L. A. Building Design

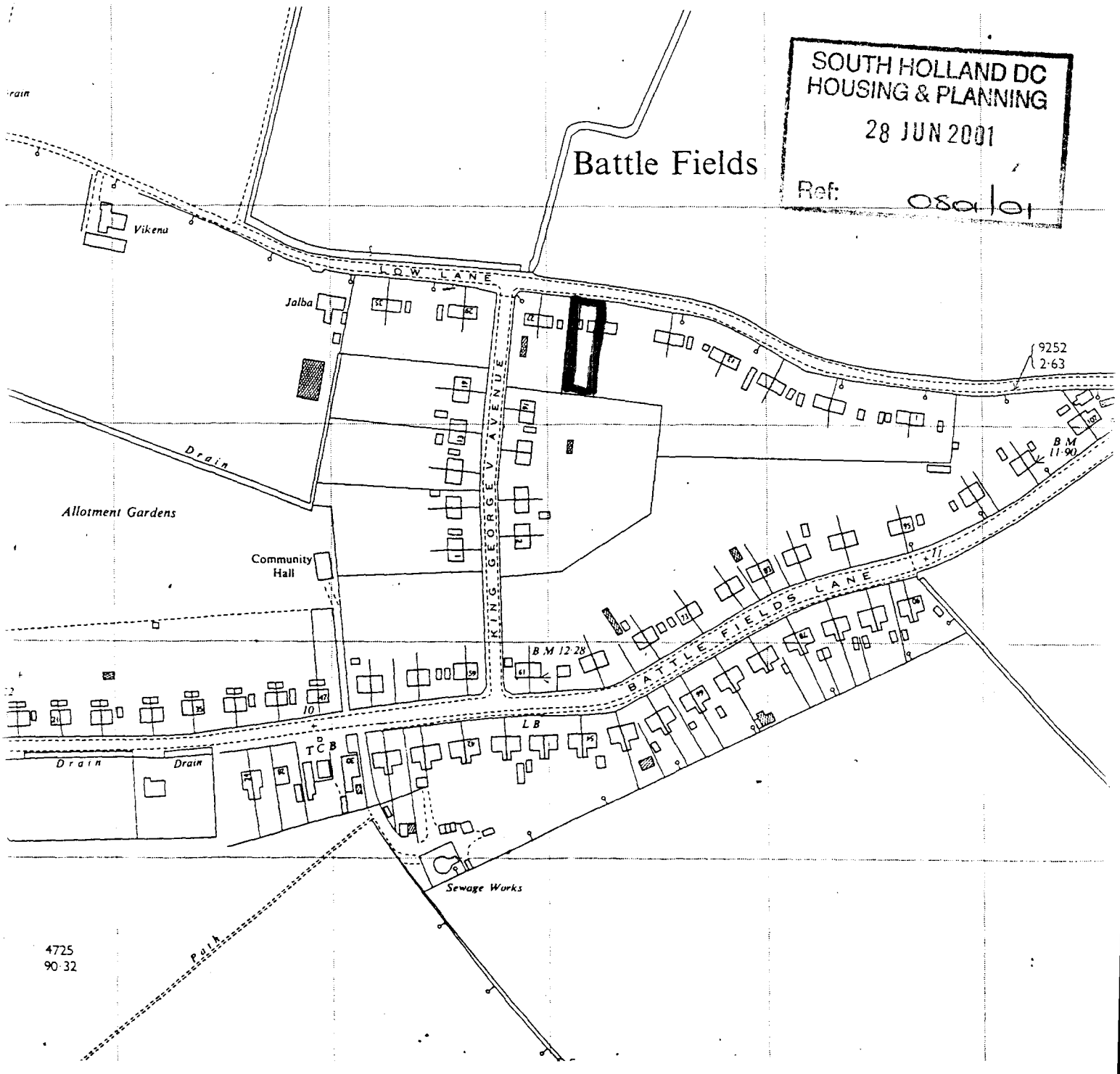
Architectural and Surveying Practice

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REPRODUCED FROM THE ORDNANCE SURVEY SCALE MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE CROWN COPYRIGHT RESERVED

