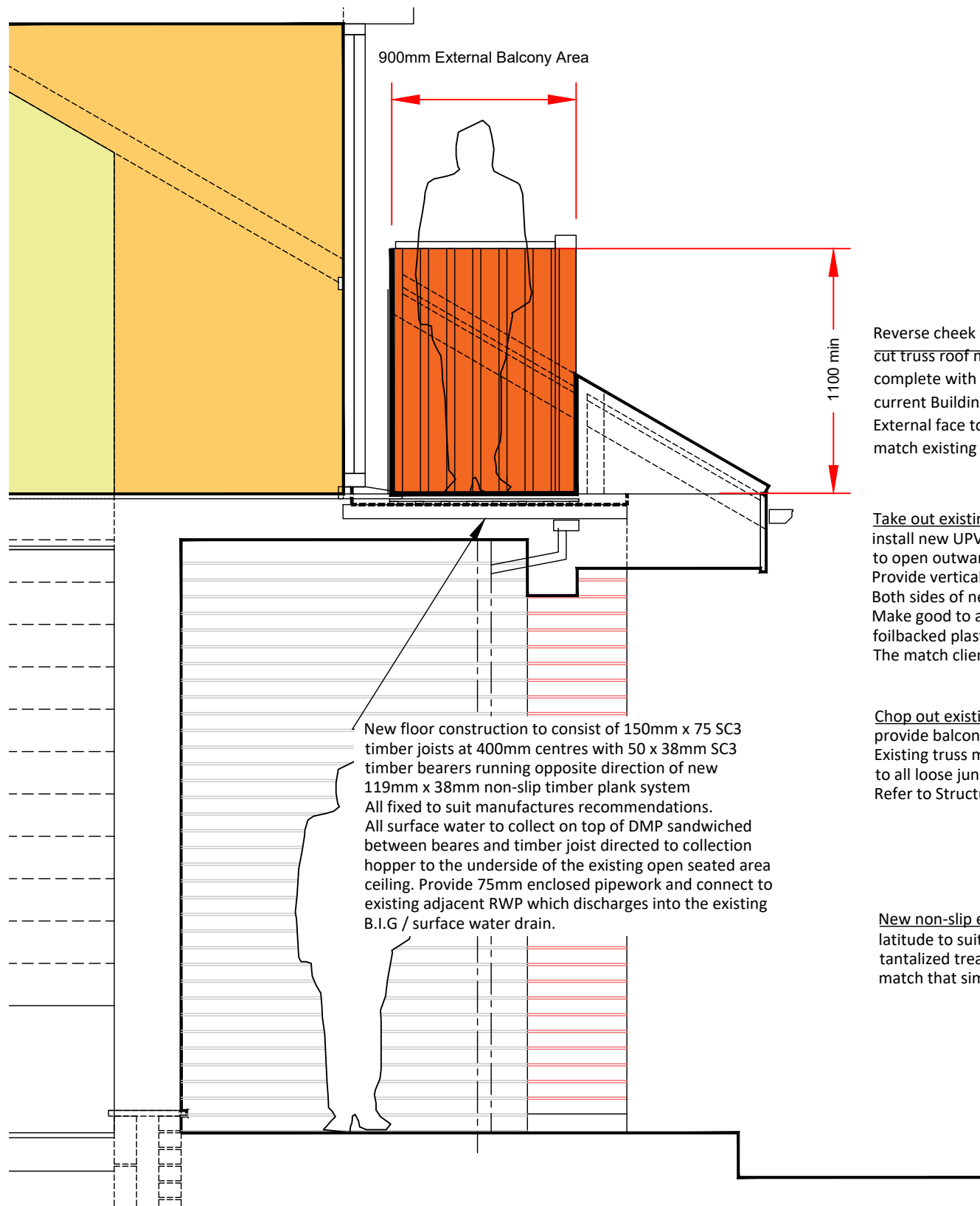




Proposed Balcony Section A - A
scale 1:25

All building work is to comply with the Building Regulations, with amendments, and carried out in accordance with the relevant Codes of Practice. All materials and fittings are to be fit for their purpose, to be to relevant British Standards and covered by a current Agreement Certificate where applicable.

