



Side Elevation

Roof pitch to match existing property, to be checked on site prior to any ordering or work commencing. Ensure roof tiles are suitable for roof pitch & match existing as close as possible

Rainwater pipe fitted with shoe end
Engineer to confirm whether any movement joints are required

Ensure roof tiles are suitable for 15degrees shallow roof pitch & match existing as close as possible. All materials to be to clients satisfaction.

Eaves level to be lowered by 3 courses of brickwork, work on a party wall will be completed. It is the clients responsibility to ensure that all works being completed on party walls is compliant and agreed under the Party Wall Act.

Existing eaves to be lowered by 3 courses of brickwork. Lintel over existing window to be checked on site for its adequacy to act as an eaves lintel. Contractor to confirm with BCO whether lintel is to be retained or replaced with new.

Ramped access to garden area to comply with Part M2 of the building regulations. Ramp to have 900mm clear width and maximum cross fall of 1:40. Individual flights for not more than 5m to have gradient of 1:12. All individual flights to have top and bottom landing, landing to be min 1200mm long and clear of any opening doors. Intermediate landings required between individual flights or any changes in direction.



Roof to be constructed using trusses. All details & designs to be to truss manufacturers details. All dimensions/angles/levels etc to be checked on site prior to ordering

Install new uPvc fascias, soffits and gutters

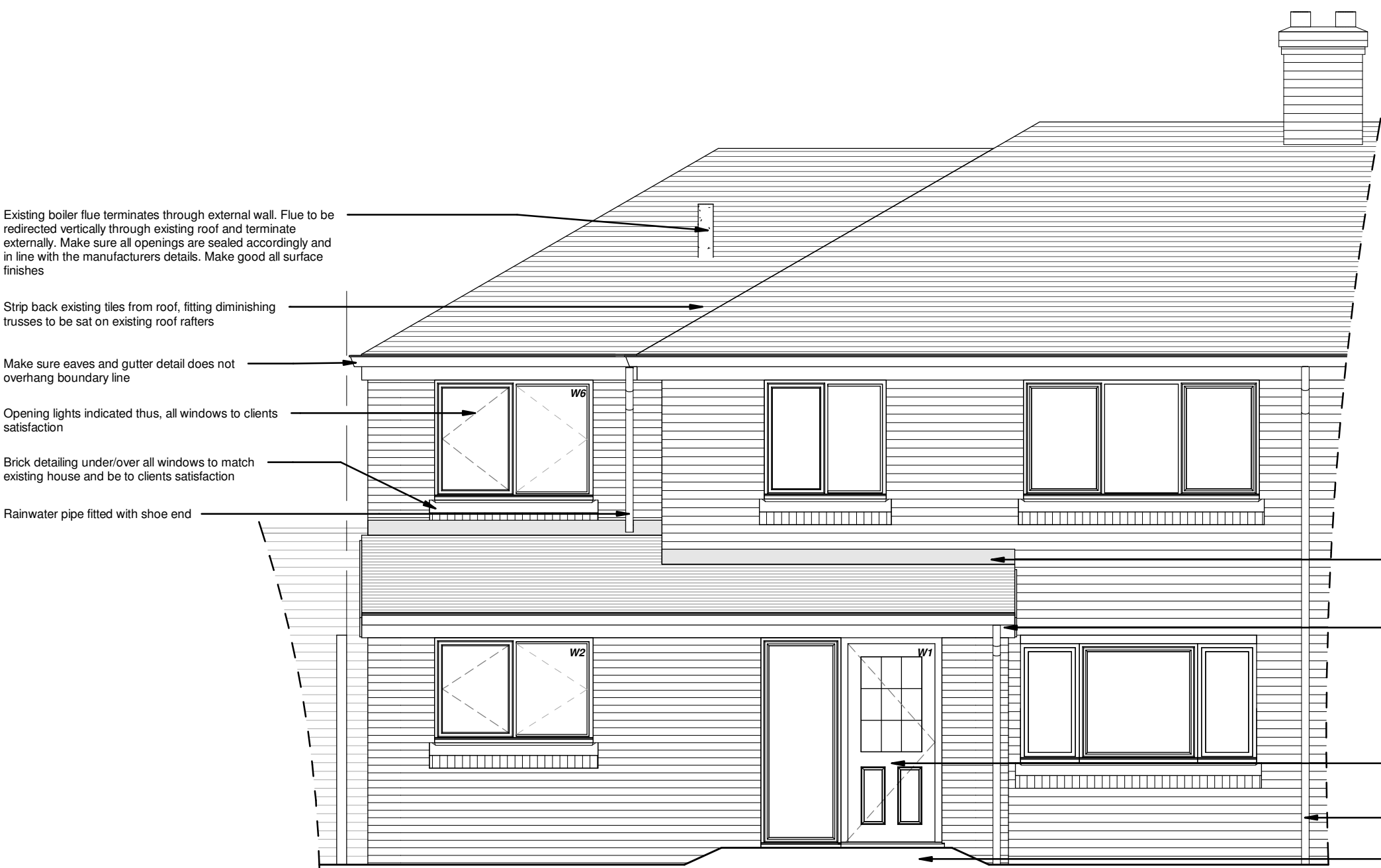
All new doors and windows shown with numbers

All new external walls to offer a u-value 0.28W.sq.m/K. New facing brickwork finish to match existing house and to clients satisfaction

All new windows to offer a U value of min 1.6W.sq.m/K.

