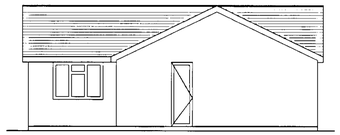
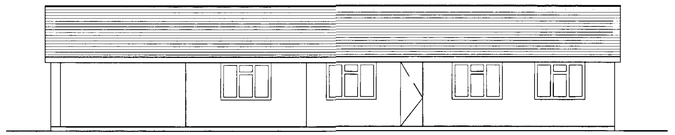
NOTES



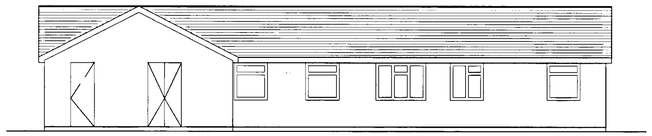
SIDE ELEVATION 1-100



SIDE ELEVATION 1-100



FRONT ELEVATION 1-100



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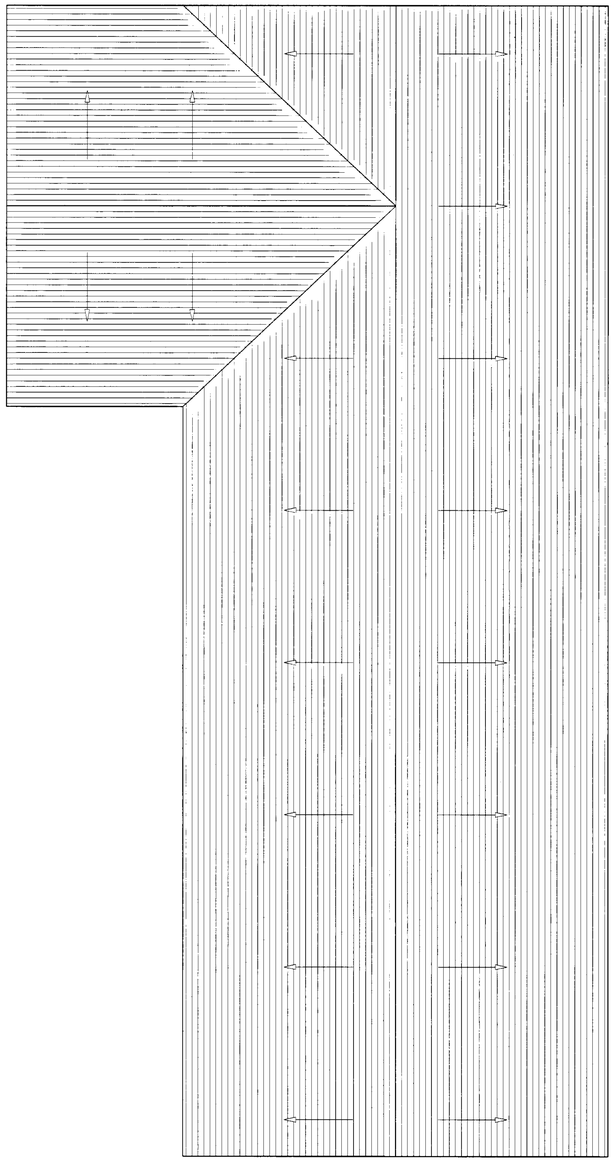
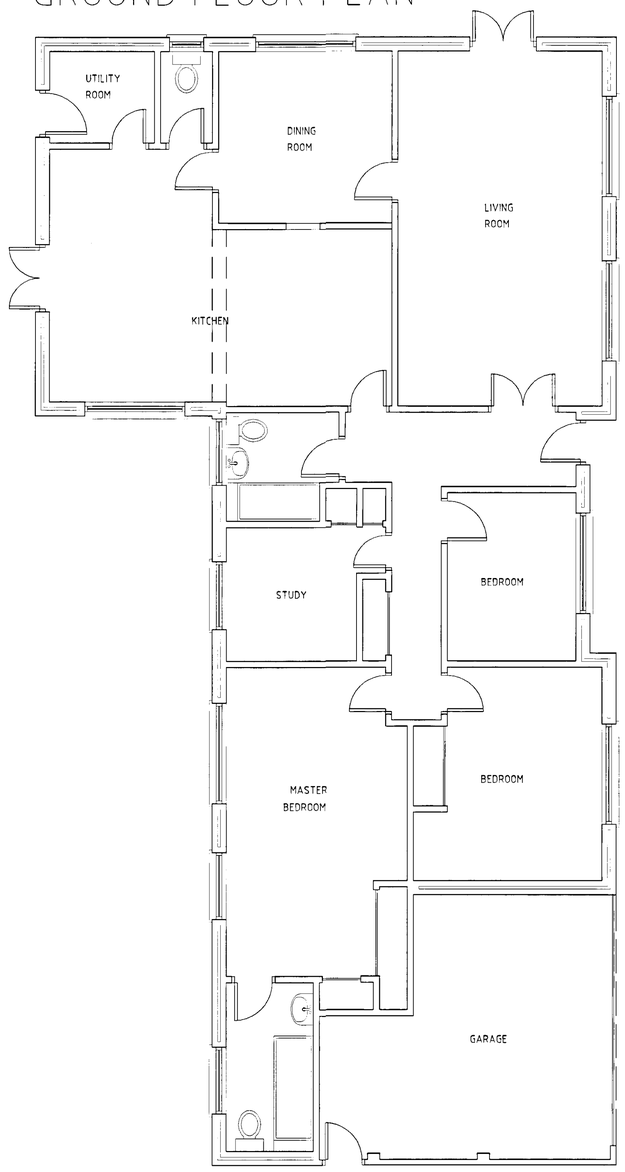
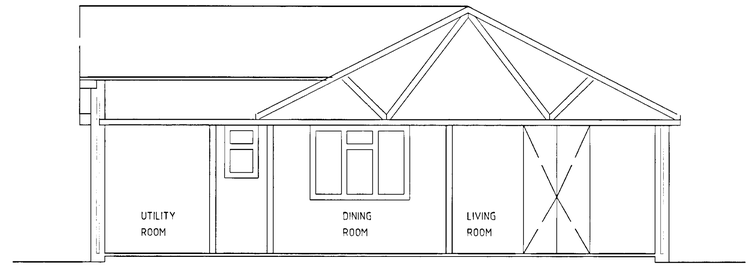
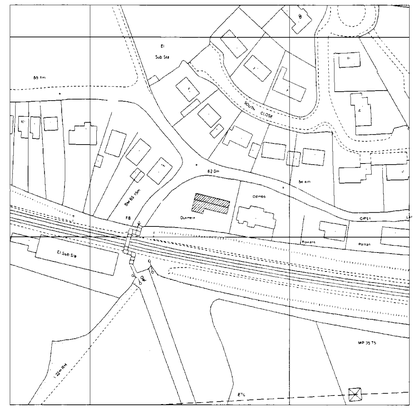


