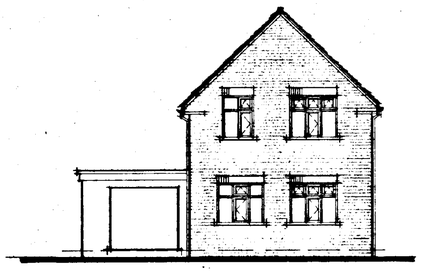
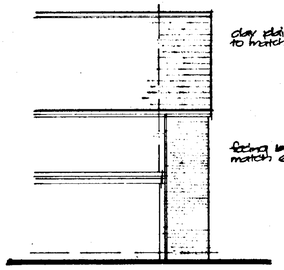
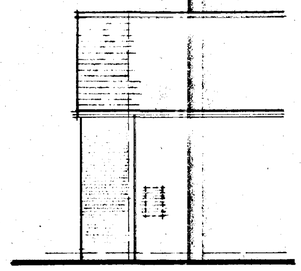
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

FOUNDATIONS
Foundations to be in RC35 concrete 700mm wide x 300mm deep and founded at not less than 750mm below ground level. Where clay subsoil conditions encountered depth of foundations to be not less than 1000mm. All foundations taken down to firm consistent load-bearing stratum below frost action level and any root desiccation zone and all to the approval of the Local Authority Building Control Officer.
Foundation to be reinforced where over former rainwater cistern as indicated on the plan

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 50mm cement:sand screed 1:3 on 100mm thickness ST4 concrete, 60mm 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.

LOAD-BEARING 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 225mm 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 NEMELITE blocks with 65mm cavity filled with 65mm DRITHERM and 105mm thickness clay facing bricks. Wall ties to be metal strip type in stainless steel to B.S. 1243:1978 (inc AMDts) 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 jamsed face.
Facing bricks to match existing and to be toothed and bonded to match and maintain coursing.
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/HD in cavity walls as noted. 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

FIRST FLOOR CONSTRUCTION
Provide and fix floor joists in preservative treated SC3 European grown softwood to the sizes shown. Strut floors at mid-span and wedge tight at walls. Provide and fix 30mm x 5mm galvanised mild steel lateral restraint straps at 1.6 metre intervals to restrain floor diaphragm to otherwise unrestrained parallel walls. Straps to be fixed over a minimum of three floor joists, solid nog below straps and tight pack against walls.
Provide and fix to floor joists as flooring 19mm minimum thickness moisture resistant dense flooring grade tongued and grooved chipboard.
New first floor levels to exactly match existing first floor level.

WINDOWS
Windows to be purpose made PVCU items as indicated and to match existing and all complete with weatherstripping and trickle vents to give 4,000mm² controllable background ventilation. All windows to have ventilation openings equal to 1/20th of the floor area of the room they serve.

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.

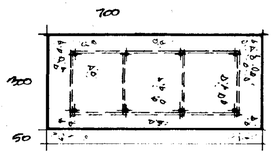
GLAZING
Where glazing is closer to floor or ground level than 800mm to be in safety glass to B.S 6206:1981. All other glazing to be in accordance with B.S 6262:1982 and all to be sealed unit type double glazing.

INSULATION TO ROOF VOID
Provide and lay in whole of the roof void between joists 180mm thickness glassfibre quilt insulation. Ensure a 50mm clear void is maintained above the insulation for air circulation. Provide rigid sheet polyurethane foam 50mm thickness where roof slopes as indicated.

CEILINGS
Provide and fix 12.5mm Gyproc Wallboard plasterboard to ground floor ceilings and 10mm thickness Gyproc Duplex Board to first floor ceilings. Nog out at all perimeters and board joints, tape joints and finish with 3mm slim plaster to match existing.

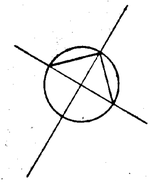
PLASTERING TO WALLS
Provide and plaster all new walls and where making good etc 10mm minimum thickness cement/lime/sand render and finish with 3mm gypsum wall finish plaster.

