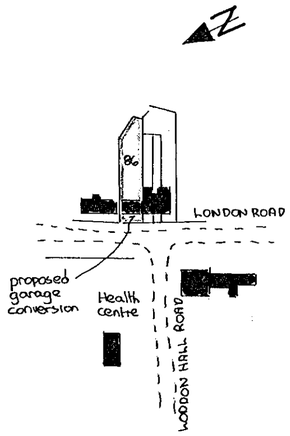


west elevation



location plan 1:2500

notes:-

Ceiling :- Existing ceiling to be repaired included boxing in existing beam with two layers of plasterboard totalling 19mm and 7mm gypsum plaster finish to receive selected decoration.

Floor :- Existing floor level to be raised to match existing study. Use 18mm t+g flooring grade chipboard on 100mm x 50mm joists at 400mm centres on 100x40 wall plate on dpc on 150mm high honeycombed sleeper walls at max 1.8m centres on existing concrete floor slab. Min: 60mm fibreglass insulation to be suspended between joists using Netlon. Floor space to have permanent cross ventilation by inserting air bricks in external walls.

Walls :- New section of wall formed of 112mm external skin of facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork with 16mm plaster finish to receive selected decorations. To avoid risk of cold bridging reveals around new windows to be insulated.

Windows :- New windows must be double glazed and fitted with trickle vents in head, equivalent to total of 8000mm² opening to family room. As family room is considered as inner room, windows must provided clear opening min: 850mm high x 500mm wide as alternative fire escape. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

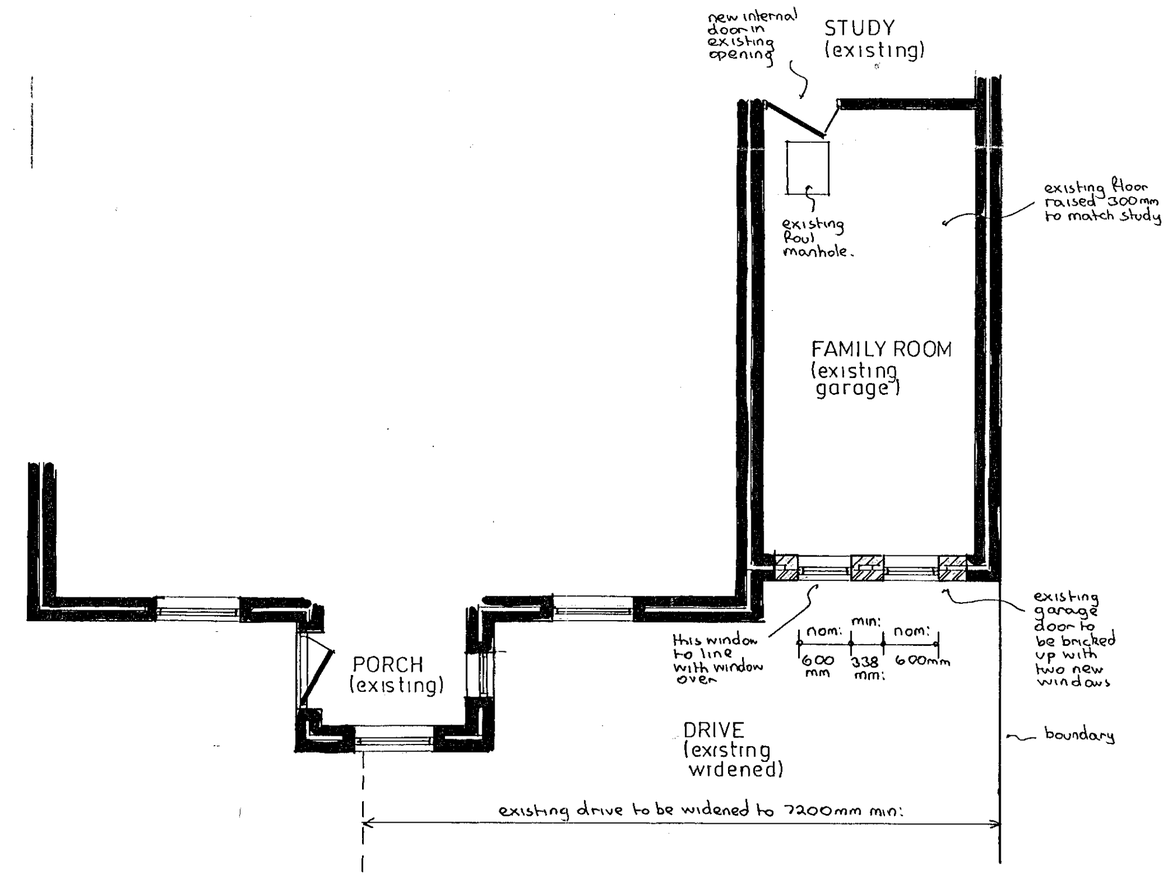
Electrics :- To clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Manhole :- Existing manhole to be fitted with double sealed screwdown cover and frame with access panel in new floor.

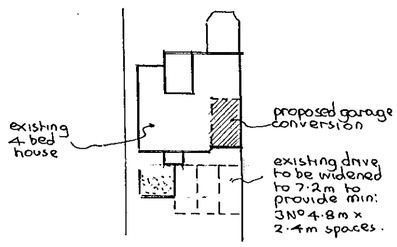
Lintels :- Concrete lintels to be provided where any pipes pass under walls.

Drive :- Allowance to be made to widen existing brick paved drive to min: 7200mm wide, with min: 4800mm length to provide parking for 3No cars (each space 4800mm x 2400mm). Additional space to be made available be family room is brought into use.

Foundations :- New section of wall to be set on full foundations, taken down to suitable load bearing strata as directed on site by Building Inspector.



part ground floor plan



block plan 1:500

APPROVED

20.APR.2000* 1327

PROPOSED GARAGE CONVERSION at 86 LONDON ROAD, TWYFORD, BERKSHIRE for MRS.M.A.JONES.

Drawing Nº	AH/E/2971
Scales	1:50 & 100
Date	APRIL 2000

NDESIGN BUILDING PLANS

5 5/100