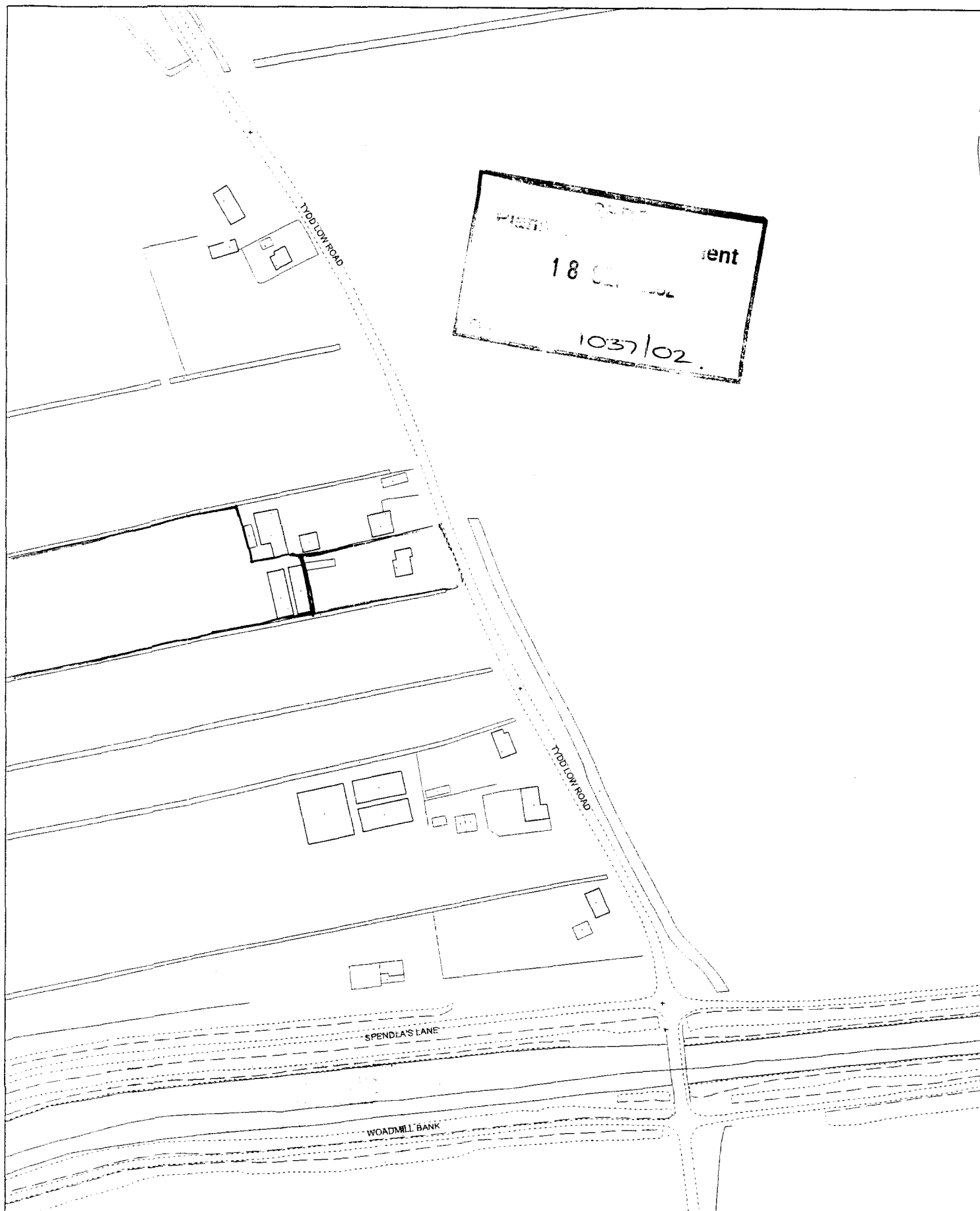




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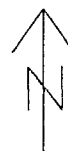


