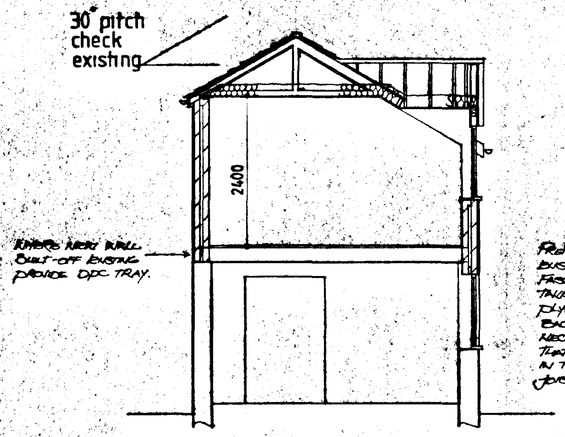
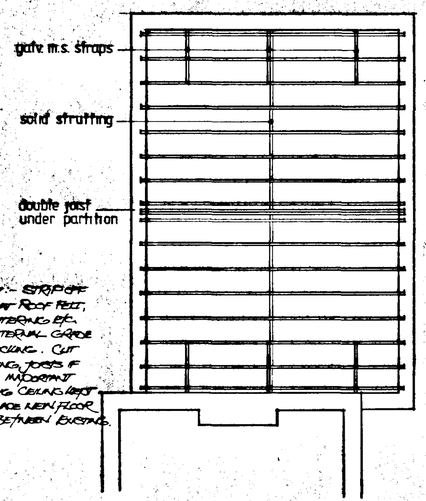
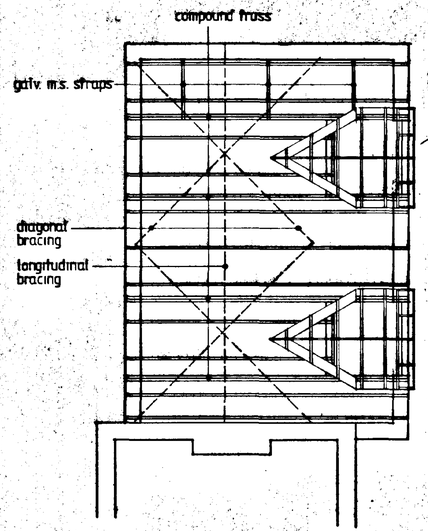


