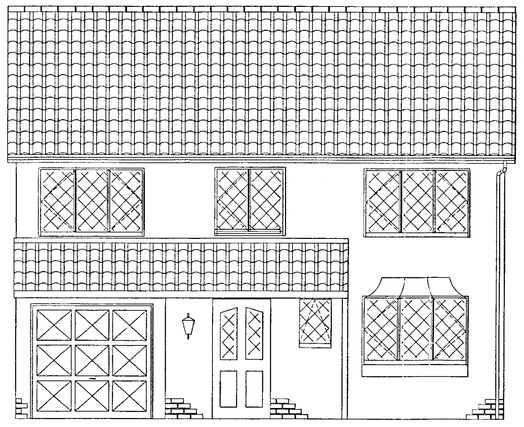
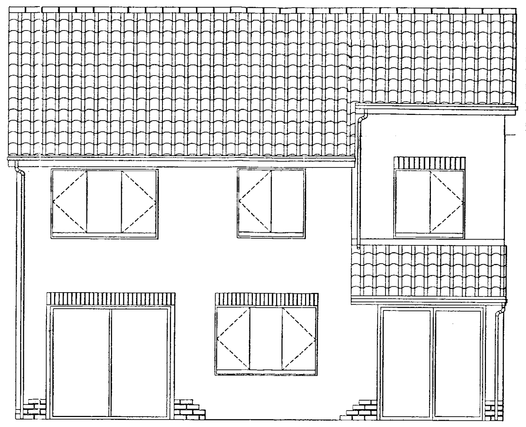
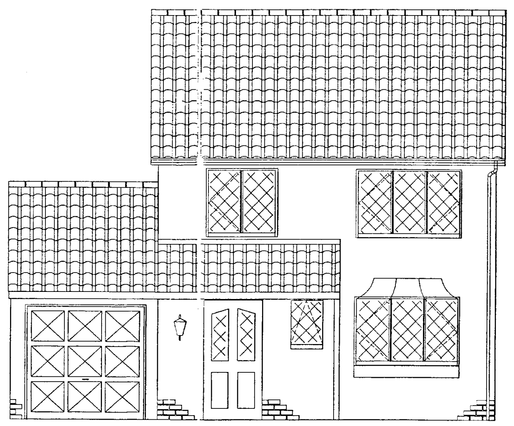


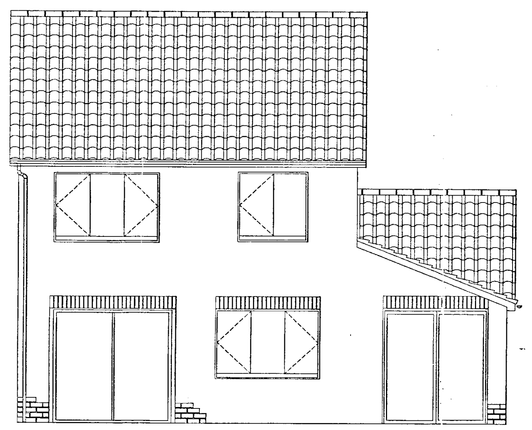
FRONT ELEVATION
(SCALE 1:50)
WITH PROPOSED EXTENSION



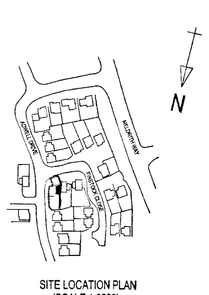
REAR ELEVATION
(SCALE 1:50)
WITH PROPOSED EXTENSION

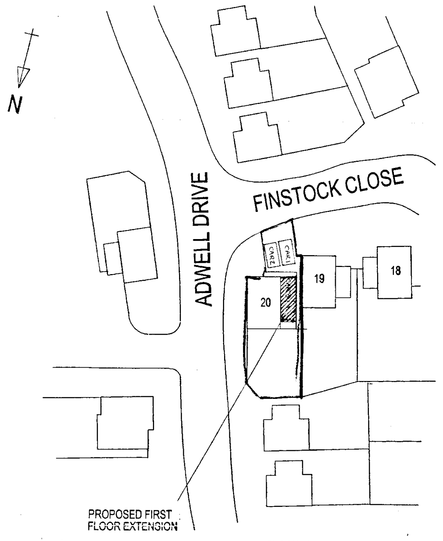


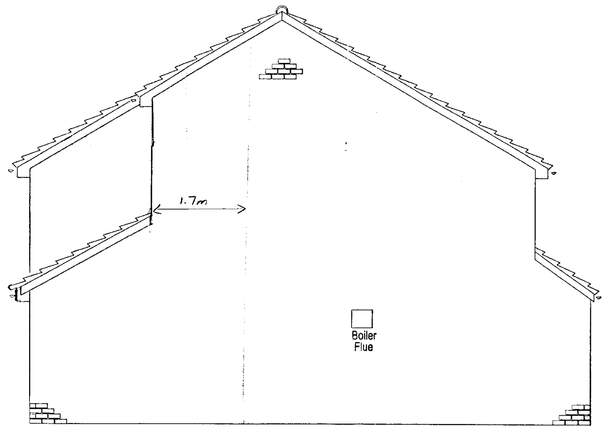
EXISTING
FRONT ELEVATION
(SCALE 1:50)



