

Notes & Revisions

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Figured dimensions only are to be used. Contractor must verify all dimensions on site before commencing work. Any discrepancies must be brought to the attention of the architect.

Party Wall Act
Any work affecting the party wall either by building into it, cutting chases for flashings, removal of chimney breasts or excavations within 3m of it are subject to the Party Wall Act 1996. The neighbouring owner must be informed in writing up to 2 months prior to the start date of the work. Written agreement with the neighbouring owner is a requirement before work commences, if applicable.

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified engineer before beginning works.

Note: Figured dimensions of rooms to be confirmed once roof structure is in place is in place (space to be maximised by going into eaves space)

Pitched Roof Construction
Sandtoft Goxhill plain clay tile (Dark Chestnut-Colour and type to match existing house (Plain brown clay with bonnet tiles to hips-Contractor to confirm), on 38x25 battens on 38x25 counter battens, on Roofshield breather membrane, on C24 treated sw rafters at approx 400mm centres as Structural Engineer's design, 120mm Celotex FR4000 insulation between rafters(or equivalent approved) continuous 30mm air gap over 37.5mm Celotex PL4000 insulation (or equivalent approved) below rafters, joints taped, Proprietary crossflow ventilator at eaves ensuring 25.000mm2/m minimum air gap, 12.5mm plasterboard with integral vapour barrier with 3mm plaster skim finish, (U-value to achieve min 0.18 W/m2.K).

Flat Roof Construction
Flat Roof (GRP/Single ply) Finish to be confirmed by contractor) on 18mm OSB3 roof grade board on 1 layer 120mm Celotex EL3000 insulation on WBP Ply on firings cut to minimum 1 in 60 fall on treated softwood roof joists@600mm centres (to Structural Engineer's design + specification).