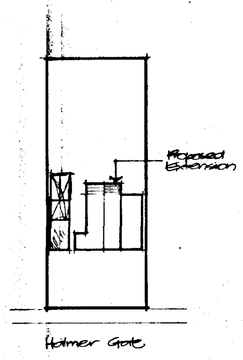
VENTILATION TO ROOF VOID
Provide to all eaves soffit vent strips by GLIDEVALE type SV609 or similar, with 25mm continuous opening and complete with insect proof screen



SECTION THRO' REINFORCED FOUNDATION

RC35 concrete foundation
fully compacted around steel ladder
12mm dia mild steel rebars 4no at top & bottom
8mm dia m.s. shear links at 175mm pitch
Maintain min 50mm concrete cover to all steel work
50mm ST2 concrete blinding layer





BLOCK PLAN 1:500

All timbers SC4 & celcure treated
Rafters 100x50 at 400 ctc
Ceiling joists 100x50 at 400 ctc
Blockboard 150x38
Purlins 100x50 at 1800 ctc
Binder 200x50
Hangers 75x125 at 1600 ctc
Ridge 175x25 Moleved Gluelam beams
Struts 50x50 at 1600 ctc

50mm thick Polyurethane board insulation to sloping part of ceiling
150mm glasswool quilt insulation to roof
12mm Duflex plasterboard to first floor ceiling

65mm soffit vents & flyproof screen
fascia/soffit & r.w. goods to match exig.

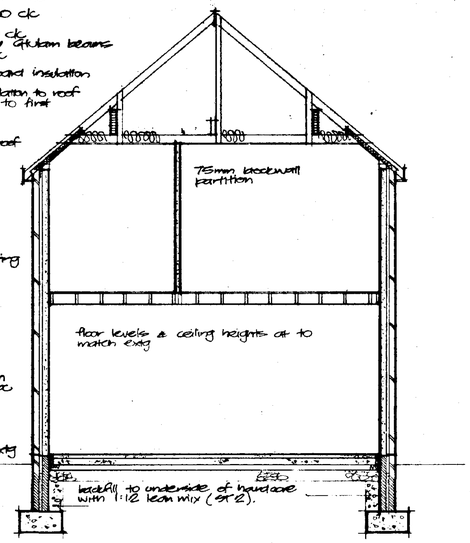
175x50 SC3 floor joists at 400 ctc
19mm t&g chipboard flooring

12mm gypsum plasterboard ceiling & skim.

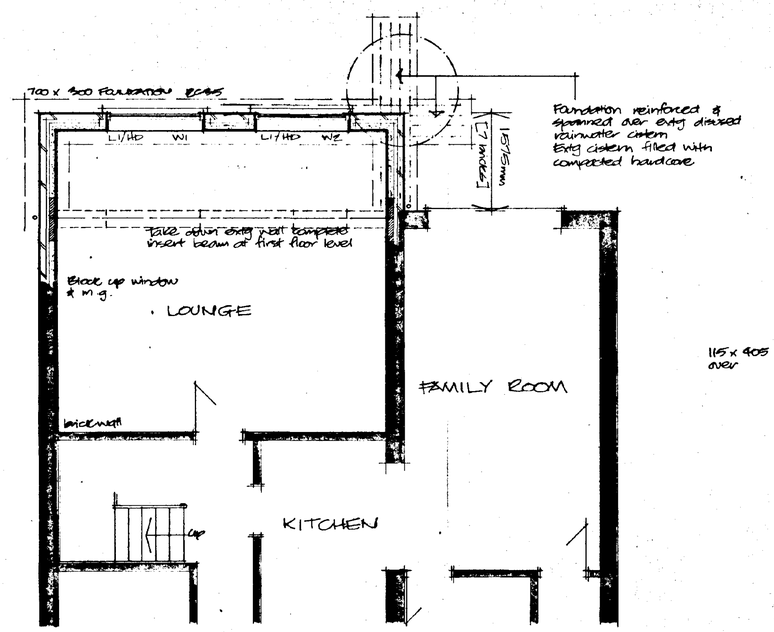
Insulated ground floor
50mm screed 1:3
100mm concrete ST4
65mm JABLITE SD insulation
300micron dpm linked to dpc
150 compacted hardcore with sand blinded

dpc at GL+150 to match exig

Foundations 700x300 in RC35 concrete & reinforcement in 4no 12 mm ϕ m.s. bars top & bottom with 8mm m.s. links at 175mm pitch

