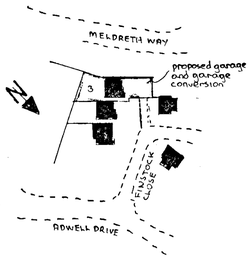
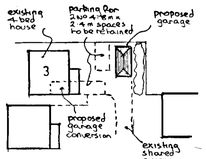


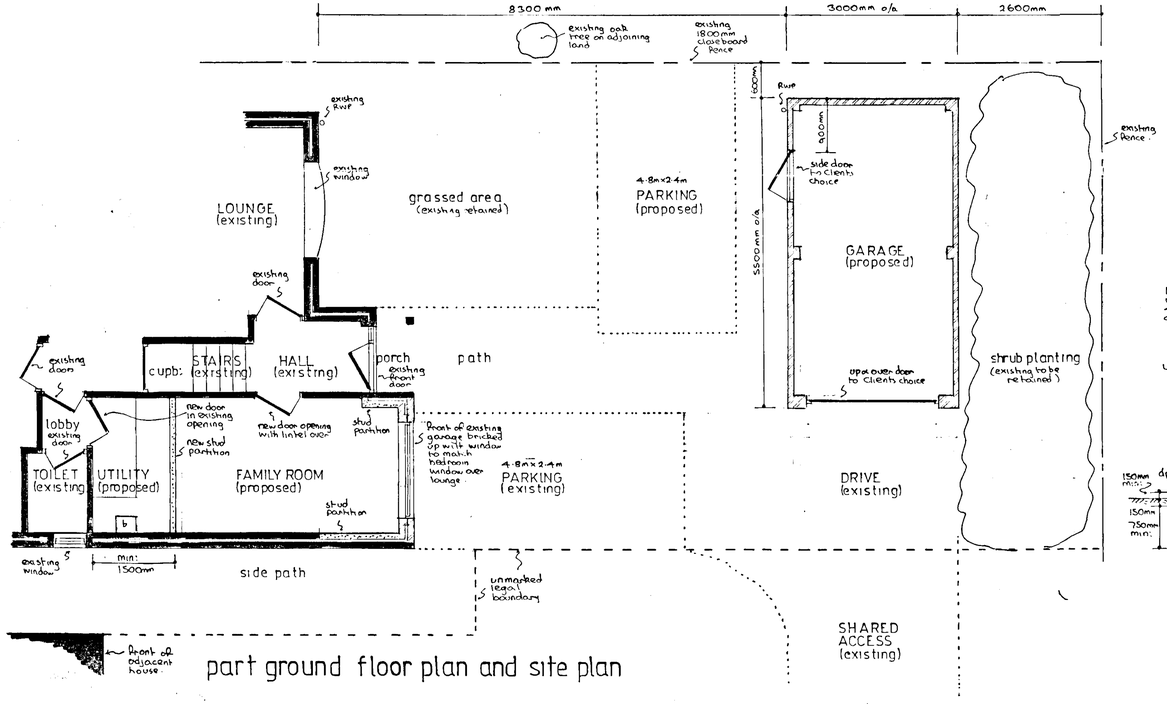
northwest elevation southeast northeast northwest southwest



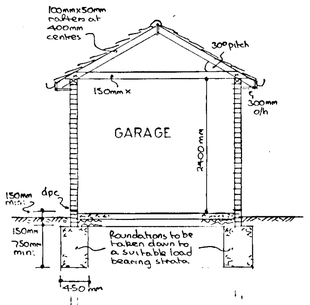
location plan 1:1250



block plan 1:500



part ground floor plan and site plan



typical section

notes:-

GARAGE

Roof:- Tiling to match existing house on felt and battens on 100mm x 50mm rafters pitched at 30° and set at 400mm centres with 150mm x 50mm joists at 400mm centres and 150mm x 50mm hip rafters.

Lateral restraint:- Where joists run parallel to an external wall, lateral restraint is to provided 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.

Floor:- 100mm concrete slab on 150mm selected hardcore.

Walls:- 112mm skin of Facing bricks to match existing house with piers as shown.

Lintels:- I.G. lintels Ltd galvanised steel lintels.

D.P.C:- Headcored felt.

Rainwater:- 112mm gutter and 68mm downpipe to match existing discharging via back inlet gullies and 100mm upvc underground drainpipe to existing surface water drain.

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

GARAGE CONVERSION

Roof:- Under lean-to roof at front of existing garage, ceiling is to be removed and 200mm Fibreglass insulation inserted between ceiling joist and ceiling formed of 9mm Foil backed plasterboard and skimcoat plaster to receive selected decorations. This roof is to have permanent cross ventilation and this is to be achieved by combination of proprietary eaves vents equivalent to 10mm continuous gap and high level tile vents equivalent to 5mm continuous gap.

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

Walls:- Reconstructed front of garage to be formed of 112mm external skin of Facing brick to match existing with 50mm cavity containing 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster finish to receive selected decorations. Allowance to be made for plastering existing garage walls. To avoid risk of cold bridging reveals around new family room window to be insulated. Small sections on either side of existing garage to have inner skin formed of 100mm x 50mm timber studding at 400mm centres with 100mm Fibreglass insulation between studding and faced externally with Felt and internally with 9mm plasterboard.

Partition:- Utility partition to be formed of 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.

Window:- New window to match existing bedroom window, double glazed and fitted with trickle vent in head equivalent to 8000mm² opening. Any glass in windows below 800mm measured from floor level to be in laminated safety glass.

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

Ventilation:- Utility to be fitted with extract fan discharging to open air at rate of 30 litres per second.

Lintel:- I.G. lintels Ltd type H1/S galvanised steel insulated lintel over window and 100mm box lintel over family room door.

D.P.C:- Headcored felt.

