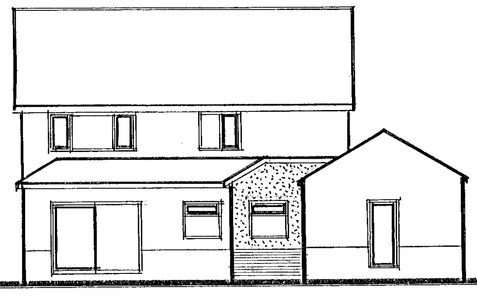
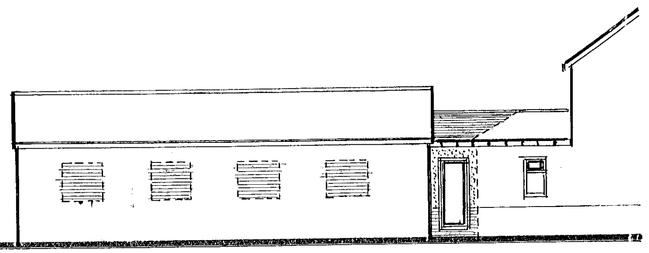


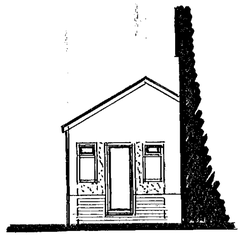
east elevation



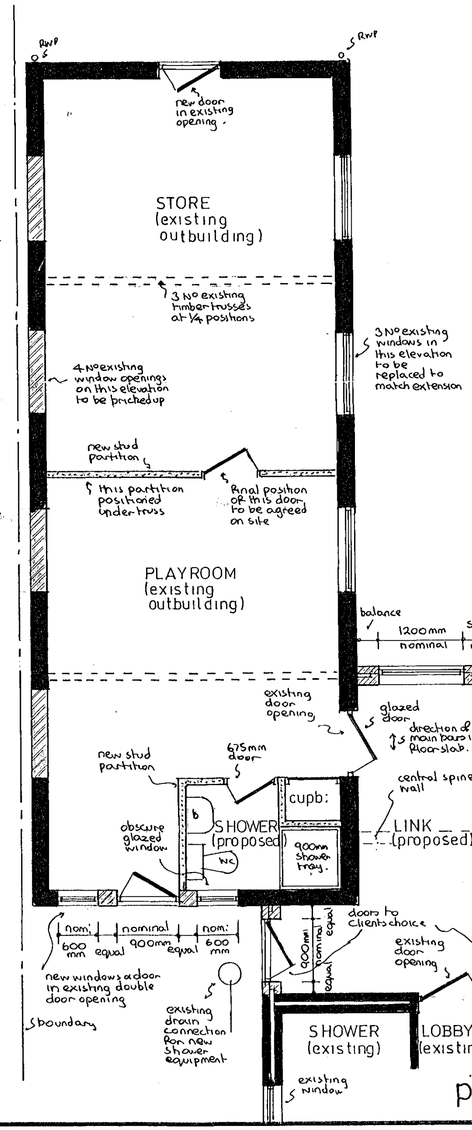
north elevation



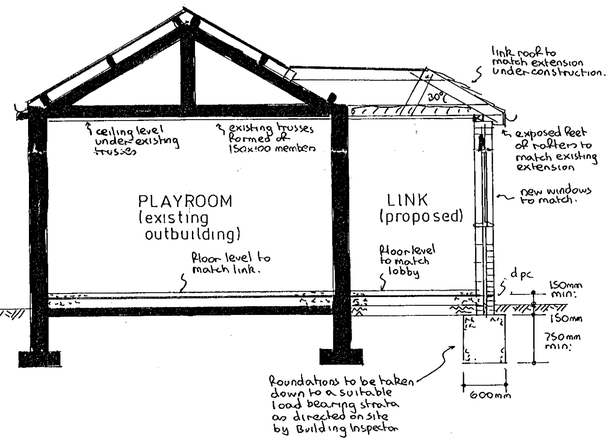
west elevation



south elevation

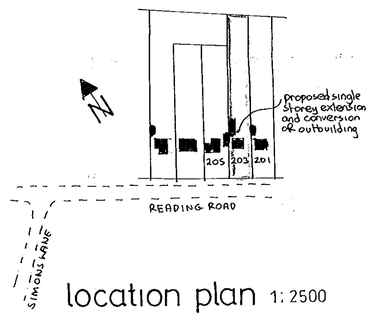



part ground floor plan

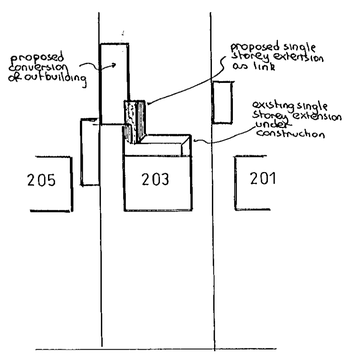



typical section

gross internal area of extension to form link = 9·44 m²




location plan 1:2500




block plan 1:500

# notes:-

## EXTENSION

Roof:- Flat section to be formed of three layer felt and chippings (high performance system) on 18mm exterior quality plywood on 100mm x 50mm roof joists at 400mm centres. Pitched section to be formed of tiling to match existing on felt and battens on 100mm x 50mm rafters (and struts) pitched at 30° and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm Fibreglass insulation between ceiling joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof space is to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 25mm continuous gap.

lateral restraint:- Where ceiling 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 at 2000mm centres to anchor down all wall plates.

Floor:- selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Visqueen or similar d.p.m on 150mm suspended concrete 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 40mm bottom cover set on blinded layer of 150mm selected hardcore. Top steel to be provided over central spine wall.

Walls:- Upper section to be formed of 20mm cement and sand waterproof rendering finished to match existing on 100mm external skin of Celcon blockwork and 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 18mm plaster finish to receive selected decorations. Lower section to have outer skin of facing quality brickwork to be finished to match existing. To avoid risk of cold bridging reveals around new external door and window openings to be insulated.

Window /doors:- All new windows / external doors to be double glazed and fitted with trickle vents in head equivalent to 4000mm² opening to link. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

lintels:- I.G. lintels Htd type H1/s galvanised steel insulated lintels.

D.p.c & Flashings:- D.p.c to be leadcored 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.

