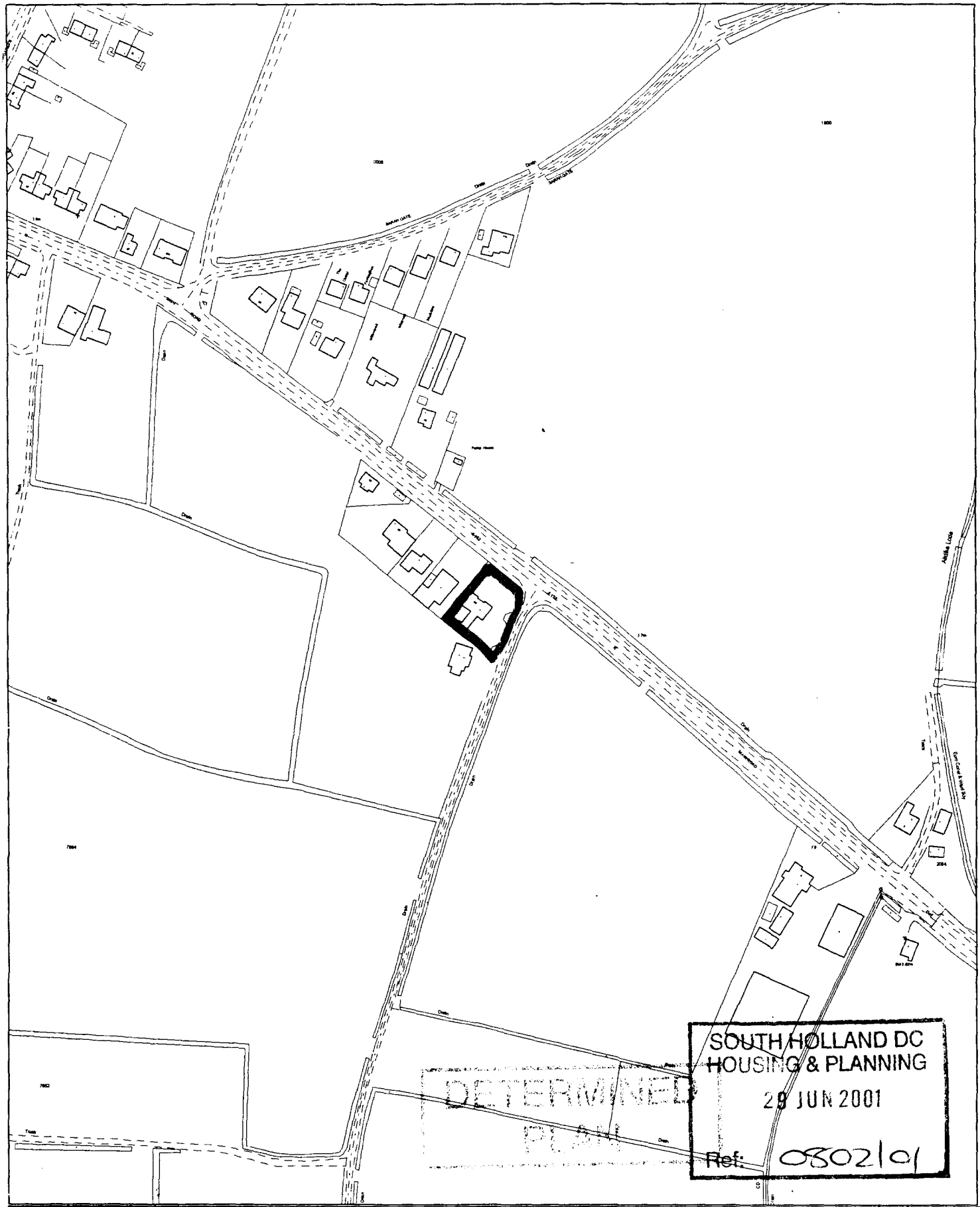


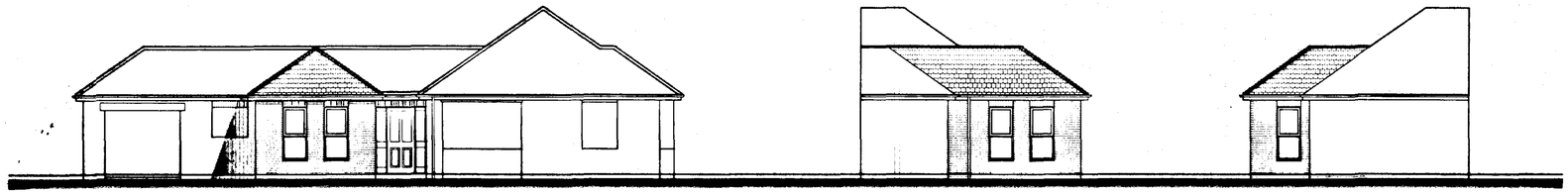
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Scale: 1:2500

Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE

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E L E V A T I O N S



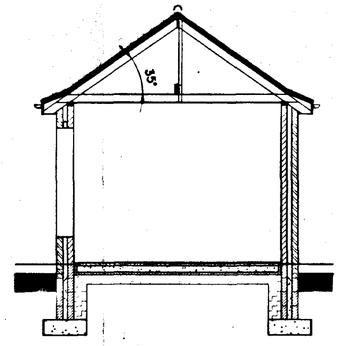
front

side

side

SECTION

Scale 1:50



INTERNAL DOORS
Provide and fix new internal type solid core doors (to match extg) size 1981mm x 762mm including softwood lining nominal 35mm thickness of suitable size for wall thickness (where appropriate). Lining to include planted stops.
Doors to be complete with one and a half pairs of brass finished steel butt hinges, mortice latch, keep and matching lever handle furniture etc.

WOOD TRIMS
Provide and fix skirtings, architraves, beadings, cover mouulds, curtain battens and window boards etc as appropriate and to match extg.

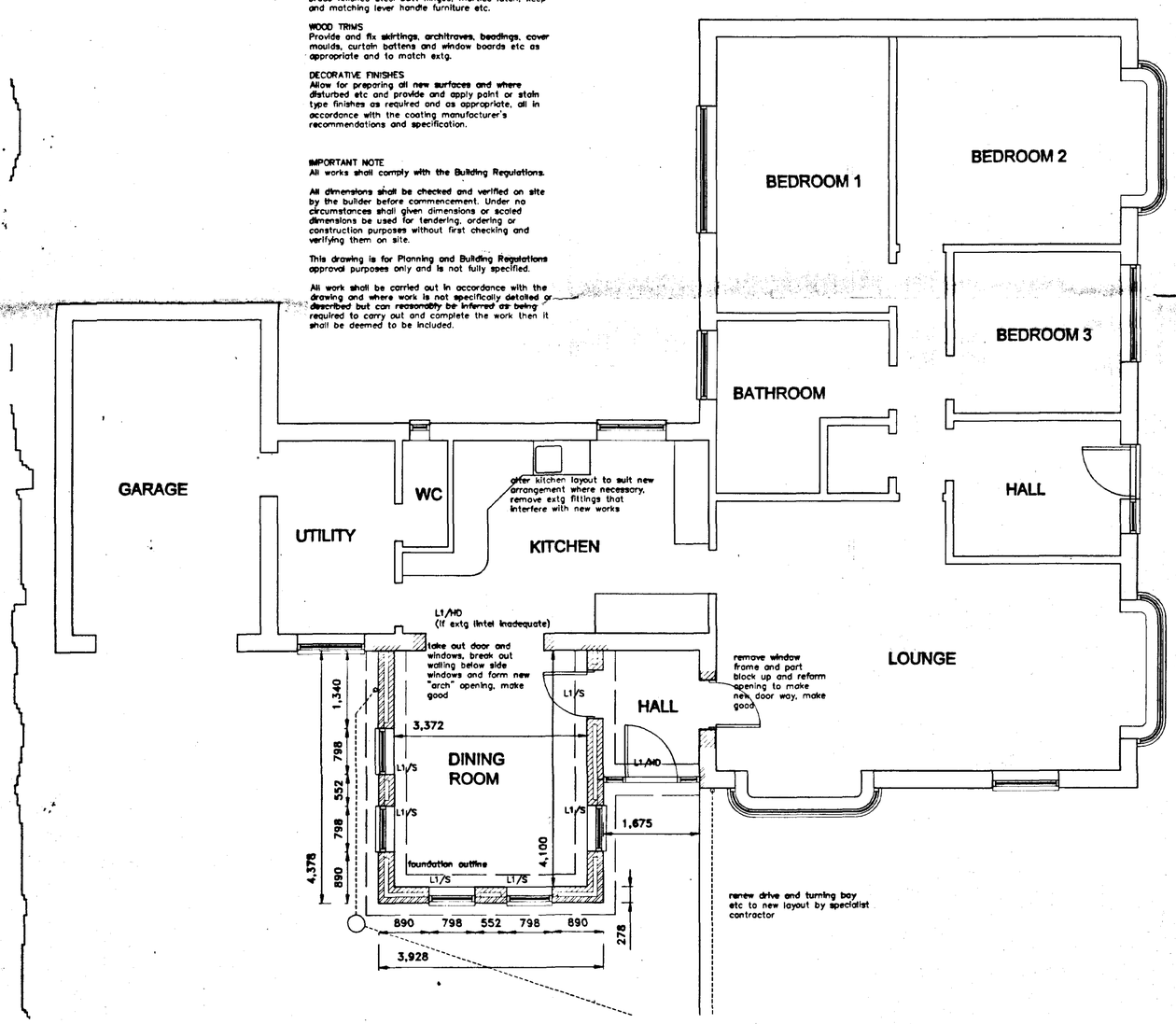
DECORATIVE FINISHES
Allow for preparing all new surfaces and where disturbed etc and provide and apply paint or stain type finishes as required and as appropriate, all in accordance with the coating manufacturer's recommendations and specification.

