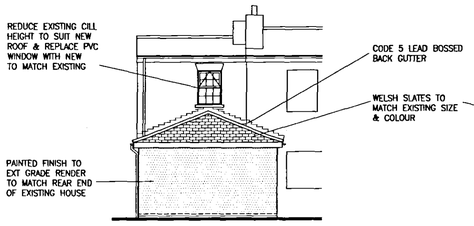
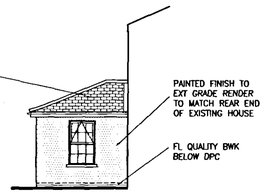
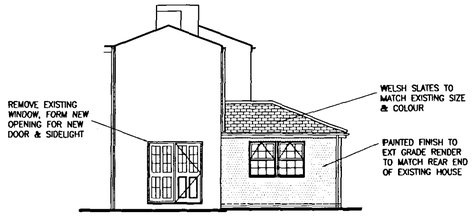
PROPOSED SINGLE STORY EXTENSION TO 24 LONDON ROAD, LONG SUTTON



SIDE ELEVATION 1:100



FRONT ELEVATION 1:100



REAR ELEVATION 1:100

DRAWING SPECIFICATION:

-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 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 Chris Hicks or any representative thereof. It is the clients or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

-COPYRIGHT RESERVED
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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 of 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 (ventilating underlay)
Welsh slates to match existing size & colour with clay ridge & hip tiles. Slates on 25 x 50 softwood treated battens on Anderson Manaflex Monarperm 700 ventilating underlay, in all cases to be lapped by 150mm both vertically and horizontally & installed in accordance with manufactures instructions. 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. Hip & ridge tiles to be mortar bedded.
Twinaplate specialist made prefabricated roof trusses to comply with BS 5268 part 3 1988. 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 30 deg. 38 x 100 ridge node binder 38 x 100 ceiling binders: 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 bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: Upvc fascia boards & soffit by Swift or equal. Provide necessary timber supports in accordance with upvc manufactures requirements: All structural timber to be min. SC3 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978. Install code 5 lead bossed back gutter & code 4 lead abutment flashings in accordance with the Lead Sheet Maunal.

-CEILINGS
For ceiling to an unheated roof space provide 250mm glassfibre insulation total thickness. 100mm between joists and 150mm over joists. 12.7m Gyproc plasterboard 3mm skim finish. Provide a vapour control layer between p/board & joists with all edges lapped & sealed. Seal around perimeter prior to wall finishes being applied. Provide min. 39 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space, opening to be lined with 25 x 25 planted stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Bond 90mm Celotex GA2090 to top surface. Provide side bolt fastening and draught seal all round. Ceiling/roof construction for an unheated loft space to achieve a U-value of 0.16W/m2.

-WALLING
280MM cavity walling to consist of 80 cavity partially filled with 50mm Kingspan Thermawall TW50 zero ODP rigid urethane insulation boards. Boards to be installed in strict accordance with manufactures instructions. Inner & outer skin of walling to be 100mm Tarmac Hemelite thermal insulation blocks or similar. Exposed walling below dpc to be FL quality brickwork. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to BS: 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with 'Ruberoid Ruberclose' preformed insulated dpc/closer. External walls to have min. "U" value of 0.35 W/m2 deg. C. New internall walling to receive 10mm S/C render and 3mm skim. Existing walling within the new extension to recieve suitable masonary wall sealer prior appling 10mm p/board & 3mm skim on plaster dabs. External blockwork to recieve 10mm external grade render & textured exterior emustion finish. Where new block walls abut existing, provide Catnic wall starter with foam insert & polysulphide sealant to joints.

-SUB STRUCTURE WALLING
100mm dense concrete blocks to BS: 6073 pt 1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

-GROUND FLOOR CONSTRUCTION
Strip all vegetable soil and lay floor as follows: 45mm sand and cement screed on 100mm GEN4 mix concrete oversite to BS:5328:pt 1 1999 on 1200 gauge DPM lapped continuous with DPC by min 100mm, lay 300mm wide DPM strip into DPC to lap floor DPM. 54mm Celotex Double-R GA2054 insulation boards or equivalent laid on 150 blinded and consolidated hardcore. Floors to achieve a U-value of 0.25 W/m2.

-SMOKE DETECTORS
Provide ceiling mounted mains operated self-contained smoke alarms to BS5446:pt 1: 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

-LEADWORK:
All leadwork is to be carried out by suitably trained personal and installed in accordance with the LSA/LDA guideline as set out in vol 1,2 & 3 of The Lead Sheet Manual (A guide to good building practice).

-FOUNDATIONS
Under walls as shown provide strip concrete foundations as follows. Under 280 cavity walls provide 225 x 700 to GEN4 mix to BS: 5328: pt1: 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 1m below ground level.

-LINTELS
All lintels to be manufactured by Messrs Catnic and to installed in accordance with makers' instructions and to have min end bearing of 150mm and at external positions to have capacity tray DPC to CP 121. Flexible sheet cavity tray to be provide above lintels complete with stop ends and to project min 150mm horizontally past the lintel. Provide min 2No. Plastic perp-end weep units in perp joints to base of cavity tray.

-FOUL DRAINAGE
Where existing pipes pass under floors encase in 150mm pea gravel. Where pipes pass under floors with less than 300mm from crown to u/s of slab, surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridges sheet material.

