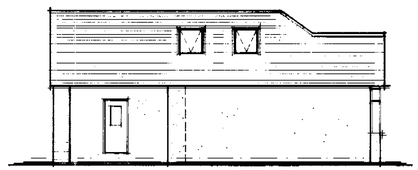


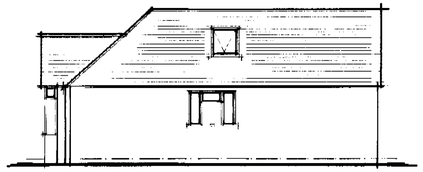
FRONT ELEVATION



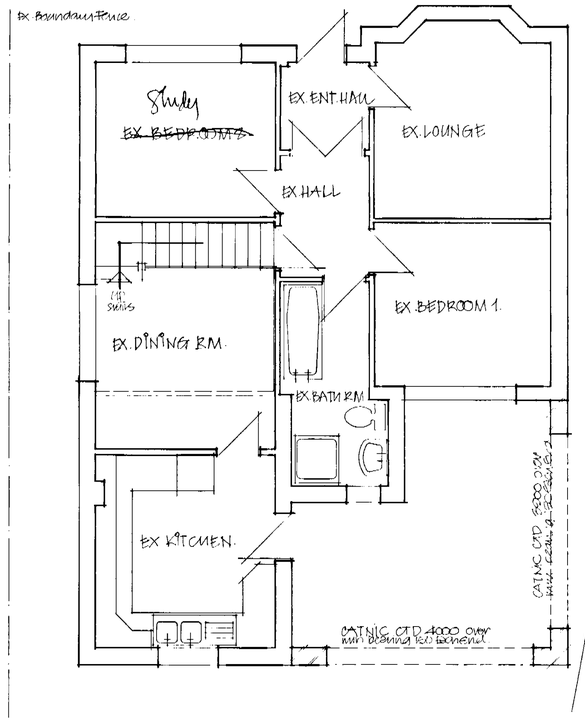
SIDE ELEVATION



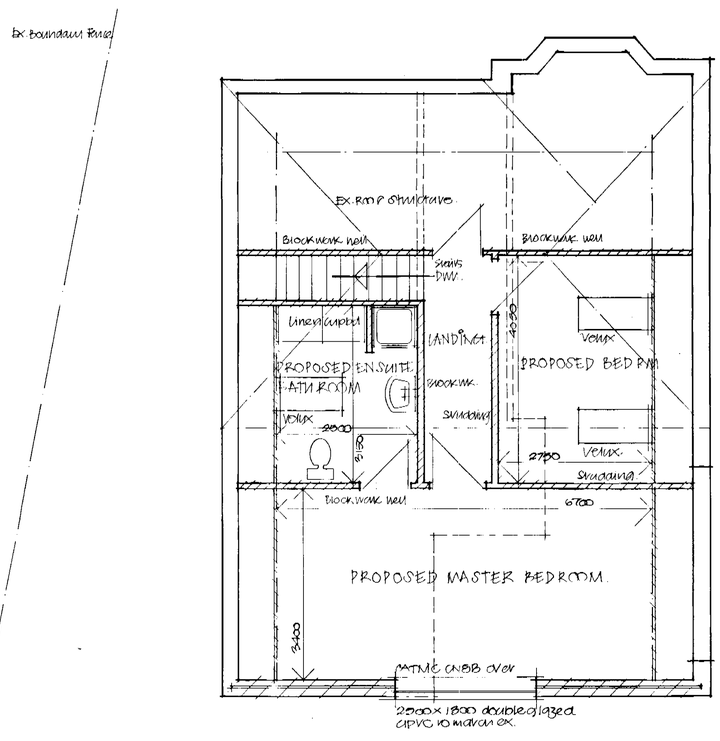
REAR ELEVATION



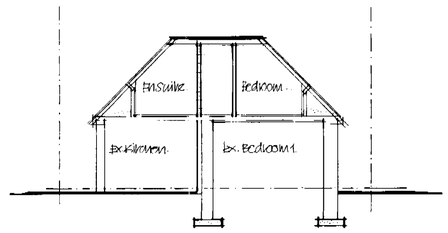
END ELEVATION



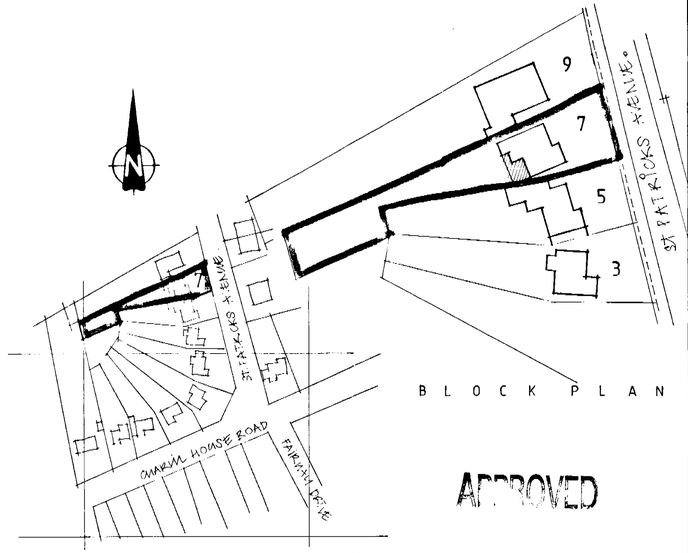
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION



BLOCK PLAN

LOCATION PLAN

APPROVED

NOTES:

ROOF VENTILATION:
All pitched roof voids to be ventilated with CLIDEVALE raised ventilators passing adequate ventilation to roof space, Typical roof sections and the vent system

SURFACE WATER:
65Ø PVC downpipe from roofair outlets to ex. surface water drainage

DPC & FLASHINGS:
All cavity flashings to be CODE 4 lead to BS 1178
DPC 150 above ground level and to all window reveals

LATERAL RESTRAINT
Provide CATNIC galvanised roof straps to all new roof timbers 30x5mm 1800 c/c with ends turned down and built into blockwork.

INSULATION:
Provide a minimum of 150 glass fibre insulation quilt to all roof areas, the new floor area to the Master Bedroom
Install thermalite lintels to new window opening

WALL BONDING:
All new brickwork either bricklonded or tied with galvanised' fixings

NAIL CONSTRUCTION:
All new cavity walls will be nominal 275, 105 fenc block 50 cavity, 100 thermalite block.
The cavity will be filled with 'ROCKWOOL' insulation bats.

CEILING AREAS:
All new ceiling areas will be finished with 12.5 plasterboard, foil backed to internal areas joints taped with Artex / plaster finish.

