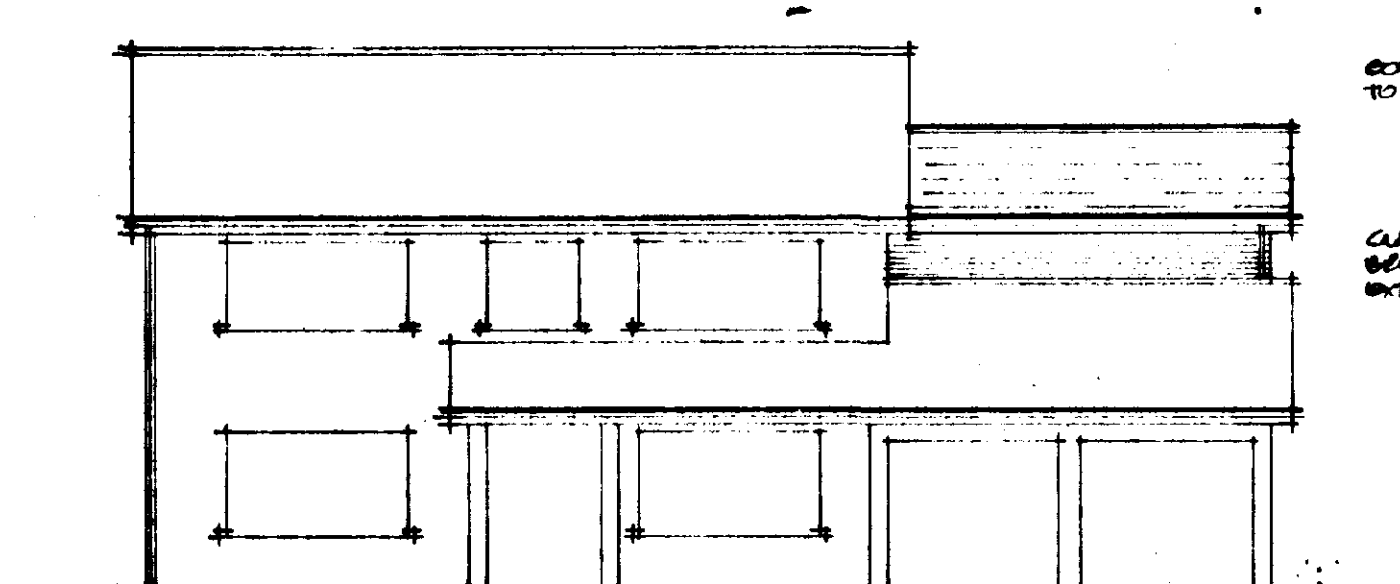
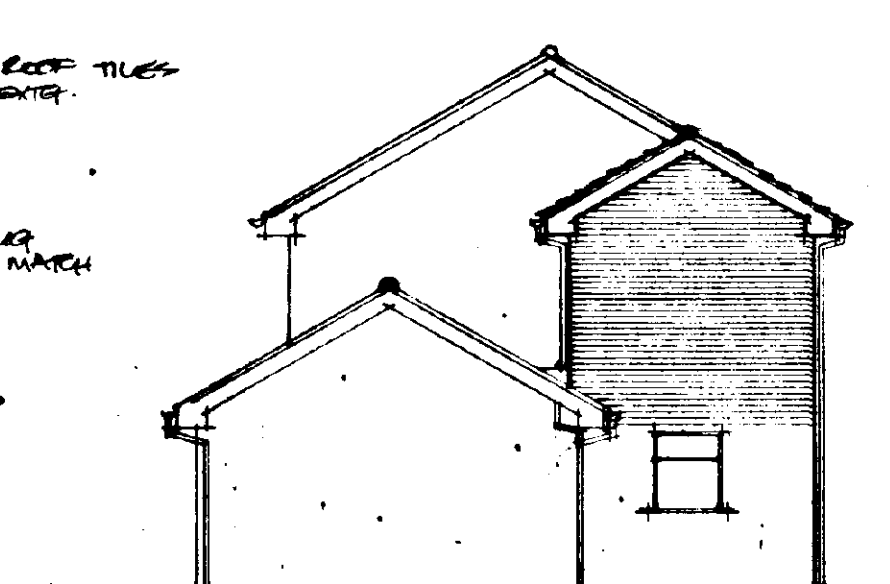


