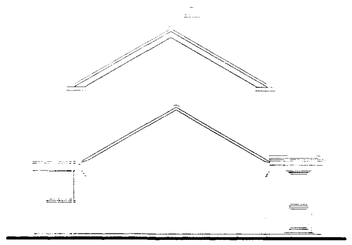
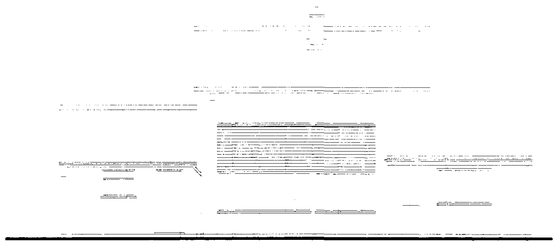


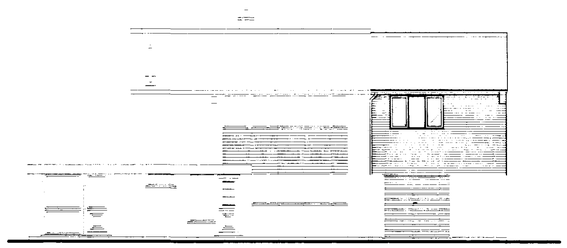
Front Elevation (Existing)



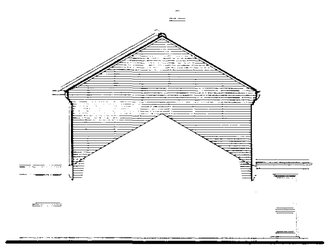
Side Elevation (Existing)



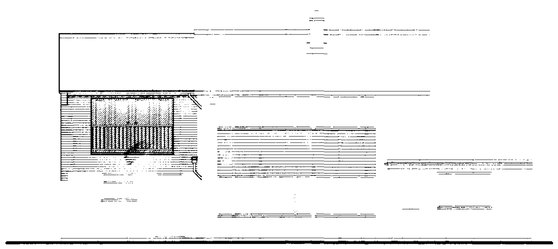
Rear Elevation (Existing)



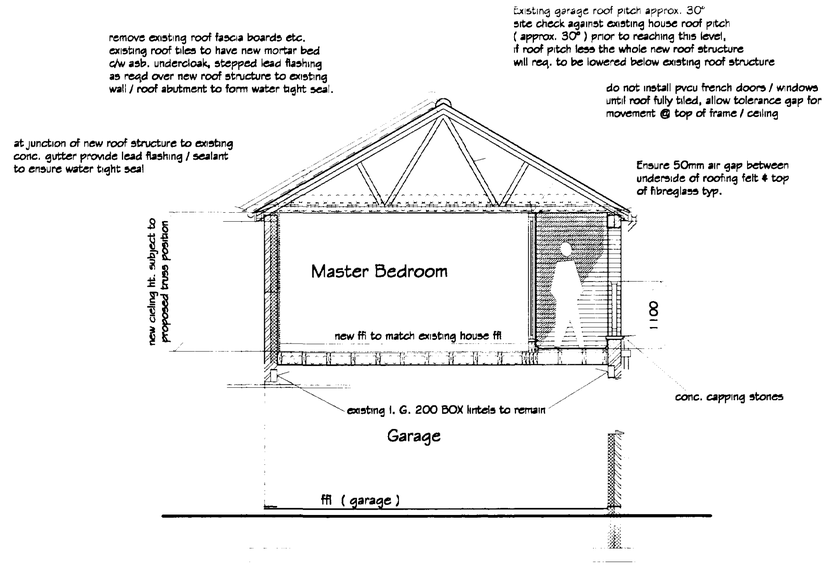
Front Elevation (Proposed)



Side Elevation (Proposed)

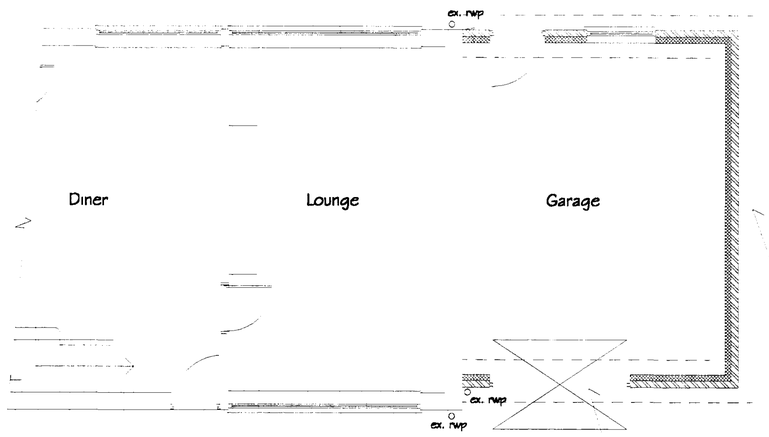


Rear Elevation (Proposed)



