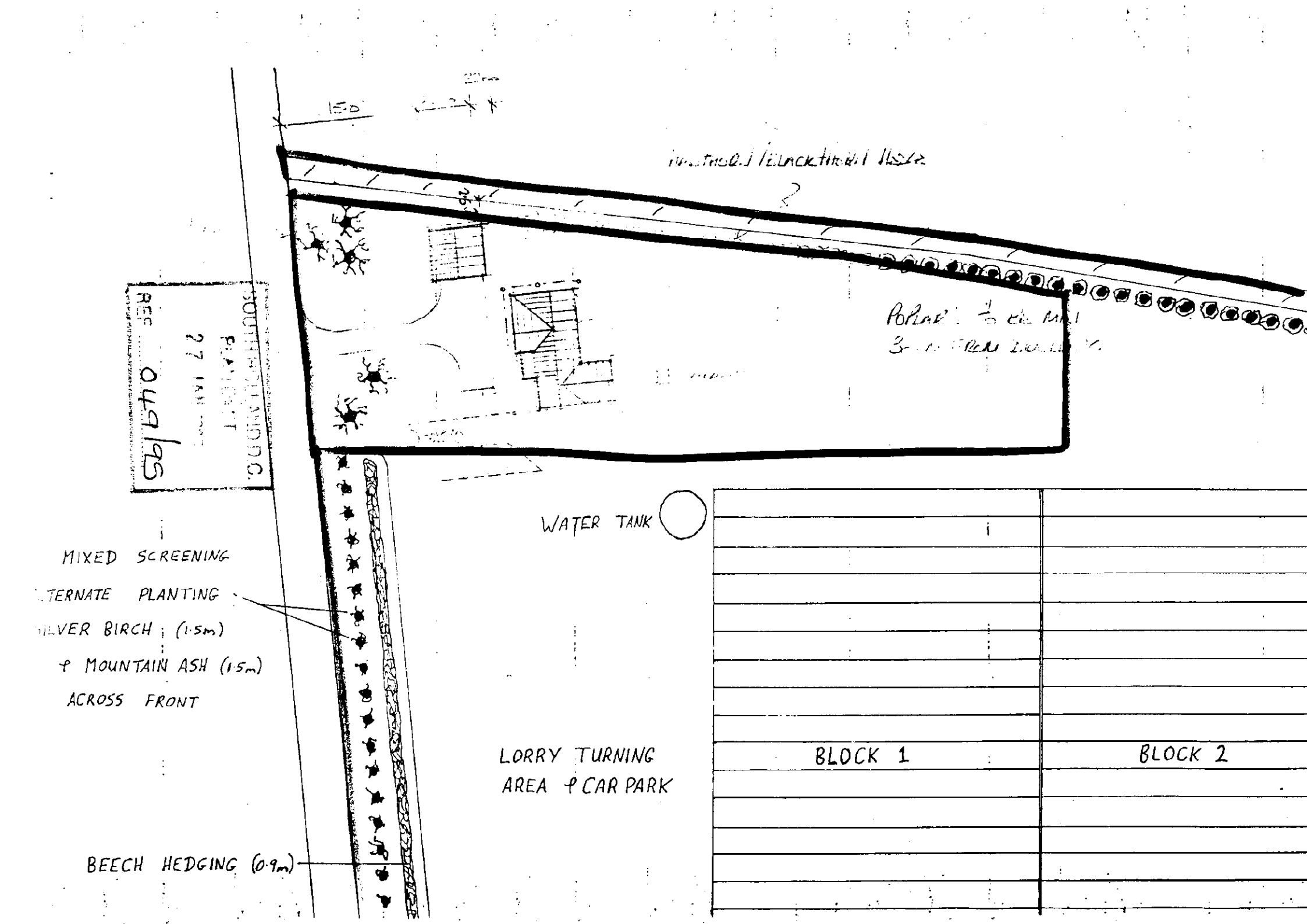
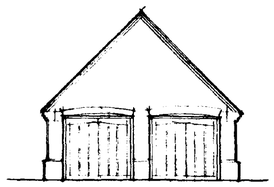
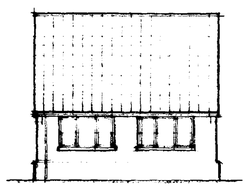
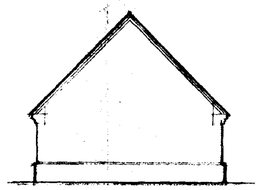
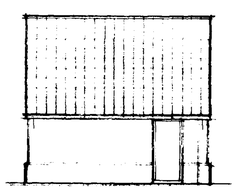

