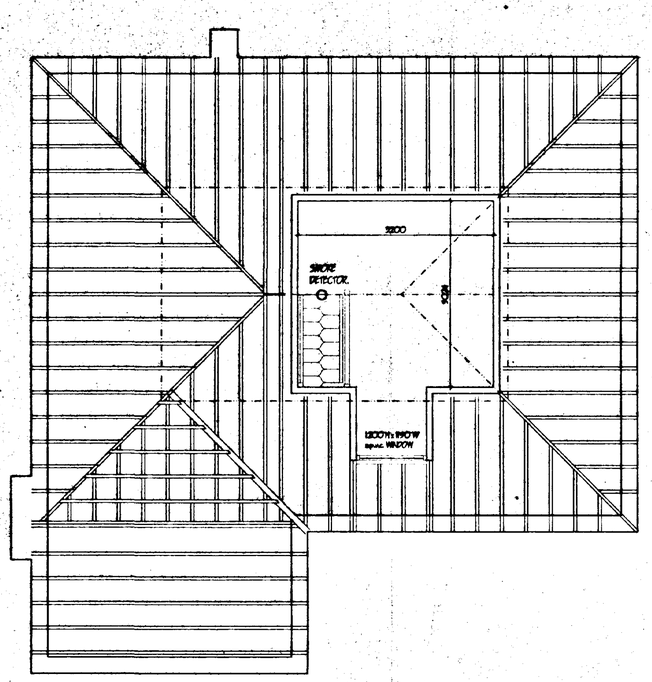
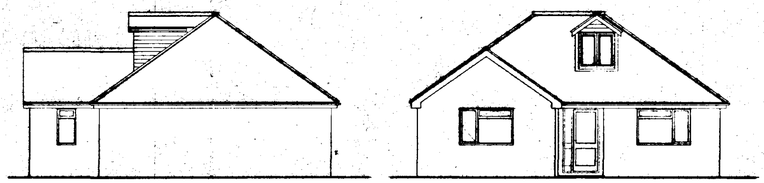
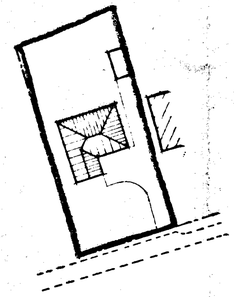
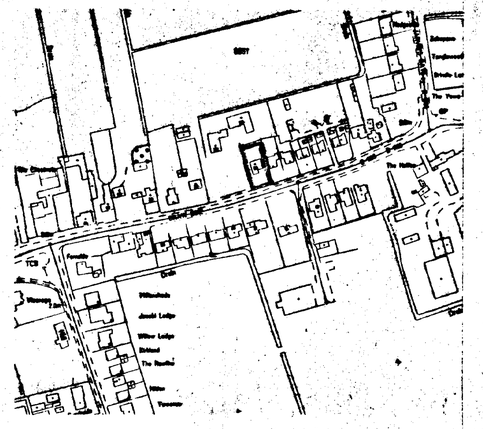