All external Balustrading and handrails to be to clients satisfaction and Part M2 compliant

Rear Elevation



Front Elevation

Existing boiler flue terminates through external wall. Flue to be redirected vertically through existing roof and terminate externally. Make sure all openings are sealed accordingly and in line with the manufacturers details. Make good all surface finishes

Strip back existing tiles from roof, fitting diminishing trusses to be set on existing roof rafters

Make sure eaves and gutter detail does not overhang boundary line

Opening lights indicated thus, all windows to clients satisfaction

Brick detailing under/over all windows to match existing house and be to clients satisfaction

Rainwater pipe fitted with shoe end

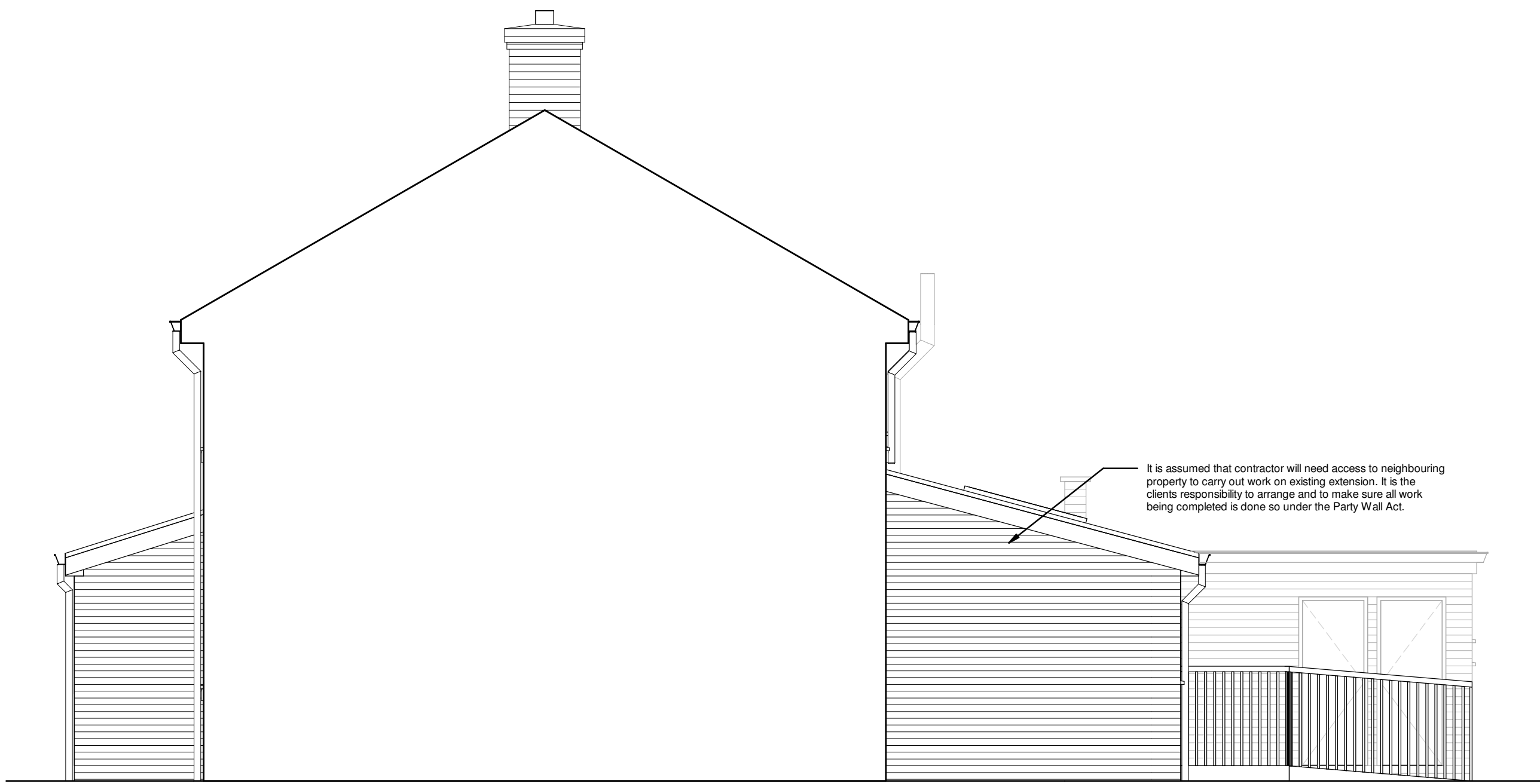
lead flashing over tiles and taken up wall and sealed thus

Install new uPvc fascia, soffit and gutters to clients satisfaction

Front external door to have clear opening width of min 830mm for wheelchair accessibility

Existing rainwater pipe

Create level threshold to front door and install slot channel drain to collect rainwater. Slot drain to connect into existing rainwater drainage on site. All external landscaping and materials are to be agreed on site with client.



It is assumed that contractor will need access to neighbouring property to carry out work on existing extension. It is the clients responsibility to arrange and to make sure all work being completed is done so under the Party Wall Act.

Side Elevation

DRAFT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. CHECK ALL DIMENSIONS, LEVELS, DRAINAGE AND ANGLES PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE NOTED TO ENSURE A SOLUTION CAN BE AGREED BETWEEN ALL PARTIES PRIOR TO THE GIVEN ELEMENT OF WORK BEING UNDERTAKEN.

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