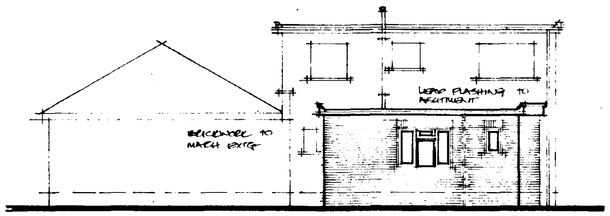
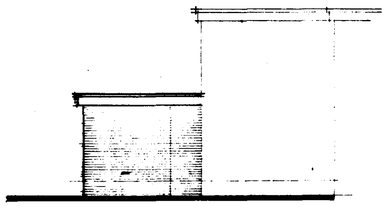


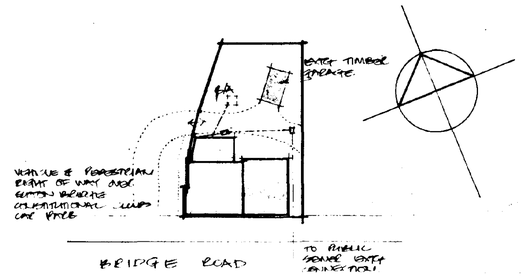
EAST



NORTH

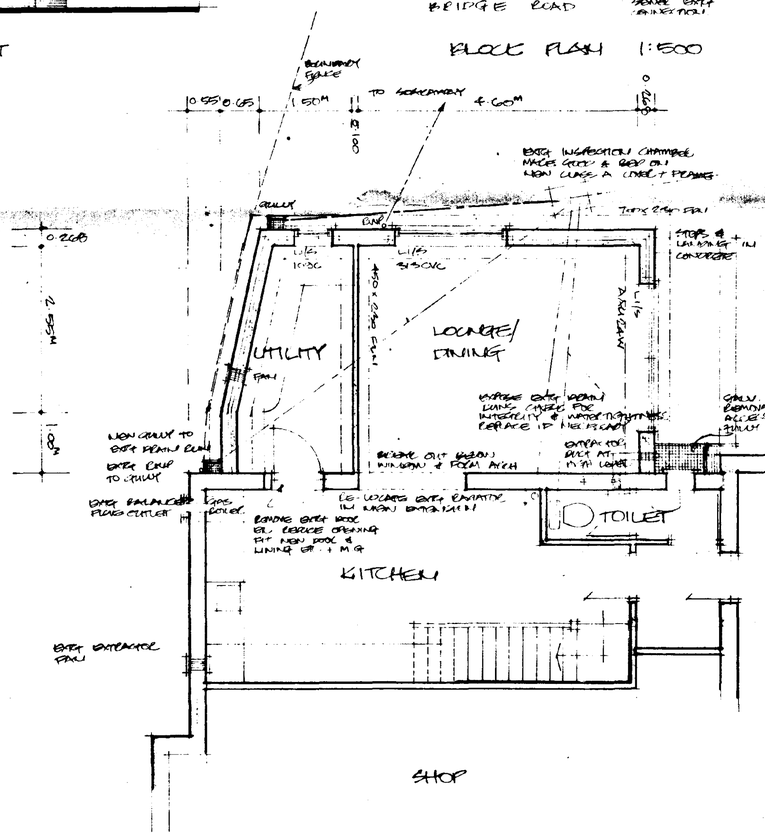


WEST



BRIDGE ROAD

BLOCK PLAN 1:500



GROUND FLOOR PLAN

FOUNDATIONS
Foundations to be in 1:2:4 mix plain concrete strip, size 700mm x 230mm thick under cavity walling and 450mm x 230mm under 100mm partition walling.
Depth of foundation formation to be to the approval of the Local Authority Building Inspector.
Should any weak or inconsistent ground be encountered in the loaded area work shall cease temporarily until it has been inspected by Building Control and a design solution has been agreed with the Local Authority Building Control.

SUB-STRUCTURE WALLING
Use type A dense aggregate concrete blockwork in two leafs with 65mm cavity, or as appropriate. Fill cavity with weak mix concrete 1:12 up to 230mm below the lowest dpc level.
Use Durability Designation FL bricks below dpc.
DPC material to be heavy duty embossed polythene to B.S. 6515 and laid horizontally in leafs of walls at 150mm above ground level, or local ground level, as appropriate. Inner leaf dpc to be lapped with damp proof membrane.