IMPORTANT NOTE
All works shall comply with the Building Regulations.

All dimensions shall be checked and verified on site by the builder before commencement. Under no circumstances shall given dimensions or scaled dimensions be used for tendering, ordering or construction purposes without first checking and verifying them on site.

This drawing is for Planning and Building Regulations approval purposes only and is not fully specified.

All work shall be carried out in accordance with the drawing and where work is not specifically detailed or described but can reasonably be inferred as being required to carry out and complete the work then it shall be deemed to be included.



FLOOR PLAN

FOUNDATIONS
Foundations to be 700mm wide x 250mm thick in GEN4 concrete at a formation depth to match existing on a firm loadbearing stratum to the approval of the Local Authority Building Control Surveyor.
Should any unforseen ground conditions be encountered such as buried objects, tanks, cisterns etc or soft ground works shall cease until an appropriate design solution can be agreed with the Building Control Surveyor.

SUBSTRUCTURE WALLING
Build up off foundations in 2no skins of type A dense aggregate concrete blocks tied together with stainless steel cavity wall ties at 750mm centres (as described below) with cavity of 75mm width and filled with lean mix concrete ST1 to a level of 225mm below lowest dpc level.

WALLING
Build up in cavity walling 278mm thickness comprising 103mm facing brickwork to match extg, 75mm cavity filled with 75mm thickness DRITHERM cavity insulation batts and 100mm HEMELITE medium density insulation blocks.
Build in as work proceeds stainless steel cavity wall ties at 750mm centres horizontally and 450mm centres vertically with every alternate tie course staggered by 375mm. Provide additional wall ties at reveals/cavity closures at the rate of 225mm vertically within 175mm of face of reveal. Close cavities at window and door openings and incorporate DAMCOR insulated vdpc's.
Where new masonry is to connect to extg provide FURFIX wall extension profiles.
All masonry work is to comply with BS5628.

LINTELS
Lintels to all new and newly cut openings in extg walls shall be IG. Generally in cavity walling to be L1/S and where not protected by eaves overhang shall have cavity tray over.

DAMP PROOF COURSES
Provide horizontal damp proof course in lieu of cavity walling at 150mm above finished ground level using ZEDCOR dpc material complying with BS6515.
Lap inner leaf dpc with damp proof membrane in floor construction.
At unbonded closures in cavity walling incorporate DAMCOR insulated dpc material in vertical damp proof courses.

FLOOR CONSTRUCTION
Floor to comprise 50mm fully bonded cement/sand screed 1:3 laid, compacted and levelled on 100mm thickness concrete GEN4 over 300 micron VISQUEEN SUPER DPM polythene damp proof membrane lapped with dpc in walling. 50mm JABLITE flooring grade insulation laid over 150mm min thickness of fully compacted clean stone hardcore graded 75mm down and blinded with sand.

FLOOR FINISH
Floor finish to be ceramic floor tile or other as determined by client.

WINDOWS, DOORS AND FRAMES
Provide fit and fix new weatherstripped, double glazed, PVC-U windows and entrance door and glazed sideframe as indicated. Windows to incorporate trickle vents to provide 8,000mm square background ventilation.

GLAZING
Glazing to doors, sideframes and windows where glass level is within 800mm of floor level shall be in safety glass to BS6206:1981.

ELECTRICAL INSTALLATION
Provide all necessary for and extend electrical power and lighting circuits into new extension and effect all necessary alterations and adaptations to extg circuitry and fittings etc. All work is to comply with the IEE Regulations. Positions and number of lighting points and power outlets to be ascertained from the client.

PLUMBING WORKS
Provide all necessary for and extend heating circuit to new extension. Provide new radiators as required and fit with thermostatic radiator valves.

MAKING GOOD
Wherever disturbed or affected by the works, construction, surfaces and finishes etc shall be made good to a standard and finish etc that matches perfectly in all respects with the surrounding surfaces, finishes and construction as appropriate.

GENERAL
All work shall be in accordance with the BS8000 Code of Practice for Workmanship on Building Sites and all materials used shall be fit for and appropriate their purpose. All materials shall comply with the relevant British Standard, European Standard or BBA Certificate and used in accordance therewith.

