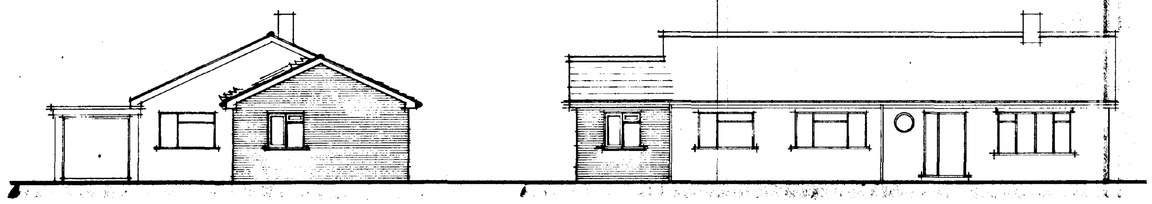
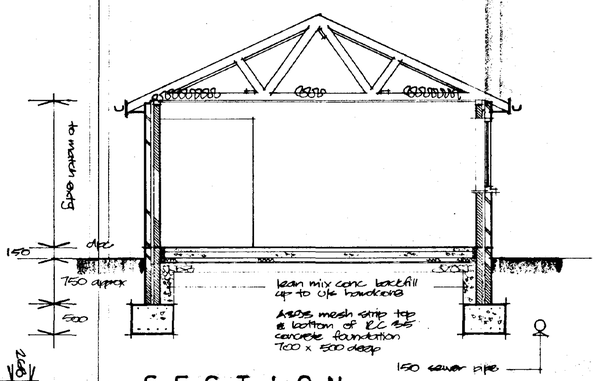
E L E V A T I O N S

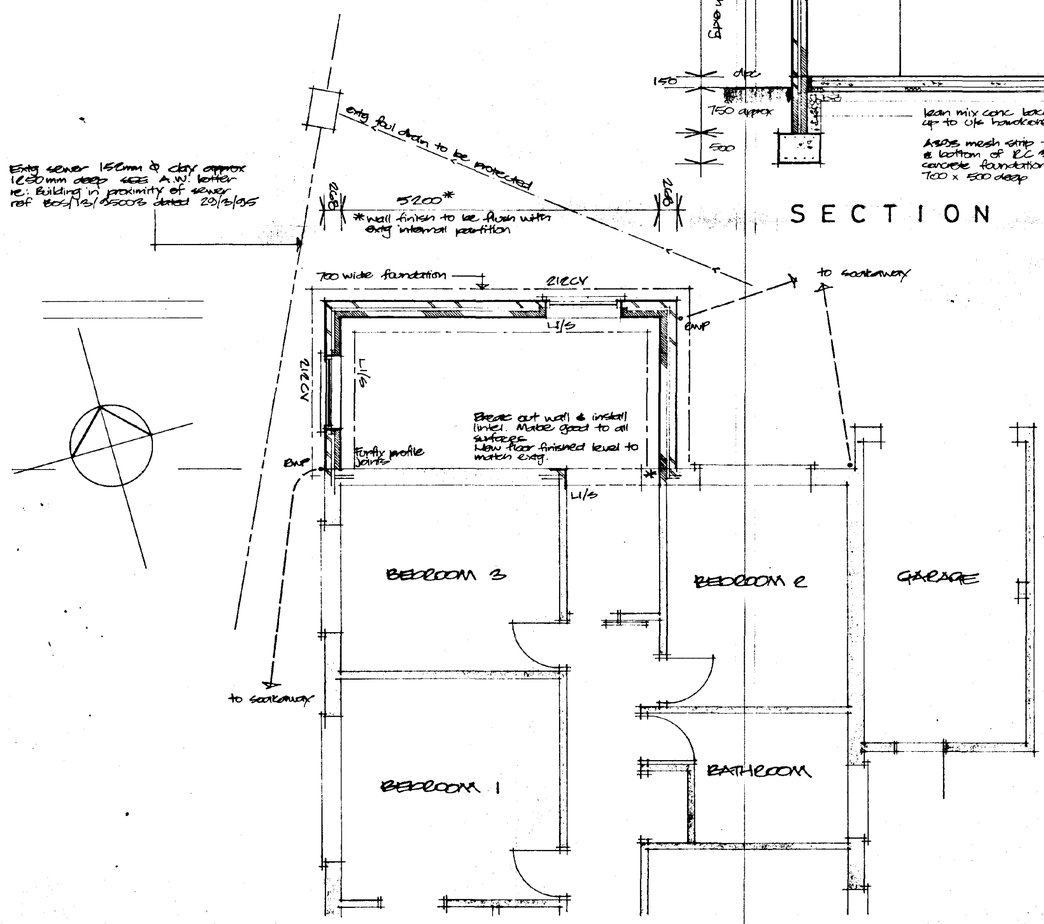


NORTH

WEST



SECTION



FLOOR PLAN

FOUNDATIONS
Foundations to be in ~~C7.5N~~ concrete 700mm wide x 500mm deep and founded at not less than 1250mm below ground level to ensure no loading is put on the existing adjacent sewer. Provide nominal reinforcement to concrete foundation by introducing A393 mesh strips to the top and bottom of the concrete foundations and ensure that 50mm of concrete cover is maintained to all embedded steel. Where clay subsoil conditions encountered depth of foundations to be not less than 1000mm. All foundations taken down to firm consistent loadbearing stratum below frost action level and any root dessication zone and all to the approval of the Local Authority Building Control Officer

