

west elevation

south elevation

east elevation

north elevation

notes:-

Roof (pitched):- Tiling to match existing on felt and battens on 125mm x 50mm rafters (100mm x 50mm to toilet) pitched to match existing and set at 400mm centres with 175mm x 50mm hip rafters, with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation (in two 100mm layers laid in opposite directions) and ceiling of 9 mm Roll backed plasterboard and skimcoat plaster to receive selected decorations. All roof spaces to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10 mm continuous gap and high level tile vents to toilet roof equivalent to 5mm continuous gap.

Roof (flat):- Warmdeck roof to be used to avoid any need for cross ventilation. Roof formed of three layer felt and chippings on 120 mm Rockwool hardrock insulation on vapour barrier on 18 mm exterior quality plywood on firrings to create min: 1 in 60 fall on 150mm x 50mm roof joists set at 400mm centres with ceiling of 9 mm Roll backed plasterboard and skimcoat plaster to receive selected decorations.

First floor:- 18 mm t&g flooring grade chipboard on 150mm x 50mm floor joists at 400mm centres with central row of herringbone strutting, with double joist under partitions and ceiling of 12 mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where ceiling, roof and floor joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground floor:- Selected floor finish on 65 mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on vapour on similar d.p.m on 150 mm concrete slab, supported on all edges and reinforced with B503 fabric reinforcement with 8 mm main bars at 100mm centres and 8 mm distribution bars at 200mm centres with 40 mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be used over central spine wall.

Walls:- 112mm external skin of facing brick to match existing with 50 mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16 mm plaster to receive selected decorations. To avoid risk of cold bridging reveals around all external doors and window openings to be insulated.

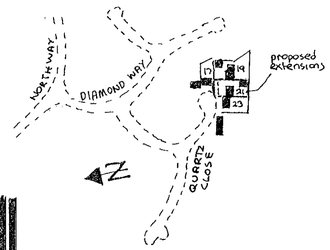
Partitions:- 100 mm x 50 mm timber studding at 400mm centres with 100mm fibreglass insulation between studding and faced with 9 mm plasterboard and skimcoat plaster to receive selected decorations.

Windows/doors:- All new windows/external doors to be double glazed and fitted with trickle vents in head equivalent to 8000mm² opening to bedroom and lounge and dining and 4000mm² to ensuite and toilet. Ensuite and toilet windows to be obscure glazed. Any glass in windows below 800mm and doors below 1500 mm measured from floor level to be in laminated safety glass. Because staircase discharges into lounge, new bedroom 1. window to have opening section equivalent to 850mm high x 550mm wide as alternative fire escape.

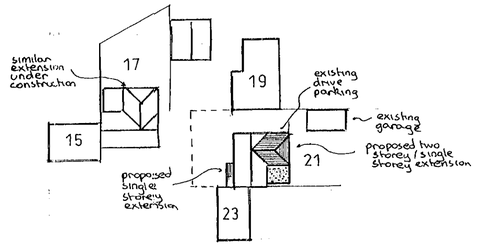
Lintels:- R.C. lintels std type M/S galvanised steel insulated lintels.

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

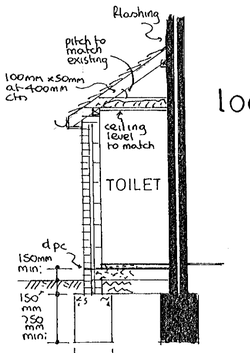
Electrics:- To clients individual requirements but must be installed in strict accordance with current I.E.E. regulations and include mains controlled linked smoke detectors on landing ceiling and lounge ceiling above stairs.