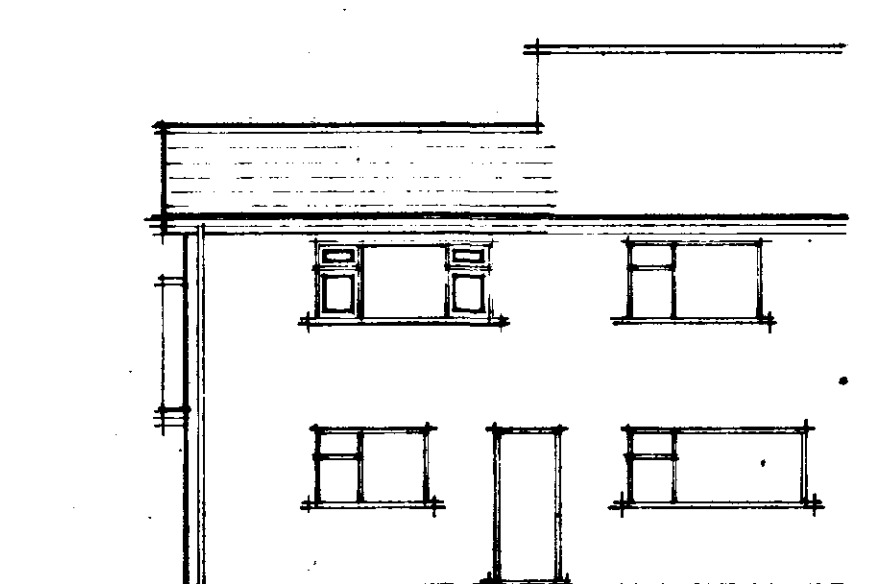
1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