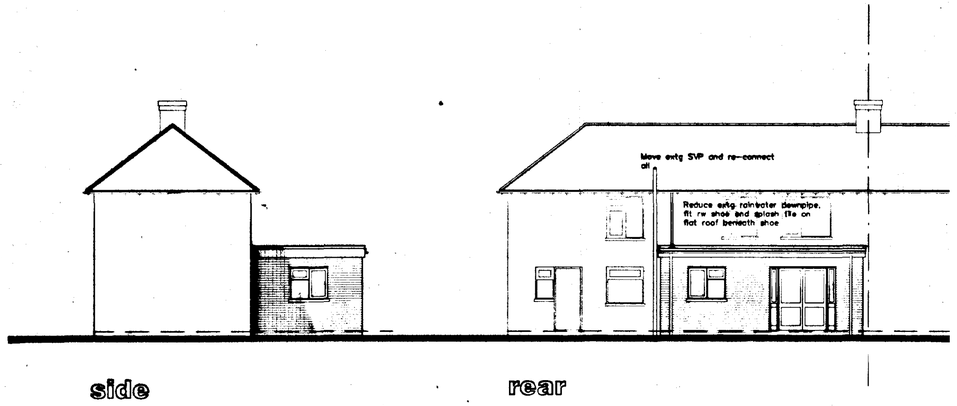
THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY



Principal: **Peter S. Lithgow**, MCIOB, MBIAT,

Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

E L E V A T I O N S



side rear

STRAPPING AND RESTRAINT
Provide 30mm x 2.5mm galvanised mild steel vertical twist type anchor straps at 1800mm c/c to locate flat roof joist ends to walling.
Provide and fix 30mm x 5mm galvanised mild steel lateral restraint straps at 1800mm to locate flat roof joists to walls running parallel to joists direction. Solid nog below straps and tight pack against wall.

WINDOWS
Reuse extg kitchen window in new extension and supplement with new PVC-U type of similar style
Windows to have openable casements to give 5% of floor area of combined rooms as ventilation openings
Windows to be complete with trickle vents to give 8,000 sq mm in total of controllable background ventilation

PATIO DOOR
Re-use extg patio door and add two sidelight frames with openable top hung casements as indicated

GLAZING
All glazing to be in sealed unit double glazing and conform with BS6262:1982
Glass used for situations requiring Safety Glass in doors, sidelight frames and where the level of glass within a frame is lower than 800mm above the adjacent ground or floor level the glass shall comply with BS6208:1981

RAINWATER GOODS
Provide and fit HUNTER HIGHFLO, or similar, rainwater goods including 115mm half round gutters, 68mm diameter downpipes including all bends, stopends, brackets, outlets, adaptors, connectors and clips etc and connect to new underground drain run to soakaway

UNDERGROUND DRAIN
Underground pipework to be 100mm diameter GVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of peagravel and backfill with slected granular fill and make good to ground surface to match
New gully to be back inlet trapped type complete with grid.
Make connection of new foul drain to extg inspection chamber.
Provide paving slab or concrete path protection to new drain runs where less than 300mm of ground cover over new drain pipes.

SOAKAWAY
Form new soakaway at not less than 5 metres from any building.
Soakaway to be 1500mm x 1200mm x 1000mm deep and filled with broken brick or concrete rubble to 300mm below ground level, lay polythene sheet over rubble and backfill rest of hole with topsoil and make good. Connect rainwater drains and run to centre of soakaway

PLASTERING
Provide and plaster all new and previously unplastered walls and where making good etc 10mm minimum thickness cement/lime/sand render and finish with 3mm gypsum wall finish plaster. Including all exposed lintel soffits, reveals etc and match in perfectly new to existing. Include for all galvanised steel plaster angles and beads etc.

WOOD TRIMS
Provide and fix as appropriate all matching skirtings, architraves and beads etc to match extg.

ELECTRICAL INSTALLATION
Extend electrical circuits to provide lighting and power to new extension and include new fittings and accessories to match existing. All work shall be in strict accordance with the latest IEE Regulations and be carried out by an NICEIC contractor.

MECHANICAL INSTALLATION
Provide all necessary and extend existing heating circuits to new radiators in the extension. Radiators shall be fitted with TRVs. All pipework is to be concealed below floor and insulated with preformed foamed plastic type insulant with a minimum 15mm wall thickness.

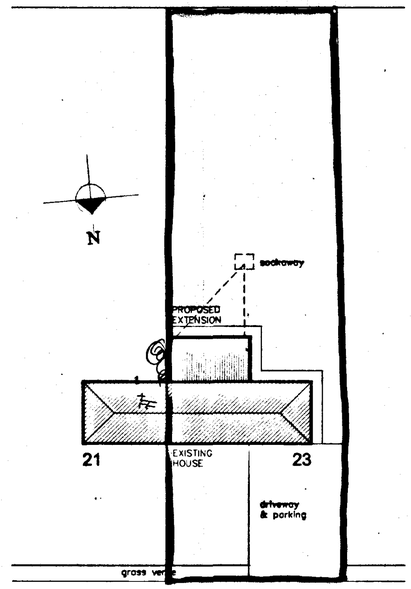
KITCHEN SINK AND DRAINAGE
Provide and install kitchen sink unit with top, pillar taps or mixer taps, plug, chain, overflow and connect waste to 40mm plastics pipe, POLYPIPE, pushfit type or similar and run to discharge over new gully below grid and above water line.
Fit 75mm deep seal trap.
Type and extent of kitchen cupboards, base units and taps to be agreed between Employer and Builder.

