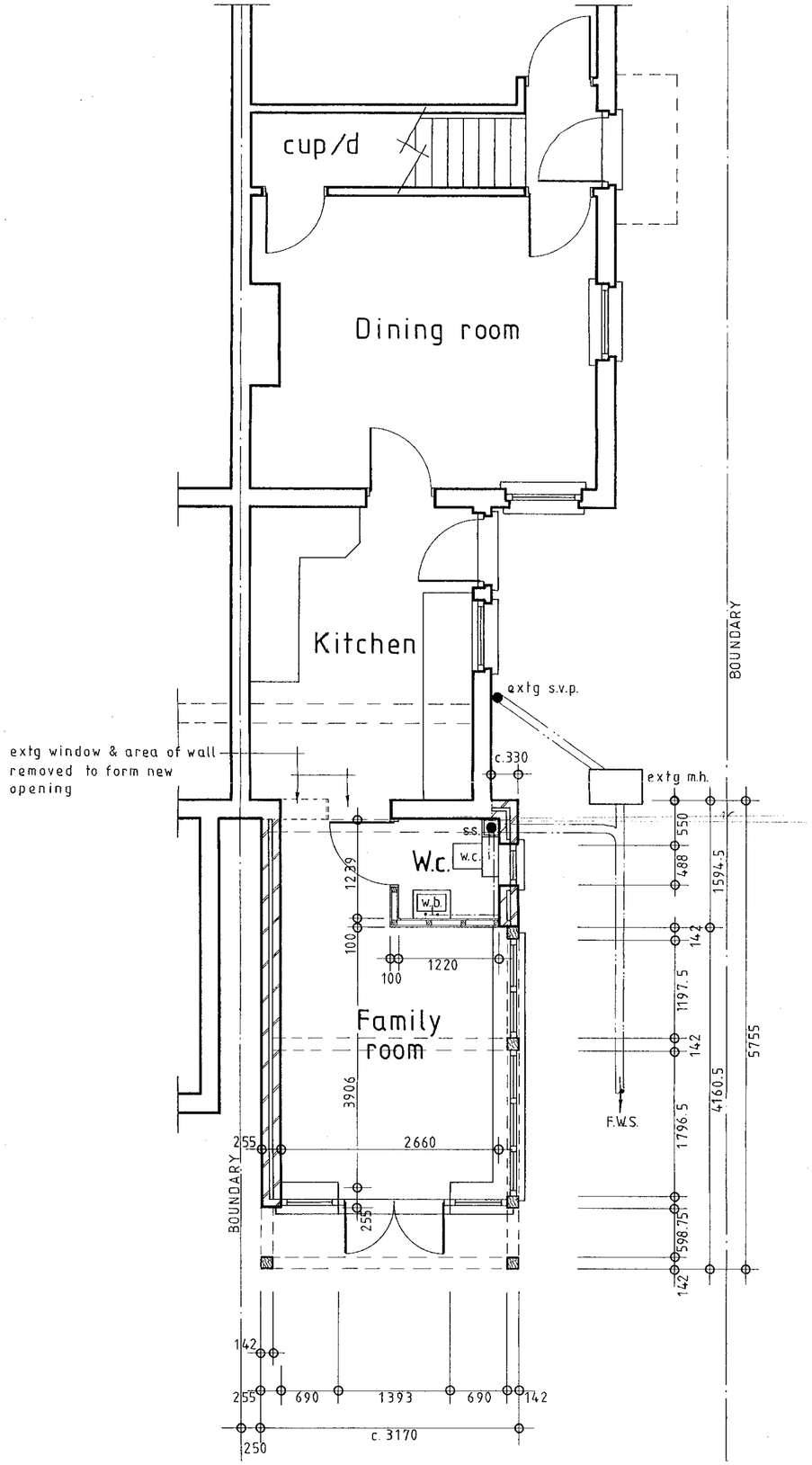
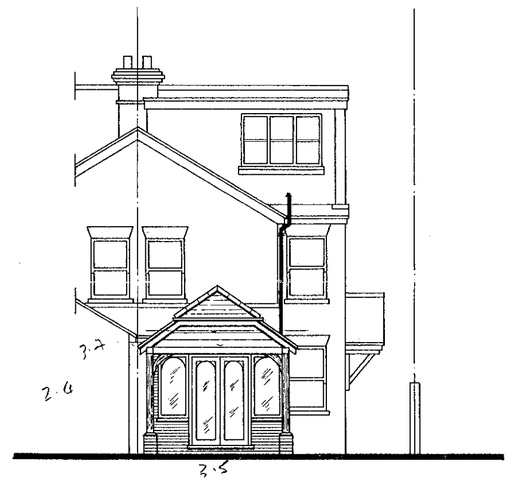


Proposed ground floor plan



Existing rear elevation



Proposed rear elevation



Proposed side elevation

15 FEB 2001
ACK:
FILE:

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

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Client

Mr. and Mrs A. Pooley

Job Title

Proposed ground floor family extension with w.c. at:

74, London Road,
Twyford,
Berks.