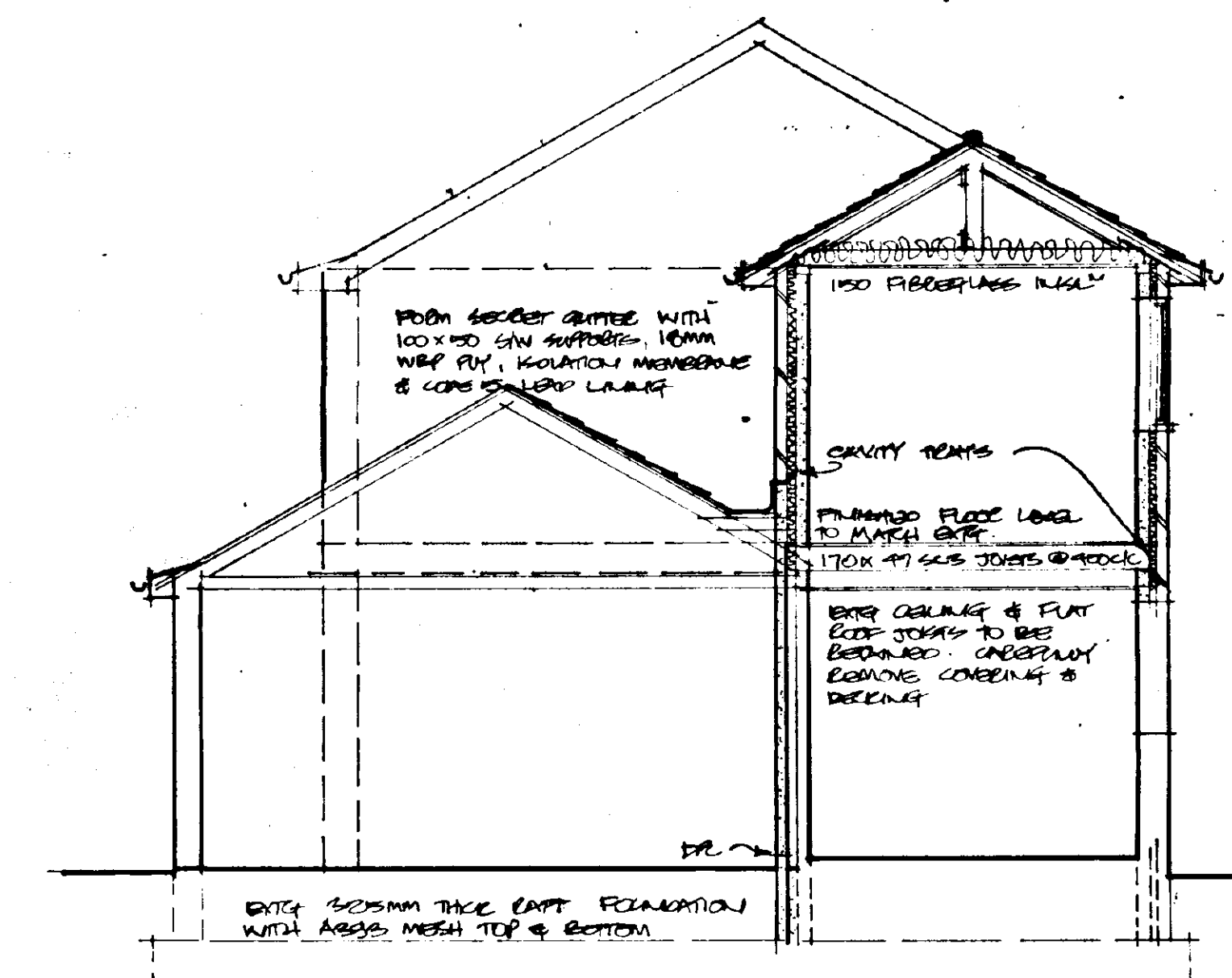
FRONT



SIDE



REAR



SECTION

RAINFALL GUTTERS
PVC gutters 115mm h.p. and 65mm dia. down pipes to match including all bends outlets, clips, brackets, connectors etc.

SOAKAWAYS
To be minimum 5.0 metres from any building and be 1.5m² rubble filled with inlet pipe discharging to centre of soakaway.

VALLEYS, FLASHINGS
All lead gutters, flashings and stepped flashings etc to be in CODE 4 sheet lead properly dressed and fixed.
Secret gutter to be lined with CODE 5 lead. Secret gutter to be boarded with 18mm WBP plywood to fall to outlet as indicated. To roof slope leadwork to be taken up over tilting fillet on lay boards, a minimum of 375mm, and taken under marking felt.

HEATING ETC
Extend existing radiator wet system and provide new radiator in extended Bedroom.
ELECTRICAL INSTALLATION
Electrical installation to be in accordance with the IEE Regulations with lighting and power outlets as directed by the client.

MATERIALS AND WORKMANSHIP
All materials, goods and products etc are to be new and of the best quality of their respective kinds. Where a British Standard Specification or BBA Certificate is applicable the material or product shall comply.
Workmanship shall be of a high standard and to that expected of properly trained, skilled craftsmen and experienced tradesmen and all work shall be carried out in a safe and practical manner.
All materials, components and products etc shall be used, installed and fixed strictly in accordance with the manufacturer's instructions and specifications and relevant British Standard Specification Codes of Practice and appropriate Association Design Guides.

LIMITATION OF DRAWING
The drawing is limited in the amount of information that can be given hereon and it should be understood that the works are not 'fully specified'. The drawing is intended solely for the purpose of securing Planning Permission and Building Regulations consent. The drawing should not be used as a Contract Document alone.