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Lincolnshire PE11 2XE

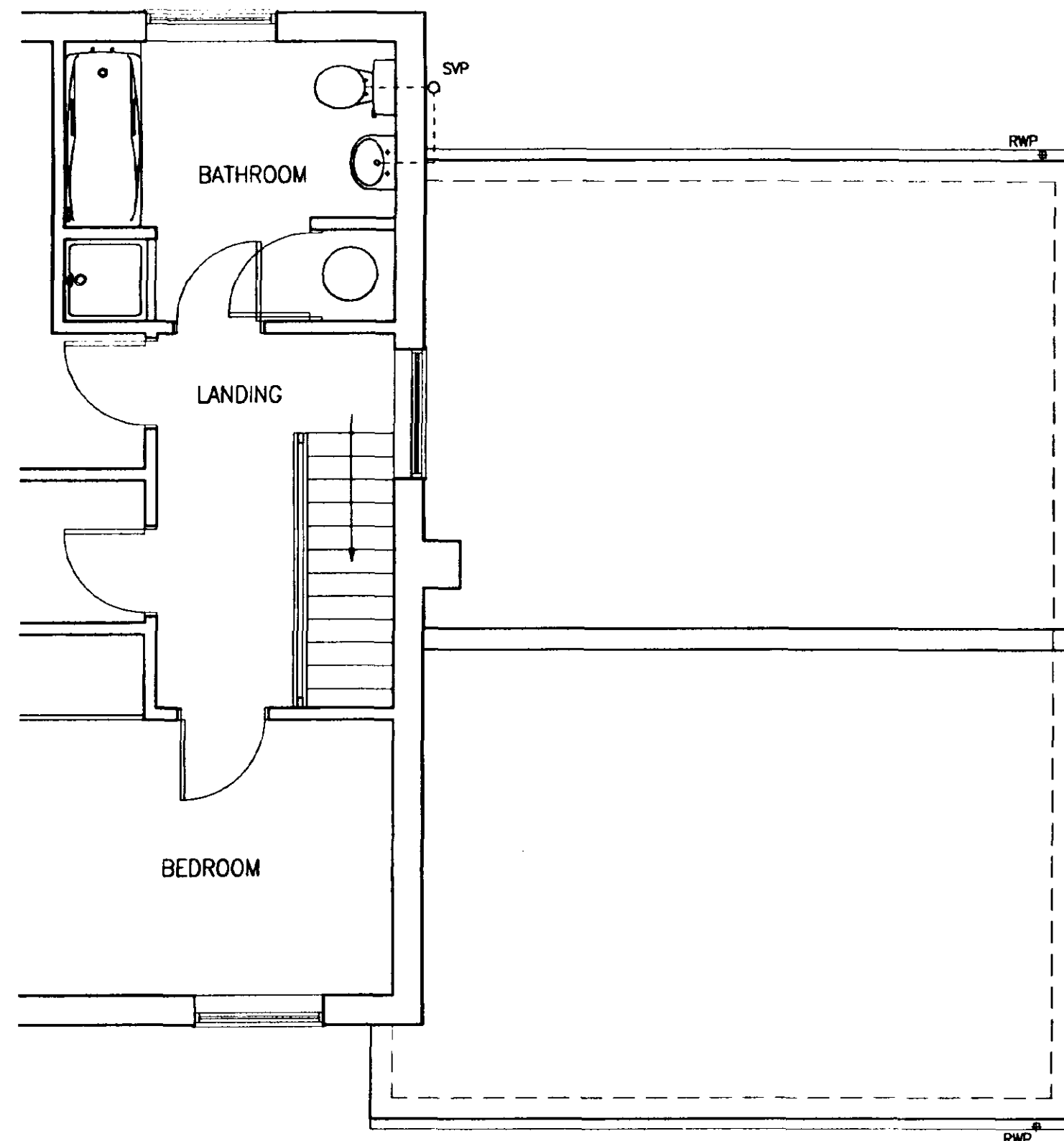