WATER TANK
MIXED SCREENING
ALTERNATE PLANTING
SILVER BIRCH (1.5m)
& MOUNTAIN ASH (1.5m)
ACROSS FRONT
LORRY TURNING
AREA & CAR PARK
BEECH HEDGING (0.9m)
BLOCK 1
BLOCK 2









FOUNDATIONS

Foundations to be ST4 grade concrete

For 215mm walls foundations to be 600 x 230mm

FLOOR CONSTRUCTION

Ground
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm min. compacted hardcore - if in excess of 180mm fill, to a max 600mm, the hardcore is to be laid and compacted in layers not exceeding 150mm
Strip off all vegetable soil beneath proposal

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks

Above ground
To be constructed as indicated on plan, 215mm walls to be constructed using 100mm blockwork internally tied to 100mm facing bricks using stainless steel ties as spec'd for cavity walls.

DPC in Walls
To be a min. 150mm above finished ground level.

LINTELS

Lintels to be IG Ref 200 with a min end bearing of 150mm and installed in strict accordance with manufacturers instructions

Lintels to be protected with 13mm gypsum plaster skim finish to achieve a min. half hour fire protection.

WINDOWS & DOORS

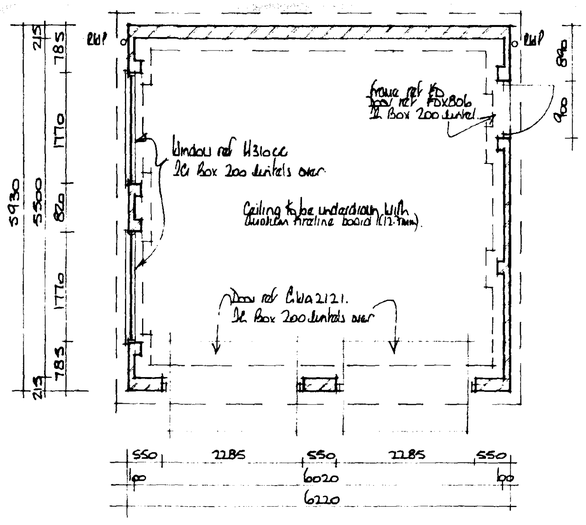
Windows and doors to be Boulton & Paul, or similar.

ROOF CONSTRUCTION

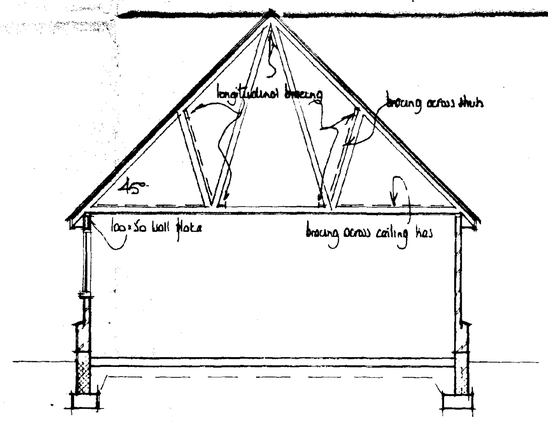
The roof is to be covered as spec'd on dwg No.94/96/02

Trusses
Gangnail trusses, 45 degree pitch, at 450mm ctrs to be designed, fixed and braced in accordance with BS 5268 : pt 3 : 1985 and secured to wall plate with proprietary s.s. clips.

Manufacturers details and calculations in respect of the prefabricated roof trusses, including compound roof trusses are to be submitted to the Local Authority Building Control Dept for approval at least 28 days prior to fixing on site.



floor plan



section

NOTES

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

A		
	Date	Revisions

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Client
Mr M & Mrs S. Roberts

Job Title
Proposed Dwelling & Garage At Fairgate Road West Pinchbeck Spalding

Drawing Title
Plan, section & Elevations of Garage

SOUTH HOLLAND D.C. PLAN DEPT 18 JAN 1995 REF. 0049/95

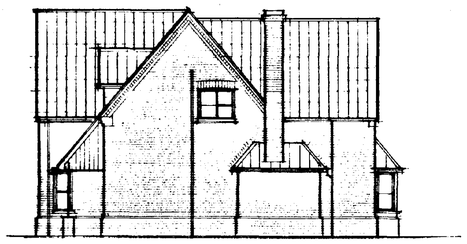
Scale 1:50 & 1:100

Date Dec 94 | Drawn by AL

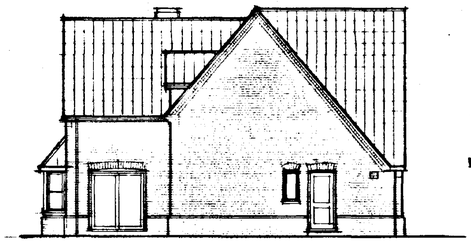
Drg No. 94/96/03. | Rev.

