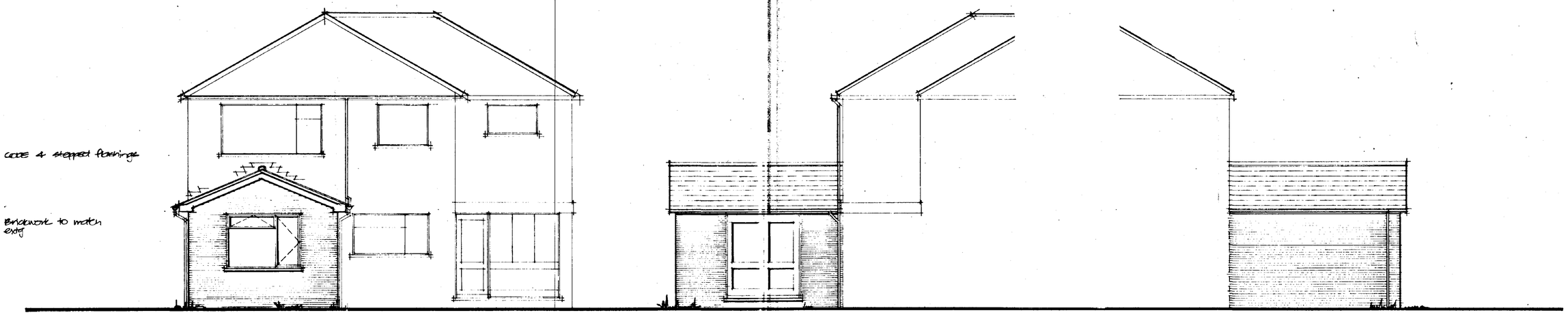
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



REAR SIDE SIDE

FOUNDATIONS
Foundations to be in plain concrete strip ST4 mix size 700mm x 230mm minimum below cavity walls as shown on drawing.
Foundations to be taken down to firm, consistent, loadbearing strata not less than 750mm below ground level or where shrinkable soils exist not less than 1.0 metre and to match existing foundation depth if appropriate.
Should any adverse, inconsistent or doubtful soil conditions exist the works shall be temporarily ceased until a design solution has been agreed with the Local Authority Building Control.

SUB-STRUCTURE WALLING
All walling below ground level to be in type A dense aggregate concrete blocks to B.S.6073:Part1:1981. Brickwork below damp proof course to be in clay bricks to Durability Designation FL.
Form cavities 65mm wide with 2no leafs of 100mm blocks as described, where cavity walls to be constructed. Fill cavities up to 230mm below lowest dpc with lean mix concrete 1:12 and strike off to fall to outside leaf.
Bed on ZEDCORE or similar high density polythene embossed dpc to all leafs of cavity walling at not less than 150mm above finished ground level or adjacent ground level as appropriate.

WALLING
Cavity walling to comprise, where to external walls, 103mm clay facing brickwork to match existing, 65mm cavity filled with 65mm DRITHERM insulation, 100mm solid insulation block, HEMELITE or equal.
Wall ties to be to B.S.1243:1978 and at 900mm centres horizontally and 450mm vertically, every alternate tie course to be staggered 450mm. Provide additional ties at unbonded cavity closures set at 225mm vertically and within 150mm of the reveal face.
Over lintels provide in bed joints EXPAMET stainless steel strip mesh reinforcement and to extend 750mm beyond openings. Reinforcement to be below windows also.
Build in vertical damp proof courses to every cavity closure and incorporate DAMCOR insulated dpc material.

GROUND FLOOR CONSTRUCTION
Excavate over area of building to remove topsoil etc and reduce levels, compact soil base and lay minimum 150mm clean stone hardcore graded 75mm down and thoroughly compact. Blind hardcore with sand and lay over 300 micron polythene damp proof membrane and lap with dpc in wall. DPM laps to be 300mm and taped.
Lay 50mm Jablite SD floor insulation with 25mm thickness perimeter upstand insulation.
Lay over site 100mm concrete slab ST4 mix and thoroughly tamp into position and level ready for screed.
Lay and compact 50mm mortar screed 1:3 and steel float finish hard, level and flat and to match existing floor level in dwelling.

ROOF STRUCTURE
Roof to be traditional framed structure as indicated on drawing and constructed in preservative treated softwood SC3 grade. All timbers to be accurately cut, notched, shaped and securely fixed, bolted where necessary.

