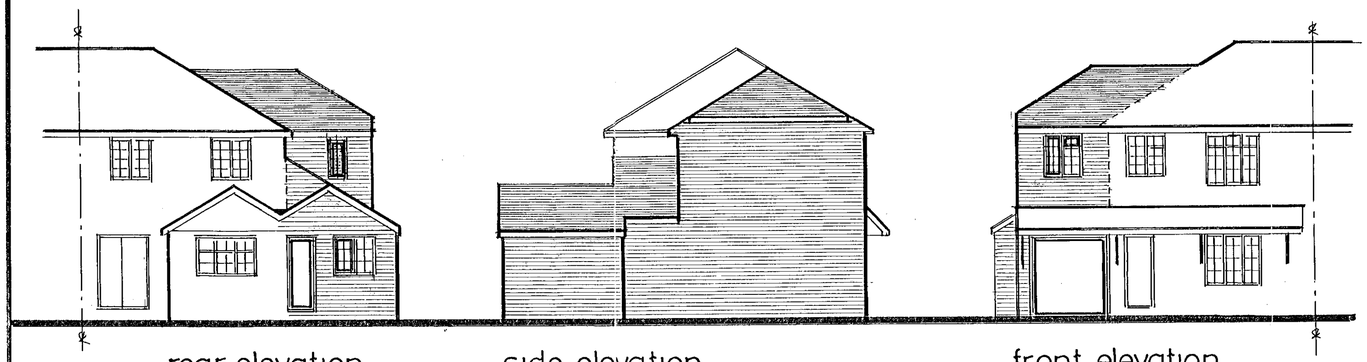


rear elevation

side elevation

front elevation

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 roofs :- 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 insulation between joists 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 combination of eaves vents equivalent to 10mm continuous gap and ridge vents over study and high level tile vents over toilet equivalent to 5mm continuous gap. Code 6. lead valley at 1 in 60 min: fall.

First floor :- 18mm 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 with 150mm fibreglass insulation between joists and ceiling of two layers of 9mm plasterboard laid cross bonded as fire break.

Lateral restraint :- Where floor & ceiling joists run parallel to an external wall, lateral restraint must be achieved 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.

Ground floor :- Garage floor to be formed of 100mm concrete on min: 150mm selected hardcore. Hobby / Toilet / Study floor to be formed of selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool rigid slab insulation on Ventrot or similar d.p.m. on 150mm suspended concrete floor slab, supported on all edges and reinforced with B785 fabric reinforcement with 10mm main bars at 200mm 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 50mm Rockwool insulation batts and 100mm internal skin of Celcon blockwork and 16mm plaster to receive selected decorations (Reinforced 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 4000mm² to shower. Any glass in windows below 800mm and doors below 1500mm measured from floor level to be in laminated safety glass. Shower window to remain obscure glazed.

Lintels :- I.G. lintels std type H/S galvanised steel insulated lintels to cavity walls, and heavy duty lintels to sides and front of garage.

Dpc & flashings :- Dpc 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.

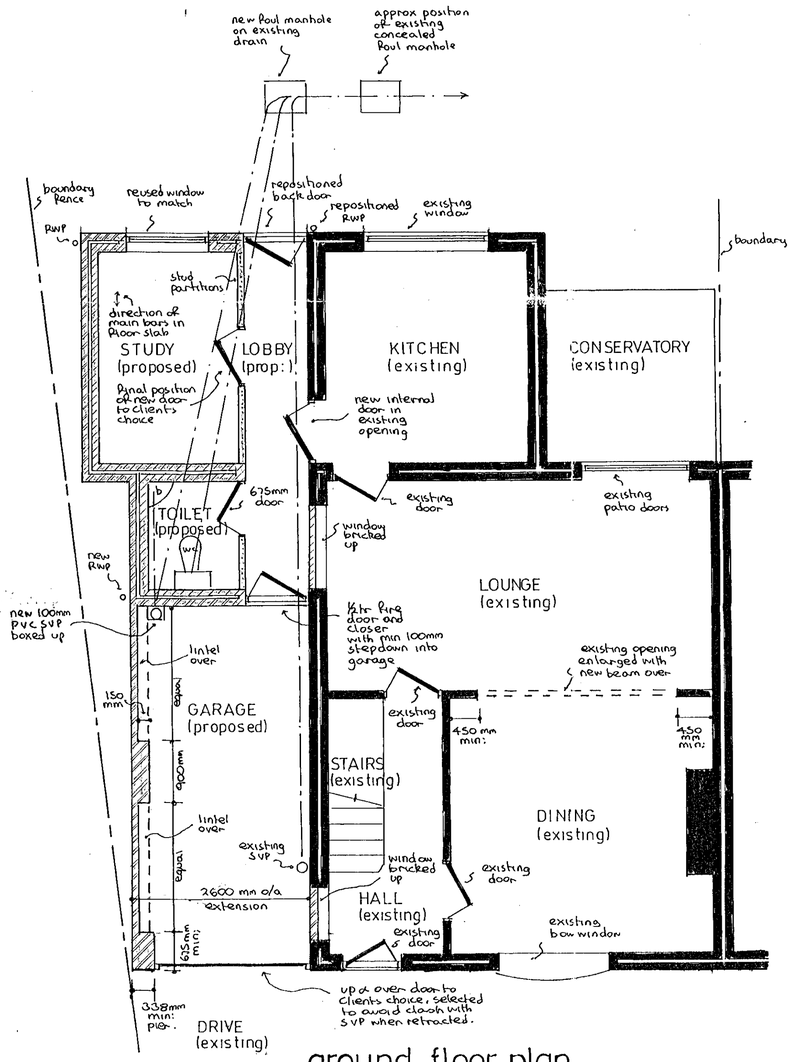
Rainwater :- 112 mm gutters (150 mm box on end gable) and 62mm downpipes to discharge via back inlet gullies and 100mm upvc underground drainpipe to discharge to new soakaway 1000mm diameter x 2000mm deep and situated min: 4500mm from any building.

