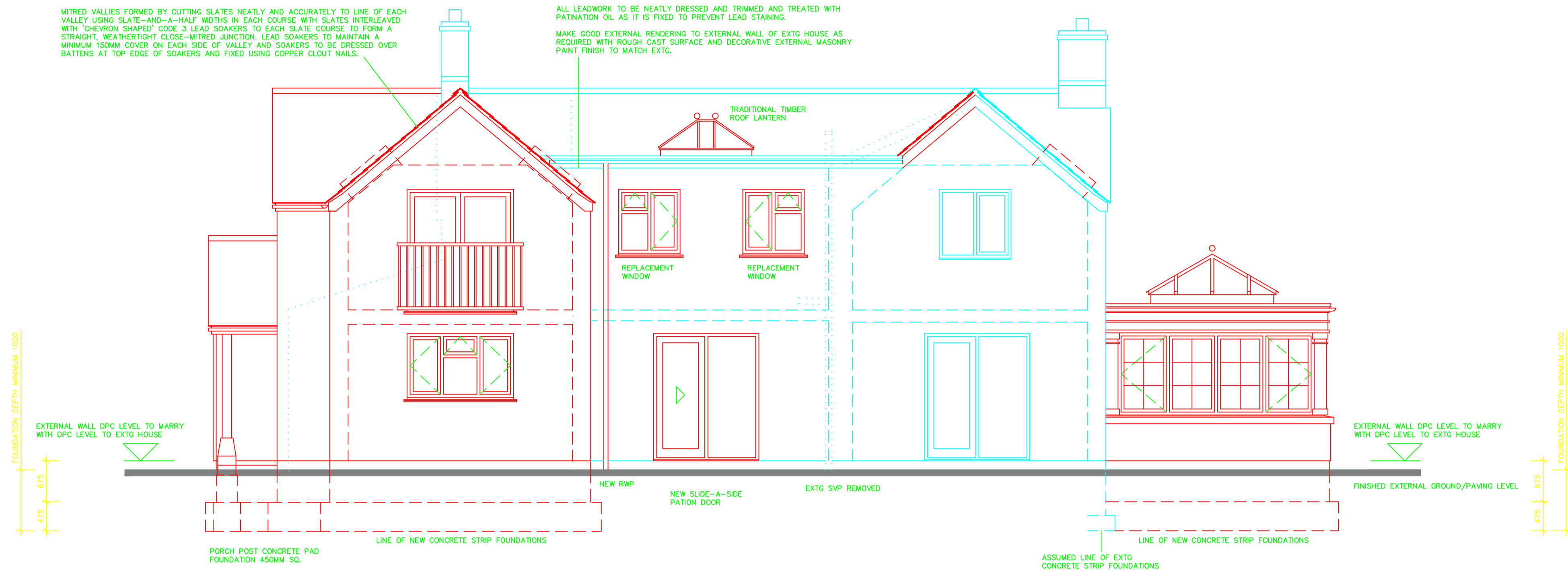


All dimensions must be checked on site and not scaled from this drawing.

Revisions

NEW PITCHED ROOF ABUTMENT WITH EXTERNAL WALL OF EXTG HOUSE AND EXTENDED FLAT ROOF COMPRISING:
 ROOF UNDERLAY DRESSED VERTICALLY AT ABUTMENT.
 INSTALL 125 X 25MM TREATED SW EXTERNAL RENDER STOP BOARD PARALLEL TO PITCH OF ROOF WITH BOTTOM EDGE OF STOP BOARD POSITIONED AT TOP OF TILE BATTENS. STOP BOARD DRILLED, PLUGGED AND SCREWED TO EXTG MASONRY.
 INSTALL CODE 3 LEAD SOAKERS TO EACH COURSE OF ROOF SLATES AT ABUTMENT WITH SOAKERS LEADWORK DRESSED OVER TOP EDGE OF EACH SLATE COURSE AND DRESSED VERTICALLY TO FACE OF EXTERNAL RENDER STOP BOARD.
 CUT AND FORM CHASE IN EXTG EXTERNAL WALL MASONRY OUTER LEAF PARALLEL TO TOP EDGE OF EXTERNAL RENDER STOP BOARD AND INSTALL CODE 4 LEAD COVER FLASHINGS IN MAXIMUM 1.5M LENGTHS LAPPED MINIMUM 150MM BETWEEN LENGTHS AND WITH LEADWORK DRESSED 25MM INTO CHASE BEFORE DESCRIBED AND LEAD WEDGED AND POINTED. LEADWORK DRESSED VERTICALLY TO EXTERNAL RENDER STOP BOARD TO OVERLAP SOAKER UPSTANDS BEFORE DESCRIBED.
 ALL LEADWORK TO BE NEATLY DRESSED AND TRIMMED AND TREATED WITH PATINATION OIL AS IT IS FIXED TO PREVENT LEAD STAINING.
 MAKE GOOD EXTERNAL RENDERING TO EXTERNAL WALL OF EXTG HOUSE AS REQUIRED WITH ROUGH CAST SURFACE AND DECORATIVE EXTERNAL MASONRY PAINT FINISH TO MATCH EXTG.

