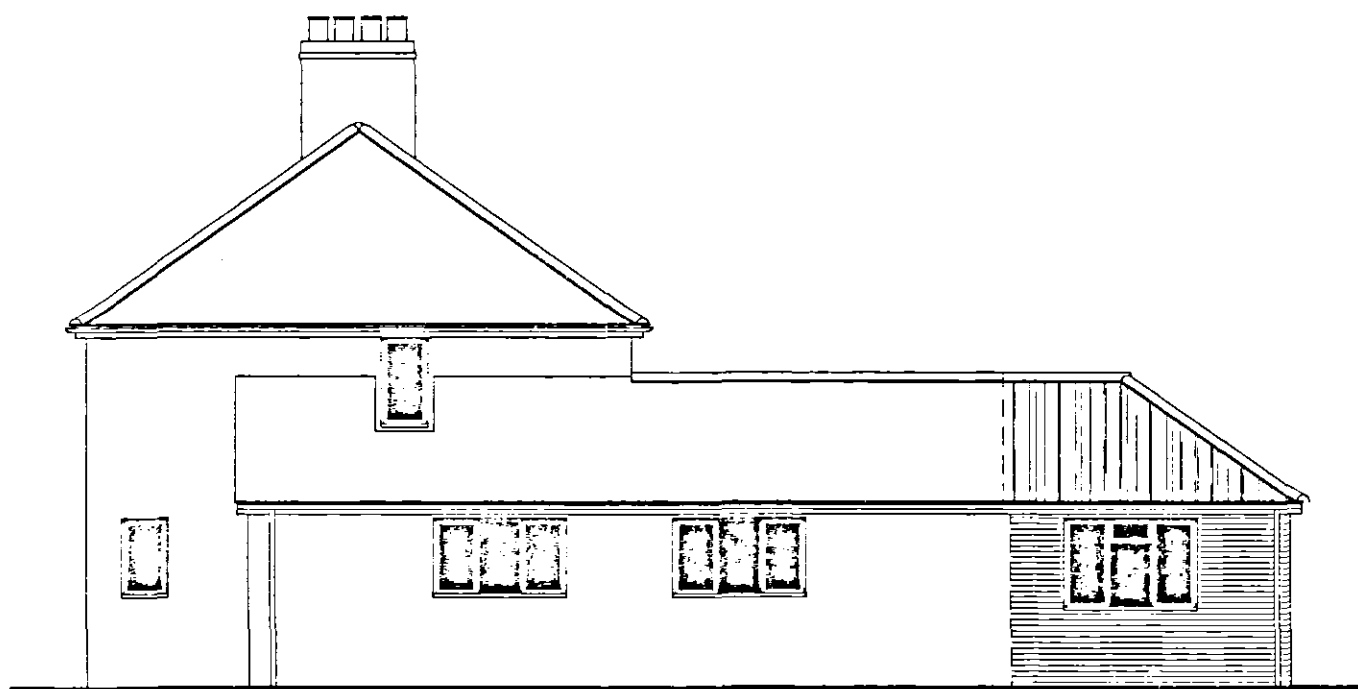
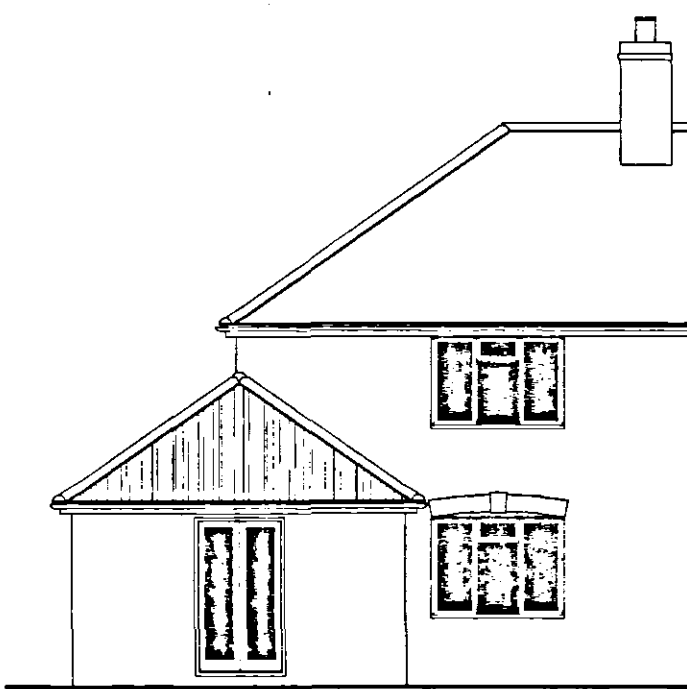




