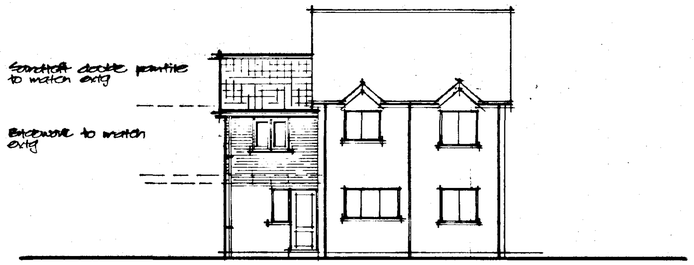
E L E V A T I O N S



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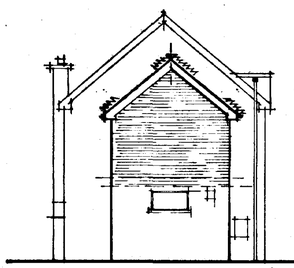

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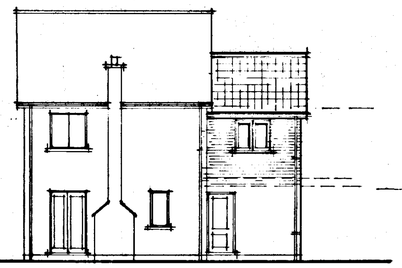

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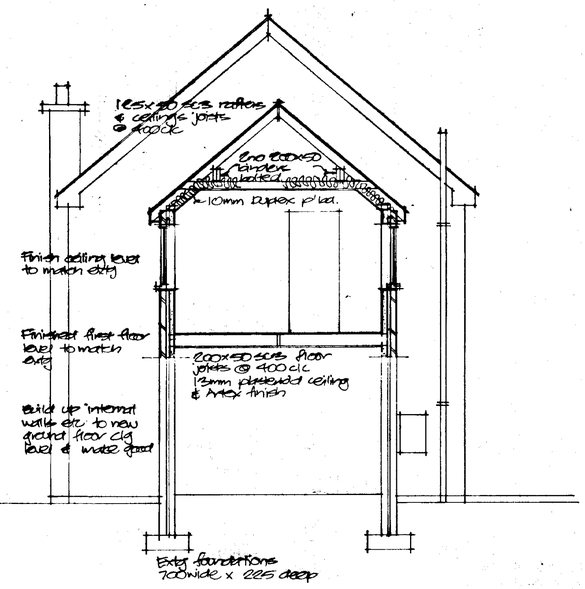

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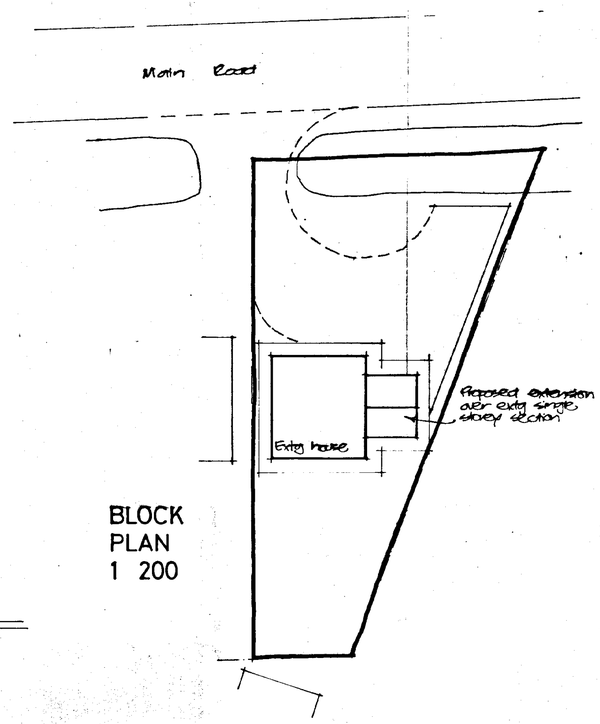


BLOCK PLAN
1 200

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.**

NOTES

1.
This drawing is limited in the amount of information contained and does not purport to be a full specification. It is solely for the purpose of gaining Planning Permission and Building Regulations consent.

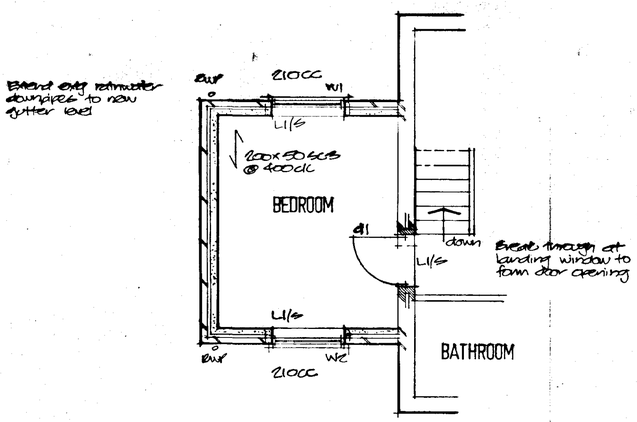
2.
This drawing must not be used as a Contract Document alone.

