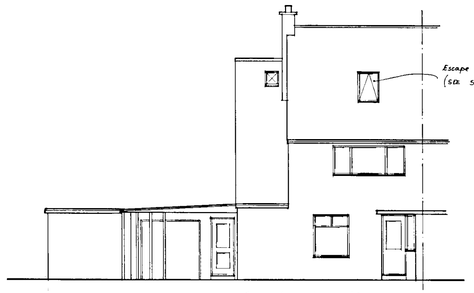
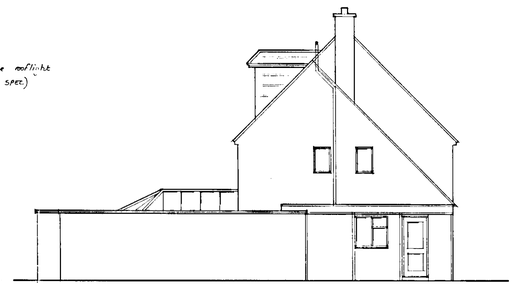
08 JAN 2002 5023



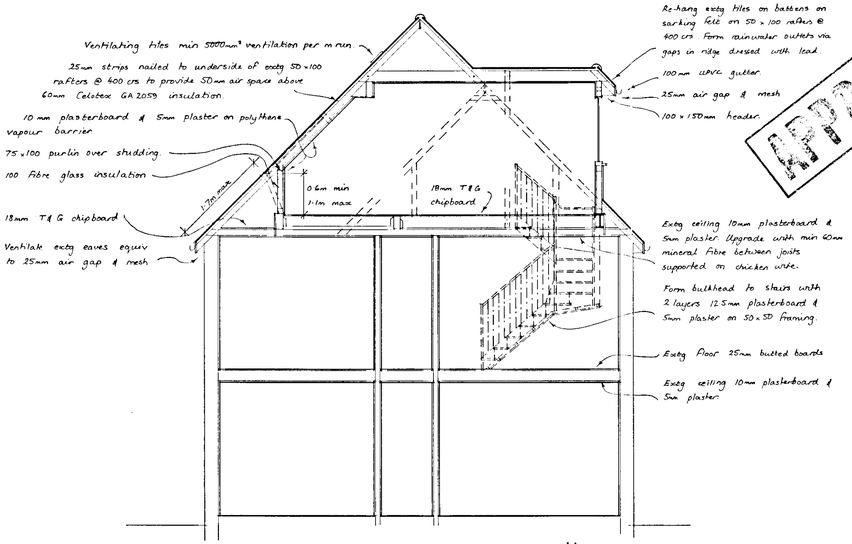
rear elevation



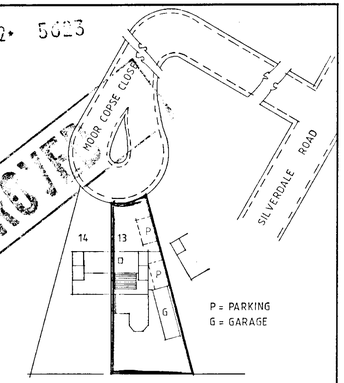
front elevation



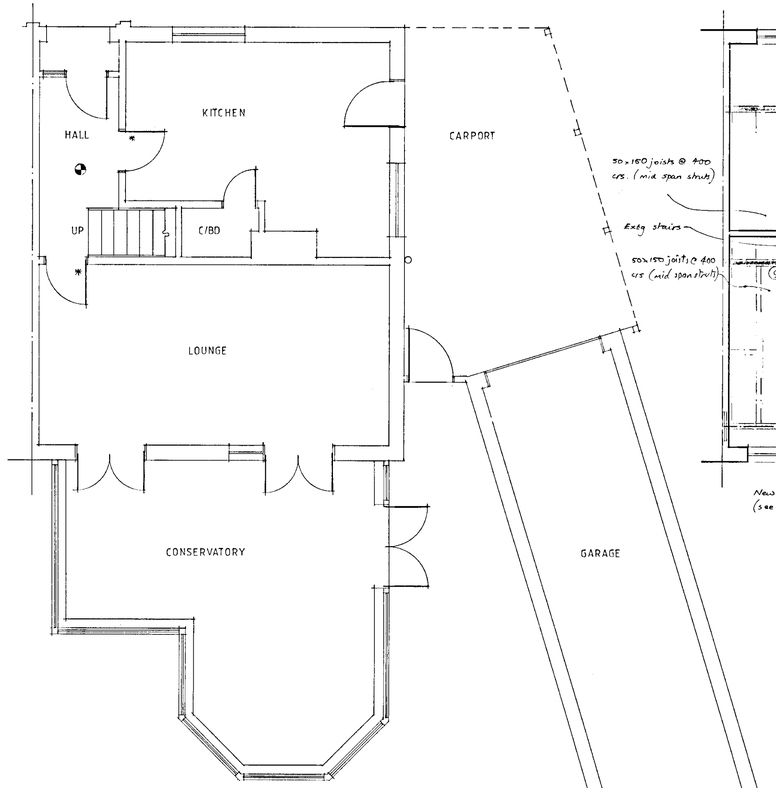
side elevation



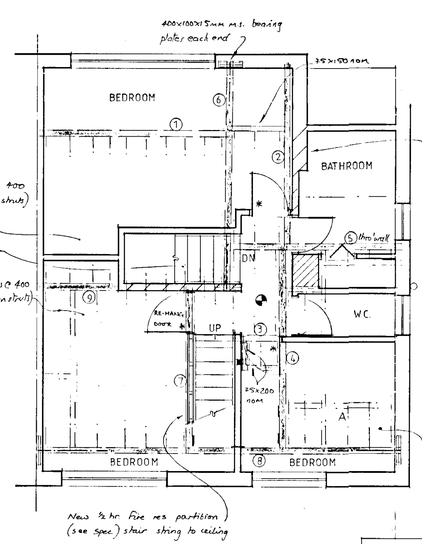
section



location / block plan 1:500



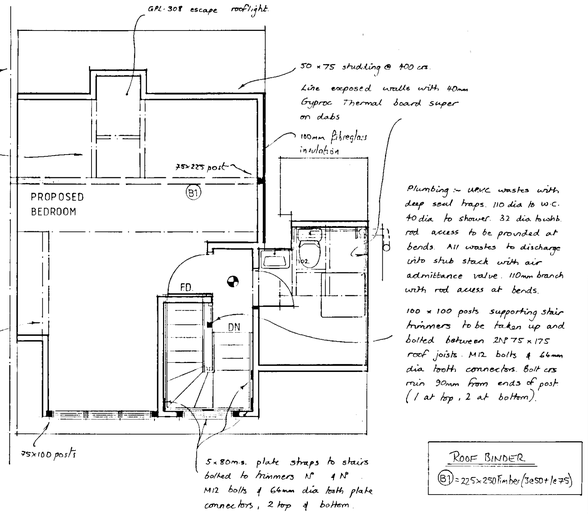
ground floor plan



first floor plan

NEW FLOOR TRIMMERS

1. = 150 x 225 Timber (38 90)
2. = 125 x 225 Timber (50+75)
3. = 75 x 150 Timber
4. = 125 x 200 Timber (50+75)
5. = Flitch beam:- 2nr 150 x 200 timbers each side of 3 x 200 m.s. plate.
6. = 203 x 133 x 25 U.B.
7. = 75 x 175 Timber
8. = 305 x 165 x 46 U.B.
9. = 75 x 150 Timber



roof plan

ROOF BINDER

B1 = 225 x 250 Timber (3@50+1@75)