Rafters	100mm x 50mm at 400mm centres
Ceiling joists	100mm x 50mm at 400mm centres
Binder	150mm x 50mm at mid span
Hangers	63mm x 50mm at 1200mm centres
Ridgeboard	175mm x 32mm
Wallplates	100mm x 50mm
Diagonal bracing	100mm x 25mm to underside of rafters

Provide and fix lateral restraint straps in 30mm x 5mm galvanised mild steel at 1.8m centres at joist and rafter levels to wall. Strap to extend across three rafters / joists. Solid nog under strap and tight pack against wall.

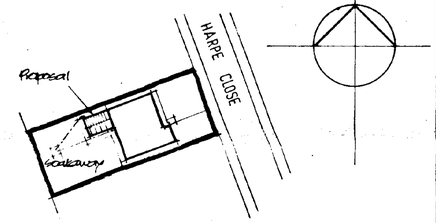
ROOF COVERINGS
Pitched roof to be concrete interlocking tiles to match existing on 19mm x 38mm softwood battens at gauge centres on COROVIN 150 slaters underlay. All to be layed and fixed etc in accordance with B.S.5534:Part1:1990 and manufacturer's instructions.

CEILINGS
Provide and fix 13mm GYPROC plasterboard to ceilings. Nog out all board joints and perimeters to fully support sheeting. Tape joints and finish with plaster skim or Artex as directed. Allow for 127mm plaster coving.

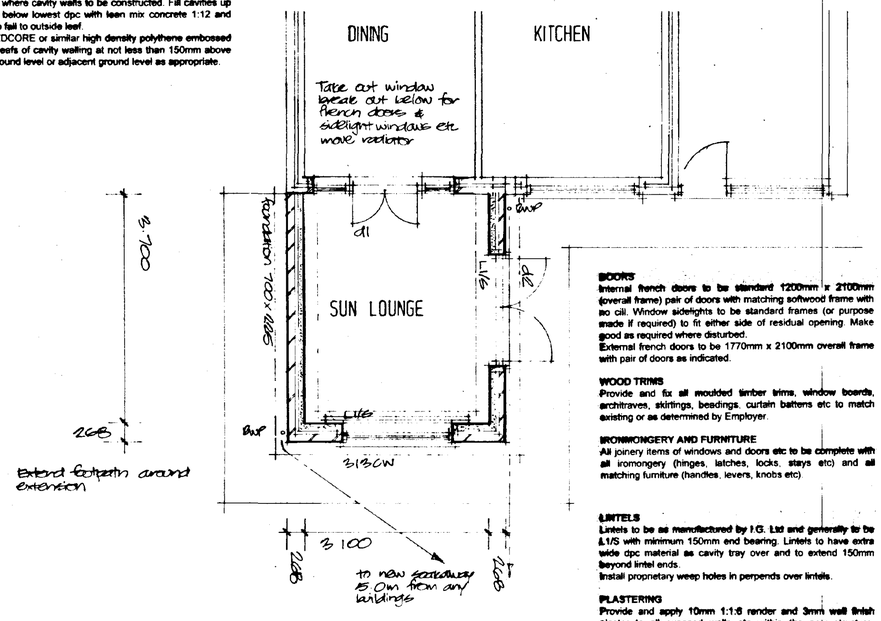
INSULATION
Provide and lay between ceiling joists 100mm CROWN WOOL fibreglass insulation quilt to the whole of the roof spaces. Lay over at right angles to first layer additional 100mm thickness of fibreglass insulation to make 200mm total thickness. Provide rafter trays to prevent insulation blocking ventilation paths at eaves level.

ROOF VENTILATION
Provide patent soffit vents complete with insect screen to provide a minimum equivalent continuous eaves gap of 10mm to pitched roof.

FASCIAS / SOFFITS
Provide and fix wrot 25mm nominal thickness treated softwood fascias rebated for and including 6mm fairfaced WBP plywood soffits.



BLOCK PLAN 1 500



FLOOR PLAN

DOORS
Internal french doors to be standard 1200mm x 2100mm (overall frame) pair of doors with matching softwood frame with no cill. Window sidelights to be standard frames (or purpose made if required) to fit either side of residual opening. Make good as required where disturbed.
External french doors to be 1770mm x 2100mm overall frame with pair of doors as indicated.