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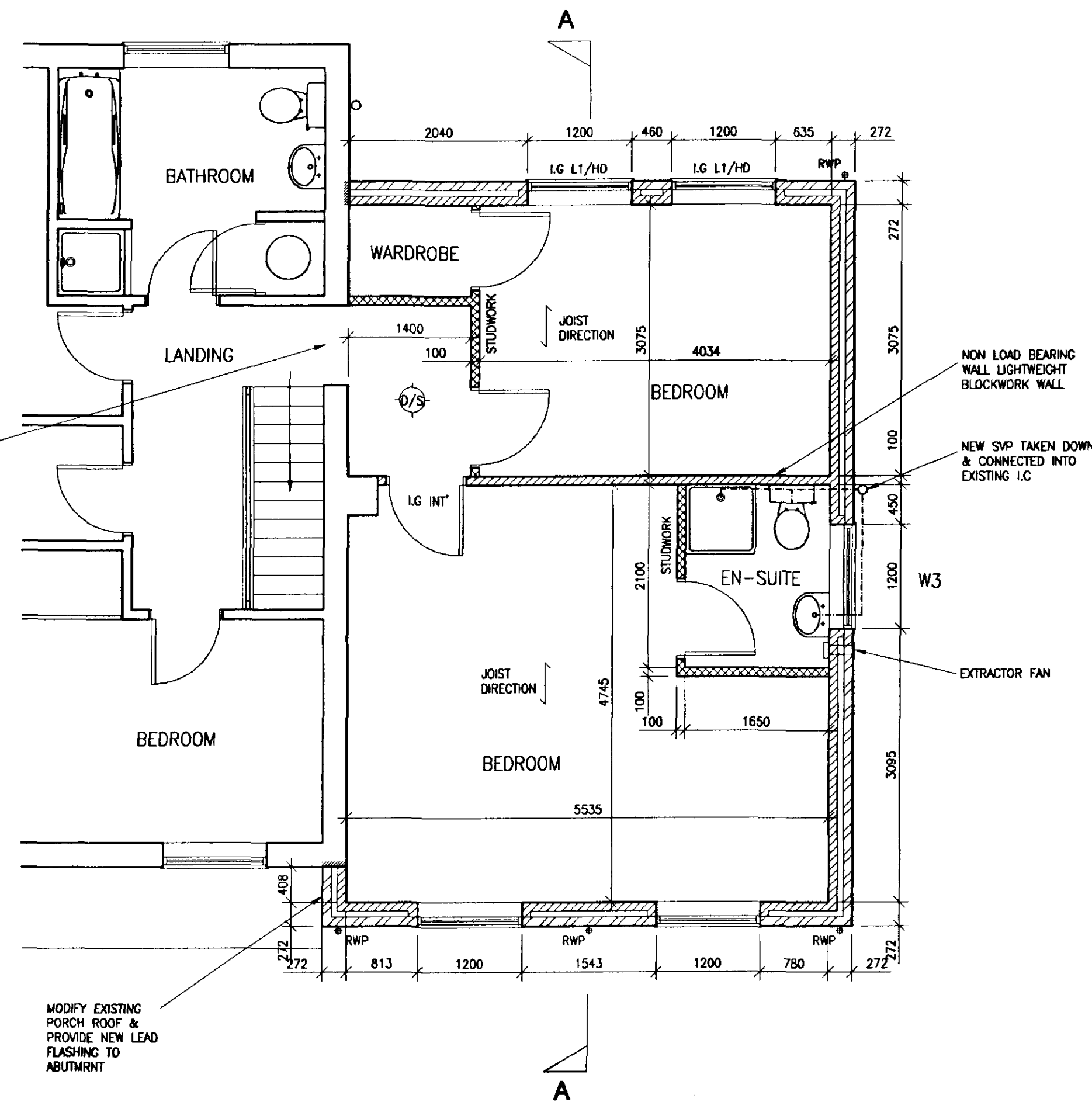
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