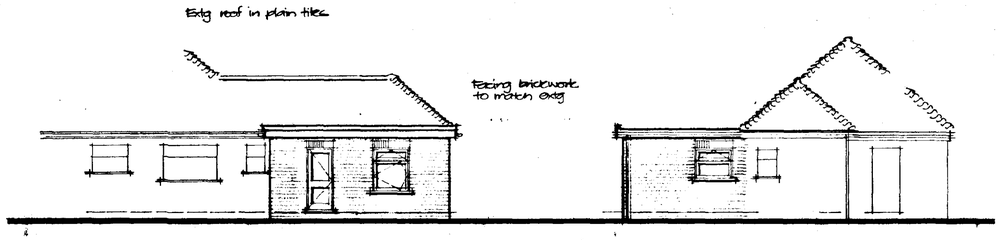
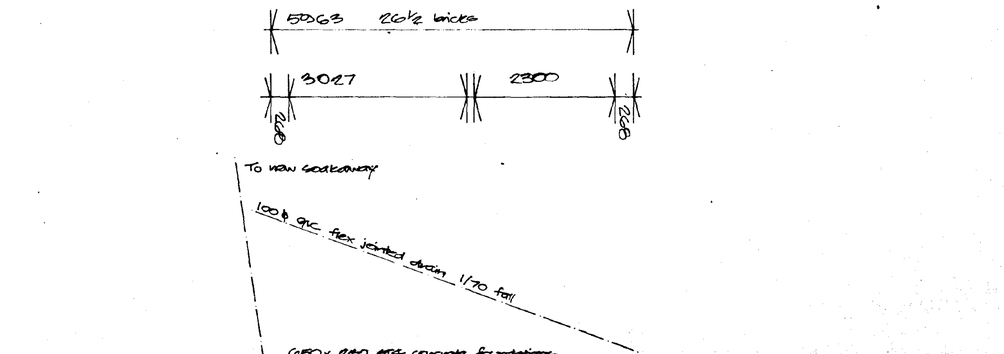
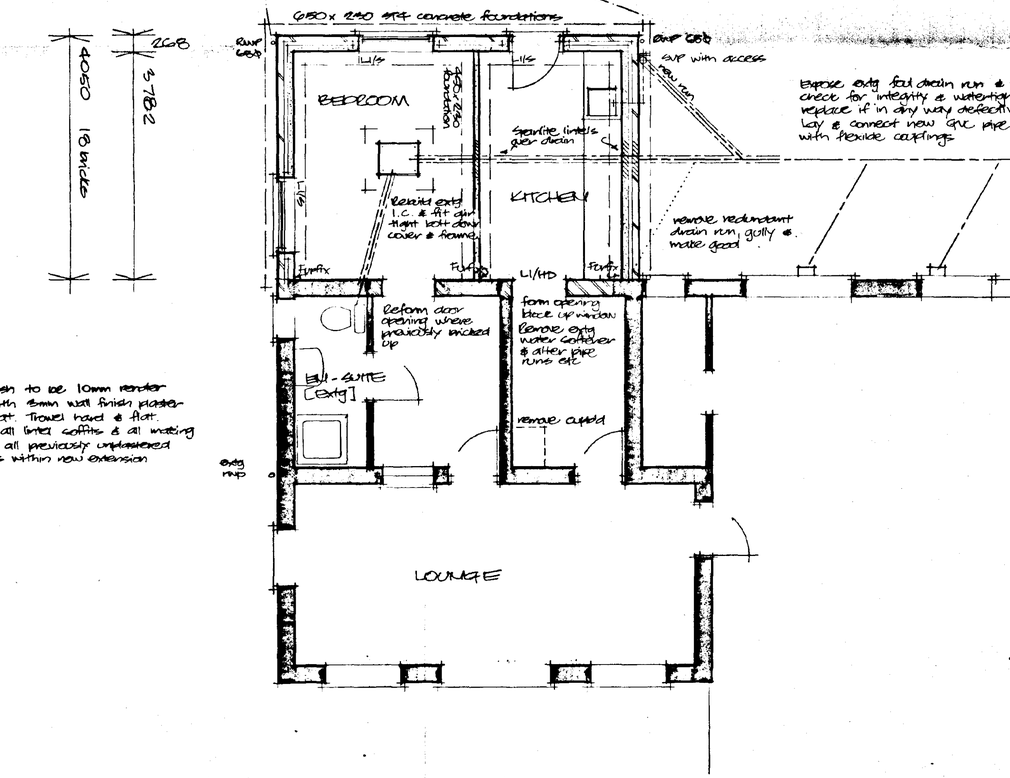
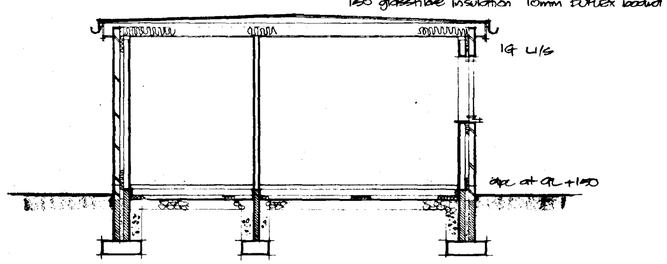
E L E V A T I O N S







F L O O R L A Y O U T



S E C T I O N

FOUNDATIONS
Foundations to be in ST4 concrete 650mm wide x 230mm deep and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. All foundations taken down to firm consistent loadbearing stratum and 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 ST4 concrete, 80mm 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.
Finished floor level to match existing new to existing.