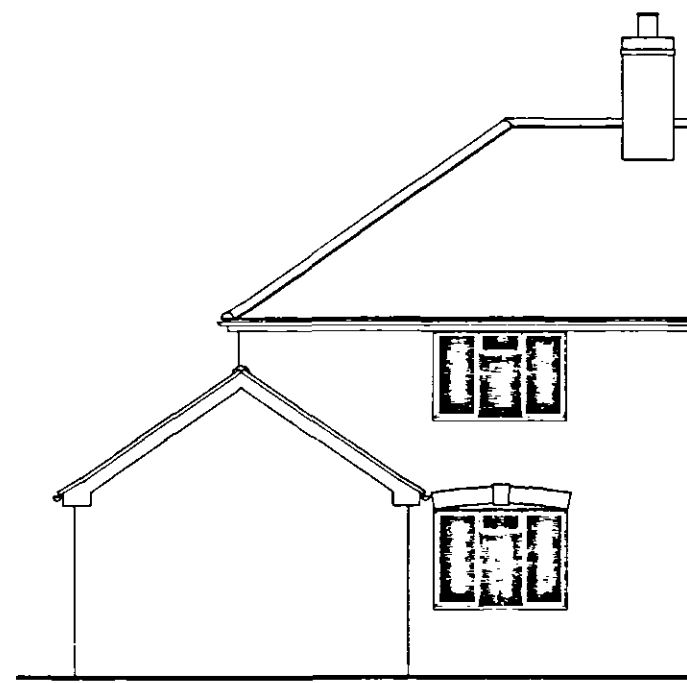
NORTH ELEVATION (PROPOSED)



NORTH ELEVATION (EXISTING)



WEST ELEVATION (PROPOSED)



WEST ELEVATION (EXISTING)



SOUTH ELEVATION (PROPOSED)



SOUTH ELEVATION (EXISTING)

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 35 softwood treated battens on 'Durock' Tyvek Super membrane in accordance with BSA cert. 04/410K (second issue). In all cases to be lapped by minimum 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B.S. 56599, Pt 2. Timber specialist made prefabricated roof trusses to comply with B.S. 5263 part 3 1988, 12.155 CALCS TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg. 35 x 100 ridge node brider. 35 x 100 ceiling briders. All trusses to be strapped to wall plate by 30 x 9 galvanneal metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Nails provide solid briders beneath straps. 50 x 100 wall plate bedded on sand and concrete. 25 x 175 fence boards 6mm min. grade plywood soffits. All structural timber to be min. SC24 grade, stamped 'DRC' or 'K' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 400 ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/c. Initial code 4 lead valley liner.

CEILINGS / INSULATION.
Roof Level: Flat ceiling lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide max. 'U' value of 0.16 W/ sq.m. Ensure 50mm air gap over all insulation. 12.5mm Caprock wallboard, skin finish. Provide min. 35 x 35 supports to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space, opening to be lined with 25 x 25 painted slopes. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to frame. 100mm Jable to top surface. Provide slide bolt fastening & draught seal all round.

WALLING.
225 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks. BS cavity build into cavity. Driehem cavity wall batt insulation boarding in accord. with makers instructions and agreement cert. No. 84/1268 & 86/1584. 100mm Tarmac Hemelite 3.5 N/ mm2 solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 849 wall ties positioned at 900 vertical centres at all untended corners of cavity. Cose cavities with 'Thermulab' performed closer and provide between felt DPC to CP. 121. All work to be carried out in accordance with BS Code of Practice 121 Pt 1: 1973. External walls to have max. 'U' value of 0.25 W/ sq.m. Internal walls of 100mm Tarmac Hemelite solid insulation blocks. Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1989. All to receive 15mm lightweight plaster finish (except garage).