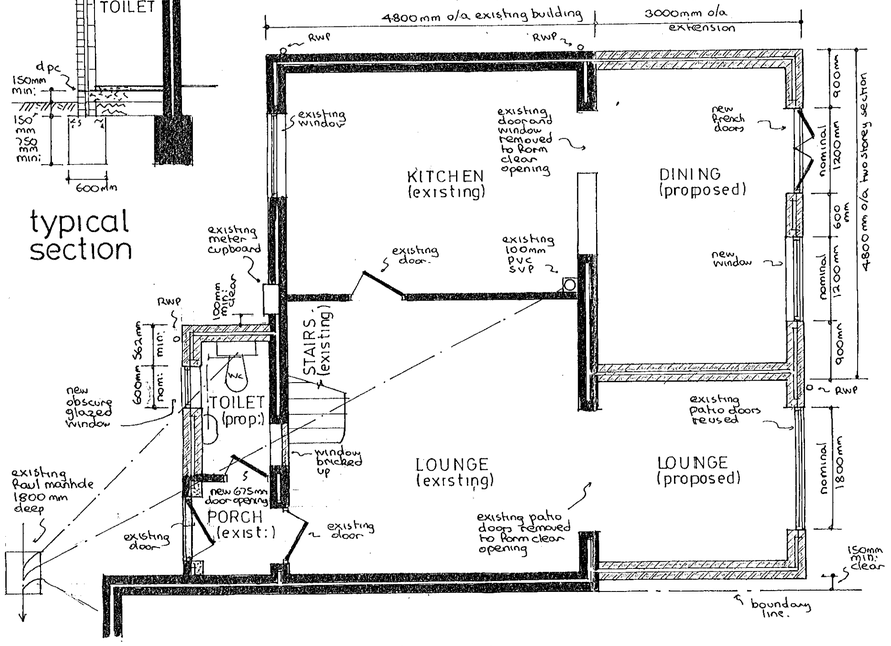
location plan 1:2500



block plan 1:500

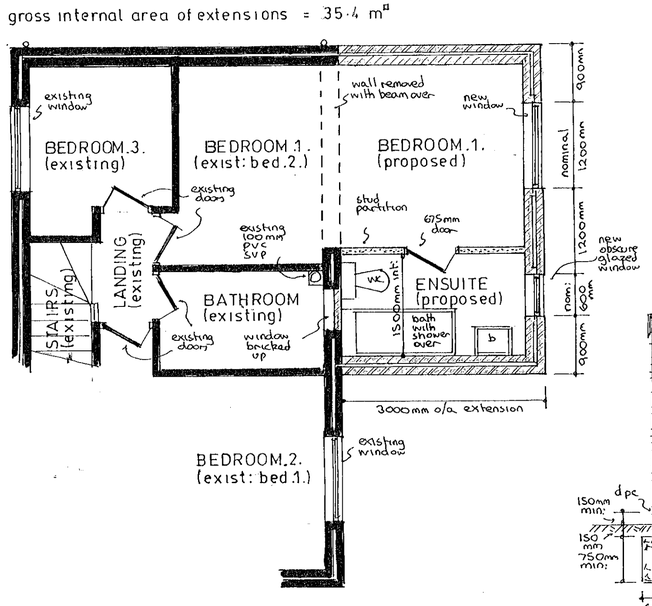


typical section

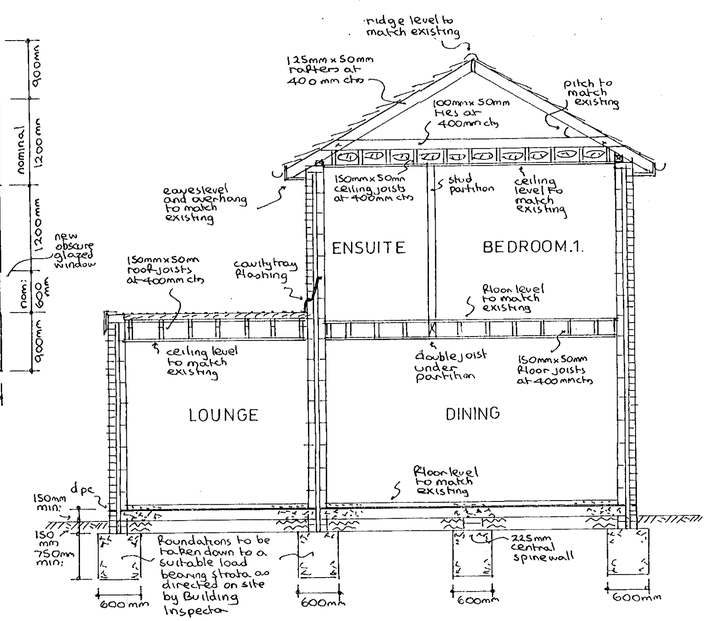


ground floor plan

gross internal area of extensions = 35.4 m²



part first floor plan



