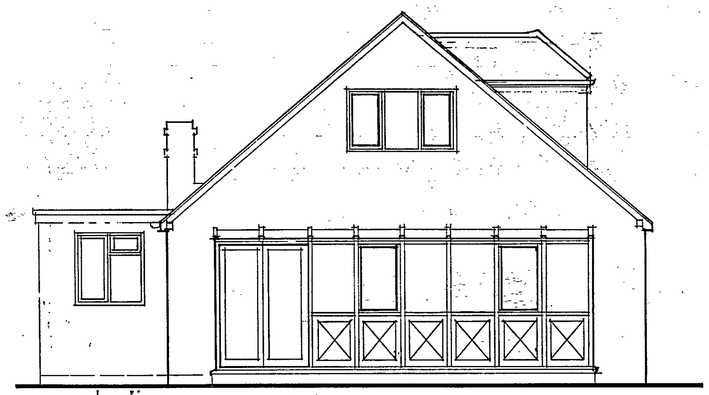
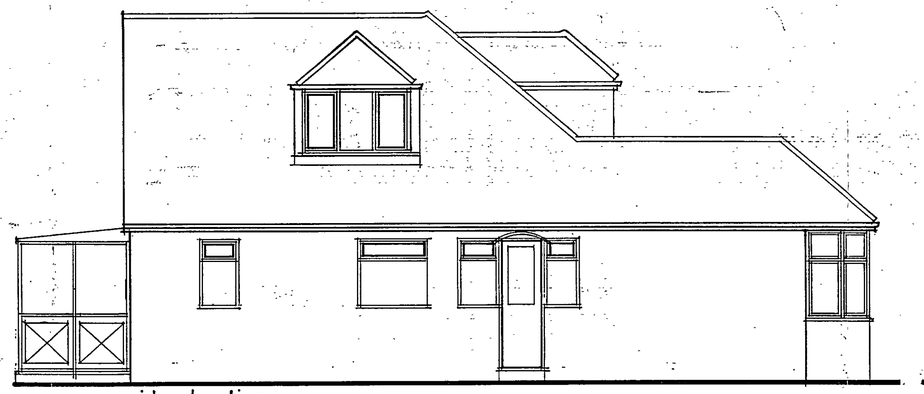
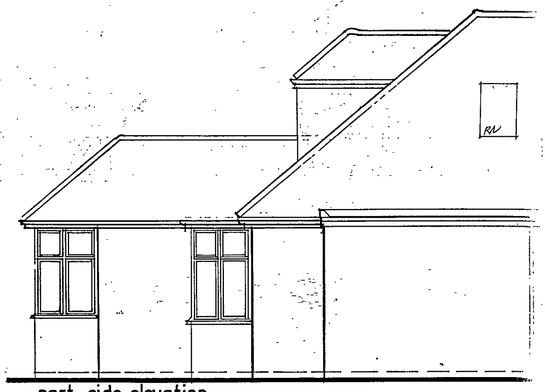


