



Roof comprising single ply membrane to manufacturers instructions on 150mm Kintspan or similar flat roof insulation on ex grade ply wood on framing 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

GRP weather boarding

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

Form Valley gutter using Lead or GRP to lead association details and recommendations complete with all necessary wetting, fillets and weirs, dressed into gutter.

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 Corji registered engineer.
 Foundations to comply with the LA requirements
 Steelwork to comply with BS 449, BS 5950
 Steelmesh 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
 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 BS CP 301,303.
 Wall and floor tiles to BS 5385
 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 glass.
 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.

FRONT ELEVATION

GABLE ELEVATION

DPC min 150mm above GL

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 felt (breathable to BS 747) Felt to be fixed with second galvanised nails, 20mm into rafter with min 150mm over laps and 50mm dressing into gutters.
 Flashings to Code 4 with laps and felt fixed into brickwork with lead wedges.

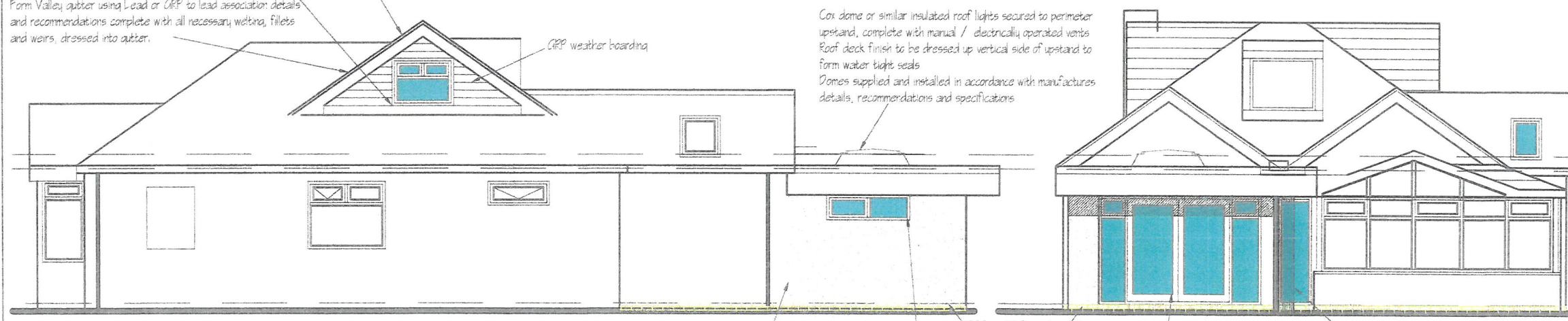
Code 5 lead Apron / stepped flashing to wall roof / wall abutment complete with cavity tray, seal with 2 coats of paternation oil.

Form Valley gutter using Lead or GRP to lead association details and recommendations complete with all necessary wetting, fillets and weirs, dressed into gutter.

GRP weather boarding

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)

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



GABLE ELEVATION

REAR ELEVATION

DPC min 150mm above GL

Block bond new walls to existing maintain cavity

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

Cox dome or similar insulated roof lights secured to perimeter upstand, complete with manual / electrically operated vents
 Roof deck finish to be dressed up vertical side of upstand to form water tight seals
 Domes supplied and installed in accordance with manufactures details, recommendations and specifications

Sliding doors and frame complete with all necessary sliding gear, hardware fixtures and fittings.
 Elementex 2 sill to threshold

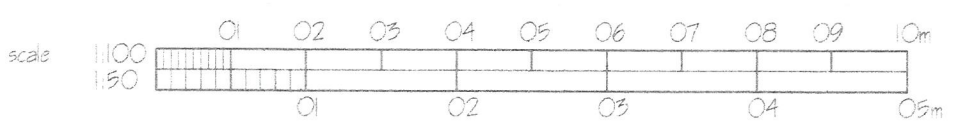
Glazing below 800mm from floor level in windows and less than 1500mm above floor level in doors and side panels to be safety glass to conform to BS 6206 (BS EN 12600)

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

J.KENDAL
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PROPOSED SINGLE STOREY REAR EXT.N
 and LOFT ROOF EXT.N
 CLIENT
 Mr and Mrs J. KENDAL
 9 SOUTH SQUARE, THORNTON
 CLEVELEYS, WYRE FYS IJP



PROPOSED ELEVATIONS

REV.	DRG.NO.
	JPP / 214L 002
DATE	SCALE
OCT 2023	1:100 @ A3