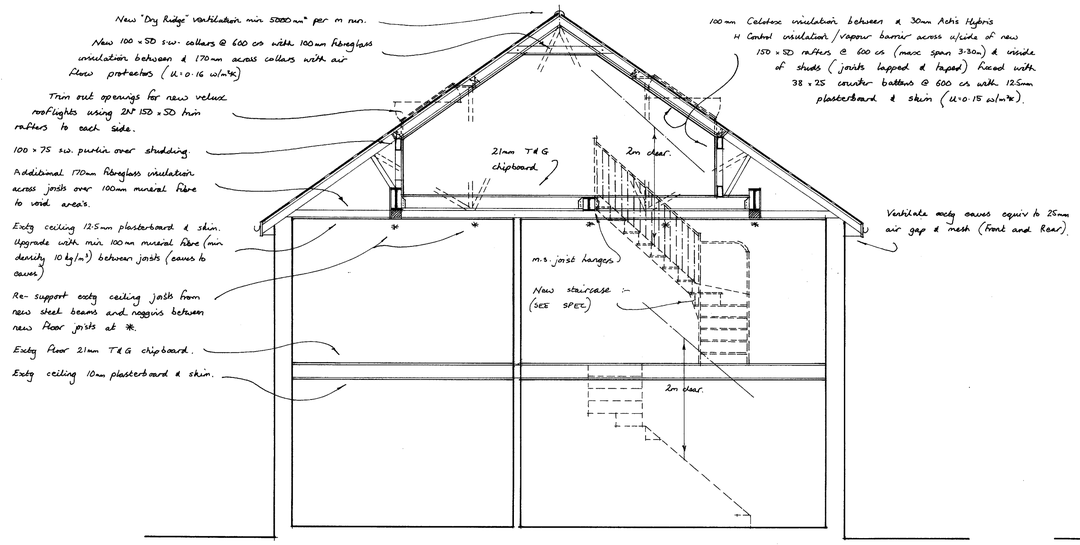
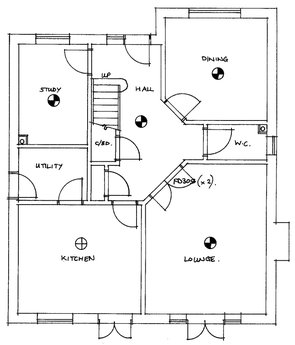


SECTION



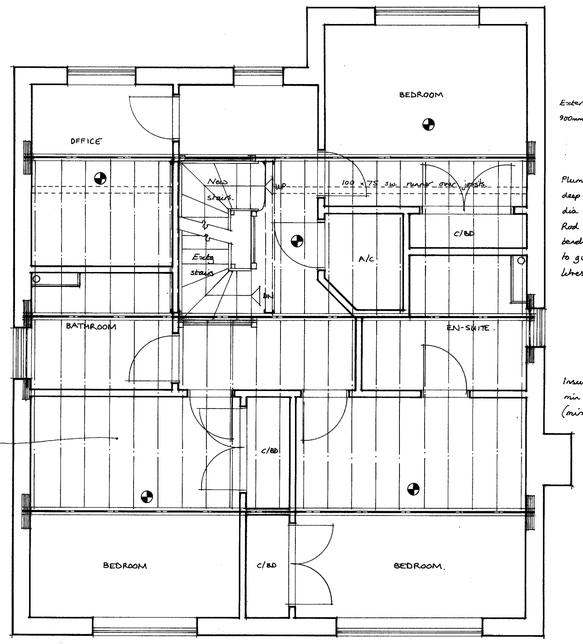
FRONT ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN

150 x 50 joists @ 400 crs (mid span struts)

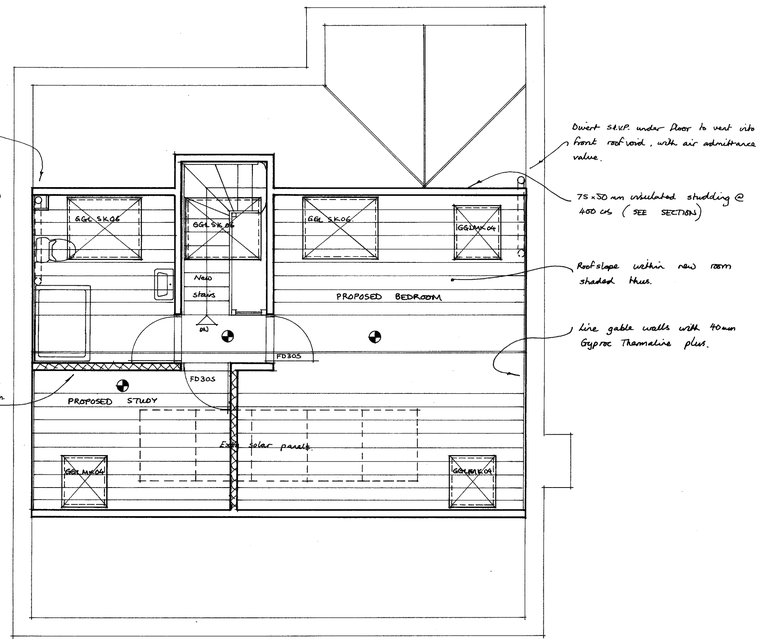


FIRST FLOOR PLAN

Extend S.V.P. to terminate min 900mm above opening lights.

