

NOTES

External Walls:

- Brick outer leaf, to match existing
- 50mm cavity
- 50mm Celotex TB4000 or equal
- Tyvek breather membrane, or equal
- 12mm wbp sheathing plywood
- 100mm timber studs, with
- 100mm Celotex TB4000 or equal between
- Vapour control layer
- 25x47mm battens (services space)
- 12.7mm plasterboard, taped & filled

Mansard pitched roof:

- Plain clay tiles to match neighbours
- 25x38mm horizontal tile battens
- Tyvek breather membrane, or equal
- 100mm timber joists, with
- 25mm cavity & 75mm Celotex between
- 75mm Celotex GA 4000 beneath joists
- 25x47mm battens (services space)
- 12.7mm plasterboard, taped & filled

Mansard flat roof:

- Standing Seam zinc roof
- Tyvek breather membrane, or equal
- 12mm marine plywood sheathing
- 100mm timber joists, with
- 25mm cavity & 75mm Celotex between
- 75mm Celotex GA 4000 beneath joists
- Vapour control layer
- 12.7mm plasterboard, to u/s trusses

Balcony and Bedroom flat roof:

- Bauder Hot Melt Waterproofing System
- 18mm marine plywood
- 150mm timber joists, with
- 150mm Celotex between
- Vapour control layer
- 25x47mm battens (services space)
- 12.7mm plasterboard, taped & filled

Windows:

- Conservatory and Master Bedroom
- Critical double glazed windows and doors
- Elsewhere
- uPVC dg windows to match existing
- Painted hardwood doors.

Handrails:

- Wrought iron to match existing at roof
- Wrought iron 1100mm high to balcony, with
- horizontal bars at 100mm c/c and pattern to
- mimic roof ironwork.

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2-Storey Rear Extension
and
upper floor provision above
existing flat roof garages

Proposed North & South Elevations
Dwg: CMB/07

1:100 @ A3 Nov'23