Drawing Title

Proposed and existing floor plans / elevations

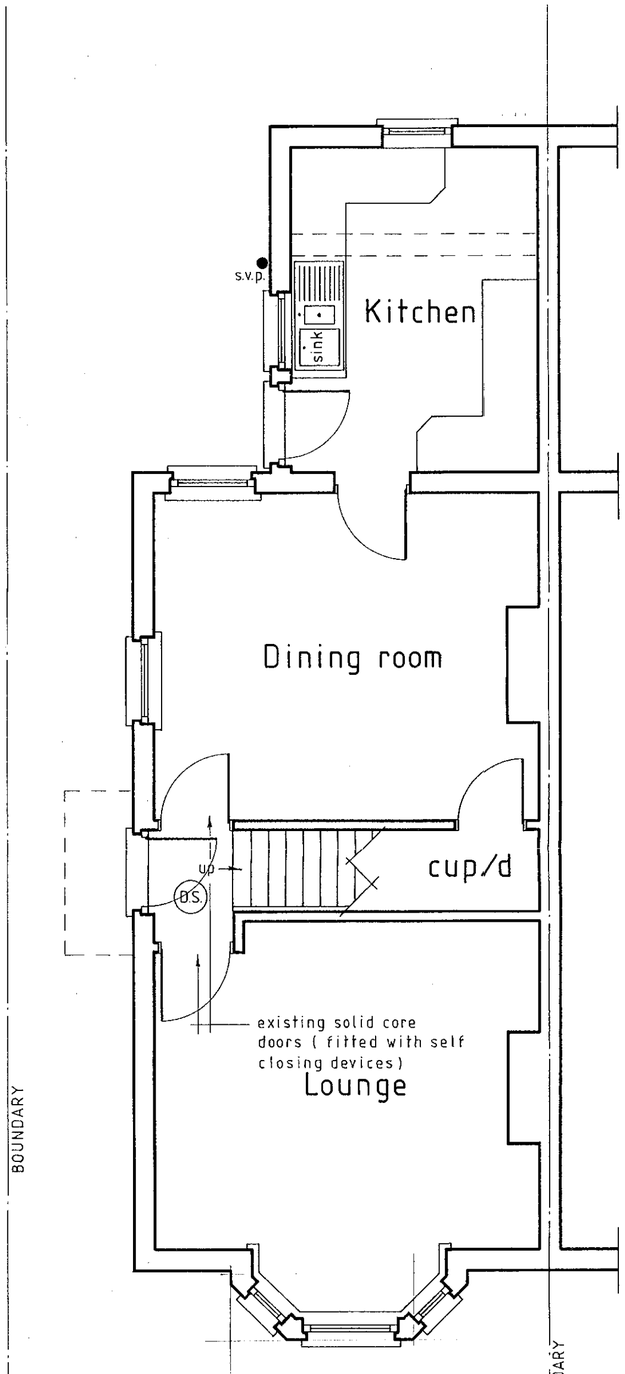
Scale 1:50 and 1:100

Date July 2000 | Drawn by P.R.O.F.