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt. 1981 DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak min concrete m/fill to base of cavity no closer than 225 to DPC. All blockwork below DPC to be F.L. quality.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 858mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500mm polythene D.P.M. on 60mm 'Golden GAS60' insulation board, on 1200mm polythene D.P.M. lepped continuous with D.P.C. by min. 100mm, lay 200mm wide D.P.M. strip into D.P.C. to top floor D.P.M. All on 100 concrete over site. Concrete mix GEN4 mix to B.S. 5928; pt. 1991: 150 blended and consolidated hardcore. Garage floor to be as above except sand cement screed and insulation. Ensure 100mm threshold at door from garage to utility.

FOUNDATIONS.
Under walls to show provide strip concrete foundations as follows: Under 225 cavity walls provide 225 x 600 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5928; pt. 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations. Should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

LINEELS.
All lineels to be manufactured by Messrs. L.G. Coles L1/575 and L1/14775 all to be installed in accordance with makers' instructions, and to have min. and bearing of 150mm and at external positions to have cavity tray, D.P.C. to CP. 121. Internal lineels to be L.G. 100 Box tape. Lineels in garage to be underlined with 12.7 fire line board or rescue 12mm render and skim. Provide Perp-and weep holes and stop ends to cavity tray.

SURFACE WATER DRAINAGE.
15mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly joined to a fall of 1/70 pipes bedded and surrounded in pea gravel and discharge to 120 dia. soak away min. 5.0m to edge from dwellings. All footpaths and drives to slope away from building.

GLAZING.
Double glaze property throughout with timber / pvc u windows (minimum 16mm air gap to all units with Low E+ OI Glass) max 'U' value 1.9 W/ sq.m. K excluding airspace. All glazing between F.F.I. and 800mm high and between F.F.I. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