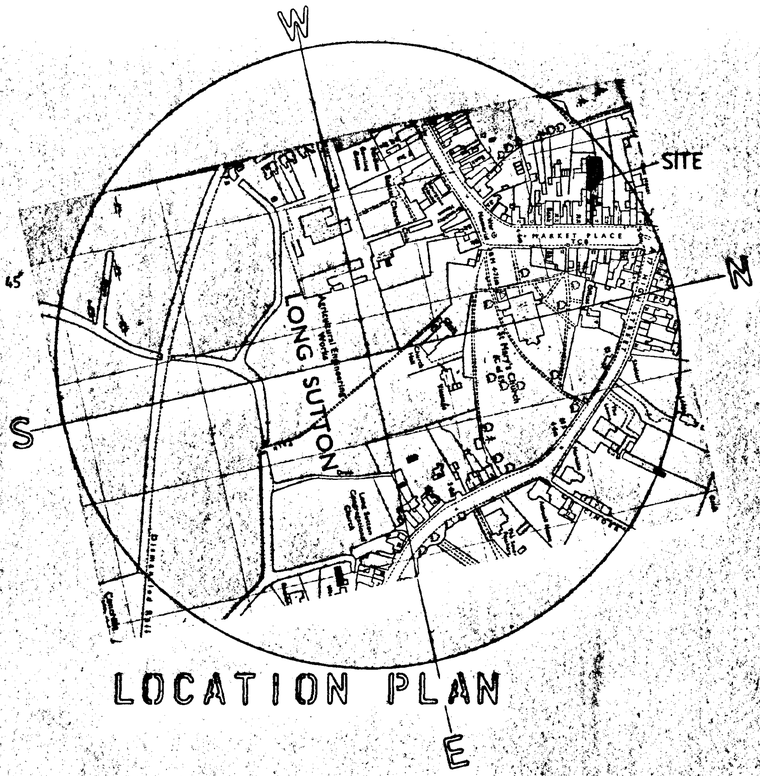
SECTION A~A



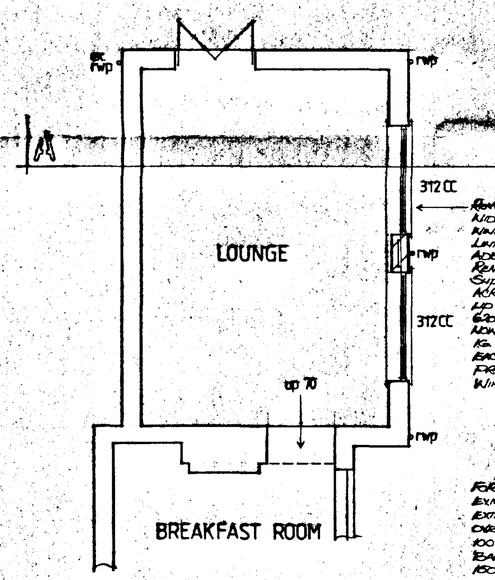
JOIST PLAN



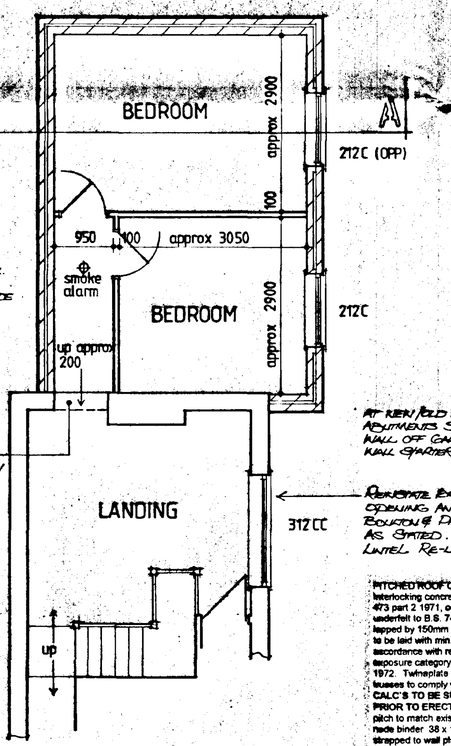
ROOF PLAN



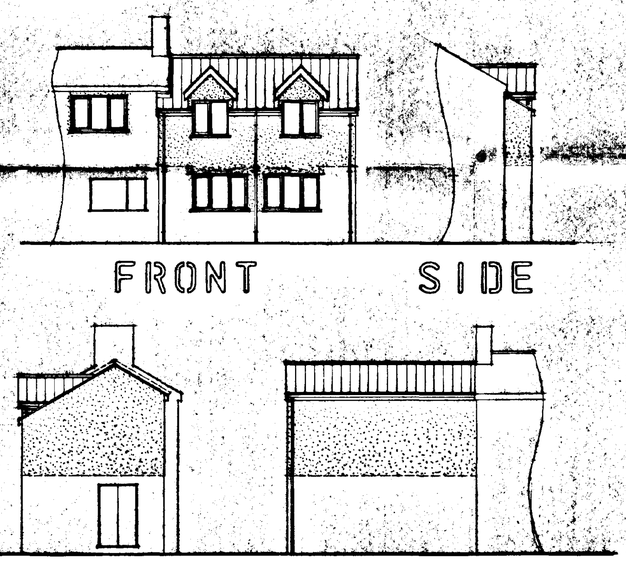
LOCATION PLAN



GROUND FLOOR PLAN



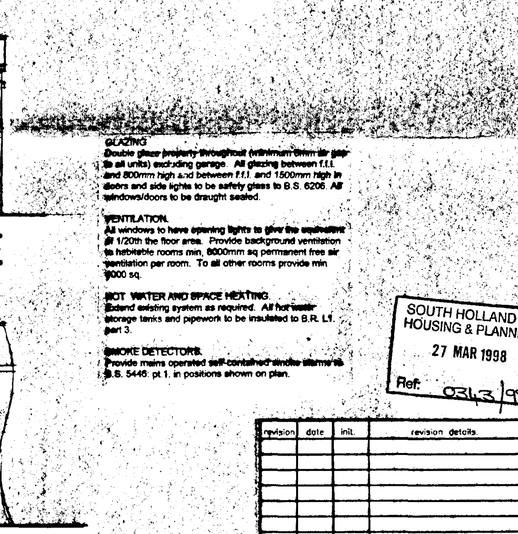
FIRST FLOOR PLAN



FRONT

SIDE

SIDE



REAR

LIMITATIONS
This drawing is limited in its selection 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 given 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, adherence to specification, variations to contract etc.

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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.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

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.

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to match existing to BS. 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 regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplata specialist made 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 to match existing. CHECK ON SITE. 38 x 100 ridge made binder. 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps easing as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm 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. At roof /wall intersections provide code 4 lead flashing. Close cavity at plate level.

DORMER CONSTRUCTION
Form dormer a shown on plan: roof pitch to match the main roof on 50 x 100 rafters and ceiling joists at 400 c/c: 50 x 100 head plate: 12.7mm plasterboard and skim to ceiling with 100mm glassfibre 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: 50 breather paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/c: 100mm glassfibre infill between studs: finish internally with 12.7mm Gyproc "duplex" plasterboard and skim: Form code 4 lead flashing to dormer cheeks.

CEILINGS
300mm glassfibre insulation total thickness: 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.

WALLING
275 cavity walling to consist of 20mm dr render to CP.5262 on 100mm Tarmac Hemelite solid insulation blocks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical cuntres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 Wm-2 deg. C.: Internal walls to consist of 38 x 89mm c.l.s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

FIRST FLOOR CONSTRUCTION
18mm T&G. flooring grade chipboard on 9" x 2" SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: 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.
Underpin existing foundations with 700mm wide x 380mm minimum thick concrete strip all GEN3 mix to B.S. 5328: pt1 1991. Underpinning to be carried out in alternate 1.0m sections. And existing building to be fully supported throughout. 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.

LINTELS.
All lintels to be manufactured by Marshalls T.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: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim.

SURFACE WATER DRAINAGE
110 dia. half round rainwater gutters to BS dia. downpipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge into Existing System. Locate and connect into.

GLAZING
Double glaze throughout (minimum 6mm air gap to all units) excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/doors to be draught sealed.

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. To all other rooms provide min 4000 sq.

HOT WATER AND SPACE HEATING.
Extend existing system as required. All hot water storage tanks and pipework to be insulated to B.R. L1 part 3.

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

SOUTH HOLLAND DC
HOUSING & PLANNING
27 MAR 1998
Ref: 031/3/98

DETERMINED PLAN

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONHAVN, HOCKLESCATE, FLEET, SPALDING, LINCS. PE12 8LF
Tel/Fax : 01406 423782

Client
MR. & MRS. SLIEGHT

Project
PROPOSED FIRST FLOOR EXTENSION + ALTERATIONS AT 20 MARKET PLACE, LONG SUTTON, LINCS.

Drawing

Scale	Drawing No.
1:50 1:100 1:2500	
MAR 98	