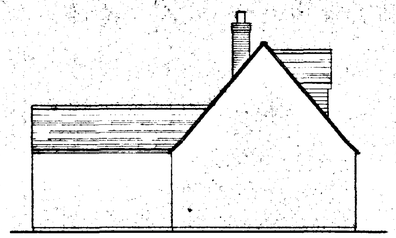


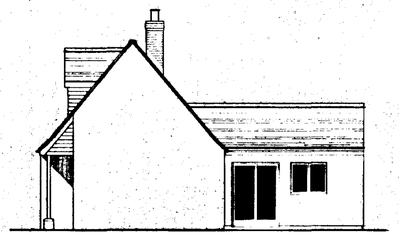
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. (All tiles to be nailed) Tiles/slates specialist roofs prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 50 deg. 38 x 100 ridge rafter binder 38 x 100 purlins braikers. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid brickwork beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards 25mm wide continuous air gap and fly proof screen: All structural timber to be min.SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No purlins joints. At roof intersections provide 25 x 100 log boards and downstrew trusses at 600 c/c: Install code 4 lead valley liner.

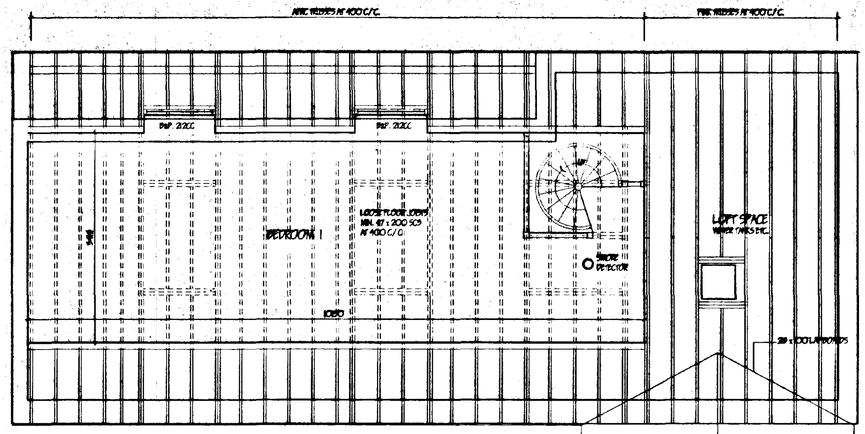
DORMER CONSTRUCTION
Form 50 deg. pitch dormer a steam or plate roof covering as main roof on 50 x 100 rafters and ceiling joists at 400 c/c on 50 x 100 head plate: 12.7mm plasterboard and skim to ceiling with 100mm glass fibre insulation laid between joists: Form external walls and cheeks of 19 x 125 treated timber on 25 x 38 treated timber studs at 400 c/c on breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/c: 100mm glass fibre infill between studs: Finish internally with 12.7mm Gyproc "duplex" plasterboard and skim: Form code 4 lead flashing to dormer cheeks.

CEILINGS.
Flat ceilings: 200mm glass fibre insulation total thickness. 100mm between joists & 100mm over. Joists. Sloped ceilings: 60mm "Celotex TS2" laid between rafters, ensure min 50MM air gap over. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: openings to be lined with 25 x 25 planted slops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Draught seal all round

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished around level: Weak mix concrete infill to bone of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on Attic truss chords/ 47 x 200 SC3 grade joists at 400c/c. Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on blockwork below.

FOUNDATIONS.
Under walls as shown provide concrete foundations as shown on plan all GEN4 mix to B.S. 5928: pt 1991. All foundations taken down to bear on load bearing strata: min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.



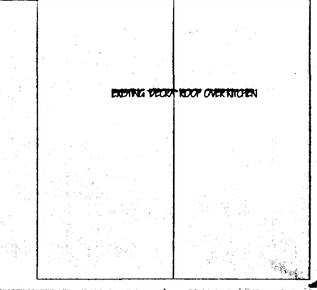
FIRST FLOOR PROPOSED

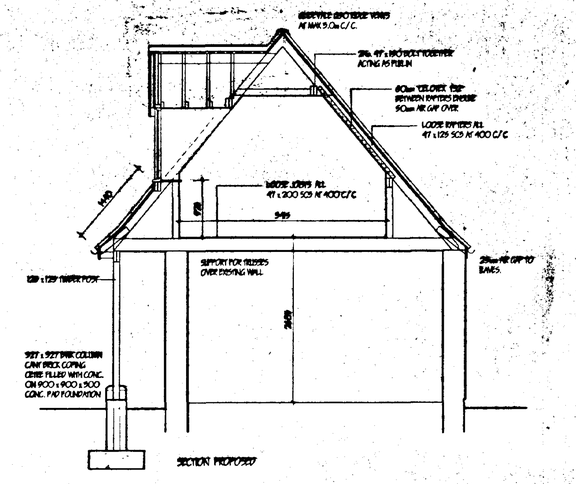
STAIRCASE AND BALUSTRADE.
Install 'Crescent of Cambridge Ltd.' spiral staircase: H 2.20 o/all dia. 1.54m. risers of 206mm: 14 No. at centre line. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395: 1984. Staircase to have shaped handrail min. 900 above pitch line. on 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

LINTELS.
All lintels to be inspected for adequacy in wall replace with lintels manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121

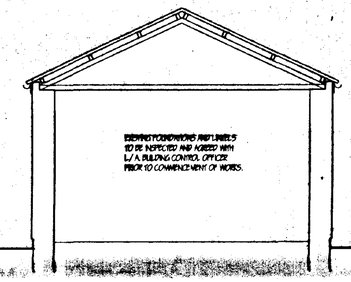
SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: To existing outlets

GLAZING.
Double glaze dormers throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206: All windows/ doors to be draught sealed.