MITRED VALLIES FORMED BY CUTTING SLATES NEATLY AND ACCURATELY TO LINE OF EACH VALLEY USING SLATE-AND-A-HALF WIDTHS IN EACH COURSE WITH SLATES INTERLEAVED WITH 'CHEVRON SHAPED' CODE 3 LEAD SOAKERS TO EACH SLATE COURSE TO FORM A STRAIGHT, WEATHERTIGHT CLOSE-MITRED JUNCTION. LEAD SOAKERS TO MAINTAIN A MINIMUM 150MM COVER ON EACH SIDE OF VALLEY AND SOAKERS TO BE DRESSED OVER BATTENS AT TOP EDGE OF SOAKERS AND FIXED USING COPPER CLOUT NAILS.



NORTH (REAR) ELEVATION

EXTERNAL GUARDING TO BEDROOM EXTERNAL DOORS MANUFACTURED IN HARDWOOD COMPRISING:
 SHAPED HANDRAILS AND BASE RAILS WITH 90 DEG MITRED RETURNS TO EXTERNAL WALL WITH MITRED JOINTS MORTICED AND TENONED TOGETHER AND GLUED AND DOWELLED.
 VERTICAL SHAPED SPINDLES WITH MAXIMUM 100MM SPACING WITH SPINDLES LET INTO HANDRAIL + BASE RAIL AND GLUED AND DOWELLED.
 GUARDING ASSEMBLY FIXED TO EXTERNAL WALL MASONRY USING S/S ANGLE BRACKETS SCREWED TO HANDRAIL BASE RAIL RETURNS AND FIXED TO MASONRY USING HEAVY DUTY PLUG SCREW FIXINGS.
 EXTERNAL GUARDING TO BE CAPABLE OF RESISTING AT LEAST THE HORIZONTAL FORCE GIVEN IN BS6399:PART 1:1996

PROPOSED EXTERNAL MATERIALS

PEBBLE DASH / HEAVY TYROLEAN RENDER TO EXTERNAL WALLS OF TWO STOREY EXTENSIONS + ORANGERY BELOW WINDOW CILL LEVEL, COLOUR WHITE, TO MATCH EXTERNAL WALLS OF EXTG HOUSE.
 PRESERVATIVE TREATED FINE SAWN SOFTWOOD FEATHER-EDGED BOARDING TO EXTERNAL WALLS OF EXTG PORCH, WC AND BOILER CUPBOARD WITH DARK STAIN FINISH TO SELECTED SHADE.
 FIBRE CEMENT ROOF SLATES TO PITCHED ROOF OF EXTENSIONS, COLOUR BLUE / BLACK, TO MATCH ROOF SLATES TO EXTG HOUSE.
 WHITE UPVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS TO EXTENSION TO MATCH EXTG.
 PAINTED TIMBER ROOF FASCIA'S TO MATCH EXTG.
 UPVC RAINWATER GOODS, COLOUR BLACK, TO MATCH EXTG.