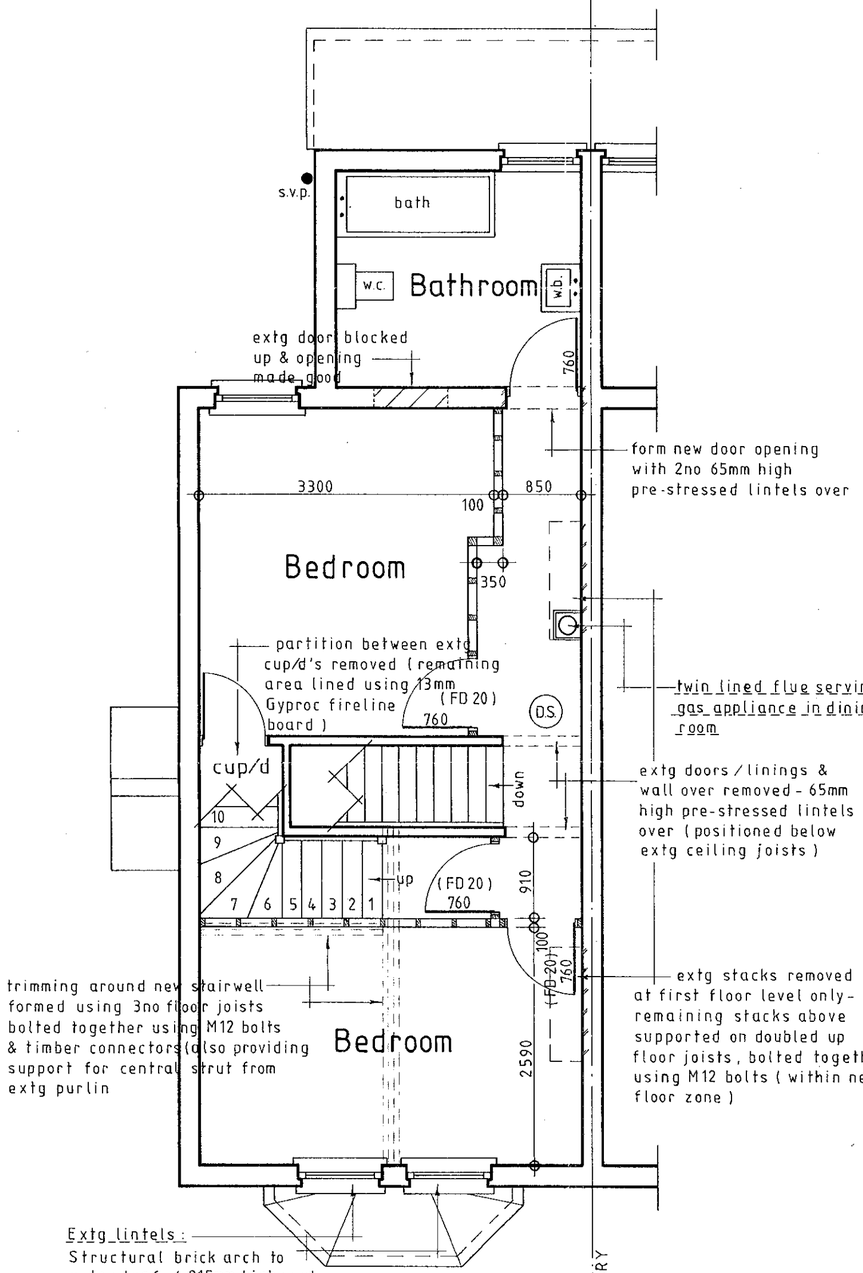
Drg No. 1182-00 | Rev

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

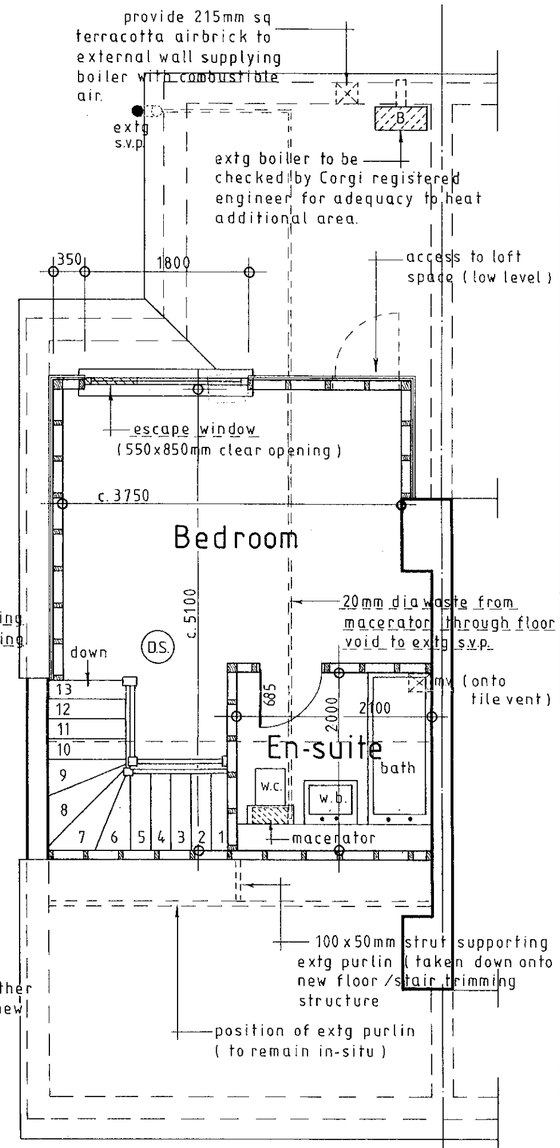
420×594mm A2



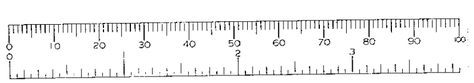
Existing ground floor plan
(to remain unchanged)



Proposed first floor plan



Proposed second floor plan





NOTES:

All dimensions must be checked on site and not scaled from this drawing.

A	9-2-01	Dormer reduced in size.
	Date	Revisions

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Client
Mr. and Mrs A. Pooley

Job Title
Loft conversion and first floor alterations at:
74, London Road,
Twyford,
Berks.

