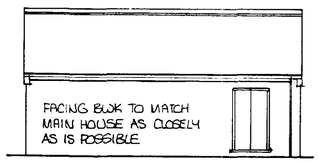
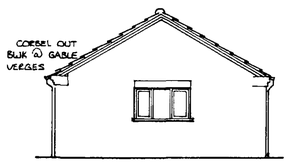


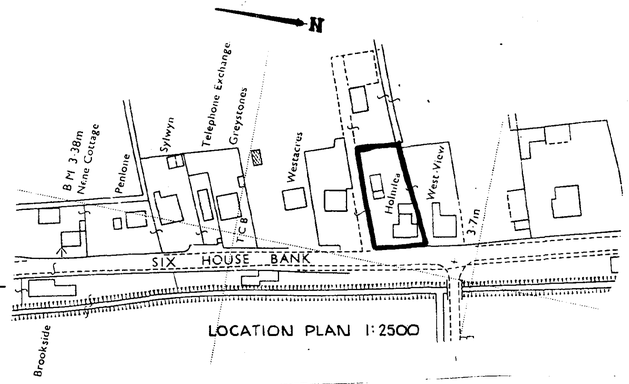
SOUTH WEST



SOUTH EAST
DITTO NORTH WEST LESS PR DOORS



NORTH EAST

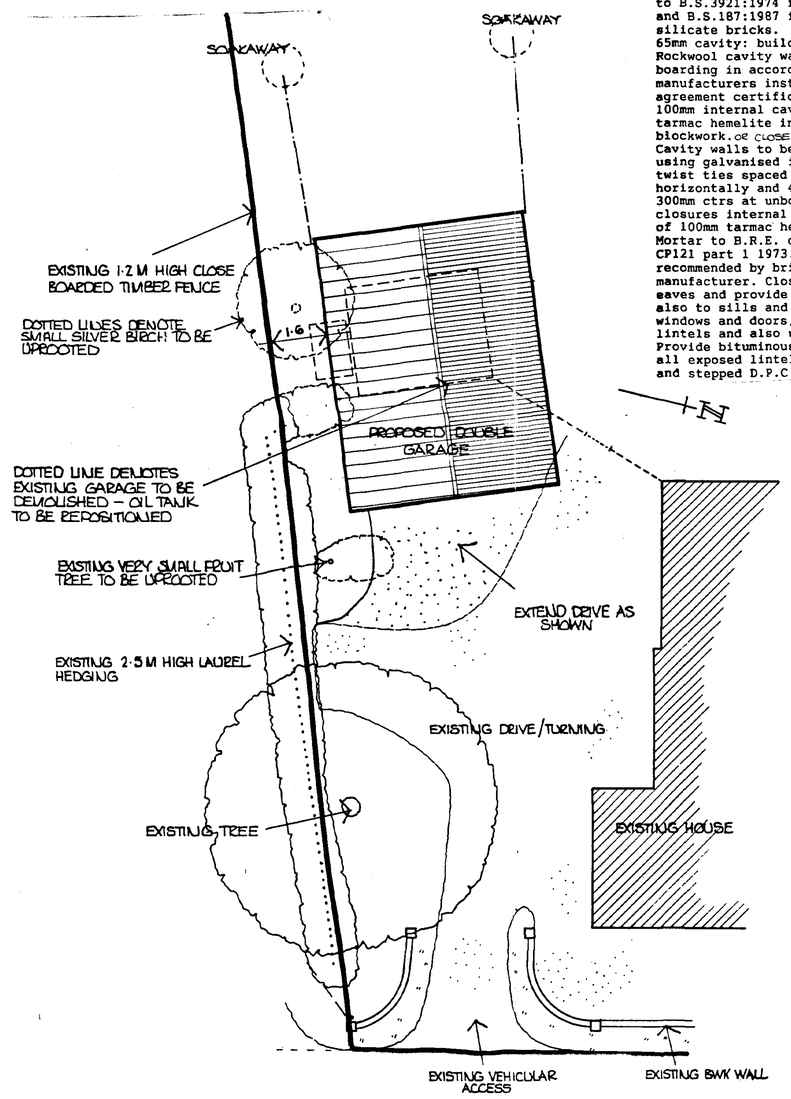


LOCATION PLAN 1:2500

SURFACE WATER DRAINAGE:

82.4mm DIA underground pipes flexibly jointed to fall 1 In 70. Pipes bedded on 50mm pea gravel: see site plan for discharge.