GROUND FLOOR PLAN





SECTION Y-Y' 1-50



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PROJECT DUXMERE,GYPSEY LANE
WOKINGHAM, BERKS

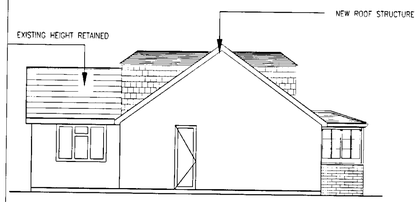
SCALE 1:50, 1:100 DRAWN CHECKED

DRAWING NAME LOFT CONVERSION
AS EXISTING PLANS, ELEVATIONS AND SECTIONS

DWG NO DUX/GIP/001 REV NO

SITE PLAN 1;1600

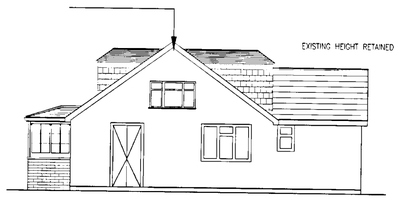
NOTES



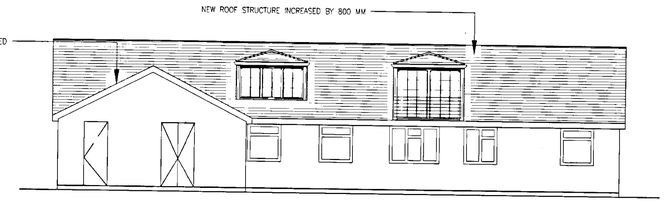
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



