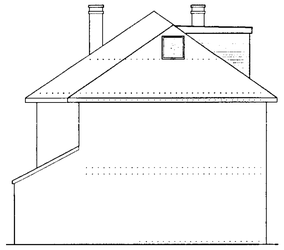
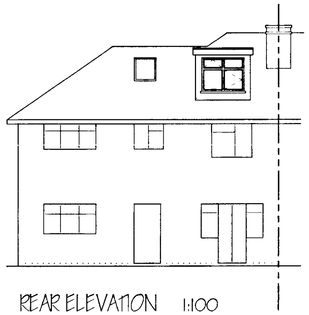


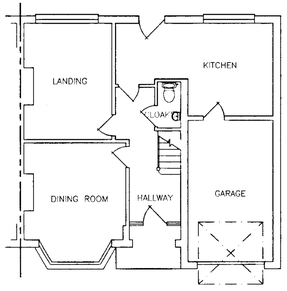
FRONT ELEVATION 1:100



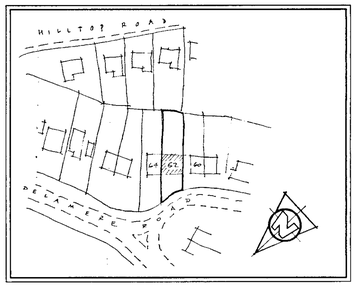
FLANK ELEVATION 1:100



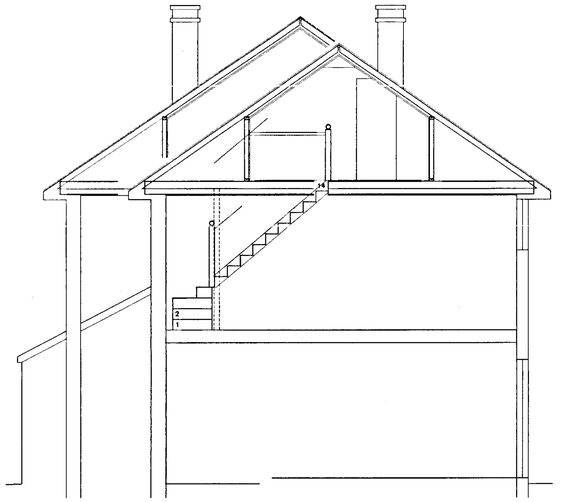
REAR ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:100



LOCATION PLAN 1:1250
For identification purposes



CROSS SECTION A-A

13/06/2001 5:55

NOTES:

Do not scale this drawing – Use dimensions given in preference to scaling.

THIS DRAWING TO BE READ IN CONJUCTION WITH STRUCTURAL CALCULATIONS Tpm62dr BY S.C.S.

LEGEND:

Structural steelwork

Structural timbers

Spreader plates as padstones

GENERALLY: All works to be carried out in accordance with Building Regulations (Approved Documents) and the requirements of the Building Control Officer. All external works, paving, landscaping and general electrical installation are to be agreed with the appointed Contractor. All steel beams specified to be encased in plasterboard to half-hour f.r.

EXISTING STRUCTURE: Existing structure, lintels, and foundations to be checked to satisfaction of Building Inspector, prior to commencement. Ensure adequacy of lintels in all loadbearing walls. Form opening in existing balustrading to accommodate new stairs. Install self-closing devices to doors to all habitable rooms, and replace glazed doors to kitchen and lounge with FD20. Install ridge vents equivalent to 5mm. continuous air gap and soffit vents eq. to 25mm. continuous air gap, fitted with insect-proof mesh, all in accordance with Approved Document F.

ROOF: Remove existing purlins and props, and install dwarf walls of 100mm. studs, lined internally with 12.5mm. plasterboard and bearing on new steel beams on m.s.plates as padstones. Insulate between rafters with 100mm. semi-rigid quilt insulation, ensuring 50mm. air gap for cross-ventilation.

LOFT FLOOR: Install new 225x50mm. SC3 floor joists at 350mm. centres, bearing onto steel beams and existing loadbearing walls, laid between extg. ceiling joists with 25mm. gap to existing ceiling. Install double joists bolted together below partitions, and as trimmers to stair opening. Install 19mm. T&G floorboarding.

JOINERY: Install new 'Velux' rooflights as shown, and trim roof using 2/150x50mm. SC3 rafters bolted together as trimmers. Loft room window to have min. opening size 850mm. high x 500mm. wide for means-of-escape. Frames to habitable rooms to be fitted with controllable, secure, draught-free background ventilators providing minimum 8000mm. Shower room window to be obscure-glazed. All background ventilation to be in addition to 1/20th. floor area requirement. All glazing within 800mm. of floor to be laminated or toughened to BS6206.

STAIRCASE: Install traditional timber staircase, double-winder custom-built, located between walls, with handrail to Customer's choice, to be 711mm. overall width, 14-risers each 190mm. by 223mm. treads. Total rise 2660mm. Pitch < 40.96°. Form new opening in balustrading to accommodate staircase. Install new handrail at 900mm. above pitch line. Ensure minimum headroom over staircase of 1900mm. (1800 at edge) measured at centre of pitchline, and maintain 1840mm. above extg. flight, as exsting.

