

NOTE- ALL DRAINAGE TO BE REVIEWED ON SITE BETWEEN ARCHITECT AND CONTRACTOR FOLLOWING EXCAVATION AND EXPOSURE OF EXISTING DRAINAGE ROUTES.

SITE PREPARATION

ALL STRUCTURAL OPENINGS NEW EXTERNAL CAVITY WALLS ARE TO HAVE "CATNIC" LINTELS OVER WHERE NO STEEL BEAM IS PRESENT ARE TO HAVE "CATNIC" LINTELS OVER TYPE: CGH90/125 AND CU90/125 DEPENDANT ON LINTEL SPAN AND UNLESS STATED OTHERWISE, ALL LINTELS ARE TO BE COMPLETE WITH INSULATION FILLET, MIN 150MM HIGH CAVITY TRAY AS DESCRIBED ELSEWHERE AND ARE TO HAVE A MINIMUM END BEARING OF 150MM. ALL LINTELS ARE TO BE INSTALLED STRICT COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

CONTRACTOR TO IDENTIFY AND GRUB UP ALL REDUNDANT DRAINS AND MANHOLES LOCATED WITH THE WORK AREA AND BACKFILL TRENCHES WITH SULPHATE FREE WELL CONSOLIDATED ENGINEER APPROVED RECYCLED HARD CORE 150MM LAYERS MAX. CAP OFF ALL EXTG REDUNDANT DRAINS LOCATED BELOW THE EXTG BUILDING WITH CONCRETE.

THE SITE IS TO BE USED ONLY FOR THE DEMOLITION AND CONSTRUCTION OF THE PROPOSED WORKS, WHICH IS TO BE PROTECTED AT ALL TIMES ALONG WITH ADJACENT BUILDINGS, NOT FORMING PARTS OF THE WORKS. CARE MUST BE TAKEN AT ALL TIMES TO ENSURE THAT ANY WORKS ON THE SUPPLY OF ALL SERVICES INTO/FROM PROPERTY, I.E. ELECTRICITY, WATER, GAS, B.T. (FOUL WATER SURFACE WATER DRAINAGE) DOES NOT AT ANY TIME INTERFERE WITH THE SUPPLY OF SERVICES INTO / OUT OF THE ADJACENT PROPERTIES, IS NOT AFFECTED, IF THIS PROVES NOT TO BE THE CASE, THEN THE CONTRACTOR IS TO FULLY ADVISE PROPERTIES AFFECTED, AS SOON AS THE PROBLEM IS KNOWN, AND IS TO NEGOTIATE WITH THE ADJACENT PROPERTIES REGARDING ANY APPROPRIATE ACTION THAT MAY BE REQUIRED. PREVENT SMOKE, DUST, FUMES, SPILLAGE AND OTHER HARMFUL ACTIVITIES, NO FIRES TO BE ALLOWED ON SITE, AT ANY TIME AND NOISE LEVELS ARE TO BE KEPT TO A REASONABLE LEVEL COMPLYING WITH BS 5228, NOISE CONTROL ON CONSTRUCTION SITES.

FOUNDATION CONSTRUCTION

ALL NEW EXTERNAL CAVITY WALLS ARE TO BE BUILT OFF NEW 600X225 RC STRIP FOUNDATION SET 1M MINIMUM BELOW GROUND LEVEL ON A BEARING STRATA AS APPROVED BY LOCAL AUTHORITY BUILDING CONTROL. FOUNDATION TO BE CONSTRUCTED WITH C35 GRADE CONCRETE WITH REINFORCEMENT IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.

ALL FOUNDATION TRENCHES ARE TO BE BACKFILLED WITH GOOD QUALITY SULPHATE FREE WELL CONSOLIDATED HARD CORE (150 MM LAYERS MAXIMUM).

WALL CONSTRUCTION BELOW GROUND

EXTERNAL WALL CONSTRUCTION BELOW GROUND LEVEL TO BE TWO SKINS OF TOPBLOCK SOLID HEMELITE 7 N BLOCKWORK THICKNESS OF WHICH IS TO SUIT ABOVE CAVITY WALL CONSTRUCTION. BLOCKWORK IS TO BE BUILT UP TO 150MM BELOW PROPOSED GROUND LEVEL AT WHICH POINT "FL CLASS" STAFFORDSHIRE BLUE FACING BRICKWORK SHOULD COMMENCE UP TO DPC.

