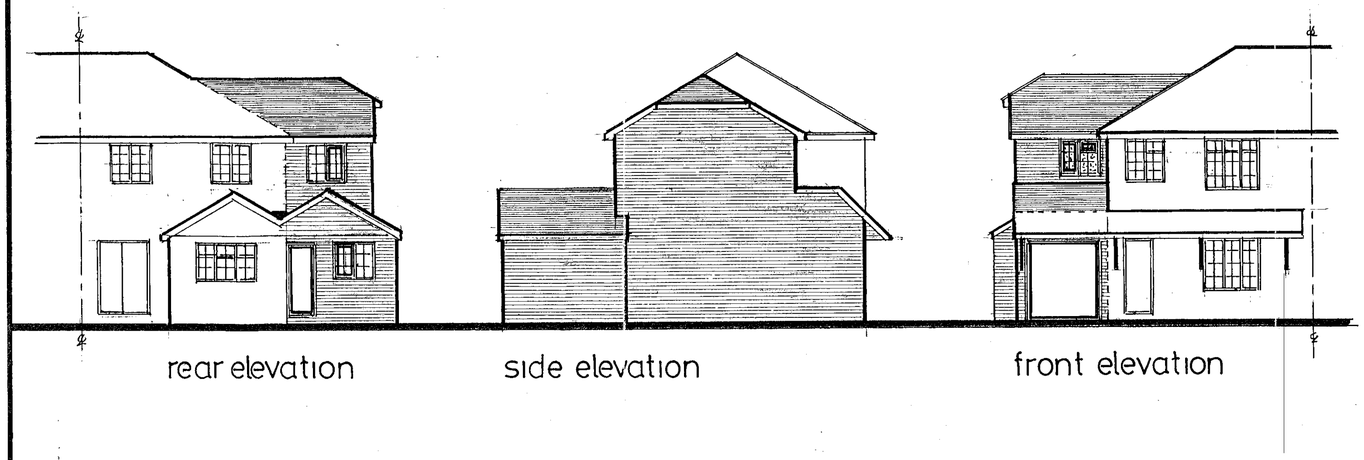

notes:-

Main roof:- Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 125mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass insulation (with two 100mm layers in opposite direction) and ceiling of 9mm foil-backed plasterboard and skimcoat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by proprietary roof vents at eaves level equivalent to 10mm continuous gap.

Secondary Roof (study) Tiling to match existing on felt and battens on 100mm x 50mm rafters pitched to match existing and set at 400mm centres with 150mm x 50mm ceiling joists at 400mm centres with 200mm fibreglass between joists and ceiling of 9mm foil backed plasterboard and skim-coat plaster to receive selected decorations. Roof space to have permanent cross ventilation and this is to be achieved by combination of eaves vents equivalent to 10mm continuous gap and ridge vents equivalent to 5mm continuous gap. Code 6 lead valley at 1 in 60 min fall.

Secondary Roof (garage) As described above with flat section formed of code 6. lead on 18 mm exterior quality plywood set to min: 1 in 60 fall. For garage ceiling see first floor notes.

First floor:- 18 mm t & g flooring grade chipboard and 150mm x 50mm floor joists at 400mm centres with double joists under partitions, with central row of herringbone strutting and toilet/lobby ceiling of 12mm plasterboard and skimcoat plaster to receive selected decorations. Over garage 150mm fibreglass insulation to be placed between joists and ceiling of two layers of 9mm plasterboard laid cross bonded as fire break.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200 mm 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.

Ground floor:- Garage floor to be formed of 100 mm concrete on min: 150mm selected hardcore. Lobby/Toilet/Study floor to be formed of selected floor finish on 65 mm reinforced screed on building paper on 40 mm Rockwool rigid slab insulation on vent-rot or similar dpm on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 100mm centres with 8mm distribution bars at 200mm centres with 40mm bottom cover set on blinded layer of 150mm selected hardcore.

Walls:- 112mm external skin of facing brick to match existing with 50mm cavity containing 50 mm Rockwool insulation batts and 100mm internal skin of celcon blockwork and 16 mm plaster to receive selected decorations (Rainfaced in garage) To avoid risk of cold bridging reveals around all new external door and window openings to be insulated.

Partitions:- All new partitions 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.

Windows/doors:- All new windows to be double glazed and fitted with trickle vents in head equivalent to 8000mm² to bedroom and study with 4000 mm² to shower. Any glass in windows below 800mm and doors below 1500 mm measured from floor level to be in laminated safety glass. Shower window to remain obscure glazed.

