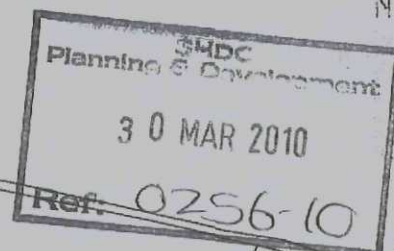


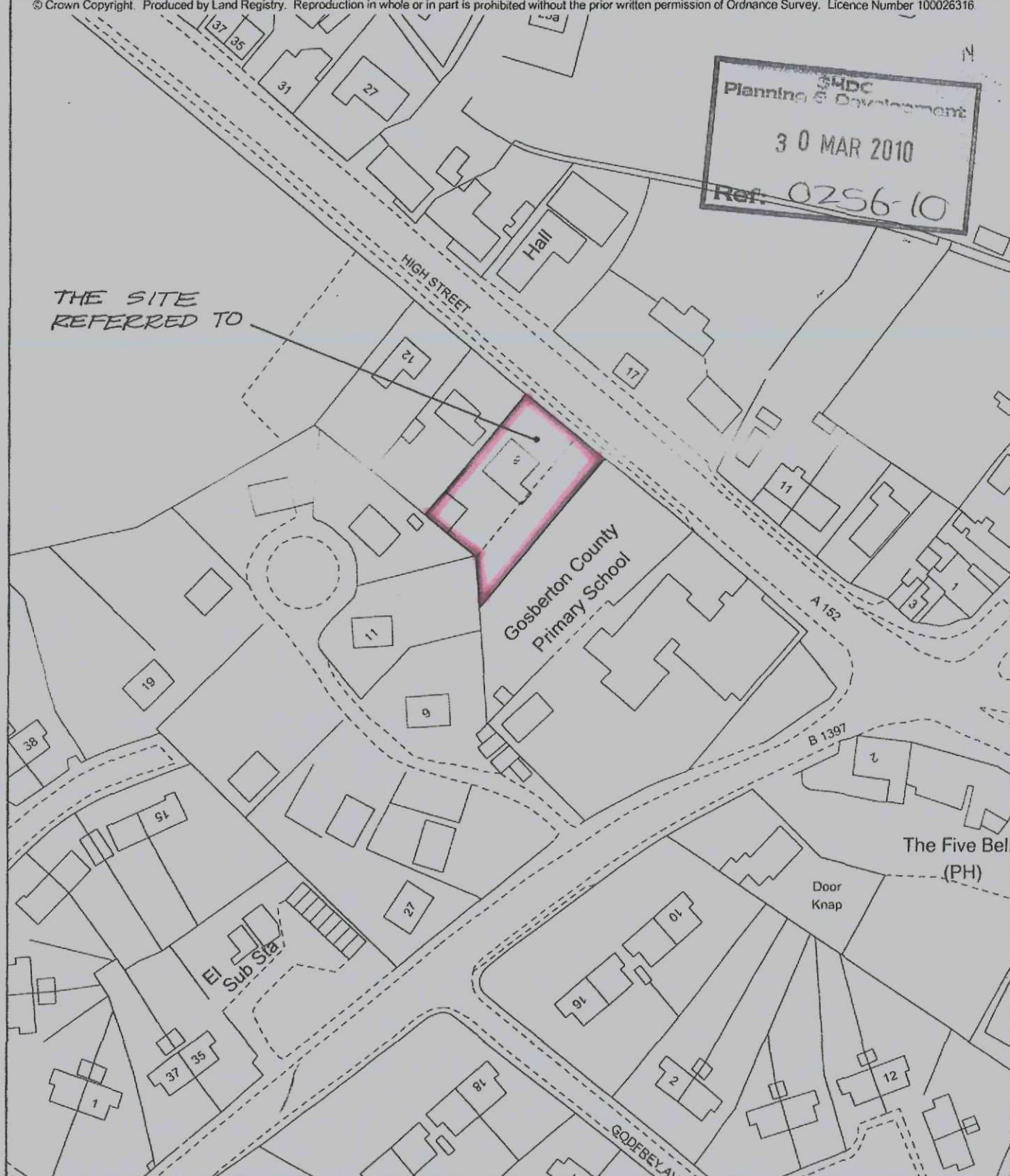
Land Registry  
Official copy of  
title plan

Title number LL313562  
Ordnance Survey map reference TF2431SW  
Scale 1:1250 enlarged from 1:2500  
Administrative area Lincolnshire: South Holland

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THE SITE  
REFERRED TO



This official copy issued on 14 December 2009 shows the state of this title plan on 14 December 2009 at 15:43:37. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Kingston upon Hull Office.