RIBA ARCHITECT STANDARD









FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " : 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, min 1.0m if in shrinkable sub-soil, in accord with the requirements of the Local Authority Building Control Dept. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
18mm Weyroc floor panels with joints glued
500g polythene seperating membrane
50mm flooring grade polystyrene insulation
100mm ST4 grade oversite concrete
120g polythene damp proof membrane
25mm sand blinding
100mm min. compacted hardcore - if in excess of 100mm fill, to a max 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm
Strip off all vegetable soil beneath proposal

First
18mm Weyroc floor panels
200 x 50mm (unless spec'd otherwise - see joist plan) SC3 grade tanalised timber joists at 400 cts with min 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manuf. instructions with all necessary noggins etc and finished with either artex or skim in accord with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Above ground
To be 265mm o/a constructed as follows :-
100mm facing brick (to be FL quality below dpc level)
65mm mineral wool insulation i.e. Drithern
100mm load-bearing insulation blocks i.e. Hemelite

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max 'U' value of 0.45W/m degree C.

Stud partitions -
to be constructed as follows : -

75 x 50mm head and sole plates
75 x 50mm studs at 400mm cts with min 2 rows
75 x 50mm noggins equally spaced
75mm g/f insulation within framework
face both side with 12.7mm plasterboard, tape joint and skim finish

stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 100 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc i.e. Dascor is to be provided to all cavity closures
A dpc cavity tray is to be constructed within the cavity walls immediately above an abutment.

LINTELS

Lintels to all walls to be IG, or similar and equivalent, to have a min end bearing of 150mm and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG INTERNAL 100 lintels (or similar) unless specified otherwise.

Lintels to be protected with 13mm gypsum plaster skim finish to achieve a min. half hour fire protection.

WINDOWS & DOORS

Windows and doors to be Boulton & Paul, or similar, double glazed with sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 4000sq mm.

Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 :1981

VENTILATION

All habitable rooms are to have windows containing ventilation openings the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

The bathroom and en suite shower room are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

HOT WATER SYSTEM

A wall mounted oil fired central heating boiler is to be installed where indicated complete with balanced flue and integral combustion air vent. Flue is to be covered with stainless steel guard.

The hot water system is to be vented.

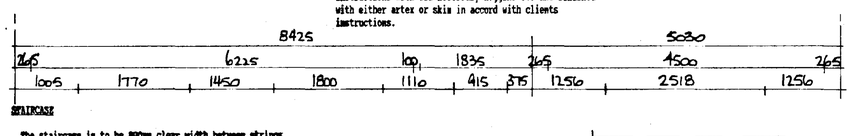
A 3 kW immersion heater is to be fitted to an insulated hot water cylinder which is to be fitted with a thermostat and time switch.

A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated

WINDOW & LINTEL SCHEDULE

Location	Window/door ref	Cambered head ref		Lintel ref & length
1	W10CDC	MWC3	L/IGB	2100
2	PAOV18R	MWC3	L1/RB	2100
3	W2W12CC		L1/S	1200
4	PAOV18L	MWC3	L1/RB	2100
5	BQ4/W113C/BW13CDBC /W113C		L1/S	2700
6	-		L2/RB	2550
7	W13CDC	MWC3	L1/S	2100
8	FWS/door to clients choice.	MWC2W	L1/S	1200
9	W113D	MWC1	L2/S	900
10	W113D		L1/RB	900
11	W13CDC	MWC3	L1/S	2100
12	W110C	MWC1	L1/S	900
13	FWS/DDW30D	MWC2W	L1/S	2100
14	W100	MWCH		
15	W212CD			
16	W210CD			
17	W312CDC	MWC3	L1/S	2100
18	W210CD	MWC2	L6	1800
19	W212CC			
20	W212CC			
21	W312CDC	MWC3	L1/S	2100



