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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

New Velux roof windows to be fitted to manufacturers instructions. Trim rafters using doubled up rafters.

Existing lintel to be strengthened due to new loft floor joist and dormer wall above

Hip rafter to be designed by structural engineer.

New Upvc gutters to connect into new 75mm square section Upvc rainwater pipe then into new back inlet gully.
Overhang of soffit to be kept to a minimum down side of extension, to enable fixed where new gutter is in close proximity to neighbouring side extension gable.

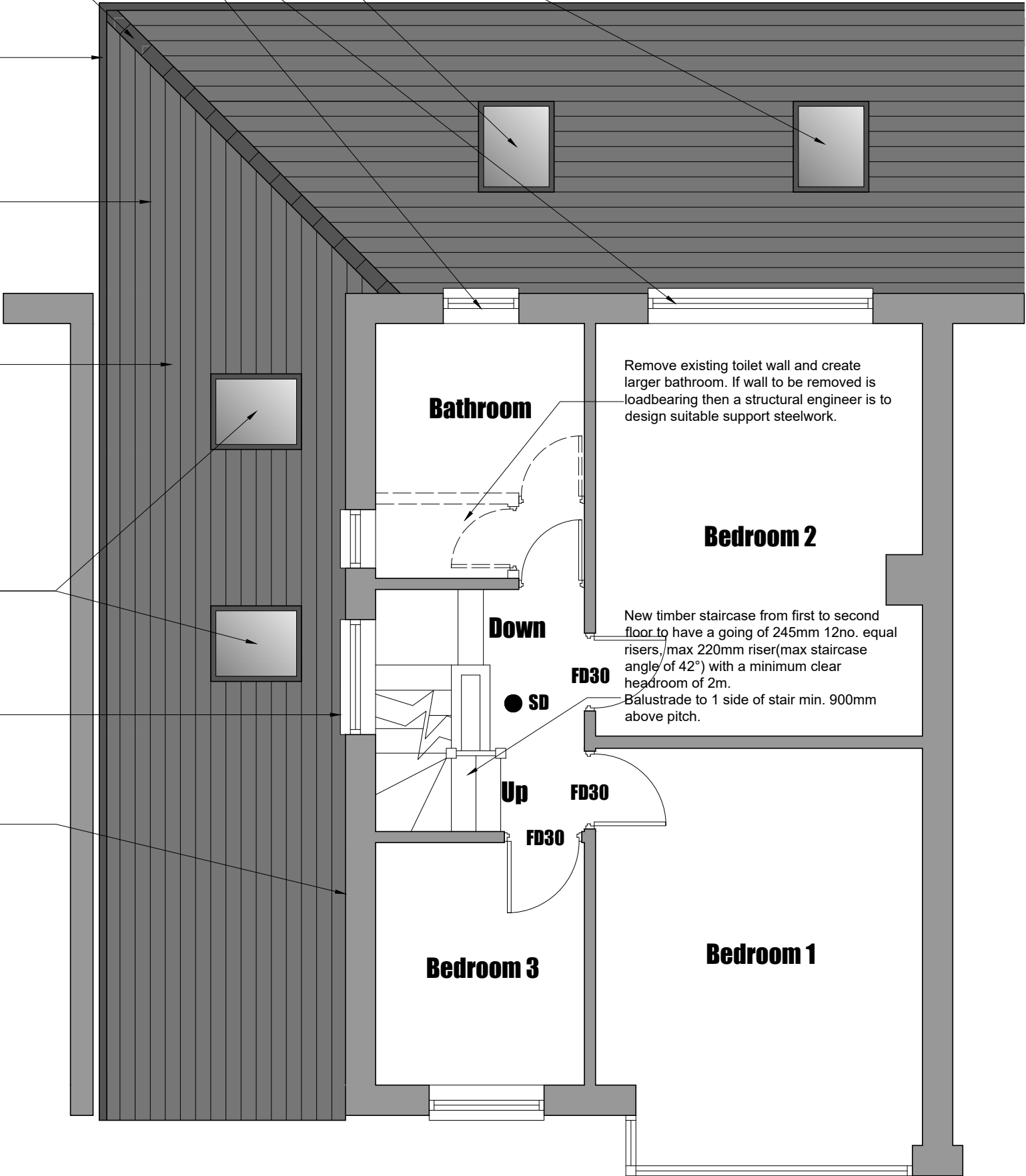
Roof tiles to roof to match existing as closely as possible, but to be capable of a minimum roof pitch of 15°.

New roof joists to be 150x50mm C16 timber joists at 400mm centres.

New Velux roof windows to be fitted to manufacturers instructions. Trim rafters using doubled up rafters.

Cill level of existing landing window to be raised by approximately 300mm to enable new roof and flashing under cill.

Minimum 150mm Code 4 lead flashing to abutment to rear of existing house. Flashing to lap into remedial cavity tray.



- HD Indicates heat detector.
- SD Indicates smoke detector.
- FD30 30min fire door.

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JOB TITLE :
ADDRESS :
DRAWING TITLE :
SCALE :
DRAWN : xxx

Extension And Alterations
11 Rhos Avenue, Alkington
Proposed First Floor Plan
1:50 @ A3
DATE : 08.07.25

JOB NO./
DWG NO.

1011-09