PROPOSED ORANGERY MATERIALS

PEBBLE DASH / HEAVY TYROLEAN RENDER TO EXTERNAL WALLS OF ORANGERY BELOW WINDOW CILL LEVEL, COLOUR WHITE, TO MATCH EXTERNAL WALLS OF EXTG HOUSE.
 WHITE UPVC DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS TO ORANGERY.
 STAINED TIMBER FEATURE JOINERY AND TRIMS TO EXTERNAL WALLS TO SELECTED SHADE.
 FACTORY FINISHED STAINED TIMBER ROOF LANTERN TO SELECTED SHADE DOUBLE GLAZED USING TINTED GLASS.
 UPVC RAINWATER GOODS, COLOUR BLACK, TO MATCH EXTG.

NEW/REPLACEMENT WINDOWS AND EXTERNAL DOORS TO EXTENSIONS/EXTG HOUSE

NEW/REPLACEMENT WINDOWS TO EXTENSIONS/EXTG HOUSE TO BE NEW METAL CORED WHITE PVCU COMPONENTS TO MATCH PATTERN OF WINDOWS TO EXTG HOUSE WITH OPENING CASEMENTS AND FANLIGHTS AS INDICATED WITH EAST CLEAN HINGES, SECURITY LOCKING SYSTEM WITH LOCKING HANDLES AND TRICKLE VENTILATORS IN HEAD OF WINDOW FRAMES AS REQUIRED. WINDOWS TO BE INSTALLED INTO NEW/EXTG PREFORMED OPENINGS IN EXTERNAL WALLS COMPLETE WITH SEALANT POINTING EXTERNALLY.

TWO COURSE CONCRETE PLAIN TILE WINDOW SUB-CILLS TO NEW WINDOW OPENINGS TO MATCH EXTG.

WINDOW COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND WINDOWS TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

WINDOWS TO BE FACTORY GLAZED WITH CLEAR/OBSCURE SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 1.8 W/sq m K.

FRENCH DOORS TO MASTER BEDROOM TO BE NEW METAL CORED WHITE PVCU COMPONENT WITH INWARD OPENING DOORS COMPLETE WITH SECURITY LOCKING SYSTEM WITH LOCKING HANDLES AND TRICKLE VENTILATORS TO HEAD OF DOOR FRAME AS REQUIRED. DOOR COMPONENT TO BE INSTALLED INTO PREFORMED OPENING IN EXTERNAL WALL COMPLETE WITH SEALANT POINTING EXTERNALLY.

TWO COURSE CONCRETE PLAIN TILE SUB-CILL TO NEW EXTERNAL DOOR OPENING TO MATCH EXTG.

EXTERNAL DOOR COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND COMPONENT TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

EXTERNAL DOORS TO BE FACTORY GLAZED WITH CLEAR SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E TOUGHENED GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 2.2 W/sq m K AND TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS PART 'N'.

EXTERNAL DOORS TO FRONT ENTRANCE, BOILER CUPBOARD, UTILITY AND KITCHEN TO BE NEW METAL CORED WHITE PVCU COMPONENTS TO PATTERN AS INDICATED, OR AS SELECTED BY EMPLOYER, COMPLETE WITH SECURITY LOCKING SYSTEM WITH LOCKING HANDLES AND PROJECTING PVCU CILLS. DOOR COMPONENTS TO BE INSTALLED INTO PREFORMED OPENINGS IN EXTERNAL WALLS WITH SEALANT POINTING EXTERNALLY.

EXTERNAL DOOR COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND COMPONENT TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

EXTERNAL DOORS TO BE FACTORY GLAZED WITH CLEAR SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E TOUGHENED GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 2.2 W/sq m K AND TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS PART 'N'.

PATIO DOOR TO STUDY TO BE NEW METAL CORED WHITE PVCU SLIDE-A-SIDE PATIO DOOR COMPONENT TO MATCH EXTG PATIO DOOR TO SITTING ROOM COMPLETE WITH SECURITY LOCKING SYSTEM WITH LOCKING HANDLES, TRICKLE VENTILATOR IN HEAD OF DOOR FRAME AND PROJECTING PVCU CILL. DOOR COMPONENT TO BE INSTALLED INTO PREFORMED OPENING IN EXTERNAL WALL WITH SEALANT POINTING EXTERNALLY.