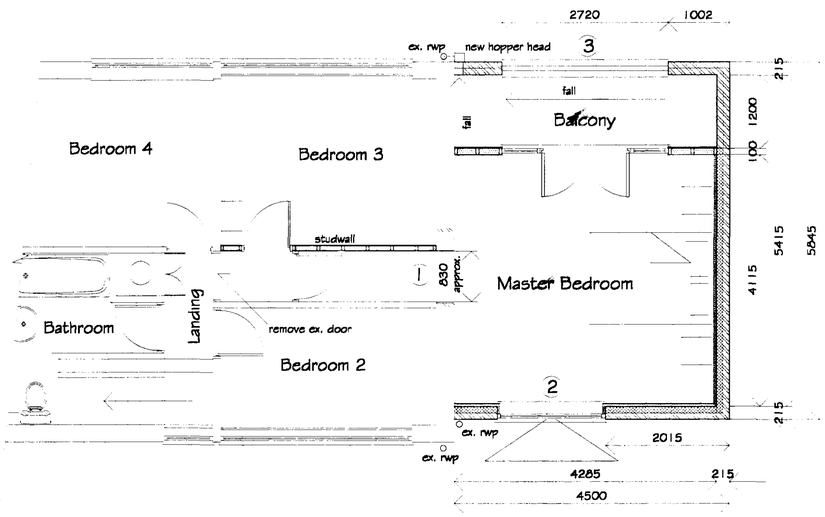
Typ. section thro.

ensure the existing garage bwk. is securley bonded to the existing dwelling prior to the new first floor work commencing



Ground Floor Plan (Existing)

Note. to ensure the existing foundations are adequate to support the new structure they must be exposed @ certain points prior to Building Regulation Approval submission, to enable calculations etc. if read. to be produced by an appointed Structural Engineer



First Floor Plan (Existing / Proposed)

proposed master bedroom / balcony external floor space = 26.3m2
proposed master bedroom / balcony internal floor space = 23.2m2
proposed master bedroom internal floor space = 20m2

Site area approx. = ha.

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
27 JAN 2003
Ref 0393

REVISIONS		BY	DATE
DRAWN	MJW	DATE	23/01/03
SCALE	1/50 & 1/100	CHECKED	

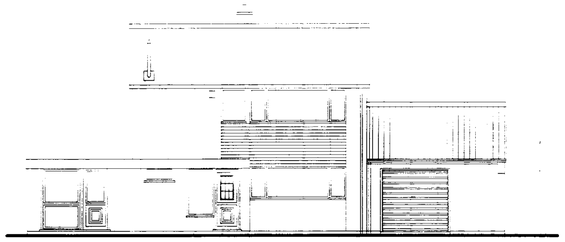
CLIENT Mr. & Mrs. J. Dickinson
11 Penway Drive,
Pinchbeck,
Spalding,
Lincs. PE11 3PJ

PROJECT
Proposed first floor extension above garage to existing dwelling

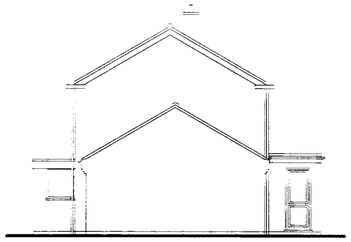
DETAILS
Elevations , Section & Floor Plans

Malcolm Watson
architectural - detailing services
Residential - Commercial - Industrial - Agricultural
Planning & Building Regulations Submissions
13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY.
Tel / Fax : 01775 767650
email : mjw.13@btinternet.com

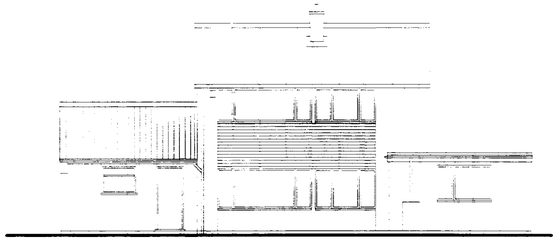
DRG No. 037/1/2003



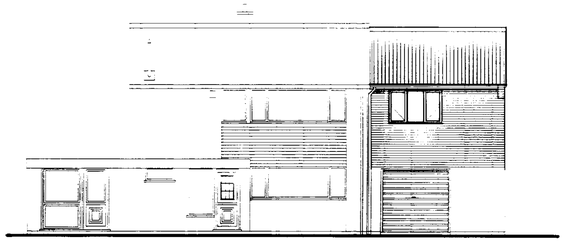
Front Elevation (Existing)



