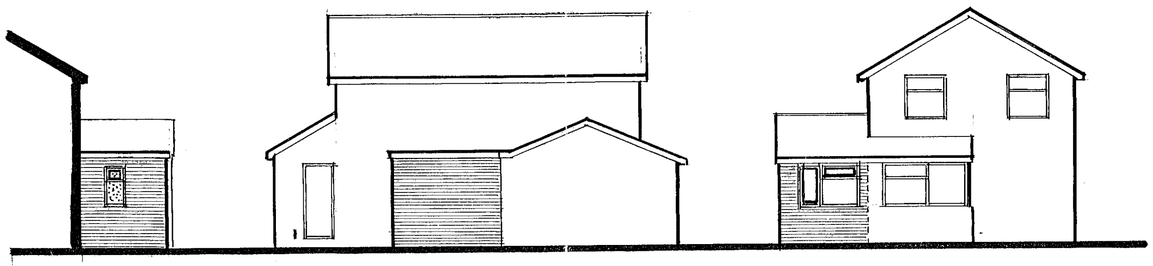
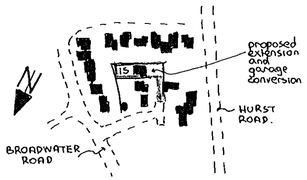
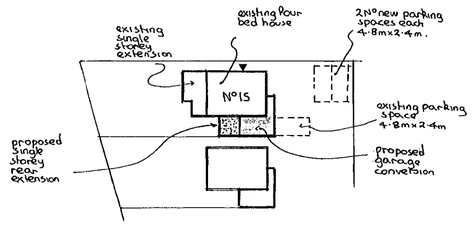
10/01/00



northeast northwest elevation southwest elevation

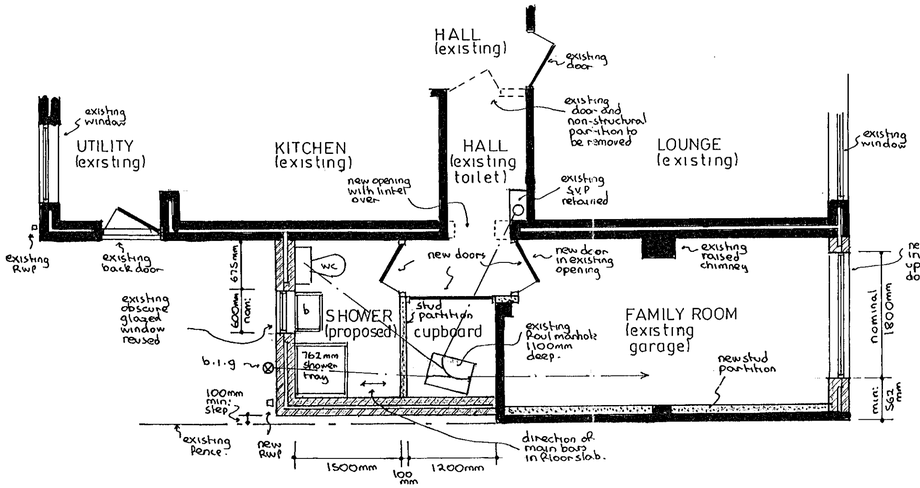


location plan 1:2500

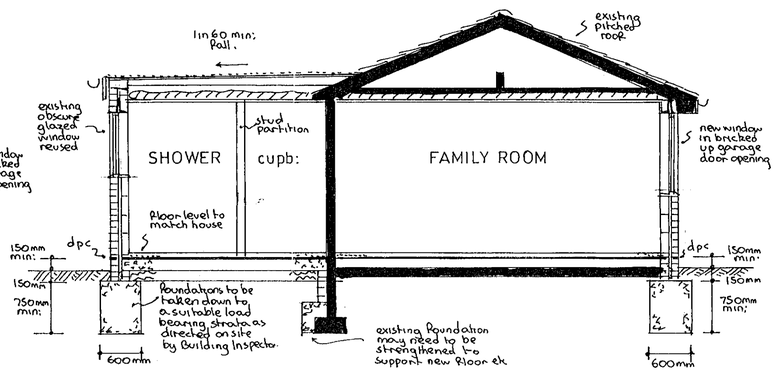


block plan 1:500

gross internal area of extension = 6.16m²
gross internal area of conversion = 11.28m²



part ground floor plan



typical section

notes:-

Flat roof:- Three layer felt and chippings on 18 mm exterior quality plywood on min: 50mm x 50mm Firrings (100 x 50 actual) to create min: 1in 60 Fall on 150mm x 50mm roof joists at 400mm centres with 150 mm Fibreglass insulation between joists and ceiling of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and eaves vents equivalent to 25mm continuous gap on northeast elevation.

Pitched roof:- Existing tiled roof to have 200mm Fibreglass insulation between ceiling joists and new ceiling formed of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by eaves vents on southwest elevation equivalent to 10mm continuous gap.

Floor (extension):- Selected Floor finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on 150mm concrete suspended floor slab, supported on all edges and reinforced with B503 Fabric reinforcement with 8mm main bars at 100mm centres and 8mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore.

Floor (conversion):- Existing concrete floor slab to be cleaned and prepared to receive Ventrot or similar d.p.m to received raised floor to match existing house using construction as described above.

Walls:- 112mm external skin of facing brick to match existing with 50 mm cavity to contain 50 mm Rockwool insulation batts and 100mm internal skin of celcon or similar blockwork with 16 mm plaster finish to receive selected decorations. Northwest wall of family room to be improved by installing 100mm x 50mm timber studding at 400mm centres with felt adjacent to existing brick wall, with 100mm Fibreglass insulation between studding and faced with 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. To avoid risk of cold bridging, reveals around all new external door or window openings to be insulated.

Partition:- 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows:- Existing double glazed, obscure glazed toilet window to be reused in shower. New double glazed window to be provided to family room. Both windows to be fitted with trickle vents in head equivalent to 8000mm² opening to family room and 4000mm² to shower. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

Dpc & Flashings:- D.p.c to be leadcored felt and flashings in code 4 lead.

Lintels:- I.G. lintels Ltd type W1/S galvanised steel insulated lintels.

Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E. regulations.

Ventilation:- Shower to be fitted with extract fan, discharging to open air at rate of 15 litres per second.

Rainwater:- 112mm gutter and 62mm downpipe on northeast elevation to discharge via back inlet gulley and 100mm upvc underground drainpipe to existing s.w drain.

Foul drainage:- Existing manhole to be fitted with double sealed screw down cover and frame. Any new foul drainage to be formed of 100mm upvc underground drainpipe bedded on pea shingle, set to min: 1in 40 Fall and provided with concrete lintels where pipes pass under walls.

10 JAN 2000 0529

APPROVED



PROPOSED EXTENSION and GARAGE CONVERSION at 15 BROADWATER ROAD, TWYFORD, BERKS for MRS. A. LEIDERBY.

Revisions:-

Drawing No	AH/E/2928
Scales	1:50 & 100
Date	DEC 1999

ANDESIGN BUILDING PLANS

27/3/00