rear elevation



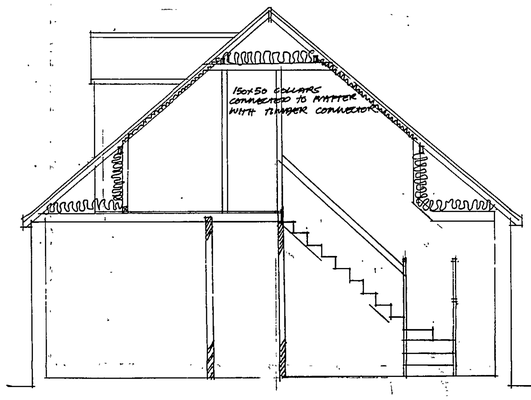
side elevation



part side elevation



front elevation



section

SPEC NOTES:-

ROOF FINISH TO DORMERS OF PLAIN TILES TO MATCH EXISTING ON 38x19 TREATED SW BATTENS ON UNDERLAY ROOFING FELT ON 50x100 RAFTERS AT 400 CRS ON LAY BOARD WITH 150x38 RIDGE. CEILING JOISTS OF 50x100 AT 400CRS. (FELT TO BE TYVEK TO ALL NEW DORMERS) VALLEYS OF DORMERS TO BE FIBREGLASS ON DOUBLE LAYER OF FELT ON FULL LENGTH OF LAY BOARD FIXED BELOW LEVEL OF BATTENS. DOUBLE UP RAFTERS EACH SIDE OF DORMER 1/2 METR. LINE OF CHEEKS TO DORMER AND BOLTED TOGETHER.
ROOF INSULATION TO DORMERS TO BE 250 mm ROCKWOOL LAID OVER AND BETWEEN CEILING JOISTS. WITH 75mm CLOTHS FIXED BETWEEN STUDDING. WITH TILE FINISH EXTERNALLY AND 9.5mm PLASTER BOARD INTERNALLY.
INSULATION TO HORIZONTAL AND VERTICAL SURFACES TO ROOMS IN ROOF TO BE 250mm ROCKWOOL, CEILING SURFACE TO BE 50 mm CELOTEX BETWEEN RAFTERS (LEAVING 50 mm CLEAR AIR SPACE) AND 20 mm FIXED ACROSS FACE OF RAFTERS (TOTAL 70mm)
MAKE GOOD TO ALL ROOF TILING WHERE DISTURBED - LOCALLY.
PIT 16 LINTOL OVER MAIN WINDOW ON REAR ELEVATION, L/S WITH MINIMUM 150 mm SEATING TO EACH END. LINTOL TO BE INSULATED AND TO HAVE CAVITY FITTED OVER, AND FIBREGLASS CAVITY CLOSERS.

FIRST FLOOR OF 20mm THICK MOISTURE RESISTANT FLOORING GRADE CHIPBOARD ON 50x200 SGS FLOOR JOISTS AT 400 mm OCC WITH CENTRE COURSE OF HERRING BONE STRUTTING EITHER SIDE OF CORRIDOR WITH CEILING FINISH OF 9.5 mm PLASTER MADE GOOD WHERE BREAK THROUGH FOR STAIRCASE IS TO BE MADE.

STUD WALLS TO BE OF 50x100 TIMBER AT 400mm CCS WITH SOLE & HEAD PLATE WITH 12.5mm PLASTERBOARD & SKIM COAT EDGE SIDE. PARTITION TO BE ½ HOUR FIRE RESISTANT

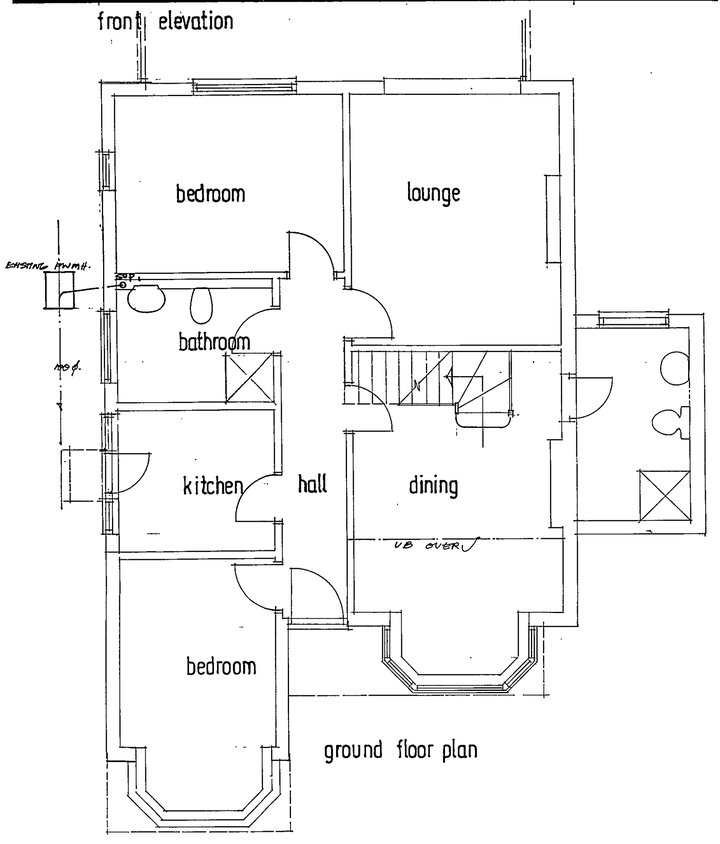
STAIR CASE TO COMPLY WITH B. REGS. DOC. K FLOOR TO FLOOR HEIGHT OF NISERS TO BE 15@ WITH ONE PART WINDERS, MAX PITCH OF 42° WITH MINIMUM MEASURED INTO ROOM OF 2 METRES OR 1:4 @ CL OF STAIR. LANDING PROVIDED AT TOP AND BOTTOM OF STAIR WITH HANDRAIL FIXED ONE SIDE AT HEIGHT BETWEEN 900 - 1100 m FROM PITCH LINE. FIX BALUSTRADE AT LANDING POSITION.
ES
ESCAPE WINDOWS TO EACH ROOM TO HAVE CLEAR 550x 850 OPENING WITHIN 1:100 OF FFL.