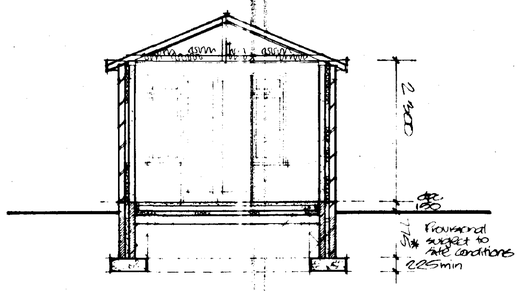
WOOD TRIMS
Provide and fix all moulded timber trims, window boards, architraves, skirtings, beadings, curtain battens etc to match existing or as determined by Employer.

IRONMONGERY AND FURNITURE
All joinery items of windows and doors etc to be complete with all ironmongery (hinges, latches, locks, stays etc) and all matching furniture (handles, levers, knobs etc).

LINTELS
Lintels to be as manufactured by I.G. Ltd and generally to be L1/5 with minimum 150mm end bearing. Lintels to have extra wide dpc material as cavity tray over and to extend 150mm beyond lintel ends.
Install propretary weep holes in perpends over lintels.

PLASTERING
Provide and apply 10mm 1:1:6 render and 3mm wall finish plaster to all exposed walls etc within the new structure. Plastering to be to B.S.5492:1977.

WINDOWS
Windows to be in softwood with opening vents as indicated.
Trickle vents to supply 8000mm² controllable ventilation and fitted in frame head.



SECTION

LEADWORK
Provide and fit CODE 4 lead sheet flashings to roof to wall junction. Lead to be to B.S.1178:1969. All work to be to LDA Design Guide specifications.

GLAZING
All glazing to be to B.S.6262:1982 and safety glass to be to B.S.6206:1981. All external windows and doors, as appropriate, to be fitted with 24mm double glazed sealed units. All glazed areas in doors and where glass is less than 800mm above floor level to be in safety glass as described.

HEATING
Provide and fix radiator in extended accommodation, extend heating pipework and connect. Fit thermostatic radiator valves. Pipework in screed to be in insulated duct. Alter existing pipework etc as appropriate and relocate existing radiator where under Dining Room window and re-connect.

ELECTRICAL INSTALLATION
All electrical work to be in accordance with the IEE Regulations latest edition. Provide and fix lighting and power points as directed by the Employer.

UNDERGROUND DRAINAGE
Pipework to be 100mm diameter GVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand / pea gravel mix and surrounded 100mm same. Backfill trench with selected excavated spoil. Where drain has less than 300mm ground cover provide paving slab protection over pipe.

RAINWATER DRAINAGE
Provide and fix matching rainwater goods in PVC-U with 115mm half round guttering and 68mm diameter downpipes and all complete with clips, brackets, junctions, connectors, outlets, stopends, bends etc and connect to underground drain and run to soakaway.
Soakaway to be sited 5 metres away from all buildings and be 1m³ rubble filled with pipe discharging to centre.

DECORATIONS
Allow for the preparation of and decoration to all new surfaces, as appropriate.

MATERIALS AND WORKMANSHIP
All materials, products, components and goods etc, unless otherwise stated, shall be new and of British or European origin or manufacture and comply in all respects with relevant British Standard Specifications, BBA Certificates or European Standard.
All equipment, goods, products, components etc shall be used, fitted or fixed in strict accordance with the manufacturer's instructions and specifications.
Workmanship will be to a high standard and to that expected of properly trained and experienced craftsmen and tradesmen.
Work shall be in accordance with British Standard Specification Codes of Practice and Association Design Guides.
B.S.8000 Workmanship on Building Sites shall be adopted.
All work is to be carried out in a safe and practical manner and the Health and Safety at Work Etc Act and the safe working codes are to be strictly adhered to.

LIMITATION OF DRAWING
This drawing is limited in the amount of information that it contains and it must be clearly understood that the works are not fully specified. The drawing is solely for the purposes of gaining Planning Permission and Building Regulations approval, where appropriate.
The drawing should not be used as a Contract Document alone.

DETERMINED PLAN

SOUTH ... DC
HOUSING ... NING
02 Aug 1996
Ref: 0572/96

L A BUILDING DESIGN
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project
PROPOSED SUNLOUNGE AT
13 HARPE CLOSE
PINCHBECK SPALDING
LINCOLNSHIRE

client
MR & MRS R E ATKINS

drawing
PLANNING AND BUILDING REGULATIONS SUBMISSION

date	scale(s)
31/7/96	1/50 1/500
job no	drg no
96/32	01

Admail A/B/034