FRONT ELEVATION (NORTH)  
scale - 1:50

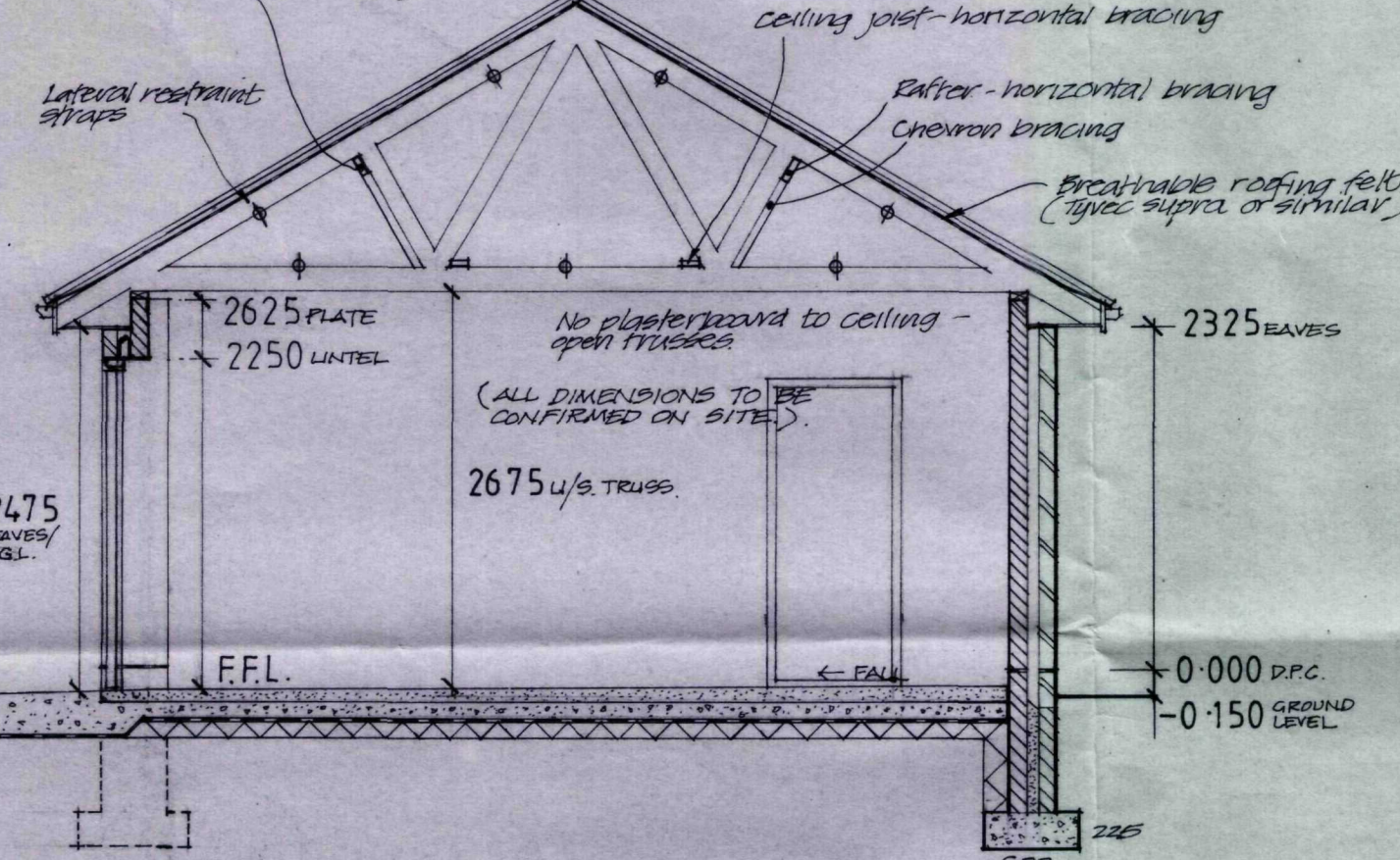
Roof tiles - Marley Double Cons. interlocking pantile -  
Dark Grey (to match existing dwelling)