APPROVED

05.03.2002 5812

PROPOSED GARAGE and GARAGE CONVERSION at 3 FINSTOCK CLOSE, LOWER EARLEY, BERKSHIRE for MR & MRS. A. COLE.

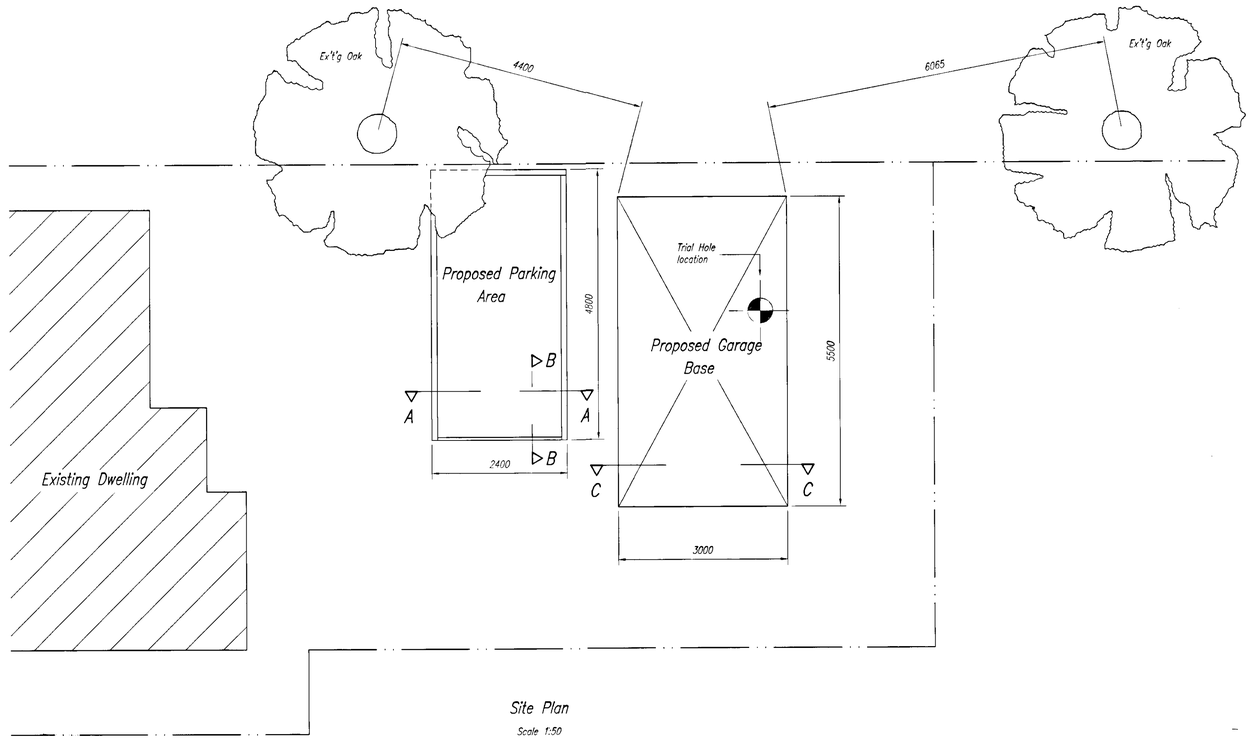
Revisions:-

Drawing Nº AHE/3269
Scales 1:50 & 100
Date NOV 2001

ANDESIGN BUILDING PLANS

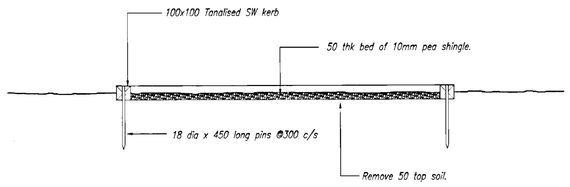
27/11/01

DO NOT SCALE – IF IN DOUBT ASK



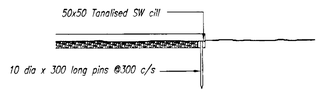
Site Plan

Scale 1:50



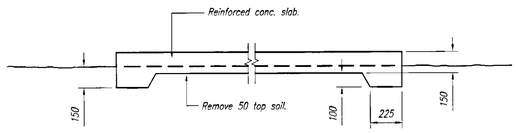
Section A–A

Scale 1:20



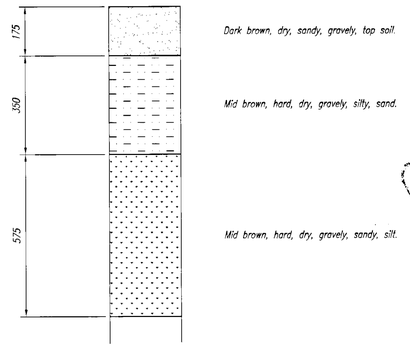
Section B–B

Scale 1:20



Section C–C

Scale 1:20



Trial Hole Section

Scale 1:10



Notes:

1. This drawing must be read in conjunction with all other relevant drawings and the specifications.
2. All dimensions must be checked on site and against other drawings, by the contractor, prior to commencing fabrication or setting out. All discrepancies must be brought to the attention of Davis Consulting. IF IN DOUBT ASK. It is the responsibility of the contractor to ensure accuracy of dimensions and the correct setting out of the work on site.

APPROVED

Rev.	Description	Date
0	Issued for information only	30.09.02

Project

Proposed Single Garage and Parking Place at 3 Finstock Cl. Lower Earley, Reading, Berks For Mr A Cole

Title

Site Details & Constructional Proposals

Drawn	Designed	Checked	Date	Approved
CJD	CJD	RAD	27.09.02	

Scale:

1:50, 1:20 & 1:10

DAVIS CONSULTING

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Drawing No. 2118/01 Rev. 0

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