WALL TILING
Provide and fix ceramic wall tiles over worktops and to kitchen window cills. Tiles to be fixed with waterproof adhesive and grouted using a white waterproof grout all finished neat and perfect. Tile type and extent of tiling to be agreed between Employer and Builder.

GENERAL NOTE
All work shall be carried out in an efficient and workmanlike manner to a good standard to at least that prescribed in BSB000 Workmanship on Building Sites

All materials, goods and products shall be new, fit for their purpose and comply in all respects with the relevant British Standard, BBA Certificate or European Standard as appropriate. All shall be used in strict accordance with the manufacturer's instructions and recommendations in the manner intended and for the purpose intended.

The Builder shall adopt all appropriate safe working practices in the carrying out of the Works and employ all appropriate equipment for the execution of the work, upholding of structures and all temporary support thereof and all safety equipment, scaffolding, shoring, screens, covers and protection etc.

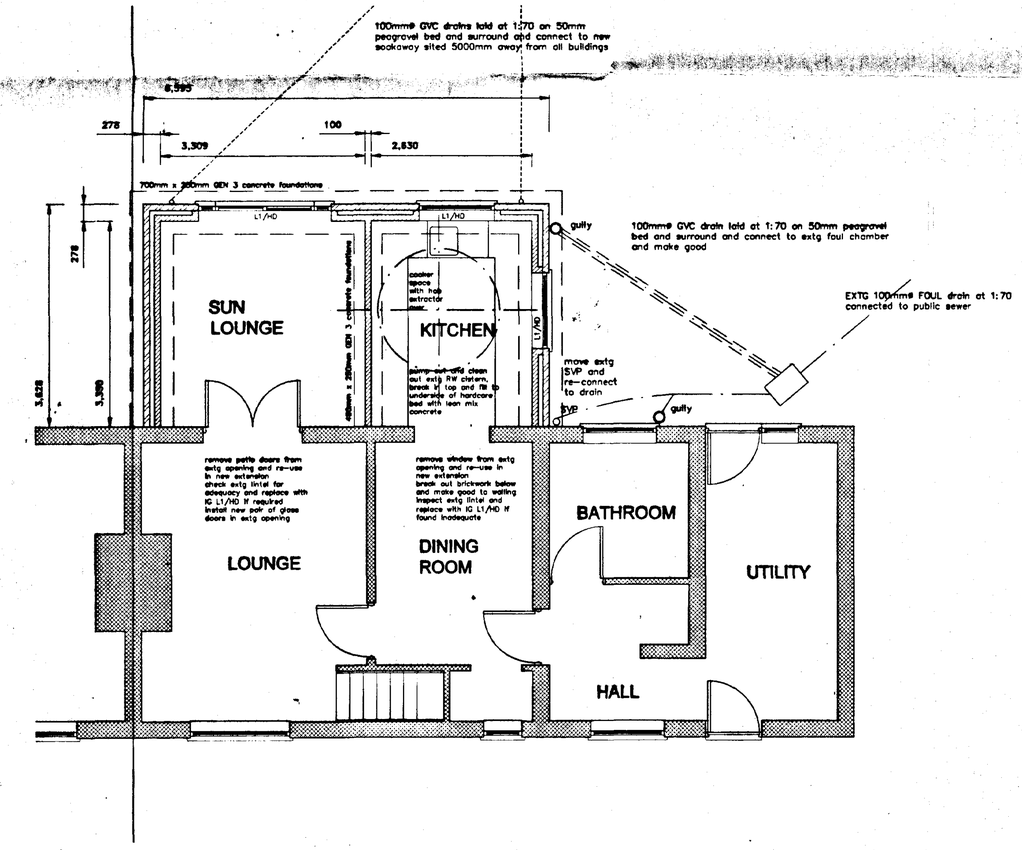


B L O C K P L A N

Scale 1:250

FOUNDATIONS
Where foundations are in close proximity of former rainwater cistern provide and lay in foundations one layer of A393 steel mesh fabric in top of faundatin and one layer in bottom and maintain 75mm concrete cover to steel. All steel to be properly fixed and supported before concrete placing commences.
Steel reinforcement to be taken over and beyond area of former cistern by at least 2 metres in all directions as appropriate.