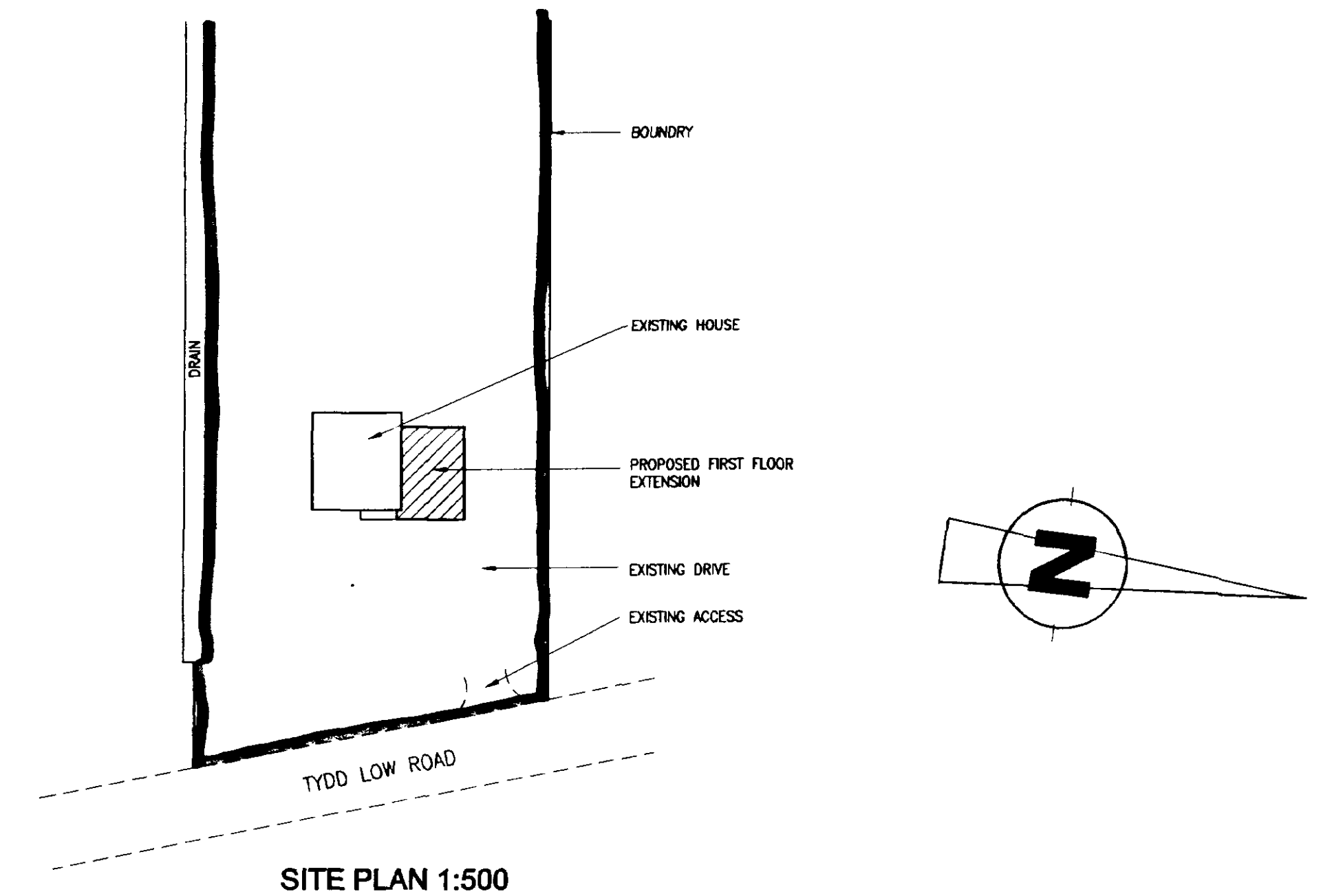
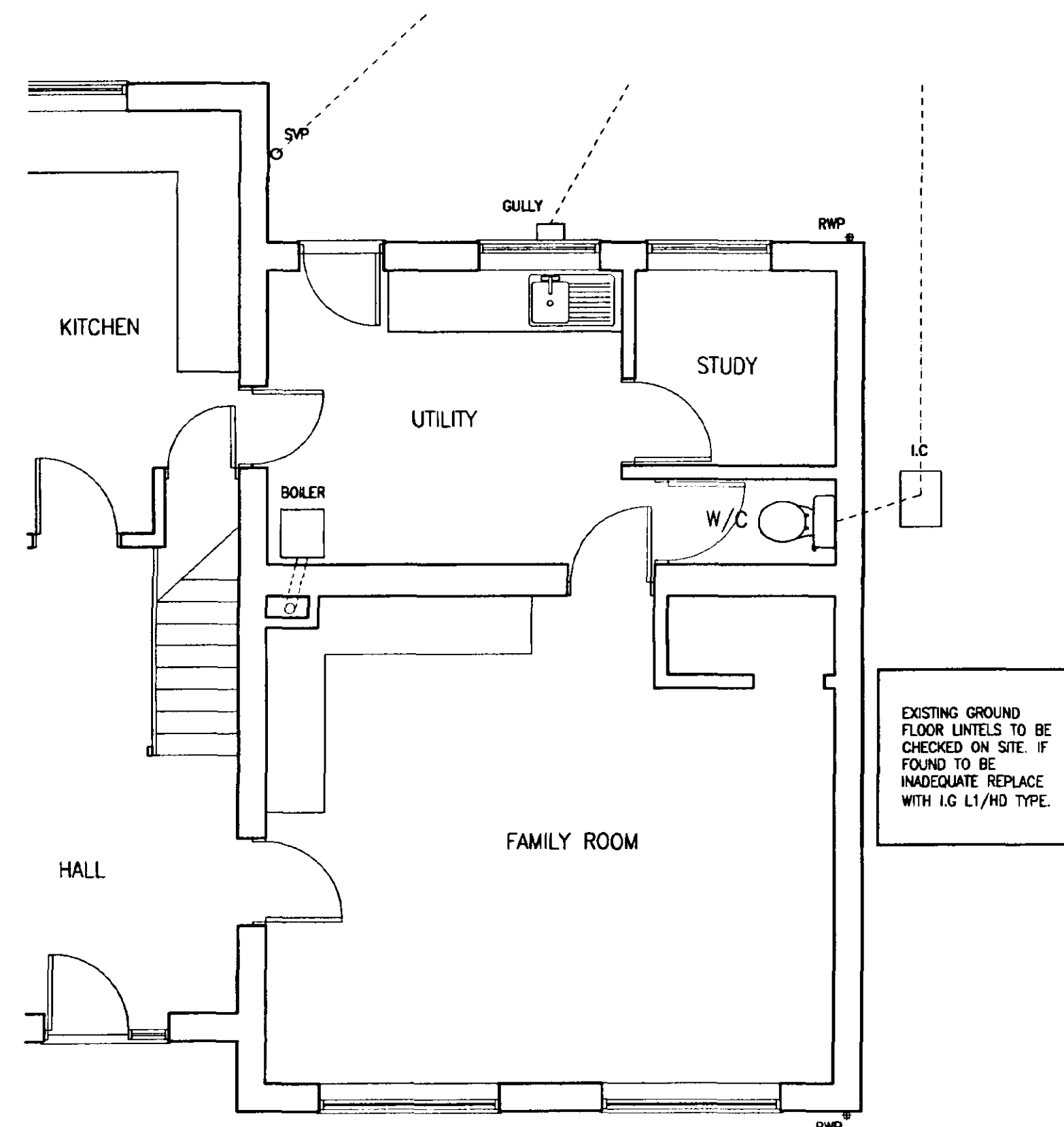
PROPOSED FIRST FLOOR EXTENSION TO 11 TYDD LOW RD, LONG SUTTON