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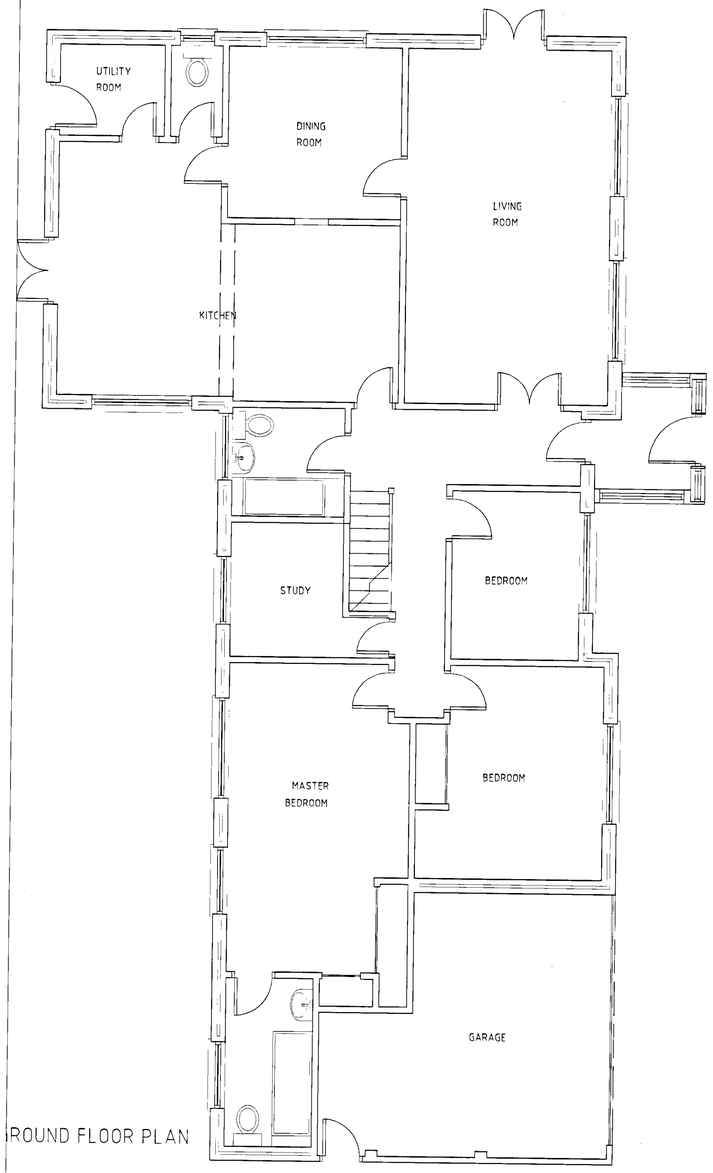
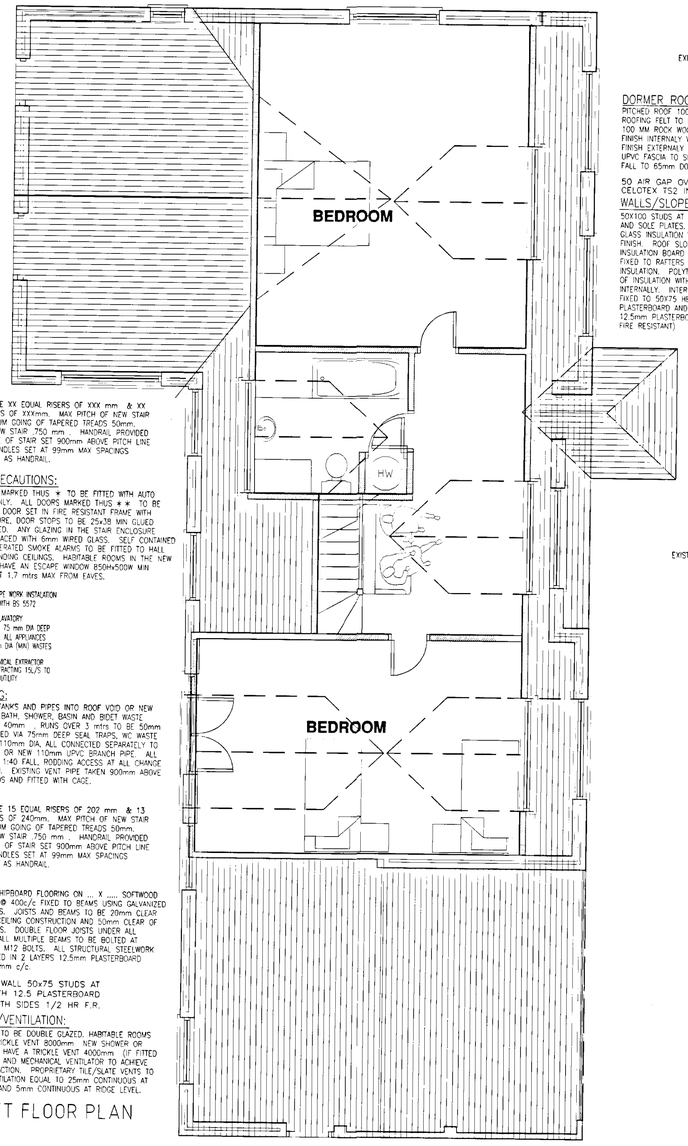