ALL CAVITIES BELOW GROUND LEVEL ARE TO BE INFILLED WITH LEAN MIX CONCRETE TO WITHIN 150MM OF DPC OR PROPOSED GROUND LEVEL (WHICH EVER IS FIRST) AND WEATHER STRUCK.

MORTAR TO BRICK AND BLOCK WORK BELOW DPC LEVEL TO BE 1:1.4 STRENGTH MIX AND COLOURED WITH TILCON MORTAR TINT OR SIMILAR APPROVED.

DPCS, CAVITY TRAYS AND FLASHINGS

PROVIDE AND FIX RUBEROID POLYMERIC "HYLOAD ORIGINAL" DPC TO ALL NEW WALLS TO BS 743, (COMPLETE WITH HYLOAD ORIGINAL CAVITY TRAY WITH A MIN 150MM UPSTAND) ALL TO BE INSTALLED IN ACCORDANCE WITH BS. 5628: PART 3 2001, B.S.8000: PART 3 1989 AND BS 8215: 1991 AND RUBEROIDS WRITTEN INSTRUCTIONS. (MINIMUM HEIGHT ABOVE GROUND LEVEL TO BE 150MM). FIX WEEP HOLES ABOVE DPC AT 1200MM CENTRES.

ALL CAVITY TRAYS ARE TO BE COMPLETE WITH RUBEROID RIGID SUPPORTS AND PRE-FORMED CORNERS, INTERSECTIONS AND STOP ENDS. ALL FIXED IN STRICT COMPLIANCE RUBEROID WRITTEN INSTRUCTIONS.

RETURN INNER SKIN OF BLOCK/OUTER SKIN OF BRICK TO EXTERNAL CAVITY WALLS AT ALL DOOR AND WINDOW REVEALS. FIX "RUBEROID" RUBEROCLOSE FR INSULATED DPC TO VERTICAL REVEALS AND ALL SILLS (INSULATION TO BE ON BLOCKWORK SIDE OF CAVITY). DPC TO BE TUCKED INTO DOOR AND WINDOW FRAMES. ALL FIXED IN STRICT COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. REFER TO PLANS FOR REVEAL DETAILS.

OVER ALL LINTELS AND STEEL BEAMS WITHIN EXTERNAL CAVITY WALLS FIX RUBEROID POLYMERIC HYLOAD ORIGINAL CAVITY TRAY WITH PREFORMED STOP ENDS AND INTERMEDIATE RIGID SUPPORTS. ALL FIXED IN ACCORDANCE WITH RUBEROID WRITTEN INSTRUCTIONS AND BS 5628 PART 3.

AT JUNCTIONS BETWEEN NEW AND EXISTING EXTERNAL WALLS, CONTRACTOR TO SAW CUT VERTICALLY INTO EXISTING MASONRY A MINIMUM OF 75MM WITHIN THE CAVITY OF THE NEW WALL AND INSERT 100MM WIDE CAVIROLL PREMIUM DPC TO PROTRUDE 25MM INTO NEW CAVITY. GENERALLY ALL DPC PRODUCTS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

GROUND FLOOR CONSTRUCTION

75MM FIBRE REINFORCED SAND/CEMENT SCREED OVER 500 GAUGE VISQUEEN VCL / SEPERATING LAYER OVER 75MM KINGSPAN KOOLTHERM K3 FLOOR BOARD INSULATION (TO PROVIDE A 0.17W/M²K U-VALUE WITH A 0.3 P/A VALUE) ON IN-SITU 150MM R.C. FLOOR SLAB WITH INO. LAYER A193 MESH OVER 1200 GAUGE VISQUEEN DPM LINKED TO DPC VIA IKO HYLOAD 2000SA MEMBRANE APPLIED TO CAVITY FACE OF R.C. SLAB AND BLOCKWORK ON 50MM SAND BLINDING ON RECYCLED HARD CORE OVER ON AS DUG FILL TO ENGINEERS DETAILS. AT ALL JUNCTIONS OF SCREED WITH VERTICAL WALL FACES FIX 20MM KINGSPAN INSULATION FOR DEPTH OF SCREED.