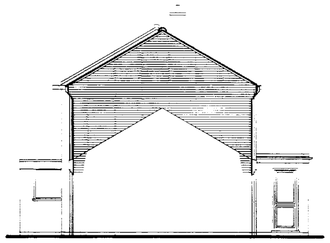
Side Elevation (Existing)



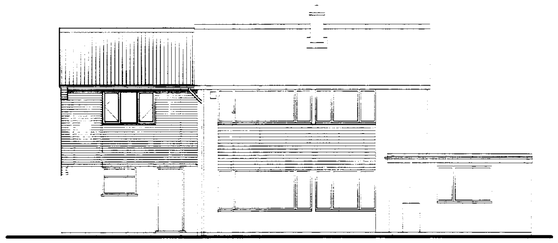
Rear Elevation (Existing)



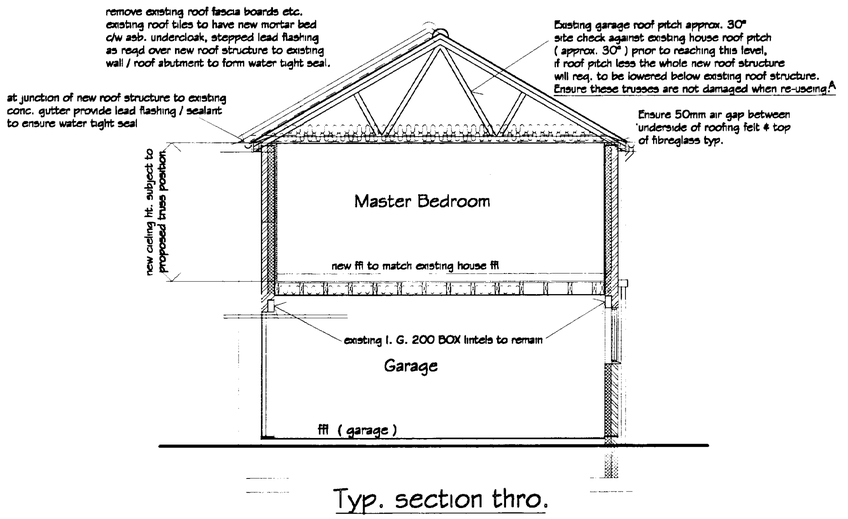
Front Elevation (Proposed)



Side Elevation (Proposed)

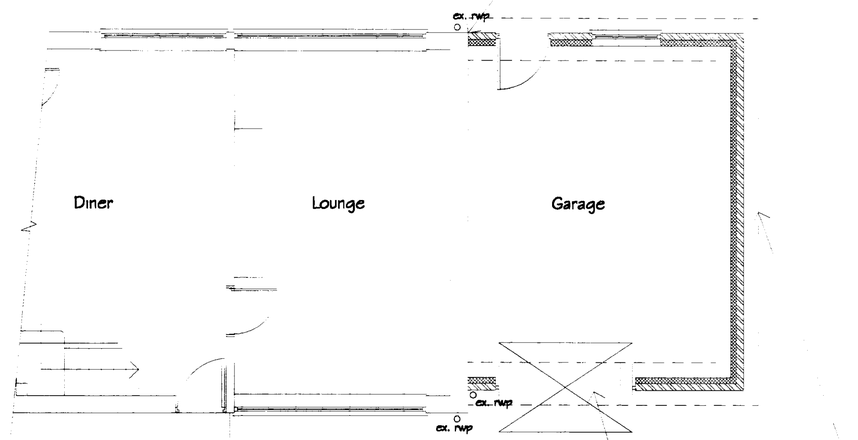


Rear Elevation (Proposed)