FLOOR JOISTS:
New floor joists to span parallel to ex ceiling joists
SPECIFICATION:
Floor covering, Flooring grade chipboard 18@ 22

VELUX LIGHTS:
Trim rafters at Velux side, sections and H7.
Form double rafters either side of Velux

PARTITION WALLS:
Partition walls to 2nd / First floor bedroom to be 150 stud partitioning filled with glass fibre insulation, finished with two layers of plaster board, 12.5 joints taped plaster skim finish.
Partitions elsewhere to be thermalite block with two coat plaster finish.

FLAT ROOF AREA:
Overhangs on a layer built up bituminous felt on exposed decking as Specification to fall on 2:60 to 1:80

PITCHED ROOF:
Roof pitch at approx 42° to match ex. The roof will be finished in Redland Concrete plain tiles to match ex. on 50x25 SW PAC battens on 1 layer 500 lb/sq bituminous felt to BS 747 on 50x150 rafters @ 400 c/c. Overhang ex. verge tiles.
Supported with 89x150 Purlins supported with 100x50 struts over load bearing ground floor walls and built into end gable wall.
Valley rafters doubled & fixed to roof joists

BATHROOM ENSUITE:
Bathroom shower/WMB 75 deep traps via 40 waste to ex. soil drainage. WC waste to 100 waste via ex SVP.

TOTAL AREA 61.50 m²

7 ST PATRICKS AVENUE
CHARVIL
READING
RG10 9RA

PROPOSED LOFT/ROOF EXTENSION
BEDROOMS AND EN-SUITE
BATHROOM

SCALES 1:50, 1:100, 1:1250, 1:500

DATE MARCH 2002

DRWN PP.

MR & MRS HUTCHINS
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9/4/5/02