Facing brick walling -  
to match existing dwelling

White UPVC fascias &  
soffits  
White UPVC rainwater  
pipes

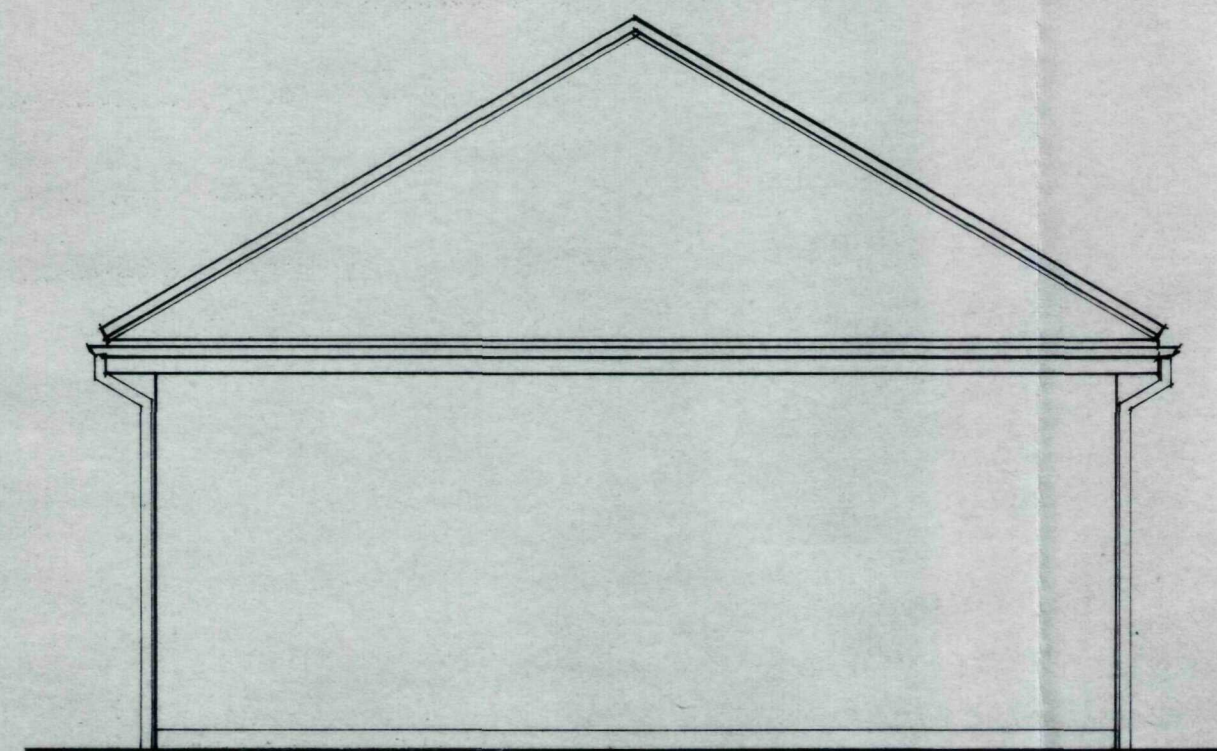
Up over garage doors -  
White steel

Entire roof to be designed and manufactured by specialist  
factory designed & manufactured (F.D.M.) trusses 600mm ds -  
All to be installed in strict accordance with the manufacturer's instruction.  
These manufacturers to provide any necessary drawings & details &  
calculations to show as required by the Local Authority Building Control Dept -  
all to be included in the price of trusses - upon receipt of a firm order.  
All details to be received & provided as necessary PRIOR to manufacture of trusses  
All to comply with BS 5268: Part 3, 1986. Bracing (if applicable) to AMD 5031.  
Provide 30x5mm galv. mild steel holding down straps at max. 1800mm to wallplate.  
Provide 30x5mm galv. mild steel lateral restraint straps at max. 1800mm centres.  
Rafter - horizontal bracing