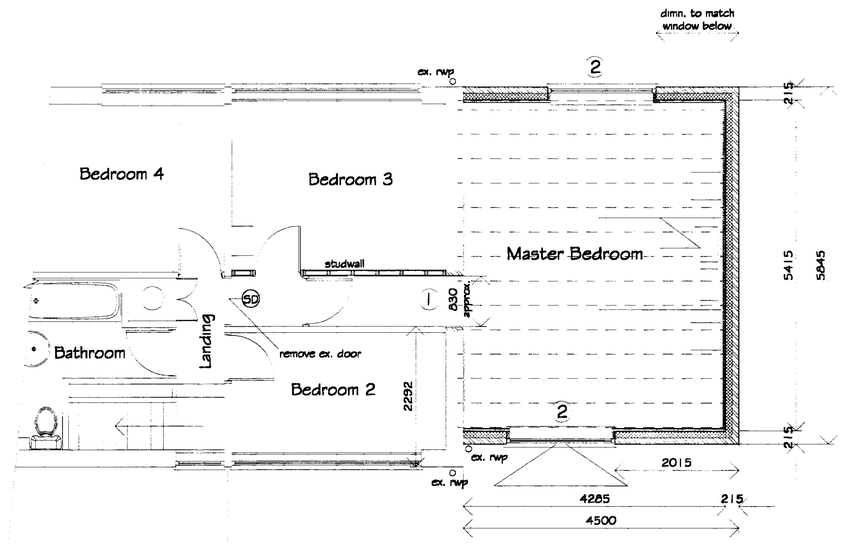
Typ. section thro.

ensure the existing garage bwk. is securely bonded to the existing dwelling prior to the new first floor work commencing



Ground Floor Plan (Existing)

Note. to ensure the existing foundations are adequate to support the new structure they must be exposed @ certain points either prior to Building Regulation Approval submission or before any site work commences the later may result in work being delayed & additional building costs being incurred due to the unforeseen ,whilst Structural Calculations are produced to prove / confirm if the existing foundations are adequate to support the additional loads



First Floor Plan (Existing / Proposed)

proposed master bedroom external floor space = 26.3m2
proposed master bedroom internal floor space = 23.2m2
Site area approx. = 0.05ha.

AMENDED PLAN
Ref. A2

SHDC
Planning & Development
28 APR 2003
Ref 0393/99

B	Balcony removed window added	mjw	27/04/03
A	revised to suit Building Regulation comments	mjw	20/04/03

REVISIONS		BY	DATE
DRAWN	MJW	DATE	23/01/03
SCALE	1/50 & 1/100	CHECKED	

CLIENT
Mr. & Mrs. J. Dickinson
11 Penway Drive,
Pinchbeck,
Spalding,
Lincs. PE11 3PJ

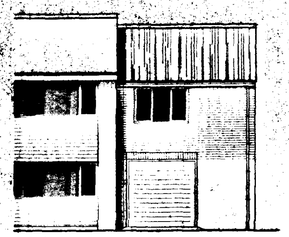
PROJECT
Proposed first floor extension above garage to existing dwelling

DETAILS
Elevations , Section & Floor Plans

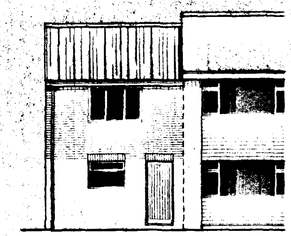
Malcolm Watson
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BUILDING CONTROL Partner

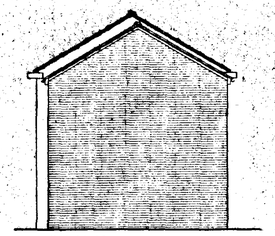
DRG No. 037/1/2003 B



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between joists & 100mm over. Joists: 12.7mm Gyproc Fireline Board. 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joists to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted slope. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface.

WALLING.
225 cavity to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls bed together using galvanised iron bonding ties set 900 horizontally and 450 vertically to B.S. 1243.

FIRST FLOOR CONSTRUCTION
25mm T&G. flooring grade chipboard on 47 x 175 @ 400 centre joists at 400c/c to 50 x 5 galv. steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 5No. joists with solid bridging beneath.

LINTELS.
All lintels to be manufactured by Ministers U.K. and to be installed in accordance with makers' instructions, and to have min. end bearings of 150mm and at external positions to have cavity tray D.P.C. to CP. 121
All lintels in openings to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. Connect to existing system.

GLAZING.
All glazing between 471. and 800mm half and between 771. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

GENERAL.
All electrical installations to be in accordance with the latest I.E.E. Regulations.