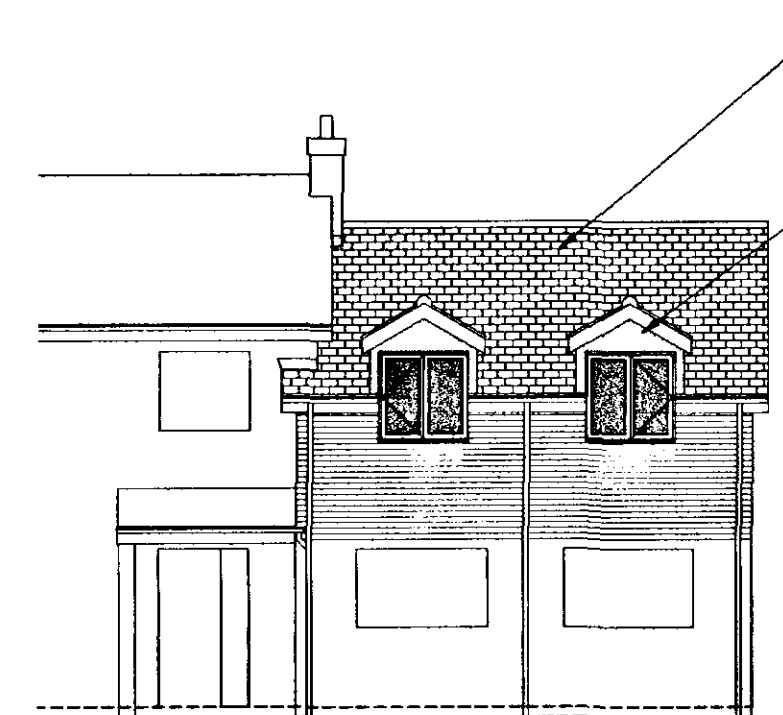
EXISTING FIRST FLOOR PLAN 1:50



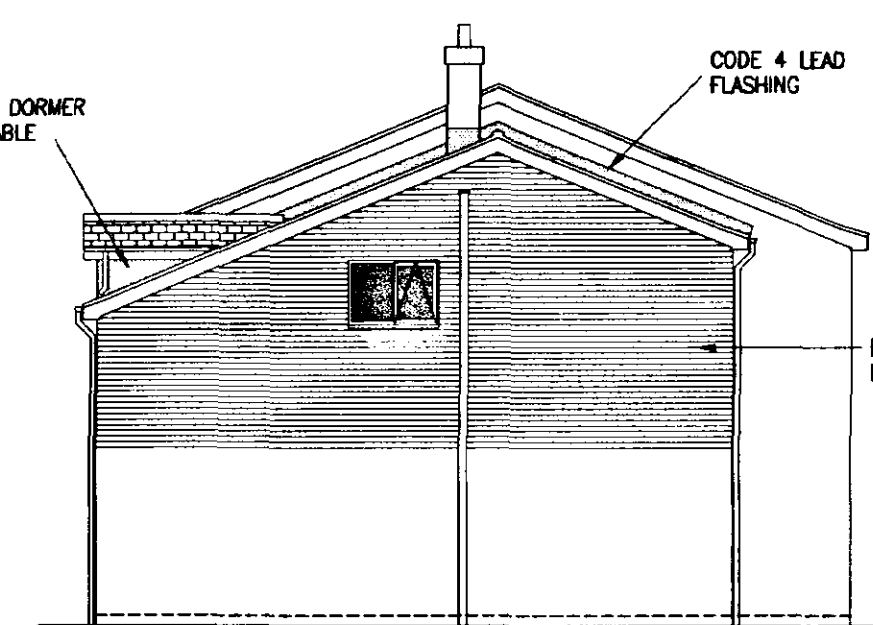
PROPOSED FIRST FLOOR PLAN 1:50



EXISTING GROUND FLOOR PLAN 1:50



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



revision	date	init.	revision details.