EXTERNAL WALL CONSTRUCTION

FINISH EXTERNALLY WITH "STO" RENDER STOLT K (1.0 GRAIN) THROUGH COLOURED ACRYLIC RESIN RENDER SYSTEM (INCLUDE A C3 COST RANGE COLOUR - COLOUR TO BE AGREED) OVER STO-PRIMER ACRYLIC BASED INTERMEDIATE COAT OVER 16mm STOLEVELL COTE CEMENT BASE PLYMER MODIFIED BASE COAT. NOTE THIS WORK MUST BE CARRIED OUT BY A "STO" APPROVED CONTRACTOR. RENDER TO BE COMPLETE WITH ALL STAINLESS STEEL BEADS AND STOPS AS REQUIRED. STOP RENDER AT FLOOR LEVEL OVER 100mm HEMELITE 7N SOLID CONCRETE BLOCKWORK, 100mm CAVITY, 100 mm TARMAC TOPBLOCK SOLID HEMELITE 7N SOLID MEDIUM DENSITY CONCRETE BLOCKWORK (BLOCKWORK DENSITY - 1450 KG/M³ THERMAL CONDUCTIVITY 0.51 W/M.K. MAX). FINISHED INTERNALLY WITH 12.5mm PLASTER AND SKIM. CAVITY TO BE PARTIALLY FILLED WITH 60mm KINGSPAN KOOLTHERM K8 CAVITY INSULATION BOARDS TO BE FITTED INNER BLOCKWORK SIDE OF THE CAVITY. 40 mm CLEAR CAVITY IS TO BE MAINTAINED. 0.27 W/M²K U-VALUE TO BE ACHIEVED. INCLUDE FOR ALL REQUIRED S/S ANGLES, TRIMS, STOPS ETC AS REQUIRED FOR RENDER.

ALL NEW CAVITY WALLS ARE TO BE TIED WITH "ANCON CLARK" STAINLESS STEEL WALL TIES CODE SD1 (250MM LONG). ALL WALL TIES ARE TO COMPLY WITH B.S.1243 OR DD 140 AND ARE TO BE INSTALLED AT 750MM CENTRES HORIZONTAL, 450MM CENTRES VERTICAL AND STAGGERED. TIES TO BE FIXED AT 300MM CENTRES AROUND OPENINGS. WALL TIES ARE TO INCORPORATE "ANCON CLARK" INSULATION RETAINING CLIPS. ALL "ANCON CLARK" PRODUCTS MUST BE FITTED IN STRICT COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

INTERNAL WALL CONSTRUCTION

INTERNAL PARTITIONS ARE TO BE CONSTRUCTED OF 75X50MM S/W STUDS AT 400MM CENTRES VERTICALLY AND 900 MM CENTRES HORIZONTALLY AND COMPLETE WITH 75 X 75MM S/W TOP AND BASE PLATE ALL TO BE COMPLETE WITH 12.5MM PLASTERBOARD AND SKIM ON BOTH FACES. NOTE- INCLUDE FOR 12MM THICK WBP PLYWOOD PATTRRESS TO ALL PARTITIONS IN BATHROOMS AND WCs WHERE SANITARYWARE IS TO BE HUNG. ALL JOINTS IN PLASTERBOARD ARE TO BE FILLED AND TAPED PRIOR TO APPLICATION OF SKIM (VOID BETWEEN STUDS TO BE FILLED WITH 75MM ROCKWOOL RW3 SLABS).