Rainwater:- 112mm gutters and 62mm downpipe to discharge via back inlet gulley and 100mm upvc underground drainpipe to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

## CONVERSION

Roof:- Existing corrugated roof sheeting to be removed and replaced with Decra Pantiles (1260mm x 370mm) in colour to be compatible to existing roof tiles on felt and battens on 50x50 counter-battens on existing purlins. New ceiling joists 200mm x 50mm to be provided at 400mm centres with 200mm Fibreglass insulation between joists and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decoration. Trap door access to be provided in position to be agreed on site with client. Roof space to have permanent cross ventilation and this is to be achieved by proprietary eaves vents equivalent to 10mm continuous gap.

Floor:- Existing floor to be raised to match as described above.

Walls:- North, south & east elevations to be finished on upper section with 20mm cement and sand waterproof rendering to match existing. All window openings on west elevation to be bricked up. Internal treated 50 x 50 battens to be fixed to wall at 400mm centres with 50mm rigid slab insulation between and faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

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

Windows:- All windows to be replaced with new double glazed windows with trickle vents in head equivalent to 8000mm² opening to playroom and 4000mm to store and shower. Shower window to be obscure glazed. Any glass in windows below 800mm or doors below 1500mm measured from floor level to be in laminated safety glass.

lintels, dpc, Flashings, electrics, rainwater:- All as extension above.

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

Foul drainage:- Any new foul drainage to be carried in 100mm upvc underground drainpipe, bedded on pea shingle, set at 1 in 40 min: fall and provided with concrete lintels where pipes pass under walls. 100mm w.c. waste, 40mm shower, 32mm basin.

03. JUL. 2000* 1899

APPROVED



PROPOSED EXTENSION and CONVERSION at THE ISLES, 203 READING ROAD, WOKINGHAM, BERKS for MR & MRS. R. VIVE.

Revisions:- 'A' 22/6/2000 Minor alterations at clients request.

| | |
|---|---|
| Drawing N° | AH/E/2999 A |
| Scales | 1:50 & 100 |
| Date | MAY 2000 |

ANDESIGN BUILDING PLANS

CD 5/6