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
13 JUN 1994
REF 9570/94...

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

project
PROPOSED BEDROOM EXTENSION ABOVE UTILITY AT 10 SANDOWN CLOSE SPALDING LINCOLNSHIRE

client
MRS HAWKINS

drawing
GENERAL ARRANGEMENT

date JUNE 94	scale(s) 1:100 1:50 1:500
job no 94/21	drg no 01

FOUNDATIONS
Existing foundations are thought to be reinforced concrete raft type 325mm thick with A303 steel mesh top and bottom. Raft to be exposed for inspection by Building Inspector.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete 1:12.

WALLS
Cavity walls to be 270mm overall width comprising 105mm clay facing bricks, 65mm cavity with 65mm ROCKWOOL insulation batts, 100mm load bearing solid insulation block e.g. HEROLITE, and built off existing as shown.
Wall ties in cavity walling to be stout galvanised wire butterfly type to BS1243:1978 at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings. Tie new 100mm block skin to existing 100mm wall with frame ties or similar plugged and screwed to existing at spacings as above.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpc to be linked with dpc and any tanking. Also provide vertical and horizontal dpc around opening for window in cavity walls with DANCOR insulated dpc material. Provide cavity trays over lintels and where indicated on drawing.

LINTELS
To be I.G. L1/S in cavity wall openings generally as indicated. All lintels to have minimum 150mm and bearing and installed strictly in accordance with the makers instructions.

ROOF CONSTRUCTION
Roof to be constructed in accordance with the sizes and timber grades indicated on the drawings and in the case of prefabricated trussed rafters in accordance with the manufacturer's details and to BS5268:Pt3:1985.

ROOF BRACING
The whole roof is to be braced in accordance with BS5268, 1985. All bracing members to be 100mm x 25mm softwood and twice nailed to each member it is in contact with using 10 gauge 65mm round wire nails.

STRAPPING
Provide patent CATRIC 30mm x 5mm galvanised mild steel lateral restraint straps at 1.8m centres to connect walls to rafters and ceiling joists where they run parallel to the restrained wall. Fix solid strutting beneath straps.

CEILINGS
Provide and fix 12.5mm GYPROC WALLBOARD to ceilings and finish with skim plaster or ARTEX texturing compound. Nag out all perimeters and board joints to fully support sheeting.

FIRST FLOOR CONSTRUCTION
Floor to be 19mm T&G flooring grade moisture resistant chipboard on 170mm x 47mm SC3 joists at 400mm centres. Joists to have 100mm x 47mm noggings at mid-span. Lateral restraint strap in 90mm x 5mm galvanised mild steel to gable wall.

ROOF COVERINGS
Fix standard pattern concrete interlocking tiles Marley or similar to match existing. Tiles to be fixed in accordance with manufacturers instructions and to BS 5534 Pt 1 1990. Battens 38 x 25 at gauge centres on unstepped sarking felt with minimum 150mm laps on rafters as shown on section.
Wall plates 100 x 50 bedded on top of wall.

ROOF INSULATION
Lay 150mm FIBREGLASS between ceiling joists over whole roof, maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

VENTILATION
Provide 6mm WBP plywood with 10mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