LINTELS

ALL STRUCTURAL OPENINGS NEW EXTERNAL CAVITY WALLS ARE TO HAVE "CATNIC" LINTELS OVER WHERE NO STEEL BEAM IS PRESENT ARE TO HAVE "CATNIC" LINTELS OVER TYPE: CGH90/125 AND CU90/125 DEPENDANT ON LINTEL SPAN AND UNLESS STATED OTHERWISE, ALL LINTELS ARE TO BE COMPLETE WITH INSULATION FILLET, MIN 150MM HIGH CAVITY TRAY AS DESCRIBED ELSEWHERE AND ARE TO HAVE A MINIMUM END BEARING OF 150MM. ALL LINTELS ARE TO BE INSTALLED STRICT COMPLIANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

WHERE BOTTOM FLANGE OF LINTEL IS LEVEL WITH THE U/S OF CEILING OR FLAT ROOF JOISTS SUPPORTED ON LINTEL, JOISTS MUST BE SUPPORTED ON S/S JOIST HANGERS BUILT INTO BLOCK SKIN AND MUST NOT SIT ON THE BOTTOM FLANGE OF THE LINTEL.

ALL STRUCTURAL OPENINGS EXTG INTERNAL SOLID BLOCKWORK WALLS ARE TO HAVE NEW STRESSLINE REINFORCED CONCRETE LINTELS OR SIMILAR APPROVED WITH 150 MM MINIMUM END BEARING.

FIX POLYPROPYLENE "SMALL WEEP VENTS" AT 1200 MM CENTRES OVER ALL EXTERNAL LINTELS AND CAVITY TRAYS BY CAVITY TRAYS LTD. (COLOUR OF VENT TO MATCH RENDER / BRICKWORK WALL FINISH).

CEILING CONSTRUCTION

UNDERSIDE OF ALL NEW ROOF JOISTS TO BE FINISHED WITH 12.5MM PLASTER BOARD AND SKIM. ALL JOINTS IN PLASTERBOARD TO BE TAPED AND FILLED PRIOR TO APPLICATION OF SKIM.

ROOF CONSTRUCTION

NEW PITCHED ROOF TO COMPRISE OF NEW ROOF TILES TO MATCH EXTG WITH 100MM OVERLAPS ON 25X38MM S/W TANALISED TIMBER BATTENS GRADE A ON ONE LAYER OF PROCTORS DALTEX ROOFING MEMBRANE BREATHABLE TYPE WITH MIN 150MM OVER LAPS. AT EAVES LEVEL THE MEMBRANE IS TO BE DRESSED OVER SOLID POLYPROPYLENE D.P.C. DRESSED INTO GUTTER, MEMBRANE IS TO BE FIXED TO NEW 150X50 C16 TANALISED S/W RAFTERS AT 400 CTS.

FLAT ROOF CONSTRUCTION- TO ACHIEVE 0.18W/M²K U-VALUE AND IS TO BE NEW IKO MACH ONE SINGLE PLY ADHERED MEMBRANE ON CONTINUOUS METAL LINED VAPOUR BARRIER ON 22MM WBP PLYWOOD ON S/W TREATED FIRING STRIPS LAID TO GIVE 1 IN 80 FALL AS SHOWN ON SECTIONS (MINIMUM THICKNESS 25MM) ON NEW 45X150 C16 FLAT ROOF JOISTS AT 400MM CENTRES.

FIX NEW 100MM KINGSPAN ROOF BOARD INSULATION BETWEEN JOISTS WITH 47.5MM KINGSPAN INSULATED PLASTERBOARD UNDER RAFTERS. ALL JOINTS IN PLASTERBOARD TO BE TAPED AND FILLED PRIOR TO APPLICATION OF SKIM.

PROVIDE LATERAL SUPPORT TO ROOF TIMBERS USING 30X5MM GALVANIZED STEEL STRAPS WHICH ARE TO BE FIXED TO FIRST THREE RAFTERS RUNNING PARALLEL TO WALLS FIXED TO TIMBER NOGGINS AND PACK OUT BETWEEN FIRST RAFTER AND WALL TO PROVIDE TIGHT JOINT AND STRAPS ARE TO BE SPACED AT 1200MM CTS. TO TOP INNER SKIN OF BLOCKWORK PROVIDE AND FIX 75X100MM S/W TANALISED TIMBER WALL PLATE WHICH IS TO BE FIXED TO BLOCKWORK USING 30X5MM THICK GALVANISED STEEL STRAPS 1000MM LONG SPACED AT 1500MM CTS. THE CONTRACTOR IS TO INCLUDE FOR MECHANICALLY FIXING THE LAST TWO NUMBER RIDGE TILES WHERE RIDGE ENDS ARE TO BE FORMED AS TO PREVENT UP LIFT.