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 50mm cement:sand screed 1:3 on 100mm thickness 7:1:4 concrete, 60mm thickness JABLITE SD flooring grade insulation including perimeter upstand insulation. 300 micron polythene damp proof membrane linked with dpc in walls
150mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material

SUB-STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. Hollow walls to be in 2no skins of 100mm thick blocks with 65mm cavity. Fill cavity to 225mm below lowest damp proof course with lean mix concrete. Fill behind wall up to hardcore bed formation in lean mix concrete 1:12. Bed on ZEDCORE polythene damp proof course material at 150mm above finished ground level. Face brickwork between ground level and dpc to be FL durability designation

WALLS
External walls to be in cavity construction and comprising 100mm HEMELITE blocks with 65mm cavity filled with 65mm DRITHERM and 103mm thickness clay facing bricks. Wall ties to be metal strip type in stainless steel to B.S. 1243:1978 (Inc AMDs) at the rate of 900mm centres horizontally and 450mm vertically with every alternate tie course staggered by 450mm. Provide additional ties at 225mm centres vertically at all window and door openings and within 150mm of the reveal face
Provide and lay in bed joints in 2no courses above and below window openings in brickwork and blockwork skins 64mm wide stainless steel reinforcement mesh and cement at least 900mm beyond window reveals into main body of walling.
Form movement joints using Furfix wall connector profiles where new work joins existing. Mastic point joints externally.
Facing bricks to match existing (Butterley & Bleby Desford Golden Mellow) FL durability designation bricks
Damp proof course to be in ZEDCORE polythene and laid at 15mm above finished external ground level
DPCs in cavity wall closures to be DAMCOR insulated material.
Close all cavities at top of walls

LINTELS
All lintels to be I.G. type L1/S in cavity walls as indicated. All to be installed with min 150mm end bearings and to the manufacturer's instructions. Lintels to cavity walls to have cavity trays over and cavity to be drained with proprietary weep vents

WINDOWS AND DOORS
Windows to be as Boulton & Paul standard joinery items to the codes indicated and all complete with weatherstripping and trickle vents to give 4,000mm² controllable background ventilation. All windows to have ventilation openings equal to 1/20th of the floor area of the room they serve

WOOD TRIMS
Provide and fix as appropriate all standard section architraves, skirtings, window boards, cover moulds, beadings, curtain battens etc as required

GLAZING
Glazing to windows where glazing is closer to floor or ground level than 800mm to be in safety glass to B.S.6206:1981. All other glazing to be in accordance with B.S.6262:1982 and all to be sealed unit type 'double glazing'

INSULATION TO ROOF VOID
Provide and lay in whole of the roof void between joists 150mm thickness glassfibre quilt insulation. Ensure a 50mm clear v.c.d is maintained above the insulation for air circulation.

CEILINGS
Provide and fix 12.5mm Gyproc Wallboard plasterboard to all new ceilings. Hog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

PLASTERING TO WALLS
Provide and plaster all new walls and where previously emplastered and making good etc 10mm minimum thickness cement/lime/sand render and finish with 3mm gypsum wall finish plaster.

VENTILATION TO ROOF VOID
Provide to all eaves fascia vent strips by GLIDEVALE type PV100, with 10mm continuous opening and complete with insect proof screen. To be fixed over fascia as detail and to have RV roll to retain roof insulation and maintain ventilation path, all as GLIDEVALE detail

DRAINAGE
Underground pipework: 110mm diameter PVCU laid to fall 1:70 with 50mm bed of sand/pea gravel mixture, backfill with selected granular fill.

RAINWATER GOODS
Provide and fit 115mm diameter half round guttering with 68mm diameter down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc and connect to 100mm diameter rainwater drain and run to soakaway.

