GROUND FLOOR CONSTRUCTION
150mm T&G. flooring grade chipboard on 97 x 1719 SC5 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.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 600 / 700 and under 100 walls provide 225 x 450 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. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary, be taken down to 225 x 450 foundation.

LINTELS.
All lintels to be manufactured by Wickes U.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external apertures to have cavity tray D.P.C. to CP. 121: Internal lintels to be U.G. 100 Pre type.

FOUL DRAINAGE
Inspection chamber construction to be "Clwyd" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives 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 opp around pipe, aperture sealed both sides of wall with rubber sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminations with PVC bellows. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be rained on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater spillers to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to adopt from dwelling.

CLADING.
Double glaze properly throughout (minimum three air gap to all units). 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.

SUBSTRUCTURE WORKING.
100mm dense concrete blocks to B.S. 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.

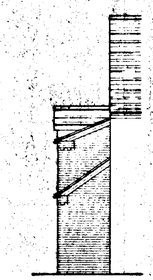
LEVEL ENTRY THRESHOLD
Provide "Dunton & Pask" Mobility door frame & threshold (FN29M-MOB) to at least one entrance to building.

FOOTPATHS / DRIVES.
Provide min. 900mm wide flagpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be stepped up to footpath level at min. 1:20

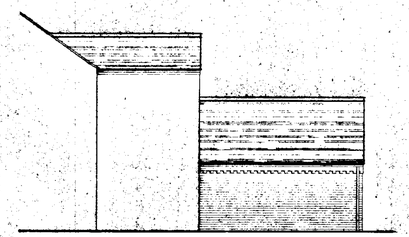
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500 sq polythene D.P.M. on 50mm Polystyrene insulation board, on 1200 sq polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore.



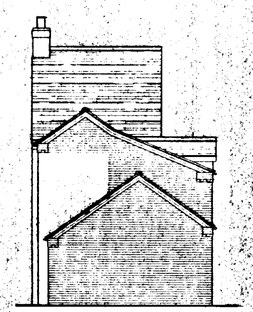
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PITCHED ROOF CONSTRUCTION
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 150 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be layered 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 catagory as detailed in CP3 chapter V part 2 1972. Terneplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg 50 x 100 ridge rook binder 50 x 100 cotton 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. 90 x 100 wall plate bedded in sand and cement. 25mm wide continuous air vapp and fly proof screen. All structural timber to be min SC3 grade. Where spans of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and dimentrow trusses at 600 c/c : Install code 4 lead valley liner.

DORMER CONSTRUCTION
Form 35 deg. pitch dormer a shown on plan roof covering as main roof on 50 x 100 rafters and ceiling joists at 400 c/c on 50 x 100 head plates: 12.7mm plasterboard and skim to ceilings with 100mm slownfibre insulation laid between joists: Form external walls and cheeks of 19 x 129 treated timber on 25 x 150 treated timber studs at 400 c/c on breather paper fixed to 9mm exh. grade sheathing ply on 50 x 100 timber studs at 400 c/c 100mm slownfibre infill between studs: finish internally with 12.7mm Gyproc "duplex" plasterboard and skim: Form code 4 lead flashing to dormer cheeks.

CEILINGS.
Flapins ceilings 100mm "Ubbink SP" laid between rafters: Flat ceilings 200mm slownfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm 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 slopes: Access panel to be 12mm ply with layer of 12.7mm Fireline board / Panel to face. 100mm Jokes to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
265 cavity walling to consist of Face Brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks 65 cavity: laid into cavity Reckoned cavity wall battes insulation boarding in accord. with makers instructions and agreement cert' No 89 / 1087. 100mm Tarmac Hamolite solid insulation blocks or similar: Cavity walls tied together using galvanised wire twist ties set 900 horizontally, and 450 vertically, to B.S. 1243:1979 wall ties positioned at 300 vertical centres 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 W/m2 deg. C.: Internal walls of 100mm Tarmac Hamolite solid insulation blocks: All to receive 10mm S/C render and 5mm skim. Stud walls to consist of 98 x 89mm c.l.s studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm slownfibre infill between studs.

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. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Extend existing system as required. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control 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.I.I. part 5.

