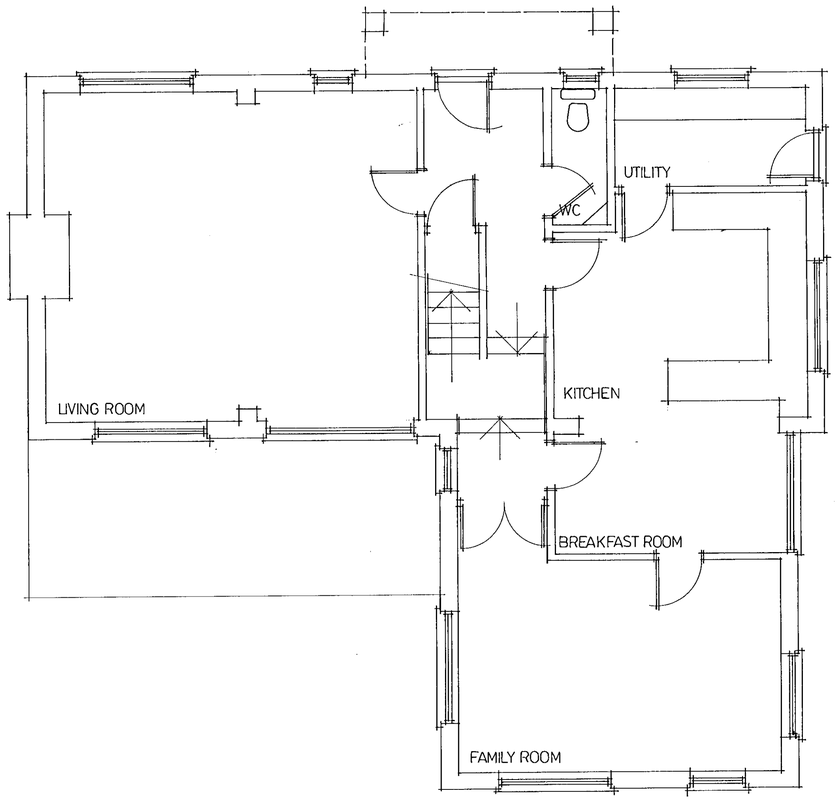


EXISTING REAR ELEVATION

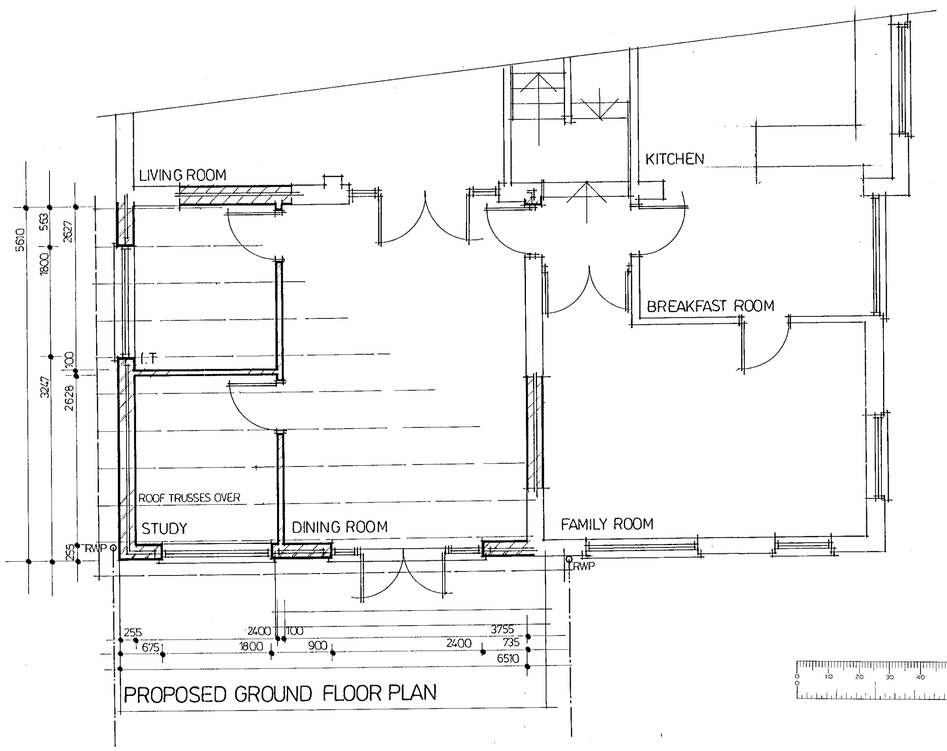


PROPOSED REAR ELEVATION

External Materials
Roof – Plain concrete tiles – colour to match existing
Walls – Facing brick – colour to match existing
Windows/Doors – Stained softwood, double-glazed.



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

This drawing should not be scaled. All dimensions to be checked on site.
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REVISIONS
07. APR. 2000 - 1125

Harrall Design Associates
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CLIENT
MR. MRS. CARTWRIGHT
88 BARKHAM RIDE
WOKINGHAM

