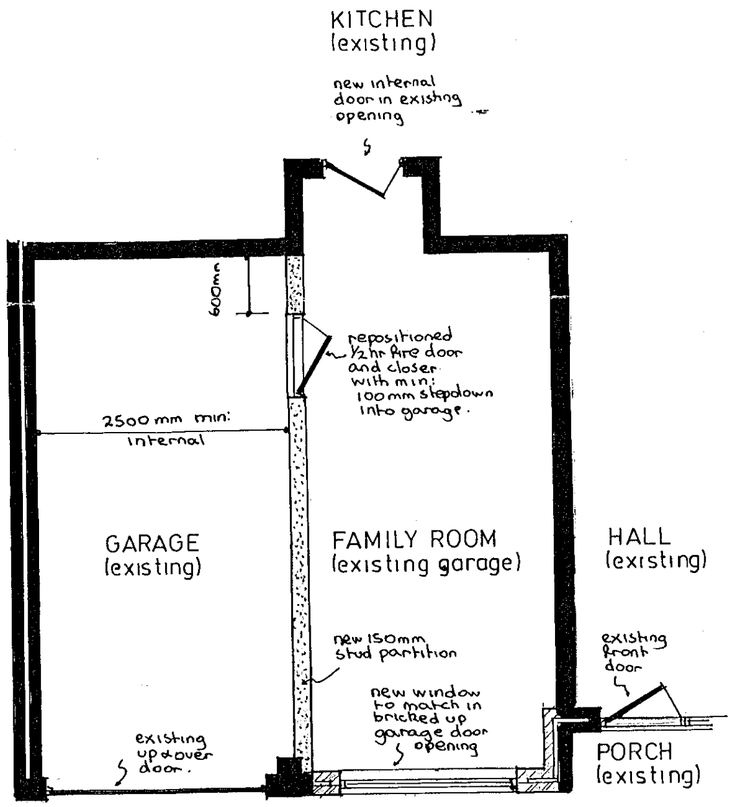


front elevation



part ground floor plan

notes:-

Partition :- New partition between garage and family room to be formed of 150mm x 50mm timber studding at 400 mm centres with 150mm fibreglass insulation between studding faced on family room side with 9mm plasterboard and skimcoat plaster to receive selected decorations. On garage side faced with 9 mm plasterboard and masked joints.

ceiling :- existing.

Walls :- New front wall set on full foundations and formed of 112 mm external skin of facing brick to match existing (including detailing) and 50 mm cavity containing 50mm Rockwool insulation batts and 100 mm internal skin of celcon blockwork and 16 mm plaster finish to receive selected decorations. Allowance to be made for plaster finish to existing walls. To avoid risk of cold bridging, reveals around new window to be insulated.

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

Floor :- Existing floor to be raised to match kitchen by application of selected floor finish on 65mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on Ventrot or similar d.p.m on existing prepared floor slab.

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

28 FEB 2000* 0713

APPROVED

for block and location plan see seperate o.s.sheets

PROPOSED GARAGE CONVERSION at 54 MONTAGUE CLOSE, KEEPHATCH PARK, WOKINGHAM, BERKS for MR & MRS. N.J. MEADOWCROFT

Revisions:-

Drawing Nº	AH/E/2943
Scales	1:50 & 100
Date	FEB 2000

ANDESIGN BUILDING PLANS

97/600.