WALLING
Cavity walling to be 268mm overall width and comprise of facing brickwork to match existing as closely as possible, 65mm cavity filled with 65mm DRITHERM cavity insulation batts, 100mm loadbearing insulation blockwork, HEMELITE, or similar.
Cavities to be tied together using galvanised wire ties to B.S. 1243:1978 and set at 900mm centres horizontally and 450mm centres vertically and staggered 450mm every alternate tie course. At cavity closures ties to be set at 150mm from the closure and at 225mm centres vertically.
Build in vertical and horizontal dpcs around openings using DAMCOR insulated dpc material.
Neatly cut tooth and bond new face brickwork with existing maintaining coursing. Where this is not practicable and a vertical joint is acceptable use FURFIX, or similar, wall profile and point joint exterenally with approved mastic.
Provide movement joints in blockwork walling where panels exceed 6.0 metres in length and similarly in clay brickwork panels that exceed 12.0 metres in length. Use FURFIX CEEJAY, or similar, proprietary movement joints.
All masonry work to comply with B.S. 5628. Part 1: 1978 and as amended.
All internal unplastered walls to receive 10mm cement/lime/sand render with 3mm finish plaster. Plastering to be in accordance with B.S. 5492: 1977.

LINTELS
All lintels to be I.G., or equal, pressed steel and comply with B.S. 5977, generally L1/S in cavity wall situations, or as noted on the drawing. Install cavity trays over all lintels in external cavity walls.
Lintels to be installed strictly in accordance with the manufacturer's instructions and have a minimum end bearing not less than 150mm.

UNDERGROUND DRAINAGE
Provide and lay 100mm diameter GVC flexibly jointed pipe drain to fall 1:70, SUPERSLEEVE or similar, with 100mm peagravel bed and surround and connect to existing drainage system. New gullies to be proprietary GVC trapped, back inlet, roddable gully sets complete with grids etc and installed in strict accordance with the manufacturer's instructions.
Where pipe passes through walling provide reinforced prestressed concrete lintels over and maintain 50mm clearance around barrel of pipe, mask both sides of opening with sheet material.
Reformed inspection chamber to be in 225mm class B engineering brickwork laid in water bond in cement mortar 1:3 and flush pointed internally. Bed channel onto 100mm thick 1:2:4 concrete base and bring fine concrete benching down to channel and trowel to a smooth hard finish. Bed on class B cast iron cover and frame.

ABOVE GROUND DRAINAGE
Where appropriate discharge and ventilating pipes to be 110mm diameter PVC-U carried 900mm above window head level and fitted with a proprietary ventilating cage terminal. Rodding access cap near base of SVP. Waste pipes to be compatible push fit type POLYPIPE. All traps to be 75mm deep seal. Waste pipe sizes as:

Sink	40mm dia
Basin	32mm dia
W.C.	110mm dia
Bath	40mm dia
Washing machine	40mm dia

SURFACE WATER DRAINAGE
115mm half round rainwater gutters with 68mm down pipes to match existing. 110mm diameter PVC-U underground drain as described above to fall to new soakaway 1m³ rubble filled with pipe discharging to centre and sited a minimum of 5 metres from any building.

WINDOWS AND DOORS
Windows to be standard BOULTON & PAUL joinery units in treated softwood all weatherstripped. Patio door to be purpose made in PVC-U. Units to be fitted with adjustable trickle ventilators giving 4,000mm² for windows and 10,000mm² for patio door. All windows etc to be fitted with sealed unit double glazing and patio door and window where cill level lower than 800mm above floor level to have safety glass in accordance with B.S. 6206: 1981.
Ventilation openings to be a minimum of 1/20th the floor area of the room served.
Internal doors and linings to be BOULTON AND PAUL Standard Joinery to match existing and complete with all ironmongery and furniture etc.

SKIRTINGS AND ARCHITRAVES ETC
Provide and fix, as required, all moulded timber skirtings, architraves, beading, window boards, curtain battens etc to match existing.

MECHANICAL VENTILATION
Where window to existing toilet accommodation is blocked up provide mechanical ventilator XPELAIR DX200 which is to be ducted through wall and discharge to outside air as indicated. Fan to be light switch operated and to have minimum 15 minute overrun when light is switched off. Include all ducting, louvres, grilles and accessories. Encase duct in softwood framing and plasterboard where it passes through Lounge / Dining Room at high level.

Provide in Utility Room XPELAIR GXC6 wall mounted extractor fan complete with all ducting, grilles, louvres and accessories etc.

ELECTRICAL INSTALLATION
All new work to comply with the I.E.E. Regulations latest edition. Extend lighting and power circuits to new extension provide and fix, fit, wire and connect all accessories and fittings as directed by the client.