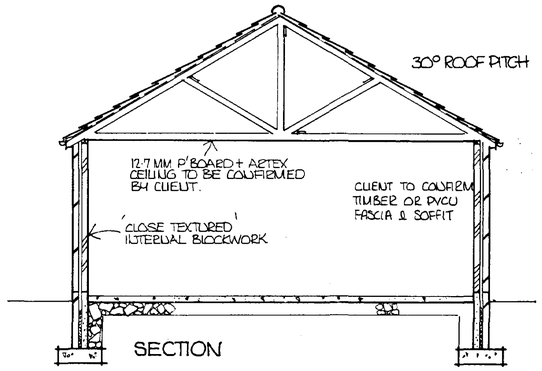
CAVITY WALL CONSTRUCTION:
265mm cavity wall consisting: 100mm facing external birckwork to B.S.3921:1974 for clay bricks and B.S.187:1987 for calcium silicate bricks.
65mm cavity: build in to cavity Rockwool cavity wall insulation boarding in accordance with manufacturers instructions and agreement certificate N83/1087.
100mm internal cavity skin of tarmac hemelite insulation blockwork or close textured
Cavity walls to be tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically 300mm ctrs at unbonded cavity closures internal masonry walls of 100mm tarmac hemellite.
Mortar to B.R.E. digest NO178 and CP121 part 1 1973. And as recommended by brickwork manufacturer. Close cavities at eaves and provide bit felt D.P.C. also to sills and jambs of all windows and doors, at the head under lintels and also under sills
Provide bituminous felt D.P.C. above all exposed lintels as cavity tray and stepped D.P.C. cavity tray



SIX HOUSE BANK

FOOTPATH

BLOCK PLAN 1:100



SECTION

LINTELS:
Specified lintels are by I.G. Lintels LTD. Insulated as standard and installed with a min. 150mm end bearing.. Lintels installed in strict accordance manufacturers recommendations incl. all necessary stop ends and 10mm weep holes at 675mm c/c above trays.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further as necessary. Unless otherwise stated foundations to be 700mm wide x 225mm deep under cavity walls and 450mm wide x 225mm deep under 100mm loadbearing walls. Foundations to be taken down minimum 750mm below ground level or to an approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete ST4 strength class.

Any foundations in close proximity to trees to be deepened in accordance with current NHBC Practice note 3 and any subsequent amendment.

SUB STRUCTURE WALLING:
Class 'B' engineering brickwork or Class 'A' concrete brickwork (7N/M²) In 1:3 cement mortar. Bricks below DPC to be F.L. designation and to B.S.3921 1:2 lean mix concrete cavity fill and to terminate 225mm below lowest D.P.C level. Internal 100mm walls below D.P.C. in class A concrete blockwork. Drains passing through walls to be protected by concrete lintel with a 50mm gap between underside of the lintel and the crown of the pipe. Gap filled with compressible material. Provide vermin guard to ext. face of wall.
D.P.C. installed a minimum 150mm above ground levels to both skins of cavity walls and all internal walls.

DAMP PROOF COURSE:

To be from 2000 gauge black polythene to B.S. 6515 or bitumen based to B.S. 6398 laid to both leafs of external wall and to all internal walls. To external wall d.p.c. to be laid 150mm above ground level with d.p.c. to inner leaf [illegible] All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c.

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 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 Poddingtons or any representative thereof. It is the client or their appointed agents responsibilit to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

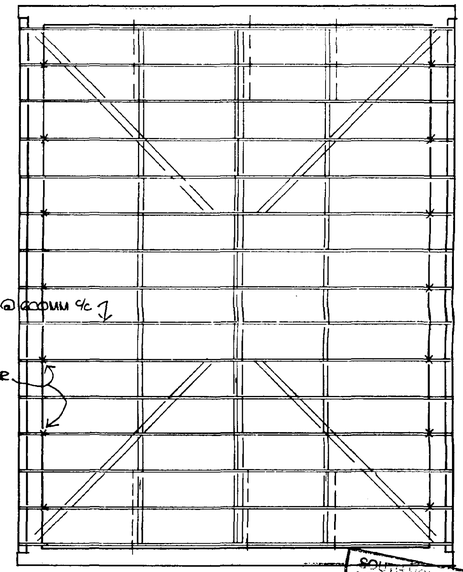
STANDARDS

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 instructions and relevant Code of Practice.
Materials shall conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

HEALTH AND SAFETY

The employer/client shall ensure that the selected contrator is conversant with and adopts all measures necessary to achieve compliance with Health and 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 *Independant Planning* Supervisor will be required.