3.
All dimensions shall be taken from site from the 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.

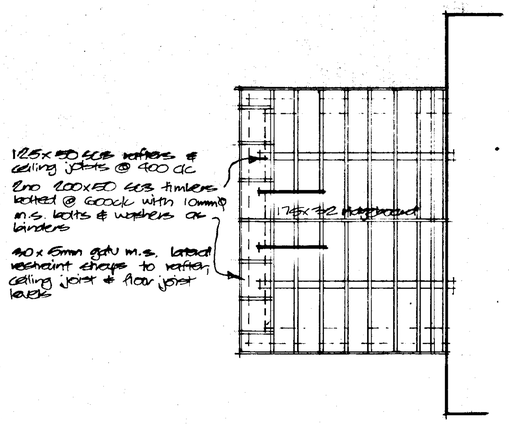
4.
The Works will not be supervised or inspected on site by L. A. Building Design or any representative thereof. It is therefore the clients responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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

HEALTH AND SAFETY
The Employer/Client shall ensure 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.



FLOOR PLAN



ROOF PLAN

FOUNDATIONS
Foundations to existing recently constructed single storey part are known to be 700mm wide x 225mm thick concrete. Excavate to expose foundations externally for inspection by the Local Authority Building Control Officer.

WALLS
External walls to be in cavity construction and comprising 100mm HEMELITE blocks with 50mm cavity filled with 50mm 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.
Bed joint reinforcement to be in 70mm wide stainless steel coil mesh laid in bed joints above and below window and door openings in two courses of both brickwork and blockwork leafs and extended a minimum of 750mm beyond opening extremities.
Facing bricks to match existing. DPCs in cavity wall closures to be DAMCOR insulated material.
Build up all internal partition walls as required.
All works to comply with B.S.5628:Part 1: 1978 inc. amendments

LINTELS
All lintels to be I.G. type LI/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 standard Boulton and Paul joinery items to the style shown and to match existing and all complete with weatherstripping and trickle vents to give 4,000mm² controllable background ventilation. Frames to be stain finished to match existing.
Doors and linings to be standard joinery items obtainable from Boulton and Paul and to match existing.

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

GLAZING
Glazing to window 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.

PITCHED ROOF CONSTRUCTION
Provide and fix 125mm x 50mm SC3 grade rafters and ceiling joists at 400mm centres. 175mm x 32mm ridgeboard, 100mm x 38mm wallplates, 2no 200mm x 50mm SC3 timbers bolted at 600mm centres with 10mm dia mild steel bolts and washers as binders to support ceiling joists, all as indicated.
All structural timbers to be preservative treated using the double vacuum process and by an approved processor, Protim, Celcure, Vac-Vac or similar.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.8 metre intervals at rafter and ceiling joist levels. Solid nog below straps.
Form continuous tilting fillet at eaves all in treated softwood.

ROOF COVERING
Provide and lay Sandtoft 20/20 plain pantile concrete interlocking tiles, to match existing, on 25mm x 40mm treated softwood battens at gauge centres on COROVIN 150 underlay lapped min 150mm. All work to be in strict accordance with B.S.5534:1990 etc and to the tile manufacturer's recommendations and instructions. Ensure whole of roof is weathertight. Cover and stepped flashing to be in CODE 4 lead neatly cut and dressed into wall, lead wedged and pointed.

INSULATION TO ROOF VOID
Provide and lay in whole of roof void between ceiling joists 150mm thickness glassfibre quilt insulation. Install RV roll ventilation trays to ensure a 50mm clear void is maintained above the insulation for air circulation.

CEILINGS
Provide and fix 10mm Gyproc Duplex plasterboard to first floor ceiling and 13mm Gyproc Wallboard to ground floor ceiling . Nog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

FIRST FLOOR CONSTRUCTION
Provide and fix 200mm x 50mm SC3 floor joists at 400mm centres. Solid nog at mid span of floor. Floor decking to be in 22mm thickness moisture resisting dense flooring grade tongued and grooved wood particle board, V313.

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

FASCIAS & BARGEBOARDS
Provide and fix treated wrot softwood nominal 25mm thickness as indicated and finish with high build stain to match existing. Note the new fascia and existing fascias are to match in height.

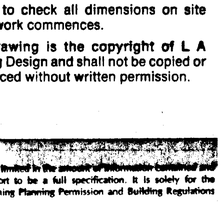
VENTILATION TO ROOF VOID
Provide and fix soffit vent strips in 6mm exterior plywood soffit with 10mm continuous opening and complete with insect proof screen.

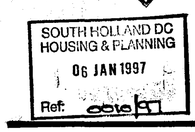
HEATING AND HOT WATER INSTALLATIONS
Provide and install as necessary to extend existing thermal storage radiator heating system to new extension.

ELECTRICAL INSTALLATION
Provide all necessary and extend electrical system to give full lighting and power to the new extension. All work shall be in strict accordance with the latest edition of the I.E.E. Regulations.

RAINWATER GOODS
Provide and fit and fix 115mm diameter PVC-U guttering run into 68mm diameter down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc and connect to existing downpipes. Rainwater goods to match existing.

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 reasonably be inferred as necessary to carry out the works shall be deemed to be included.





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

project
FIRST FLOOR EXTENSION TO DWELLING AT WHEATFIELDS
MAIN ROAD HOLBEACH ST MARKS
SPALDING LINCOLNSHIRE

client
MR & MRS J D KING

drawing
PLANNING & BUILDING REGULATIONS SUBMISSION

date	scale(s)
DEC 96	1:100 1:50 1:200
job no	drg no
96/37	01