RWP

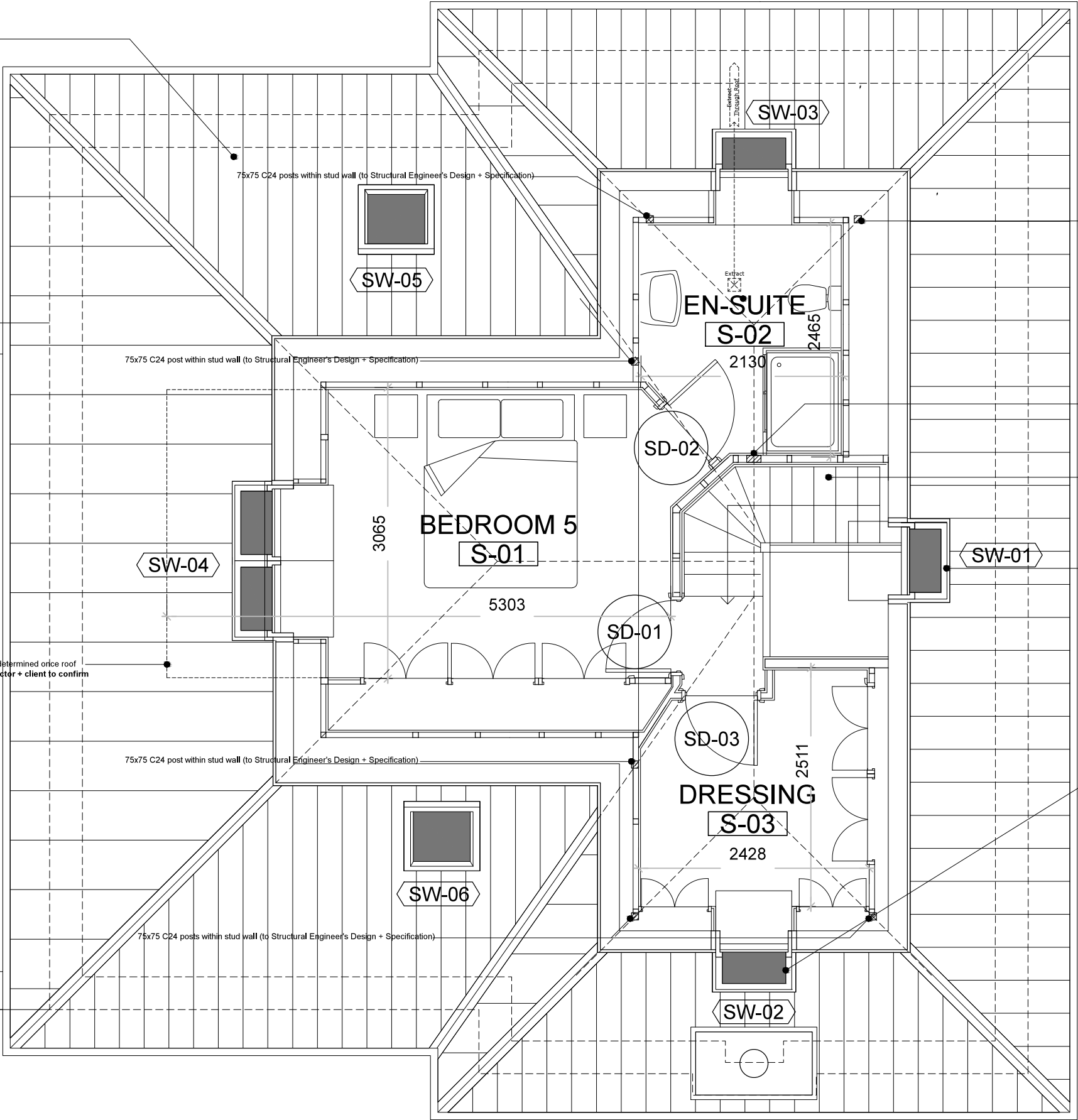
Reconstituted stone coping to parapet

Hidden Gutter discharging into hopper and downpipe

Approximate line of stud wall (Exact dimension and location to be determined orice roof structure has been erected) - Contractor + client to confirm

Rooflights
Two Velux Integra electric Flat roof windows (Ref: CVP S02G). White polyurethane finish internally, 1380x1380mm external frame size electric remotely operated with rain sensor and integral electric blinds. To be installed in accordance with Velux recommendations. 12.5mm plasterboard with integral vapour barrier with 3mm skim finish to reveals, 50mm insulation to underside of roof joists.

Rooflight to achieve minimum U-value of 1,6 Wm2K.



75x75 C24 post within stud wall (to Structural Engineer's Design + Specification)

75x150 C24 post within stud wall (to Structural Engineer's Design + Specification)

New Stair (1st to 2nd floor)
Purpose made softwood timber staircase with oak handrail. 12 risers @200mm rise and 230mm going (in accordance with Approved Document Part K)

Rooflights (above stair)
One Velux Integra electric roof windows. White polyurethane finish internally, 780x1180mm external frame size electric remotely operated centre pivot with rain sensor and integral electric blinds. Toughened outer pane with clear and clean coating. To be installed in accordance with Velux recommendations. 12.5mm plasterboard with integral vapour barrier with 3mm skim finish to reveals, 50mm insulation to underside of roof joists.

Rooflight to achieve minimum U-value of 1,6 Wm2K.

Rooflights (Generally)
All rooflights to be Velux roof windows (Ref MK06). White polyurethane finish internally, 780x1180mm external frame size manually operated centre pivot and integral electric blinds. Toughened outer pane with clear and clean coating. To be installed in accordance with Velux recommendations. 12.5mm plasterboard with integral vapour barrier with 3mm skim finish to reveals, 50mm insulation to underside of roof joists.

Rooflight to achieve minimum U-value of 1,6 Wm2K.

CONSTRUCTION

CLEAR FUTURE ARCHITECTURE

1A Trymwood Parade, Stoke Bishop, Bristol. © 2013
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Client
Land&Buildings (Lansdown Ltd)

Project
WALPOLE, CHARLCOMBE LANE, BATH. BA1 5TP

Drawing Title
PROPOSED SECOND FLOOR PLAN

Drawing Number
1067-052

Date
Feb 2015

Scale
1:50@A1, 1:100@A3

Drawn
mw

Second Floor