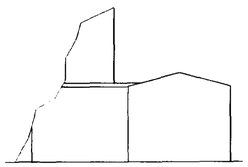
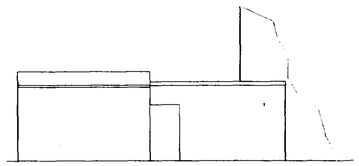
DWG. No. 2926 - 001 | ISSUE.

ALL DIMENSIONS IN mm DO NOT SCALE : IF IN DOUBT ASK

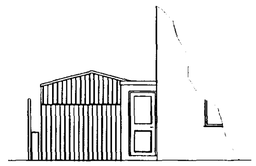
COPYRIGHT
THIS DRAWING IS PRIVATE AND CONFIDENTIAL AND IS SUPPLIED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED FOR ANY PURPOSE OR COPIED OR COMMUNICATED TO ANY THIRD PARTY WITHOUT THE PERMISSION OF PODDINGTONS



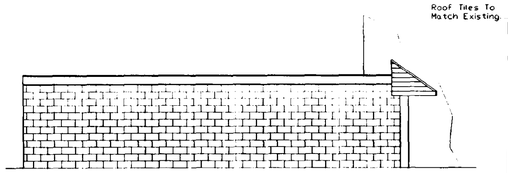
South West Elevation.
Existing.
Scale 1:100



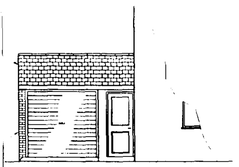
South East Elevation.
Existing.



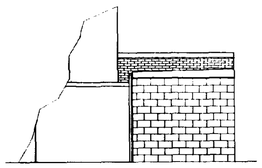
North East Elevation.
Existing.



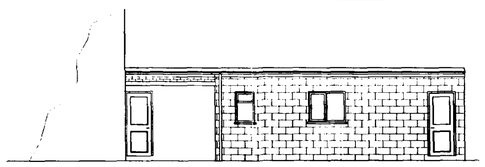
South East Elevation.
Proposed.



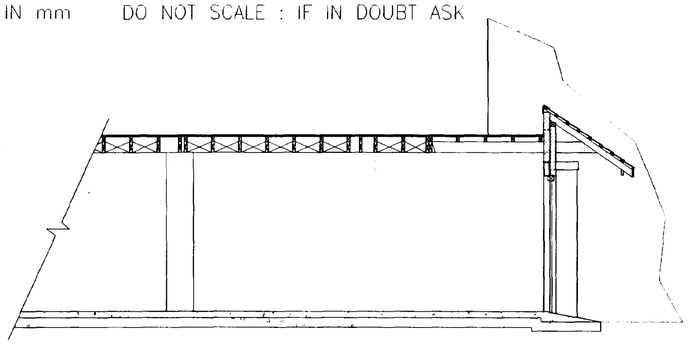
North East Elevation.
Proposed.



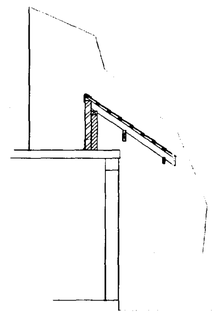
South West Elevation.
Proposed.



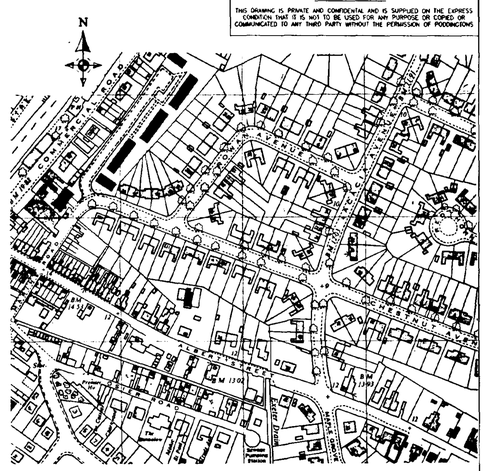
North West Elevation.
Proposed.



