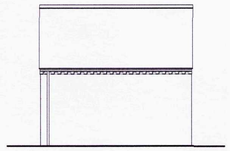
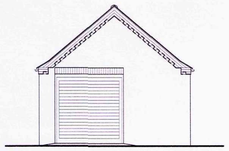


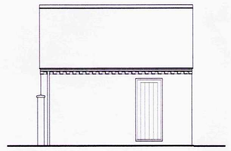
WEST ELEVATION - EXISTING



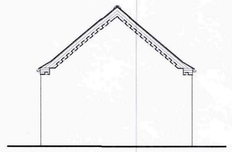
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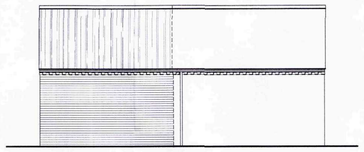
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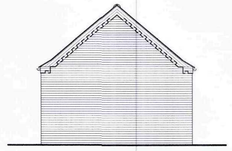
SOUTH ELEVATION - EXISTING



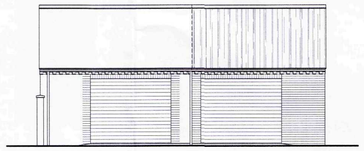
WEST ELEVATION - PROPOSED



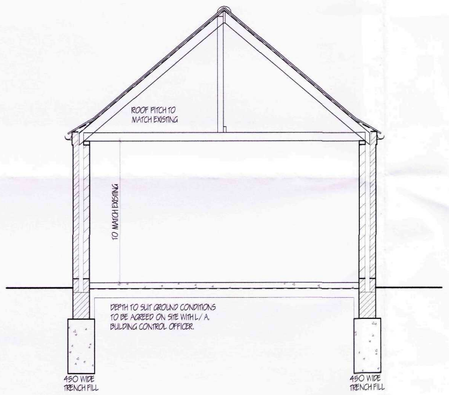
NORTH ELEVATION - PROPOSED



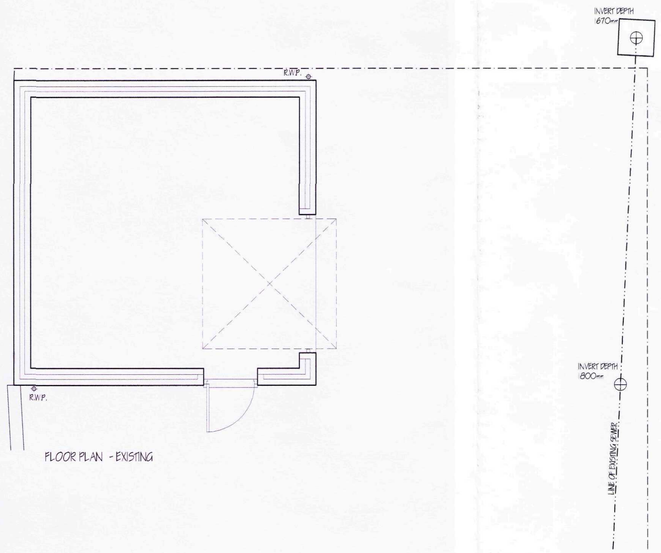
EAST ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED



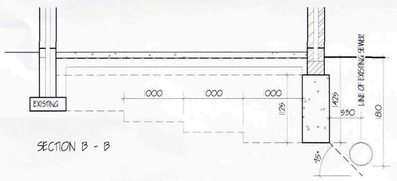
SECTION A - A



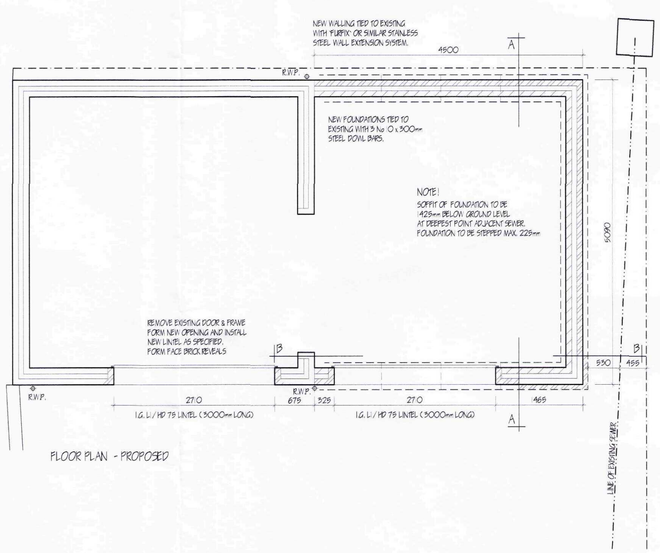
FLOOR PLAN - EXISTING

PITCHED ROOF CONSTRUCTION.
Blue / Black 'Sandtoft Britelate' or similar reconstituted Slate with riven surface and dressed edges to match existing to B.S. EN. 492 1994. Laid and fixed in accordance with BS 5534 and BSB000 Pt6 on 25 x 38 softwood treated battens on under felt to B.S. 747 (type 1F) and in all cases to be lapped by 190mm both vertically and horizontally. Slates to be laid with min. head lap of 110mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure catagory as detailed in B. S 6399, Pt 2.
Cut Roof to match existing. 47 x 129 rafters and collins joists at 400mm centres. All rafters to be strapped to wall plate by 30 x 2.9 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.9m c/ c. Note: provide solid brickens beneath straps: 69 x 100 wall plate bedded on sand and cement: All structural timber to be min SC3 grade, stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978.

WALLING.
280 cavity walling to match existing and consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 80mm cavity. Build into cavity 75mm 'Knauf' Earthwool Dritherm 32 cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/1265 & 86/1984. 100mm Tarmac Topflex 36 N/mm2 solid insulation blocks or similar. Cavity walls tied together using stainless steel vertical twist ties set 790 horizontally and 450 vertically all to B.S. EN. 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. 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 1989.



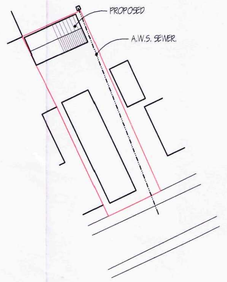
SECTION B - B



FLOOR PLAN - PROPOSED



LOCATION PLAN 1:2500



BLOCK PLAN 1:500



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.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm concrete over site: Concrete mix GEN1 in non aggressive soils and PNO2 mix in sulphate bearing soils to B.S. 5328: pt 1991 in 1200a polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide 450mm wide trench fill foundations all conc. GEN1 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to top 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 designed in accord with N.H.B.C. Foundation Practice Guidance Notes where localised trees and shrubs are present.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981 / 275mm Tarmac Topflex foundation block. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Code U.V. HD 79 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 carcase 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 existing sutem. All footpaths and drives to slope away from building.

ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of 'Approved Document Part P (Electrical Safety)' and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical installation certificate issued under a competent persons scheme has been issued.
OR
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING.
To all habitable rooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit watts and a total output greater than 400 lamp lumens.
External lighting is to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit.
All lighting to be in accordance with the Domestic Building Services Compliance Guide.

SHDC
Planning & Development
- 1 JUL 2011
Ref: 0510-11

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
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Client.
D. DUNHAM

Project.
PROPOSED EXTENSION TO GARAGE
25A SPRING GARDENS
SPALDING
LINCS.
PE11 2XN

Drawing.

Scale 1:50 1:100	Drawing No. 1126-01
Date. JUNE '11	Drawn. J.C.