COLD, HOT WATER AND HEATING INSTALLATION
Provide all necessary and extend hot and cold water supplies to Utility Room as required. Alter, adapt and extend existing heating circuits and provide radiators in Lounge, Utility and Kitchen as directed. All exposed water carrying pipework to be insulated with preformed foamed plastics pipewrap with minimum wall thickness of 15mm.

MATERIALS AND WORKMANSHIP
All materials, products, components etc shall be new and of the best of their respective kinds and where a British Standard Specification or BBA Certificate is current the material, product or component etc shall comply in all respects.
Workmanship shall be to a high standard and carried out by qualified and experienced workmen in the associated and appropriate trade. All work is to be carried out in a safe and practical manner.
All materials, products and components etc shall be used, fixed or installed strictly in accordance with the manufacturer's instructions and specifications, British Standard Specification Codes of Practice and Association Design Guides etc.

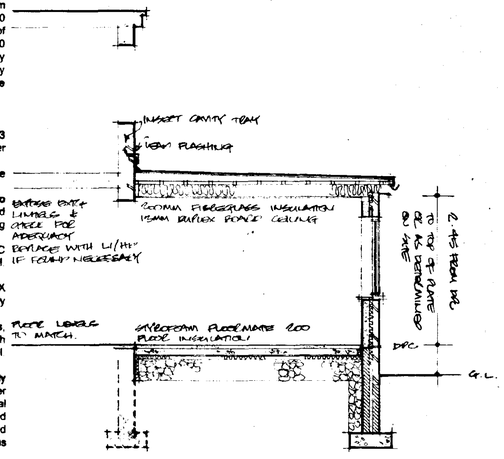
LIMITATION OF DRAWING(S)
The drawing(s) is limited in the amount of information that it can contain and it must be clearly understood that the works are not 'fully specified'. The drawing(s) is solely for the purposes of securing Building Regulations and Planning approval, where appropriate.
The drawing(s) should not be used as a Contract Document alone.

GROUND FLOOR CONSTRUCTION
Strip oversite to remove vegetable soil and reduce levels and provide and lay floor construction as follows:
50mm cement/sand mortar screed 1:3 bonded to 110mm thick concrete oversite slab 1:2:4 mix, 1200 gauge (300 micron) VISQUEEN SUPER DPM polythene damp proof membrane. 50mm STYROFOAM FLOORMATE 200 closed cell extruded polystyrene insulation. Provide and lay in layers not exceeding 150mm thick per layer thoroughly compacted well graded 75mm down clean stone hardcore with sand blinding.

FLAT ROOF
13mm well rounded white mineral chippings bonded to 3 layer built up RUBEROID high performance polyester based felt to B.S. 747: 1977 Amendment 3, type 5 felts.
18mm WBP sheathing grade plywood, all board joints to be nogged, on firrings to give fall not less than 1:60.
50mm x 50mm counterbattens fixed at 400mm centres to 200mm x 50mm SC3 timber joists at 400mm centres fixed to 100mm x 50mm wallplates with skew nailing. Covering and substrate to be in accordance with B.S. 6229.
Wallplate to be anchored with vertical straps CATNIC VL1100/100 in 30mm x 2.5mm galvanised mild steel. Straps at 2.0 metre centres.
13mm GYPROC DUPLEX BOARD ceiling with ARTEX finish. All board joints and perimeters to be nogged to fully support sheeting.
Provide 30mm x 5mm galvanised lateral restraint straps, CATNIC HL1000/100 to restrain walls that run parallel with the roof joists, nog below straps and tight pack to wall. Straps at 1.6 metre centres.
Extend joist ends over wall to project 150mm suitably notched to reduce overall depth and similarly fix cantilever noggings at flank walls to project 150mm and fix nominal 25mm wrot treated softwood fascias and 6mm fairfaced exterior grade plywood with proprietary screened ventilation opening giving 25mm wide continuous ventilation opening equivalent.

INSULATION
Provide and install 200mm thickness fibreglass quilt insulation between roof joists.

FLASHINGS AND WEATHERINGS
Provide and fix and neatly dress CODE 5 English milled sheet lead in position as flashings to roof to wall abutment and all in accordance with the recommendations of the Lead Development Association and in accordance with their Design Guide.



SECTION

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.

SOUTH HOLLAND D.C. PLAN DEPT. 24 AUG 1994 REF. 0823/94

DETERMINED PLAN

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Lincolnshire PE11 1LB
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project
PROPOSED UTILITY & LOUNGE DINING EXTENSION 110 BRIDGE ROAD, SUTTON BRIDGE, SPALDING, LINCS

client
MR & MRS C. ROOK

drawing
WORKING DRAWING

date	scale(s)
AUG 94	1:100 1:50 1:500
job no 94/82	drg no 01

Admel A/B/024