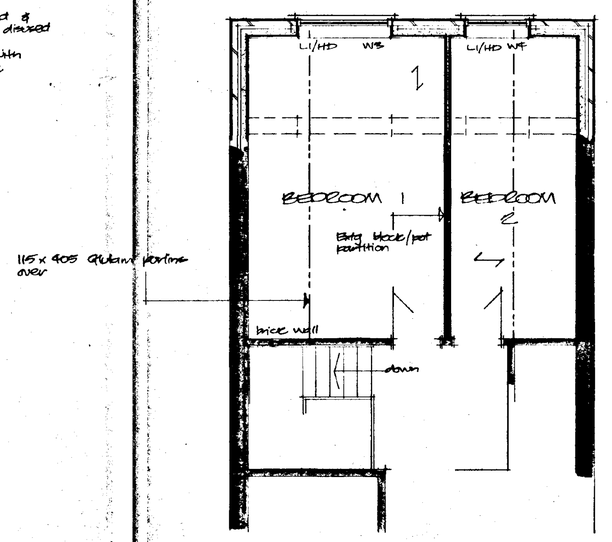


SECTION



GROUND FLOOR PLAN

Foundation reinforced & spanned over any drains/ rainwater culvert. Any cistern filled with compacted hardcore



1115 x 405 Glulam beam over

FIRST FLOOR PLAN

ROOF CONSTRUCTION
Provide, frame up and fix in Celcure preservative treated BC4 European grown softwood, traditional re:r carcassing as shown on the drawing, all to be fixed and braced in full accordance with B.S 5268 part3 1985
Wall plates to be 100mm x 50mm softwood bedded on top of brickwork/blockwork walling.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.6 metre intervals at rafter and ceiling joist level. Solid nog below straps. Additionally provide anchor straps in 30mm x 2.5mm galvanised mild steel at 1.2 metres intervals to locate and restrain wallplates

ROOF COVERING
Provide and lay Rosemary clay plain tiles to match existing. Battens to be in treated softwood size 19mm x 40mm at gauge centres. Underlay to be COROVIN 150 with 150mm minimum side and headlaps

ELECTRICAL INSTALLATION
Extend wiring to include new lighting and power points within extended accommodation as required. All work to comply with the latest edition of the IEE Regulations.

HEATING INSTALLATION
Provide all necessary and extend existing heating system to new radiators in positions directed by the Employer. Insulate all exposed water carrying pipework with preformed foamed plastics type pipe insulation Armaflex or similar with wall thickness not less than 18mm.

STEEL BEAM
Provide and install steel beam as detailed in calculations. Allow for coating beam with Nullifire System S intumescent paint system to give 1/2 hour fire protection. Work to be certificated and copy of certificate to be forwarded to Building Control for record purposes

SCOPE OF THE WORKS
The Works shall comprise of all that is shown on the drawing and calculations and details and include works that whilst not specifically shown but may reasonably be inferred as necessary to carry out the works shall be deemed to be included

LIMITATIONS
The drawings are limited in the amount of information contained and are 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 be fit for their purpose and conform with the appropriate British Standard Specification or BBA Certificate or European Code equivalent
Workmanship will be of a high standard and to that expected of fully trained and experienced tradesmen and craftsmen. No substandard work will be accepted and shall be removed and done again.

HEALTH AND SAFETY
(Construction Design and Management Regulations 1994)
Where works are small/domestic contract works as deemed exempt from CDM Regulations the Employer/Client shall ensure and require 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

DETERMINED
SEE PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
24 APR 1995
Ref: 0414/95

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

project
PROPOSED EXTENSION TO DWELLING AT 89 HOLMER GATE, SPALDING, LINCOLNSHIRE.

client
MR P. MARRIOTT

drawing
GENERAL ARRANGEMENT

date	scale(s)
APRIL 95	1:50, 1:100, 1:500
job no	drg no
95/18	01

Adlmail A/B/024