EXTERNAL DOOR COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND COMPONENT TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

EXTERNAL DOORS TO BE FACTORY GLAZED WITH CLEAR SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E TOUGHENED GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 2.2 W/sq m K AND TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS PART 'N'.

VENTILATION OF ROOMS

PURGE VENTILATION PROVIDED AS FOLLOWS:

'STUDY, MASTER BEDROOM + DRESSING ROOM' BY NEW OPENING WINDOWS AND PATIO DOORS OPENING DIRECT TO EXTERNAL AIR WITH OPENING AREAS NOT LESS THAN 5% OF ROOM FLOOR AREAS.

'WC, UTILITY, KITCHEN, BATHROOM + SHOWER EN SUITE' BY NEW OPENING WINDOWS AND EXTERNAL DOORS OPENING DIRECT TO EXTERNAL AIR. NO MINIMUM SIZE REQUIREMENT STATED IN THE BUILDING REGULATIONS.

BACKGROUND VENTILATION PROVIDED AS FOLLOWS:

'STUDY, MASTER BEDROOM + DRESSING ROOM' BY TRICKLE VENTILATORS INSTALLED IN HEADS OF WINDOW + EXTERNAL DOOR FRAMES WITH EACH VENTILATOR PROVIDING 8000 SQ MM BACKGROUND VENTILATION AREA.

'WC, UTILITY, KITCHEN, BATHROOM + SHOWER EN SUITE' BY TRICKLE VENTILATORS INSTALLED IN HEADS OF WINDOW + EXTERNAL DOOR FRAMES WITH EACH VENTILATOR PROVIDING 4000 SQ MM BACKGROUND VENTILATION AREA.

EXTRACT VENTILATION PROVIDED AS FOLLOWS:

EXTRACT VENTILATION TO UTILITY PROVIDED BY WALL MOUNTED EXTRACT FAN CAPABLE OF EXTRACTION AT MIN RATE 15 LITRES/SEC OPERATED BY HUMIDISTAT CONTROL EXTRACT FAN COMPLETE WITH EXTRACT DUCT THROUGH EXTERNAL WALL WITH EXTERNAL GRILLE.

EXTRACT VENTILATION TO UTILITY PROVIDED BY WALL MOUNTED EXTRACT FAN CAPABLE OF EXTRACTION AT MIN RATE 30 LITRES/SEC OPERATED BY HUMIDISTAT CONTROL AND COMPLETE WITH EXTRACT DUCT THROUGH EXTERNAL WALL COMPLETE WITH EXTERNAL GRILLE.