Drawing Title
Proposed and existing floor layout plans

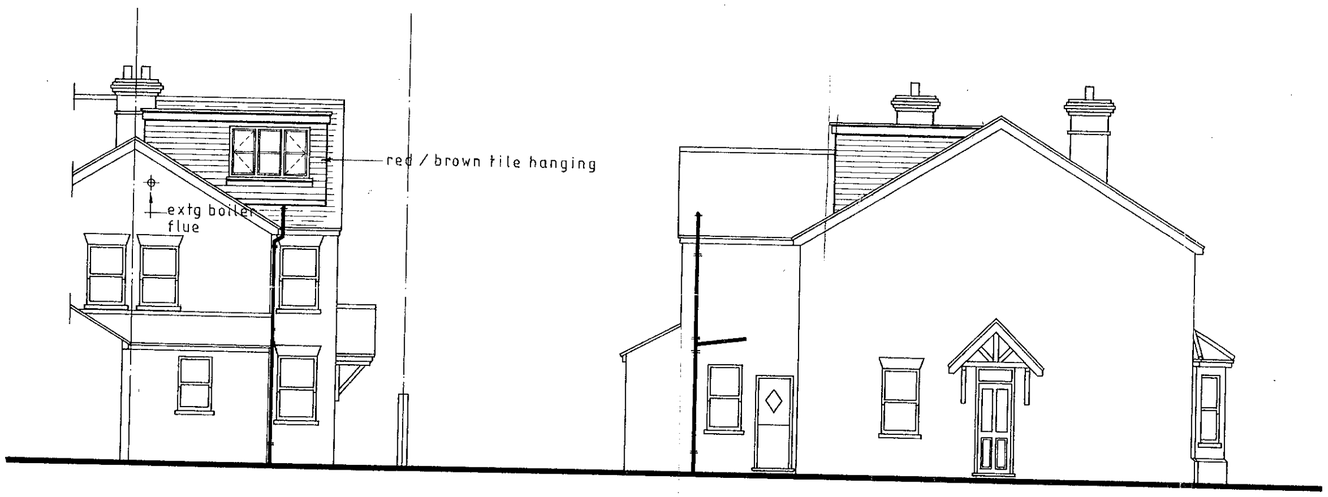
Scale 1:50

Date July 2000 | Drawn by P.R.O.F.

Drg No. 1183-00-1 | Rev A

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420×594mm A2



Proposed rear elevation

Proposed side elevation

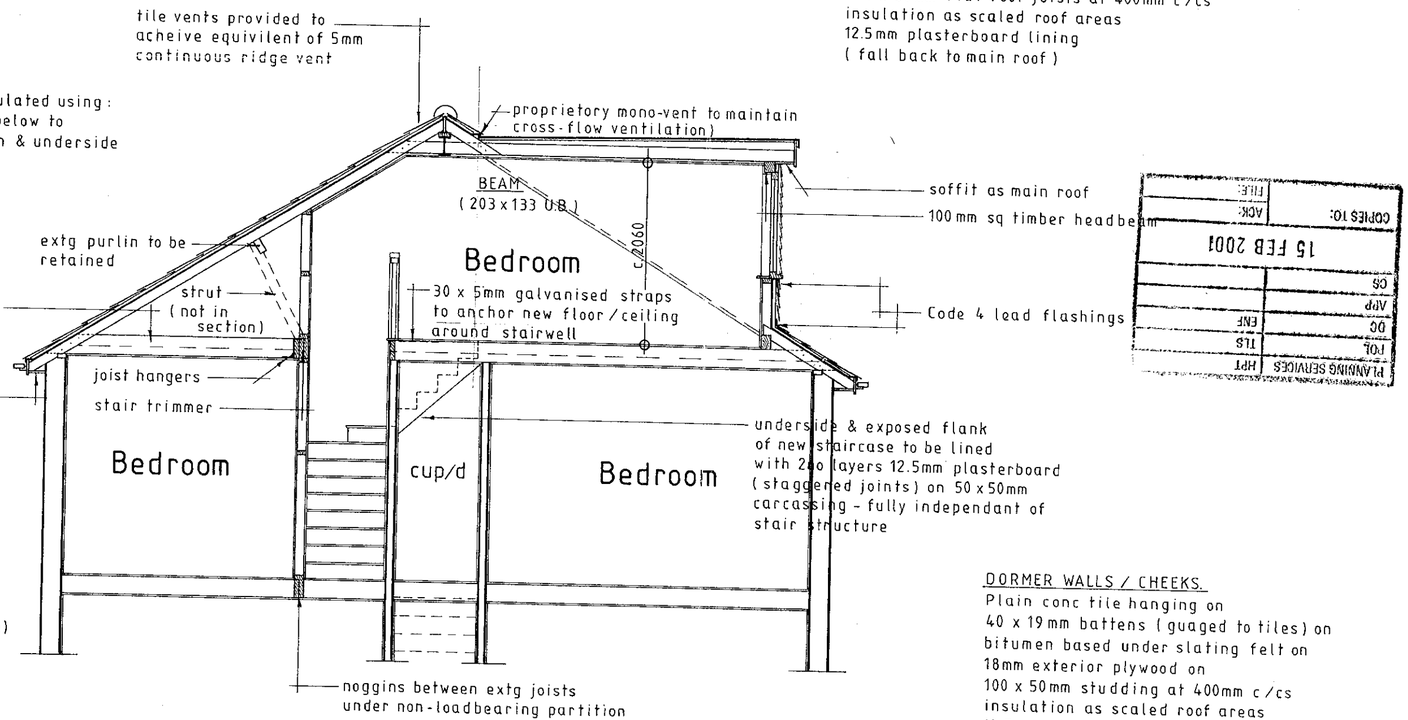
General Notes.

