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 independant 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.

CEILINGS
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over rafters. 12.7mm Gyproc "duiplex" plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage/Lobby ceiling to be 12.7mm Gyproc Fireline board and Artex: 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. 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: 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 centres & all unbonded closures of cavity: Close cavities with "Thermalite" 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 Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except garage). Stud 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.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to be (in accordance with) BS 6073 part 1: 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 150 to DPC. All brickwork below DPC to be engineering quality

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST4 to B.S. 5328:1990: 150 blinded and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation: Ensure 100mm threshold at door from garage to Lobby.

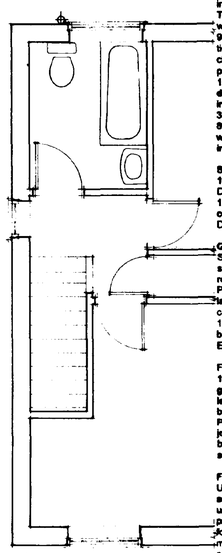
FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 195 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 3No joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m: Provide 2No. joists bolted together under all first floor walls where not supported on blockwork below.

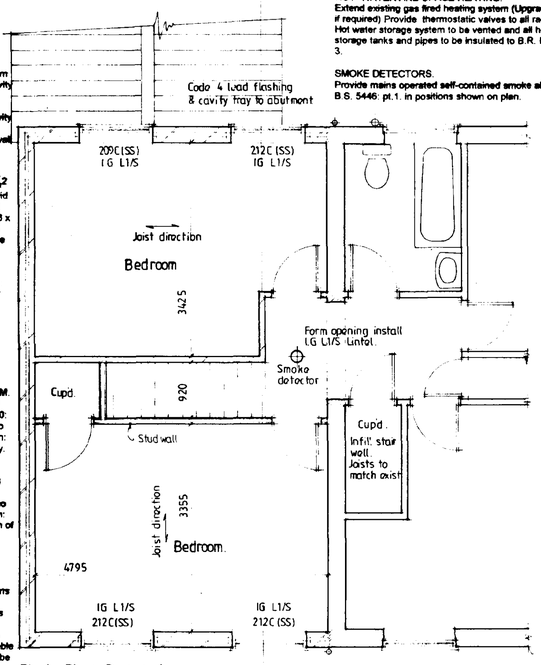
FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 under 200 walls provide 600 x 225 and under 100 walls provide 225 x 450 all ST4 mix to B.S. 5328: 1990. All foundations taken down to bear on load bearing strata min. depth of 500 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.

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. W.C. to extract min. 6 litres per second.

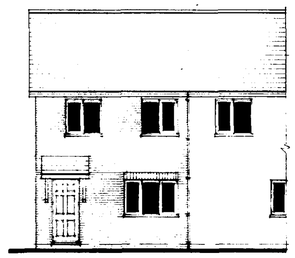
HOT WATER AND SPACE HEATING.
Extend existing gas fired heating system (Upgrade Boiler if required) Provide thermostatic valves to all radiators Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1. part 3.

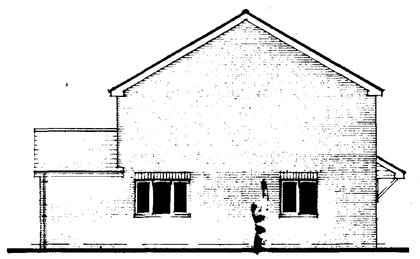
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

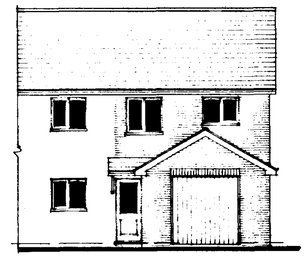

First Floor Existing

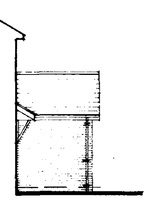


First Floor Proposed


South Elevation


West Elevation


North Elevation


East Elevation

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles To match existing 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 regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinsplate 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 fink type at 600c/c to a pitch of approx 30 deg. CHECK ON SITE. 38 x 100 ridge node binder 2No 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: 27 x 75 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 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 diminishing trusses at 600 c/c : Install code 4 lead valley liner. Close cavity at plate level.

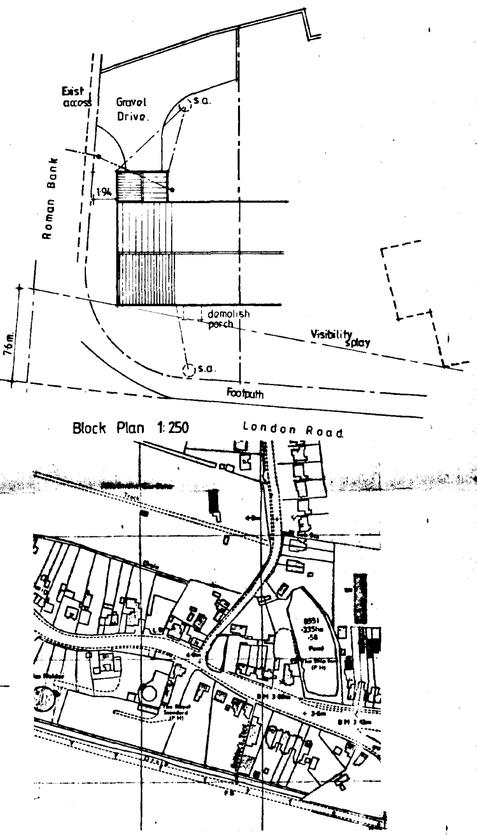
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Building Regulation approval
The drawing must not be used as a contract document alone.
All dimensions shall be taken from or 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.

