

FIRST 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,

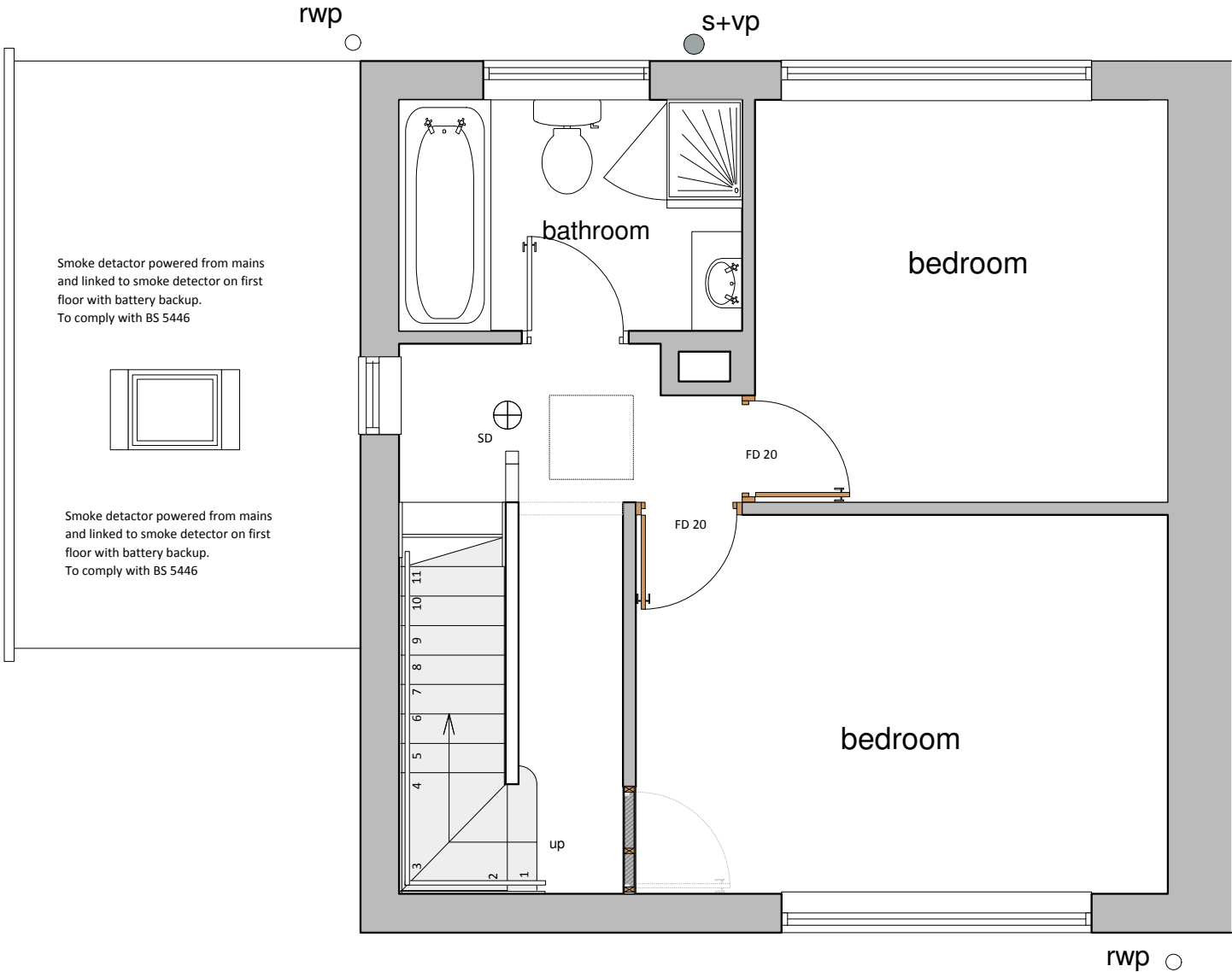
DORMER ROOF
ROOF
COLD ROOF - INSULATION CEILING RAFTER LEVEL
1 COURSE EPDM MEMBRANE COVERING LAID IN ACCORDANCE WITH MANUFACTURERES INSTRUCTIONS ON 15MM MARINE PLY DECKING ON VAPOUR CONTROL BARRIER ON SW FERRINGS 1SW RAFTERS AS PER SECTIONS .100MM THICK KINGSPAN TR24 BETWEEN JOISTS WITH 50MM VENTILATION GAP BETWEEN INSULATION AND UNDERSIDE PLY DECKING.
15MM THICK INSULATION 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.
25MM KINGSPAN FIXED TO INNER FACE OF DORMER WALL.
1LAYER FOIL BACKED 1/2HR FIRE BOARD AND SKIM INNER FACE TO GIVE 1/2 HR FR

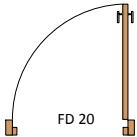
RWP'S, EAVES AND GUTTERS
UPVC FASCIA ON SOFTWOOD BATTENS WITH CONTINUOUS 25MM VENTILATION GAP TO MATCH EXISTING SOFFIT AND FASCIAS.
LAY GUTTERS TO FALLS @1:360 AND FIX TO NEW 75MM DIA UPVC RWP'S TO MATCH EXISTING.
NEW GUTTER TO MATCH EXISTING
CAVITY CLOSED AT EAVES WITH 9MM SUPERLUX.

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

Take out existing doors to bedrooms
Provide and fit FD20 826x2100mm internal quality door and frame with 10x5 intumescent strip in frame with architrave round.
Style to clients choice.



PROVISIONAL COPY
SUBJECT TO PLANNING LAWFUL CONSENT
&
BUILDING REGULATIONS
Use only stamped drawings
Commencement on site before Planning & full Building Regulation approval at own risk

revisions			

project
Proposed Rear Dormer
Extension
at
2 Lincoln Road, Middleton.
M24 1RH
client
Mr and Mrs D Evans

drawing FIRST FLOOR as proposed	date March:2024
	drawing 7
	scale as indicated @ A3
status Sketch Scheme	rev.