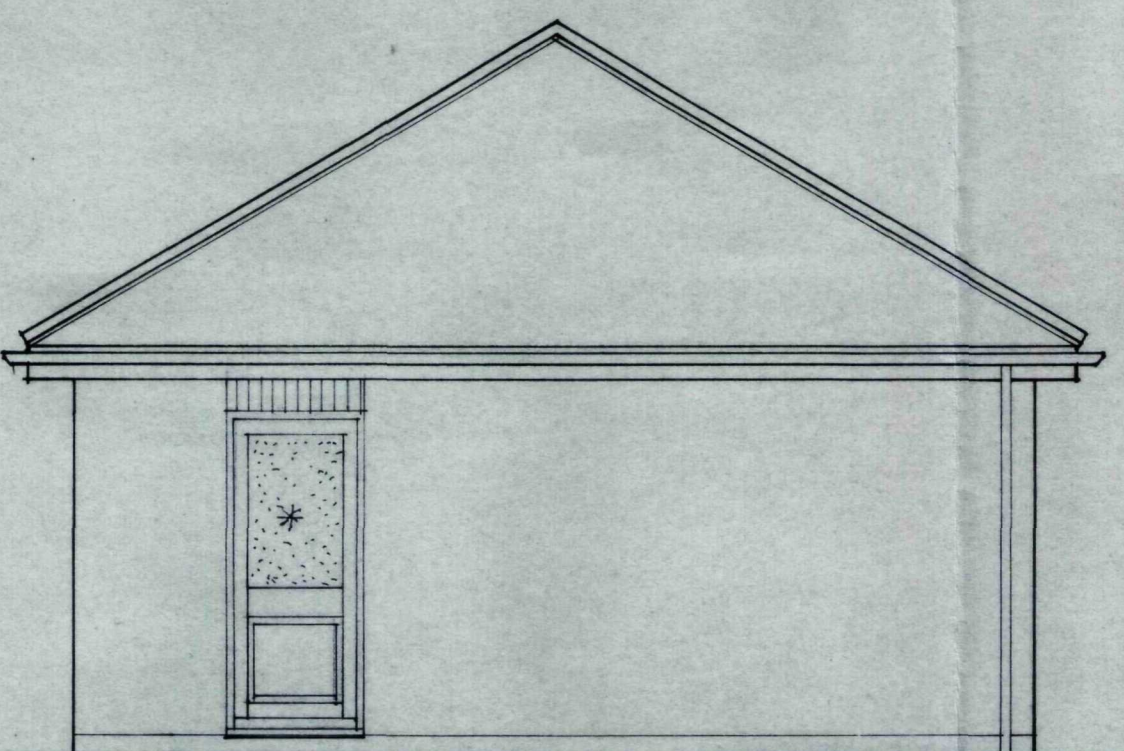
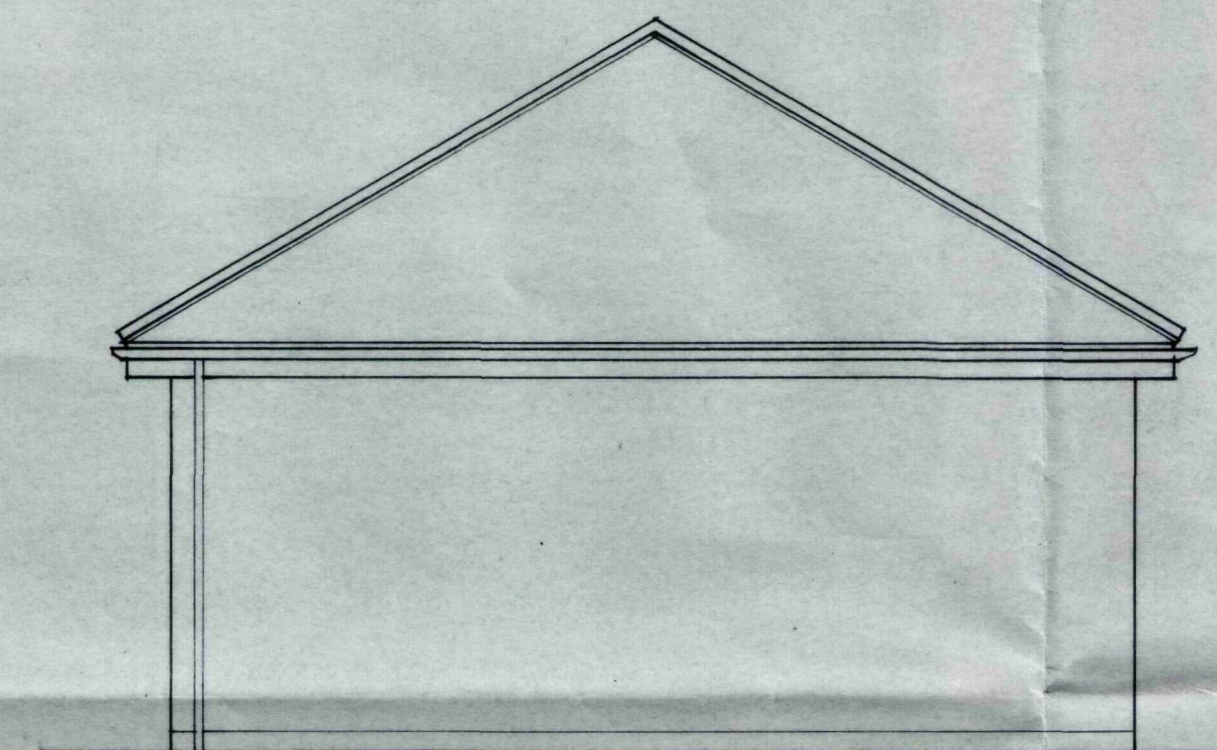