typical section

06.DEC.2000 2592

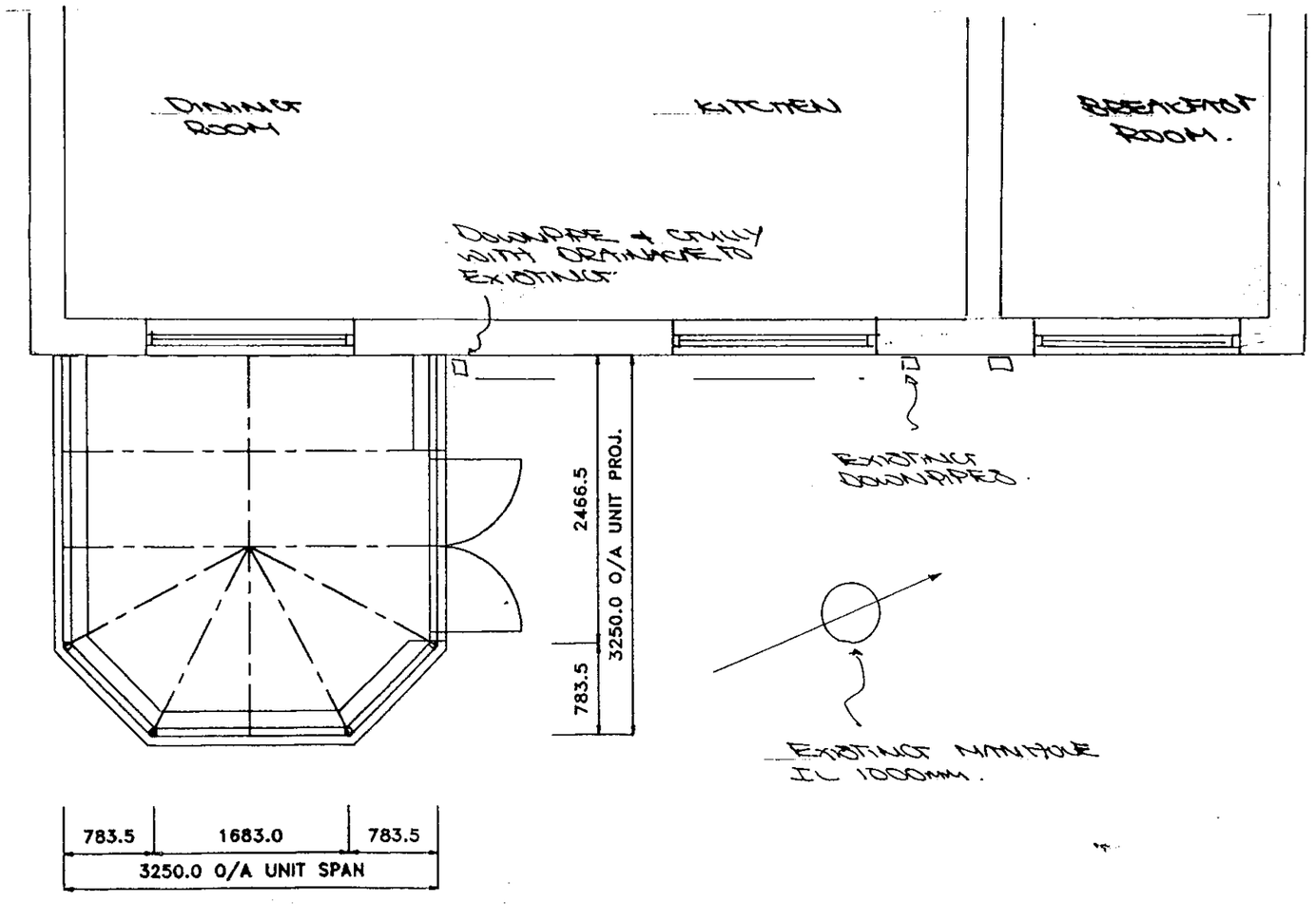
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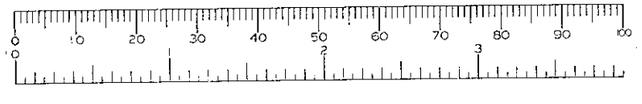
PROPOSED EXTENSIONS at 21 QUARTZ CLOSE, WOOSEHILL, WOKINGHAM, BERKSHIRE for MR & MRS. S. LO.