GROUND FLOOR PLAN



LOFT FLOOR PLAN

STAIR:
MADE TO GIVE XX EQUAL RISERS OF XXX mm & XX EQUAL GOINGS OF XXXmm. MAX PITCH OF NEW STAIR 42°. MINIMUM GOING OF TAPERED TREADS 50mm. WIDTH OF NEW STAIR 750 mm :. HANDRAIL PROVIDED TO RISK SIDE OF STAIR SET 900mm ABOVE PITCH LINE VERTICAL SPINDLES SET AT 99mm MAX SPACINGS BALUSTRADES AS HANDRAIL.

FIRE PRECAUTIONS:
ALL DOORS MARKED THUS * TO BE FITTED WITH AUTO CLOSURE ONLY. ALL DOORS MARKED THUS * * TO BE FD 20 FIRE DOOR SET IN FIRE RESISTANT FRAME WITH AUTO CLOSURE. DOOR STOPS TO BE 25x38 MIN GLUED AND SCREWED. ANY GLAZING IN THE STAIR ENCLOSURE TO BE REPLACED WITH 6mm WIRED GLASS. SELF CONTAINED BATTERY OPERATED SMOKE ALARMS TO BE FITTED TO HALL AND ALL LANDING CEILINGS. HABITABLE ROOMS IN THE NEW STOREY TO HAVE AN ESCAPE WINDOW 850Hx500W MIN OPENING SET 1.7 mtrs MAX FROM EAVES.

ALL SANITARY PIPE WORK INSTALATION SHALL COMPLY WITH BS 5572

ALL SINK AND LAVATORY BASINS TO HAVE 75 mm DIA DEEP SEAL "P" TRAPS. ALL APPLIANCES TO HAVE 40 mm DIA (MIN) WASTES

PROVIDE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING 15L/S TO BATHROOM AND UTILITY

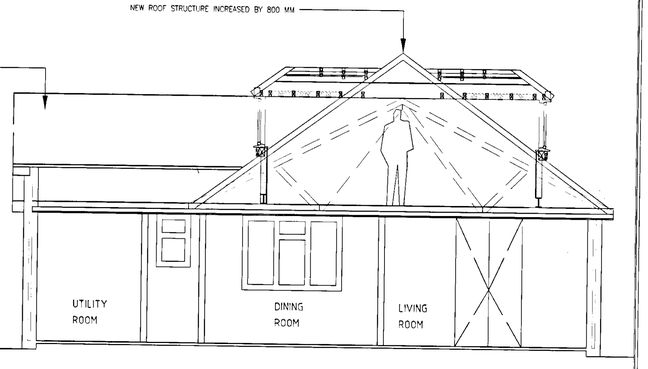
PLUMBING:
RESITE ANY TANKS AND PIPES INTO ROOF VOID OR NEW CUPBOARD. BATH, SHOWER, BASIN AND BIDET WASTE PIPES TO BE 40mm :. RUNS OVER 3 mtrs TO BE 50mm ALL CONNECTED VIA 75mm DEEP SEAL TRAPS. WC WASTE PIPE TO BE 110mm DIA. ALL CONNECTED SEPARATELY TO EXISTING SVP OR NEW 110mm UPVC BRANCH PIPE. ALL WASTE PIPES 1:40 FALL. RODDING ACCESS AT ALL CHANGE OF DIRECTION. EXISTING VENT PIPE TAKEN 900mm ABOVE WINDOW HEADS AND FITTED WITH CAGE.

STAIR:
MADE TO GIVE 15 EQUAL RISERS OF 202 mm & 13 EQUAL GOINGS OF 240mm. MAX PITCH OF NEW STAIR 42°. MINIMUM GOING OF TAPERED TREADS 50mm. WIDTH OF NEW STAIR 750 mm :. HANDRAIL PROVIDED TO RISK SIDE OF STAIR SET 900mm ABOVE PITCH LINE VERTICAL SPINDLES SET AT 99mm MAX SPACINGS BALUSTRADES AS HANDRAIL.