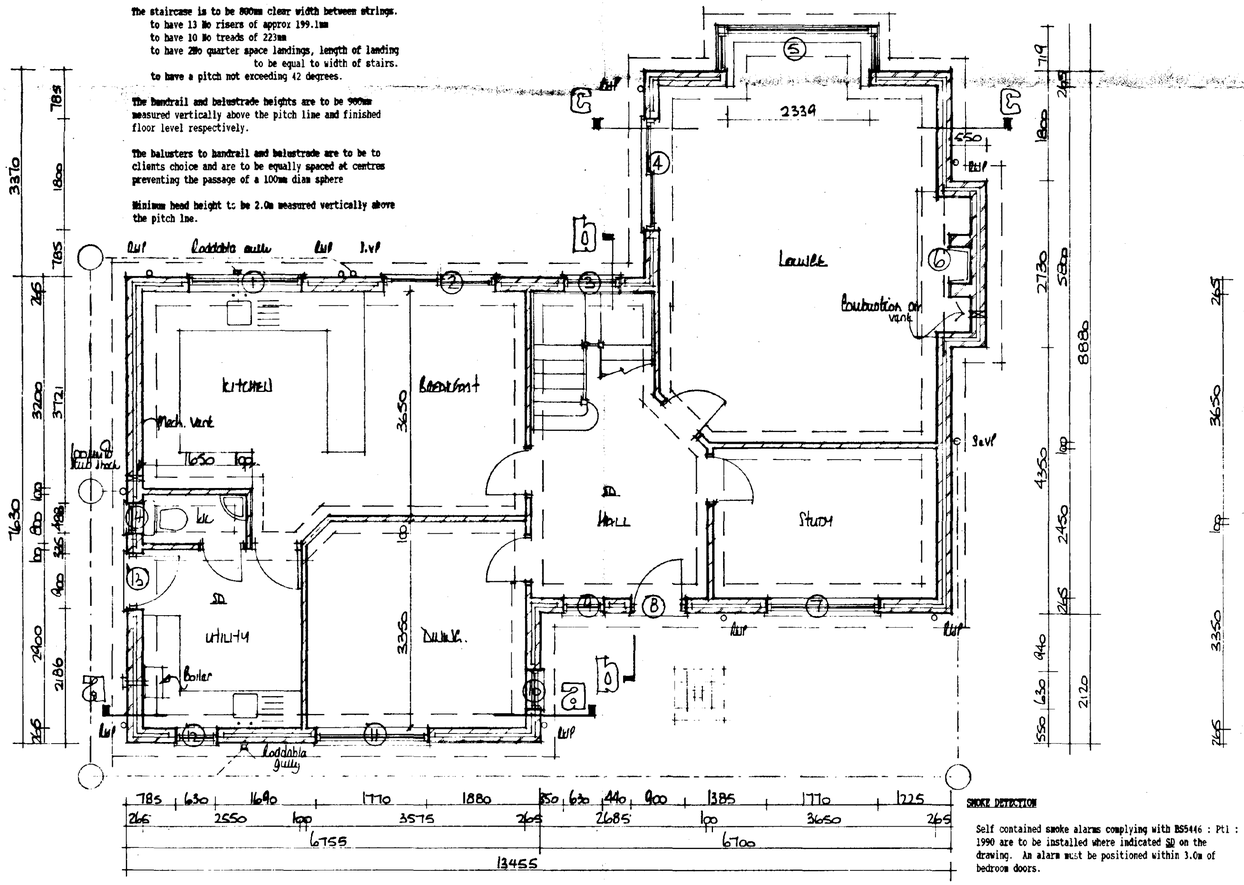
STAIRCASE

The staircase is to be 800mm clear width between strings.
to have 13 No risers of approx 199.1mm
to have 10 No treads of 223mm
to have 2No quarter space landings, length of landing to be equal to width of stairs.
to have a pitch not exceeding 42 degrees.

The handrail and balustrade heights are to be 900mm measured vertically above the pitch line and finished floor level respectively.

The balusters to handrail and balustrade are to be to clients choice and are to be equally spaced at centres preventing the passage of a 100mm diam sphere

Minimum head height to be 2.0m measured vertically above the pitch line.



SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fived circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the IEE Regulations.

ELECTRICAL INSTALLATION

The Electrical Contractor is to ensure that the electrical installation is in full compliance with the latest edition of the I.E.E Regulations.

Any electrical fitting indicated on the drawing in a position contravening these regulations is to be relocated in order to achieve full compliance.

A	-	
	Date	Revisions

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Lincs. PE11 3JA
Tel. Spalding (0775) 767988

Client
Mr M. Miss S. Roberts

Job Title
Proposed Dwelling. Adjacent to
Fellgate Road
West Pinchbeck
Spalding.

EXAMINED

Drawing Title
Plan & Elevations

SOUTH HOLLAND D.C.
PLAN DEPT
18 JAN 1995
REF. 0049.95

Scale 1:50 & 1:100

Date Nov 94 | Drawn by AL

Drg No 94/96/01. | Rev