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Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

New roof joists to be 175x50mm C16 timber joists at 400mm centres.

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

Roof tiles to match existing as closely as possible, but to be capable of a minimum roof pitch of 17.5°.

New Velux roof windows to be fitted to manufacturers instructions.

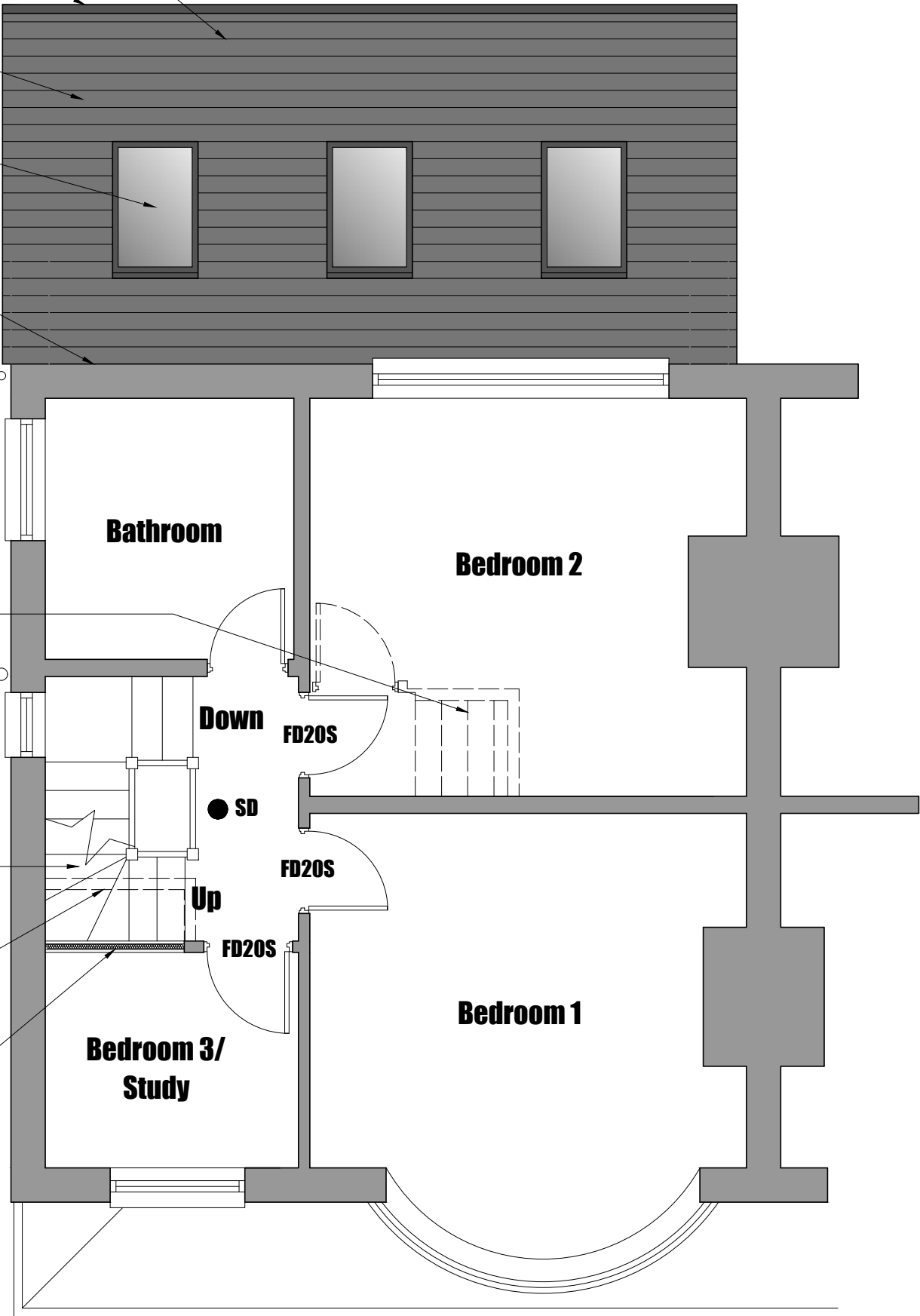
Abutment of new roof and existing gable to have min. 150mm Code 4 lead flashing with remedial cavity tray inserted into existing cavity.

Broken lines indicate existing staircase up to loft to be removed and existing/new loft floor joists made good to infill opening.

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.

Broken lines indicate existing wall to be removed to allow for new staircase. If wall is found to be loadbearing then a structural engineer to design suitable support steelwork.

Build new stud wall in 75x50mm timber studs, with 12mm ply and 12.5mm plasterboard and skim to both sides (ply is for fixing the balustrade on the stair side of wall.).



● **HD** Indicates heat detector.
● **SD** Indicates smoke detector.
FD20S 20min fire door.

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JOB TITLE :
ADDRESS :
DRAWING TITLE :
SCALE :
DRAWN : xxx

Proposed Extensions And Alterations
1116 Rochdale Road, Blackley
Proposed First Floor Plan
1:50 @ A3
DATE : 03.01.23

JOB NO./
DWG NO.

705-09A