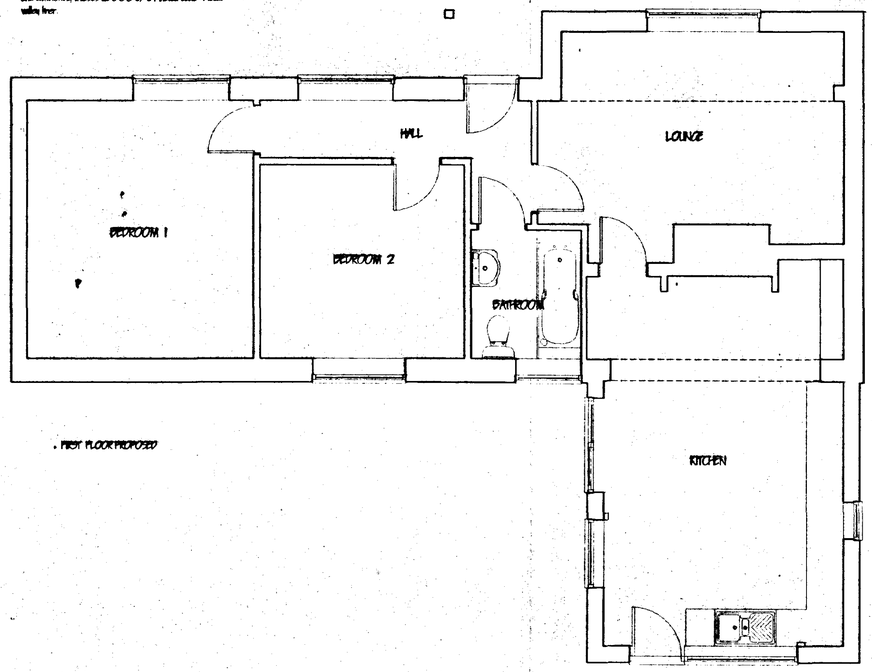




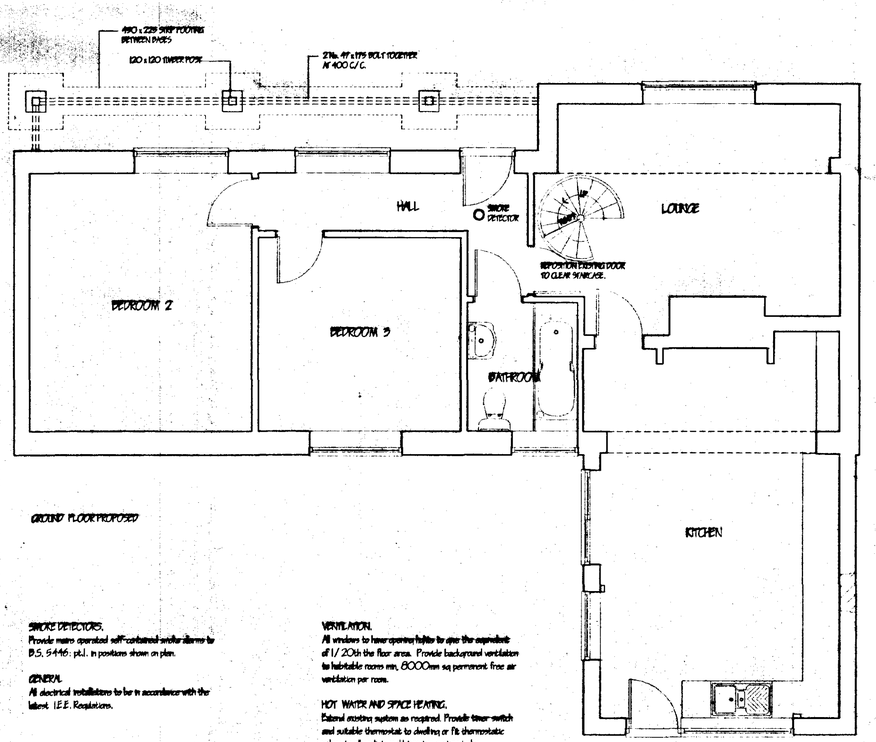
SECTION PROPOSED



SECTION EXISTING



. FIRST FLOOR PROPOSED



GROUND FLOOR PROPOSED

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room.

HOT WATER AND SPACE HEATING.
External existing systems as required. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 3.

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D., or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

REMOVE EXISTING WINDOW BLOCK UP & RENDER TO MATCH EXISTING.

SOUTH HOLLAND DC HOUSE PLANNING
25 JAN 1999
Ref: 0060/99

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 280952

Client.
MR & MRS STONE

Project.
PROPOSED DORMER ROOF.
49 DELPH ROAD,
LONG SUTTON,
SPALDING,
LINC'S.

Drawing.
DETERMINED PLAN

Scale	1:50 1:100	Drawing No.	9829
Date.	DEC. 98	Drawn.	J.C.