1. All structural timbers to be strength grade SC3 (unless otherwise specified)
2. New window to be double glazed & fitted with trickle vents giving 8000 sq mm background ventilation (opening lights min 5% floor area)
   All glazing within 800mm of floor to be toughened.
3. (D.S.) = mains operated , interlinked smoke detection system with battery backup.
4. FD 20 = 20min fire resistant self closing door with min 22 x 32mm glued & screwed door stops.
5. All existing structure deemed to be taking additional load to be checked for adequacy prior to work commencing on site.
6. VENTILATION.
   En-suite fitted with mech vent providing 15 litre / sec extract rate with 20 min overun. Ducted out via tile vent.
7. DRAINAGE.
   En-suite served via SANIFLO (model : SANI-PLUS) macerator. To be installed & commisioned in accordance with manufacturers spec.

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

A	9-2-01	DORMER REDUCED IN SIZE
	Date	Revisions

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EXTG ROOF
Scaled areas within new bedroom to be insulated using :
70mm Cellotex laid 50mm between & 20mm below to maintain 50mm air gap between insulation & underside of roofing felt.
lined using 12.5mm plasterboard + skim.

PARTITION WALLS. (non - loadbearing)
100 x 50mm vertical studding at 400mm c/cs
13mm Gyproc fireline board both sides
(void filled with glass fibre quilt)

NEW SECOND FLOOR.
22mm t&g floor boarding on
220 x 75mm floor joists at 400mm c/cs (SC4 grade)
(laid between extg ceiling ties with 10mm gap maintained between u/s of floor joists and extg ceiling finish)
Trimming around stairwell formed using 3no floor joists bolted together with M12 bolts and dog toothed connectors
(extg ceiling to be underlined with 12.5mm plasterboard with 3mm skim finish)

STAIRCASE. (first - second floor)
13no goings - 225mm (min 50mm around newel)
14no equal risers at c. 194mm (total rise to be varified on site)
860mm min clear width
2000mm clear headroom - above nosings
handrail height = 900mm (stair & landing)
balusters set at 99mm apart (max)
Max 42° pitch

DORMER ROOF
12.5mm mineral chippings , bedded in bitumen on
3no layers flat roof felt (green mineral to edges) on
18mm exterior grade plywood on
tapered firrings laid to 1:60 fall (25mm min) on
200 x 50mm flat roof joists at 400mm c/cs
insulation as scaled roof areas
12.5mm plasterboard lining
(fall back to main roof)

DORMER WALLS / CHEEKS.
Plain conc tile hanging on
40 x 19mm battens (guaged to tiles) on
bitumen based under slating felt on
18mm exterior plywood on
100 x 50mm studding at 400mm c/cs
insulation as scaled roof areas
12.5mm plasterboard linings
(appropriate lead flashing at wall / roof abutment)
DOUBLED UP RAFTERS UNDER CHEEKS

General Section

Client
Mr. and Mrs A. Pooley

Job Title
Loft conversion and first floor alterations at:
74, London Road,
Twyford,
Berks.

