ATTIC FLOOR PLAN
as proposed
scale 1:50@A3

DORMER CONSTRUCTION NOTES

WINDOW/DOOR
TO PROFILE AS INDICATED,UPVC DOUBLE GLAZED WINDOWS, SECTIONS
TO MATCH EXISTING AS NEAR AS POSSIBLE.
VERTICAL & HORIZONTAL HYLOAD DPC .
POINTING AROUND FRAME WITH MONOLASTIC MERIC MASTIC.
INTERNALLY BEADED AND FULLY WELDED
WINDOW TO HAVE CONDENSATION GASKET.
GLAZING 6MM CLEAR FLOAT.
INCLUDE FOR CASEMENT CATCH AND STAY (ALUMINIUM)
25MM SOFTWOOD CILLS
OPENABLE WINDOW AREAS TO 1/20TH. FLOOR AREA.
TRICKLE VENTILATORS ON ALL NEW WINDOWS (8000SQ.MM.)
ALL WINDOWS TO BE DRAUGHT PROOFED.
'U' VALUE FOR WINDOWS 1.6 W/sqm2 WITH ARGON FILLED DOUBLE
GLAZED UNITS AND LOW E COATING TO CAVITY SIDE OF GLAZING,

DORMER ROOF
ROOF
1 COURSE EPDM MEMBRANE COVERING LAID IN ACCORDANCE WITH
MANUFACTURERES INSTRUCTIONS ON
INSULATION
100MM THICK KINGSPAN TR24 ON 15MM MARINE PLY DECKING ON VAPOUR
CONTROL BARRIER ON SW FERRINGS 1SW RAFTERS AS PER SECTIONS .
50MM VENTILATION GAP BETWEEN INSULATION AND UNDERSIDE PLY
DECKING.

INSULATION CEILING RAFTER LEVEL
LINE LOFT WITH 120MM THICK ROCKWOOL INSULATION BETWEEN
CEILING JOISTS AND 150MM THICK INSULATION LAID AT 90 DEGREES TO
CEILING JOISTS TO GIVE TOTAL 270MM THICKNESS WITH BACKED 12.5MM
THICK PLASTERBOARD TO MEET BUILDING REGS U VALUE OF 0.16.##

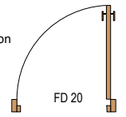
FLASHINGS
INSERT NEW NO4 LEAD APRON FLASHING MIN 150MM UPSTAND DRESSED
DOWN MIN 200MM OVER TILES, AND CHASED 35MM MIN INTO MORTAR
JOINT.
MAKE GOOD TO BRICKWORK PROVIDE WEEP HOLES IN BOTTOM TRAY.