Revrsions:-

Drawing N°	AH/E/3083
Scales	1:50 & 100
Date	NOV 2000

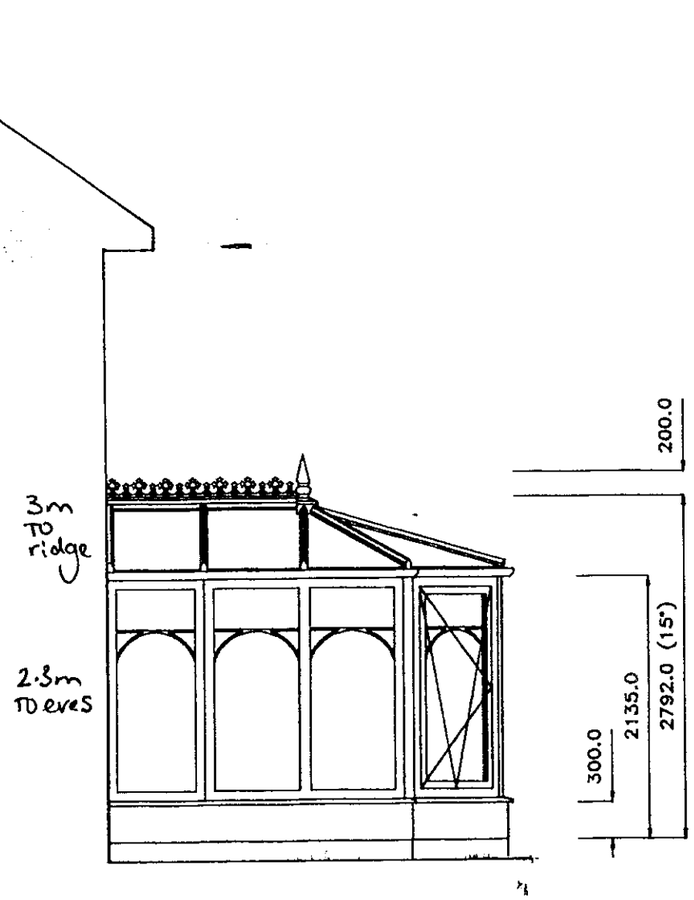
ANDESIGN BUILDING PLANS

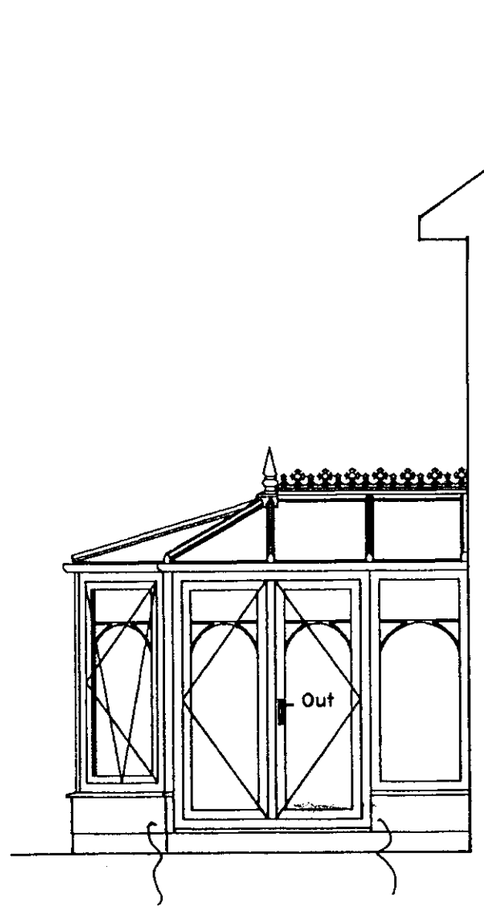


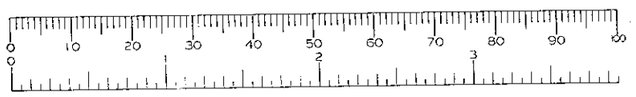


APPROVED

Customers Signature	Date	Drawing No.	Unit Elevation.	Scale..	Drawn..
E. Ryan	23/10/00	099-03773	PLAN LAYOUT / ROOF DETAILS.	1:50	DPC
				Date.. 18-10-00	Surveyor. P. SMITH.







