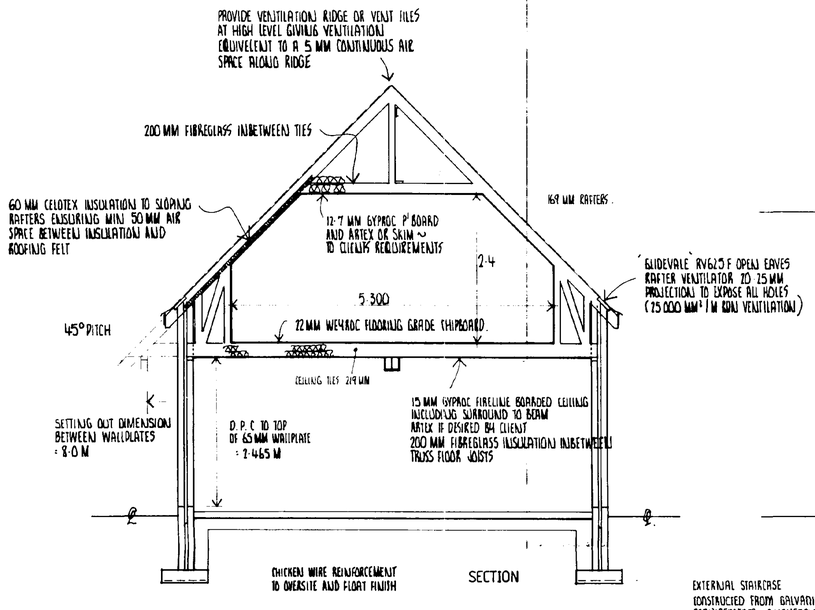
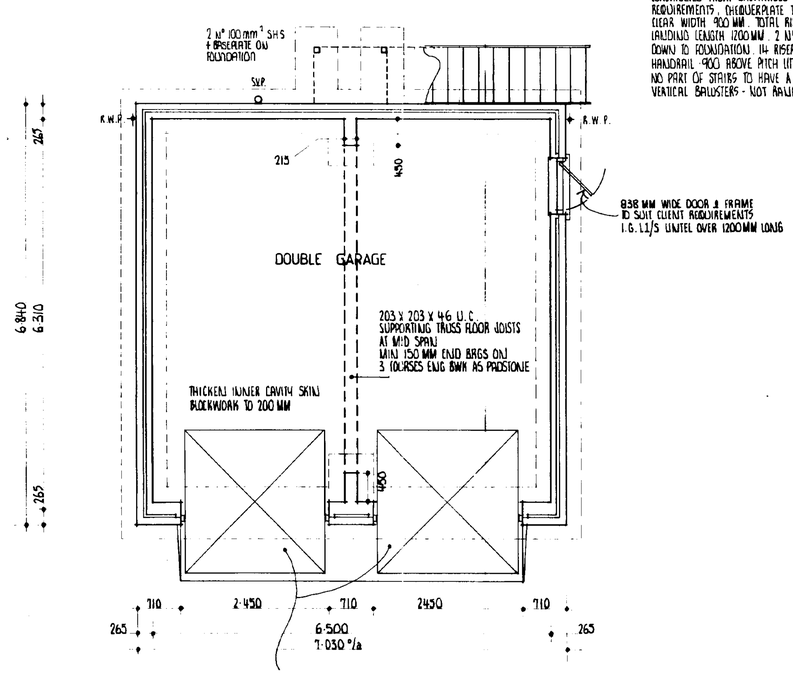
FIRST FLOOR STUDWORK WALLS:
50 x 75mm studding at 400c/c
50 x 75 head and sole plate
including 2 rows 50 x 75mm
horizontal bracing to studs.
12.7 P'board and skim both
sides and insulate
inbetween studs.

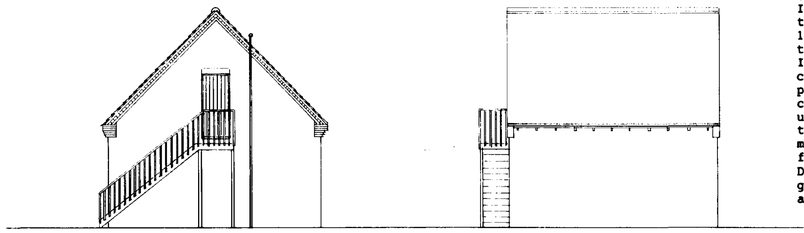
ELECTRIC:

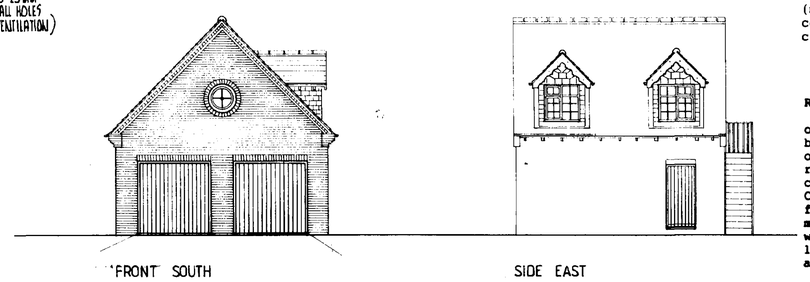
Socket outlet and light points to I.E.E. regulations and N.H.B.C. standard. Combined cooker and socket outlet. Light switches and sockets for lighting and other Equipment in habitable rooms is to be at a height between 450mm and 1200mm from finished floor level.