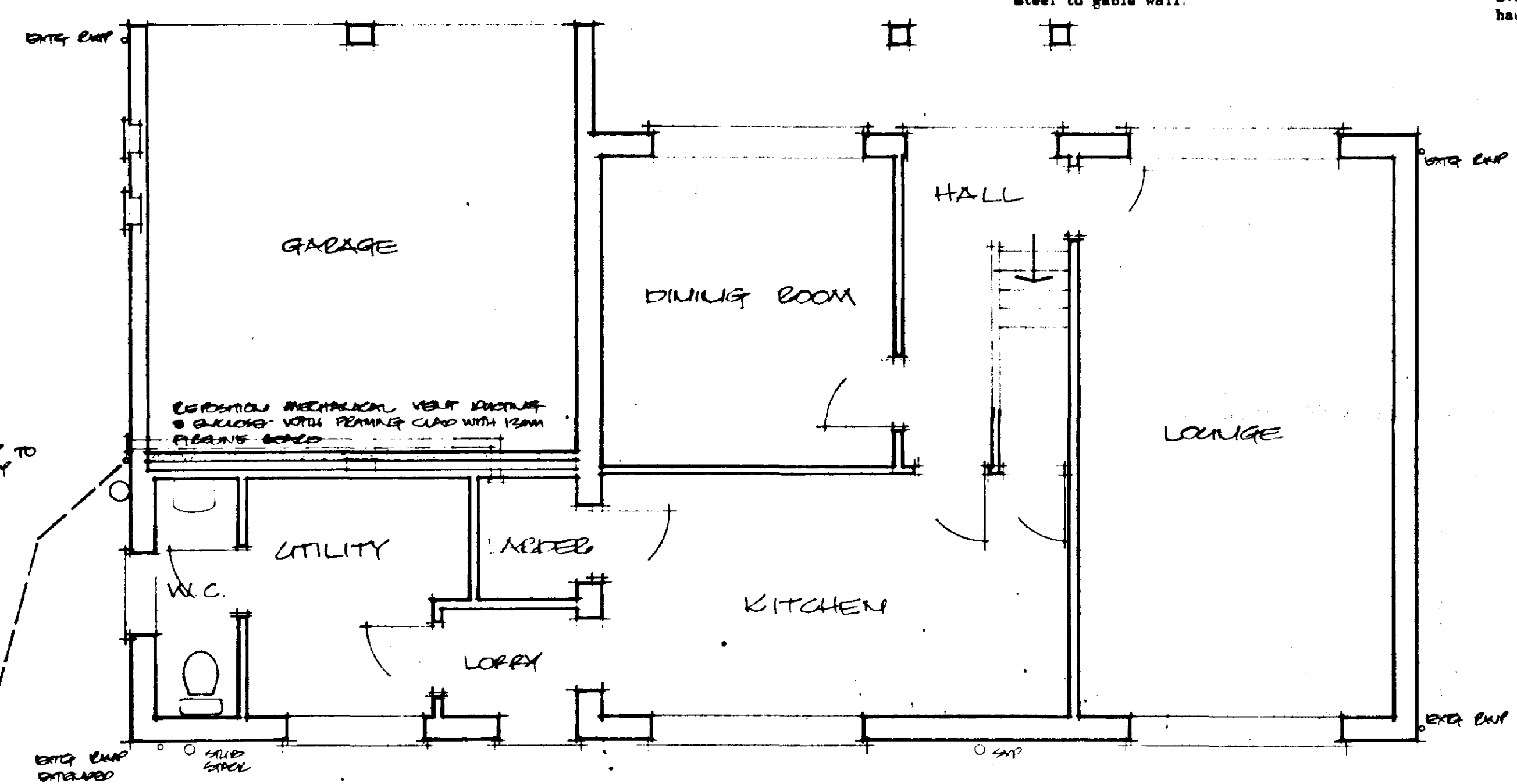
PASCIAES
To be wrot as 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

WINDOW
Window to be Boulton and Paul type standard joinery and to be double glazed (sealed unit). Window to have adjustable ventilators in frame head or casement to give 4000 sq mm trickle ventilation.