RAINWATER GOODS

GUTTERS AND DOWNPIPES TO BE 100MM DIA BLACK PVC GUTTERS WITH 75 DIA DOWNPIPES. COMPLETE WITH FIXINGS AS NECESSARY INCLUSIVE OF EXTENSION BACK PLATES FOR FIXING. DOWNPIPES TO BE IN LOCATIONS INDICATED ON THE LATEST REVISION OF THE ELEVATION DRAWINGS. DOWNPIPE GULLIES TO BE CONNECTED INTO EXISTING ON SITE DRAINAGE SYSTEM. NEW CONNECTION TO BE APPROVED BY THE BUILDING CONTROL OFFICER.

EXTERNAL WINDOW AND DOOR CONSTRUCTION

ALL NEW EXTERNAL DOORS AND WINDOWS ARE TO BE INSTALLED BY A SPECIALIST F.E.N.E.S. REGISTERED CONTRACTOR.

ALL NEW WINDOWS AND DOORS TO HAVE PVC INTERNALLY BEADED FRAMES WITH ALUMINIUM REINFORCED CORNERS COMPLETE WITH DOUBLE GLAZED UNITS AND OPENING LIGHTS AS SHOWN. (ALL NEW WINDOWS ARE TO MATCH PROPOSED ELEVATIONS TO THE SATISFACTION OF THE ARCHITECT. ALL WINDOWS ARE TO BE DOUBLE GLAZED & INTERNALLY BEADED. FIXING SHOULD CONFORM TO THE RECOMMENDATIONS OF BS200: WITH BOLTS, SCREWS ETC. BEING STAINLESS STEEL. BS8200: SHOULD BE USED BY THE FABRICATOR FOR GUIDANCE IN CONTRACT DESIGN, FABRICATION AND INSTALLATION.

ALL OPENING CASEMENTS ARE TO OPEN OUTWARDS AND COMPRISE TOP HUNG AS SHOWN ON ELEVATIONS. ALL WINDOW IRONMONGERY TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.

ALL NEW WINDOWS ARE TO HAVE OPENING CASEMENTS EQUAL TO OR GREATER THAN 5% OF THE ROOM FLOOR AREA. (ALL OPENING LIGHTS ARE TO HAVE DRAUGHT PROOF STRIPS).

ALL NEW EXTERNAL DOORS AND WINDOWS ARE TO BE DOUBLE GLAZED AND BE COMPLETE WITH " K " GLASS. ALL WINDOWS TO HAVE AN AREA WEIGHTED AVERAGE U-VALUE OF 1.6W/M²K OR BETTER. ALL EXTERNAL DOORS TO HAVE A MINIMUM AREA WEIGHTED AN AVERAGE U-VALUE OF 1.6 W/M²K OR BETTER, GENERAL GLASS SPECIFICATION TO BE - 6MM TOUGHENED GLASS EXTERNALLY WITH 6MM LAMINATED GLASS INTERNALLY INCLUDE K GLASS COATED GLASS AS REQUIRED TO PROVIDE REQUIRED UNIT AREA WEIGHTED U-VALUE. NOTE ALL BATHROOMS ARE TO BE COMPLETE WITH OBSCURE GLASS.

SAFETY GLASS IS TO BE INSTALLED IN ALL DOORS, SIDE SCREENS AND IN ALL WINDOWS WHERE CILL LEVEL IS BELOW 900 MM ABOVE FLOOR LEVEL. ALL NEW SAFETY GLASS IS TO BE 6 MM TOUGHENED OR LAMINATED SAFETY GLASS TO EXTERNAL CASEMENTS/FRAMES AND 6MM PILKINTON PYROSHIELD SAFETY CLEAR TO INTERNAL APPLICATIONS. ALL SAFETY GLASS IS TO BE IN ACCORDANCE WITH BS:6206 1981 & BS:6262 PT 4 1994. ALL SAFETY GLAZING IS TO BE MARKED AS REQUIRED BY BS:6206 1981. NOTE : ALL GLASS FIXED IN EXTERNAL DOORS/WINDOWS TO BE FORMED AS DOUBLE GLAZED UNITS.