PROJECT
PROPOSED SINGLE-STOREY EXTENSION

APPROVED

TITLE
PLANS + ELEVATIONS

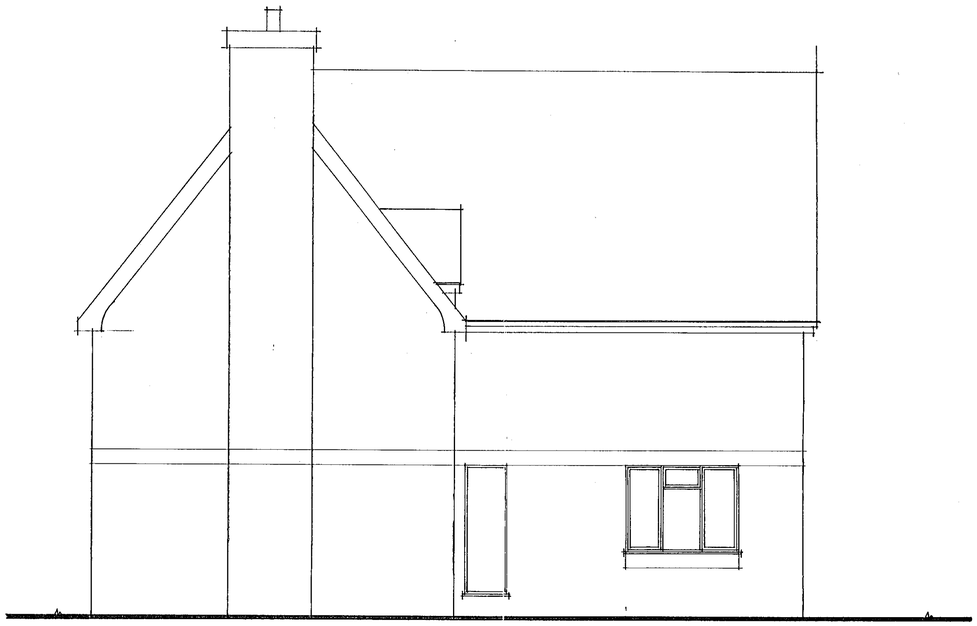
SCALE
1.50

DATE
APRIL 2000

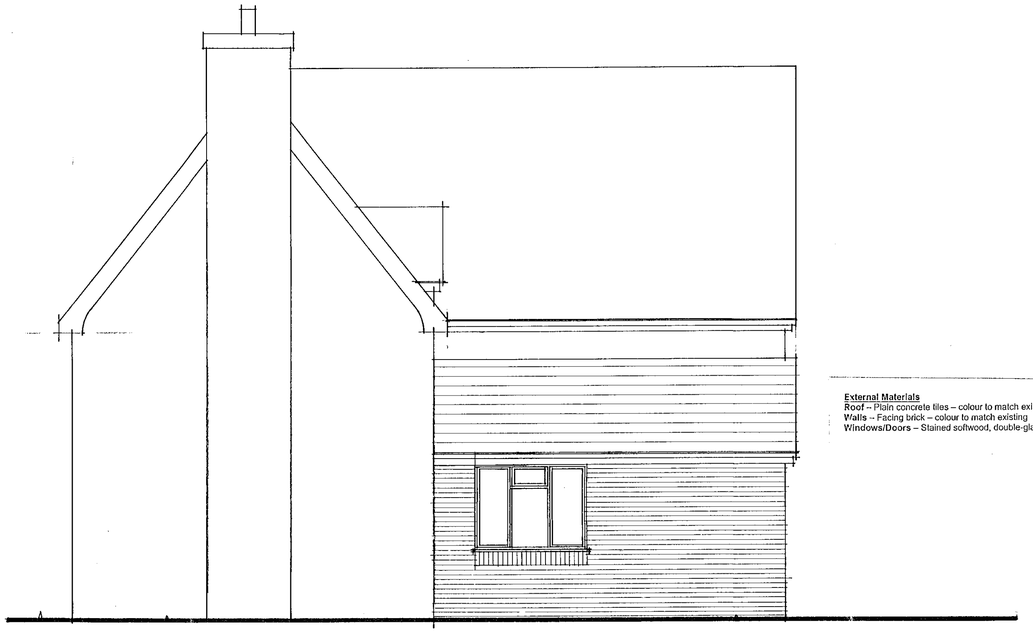
DRAWING NO.
2003.1

REVISION

1PR 156



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