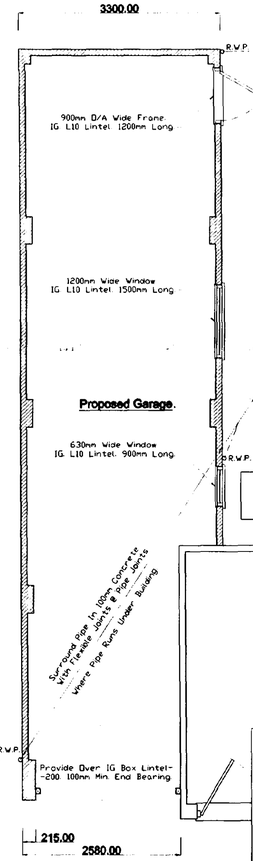
Section A - A
Scale 1:50



Section B - B



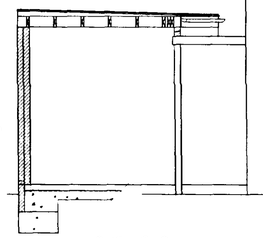
Location Plan.
Scale. 1:2500



Proposed Plan.

Sub-Structure Walling:

To Comprise 100mm Dense Concrete Blockwork Class A. Bricks Below D.P.C's To Be F.L. Designation To B.S. 3921. Internal 100mm Walls Below D.P.C. In Class A Concrete Blocks. Drains Passing Through Walls To Be Protected By Concrete Lintels With A 50mm Gap Between The Underside Of The Lintel & The Crown Of The Pipe To Be Filled With Compressible Material & Provide Vermin Guard To External Face Of Wall.



Section C - C

Section D - D

Ground Floor Construction:

100mm Concrete Oversite Slab With Chicken Wire Reinforcing ST4 To B.S. 5328 : 1990 On 1200 Guage (300 Micron) P.V.C. D.P.M. With Welted Joints & Lapped Into Wall D.P.C's 150mm Min (Max 600mm) Well Binded & Consolidated Clean Limestone Or Crushed Carrstone Hardcore Base

Flat Roof Construction:

13mm Grey Spar Chippings On Three Layer Felt. (1st Layer Asbestos Based) On Min. 19mm Plywood Decking. On Firring Pieces 85mm - 20mm, Spiked To 50mm x 175mm Joists At 450mm Centres. Been Infill Between Joists Provide 38mm x 5mm Anchor & Lateral Restraint Straps To Joist At 1800mm Centres. Provide Herring Bone Or Solid Strutting At Mid Joist Span. Form All Neccessary Titing Fillets & Keep Felt Clear Of Fascia.

Wall Construction:

105mm Facing External Brickwork To Match Existing Dwelling Where Shown. 100mm Blockwork Elsewhere. (Fair Faced) To Have Masonry Paint Finish.

Damp Proof Course

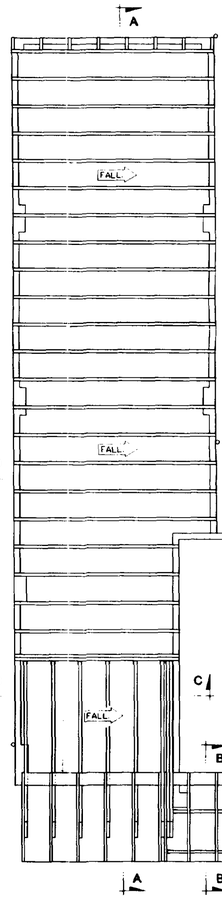
To Be From 2000 Guage Black Polythene To B.S. 6515 Or Bitumen Based To B.S. 6398 Laid To Leaf Of External Walls To External Wall D.P.C. To Be Laid 150mm Above Ground Level, Inside To Be Linked To Floor D.P.M. All D.P.C's To Be Bedded On Mortar.

Foundations:

Strip All Top Soil / Vegetable Soil Locally & Reduce Levels Further As Necessary, Unless Otherwise Stated Foundations To Be 450mm Wide x 225mm Deep Under 100mm Walls & As Shown On Section For Boundary Walling.