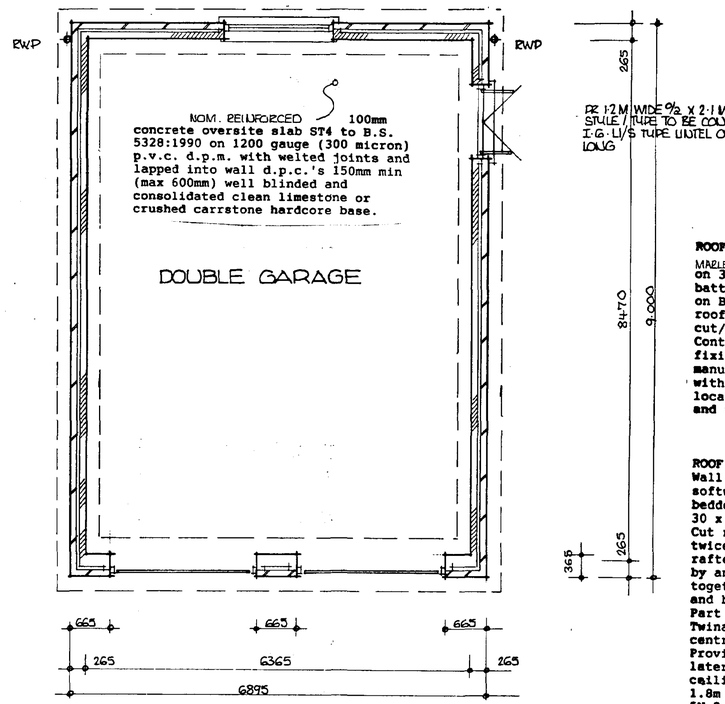
SCOPE OF THE WORKS
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



ROOF TRUSS LAYOUT

65 MM Ø RW DOWNPIPES
110 MM HR GUTTERS
PVC: COLOUR TO CLIENTS CHOICE

WINDOW 1·770 M WIDE X 1050 DEEP STYLE / TYPE TO BE CONFIRMED BY CLIENT I·G·L/S TYPE LINTEL OVER 2100 MM LONG BIT FELT DPC CAVITY TRAY OVER



PROPOSED PLAN LAYOUT

RE 1·2 M WIDE 2/2 X 2·1 M HIGH 2/2 DOORS STYLE / TYPE TO BE CONFIRMED BY CLIENT I·G·L/S TYPE LINTEL OVER 1500 MM 2/2 LONG

2 NO UP'N OVER GARAGE DOORS 7'-6" X 7'-0" HIGH STYLE/TYPE TO BE CONFIRMED BY CLIENT
2 NO I·G·L/S TYPE LINTELS OVER 2750 MM 2/2 LONG + BIT FELT DPC CAVITY TRAYS OVER

ROOF COVERING:
MARLEY MODERN SLATE GREY roof tiles on 38 x 25mm treated softwood battens, gauge to suit tiling on B.S.747 type 1F untearable roofing felt or similar on cut/trussed rafters as applicable. Contractor is to determine tile fixing specification from manufacturers published literature with due consideration for site location, antisipated wind velocities and roof pitch.

ROOF CONSTRUCTION:
Wall plates generally 100 x 65mm treated softwood with half lapped joints and fully bedded strapped down to support wall with 30 x 5mm GMS straps at max 1.2m centres. Cut rafters fully birdsmouthed over and twice nailed to all supports. Trussed rafter roof to be designed and manufactured by an approved manufacturer and fixed, together with min 100 x 25mm sawn SW binders and bracing in accordance with B.S.5268 Part 111 1985 (and any subsequent amendment). Twinsplate trusses spaced at max 600mm centres and pitched at AS SHOWN
Provide 30 x 5mm once bent (900/100) glav.M.S. lateral restraint straps to external walls at ceiling and rafter level where shown at max 1.8m fixed with 4N 50mm B gauge CSK screws or 5N 3.5 x 50mm galv. round wire nails to 3N trusses/ceiling joists minimum coupled with solid blocking support and edge packing.

SOUTH HOLLAND DC
HOUSE OF PLANNING
31 OCT 2001
Ref: 1258/01

DETERMINED PLAN

PODDINGTONS
Architectural Design Consultants
Est. 1969
Rabbit Hollow, Church Lane, North Rauceby, Sleaford, Lincs. NG34 8QU
Tel. (01529) 488033 Fax. (01529) 488044

Client.
MR. S.COX

Project.
PROPOSED GARAGE
79 SIX HOUSE BANK
WEST PINCHBECK SPALDING
LINCOLNSHIRE

Drawing.
DETAILED

Scale.	Drawing. No.
1:50 1:100 1:2500	3031 ~ 1
Drawn.	
Date.	Rev.