Concrete strip foundations - ST2 conc. -  
But all subject to site conditions and  
confirmation on site.  
Final foundation depths to be confirmed  
on site - all in agreement with the L.A.  
Building Control Officer.

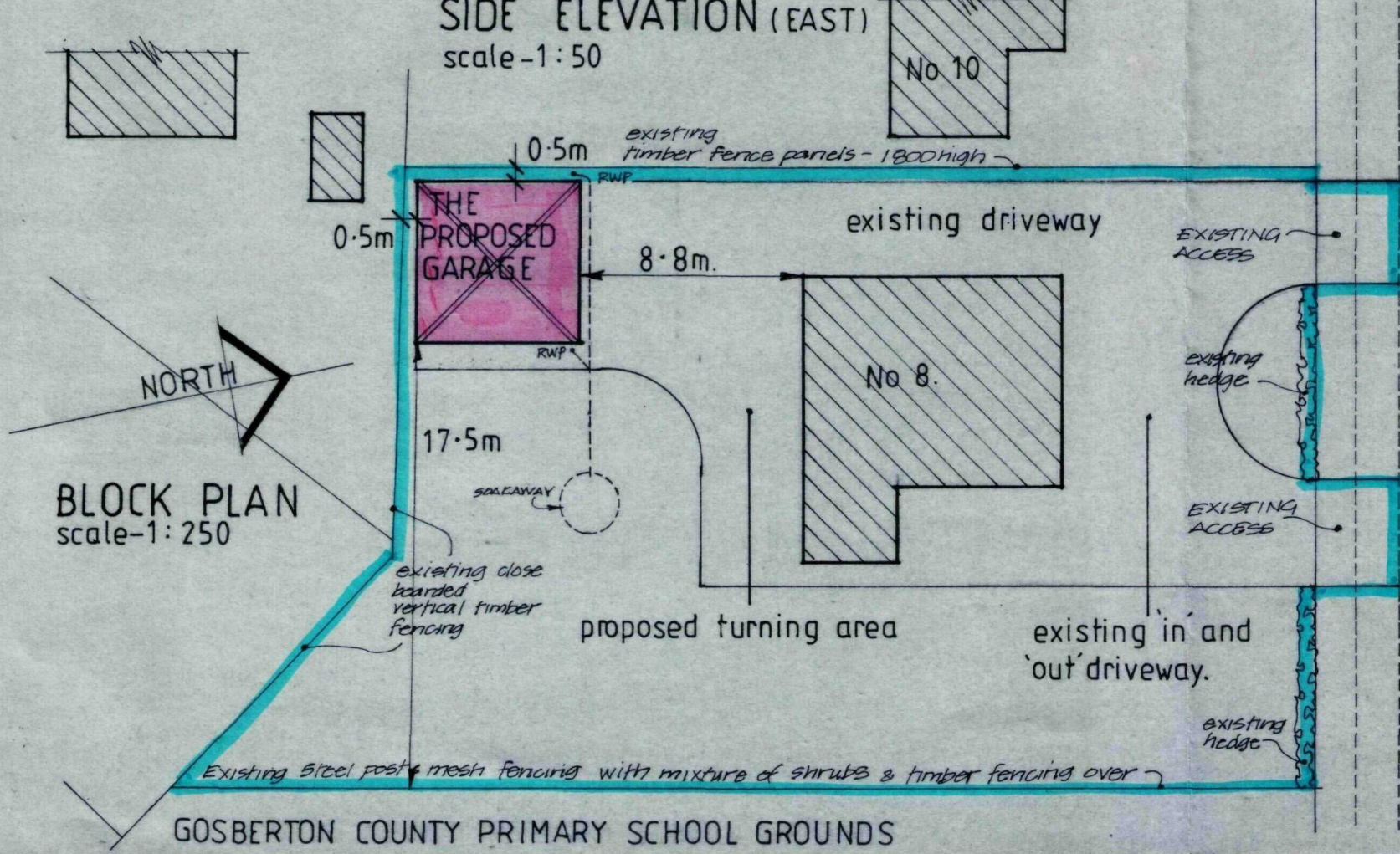
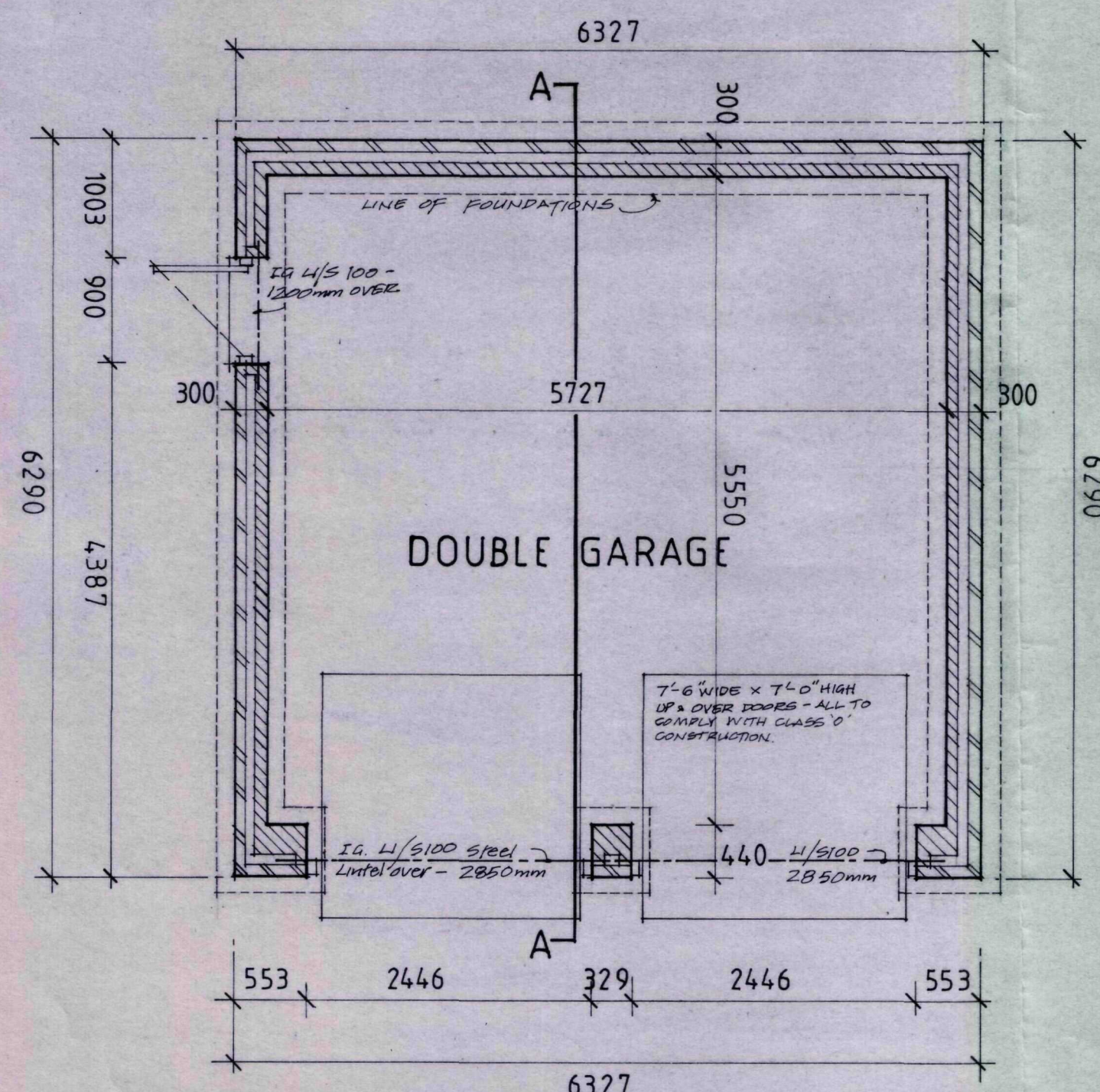
REAR ELEVATION (SOUTH)  
scale - 1:50