Foundations To Be Taken Down Minimum Min. 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 & Any Subsequent Amendment.

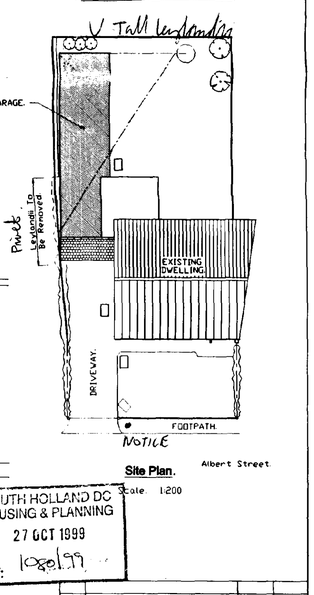


Roof Joist Layout.

Pitched Roof Construction:

Form Pitch Roof As Shown On Section. From 38mm x 100mm Rafters At 450mm Centres. Concrete Interlocking Roof Tiles On 25mm x 38mm Softwood Treated Timber Battens, On Underfelt To BS747 Type 1F. 150mm Laps Horizontal & Vertical. Rafters Notched Over Bearers & Min. 50mm x 100mm Softwood Treated Wallplate Bedded on Sand-Cement & Held In Position By 30mm x 5mm Anchor Straps At 1350mm Centres.

As tall as eves.
V Tall Leylandia



Site Plan.
Scale. 1:200

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1999
Ref: 1088.99

DETERMINATION PLAN

Existing Garage.

Existing Porch.

Existing Dwelling.

Existing Plan.
Scale. 1:50

Limitations:

This Drawing Is Limited In The Amount Of Information Contained & 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 & Will Be His Responsibility From Commencement Of Site Work. The Works Will Not Be Supervised Or Inspected On Site By Poddingtons Or Any Representative Thereof. It Is The Client Or Their Appointed Agents Responsible To Control Workmanship, Substitution Of Materials, Adherence To Specifiation, Variations To Contract Etc.

Standards:

All Materials To Be New Unless Otherwise Stated & All Components & Materials Etc. To Be Used Fitted & Installed Etc. In Strict Accordance With Manufacturers Instructions & 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 & Adopts All Measures Necessary To Achieve Compliance With Health & Safety Legislation For Building Sites & Work Places. The Employer/Client Is Advised That Should The Works Need To Comply With The Construction Design & Management Regulations & Independent Planning Supervisor Will Be Required.

Protection To Fowl & Surface Water Drains:

Where Flexible Pipes Are Not Under A Road & Have Less Than 600mm Cover Concrete Paving Slabs Should Be Laid As Bridging Above The Pipes On Min. 75mm Pea Gravel. If Flexible Pipes Are Under A Road & Have Less Than 0.9M Cover Then Reinforced Concrete Bridging Should Be Used Instead Of Paving Slabs.

Surface Water Drainage:

100mm Diameter Vitrified Clay Or P.V.C. Pipes SuperSleve Flexibly Jointed To Fall 1 In 70mm Pipes Bedded On Min. 50mm Pea Gravel & To Discharge Into 1.2M Diameter Brick Filled Soakaway Sited 5.0M Away From Any Building.

Rainwater Goods:
65mm Dia. R.W.P's (U.p.v.c.)
110mm H.R. Guttering (U.p.v.c.)

ISSUE	DESCRIPTION	APPR'd	DATE

PODDINGTONS
Architectural Design Consultants
44 Double Street, Spalding, Lincs. PE11 2AA
Tel. (01775) 761856 & 768296 Fax. (01775) 710218

Project:
PROPOSED GARAGE EXTENSION TO EXISTING DWELLING.
31 ALBERT STREET, SPALDING, LINCS.

Client.
MR. & MRS. C. WAKEFIELD.

Drawn.	Scale	Date.	Checked.	Approved.
J.C.P.	1:50	05.10.99		

DWG. No. 2926 - 001 | ISSUE.