 5388
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 92, and BS 6282:1982

BUILDING NOTES
Lintels: Proprietary lintels are to be placed over all openings, doors, windows
Lintels are to be laid level. And have a minimum end bearing of 150mm and closed, internally to
give 1/2 hr fire protection. Bituminous coated galvanized steel lintels, resubstituted with polystyrene are
to be used in the external walls.
All masonry gables to be round section 'burley' or similar, fixed in accordance with the manufacturers
instructions, positioned as the drawings and connected to a separate under ground storm water drainage system.
All cornices are to be closed at ends and verge with a low density block to seal the cornice.
- Plywood pitch polymer 100mm wide or other approved OPC, a minimum of 150mm above offset finished
ground level. OPC to have a minimum 150mm lap at joints, and with open in order to ensure a water tight seal.

Existing foundations to be exposed
and checked for stability
Allow for underpinning as required
by L.A. inspector

New external wall comprising of facing brick to match existing
outer leaf, 100mm cavity fully filled with Dritherm 37 insulation,
100mm Celcon standard blockwork (K=0.16) with 12mm plaster
finish to achieve 0.28 w/ m2k U value
Stainless steel cavity ties at 750mm horizontal and 450mm
vertical ctrs staggered each line, ctrs reduced to 300mm around
openings

NOTE CHECK AND EXPOSE EXISTING FOUNDATIONS
ALLOW FOR UNDERPINNING AS REQUIRED TO EXTERNAL WALL

PROPOSED ELEVATIONS

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

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PROPOSED BED ROOM EXT.N

CLIENT
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REV.	PRGNO.	JPF / 204B_002
DNE	SCALE	1:100 @ A5
		MAR 2021