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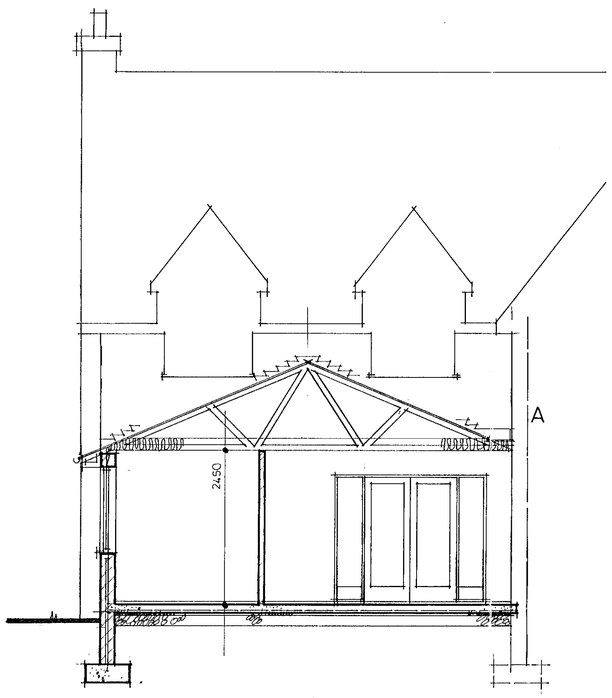
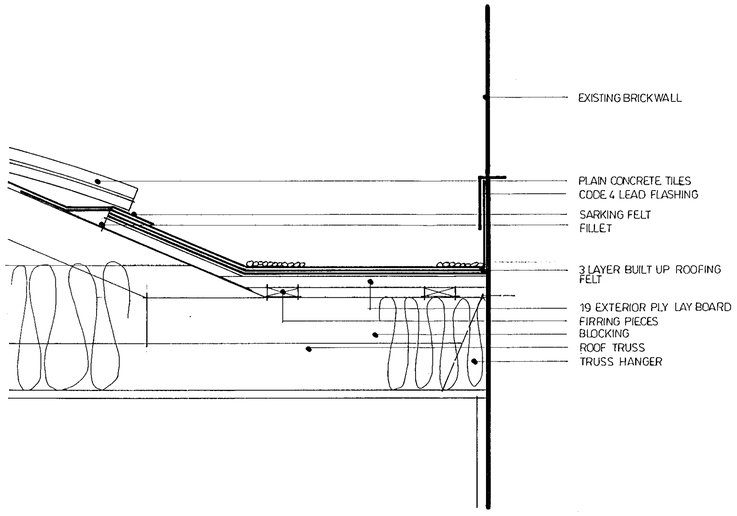
Roof – Plain concrete tiles – colour to match existing
Walls – Facing brick – colour to match existing
Windows/Doors – Stained softwood, double-glazed.