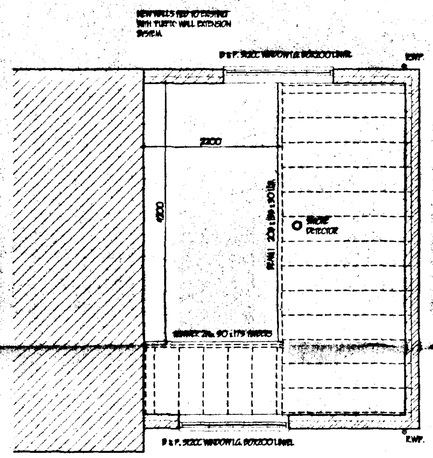
LIMITATIONS.
This drawing is limited to the details of information contained and does not purport to contain a full specification of the works. It is to solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions 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.

COPYRIGHT RESERVED.
Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

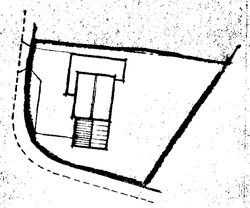
STANDARDS.
All materials to be the new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BDA Certificate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

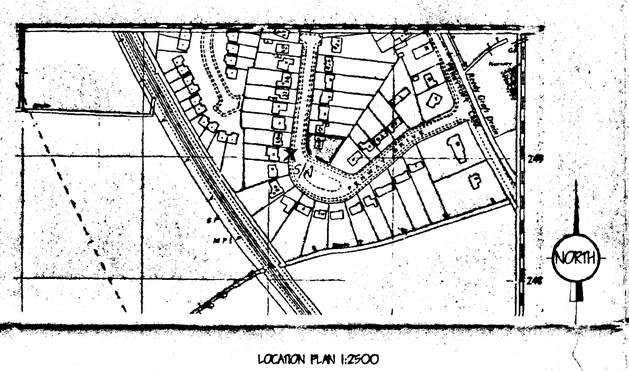
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



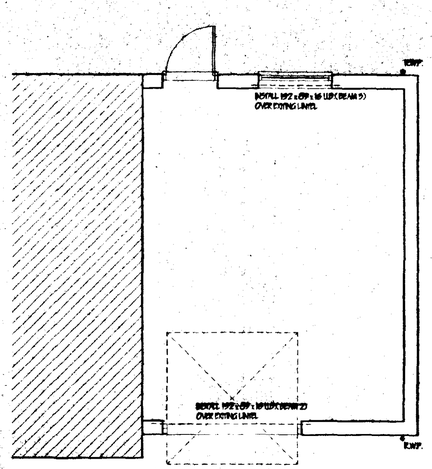
FIRST FLOOR PROPOSED.



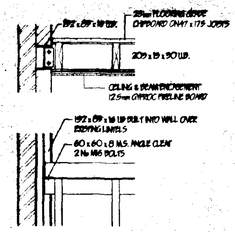
BLOCK PLAN 1:500



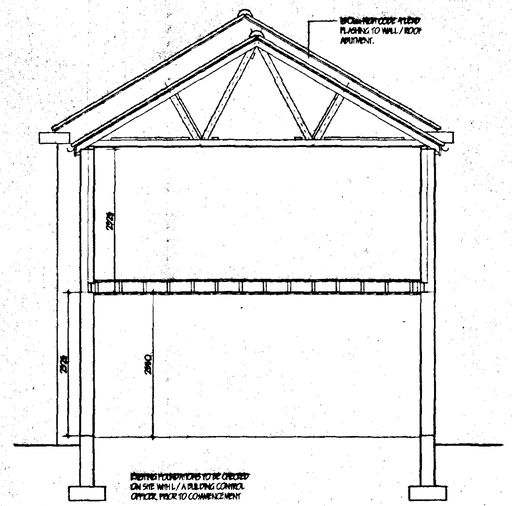
LOCATION PLAN 1:2500



GROUND FLOOR EXISTING



BEAM / END CONNECTION.



SECTION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles (MARLEY LUDLOW) to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt 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. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timberplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 30 deg. 38 x 100 ridge rests broke 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 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 10cm wide continuous air gap and fly proof screen. All structural timber to be min. SC5 grade. 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.

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
21 APR 1999
Ref: 0393/99

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S. PE12 6LF
Tel/Fax : 01406 423782
Mobile : 0410 290852

Client.
MR J. DICKINSON

Project.
PROPOSED FIRST FLOOR EXTENSION TO GARAGE FOR STORAGE
11 PENWAY DRIVE,
PINCHBECK,
SPALDING,
LINC'S.

Drawing.

Scale	1:50 1:100	Drawing No.	9952
Date.	MARCH '99	Drawn.	J.C.