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

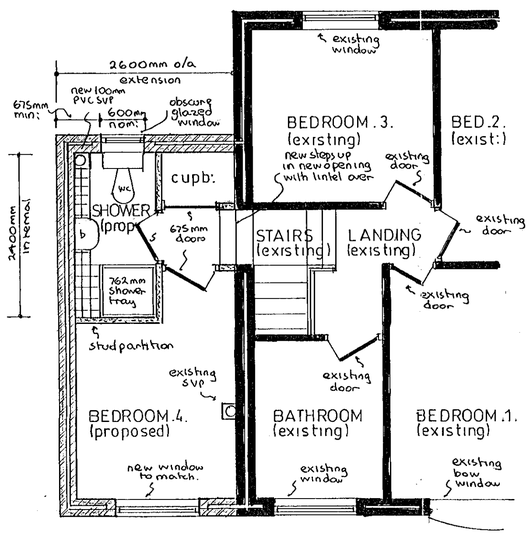
Setting out :- Great care must be taken during construction adjacent to boundary to ensure that no part of the proposed extension including overhangs & roof, gutters and foundations project beyond legal boundary.

Beam :- Lounge beam to be formed of 1No 178 x 102 x 19kg mild steel joist with full bearing on 450 x 100 x 150mm deep concrete padstone each end. Beam to be encased in two layers of plasterboard totalling 19mm and 7mm gypsum plaster as fire protection.

APPROVED

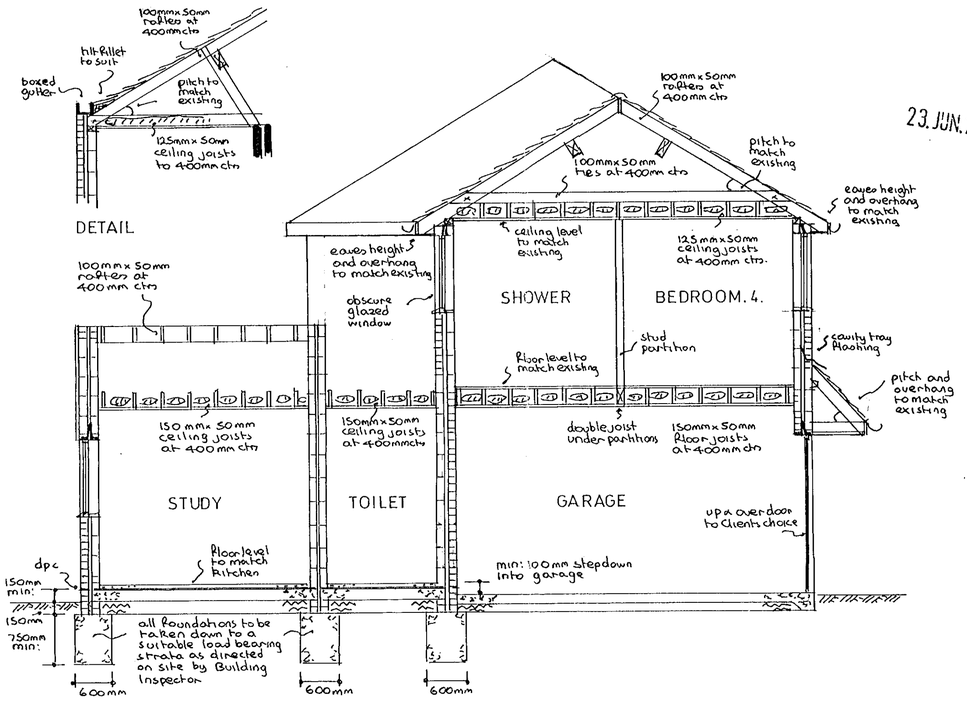


ground floor plan



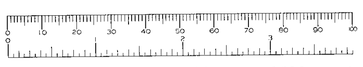
gross internal area of extension = 39·5m²

part first floor plan



typical section

23. JUN. 2000* 1831



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 :- 'B' Redrawn to reposition first floor section to Planning Officers requirements 16/6/2000

Drawing No	AHE/2935 'B'
Scales :-	1:50 & 100
Date	JUNE 2000

ANDESIGN BUILDING PLANS

CD 20/11/00.