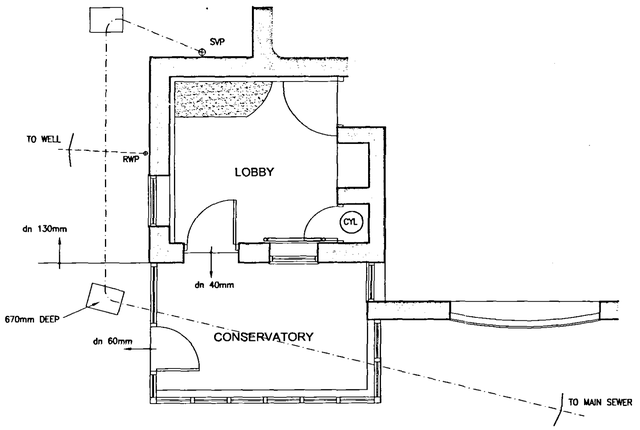
-SURFACE WATER DRAINAGE
115mm dia half round rainwater gutters to 63mm dia rainwater pipes. 110mm dia, underground pipes flexibly joined to a fall of 1.70 pipes bedded and surrounded in pea gravel and discharge to existing well.

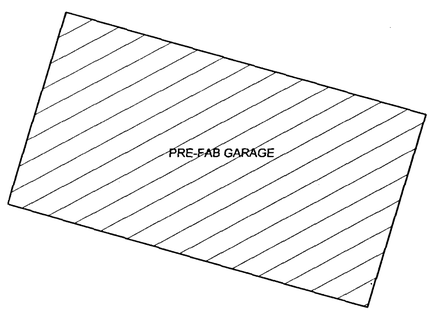
-GLAZING
New upvc windows & doors to receive double glazed units & to achieve a average U-value of 2.0 W/m2 by means of 4mm inner pane; 16mm air gap & 4mm Pilkington 'K' outer pane. All glazing between ffl and 800mm high and between ffl and 1500mm high in doors and side lights to be laminated safety glass to BS:6206. All windows/doors to be draught sealed.

-VENTILATION
All windows to have opening lights to give the equivelent 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.

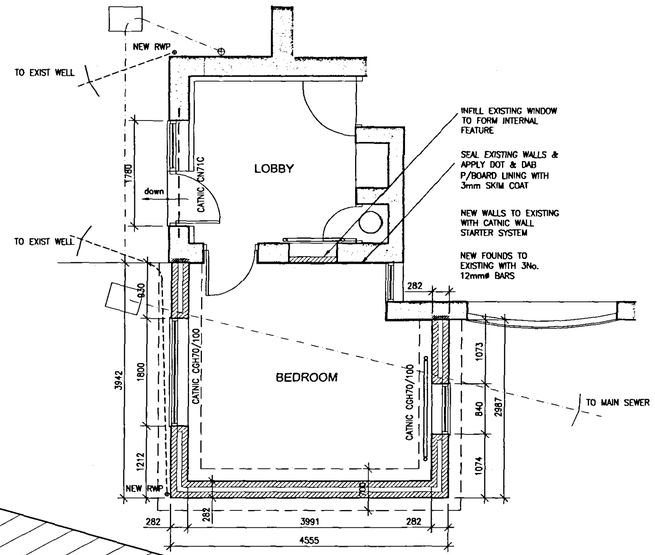
-SPACE HEATING:
Existing LTHW system extended to the new extensions. Fit thermostatic control valves to all new radiators.

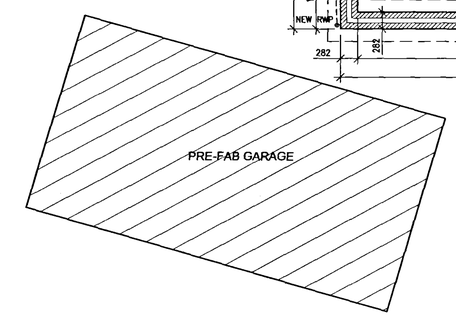
-ELECTRICAL
All electrical installations to be in accordance with the latest IEE Regulations. All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm and 1200mm from ffl.



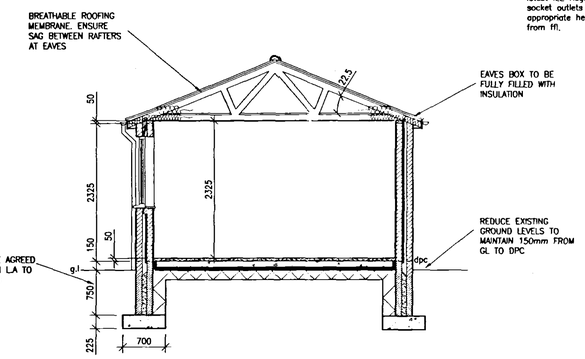


EXISTING GROUND FLOOR PLAN 1:50

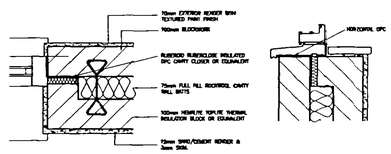




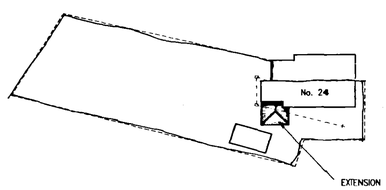
PROPOSED GROUND FLOOR PLAN 1:50



TYPICAL SECTION 1:50



TYPICAL CAVITY CLOSER DETAIL 1:10



TYPICAL CAVITY CLOSER DETAIL 1:10

Fleet
18 JUL
0888/03
DETERMINED
PLAN

revision	date	init.	revision details.

Project.
MR & MRS C BENTON

PROPOSED ALTERATIONS & EXTENSION TO
24 LONDON ROAD
LONG SUTTON
LINCS

Drawing.

EXISTING & PROPOSED PLANS

Scale 1:50, 1:100.	Drawing No. CHCS 03/01
Date. JUNE 2003	Drawn. C.H