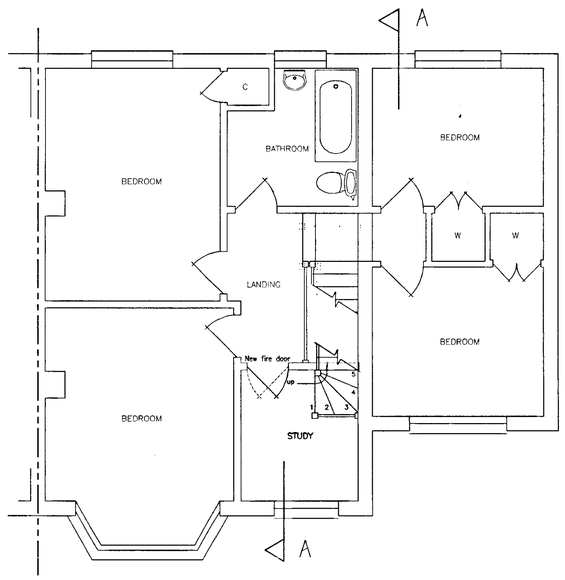
PARTITIONS: 100mm. stud partitions of 75mm. studs with 12.5mm. plasterboard to both sides. Partitions between loft room and landing to be half-hour f.r., with half-hour FD20 self-closing door to bedroom.

INSULATION: Insulate above ceiling and within cupboard partitions with 100 and 150mm. insulation, semi-rigid where not laid horizontally.

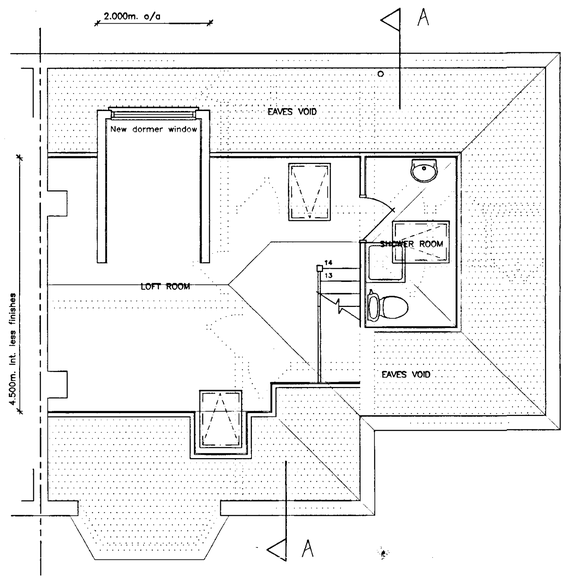
ELECTRICS: Install central pendant lights and switched socket outlets positioned to Customer's preference. Install linked smoke detector system on landings at all floor levels.

MECHANICAL VENTILATION: Install mechanical ventilator in shower room rated at 15L/s, capable of 60L/s, controlled by lightswitch and ducted through roof to open air with weatherproof cowling.

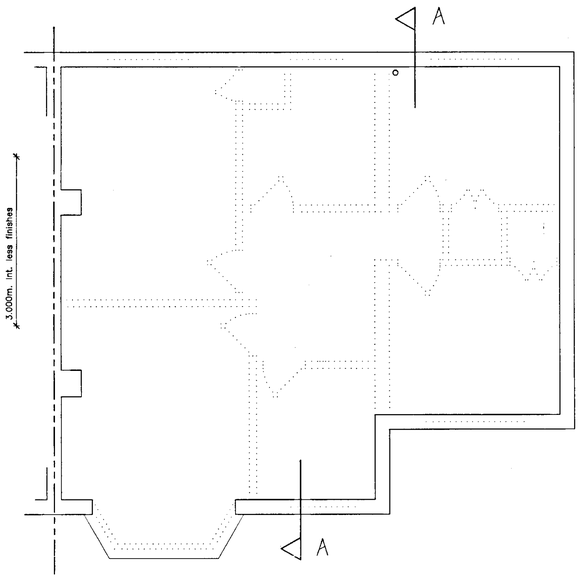
PLUMBING AND DRAINAGE: Extend existing s&vp and terminate with balloon min. 900mm. above window head level. Connect and weather wastes through dormer wall to S&VP as shown. Wastes to be: WC: 100mm.ø; shower: 38mm.ø; whbasin: 32mm.ø. All appliances to have 75mm. deep seal traps, connect appliances to water supplies from bathroom below, and insulate all pipework located within roof void.



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN



BEAM & JOIST LAYOUT

APPROVED

PROPOSED LOFT ROOMS

Mr.& Mrs. D.Jones
62, Delamere Road,
Earley, Reading.
Berkshire.

0118.926.1909

JUNE 2001 Scale: 1:50 Drawn: D.J.

Drawing number
62DR-DJ-01B

Revisions: A: July 2001: Stairs repositioned, shower room amended.
B: Oct 2001: Rear dormer window added, TP application.

D 22/10/01