AMENDMENTS

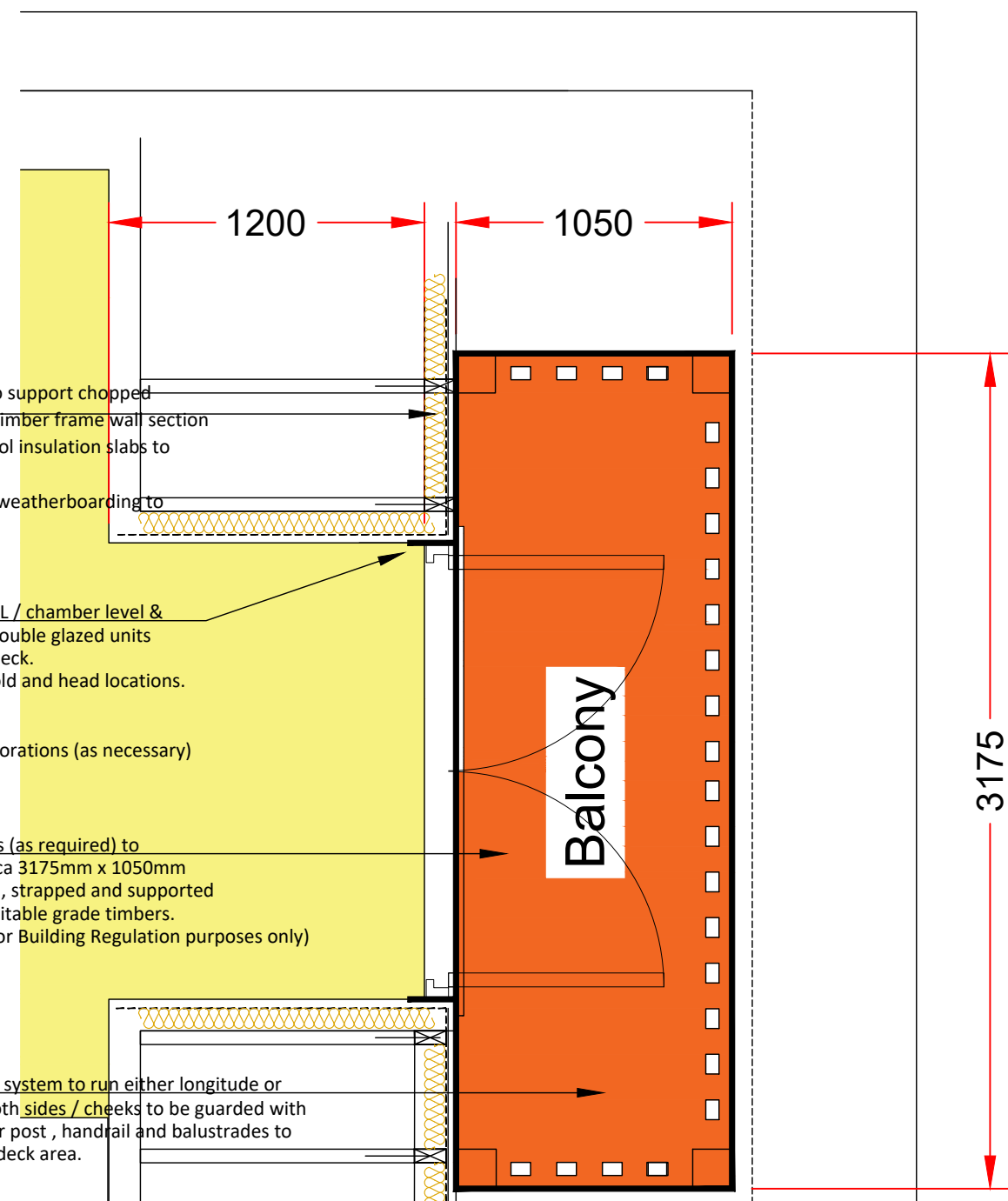
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Reverse cheek to be boxed / framed to support chopped cut truss roof members. Provide new timber frame wall section complete with membrane and rockwool insulation slabs to current Building Regulations.
External face to receive vertical UPVC weatherboarding to match existing house.

Take out existing window and cill to FFL / chamber level & install new UPVC patio door system, double glazed units to open outwards on to new balcony deck.
Provide vertical DPC to jambs, threshold and head locations.
Both sides of new opening.
Make good to all areas, with new foilbacked plasterboard, skim and decorations (as necessary)
The match client requirements.

Chop out existing timber truss sections (as required) to provide balcony decking surface of circa 3175mm x 1050mm
Existing truss members to be propped, strapped and supported to all loose junctions with matching suitable grade timbers.
Refer to Structural Engineers report (for Building Regulation purposes only)

New non-slip external decking / plank system to run either longitude or latitude to suit clients preferences. Both sides / cheeks to be guarded with tantalized treated timbers with corner post, handrail and balustrades to match that similar to the lower open deck area.



Proposed Balcony Plan
scale 1:25

PLANNING

Project:	17 Lake Side Hollingworth Lake. OL15 0DD	Original Size:	A3	Project Number:	1030
Title:	Proposed Balcony	Drawing Number:	DR-P2 -1030 - 06		
Client:	Mr Walter Lopacki				
Date	10/11/2023				

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