SPECIFICATION

DORMER ROOF CONSTRUCTION
12.5mm bitumen bedded mineral chippings on 3 layers bitumenous felt to 1.3kg/m² each layer, on 19mm exterior plywood on firrings (1 in 40) on 50 mm x 175 mm joists at 400crs. Polythene vapour barrier to underside of joists with 12.5mm plasterboard and 5mm plaster ceiling. 60mm Celotex GA2059 or 60mm Kingspan Roofboard insulation between joists. Roof to be ventilated at fascia min 25mm gap in accordance with reg F2 with vermin mesh. Roof laid to BS 8217

DORMER CHEEKS & FRONT
Vertical tile/slate hanging on battens on building paper (on 9mm masterboard within 1m of boundary) on 100mm x 50mm timber frame braced with 12.5mm plywood sheets 100mm fibreglass/Rockwool Rollbatt insulation, with polythene vapour barrier and 12.5mm plasterboard and 5mm plaster skim internally lead soakers externally.

MANSARD
Vertical slate/tile hanging on battens on sarking felt on 50mm x 150mm rafters braced with 12.5mm plywood sheet with 100mm fibreglass insulation and polythene vapour barrier. 12.5mm plasterboard & 5mm plaster internally lead soakers externally.

STAIRCASE
Rise 200mm going 225mm, pitch 42° max. 2m clear headroom above pitch line to new and existing stairs. Handrail to be provided 900mm above pitch line. Any tapered treads to have min 50mm going, same angle of taper and 225mm going at centre of width. Width of stairs 686 mm clear. No gaps anywhere to allow passage of 100mm dia sphere. Artificial light to be provided with 2 way switch top and bottom. Handrail to be continuous and on side where tapered treads have the greater going. 12.5mm plasterboard to underside of stairs.

INTERNAL PARTITIONS (To staircase enclosure)
12.5mm plasterboard and 5mm plaster skim each side of 75mm x 50mm timber studding cross-nogged.

FIRE REGULATIONS B.1
All doors marked thus * to be fitted with self closing devices.

Any glazing in doors or laylights to be in Georgian wired cast glass and a maximum of 0.36m² in area.

SMOKE ALARMS
◔ :- denotes smoke alarms, min 300mm from light fittings, to BS5446 and BS5839 (interconnected, mains wired with battery backup).

WINDOWS/ESCAPE WINDOWS
1) Escape window/rooflight, min clear opening 450mm high and 450mm wide, but opening area must not be less than 0.33m².
2) All new windows and rooflights to be double glazed.

VENTILATION TO NEW ROOMS F.1
1) New habitable rooms to be fitted with trickle ventilators min 8000mm².
2) New bath/shower rooms to have mechanical ventilators extracting min 15 litres per second operable intermittently & trickle ventilators min 4000mm² per bath/shower.
3) Sanitary accommodation without window openings to have mechanical extractor at 6 litres per second operated by light switch with 15min. overrun.

HEATING
Extend existing heating system to new rooms with zone and boiler interlock controls.

STEEL BEAMS
Encase in 2 layers 12.5mm plasterboard, joints staggered, fixed to timber cradles, or paint with "Nullifire S60" or equiv. intumescent paint to manufacturers instructions to give ½hr fire resistance.

GENERAL (Structural)
1) Timber beams grade C16. Min 100mm bearings.
2) Maximum thickness of timber 75mm, thicker beams to be made up and bolted at 600 crs. with 12mm bolts and 63mm dia toothed connectors.
3) Any protruding beams to be weathered with code 4 lead sheet on exterior ply formers.
4) No structural roof supports to be removed before new permanent or temporary supports are in place.
5) Any cut ties to be made good.
6) Ensure min 25mm clearance between ceiling and floor members.
7) All boundary work to have adjoining owners permission.
8) Existing walls, lintels & foundations carrying additional load to be checked on site for suitability.
9) Builder to check all dimensions before commencement.
10) If in doubt ask.

LOCAL AUTHORITY: WOKINGHAM D.C. 0118 - 974 - 6376

PROJECT
FORMATION OF ROOM IN ROOF SPACE WITH REAR DORMER EXTENSION.