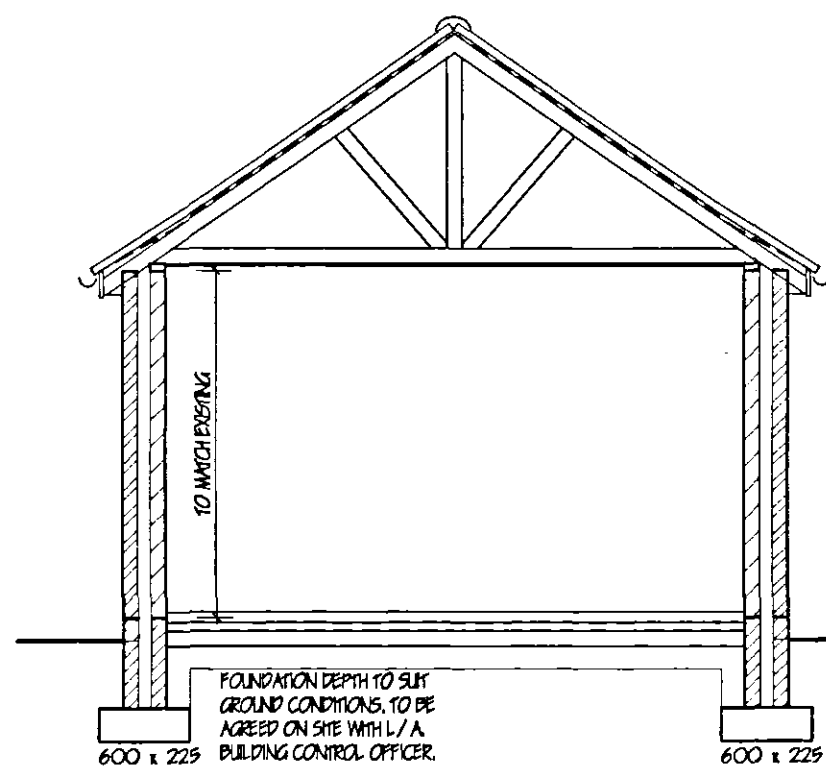
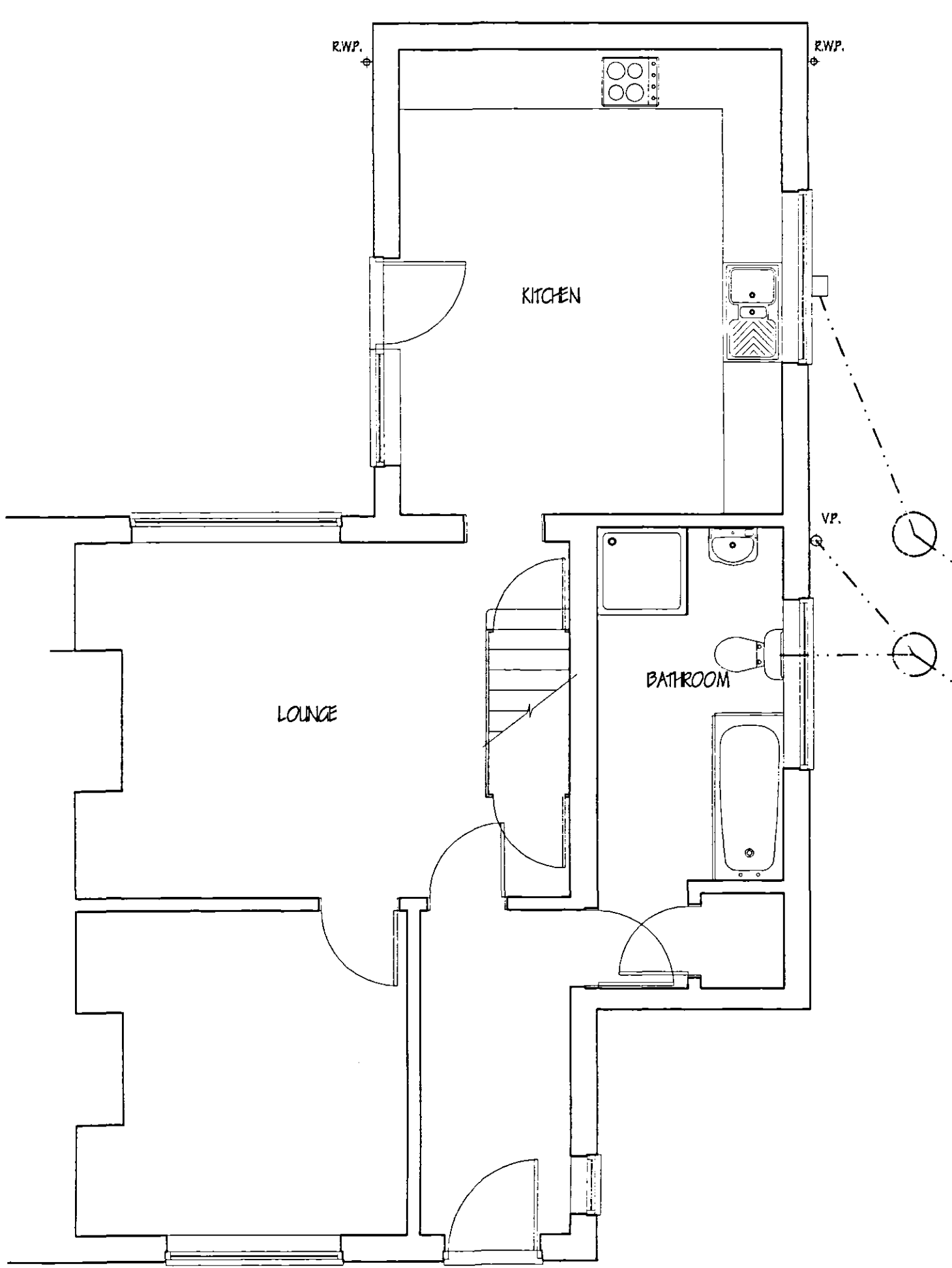
VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min. 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 50 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Extend and upgrade existing system as required. Ensure timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to B.S. 5422:2001. Heating Engineer to provide L/A Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.