Project:
MR & MRS P BRIGGS
PROPOSED FIRST FLOOR EXTENSION TO
'CARNELL' 11 TYDD LOW ROAD
LONG SUTTON
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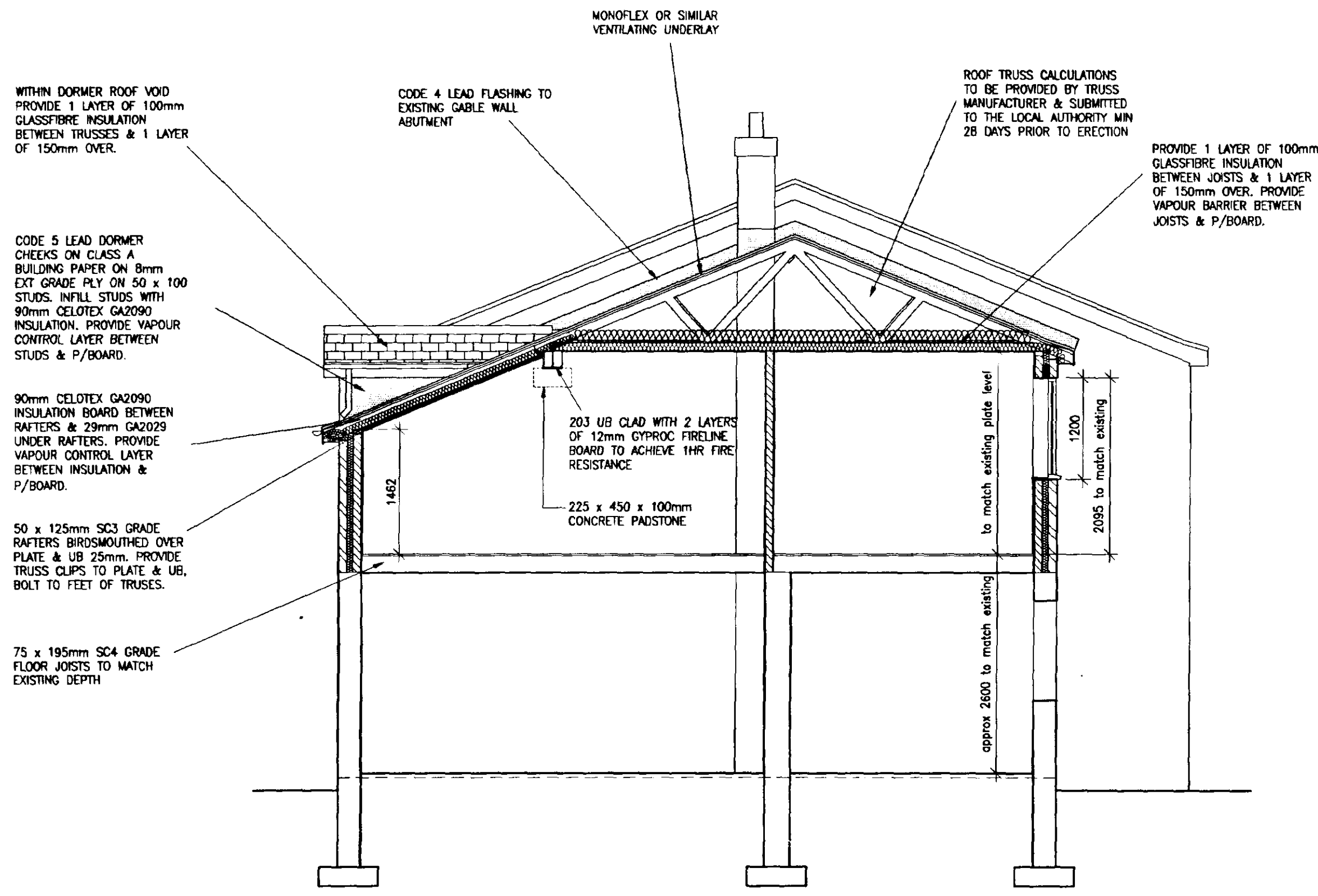
**DETERMINED
PLAN**

Drawing.