FIRST FLOOR PLAN

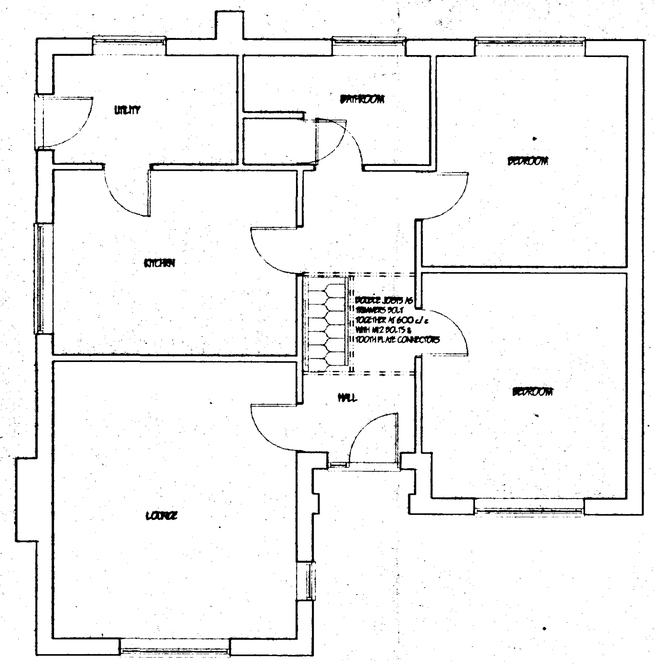




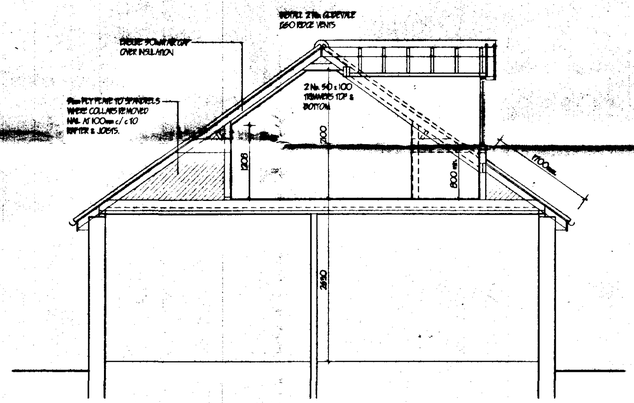
BLOCK PLAN 1:1500



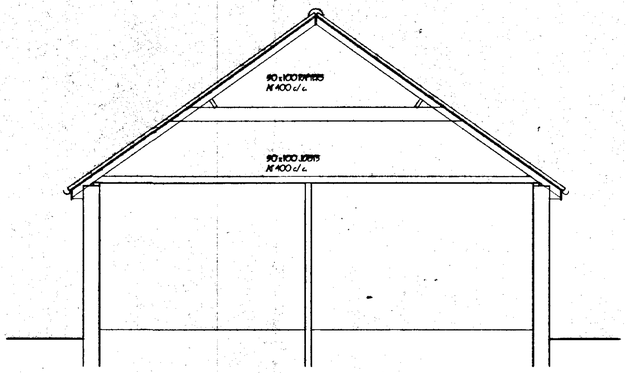
LOCATION PLAN 1:2500



GROUND FLOOR PLAN



SECTION PROPOSED



SECTION EXISTING

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between & 100mm over Joists to flat ceilings. 100mm Jablite 50 polystyrene (90mm between rafters & 90mm under rafters) to sloped ceilings. 12.7mm Gyproc "Jabfire" plasterboard 2mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled.

WALLING.
Stud walls to consist of 47 x 100mm SC3 studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 175 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.

STAIRCASE AND BALUSTRADE.
Construct staircase. Alternating tread/riser/riser 690 o/a stringer 13No. risers of 207mm ex 25 x 225; 225 going ex 32 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel posts. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

GLAZING.
Double glass left throughout (minimum 12mm 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.

VENTILATION.
All windows to have openable 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

SPACE HEATING.
Extend existing system as required.

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

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 C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance 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 drawings 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.

DORMER CONSTRUCTION
Form 55 deg. pitch dormer a shown on plan roof coverings as main roof on 50 x 100 rafters and ceiling joists at 400 c/c on 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 on 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 flashings to dormer cheeks.

SOUTH HOLLAND DC
HOUSING & PLANNING
22 MAY 1998
Ref: 0524/98

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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Client:
MR & MRS R. J. NEWTON

Project:
PROPOSED LOFT CONVERSION
CHAPEL GATE,
SUTTON ST JAMES
SPALDING, LINC'S.

Drawing:
DETERMINED PLAN

Scale	1:50 1:100	Drawing No	9759
Date	MAY '98	Drawn.	J.C.