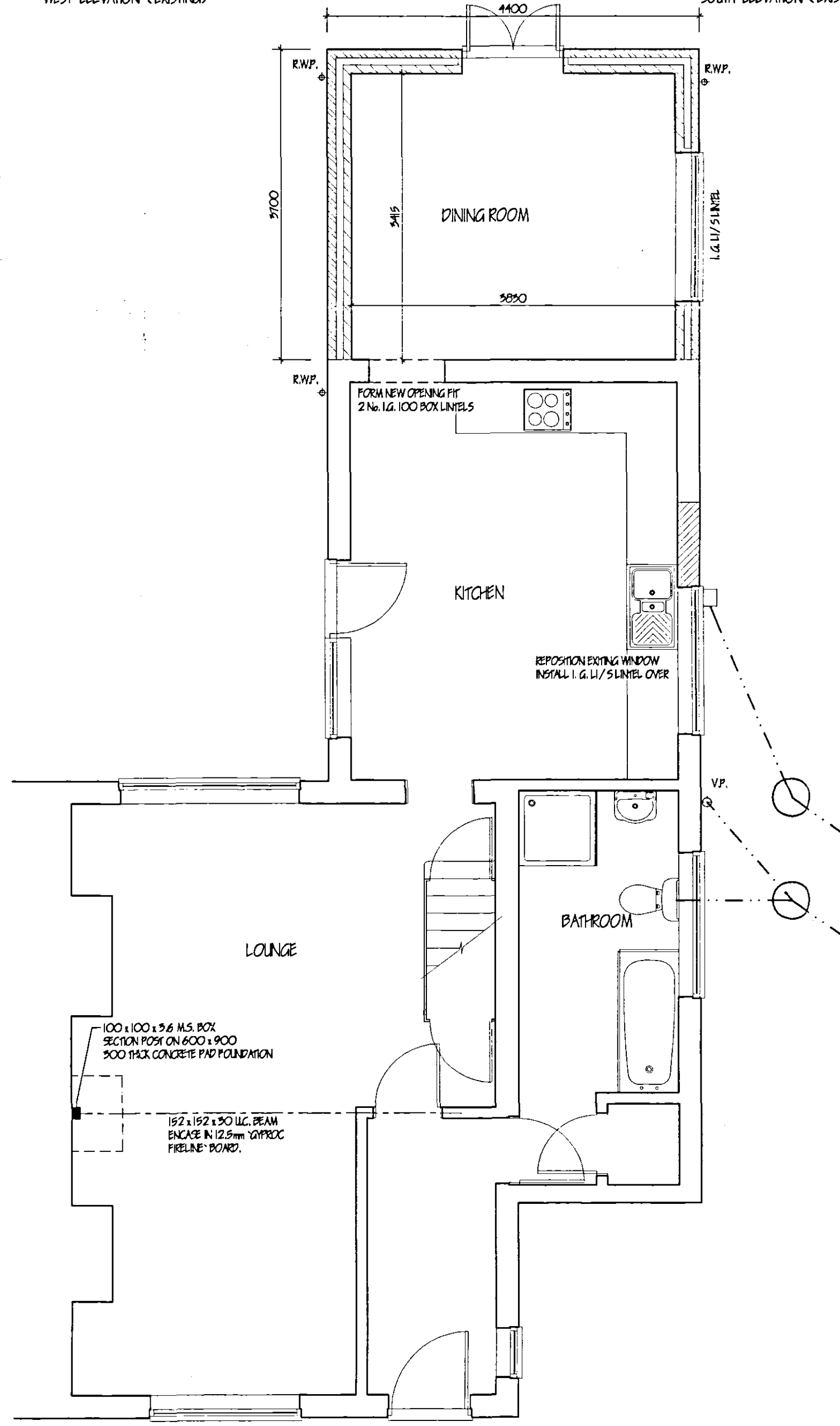
SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446; pt. 1990. In positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

LIGHTING.
To all rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit. External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Regulations. Provide hot & cold water supply to all wash basins. All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.I.



FLOOR PLAN (EXISTING)



FLOOR PLAN (PROPOSED)

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works. The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice. Materials shall conform to appropriate British Standard Specification or BSA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

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

AMENDED PLAN

Ref. A1

revision	date	init.	revision details.
A	MAR '05	J.C.	REDUCTION IN SIZE
B	APR '05	J.C.	HP ROOF



COOPER ARCHITECTURAL DESIGN
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HOLBEACH, SPALDING, Lincs PE12 7EE
Tel/Fax : 01408 423762
Mobile : 07808 125 778

Client. MR & MRS P WALMSLEY

Project. PROPOSED EXTENSION
44 SLUCE ROAD
HOLBEACH ST MARKS
SPALDING
Lincs.

Drawing.

DETERMINED PLAN

Scale 1:50 1:100	Drawing No. 0411-01-B
Date. DEC. '04	Drawn. J.C.

Planning & Development
15 APR 2005
Ref: 0394/05