Plumbing :- UPVC. wastes with deep seal traps. 110 dia to W.C, 40 dia to shower, 32 dia to sink. Roof access to be provided at tender. Provide mechanical vent to give air change rate of 15 litres per second.

Insulate bedroom partitions with min 50mm mineral Rockwool insulation (min density 10 kg/m³)



ROOF PLAN

SPECIFICATION

DORMER ROOF CONSTRUCTION (U=0.15W/m2K)
12.5mm chippings on 3 layers bituminous felt on 18mm plywood on 50 x 50 s.w. battens across firrings (1 in 40) on s.w. joists @ 400mm crs. 100mm Celotex insulation and 30mm Actis Hybris H Control multi-foil insulation / vapour barrier across underside of joists, fixed with 50 x 25mm counter battens @ 600 crs with 12.5mm duplex Plasterboard & 5mm plaster skim ceiling.

DORMER CHEEK CONSTRUCTION (U=0.18W/m2K)
(Half hour fire resistant from both sides). Vertical tile/slate hanging to match existing on s.w. battens on building paper on 12.5mm plywood bracing (9mm masterboard within 1m of boundary) on 100x50mm studs @ 400mm crs (cross braced), 75mm Celotex insulation between studs and 30mm Actis Hybris H Control insulation vapour barrier across inside of studs fixed with 38x25mm counter battens @ 600 crs with 12.5mm duplex plasterboard & 5mm skim ceiling.

STAIRCASE 838 (2'-9") wide.
Rise=200mm, Going=225mm, Tread=250mm, Pitch = 42°, 2m clear. Headroom 900mm handrail, 900mm balustrade housed into newel soar returned to adjacent wall. (100mm max gaps to risers handrails). Artificial lighting with 2 way switch top and bottom. Any tapered Treads to comply with Part K. 50mm min going.

HALF HOUR PARTITION AROUND NEW STAIRCASE
75x50mm studding with 12.5mm duplex plasterboard & 5mm skim to both sides to give full half hour fire resistance.

FIRE REGULATIONS & ELEMENTS OF STRUCTURE
~~All doors at ground and first floor off staircase enclosure to be ½ hour fire resistant (FD30S) with 3No steel hinges and intumescent fire strips bits into either door or door frame.~~ Any glazing to be wired glass (max 0.36m area). Steel beams to be encased in 2 layers of 12.5mm plasterboard, (staggered joints) to give full half hour fire resistance. Timber beams have half hour fire resistance to BS5268 part 4 section 41 1078 (sacrificial design method).

WINDOWS & ESCAPE WINDOWS
Escape window to be 750x450mm min clear opening (min 0.33m Opening area) max 1.1m above floor level. All new windows and Rooflights to be double glazed with min 16mm gap, low E glass N=0.15 for windows, n-0.05 for rooflights. Windows to achieve Purge Ventilation rate of not less than 1/20th of floor area. Window U-Value to achieve min 1.4W/m2K

STRUCTURAL
Multiple timber trimmers to be bolted together @ 600mm crs using M12 bolts and 64mm dia tooth plate connectors.

VENTILATION
Provide 8000mm background Ventilation to new habitable rooms and 5000mm new bathroom/En-suites areas. New windows and French doors to achieve a purge ventilation rate of not less than 1/20th of the new floor area.

SMOKE DETECTORS
Ⓓ Denotes heat detector. Ⓢ Denotes mains wired interconnected smoke detectors with battery back up to BS5839:6:2004.

LIGHTING AND HEATING
Three in four lights to be energy efficient type. Extend existing Heating system to new rooms with zone and boiler interlock controls (Thermostatic Valves).

ELECTRICAL
All new electrical work to be in accordance with Part P "Competant Person Scheme" to BS7671. Certification to be provided upon completion.

EXISTING DOORS
Existing doors are to be checked on site, and assessed by the on site Building Inspector to assess their ability to be used in conjunction with the proposed Smoke Alarm system. If doors are found to be unsatisfactory, they are to be upgraded to full FD30S compliance.

PROJECT
Formation of habitable rooms in roofspace with Front and Rear velux rooflights.

CLIENT
Mr & Mrs. Donato,
6, Villiers Close,
Wokingham,
RG41 4EP.

SCALE 1:50 & 1:100 | DATE APR 2025
DRAWN BY M.W.Jacky | CONTRACT No.

THE ACCURACY OF THIS DRAWING FOR FINISHED SIZES IS NOT GUARANTEED AS IT IS SUBJECT TO ON SITE LEVELS, THEREFORE IT DOES NOT FORM PART OF YOUR CONTRACT

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1:50 SCALE 0m 1m 2m 3m 4m 5m

1:100 SCALE 0 1m 2m 3m 4m 5m 6m

COUNCIL Wokingham B.C. 0118 - 974 - 6000

FEET 1 2 3 4 5 6 7 8 9 10 11 12 13 14
METRES 1 2 3 4

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