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.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

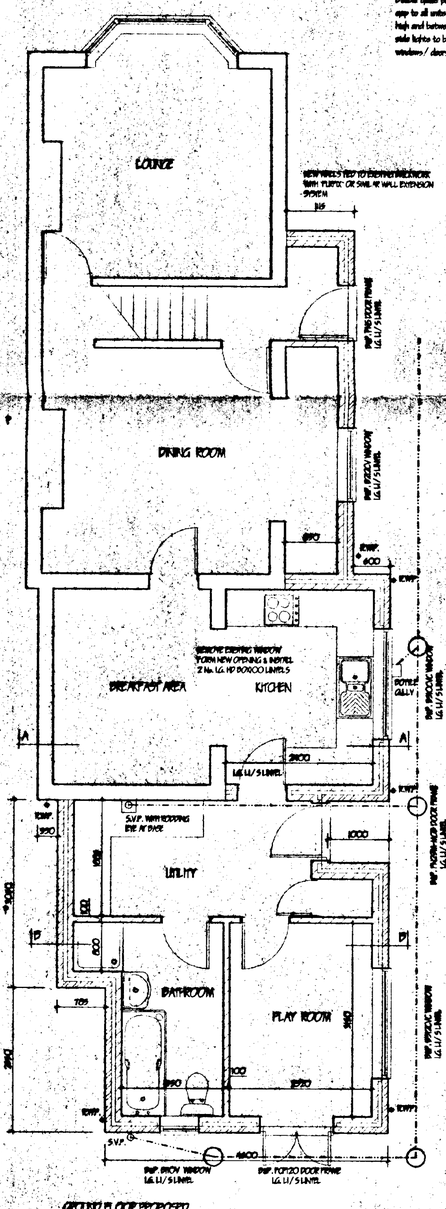
LIMITATIONS.
The drawing is limited to the extent of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall 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 Plaster / 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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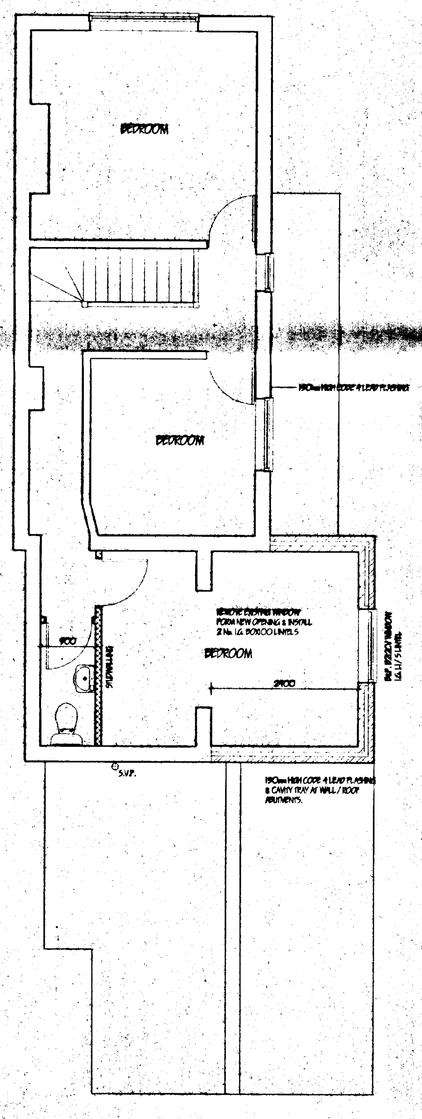
BOUNDARIES.
All materials to be non-asbestos otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate 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.

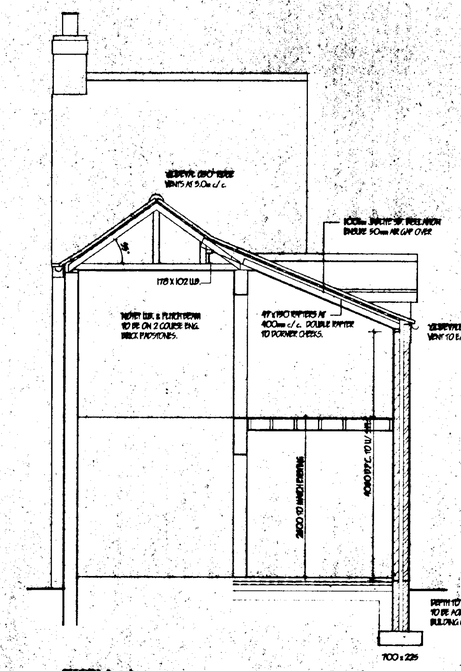
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



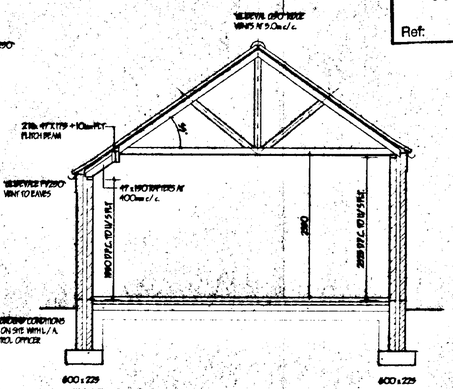
GROUND FLOOR PROPOSED



FIRST FLOOR PROPOSED



SECTION A - A



SECTION B - B

revision	date	init.	revision details.