CLIENT
MR & MRS. EDMUNDS,
13, MOOR COPSE CLOSE,
EARLEY,
READING,
RG6 7NA.

SCALE 1:50 & 1:100	DATE DEC 2001
DRAWN BY D. Bygrave	DRAWING No. G1625

CHARLES GROSVENOR LTD

4, 19/2/02 ©

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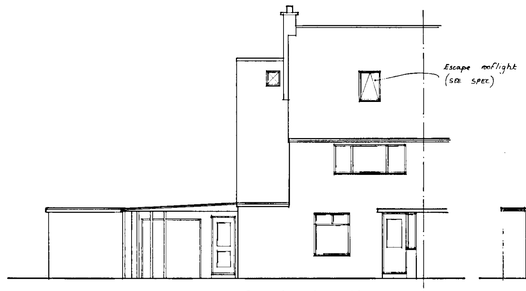
MY 479184 B

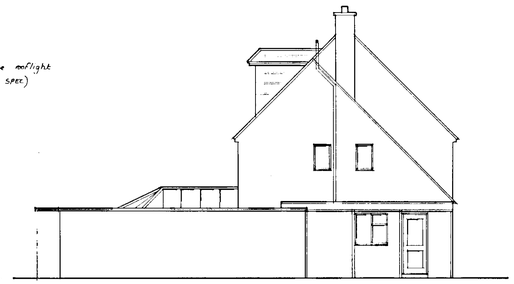
08 JAN 2002* 5623



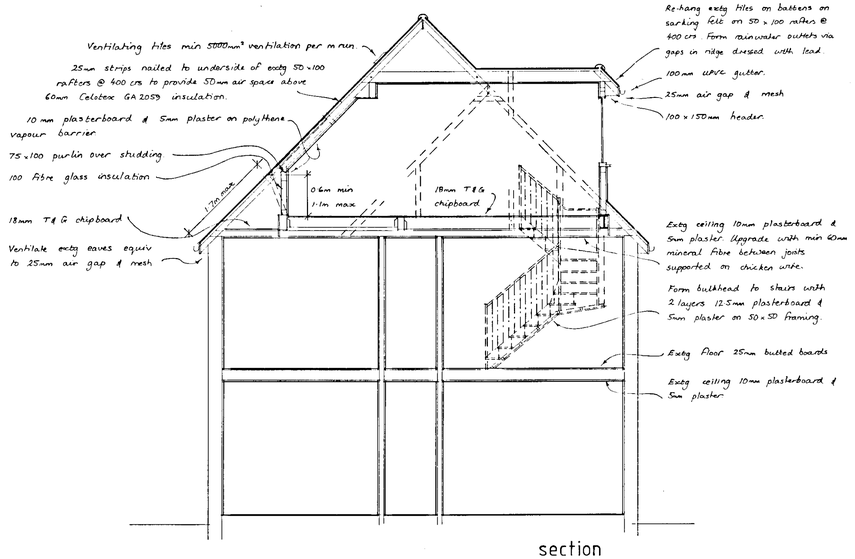
rear elevation



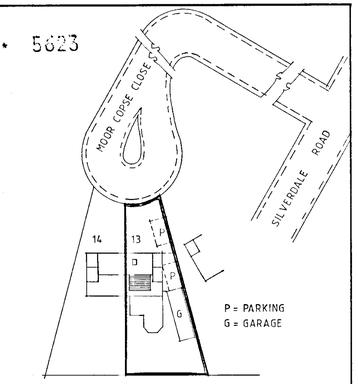
front elevation



side elevation



section



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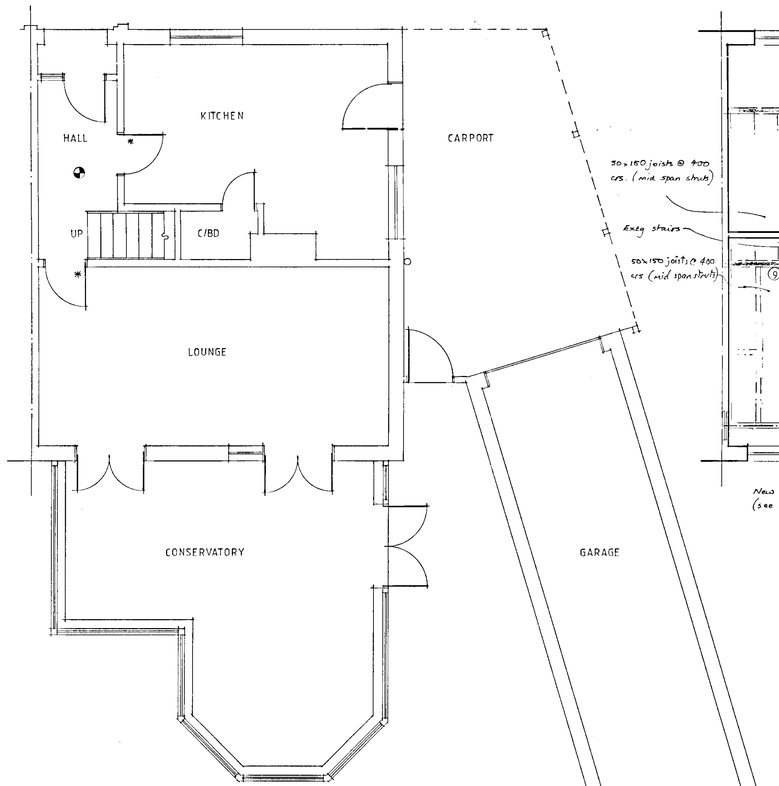
