

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 175x50mm C24 flat roof joists. Underdraw joists with 12.5mm plasterboard and skim. U value = 0.15W/m²K.

New flat roof windows to have minimum 150mm upstand with waterproof roof finish lapped under cill of roof window, to manufacturers instructions.

Trim new flat roof timbers using trebled up roof joists around opening.

Minimum 150mm Code 4 lead flashing to abutment of new rear roof and existing house/extension. Flashing to lap into new / remedial cavity tray, or under existing window in rear of existing house.

New Catnic CG insulated steel lintel inserted over new window opening.

Drains to new en-suite to connect into existing soil pipe and existing drainage run. Existing soil pipe to be relocated to suitable external position agreed on site.

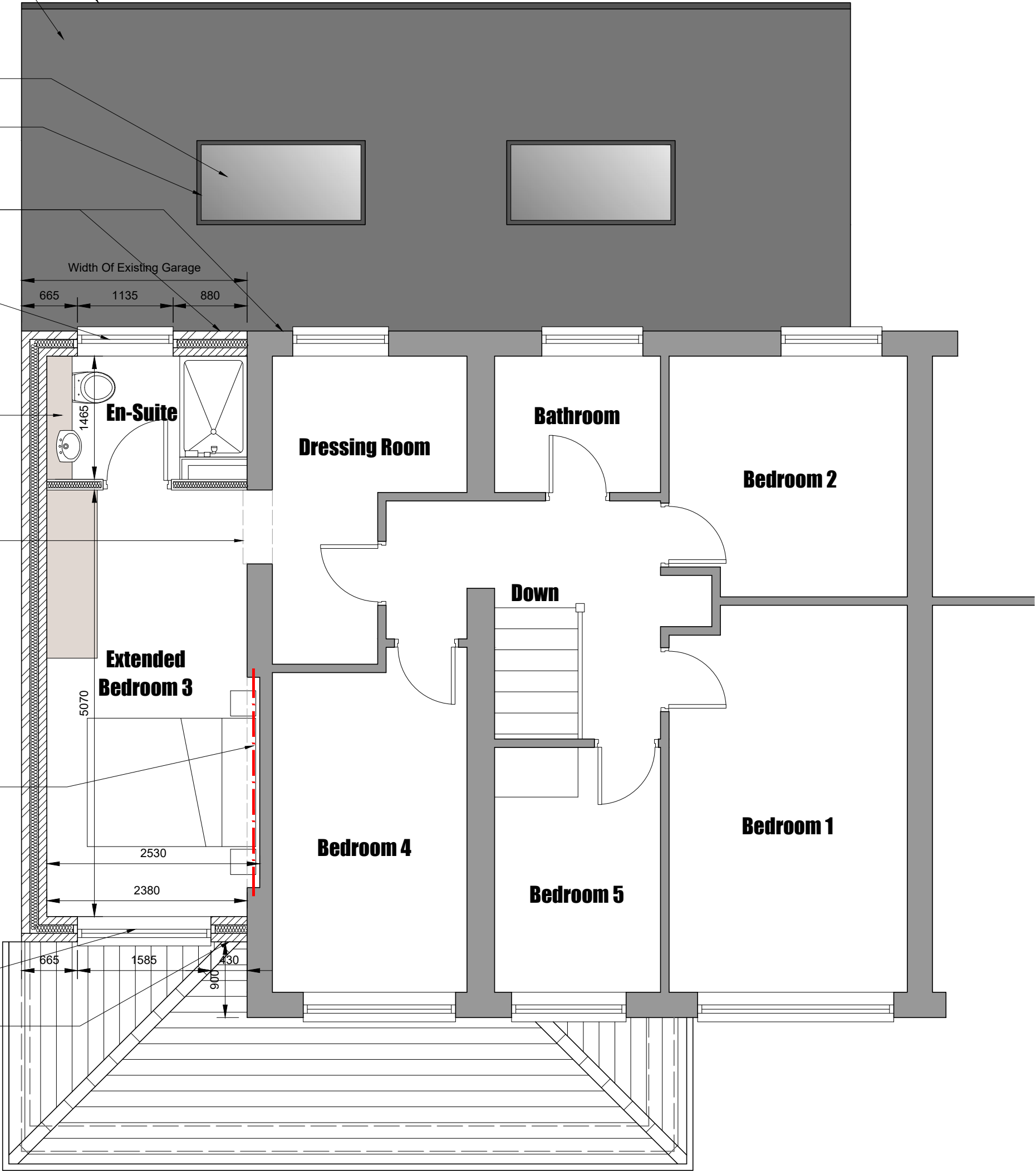
Existing window to be removed and cill level dropped to first floor level, to form opening into extension.

Outer skin of brickwork to existing gable to be removed locally to where bed is to be positioned. To give extra circulation space around the bed. Structural engineer to design suitable support steelwork.

New Catnic CG insulated steel lintel inserted over new window opening.

Minimum 150mm Code 4 lead flashing to abutment of new rear roof and existing house/extension. Flashing to lap into new / remedial cavity tray, or under existing window in rear of existing house.

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JOB TITLE :	2 Storey Side, Single Storey Rear Extension
ADDRESS :	137 Starring Way, Littleborough
DRAWING TITLE :	Proposed First Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 14.09.23