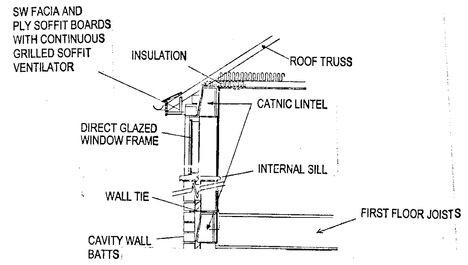
EXISTING
REAR ELEVATION
(SCALE 1:50)



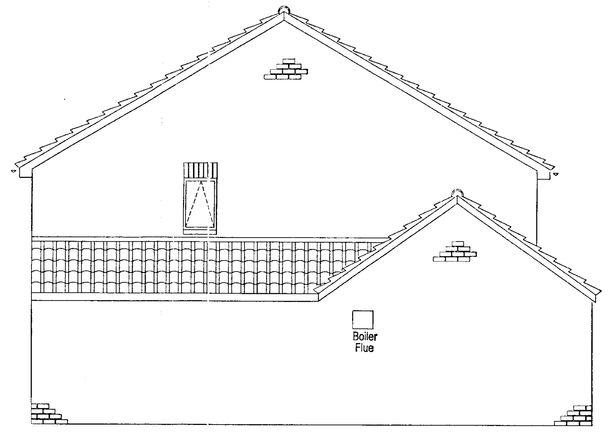




PROPOSED WEST SIDE ELEVATION
(SCALE 1:50)



TYPICAL SECTION THROUGH WALL
N.T.S.



EXISTING WEST SIDE ELEVATION
(SCALE 1:50)

FIRST FLOOR EXTENSION

FOUNDATIONS

Trial hole to be dug before commencement of work to determine suitability of the existing foundation below garage. Foundation upgraded if required to a minimum of 610mm x 230mm concrete strip mix 1.2.4 depth to match existing house foundation and to LA and NHBC requirements.

CAVITY WALL CONSTRUCTION

Of traditional construction from foundation to roof line.
265 mm nominal of 100mm brickwork, 65mm cavity and 100mm thermolite block. Wall ties built in courses every 600mm height and spaced 1200mm apart and staggered. DPC 150mm above ground level.
Cavity wall insulation batts fitted during construction.
Internal wall added to existing garage outer wall to above specification.

OVERSITE

50 mm cement screed on 100mm concrete om 1000 gauge min. polythene sheet membrane.
All overlapped joints between sheets sealed with double sided pressure sensitive tapeand continuous with the damp proof courses in walls. Existing concrete garage floor which is 150mm below existing house, to be blinded with sand before laying membrane. Finished floor level to match existing house.

WINDOWS

UPVC double glazed frames to match existing. Cavity sealed at head to comply with E14.BR.1976. Wall plates to be retained by mild steel galvanised straps at 150mm centres. 150mm DPC to all verticals. Safety glazing to be fitted in all critical areas (glazed doors and windows below 800 mm from floor level) where applicable.

CEILING

13mm plasterboard fixed to underside of first floor joists and roof trusses and finished with artex to match existing house.

LINTELS

Lintels to extend 150mm min. into walls each side.

Window A	(1770 mm Wide x 1200 mm High)	CN 55E
Window B	(1200 mm Wide x 1200 mm High)	CN 7E
Doorway C	(2'-6" wide)	CN 7E
Opening D	(1800 mm Wide)	CN 7E

FIRST FLOOR JOISTS

8"x 2" celcurized stress graded timber joists spaced at 406mm centres, complete with herrinbone strutting between joists. (Layout shown in drawing).

FLOORING (first floor)

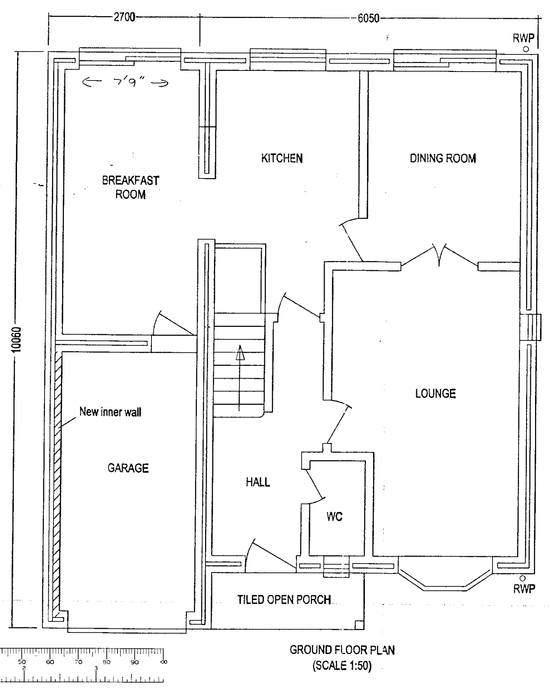
Tounge and groove 18mm thick chipboard.