SOUTH HOLLAND DC
HOUSING & PLANNING
09 SEP 1999
Ref: 0896/99

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S. PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 890892

Client.
MR PURRELL

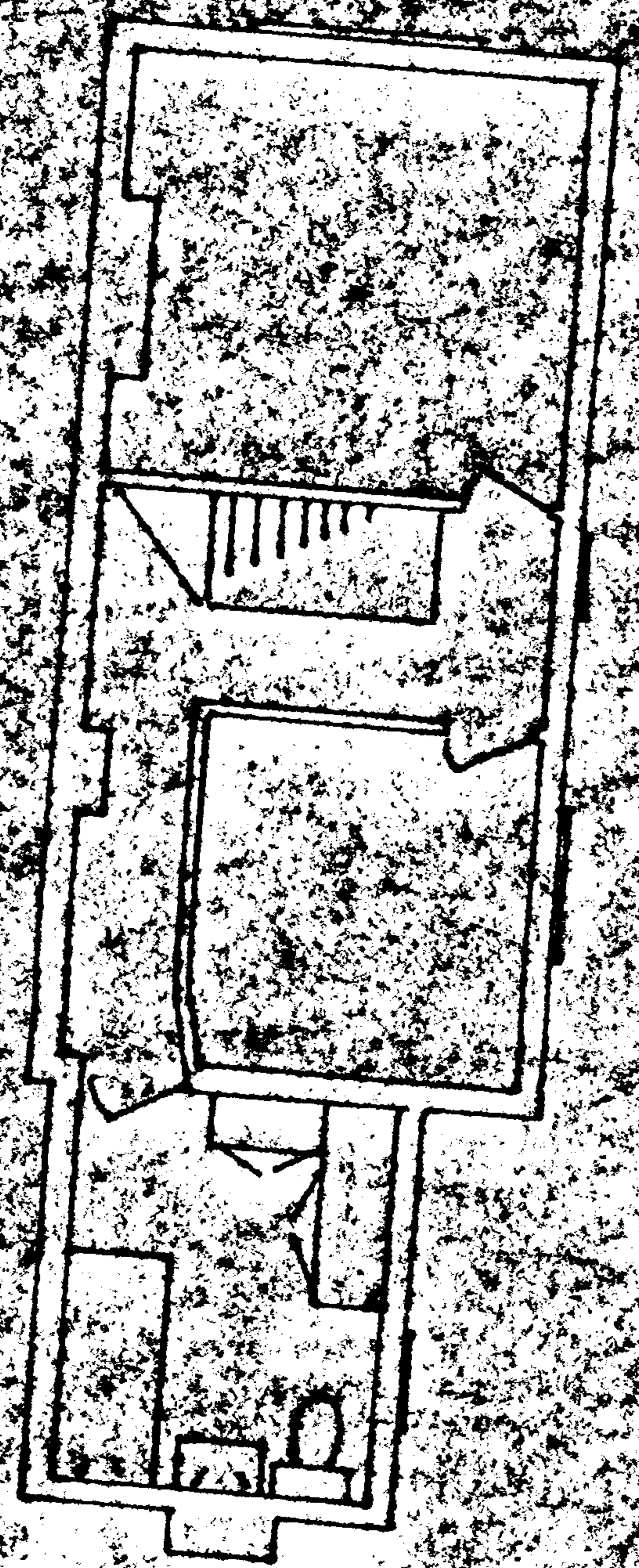
Project.
PROPOSED EXTENSION, 1 BRIDGE ROAD, LONG SUTTON, SPALDING, LINC'S.

DETERMINED PLAN

Drawing.
PLANS / SECTIONS / ELEVATIONS PROPOSED.

Scale	1:50 1:100	Drawing No.	9912
Date	SEPT. '99	Drawn.	J.C.

No. 1 Bridge Rd, Long Sutton
EXISTING STRUCTURES









SOUTH HOLLAND DC
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? SEP 1999
Ref: [illegible]896/99

SCALE 1/50