Customers Signature: E.A. Kaye	Date: 23/10/00	Drawing No.: 099-03773	Property Elevation: SIDE ELEVATIONS	Unit Elevation: SIDE ELEVATIONS.	Scale.. 1:50	Drawn.. DPC
					Date.. 18-10-00	Surveyor. D. SMITH

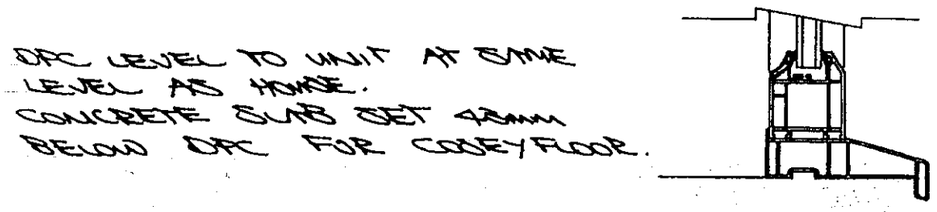
DWG: ENGNTBW	REV: D

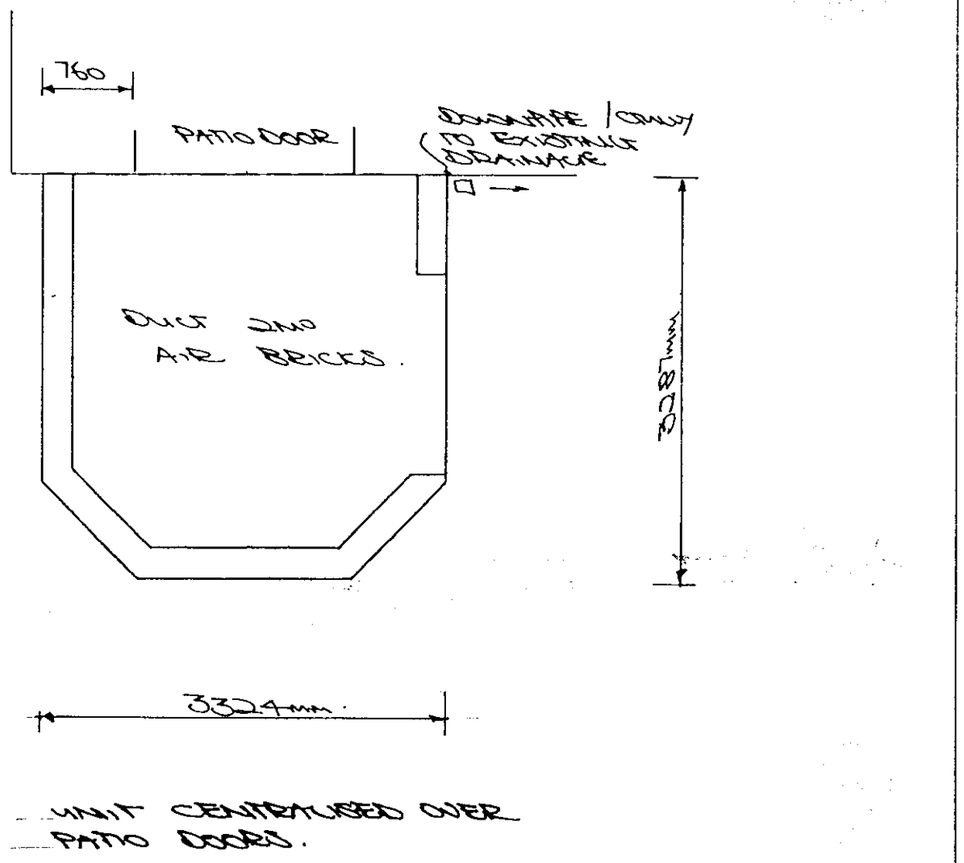
SURVEYORS BASE PLAN

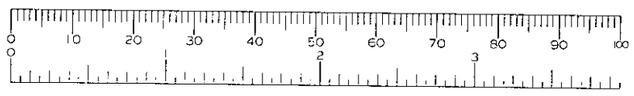
(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK ~~BLOCKWORK~~/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).







NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

Customers Signature	Date		Drawing No.	Unit Elevation.	Scale..	Drawn..
.....	23/10/00		099-03773	BASE LAYOUT.	1:50	DPC
					Date.. 18-10-00	Surveyor. P. SMITH

PRODUCT CHECK SHEET.

☑ Where Applicable

	PVCu WHITE KNIGHT	PVCu DUAL KNIGHT	PVCu GOLDEN OAK	PVCu CRUSADER	EXCALIBUR	TIMBER
PRODUCT:	☑	☐	☐	☐	☐	☐

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: N/A OUT/ N/A IN.

ROOF COLOUR: WHITE OUT/ WHITE IN.

ROOF MATERIAL:	POLYCARBONATE	GLASS	TIMBER	GRP
	☐	☑	☐	☐

ROOF MATERIAL COLOUR: CLEAR THICKNESS: 20mm GLASS SPEC: 'K' GLASS

ROOF VENT: YES ☐ NO ☑ QUANTITY: N/A MANUAL ☐ AUTOMATED ☐ RIDGEFLOW: YES ☐ NO ☑

NUMBER OF DOWNPIPES: \ POSITION: L/H ☐ R/H ☑ INTERMEDIATE ☐

HANDLE COLOUR: SILVER ☐ WHITE ☐ GOLD ☑ BLACK ☐ TYPE: STRAIGHT ☑ CURVED ☐

DENTIL MOULDING: YES ☐ NO ☑

THRESHOLD: LOW ☑ HIGH ☐ WHEELCHAIR ☐

SPECIAL GLASS TO FRAMES AND LOCATION: 'K' GLASS (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: N/A (If Required)

S.G.O.: YES ☐ NO ☑ LOCATION AND PATTERN No.: N/A (If Required)

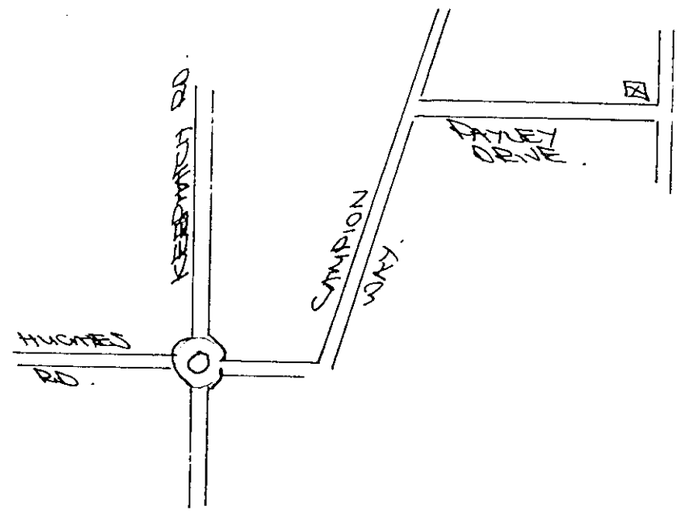
WINDOW BOARDS:	HARDWOOD	PVCu	WHITE DURABOARD	MAHOGANY DURABOARD	GOLDEN OAK DURABOARD	LIGHT OAK DURABOARD	TILED
	☐	☐	☑	☐	☐	☐	☐

THIRD PARTY APPROVAL

LOCAL COUNCIL ☑ HOUSING ASSOCIATION ☐ BUILDER ☑ OTHER ☐

ADDRESS - WOKINGHAM D.C
FAO - PETER PHILLIPS
T. TAYLOR HOMES LTD.
WINCHESTER COURT WINCHESTER RD
CHANDLERS FORD. HANTS SO53 2DG
TEL 02380 - 264444
FAX - 275866

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT / PHYSICAL BARRIER:

	PVCu	HARDWOOD TIMBER	SOFTWOOD TIMBER
	☐	☐	☐

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT.

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: INC. CILL.

WIDTH:

GLASS TYPE.

HANDLES:

CILL TYPE:

THRESHOLD:

ADDITIONAL INFORMATION

APPROVED

Customers Signature	Date		Drawing No.	Description.	Scale..	Drawn..
	23/10/00		099-03773	CHECK SHEET.	N/A	DPC
					Date.. 18-10-00	Surveyor. P.SMITH