PROVIDE COLOUR MATCHED MASTIC POINTING TO ALL EXTERNAL REVEALS OF OPENINGS IN CAVITY WALLS.

GENERAL JOINERY

ALL NEW INTERNAL DOORS ARE TO HAVE EX 50 MM THICK S/W FRAMES WITH 13MM REBATES, FRAME WIDTH TO SUIT WALL CONSTRUCTION IN WHICH THEY ARE FIXED.

ALL DOORS ARE TO HAVE EX 25X100 MM S/W ARCHITRAVES OR EX15X15 MM S/W BEADINGS AROUND PERIMETER.

FIX EX 25X150 MM S/W SKIRTING BOARD TO ALL NEW/DISTURBED.

FIX EX 25 MM S/W CILL BOARDS TO ALL NEW WINDOWS.

SANITARYWARE AND PLUMBING INSTALLATIONS

ALL SANITARY GOODS TO BE SELECTED BY THE CLIENT. ALL NEW INTERNAL PLUMBING TO BE BY HEPWORTH TO BS 5255: 1976 AND BS 5572: 1978. ALL JOINTS TO BE OF THE "O" RING SEAL TYPE. ALL TRAPS TO BE ANTI SIPHON TYPE SEAL TRAPS. MINIMUM BRANCH SIZES AND SEAL DEPTHS ARE TO BE AS FOLLOWS- WASH HAND BASIN - 75MM DIA. TRAP, 75MM SEAL W.C. - 32MM DIA. TRAP, 50MM SEAL BATH - 40MM DIA. TRAP, 50MM SEAL SINK - 40MM DIA. TRAP, 75MM SEAL S.V.P. - 100MM DIA. MINIMUM

WATER INSTALLATIONS

ALL NEW WATER INSTALLATIONS ARE TO COMPLY TO THE LOCAL AUTHORITY BY-LAWS. AND THE CONTRACTOR IS TO INCLUDE FOR PROVIDING HOT AND COLD WATER SUPPLY TO SANITARY APPLIANCES AND SINK UNITS AND ALL TAPS ARE TO BE FITTED WITH FLOW REGULATORS TO REDUCE WATER USAGE AND HOT WATER TAPS ARE TO BE FITTED TO THE LEFT HAND SIDE OF WASH BASINS AND SKINS.