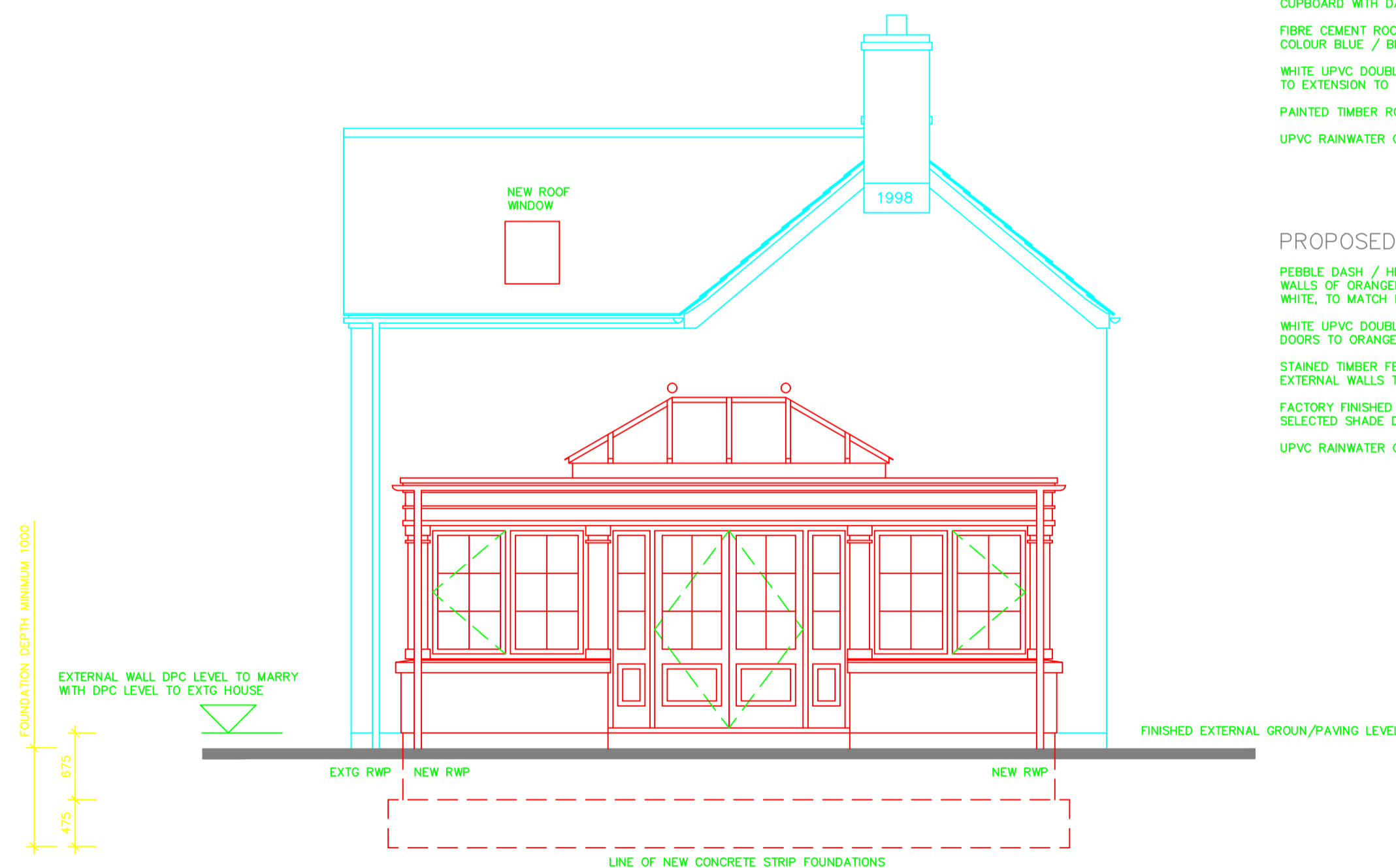
EXTRACT VENTILATION TO SHOWER EN SUITE + BATHROOM PROVIDED BY WALL MOUNTED EXTRACT FANS CAPABLE OF EXTRACTION AT MIN RATE 15 LITRES/SEC OPERATED BY HUMIDISTAT CONTROL AND COMPLETE WITH EXTRACT DUCTS THROUGH EXTERNAL WALL WITH EXTERNAL GRILLES.

EXTRACT VENTILATION TO KITCHEN PROVIDED BY EXTRACTOR HOOD LOCATED OVER COOKER POSITION AND CAPABLE OF EXTRACTION AT MIN RATE 30 LITRES/SEC MANUALLY OPERATED. EXTRACTOR HOOD COMPLETE WITH EXTRACT DUCT THROUGH EXTERNAL WALL WITH EXTERNAL GRILLE.

EMERGENCY EGRESS WINDOWS

NEW WINDOW TO DRESSING ROOM TO HAVE OPENING CASEMENT TO PROVIDE MINIMUM 450MM WIDE X 450MM HIGH UNRESTRICTED OPENING AREA NOT LESS THAN 0.33 SQ M WITH BOTTOM OF OPENING AREA NOT MORE THAN 1100MM ABOVE FLOOR LEVEL.

FRENCH DOORS TO MASTER BEDROOM PROVIDE EMERGENCY EGRESS FACILITY.



WEST (END) ELEVATION

Client
MR + MRS SOTO

Project
PROPOSED ALTERATIONS AND EXTENSION, STAR COTTAGE, 1 PRESTON, CHIPPENHAM, WILTSHIRE. SN15 4DX

Drawing Title
WORKING DRAWING. ELEVATIONS. SHEET 2.

Scale 1/50	Date APRIL 2007	Drawn by
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Project Number 2006-25	Drawing Number 11
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