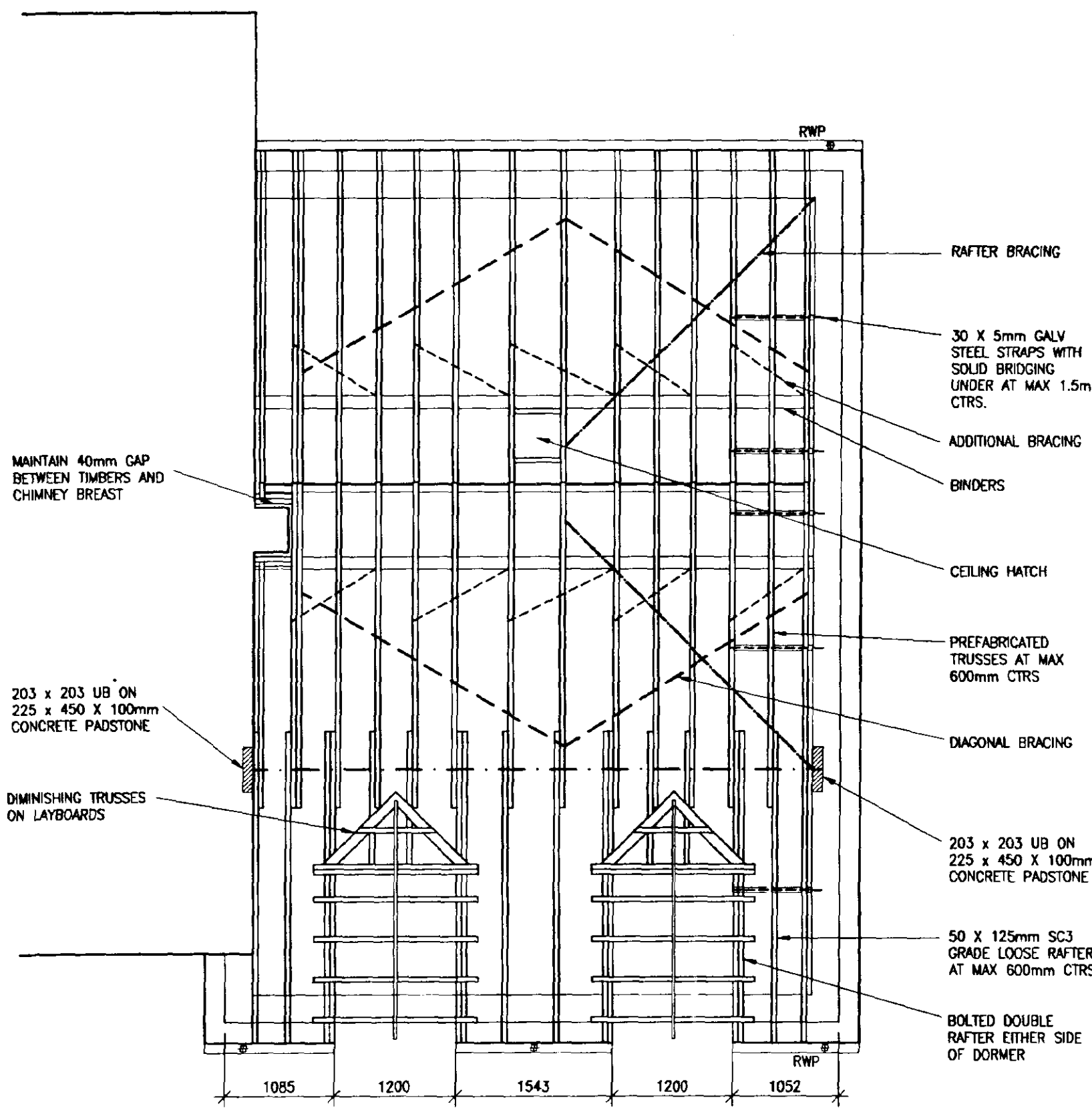
PLANS AND ELEVATIONS

Scale 1:50, 1:100,	Drawing No. CH02-03/01
Date JULY 2002	Drawn. C.H

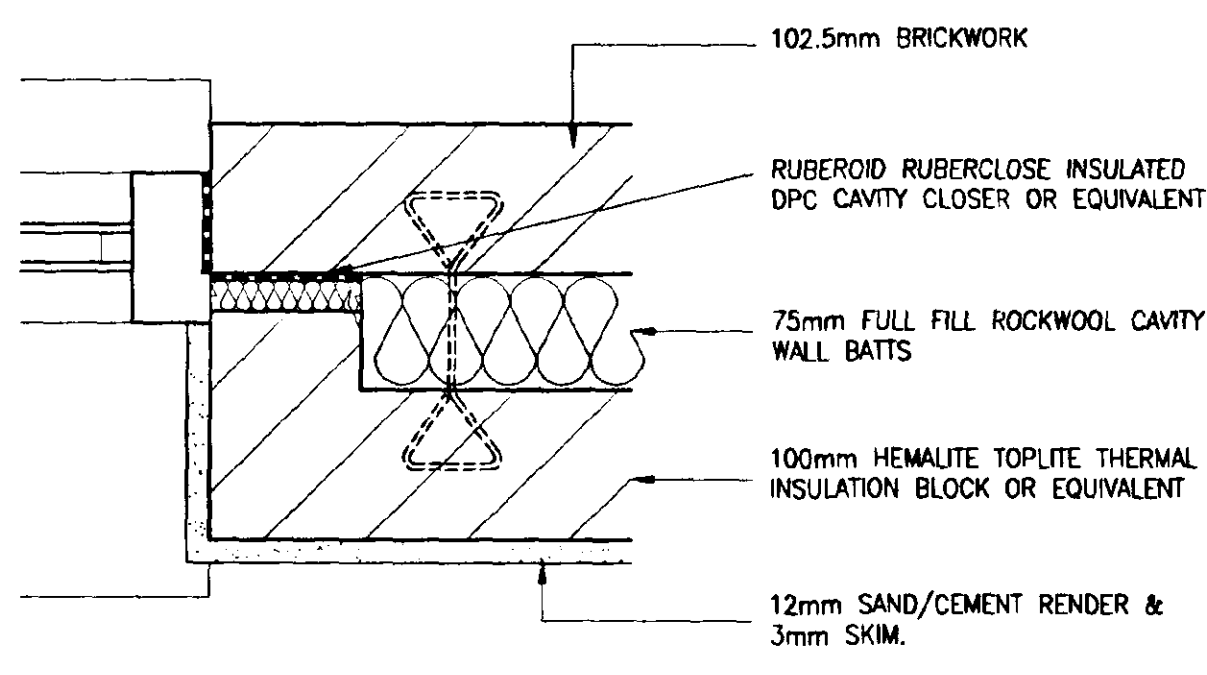
PROPOSED FIRST FLOOR EXTENSION TO 11 TYDD LOW RD, LONG SUTTON



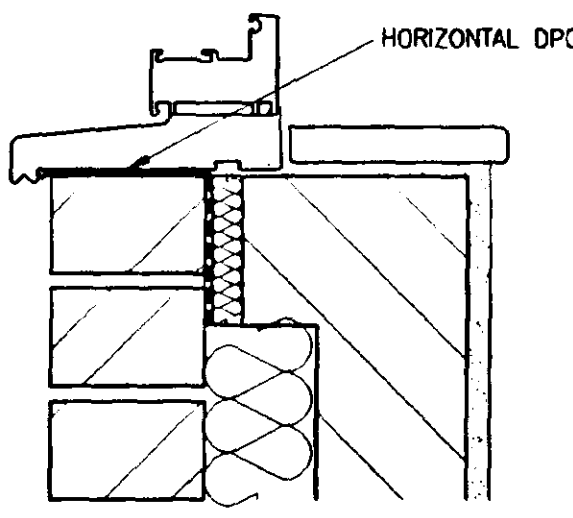
SECTION A-A 1:50



ROOF PLAN 1:50



TYPICAL CAVITY CLOSER DETAIL 1:5



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.