Drawing Title
Elevations and Working drawings

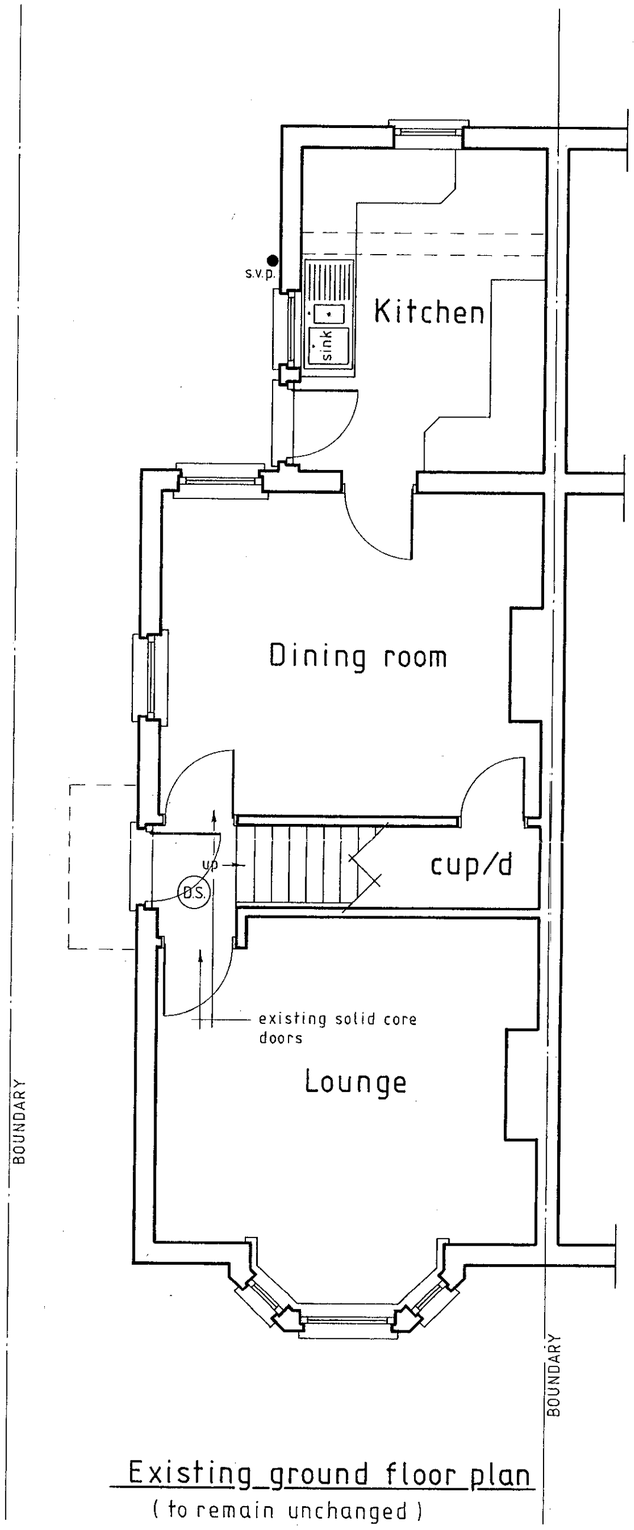
Scale 1:50 and 1:100

Date July 2000 | Drawn by P.R.O.F.

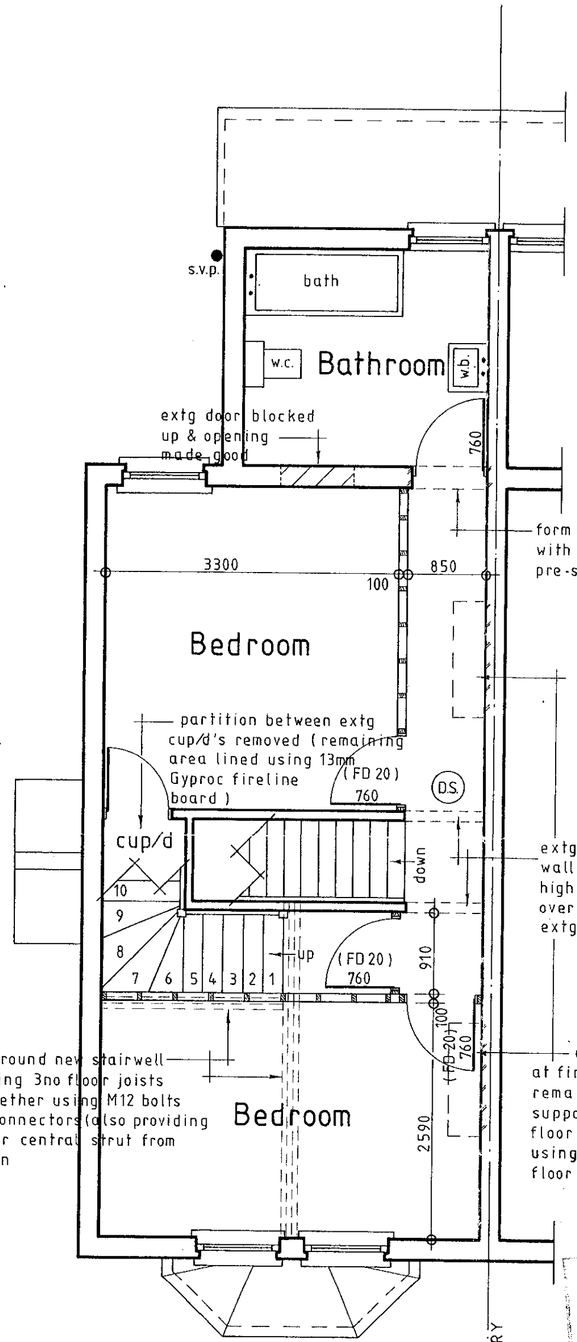
Drg No. 1183-00-2 | Rev A

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. No. 7312.