SIDE ELEVATION (WEST)  
scale - 1:50



SIDE ELEVATION (EAST)  
scale - 1:50



# CONSTRUCTIONAL NOTES

## FOUNDATIONS

Excavate for foundations as follows: - for 300mm wide cavity walls 600mm wide by a minimum of 600mm deep, and 900mm minimum if shrinkable clay is found on site, and in any case to a depth to suit site conditions. Final depth of foundations to be agreed on site with the Local Authority Building Control Officer. No concrete to be laid until this has been undertaken. Any new foundations near trees, hedges, old foundations or drains all to be in accordance with N.H.B.C. guidelines. To all foundation trenches lay minimum 225mm thick ST2 concrete, or if ground conditions warrant, sulphate resistant cement to be used. Mix to comply with BS 5250-1: 2006.

## FOUNDATION BLOCKWORK

300mm nominal cavity walls comprising two skins of Class 'A' concrete blocks in cement mortar 1:3. Provide 1:12 lean mix concrete cavity fill below ground terminating 225mm below the lowest d.p.c. Provide stainless steel wall ties (galvanised mild steel ties where above ground level) at 150mm centres horizontally and 450mm centres vertically in staggered layout. Concrete blockwork to conform to BS 6073 generally and brickwork below d.p.c. to be F.L. designation and to BS EN 771 generally. Allow for facing bricks to outer leaf between d.p.c. level to one course below ground level.

Provide 65mm sand and cement screed on 100mm minimum ST3 oversite concrete slab on 300micron damp proof membrane. - All damp proof membranes to be lapped and taped and neatly turned into all wall d.p.c.'s to form a continuous damp proof barrier. Damp proof membrane to be laid on 25mm thick soft sand blinding on a minimum 150mm thick layer of well mechanically compacted clean type 2 stone fill.

## DAMP PROOF COURSES

100mm Hyload pitch polymer d.p.c. a minimum of 150mm above adjoining ground level to both skins of cavity walls. Provide appropriate width d.p.c. at jambs and sills and enlarged piers & returns. Provide similar cavity tray d.p.c.'s over external wall lintels (generally 600mm total width but check each location).

