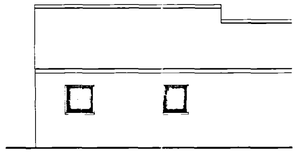


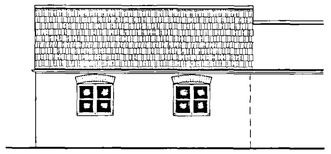
EAST ELEVATION (EXISTING)



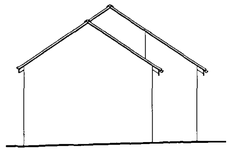
NORTH ELEVATION (EXISTING)



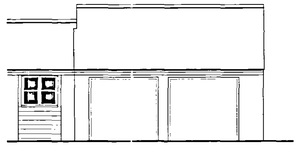
EAST ELEVATION (PROPOSED)



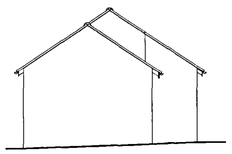
NORTH ELEVATION (PROPOSED)



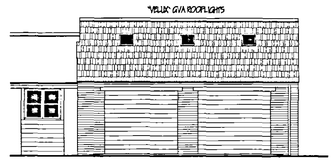
WEST ELEVATION (EXISTING)



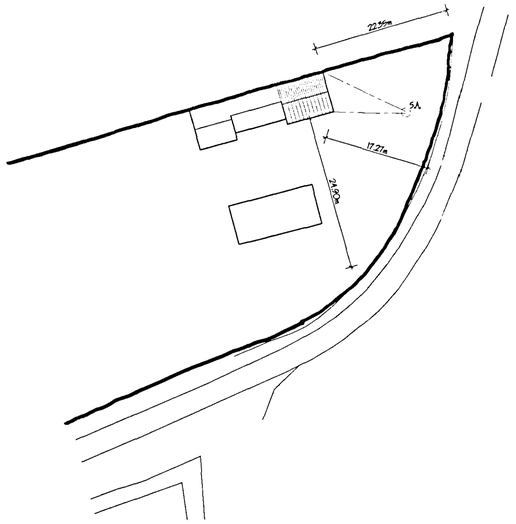
SOUTH ELEVATION (EXISTING)



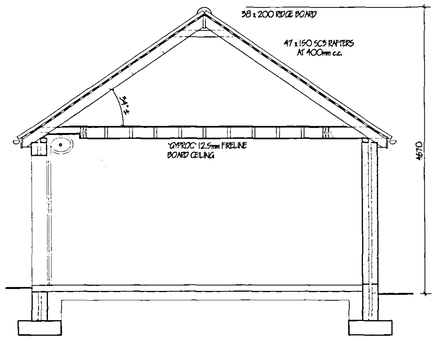
WEST ELEVATION (PROPOSED)



SOUTH ELEVATION (PROPOSED)



BLOCK PLAN 1:500



SECTION (PROPOSED)

PITCHED ROOF CONSTRUCTION.
Re-use existing pantiles, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with reguard to wind speed, roof pitch and exposure category as detailed in B. S. 5534. Pt. 2. Cut roof to timber sizes specified to a pitch to match existing. Approx. 54 deg. All rafter feet to be strapped to wall plate: 50 x 2.5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min.SC5 grade. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978.

WALLING.
250 cavity walling to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity: 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 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: All work to be carried out in accordance with BS Code of Practice 121 Pt 1. 1973.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.

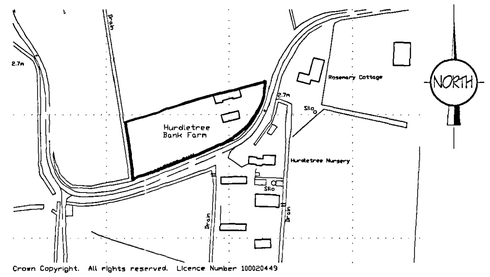
GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site: Concrete mix GEN4 to B.S. 5328; ptl 1991on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm:: 150 blinded and consolidated hardcore.

CEILING CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 175 SC5 grade joists stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. at 400c/ c. 30 x 5 galvanised. steel anchor and lateral restraint straps to joist at max. 1.5m c/ c straps to be run over min. 3No. joists with solid bridging beneath. Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m.

FOUNDATIONS.
Under walls as shown provide 225 x 700 strip concrete foundations all GEN4 mix to B.S. 5328; ptl 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. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

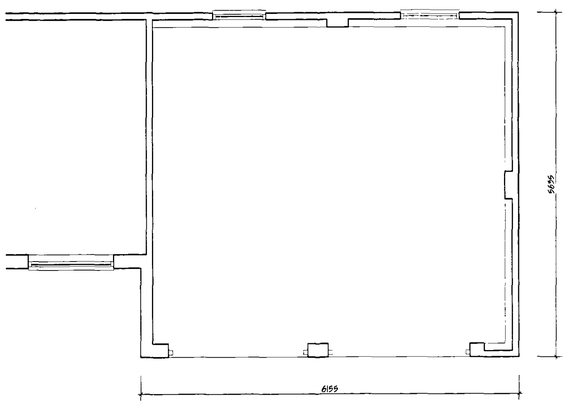
LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/ 150 and L1/ H2 90 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray, D.P.C. to CP. 121. Lintels in upmage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray.

SURFACE WATER DRAINAGE.
115mm 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 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from buildins.

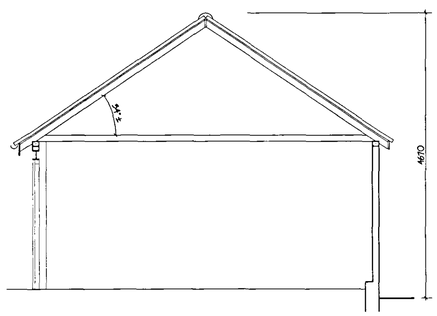


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LOCATION PLAN 1:2500

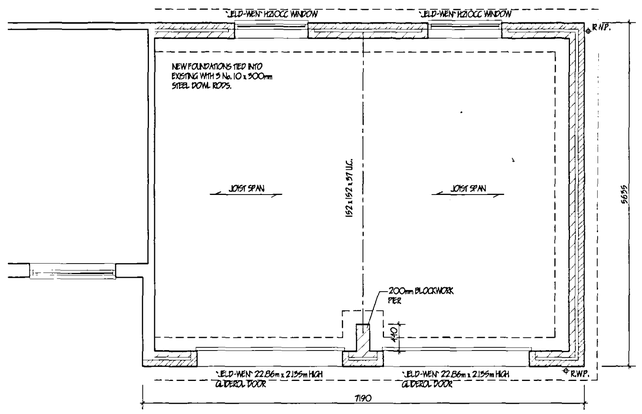


FLOOR PLAN (EXISTING)



SECTION (EXISTING)

NEW WALLING TIED TO EXISTING WITH "TURFIX" OR SIMILAR STAINLESS STEEL WALL EXTENSION SYSTEM



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 BBA 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.

Planning S
2 JUL 2005
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DETERMINED
PLANS

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD, HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
MR D. TURNER

Project.
RE-BUILD AND EXTEND GARAGE
HURDLETREE BANK FARM
HURDLE TREE BANK
HOLBEACH FEN
SPALDING LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	0521-01
Date.	NOV. '05	Drawn.	J.C.