

PROPOSED Drawing No P569

Note: Escape windows in Bedrooms with an unobstructed openable area at least $0.33m^2$ (not less than 450mm wide or high) with a sill level between 800mm & 1.00m above floor level.

First Floor Construction

22mm flooring grade Weyroc water resistant boarding on 50×120 mm floor joists at 400mm centres with 50×25 herringbone strutting at mid-span.

Stud Partitions

Construct stud partitions of 100×50 mm studs at 400mm centres.

Allow for fixing 75×50 mm noggins to floor & ceiling joists to secure sole & head plates. Insulate with 100mm Rockwool. Vapour barrier Bathroom side of partition.

Line with 12.5 plasterboard and skim to Bedroom faces. Line with 12.5 Femail or equal approved moisture resistant plasterboard to Bathroom side.

Note: Details of proposed rooflights to be supplied to Building Inspector before fixing.

Note: Any amendments/alterations to the Drawing/Specification Notes to be agreed with the Building Inspector before commencement.

Note: Fix suitable fire resistant barrier at wallplate level.

Note

Fix vertical Celotex or equal insulation to vaulted sides of opening.

Cambrian or equal tiles to match existing. Spar render to match existing.

Note: Fix suitable fire resisting Velux.

Note: Fix suitable fire resistant barrier at wallplate level.

Reuse original rear Bedroom window cill here.

Note: At abutment use Furrifix or equal stainless steel channel to attach brickwork/blockwork.

Side Elevation

Note: All leadwork to be given 2 coats patination oil prior to fixing. Where built-in or in contact with mortar, leadwork to be protected/painted with R.I.W. or equal approved protection. Min Code 4 lead to Flashings and Spakers.

Charcoal uPVC double-glazed doors and windows to match existing.

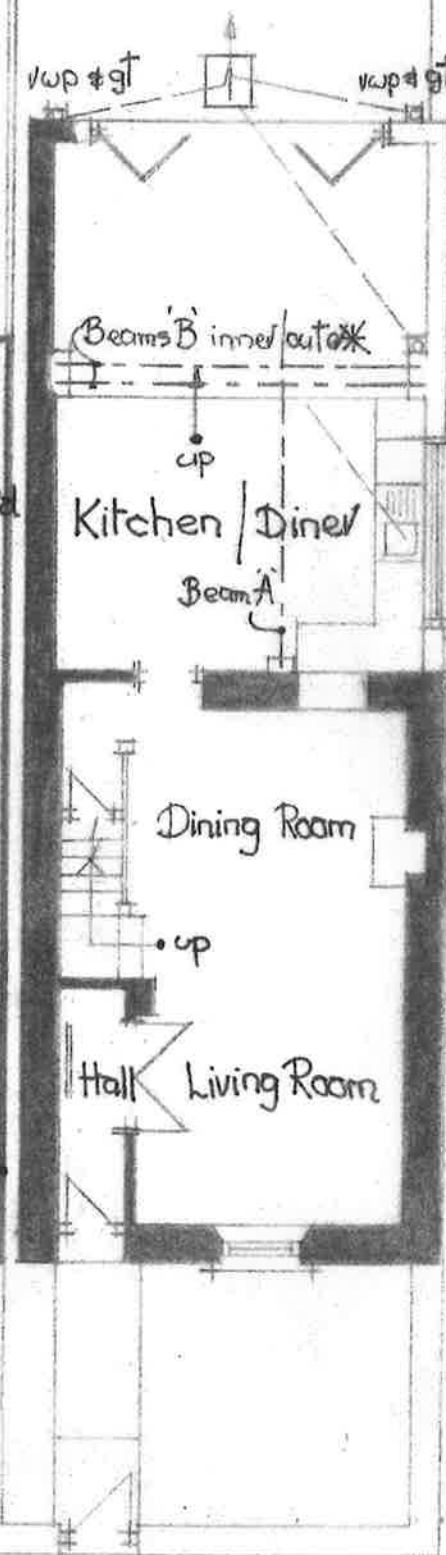
Note: All dpcs to be Hyload or equal approved. Provide dpc tray to both skins of cavity walls with external dpc minimum of 150mm above path level. Provide horizontal dpc trays at lintels & cills, extend min 150mm beyond jambs with cloaked ends. Weep holes to trays at max 750mm centres.

Note: Allow for locating, protecting, testing, extending & diverting services as necessary & as affected by proposed works. Remove all redundant services and include for all making-good on completion as necessary. All work to the approval & recommendations of the Local Authority & Statutory Authorities.

Note: Insulation standards to comply with Part L1A & L1B Building Regulations. Ensure airtight seals to all external openings, windows, doors etc. Ensure airtight seals to all service pipes and duct casings, penetrating external walls, ceilings and partitions.

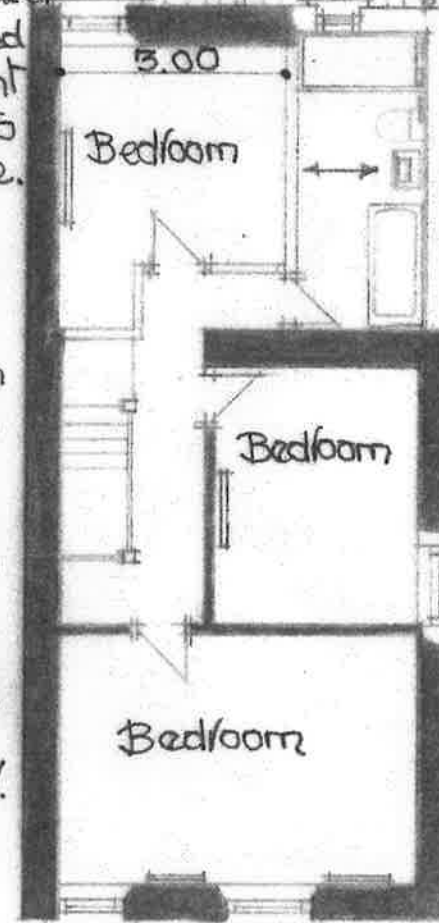
Note: Soil & vent pipe: Encase with min 12.5mm plasterboard screwed to 50×50 mm s.c. batten. Pack rockwool insulation around s&vp. Allow for removable cupped & screwed access panel to rodding eye.

Adjacent property



Ground Floor Plan

Note: No work in conjunction with extension to overhang boundary. External wall to be set-back approx 150mm to accommodate fascia and rainwater gutter.



First Floor Plan

Note: Install a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839-6:2004 to at least a Grade D Category LD3.

Note: Pipes & Ducts: All pipework in unheated roof spaces to be continuously insulated with Rockwool Rocklap or equal approved.

Break-out opening for new window brick-up reveals. Fix in position i.e. lintels for full thickness of wall, wedge up tight to work above, install uPVC double-glazed window and make good to all surfaces adjoining.

* Note: Fix Anderson or equal flashing unit at joint between s&vp & slate tiles/main roof.

Rear Elevation