FLOOR SLAB
Include for laying A252 steel mesh in floor slab to whole floor where over former cistern as anti-crack measure.



G R O U N D F L O O R P L A N

WALLING
103mm facings to match extg with 75mm cavity and 75mm DRITHERM insulation, 100mm HEMELITE medium density concrete blockwork
Stainless steel wall ties at 750mm centres horizontally and 450mm c/c vertically staggered 375mm every alt course, wallties at 225mm c/c at cavity closures
Use FURFIX wall extension profiles to connect and tie new walling to extg
All work to comply with BS5628

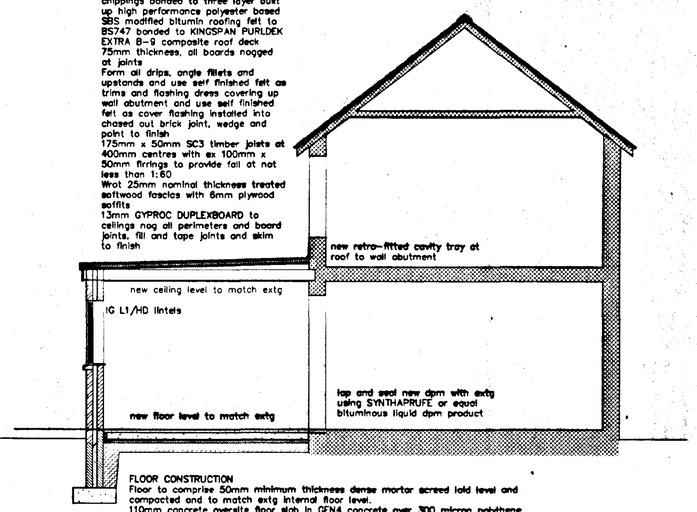
LINTELS
IG L1/HD in all situations with 150mm min end bearings and cavity trays over

SUBSTRUCTURE WALLING
100mm Class A dense aggregate concrete blocks below ground in two no skins with 75mm cavity filled to 230mm below lowest dpc with lean mix concrete ST1
Use FL durability designation bricks below dpc level

DAMP PROOF COURSES
Use ZEDCOR high density polythene damp proof course material horizontally and as cavity trays over lintels
Horizontal dpc at 150mm above finished ground level with inner leaf dpc lapped with new damp proof membrane in floor
Use DAMCOR insulated dpc at all cavity closures in external walls
Install retro-fitted cavity trays where new flat roof abuts extg two storey dwelling

FOUNDATIONS
Foundations to be on firm consistent loadbearing strata not less than 750mm below extg ground level with all formations inspected and approved by the Local Authority Building Control Surveyor.
Foundation concrete to be GEN3 minimum and where it is to be reinforced shall be RC35 grade of mix

ROOF COVERING
Roof covering to be 13mm granite chippings bonded to three layer built up high performance polyester based SBS modified bitumin roofing felt to BS747 bonded to KINGSPAN PURLDEK EXTRA B-S composite roof deck 75mm thickness, all boards nogged at joints
Form all dribs, angle fillets and upstands and use self finished felt as trims and flashing dress covering up wall abutment and use self finished felt as cover flashing installed into chased out brick joint, wedge and point to finish
175mm x 50mm SC3 timber joists at 400mm centres with ex 100mm x 50mm firrings to provide fall at not less than 1:60
Wrot 25mm nominal thickness treated softwood fascias with 6mm plywood soffits
13mm GYPROC DUPLEXBOARD to ceilings nog all perimeters and board joints, fill and tape joints and skim to finish



FLOOR CONSTRUCTION
Floor to comprise 50mm minimum thickness dense mortar screed laid level and compacted and to match extg internal floor level.
110mm concrete oversite floor slab in GEN4 concrete over 300 micron polythene damp proof membrane VISQUEEN SUPER DPM with edges lapped with dpc in walls
50mm JABLITE SD flooring grade insulation with perimeter upstands on minimum 150mm thick fully compacted, well graded 75mm down clean stone hardcore with sand blinding

S E C T I O N Scale 1:50

AMENDMENTS
A

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUN 2001
Ref: H00/0801/0

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project
Proposed Single Storey Extension
23 Low Lane, Holbeach,
Spalding, Lincolnshire

client
Mr and Mrs T Bullock

drawing
General Arrangement Drawing
Plan, Section and Elevations
and Block Plan

date	scale(s)
May 2001	1:50 1:100 1:250
drawn by	checked
Peter Lithgow	
job no	drawing no
01/18	01