Lintels:- I.G. Wilkes hrd type H1/S galvanised steel insulated lintels to cavity walls and box type to garage.

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 and include mains controlled linked smoke detectors on hall, landing and lobby ceilings.

Ventilation:- Toilet to be fitted with extract fan, discharging to open air at rate of 6 litres per second and controlled by light switch. Shower to have extract fan discharging to open air at rate of 15 litres per second.

Rainwater:- 112 mm gutters and 62mm downpipes to discharge via back inlet gullies and 100 mm u.p.v.c underground drainpipe to discharge to new soakaway 1000mm diameter x 2000 mm deep and situated min: 4500 mm from any building

Foul drainage:- New shower room equipment to discharge via deep seal traps and wastes to existing 100 mm SVP terminating min: 900mm above highest opening window. 100mm w.c. waste, 40 mm shower and 32mm basin wastes. Any new foul drainage to be carried out in 100mm u.p.v.c underground drainpipe bedded on pea shingle, set at min: 1 in 40 fall and provided with concrete lintels where pipes pass under walls.

Setting out:- Great care must be taken during construction adjacent to boundary to ensure that no part of the proposed extension including overhangs of roof, gutters and foundations project beyond legal boundary.

Beams:- Under shower wall to be formed of two 152 x 89 x 16kg mild steel joists bolted together with 12mm bolts and spacers set at 600mm centres with full bearing on 450 x 100 x 150 mm deep concrete pad stone each end. Under side wall over garage use one 152 x 89 x 16 kg mild steel joist with full bearing on 300 x 100 x 150mm deep concrete pad stone each end. Lounge beam to be formed of one 152 x 89 x 16kg mild steel joist with full bearing on 300 x 100 x 150 mm deep concrete pad stone each end. Garage beams to be encased as described for garage ceiling. Lounge beam to be encased in two layers of plasterboard totalling 19 mm and 7mm gypsum plaster as fire protection.