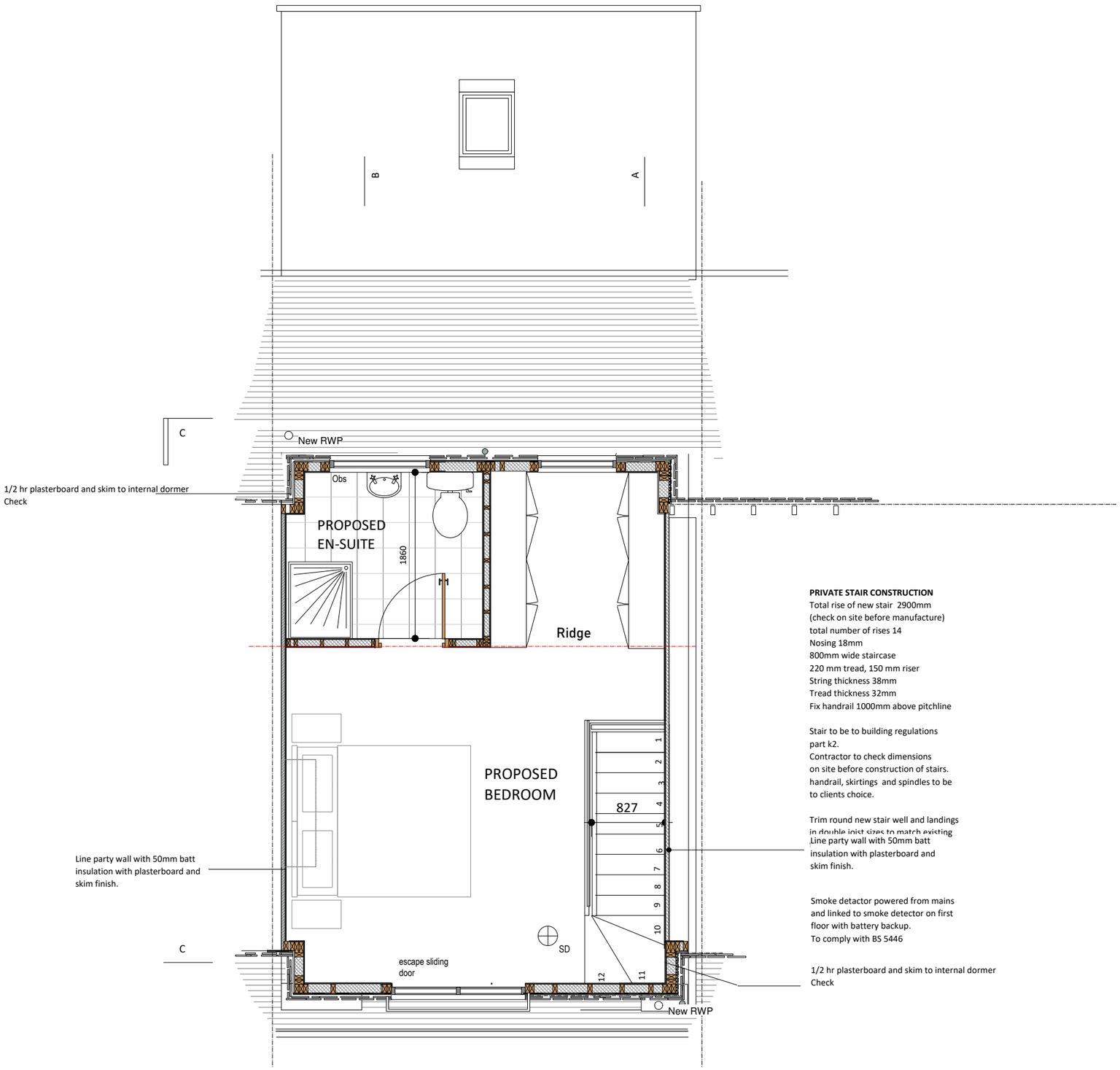
DORMER WALLS
VERTICALLY HUNG SLATE FIXED TO 32X12MM SW TANALISED
BATTONS FIXED TO 15 MARINE PLY WITH BREATHABLE
MEMBRANE BETWEEN BATTONS AND MARINE PLY FIXED TO
100X50MM STUD WALL WITH 100MM THICK KINGSPAN K12
BETWEEN STUDS.
1LAYER FOIL BACKED 1/2HR FIRE BOARD AND SKIM INNER FACE
TO GIVE 1/2 HR FR

RWP'S, EAVES AND GUTTERS
UPVC FASCIA ON SOFTWOOD BATTENS WITH CONTINUOUS 25MM
VENTILATION GAP TO MATCH EXISTING SOFFIT AND FASCIAS.
LAY GUTTERS TO FALLS @1:360 AND FIX TO NEW 75MM DIA UPVC RWP'S TO
MATCH EXISTING.
NEW GUTTER TO MATCH EXISTING
CAVITY CLOSED AT EAVES WITH 9MM SUPERLUX.

JOINERY FITTINGS
SKIRTINGS - TO BE 100X25MM SW REBATED.
INTERNAL DOORS - TO BE 50X100MM SW FRAMED WITH 44MM THICK FACED
INTERNAL QUALITY DOORS, STYLE TO CLIENTS CHOICE.
INCLUDE FOR LOCKS AND ALL ASSOCIATED IRONMONGERY.

INTERNAL DOORS
Provide and fit 3 nr FD20 826x2100mm internal
quality door in 75x50mm @ 450mm stud partition
with architrave round.
Style to clients choice.





PRIVATE STAIR CONSTRUCTION
Total rise of new stair 2900mm
(check on site before manufacture)
total number of rises 14
Nosing 18mm
800mm wide staircase
220 mm tread, 150 mm riser
String thickness 38mm
Tread thickness 32mm
Fix handrail 1000mm above pitchline

Stair to be to building regulations
part k2.
Contractor to check dimensions
on site before construction of stairs.
handrail, skirtings and spindles to be
to clients choice.

Trim round new stair well and landings
in double joist sizes to match existing

Smoke detactor powered from mains
and linked to smoke detector on first
floor with battery backup.
To comply with BS 5446

Drawings to be read inconjunction
with
Structural Engineers report by TJ
Booths Associates
Report details to take president
over drawings

PROVISIONAL COPY

**SUBJECT TO PLANNING &
BUILDING REGULATIONS
Use only stamped drawings**

**Commencement on site before Planning & full
Building Regulation approval at own risk**

revisions

project
Proposed front & Rear Dormer Extension
at
2 Dove Street, Rochdale.
OL11 4EG

client
Mr and Mrs J Bell

drawing
ATTIC FLOOR
as proposed

date March:2022

drawing 8

scale
as indicated @ A3

status
Planning Submission

rev.