RAINWATER DRAINAGE

To be discharged from roof via guttering to existing positioned downpipes to surface water drainage system.

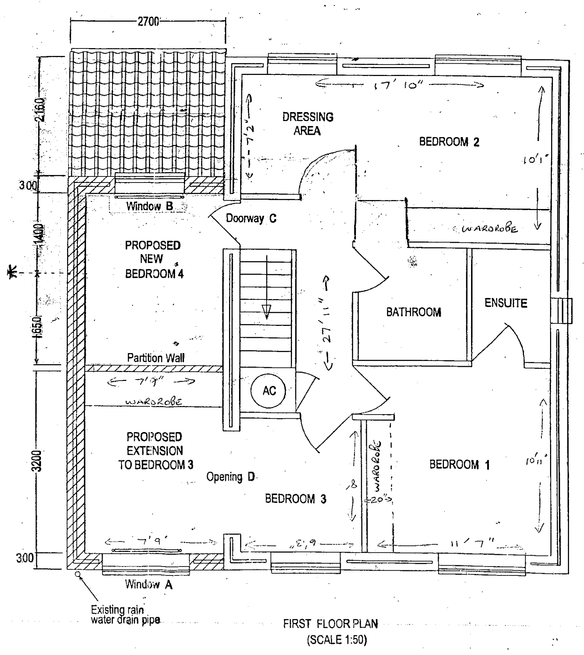
ROOF

First floor roof is an extension of existing trussed roof consisting of treated prefabricated 'Fink' trusses similar to existing roof design. Gable ladder at end and whole roof diagonally braced with 100 x 25 timber as shown in drawing. Trusses fixed to 75 x 50 wallplate by metal truss brackets.
30 x 5 galvanised mild steel anchor straps spaced at 2 metre centres fitted at gable end ceiling joist level and to span 3 trusses. Gable end to turn down into cavity behind inner wall.
100 x 25 binders also fitted on top of ceiling joists perpendicular to trusses the whole width of the roof.
Roof finished with planed softwood facia boards, sprocket pieces and WBP plywood soffits with continuous grilled eaves vent. Roof tiles to match existing.

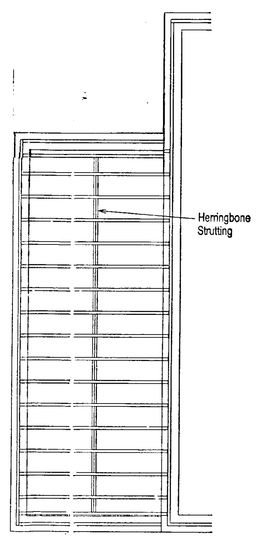


GROUND FLOOR PLAN
(SCALE 1:50)

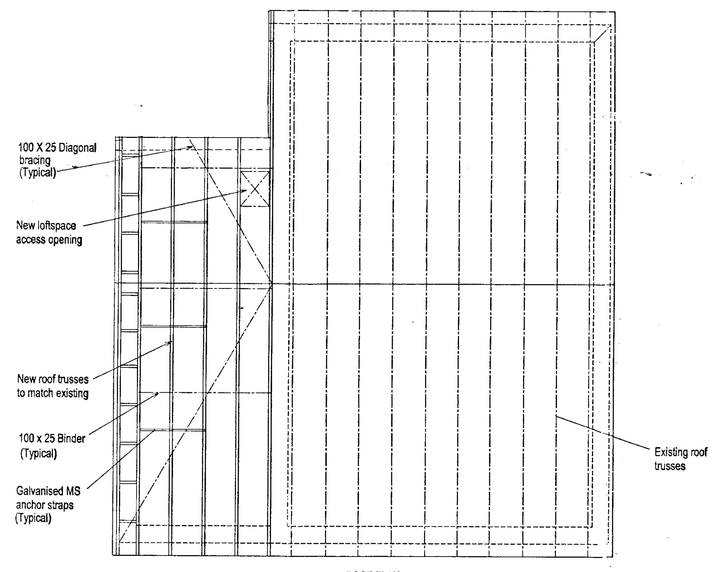
✳ INDICATES REAR BUILDING LINE TO ADJACENT PROPERTY (No 19 FINSTOCK CL.)



FIRST FLOOR PLAN
(SCALE 1:50)



FIRST FLOOR JOIST LAYOUT



ROOF PLAN
WITH TRUSS POSITION DETAILS

1	18 / 10 / 01	FOR PLANNING APPLICATION PURPOSE
0	18 / 07 / 01	FOR PLANNING APPLICATION PURPOSE
REVISION NO.	DATE	DESCRIPTION

TITLE :

FIRST FLOOR EXTENSION ABOVE GARAGE/BREAKFAST ROOM

ADDRESS :

20 FINSTOCK CLOSE
LOWER EARLEY
READING
BERKS
RG6 4JX

22/4/02