ALL EXISTING LINTOLS, WHERE CARRYING WEIGHT ARE TO BE CHECKED FOR ADEQUACY.
ROOFLIGHT TO HAVE BACKGROUND VENT OF 8000m² WITH HITE MIRS SHUTTER.

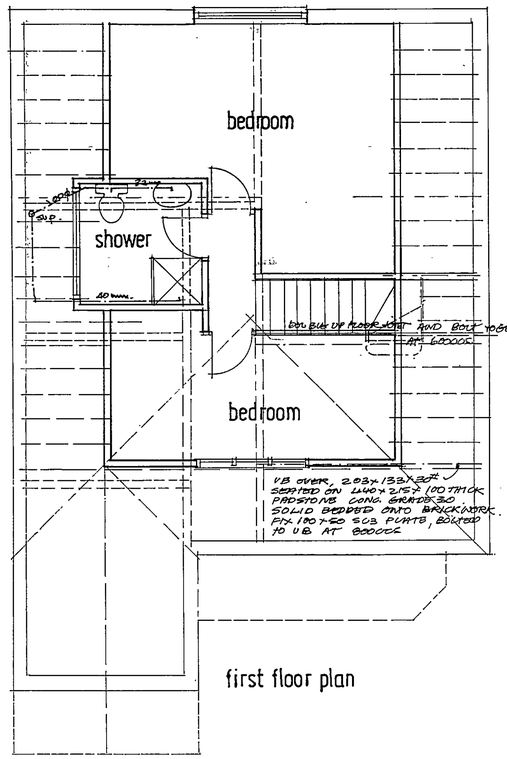
ROOF SPACE TO HAVE CROSS VENTILATION WITH 25m CONTINUOUS VENT TO EAVES AND & RIDGE EQUAL TO CONTINUOUS 5 mm NIDE VENT.

FIT MAINS OPERATED SMOKE ALARM TO GROUND AND 1ST FLOOR.

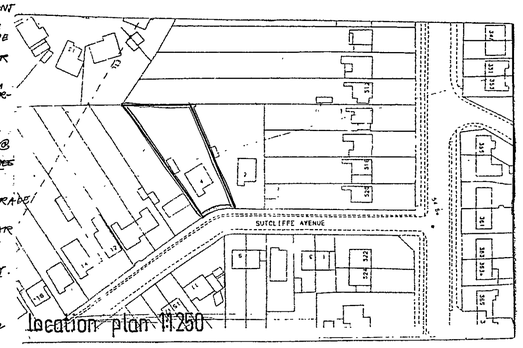
PLUMBING — REPLACE CAST IRON SVP ABOVE GROUND LEVEL WITH NEW 110 UPVC PIPE AND CONNECT IN NEW SHOWER FITTINGS, WASTE TO BASIN 32Ø, FOR SHOWER 40Ø, WITH 75mm DEEP SEAL TRAPS TO ALL FITTINGS AND TRAPS TO BE REMOVEABLE.
SHOWER ROOM TO HAVE BACKGROUND VENT OF 8000m² AND FAN VENT EQUALTO 15 L/SEC.