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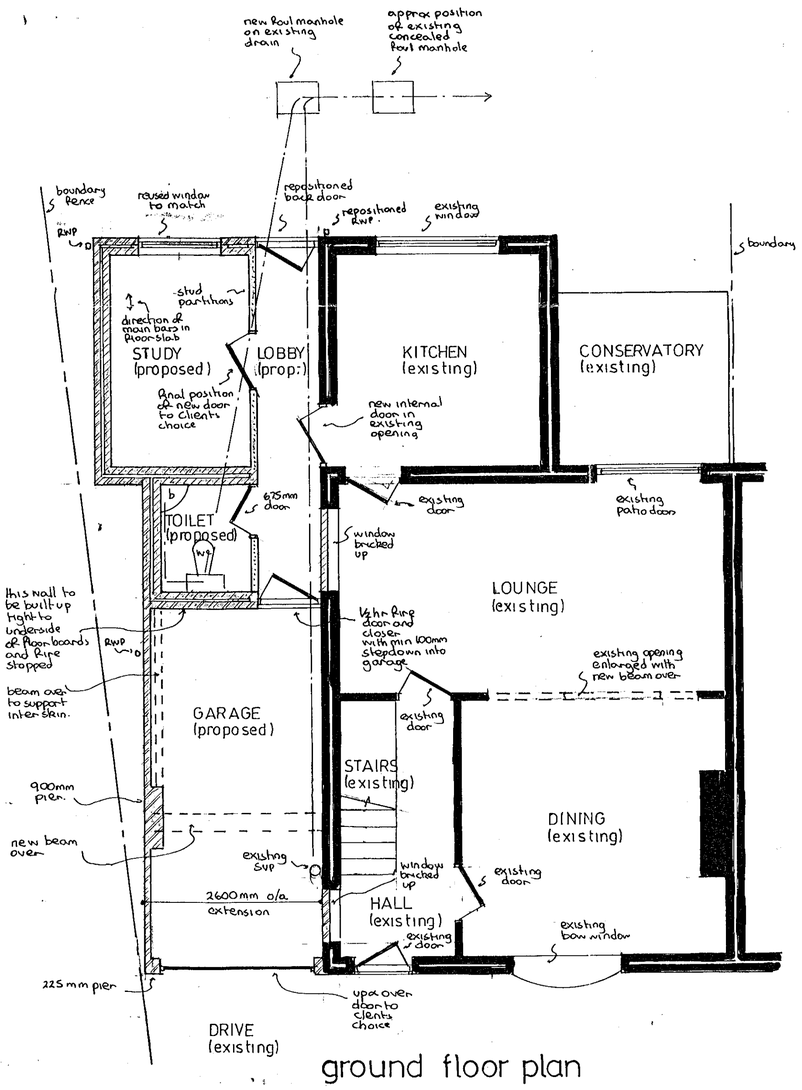
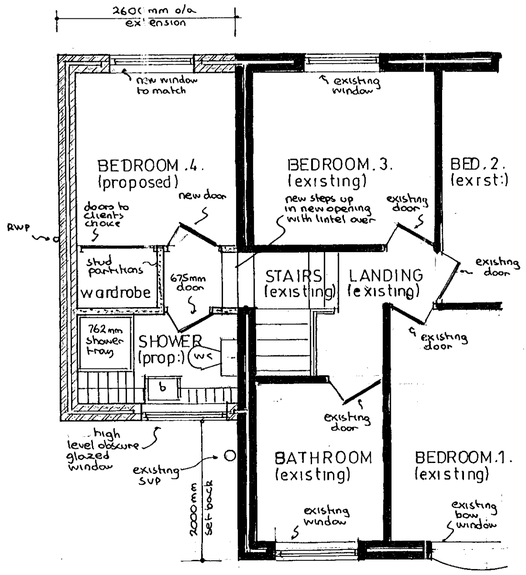
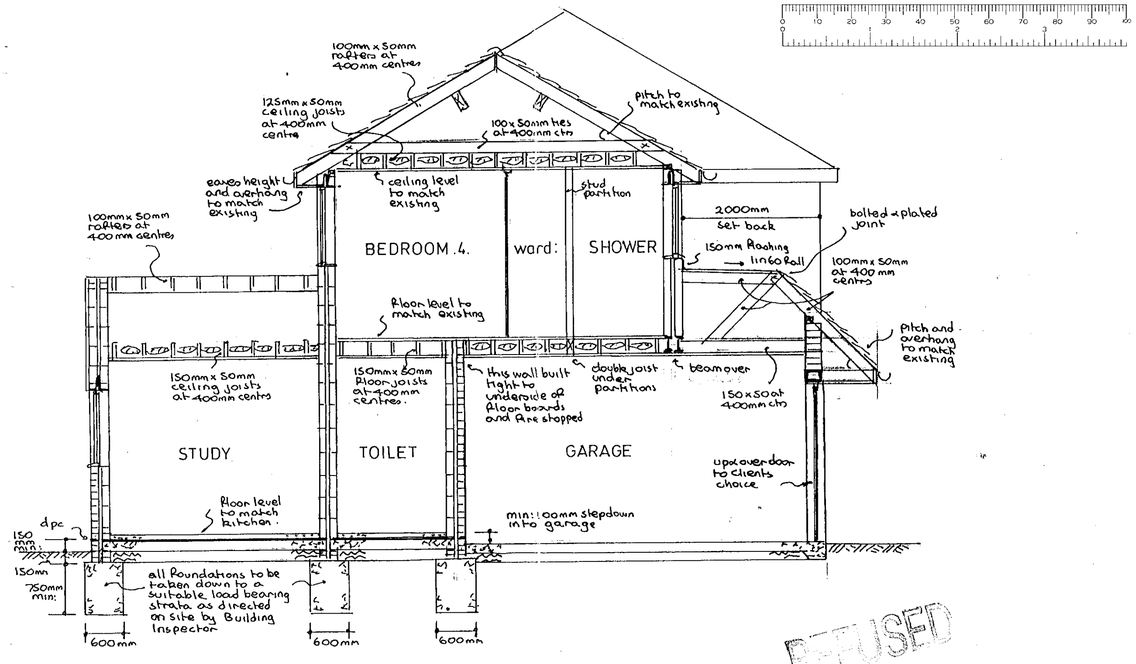


ground floor plan



gross internal area of extension = 39 m²

part first floor plan



typical section

REFUSED

for block and location plans see 1:500 and 1:2500 o.s. sheets.

PROPOSED EXTENSION at 98 LODDON BRIDGE ROAD, WOODLEY, BERKSHIRE for MR & MRS. G.R. GRIFFIN.

Revisions:-

Drawing Nº	AH/E/2935
Scales	1:50 & 100
Date	JAN 2000

ANDESIGN BUILDING PLANS