SECTION 1.1



DETAIL A

All construction and materials to comply with current Codes of Practice, British Standards and Building Regulations 1985.

New Pitched Roof
Pitch – 22½° - Check on site before manufacture.
Plain concrete tiles on 38 x 25 treated softwood battens on layer of type 1F sarking felt on roof trusses. Trusses to be designed in accordance with BS5268 Pt.3 1985. Trusses to be at a maximum 600 centres. Trusses to be 'Fink' design or similar. Calculations for truss design to be prepared and submitted to the Local Authority for approval before manufacture. All on site bracing to be as recommended by the truss manufacturer.

Trusses to be secured to 100 x 50 softwood wall plate to flank wall. Plate to be secured to inner skin of cavity wall with 30 x 2.5 galvanised steel anchor straps at 1200 centres. Trusses to be secured to gable end with 30 x 5 galvanised steel straps at 1000 centres. Trusses to be designed at junction with existing wall to be carried on heavy duty galvanised steel truss hangers.

Eaves to be formed with plywood soffits and softwood fascia. Soffit to be fitted with Catnic or similar continues eaves vent – three vent tiles to be built into inner roof slope approximately 600 above valley gutter.

New valley gutter to be formed as detailed and laid to falls. Three layers felt to be laid over 19 exterior plywood. Felt to be carried up existing brick wall minimum 150 at highest point of valley. Felt to be dressed up roof slope minimum 250. Roofing felt to be dressed over valley upstand to slope.

Trusses to be lined with 12.7 duplex plasterboard with skim coat finish. 200 fibreglass insulation to be laid between trusses. Code 4 lead flashing and soakers to be fitted at junction of new roof and existing wall. Code 4 lead cover flashing to felt upstand to valley gutter.

External Walls
105 facing brick outer skin, 50 cavity with 50 Drilltherm insulation batts. 100 Celcon or similar insulated block inner skin with 13 lightweight plaster finish. DPC's to be built in horizontally and around openings. Skins to be tied together with stainless steel ties at 450 x 900 centres increasing to 225 around openings. Catnic or similar insulated lintels to be built into new door and window openings.

Internal Partitions
100 Celcon or similar with plaster finish.

Floor Slab
200 consolidated hardcore, sand blinding, 50 EPS foam insulation. 1200 gauge polythene dpm laid over insulation and carried through and over inner skin of blockwork. 150 mass concrete reinforced slab laid over dpm. 50 cement/sand screed finish. Mesh to be B1131 set 25 above base of slab. Pockets to be cut into existing wall to support slab.

Foundation
Traditional strip mass concrete, nominal size 750 x 300 – final size subject to soil conditions.

Windows/Doors
Existing windows removed from dining room and family room to be re-used. New composite frame to be fitted to new dining room. New internal frame to replace existing sliding doors to dining room. New external frame to be stained softwood, double-glazed units with 8000mm² trickle vents. Glazing to new external composite frame and new internal frame to living room to be fitted with glass to BS6206.1991

Surface Water
New gutter, valley and down pipes to connect to new soakaway to Local Authority requirements. Existing RWP from existing roof to discharge onto new roof slope.

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APPROVED

PROJECT

TITLE
ELEVATIONS + SECTION

SCALE
1.50

DATE
APRIL 2000

DRAWING NO.
2003.2

REVISION
CJ 9/6/00