ROOF
Roof covering to be in plain tiles to match extg including bonnet tiles to hips and all matching accessories etc. on 38mm x 25mm treated softwood battens at gauge centres on untearable underlay, DIVOROLL PRO HD breathable type, or similar, with side and headlaps not less than 150mm. All tiling to be in accordance with BS5534:1990 etc.
Provide glassfibre type preformed valley lining where new roof intersects extg including 25mm nominal thickness treated softwood layboards to support valley lining.

ROOF STRUCTURE
Form new pitched roof frame in SC3 grade structural softwood pre-treated using the vaccuum process.
125mm x 50mm rafters at 400mm centres
125mm x 50mm ceiling joists at 400mm centres
175mm x 30mm ridgeboard
200mm x 50mm hips
150mm x 50mm central ceiling binder
75mm x 50mm hangers to binder at 1800mm centres
100mm x 50mm wallplate
150mm x 75mm angle tie dovetail halving joint over wallplate
150mm 50mm ridge ties at 1800mm centres
ex 150mm x 50mm sprocket pieces

FLAT ROOF COVERING
Flat roof covering to be 13mm rounded granite chippings bonded to 3 layer built up high performance roofing felt to BS747 RUBEROID or similar using hot bitumin pour and roll method on KINGSPAN PURLDEK EXTRA B-9 composite board with a foam thickness of 75mm.

FLAT ROOF STRUCTURE
Flat roof joists 125mm x 50mm SC3 timber with ex 75mm x 50mm firrings to give fall.

INSULATION
Provide and lay 2no layers of 100mm thickness glassfibre wool, one layer between ceiling joists and one layer across joists. Insulation to flat roof to be composite board as described.

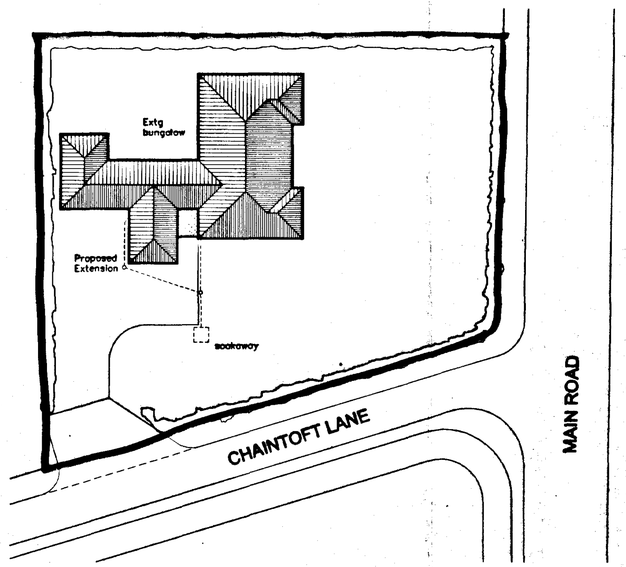
CEILING
Provide and fix 12.7mm CYPROC plasterboard, fill and tape joints and skim with board finish gypsum plaster to finish. Ensure all board joints and perimeters are nogged to fully support plasterboard sheeting.

PLASTERING
Prepare all backgrounds and apply 10mm cement/lime/sand render to all new and previously unplastered walls internally as required and skim to finish with wall finish gypsum plaster including all metal plaster angles and stops etc as required.
Plastering to comply with BS5492:1977.

FASCIAS AND SOFFIT
Provide and fix wrot treated softwood fascias to match extg and rebated to accept 6mm plywood soffit. Install proprietary ventilating soffit giving not less than 10,000 square mm ventilation per metre run complete with insect proof mesh over vent openings.

RAINWATER GOODS
Provide and fix 115mm dia half round guttering and 70mm dia downpipes to match extg and connect to rainwater drain.

SOAKAWAY
Form new rainwater soakaway located at least 5.0 metres from the dwelling and any building. Soakaway to be 1.2 metres square x 1.0 metre deep filled with broken brick rubble to 300mm below ground surface with a layer of polythene over and topped with top soil.
New 110mm PVC-U drain pipe laid to fall at 1:70 with pea gravel bed and surround to be run from downpipes and connect to new soakaway. Install shallow access chambers at junctions and changes of drain direction. Where pipe runs below trafficked areas surround pipe with 150mm GEN4 concrete and maintain flexible joints at 5.0 metre intervals using 10mm thickness Fibreboard collars.



BLOCK PLAN

Scale 1:250

SOUTH HOLLAND DC
HOUSING & PLANNING
29 JUN 2001
Ref: 0502/01

AMENDMENTS

A Windows made wider, door to Dining Room from Hall added, door to Kitchen removed, extg internal layout altered to reflect actual
Further dimensions added

27/03/01

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Peter S Lithgow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
Proposed Extension to Bungalow
Southdown, 34 Main Road, Quadring
Spalding, Lincolnshire

client
Mr and Mrs C Wood

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

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

DETERMINED
PLAN