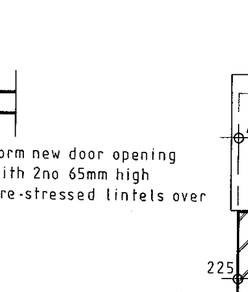
420×594mm A2

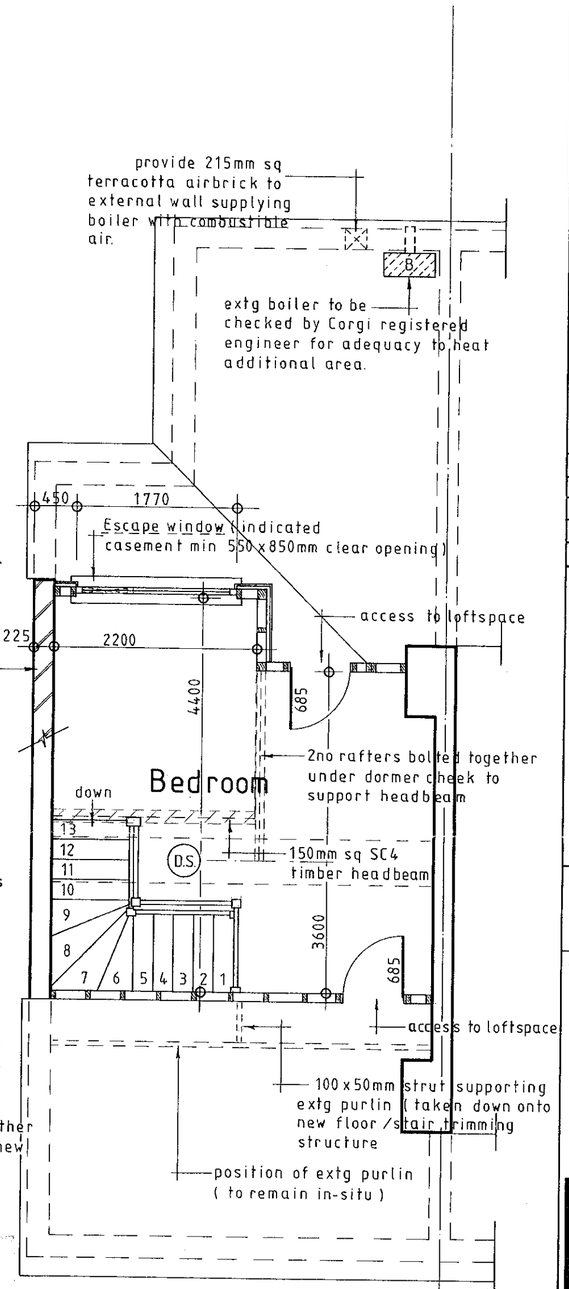


Existing ground floor plan
(to remain unchanged)



Proposed first floor plan





Proposed second floor plan

0 10 20 30 40 50 60 70 80 90 100

NOTES:
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A		
	Date	Revisions

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Client
Mr. and Mrs R. Mc Kay

Job Title
Loft conversion and first floor alterations at:
74, London Road,
Twyford,
Berks.

Drawing Title
Proposed and existing floor layout plans

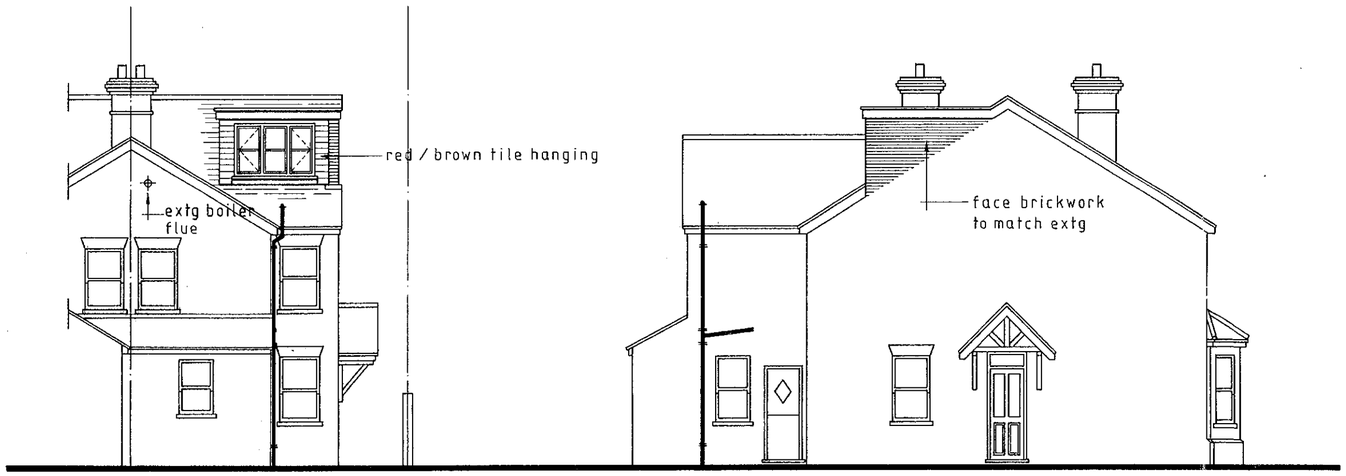
Scale 1:50

Date Sept 1999 | Drawn by P.R.O.F.