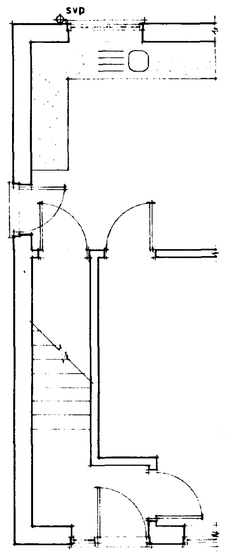
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate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

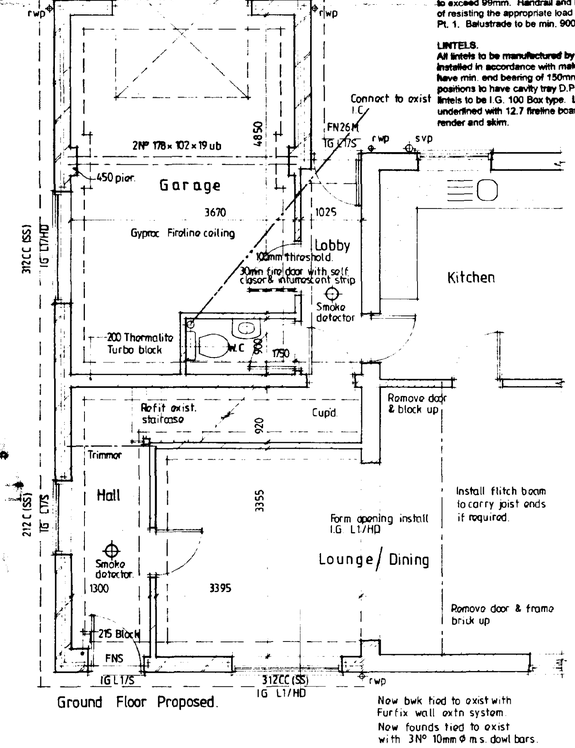
FOUL DRAINAGE.
Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1983 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1983 and to extend 900mm above window head terminating with PVC balloon.
Waste pipes to be 40mm dia. PVC to B.S. 3943: 1979 complete with rodding eyes at every change of direction: Basin to have 75 deep seal traps. Shower to be raised or 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to B3 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze property throughout (minimum 12mm 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.

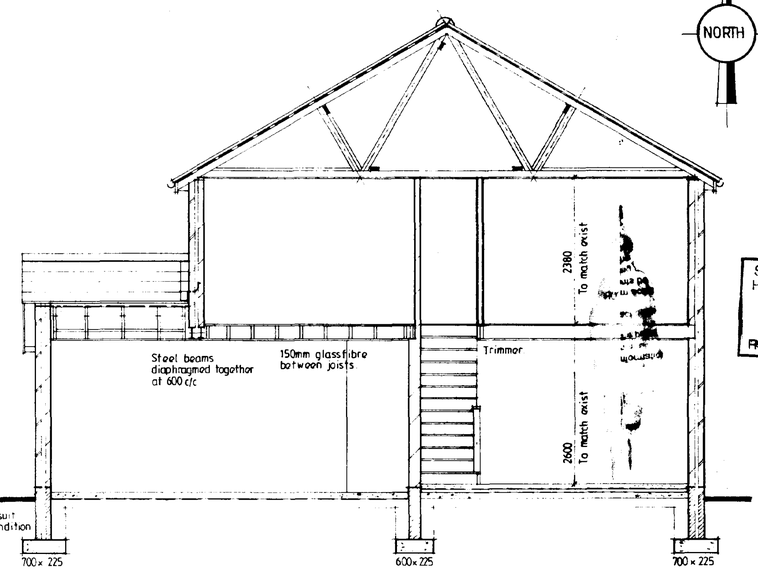



Ground Floor Existing



Ground Floor Proposed.

Now bwk tied to exist with Furfix wall extn system.
Now founds tied to exist with 3N° 10mm ø m.s. dowl bars.



Section

NORTH

SOUTH HOLLAND DC
HOUSING & PLANNING
23 OCT 1996
Ref: 0986/96

DETERMIN PLAN

COOPER ARCHITECTURAL DESIGN
BRANYARDS, HOCKLESBEATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782

Client.
MR & MRS A. GILLET

Project.
PROPOSED EXTENSION TO 77 LONDON ROAD, LONG SUTTON, LINCS

Drawing.

Scale	Drawing No.
1:50 1:100	95060
Date. OCT. 96	Drawn.