FLOOR:
18mm T&G CHIPBOARD FLOORING ON ... X ..... SOFTWOOD JOISTS(SC 3) @ 400c/c FIXED TO BEAMS USING GALVANIZED JOIST HANGERS. JOISTS AND BEAMS TO BE 20mm CLEAR OF EXISTING CEILING CONSTRUCTION AND 50mm CLEAR OF CHIMNEY FLUES. DOUBLE FLOOR JOISTS UNDER ALL PARTITIONS. ALL MULTIPLE BEAMS TO BE BOLTED AT 600c/c USING M12 BOLTS. ALL STRUCTURAL STEELWORK TO BE ENCASED IN 2 LAYERS 12.5mm PLASTERBOARD WIRED AT 150mm c/c

NEW STUD WALL 50x75 STUDS AT 400c/c WITH 12.5 PLASTERBOARD & SKIM BOTH SIDES 1/2 HR F.R.

WINDOWS/VENTILATION:
ALL WINDOWS TO BE DOUBLE GLAZED. HABITABLE ROOMS TO HAVE A TRICKLE VENT 8000mm². NEW SHOWER OR BATHROOM TO HAVE A TRICKLE VENT 4000mm² (IF FITTED WITH WINDOW) AND MECHANICAL VENTILATOR TO ACHIEVE 15 L/S EXTRACTION. PROPRIETARY TILE/SLATE VENTS TO PROMOTE VENTILATION EQUAL TO 25mm² CONTINUOUS AT EAVES LEVEL AND 5mm CONTINUOUS AT RIDGE LEVEL.

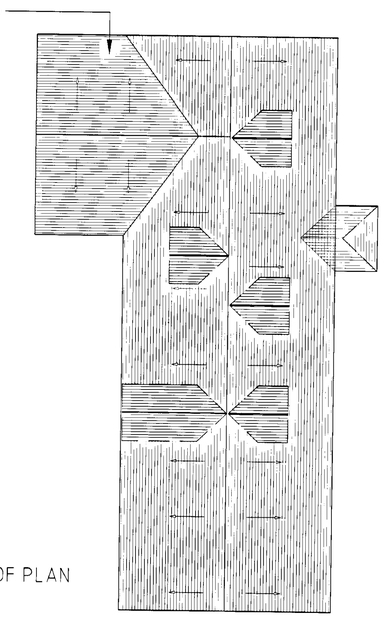


SECTION Y-Y'

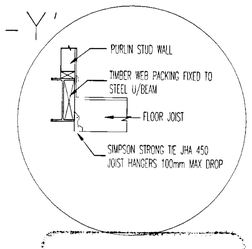
DORMER ROOF:
PITCHED ROOF 100 x 50 MMRAFTERS @ 400 MM C/C ROOFING FELT TO BS 747. 38 MM X 25 MM BATTENS 100 MM ROCK WOOL INSULATION INBETWEEN RAFTERS. FINISH INTERNALLY WITH 12.5 MM FOILBACKED PLASTERBOARD FINISH EXTERNALLY WITH TILES TO MATCH SURROUNDING UPVC FASCIA TO SIDE WITH 100mm GUTTER SET TO FALL TO 65mm DOWNPIPE.

50 AIR GAP OVER 60mm CELOTEX TS2 INSULATION

WALLS/SLOPE:
50X100 STUDS AT 400 c/c FIXED TO 50X100 HEAD AND SOLE PLATES. CAVITIES FILLED WITH 100mm FIBRE GLASS INSULATION WITH 9.5mm PLASTERBOARD AND SKIM FINISH. ROOF SLOPES TO HAVE 60mm TS2 CELOTEX INSULATION BOARD CUT BETWEEN RAFTERS. BATTENS FIXED TO RAFTERS TO MAINTAIN 50mm AIR GAP ABOVE INSULATION. POLYTHENE VAPOUR BARRIER TO WARM SIDE OF INSULATION WITH 9.5mm PLASTERBOARD AND SKIM INTERNALLY. INTERNAL WALLS 50X75 STUDS AT 400c/c FIXED TO 50X75 HEAD AND SOLE PLATES WITH 9.5mm PLASTERBOARD AND SKIM FINISH. STAIRCASE ENCLOSURE 12.5mm PLASTERBOARD AND SKIM BOTH SIDE (HALF HOUR FIRE RESISTANT)



ROOF PLAN



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PROJECT: DUXMERE,GYPSEY LANE
WOKINGHAM, BERKS

SCALE 1:50, 1:100
DRAWN
CHECKED

DRAWING NAME: LOFT CONVERSION
AS PROPOSED PLANS, ELEVATIONS AND SECTIONS

DWG No: DUX/GIP/002
REV No:

12/1/02