Drg No. 1153-99-1 | Rev

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420×594mm A2



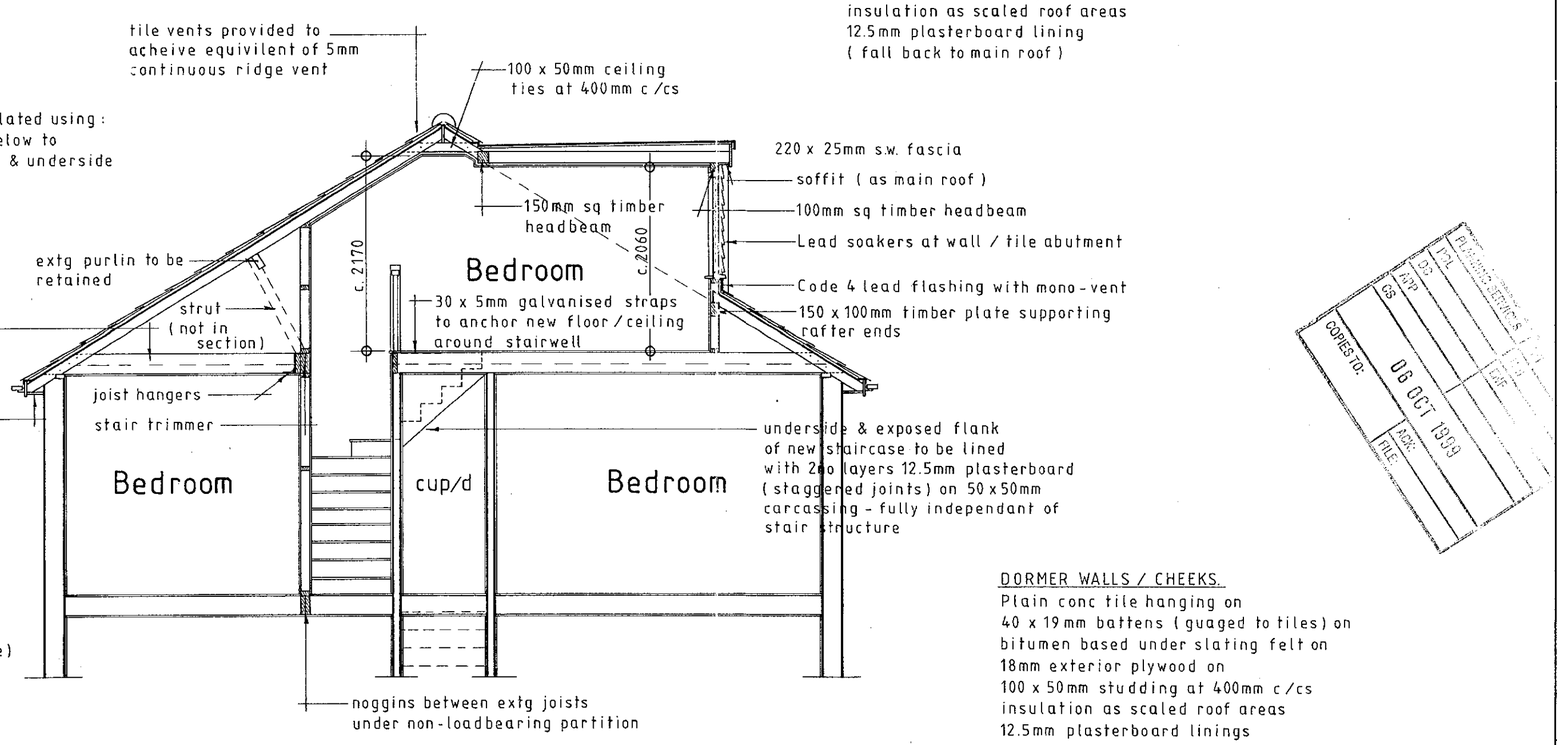
Proposed rear elevation

Proposed side elevation

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12.5mm plasterboard linings
(appropriate lead flashing at wall / roof abutment)

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A		
	Date	Revisions

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Client
Mr. and Mrs R. Mc Kay

Job Title
Loft conversion and first floor alterations at:
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Twyford,
Berks.

Drawing Title
Elevations and Working drawings

Scale 1:50 and 1:100

Date Sept 1999 | Drawn by P.R.O.F.

Drg No. 1153-99-2 | Rev