HEATING INSTALLATIONS

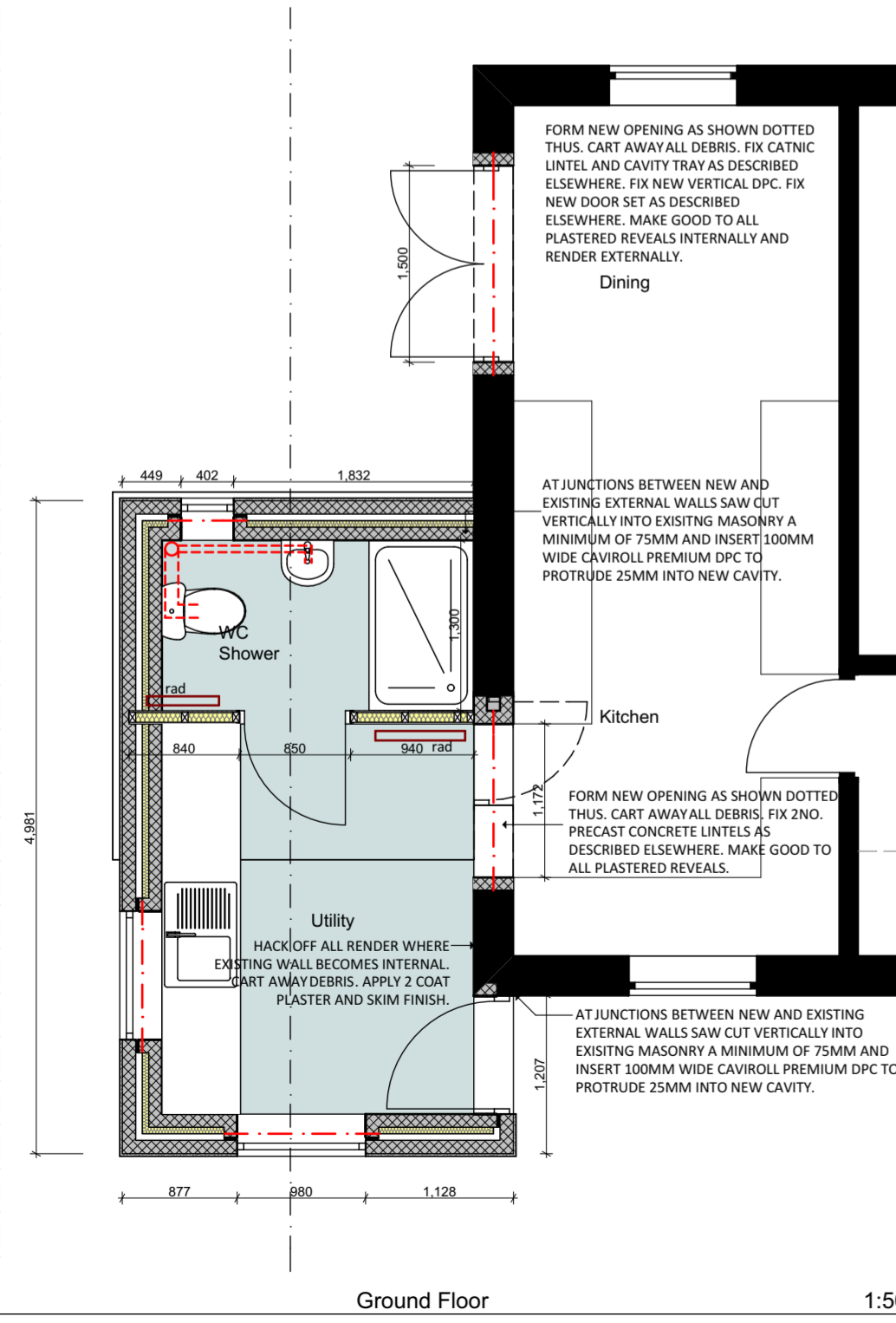
CONTRACTOR IS TO EMPLOY SPECIALIST TO DESIGN, SUPPLY, DELIVER AND FIX EXTENSION TO EXISTING HEATING SYSTEM AS INCLUDING UPGRADING EXISTING GAS AND WATER SUPPLIES IF REQUIRED. HEATING SYSTEM EXTENSION TO GENERALLY BE AS FOLLOWS- SEDBUCK A RATING AND IN NEW RADIATORS ARE TO BE SIZED AND FITTED WITH THERMOSTATIC RADIATOR VALVES AND ALL PIPE WORK TO BE IN BEST QUALITY COPPER PIPING WITH LEAD FREE SOLDERED JOINTS TO COMPLY WITH BS 864 AND MAKE GOOD TO ALL DISTURBANCE.

ELECTRICAL INSTALLATIONS

CONTRACTOR IS TO EMPLOY SPECIALIST TO DESIGN, SUPPLY, DELIVER AND FIX EXTENSION TO EXISTING ELECTRICAL SYSTEM AS REQUIRED. CONTRACTOR TO ENSURE THAT THERE IS ENOUGH FREE CAPACITY WITHIN THE EXISTING SYSTEM OR OTHERWISE PROVIDE AND FIX LARGER DISTRIBUTION BOARD AS REQUIRED. CONTRACTOR TO AGREE ALL ELECTRICAL AND LIGHTING REQUIREMENTS WITH CLIENT AND IN ACCORDANCE WITH ALL REGULATIONS AND LEGISLATION.

COMMISSIONING CERTIFICATES

ONCE ALL HEATING, ELECTRICAL AND LIGHTING INSTALLATIONS HAVE BEEN COMPLETED THEN THE COMMISSIONING CERTIFICATES ARE TO BE COMPLETED AND ISSUED TO THE LOCAL BUILDING INSPECTOR FOR APPROVAL.



Client.		
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Project.		
Extension to Dwelling		
Scale	Sheet Size	Issue Date
1:50	A2	20/06/2018
Title.		
Working Drawing		
Drawing Number	(Revision)	Revision ID
AH-01-07A		