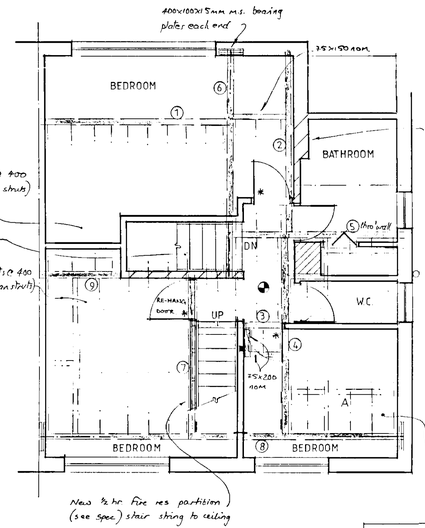


ground floor plan



first floor plan

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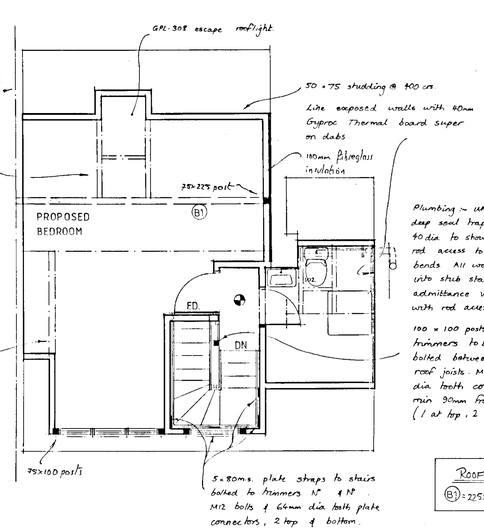

roof plan

ROOF BINDER

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LOCAL AUTHORITY	WOKINGHAM D.C. 0118 - 974 - 6376

PROJECT
FORMATION OF ROOM IN ROOF SPACE WITH REAR DORMER EXTENSION.

CLIENT
MR & MRS. EDMUNDS,
13, MOOR COPSE CLOSE,
EARLEY,
READING,
RG6 7NA.

SCALE 1:50 & 1:100	DATE DEC 2001
DRAWN BY D Bryan	DRAWING No. G1625

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