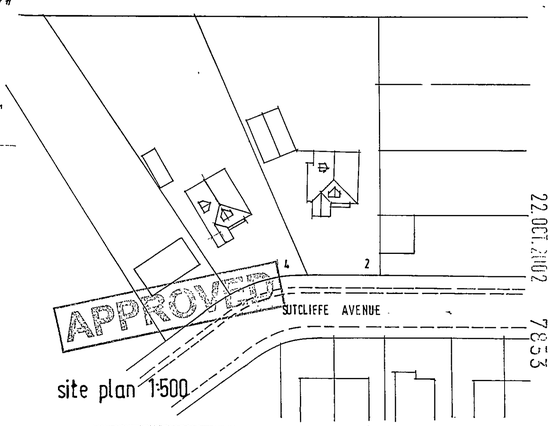
ground floor plan



first floor plan



location plan 1:250



site plan 1:500

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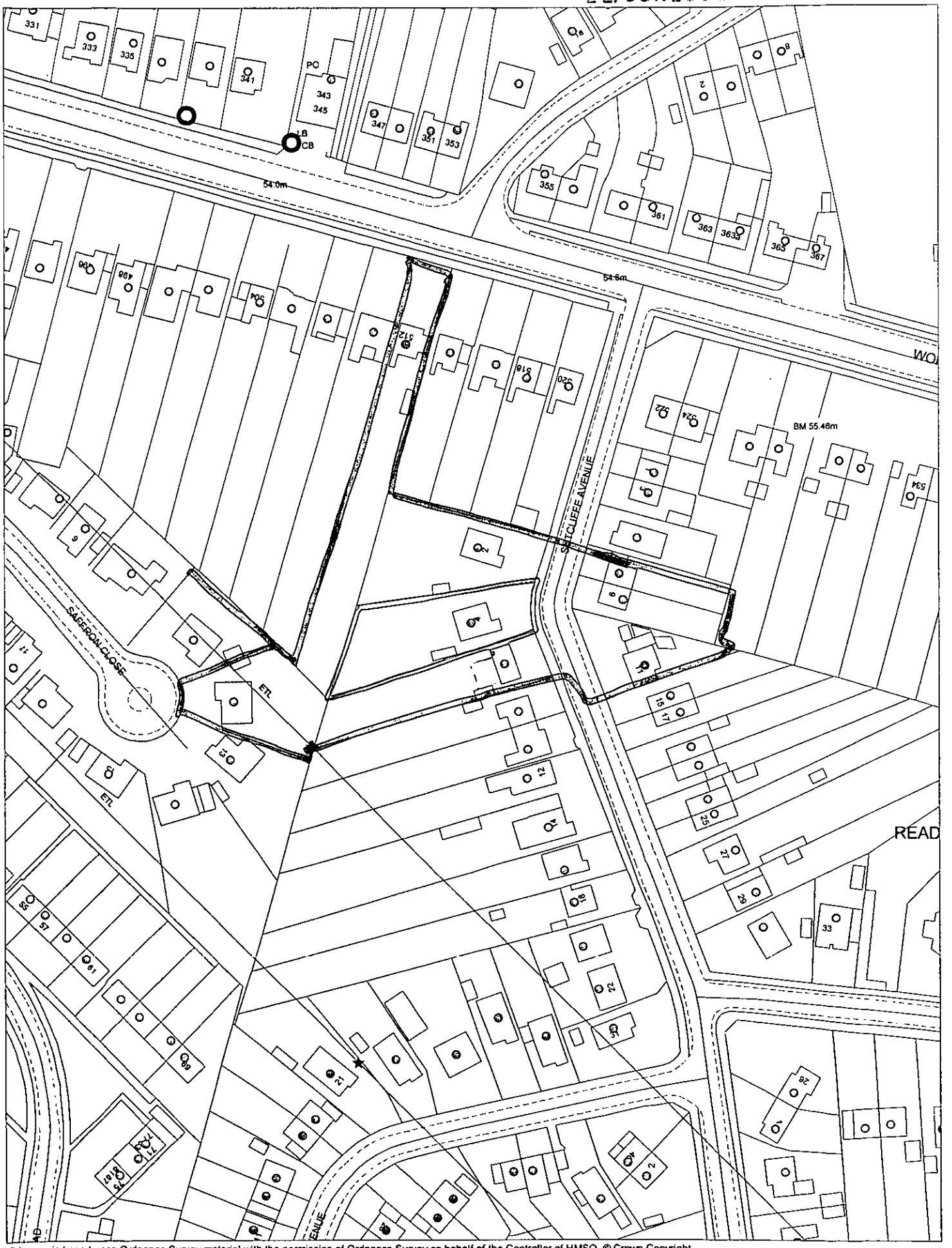
client: Mr/Mrs T. Jomaa, 4 Sutcliffe Avenue, Earley.
drawn: cg.
date: oct.2002
job: Loft conversion, forming two bedrooms and shower room
scale: 1:50 rev:
no:

22.OCT.2002 7003



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23 October 2002

Scale: 1 : 1250

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