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 75mm below lowest damp proof course. 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.
Facing bricks to be selected from a range of FL durability designation bricks.
Damp proof course to be in ZEDCORE polythene and laid at 150mm 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 and L1/HD 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 purpose made white PVCU items to the style shown and to match existing, and all complete with weatherstripping and trickle vents to give 4,000mm² controllable background ventilation. Within B-Room provide window to open as escape window giving a clear exit space of 600mm wide x 850mm high.

GLAZING
Glazing to doors and sidelights, where provided, and 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.

MECHANICAL EXTRACTION
Provide and install cooker hood extractor fan, ducted to outside air and capable of an extraction rate of 30 litres/second.

FLAT ROOF CONSTRUCTION
Provide and fix 200mm x 50mm SC3 grade roof joists at 400mm centres. Fix to top of joists ex 80mm to 10mm firrings to give fall. Fix over firrings 18mm thickness WBP plywood decking.
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 roof joist level. Solid nog below straps. Additionally provide vertical twist type anchor straps in 30mm x 2.5mm galvanised mild steel at 1.2 metres intervals or every fourth joist and at each end. Form all kerb upstands, angles and perimeter/edge drips all in treated softwood.

FLAT ROOF COVERING
Provide and lay Polyester based high performance SBS modified bitumin roofing felt to B.S.747 1977 AMD 3 1986 in 3no layers using the hot bitumin pour and roll system, finish with 13mm layer of white granite chippings bonded to surface. All work to be in strict accordance with B.S.6229 and the British Flat Roofing Council Technical Guidance Document. Form all drips and upstands as required. Ensure whole of roof is weathertight. Carry roofing felt up and under existing underlay felt of pitched roof on plywood lay board for a distance of 450mm and make good.

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

CEILING
Provide and fix 10mm Gyproc Duplex plasterboard to ceiling. Nog out at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

FASCIAS
Provide and fix treated wrot softwood nominal 25mm thickness as indicated and finish with white paint. Note the new fascia and existing fascias are to match in height to enable rainwater guttering to be fixed at same level as existing.

VENTILATION TO ROOF VOID
Provide and fix soffit vent strips in 6mm exterior plywood soffit with 25mm continuous opening and complete with insect proof screen.

DRAINAGE
Underground pipework: 100mm diameter GVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand/pea gravel mixture, backfill with selected granular fill.
Chamber: To be rebuilt and to be traditional construction size 600mm x 450mm internal in 225mm thick class B engineering brickwork in cement mortar 1:3 flush pointed internally on 150mm concrete ST4 slab base with bedded channel. Form benching in fine concrete and trowell hard and smooth down to channel. Provide and bed on airtight double sealed bolt down type recessed cover and frame.
Soil and Vent Pipe: To be 110mm diameter in mPVC complete with rodding access cap near base and to be carried up 900mm above adjacent window head level and fitted with proprietary cage terminal.
Sink waste pipe to be 40mm diameter and fitted with 75mm deep seal trap.

RAINWATER GOODS
Provide and fit 115mm diameter half round guttering to match existing 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.

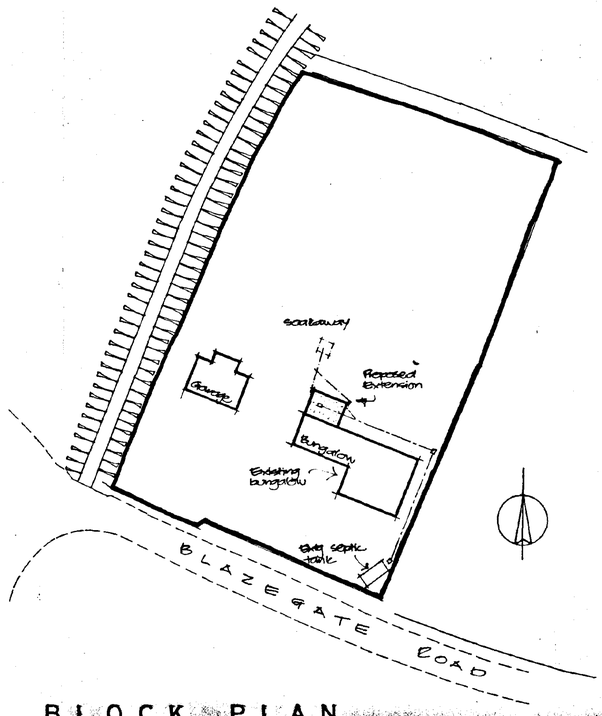
SOAKAWAY
Construct soakaway size 1.0m x 1.2m x 1.0m deep and fill to within 300mm of ground surface with broken brick rubble, cover with geotextile membrane and backfill with topsoil. Pipe to discharge to centre of soakaway and soakaway to be sited not less than 5.0 metres from any building.

LIMITATIONS
This drawing is limited in the amount of information contained and is 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.

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 be responsible for ensuring that a Planning Supervisor is employed for this construction project (Construction Design and Management Regulations 1994) where applicable.
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.

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.



B L O C K P L A N
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SOU... HOUS... PLANNING
21 JUN 1995
Ref: 0647/95

DETERMINED PLAN

A Client alterations June 95

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

project
PROPOSED EXTENSION TO BUNGALOW "BLAZEGATE" BLAZEGATE ROAD, LUTTON, NR SPALDING, LINCOLNSHIRE.

client
MR & MRS HARVEY

drawing
GENERAL ARRANGEMENT

date	scale(s)
JUNE 95	1:50 1:100 1:500
job no	drg no
95/24	01A

Admail A/B/1224