## WALLS

300mm external cavity walls. To comprise an outer leaf of 103mm facing bricks, a 100mm wide cavity with a 100mm thick leaf of Homelite medium density blocks, or breeze. Provide vertical twist ties or similar, to suit cavities at 150mm centres horizontally and 450mm vertically. Provide ties every 225mm at jambs. Close cavities at jambs with Thermabate cavity closers.

## LINTELS

Provide I.G. steel lintels - reference L1/s 100. to cavity walls - lengths as shown on floor plan.

## ROOF - 30° PITCH

Entire roof to be designed and supplied by specialist truss manufacturer and fixed all in strict accordance with their instructions. Provide concrete interlocking double pantiles with appropriate headlap on 38x25mm tanalised battens nailed to BS 5524. (Increase battens to 50x25mm for truss centres of 600mm). Lay all on Tyec supra or similar breather membrane. Membrane to be fixed in strict accordance with manufacturer's instructions. Bracing to be in accordance with manufacturer's bracing guide, with a copy, if required, provided to L.A. Building Control Dept. - All to comply to BS 5268: Pt 3 and current building regulations. Provide 50x100mm wall plates bedded in cement mortar with 30x5mm galvanised mild steel holding down straps laid over plate, turned down 450mm and built in 75mm at full block positions. Straps at 1.8m o/s. Any calculations or details required by the Local Authority are to be forwarded by the truss manufacturer upon receipt of a firm order by client. No plasterboard to underside of trusses. Roof to be 'open'.

## WALL FINISH

Flush pointed, fairfaced blockwork - suitable for painting (if required).

## EXTERNAL WORKS

For pathe/paved areas refer to client, but to be suitable for disabled access. Paved areas for the above use to have a reverse gradient of 1:60 for 500mm from the wall of the building.

## CRITICAL GLAZING

Glazed panel to garage side entrance door to be accordance with Part N of schedule 1 to the Regulations, toughened or laminated glass to BS 6206: 1981 Part A (Not B or C).

## ELECTRICS

Socket outlets and light points to I.E.E. regulations and to be within a zone 450mm to 1200mm from floor level as required by Part M. of the Building Regulations. Confirm with client quantities & positions.

## RAINWATER GOODS

White P.V.C. 100mm diameter guttering and 63mm diameter R.W.P.s fitted with adaptor to discharge into surface water drainage system - ie soakaways.

## DRAINAGE - SURFACE WATER

110mm diameter Osma or other approved P.V.C.U system all laid strictly in accordance with the manufacturers instructions in 150mm granular bed and surround. Lay to a minimum fall of 1:100 to discharge into soakaways, or existing drains of existing garage. Soakaways to be minimum of 1 cubic meter capacity and minimum 5.0m away from buildings and 1.0m from hedges. Actual size of soakaways to be determined by percolation tests on site - in agreement with the Area Building Control Officer. Fill pit with clean stone, cover with polythene over pipe discharge levels and bring up to ground level with veg. soil.

## LIGHTING

Lighting to be in accordance with Part L.2(h) of the approved document. Efficient lighting to provide lighting with an initial efficacy averaged over the whole building of not less than 40 luminaire - (lumens/circuit-watt. External lighting to be fitted with sensory equipment to automatically extinguish when not required or have light fittings that take lamps having a efficacy greater than 40 lumens per circuit watt.

DO NOT SCALE: All dimensions, setting out, levels, positions and details of existing and proposed services to be checked and verified on site by the contractor PRIOR to the commencement of works.

Drawings prepared for the sole purpose of obtaining Local Authority Planning and Building Regulation Approvals ONLY and are not intended as a full specification.

## NOTE

Contractors to notify works via the Planning Supervisor to the Health and Safety Inspectorate under the C.D.M. Regulations. In the case of a notifiable project for a domestic client as defined for the purposes of the above legislation, the Contractor responsible for the works shall formally notify the Inspectorate. Copies of the C.D.M. Approved Code of Practice are available from the H.S. Executive or any of their appointed agents.

MR. A. GIDDINGS.

PROPOSED REPLACEMENT DETACHED DOUBLE GARAGE AT  
No.8. HIGH STREET. GOSBERTON. SPALDING. Lincs. PE 11 4NN.

STEWART GRAPHICS AND DESIGN  
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