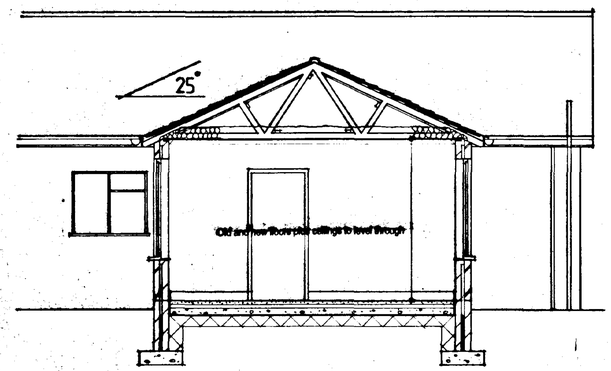
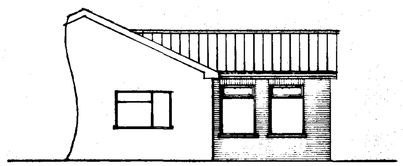


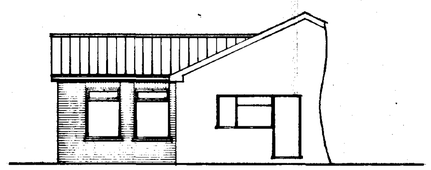
SECTION A-A



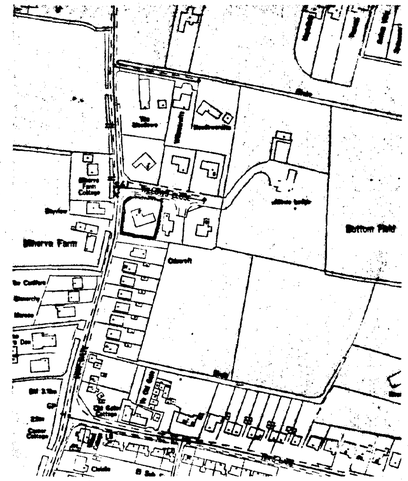
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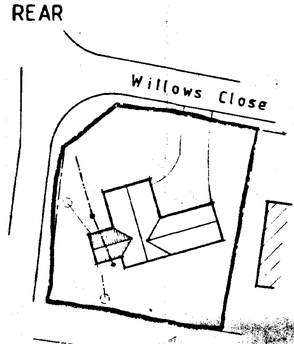
SIDE



REAR

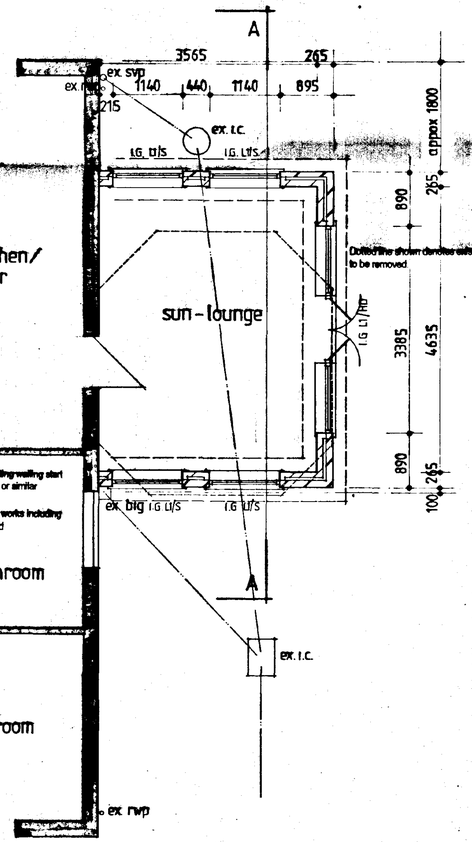


LOCATION PLAN 1:2500

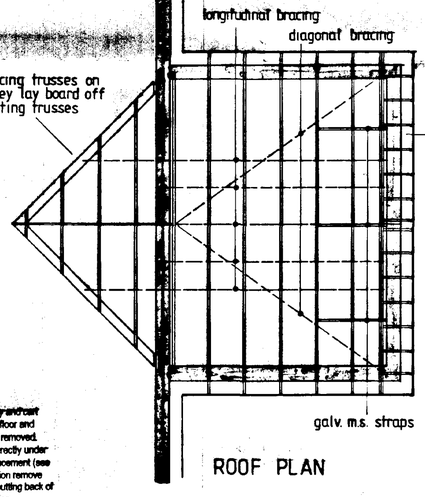


BLOCK PLAN 1:500

NORTH



PLAN AS PROPOSED



ROOF PLAN

Preparation:-
Remove existing transitional conservatory and cart away any un-usable materials. Existing floor and foundations (if any) to be broken up and removed. Existing foul water drain which will run directly under new construction to be exposed for replacement (see seperate note). Locally to new construction remove fascia boarding, tiles, felt etc. including cutting back of trusses in order to accept new construction.

Windows, Doors and Lintels:-
All new windows to be 1140 wide*1650 high and french door to be 1105 wide*2375 high, to be Upvc by specialist manufacturer. For style see elevations. Over individual windows provide L1/S 50 lintels 1500mm long. Over combined double window and french doors provide L1/HD 50 lintel 3750mm long.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt1 1981. DPC to external wall constructed in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity as 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: 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. lay 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. 5328: pt 1991: 150 blinded and consolidated hardcore. Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 50mm Polystyrene insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boardings. Use treated chipboard to kitchen and bathroom.

FOUNDATIONS.
Under walls as downwards strip oversite floor/strip as follows: Under 265 cavity walls provide 225 x 700 dt GEN4 mix to B.S. 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 1 metre below ground level.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to C.P. 121: Provide Perp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE.
Where pipes pass under floors replace with 100dia. U.P.V.C. and encase in 150mm pea gravel: SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes 82.4 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 edge from dwelling.

GLAZING.
Double glaze throughout, thresholds (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 opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms say, 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq.

NO SPACE HEATING TO BE PROVIDED.

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 approved cert' No.89/1067, 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 900 vertical centres at all unbonded closures of cavity: Close centres with "Thermabate" preformed closer and provide lintomm folk DPC to C.P. 121: External walls to have max. "U" value of 0.45 W/m2 deg. C.:

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, on 25 x 150 softwood treated battens on under-felt 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 also detailed in CP3 chapter V part 2 1972. Fermeadow specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985, TRUSS CALCS TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 25 deg. TO MATCH EXISTING. CHECK ON SITE. 38 x 100 ridge rook 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: 90 x 100 wall plate bedded on sand and cement 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air vent and fly proof screen. All structural timber to be min. SC5 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. At roof intersections provide 25 x 100 laq boards and diminishing trusses at 600 c/c: bebtell code 4 lead valley liner. Clove cavity at plate level.

CEILINGS.
300mm glass fibre insulation total thickness. 100mm between rafters & 100mm over joists. 12.7mm Gyproc "Ad-plas" plasterboard 5mm 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 stops. Access panel to be 12mm ply with lower of 12.7mm Fireline board fixed to face. Draught seal all round.

SOUTH HOLLAND DC
HOUSING & PLANNING
06 MAY 1998
Ref: H/419/98.

DETERMINED PLAN

LIMITATIONS.
This drawing is limited to the details of the matters 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 done.
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 independant 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.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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Client
Mr. Green

Project
Proposed extension forming sun-lounge removing existing conservatory at No. 2 Willows close, Tydd St. Mary

Drawing

Scale	Drawing No.
1:50 1:100	9752
Date	Drawn
April 1998	