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New Upvc gutters to connect into new 75mm square section Upvc rainwater pipe then into new back inlet gully.

Flat roof to be constructed in single layer ply membrane on 150mm Kingspan TR27 insulation, on vapour control layer, on 18mm plywood deck on 170x75mm C24 flat roof joists. Underdraw joists with 12.5mm plasterboard and skim. U value = 0.15W/m²K.

Glazed roof windows to be sat on min. 150mm upstand, waterproof top coat to lap up upstand as recommended by roof and lantern manufacturer. Trimming to be doubled up roof joists around opening, to be confirmed by structural engineer.

Abutment of new roof and existing gable to have min. 150mm Code 4 lead flashing with remedial cavity tray inserted into existing cavity.

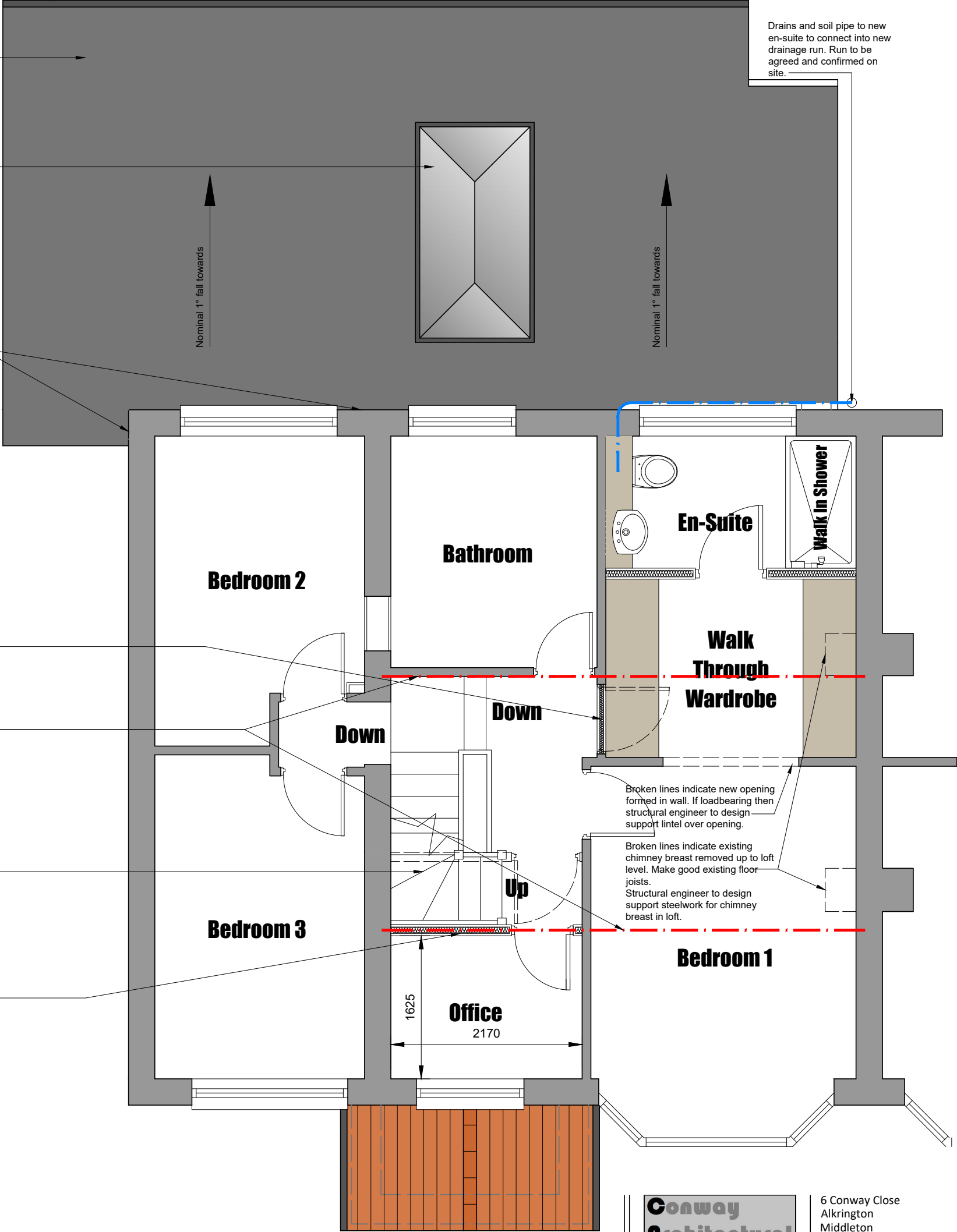
Drains and soil pipe to new en-suite to connect into new drainage run. Run to be agreed and confirmed on site.

Build up existing door opening in timber studs with plasterboard and skim to both sides.

Red thick lines indicate new floor support beams, to be designed by structural engineer.

New timber staircase from first to second floor to have a going of 245mm 12no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

Build new stud wall, use 75x50mm timber stud and 1 layer of 12mm ply and 1 layer of 12.5mm plasterboard and skim to both sides. Insert Isover 50 insulation between studs for acoustic and thermal purposes.



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JOB TITLE : Proposed Extensions And Alterations
ADDRESS : 5 Torver Drive, Middleton
DRAWING TITLE : Proposed First Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx DATE : 03.01.23

JOB NO./
DWG NO.

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