SOAKAWAYS
Construct soakaway sizes 1.0m x 1.0m x 1.0m deep and fill to within 300mm of ground surface with brollsan brick rubble, cover with geotextile membrane and backfill with topsoil. Pipe to discharge to centre of soakaway and soakaway to be sited not less than 5.0 metres from any building

ROOF CONSTRUCTION
Provide and install Twinsplate trussed rafters at 600mm centres and fully brace as required all in accordance with B.S 5268:part3:1985.
Wall plates to be 100mm x 50mm softwood bedded on top of brickwork/blockwork walling
Provide and fix 30mm x 8mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.6 metre intervals at rafter and ceiling joist level. Solid nog below straps. Additionally provide anchor straps in 30mm x 2.5mm galvanised mild steel at 1.2 metres intervals to locate and restrain wallplates

ROOF COVERING
Provide and lay Marley Ibberley or similar concrete interlocking tiles to match existing. Battens to be in treated softwood size 25mm x 40mm at gauge centres. Underlay to be COROVIN 150 with 150mm minimum side and headlaps
All roofing work to be in accordance with B.S 5534:1990
Form all stepped and apron flashings to roof/wall junction etc in code 4 lead as required and form chase into existing wall for and fix flashing, wedge and point. Ensure whole of roof is weathertight

ELECTRICAL AND TELECOM INSTALLATION
Extend wiring to include new lighting and power points within extended accommodation as required. Allow for all uprating of supply etc to accommodate computer equipment etc. All work to comply with the latest edition of the IEE Regulations
Extend wiring, re-route, reconnect and make good as required to provide telephone points as directed
This item is to be discussed in detail with the Employer before pricing

HEATING INSTALLATION
Extend existing heating system into new accommodation and provide radiators below windows sized to give a room temperature of 21°c when external temperature is -4°c

DECORATION
Allow for decorating all new surfaces and where affected by the works. All surfaces to be thoroughly and properly prepared and work shall be kept scrupulously clean and free from dust and dirt.

LIMITATIONS
The drawings are limited in the amount of information contained and are solely for the purpose of gaining Planning approval and Building Regulations consent. The works are not 'fully specified' and the drawings must not be used as Contract Documents alone

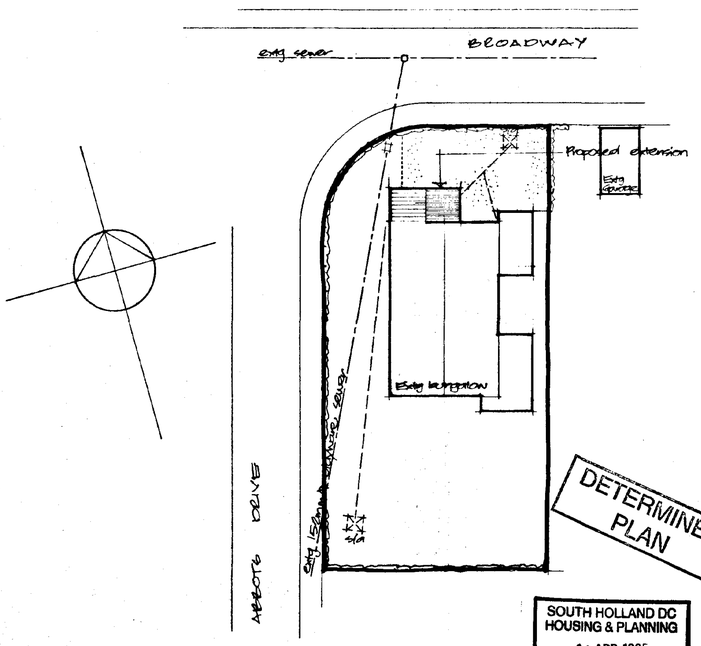
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

STANDARDS
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fixed and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice
Materials shall be fit for their purpose and conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent
Workmanship will be of a high standard and to that expected of fully trained and experienced tradesmen and craftsmen. No substandard work will be accepted and shall be removed and done again

HEALTH AND SAFETY
The Employer/Client shall be responsible for ensuring that a Planning Supervisor is employed for this construction project if commenced after 31st March 1995 (Construction Design and Management Regulations 1994)
Where works are commenced prior to that date or are small/domestic contract works as deemed exempt from CDM Regulations the Employer/Client shall ensure and require that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with the Health and Safety legislation for building sites and work places

ADDITIONAL NOTES

1. New ceiling & strip joist of room to be cored & knocked (omit 45mm timber).
2. Rainwater goods to match exist in style & colour.
3. All internal walls of new extension to be plastered new & previously unplastered.
4. Maintain cavities where new wall connects to exist.
5. Roof tiles to match exist. Tiles for the extension may be carefully taken from the existing roof slope & new tiles fixed in their place.
6. Fascias & bargeboards etc incl. soffits to match exist.
7. Extended heating pipework to be insulated & to be below the screed



BLOCK PLAN
1 : 250

B Additional insertion at client's request 10/4/95

A Drawing brought up to detailed design stage 29/3/95

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
11 APR 1995
Ref: 0380/95

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

project
PROPOSED EXTENSION TO EXISTING BUNGALOW AT 5 BROADWAY, CROWLAND, NR PETERBOROUGH.

client
MR & MRS M. KEELIE

drawing
GENERAL ARRANGEMENT

date	scale(s)
MAR 95	1:100 1:50 1:250
job no	drg no
95/13	01/B

Admail A/B/024