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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)
Interlocking concrete roof tiles to BS EN 490/491, on 25 x 50 softwood treated battens on Monoflex ventilating underlay or similar, 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. Twinplate specialist made prefabricated roof trusses to comply with BS 5268 part 3 1989. TRUSS CALC'S TO BE SUBMITTED TO C.A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of assumed 22.5 deg (to match existing); 38 x 100 ridge node bender 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanneal 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: 175mm 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. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulleting sheet 4: Timber supports are to be provided beneath water storage tanks over 4 No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c. Install code 4 lead valley liner.

-DORMER CONSTRUCTION (Lead Cheeks):
Form 22.5 deg. pitch dormer as 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 plate: 12.7 mm plasterboard and skim to ceiling with 1 layer of 100mm glassfibre insulation laid between joists & 1 layer of 150mm across joists. Provide a vapour control layer between p/board & joists: Form external walls and cheeks of code 5 lead sheeting on building paper fixed to 9mm ext. grade sheathing ply on 50 x 100 timber studs at 400 c/c: 90mm Celotex GA2090 infill between studs: finish internally with 12.7mm Gyproc 'duplex' plasterboard and skim. Provide vapour control layer between p/board & studs: Form code 5 lead flashing from dormer cheeks onto tiles.

-WALLING:
278 cavity walling to consist of face brickwork to BS: 3921: 1974 for clay bricks and BS: 187: 1978 for calcium silicate bricks: 75 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert. no. 83/1087. 100mm Tarmac Hemelite thermal insulation blocks or similar. Cavity walls tied together using galvanneal iron wall 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. Internal walls of 100mm Tarmac Hemelite solid insulation blocks. All to received 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. Where new brick/block walls abut existing, tooth brick/blocks in every other course with all joints matching. (Where new brick/block walls abut existing, provide Galvalume wall starter with foam insert & polyurethane sealant to joints.)

-FIRST FLOOR CONSTRUCTION
19mm TAG flooring grade chipboard on 75 x 195 SC4 grade joists stamped 'DRY' OR 'KD' to indicate moisture content of 20% or less all in accordance with BS: 4978 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.

-CEILING
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. Provide min. 39 x 38 noggins to all plasterboard edges. No insulation or vapour control layer to ground floor ceilings. 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 0.19W/m2. To sloping ceilings provide 90mm Celotex GA2090 insulation board between the rafters & 29mm Celotex GA2029 insulation board under rafters. Vapour control layer to be installed between p/board & insulation.

-LINTELS
All lintels to be manufactured by Messrs I G and to be installed in accordance with makers instructions and to have min and bearing of 150mm and at external positions to have capacity tray DPC to CP 121. Internal lintels to 100mm non load bearing blockwork walls to be IG 100 internal type. Lintels to internal load bearing walls to be IG 100 box type. Lintels to cavity walls to be IG L1/HD type. 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-and-weep units in perp joints to base of cavity tray.

-INTERNAL DOORS
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

-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).

-FOUL DRAINAGE
Soil and vent pipes to be 110mm dia PVC to BS:4514:1963 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to BS:3943:1979 complete with radding eyes at every change of direction. Baths, basins and sink to have 75 deep seal traps: shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste.

-SURFACE WATER DRAINAGE
115mm dia half round rainwater gutters to 63mm dia rainwater pipes connected to existing below ground drainage pipes.

-GLAZING
New upvc windows to receive double glazed units & to achieve a average U-value of 2.0 W/m2. All glazing between ffl and 800mm high 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 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 fans: Bathrooms to extract min 15 litres per second which may be operated intermittently.

-HOT WATER AND SPACE HEATING
Existing oil fired boiler to be maintained with the system extended to the new extensions. Fit thermostatic control valves to all new radiators. Hot water system is existing & to be modified to suit new layout. All new hot water storage tanks and pipework to be insulated to BR 1 part 3.

-SMOKE DETECTORS
Provide ceiling mounted mains operated self-contained smoke alarms to BS:5446pt 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.

-GENERAL
All electrical installations to be in accordance with the latest IEE Regulations. Provide hot and cold water supply to all wash basins. All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm and 1200mm from ffl.



revision	date	init.	revision details.

Project.
MR & MRS P CRIGGS

PROPOSED FIRST FLOOR EXTENSION TO
'CARMELL' 11 TYDD LOW ROAD
LONG SUTTON
LINES

DETERMINED
PLAN

Drawing.

SECTIONS, DETAILS & CONSTRUCTION NOTES

Scale 1:50	Drawing No. CH02-03/02
Date. JULY 2002	Drawn. C.H