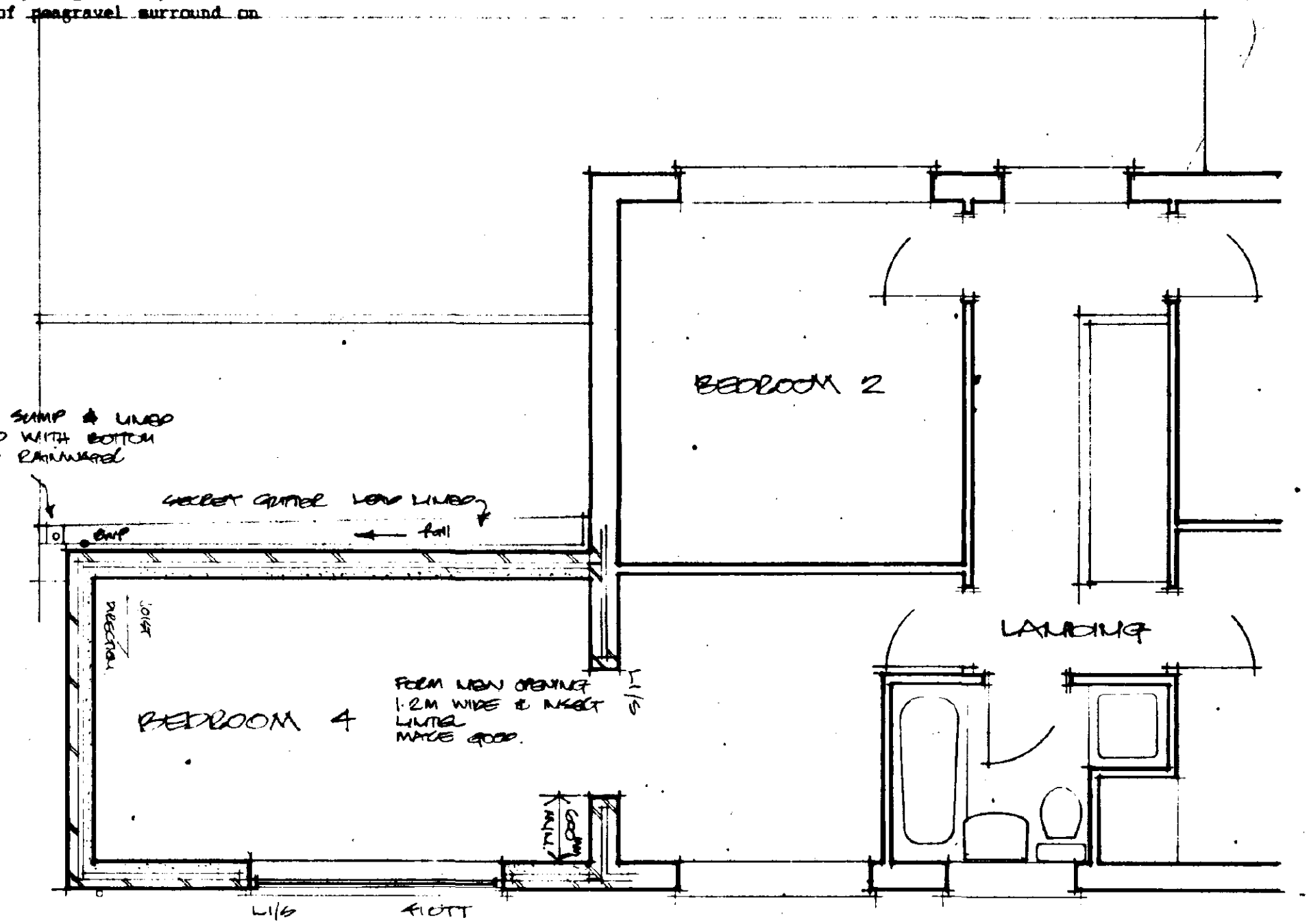
PLASTERWORK
Walls to be plastered concrete line and finish with skim finish a total of 13mm thick including reveals and lintel soffits.

UNDERGROUND DRAINAGE
100mm dia GVC pipes with flexible couplings to fall 1:70 with 100mm peagravel bed and surround. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench.

BLOCK PLAN
1:500



GROUND FLOOR



FIRST FLOOR