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.

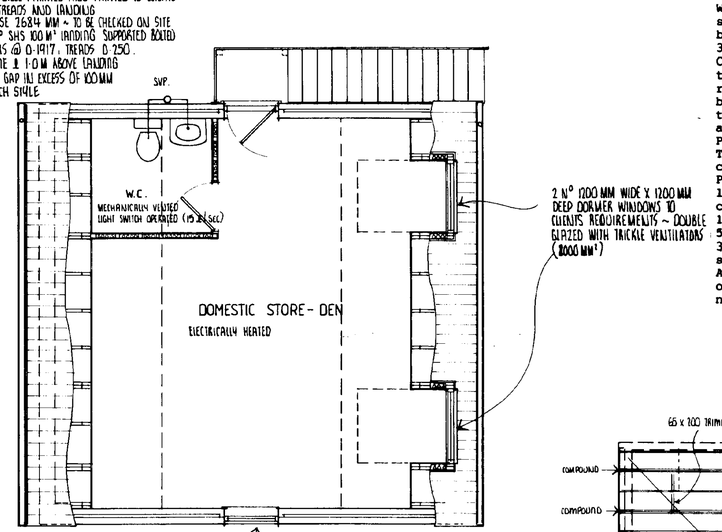




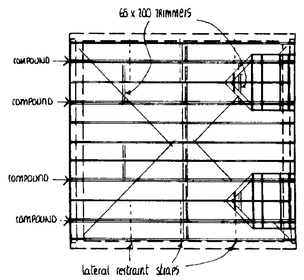




EXTERNAL STAIRCASE
CONSTRUCTED FROM GALVANISED STEEL, PRIMED AND PAINTED TO CLIENTS REQUIREMENTS. CHEQUERPLATE TREADS AND HANDRAIL CLEAR WIDTH 900 MM. TOTAL RISE 2634 MM ~ TO BE CHECKED ON SITE OVERALL LENGTH 1200 MM. 2 N° SHS 100 M² MINIMUM SUPPORTED BOLTED DOWN TO FOUNDATION. 14 RISERS @ 0·1917. TREADS 0·250. HANDRAIL 900 ABOVE PITCH LINE & 1·0 M ABOVE LANDING NO PART OF STAIRS TO HAVE A GAP IN EXCESS OF 100 MM VERTICAL BALUSTERS - NOT ANGLED STAIR



FIRST FLOOR



ROOF PLAN

DOORS AND WINDOWS:

All internal and external doors 838mm wide unless otherwise shown on plan. Style and furniture to clients requirements. Joinery in hardwood, to clients requirements. Windows leaded and stained glass to fanlights to clients requirements.

GLAZING:
All windows and doors to be double glazed with 14mm sealed units. All glazing between F.F.L and 800mm high in windows and between F.F.L and 1500mm high in doors and side lights to be safety glass to B.S.6206.

FOUNDATIONS:
Strip all top soil/vegetable soil locally and reduce levels further **as** necessary. Unless otherwise stated foundations to be 750mm wide x 225mm **deep** under cavity walls and 750mm wide **x** 225mm deep under 100mm loadbearing **walls.** Foundations to be taken down **minimum** 1100mm below ground level or to **an** approved firm base is agreed with local authority on site Building Control Inspector. Foundation concrete RC35 strength class. Deepen foundation concrete under chimney to 300mm min. **Any** foundations in close proximity **to** trees to be deepened in accordance **with** current NHBC Practice note 3 and any **subsequent amendment.**
FOUNDATIONS REINFORCED WITH 1 N° LAYER A142 MESH MIN 50 MM COVER

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.**

100mm
concrete oversite slab ST4 to B.S. 5328:1990 on 1200 gauge (300 micron) p.v.c. d.p.m. with welted joints and lapped into wall d.p.c.'s 150mm min (max 600mm) well blinded and consolidated clean limestone or crushed carrstone hardcore base.

ROOF COVERING:
Plain 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 tc 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). Twinaplate trusses spaced at max 600mm centres and pitched at 45 SHOWN
Provide 30 x 5mm once kent (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. All structural timbers to be kept 40mm clear of chimneys, flues etc. Provide edge restraint noggings at perimeters for plasterboard fixing.

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 linked to floor d.p.m. All d.p.c.'s to be bedded on mortar. All vertical and horizontal cavity closures to incorporate a d.p.c. At roof to wall abutments, flexible cavity trays are to be used and are to rise 225mm up the cavity. Flues to be provided with a d.p.c. at their junction with the roof by the use of 3 courses of clay engineering brickwork to B.S.3921 laid to break bond and bedded and jointed with mortar.

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.
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 using Thermabate Provide bituminous felt D.P.C. abov all exposed lintels as cavity tray and stepped D.P.C. cavity tray and code 4 lead flashing with a minimum 150mm upstand at all roof/wall abutments.

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 responsibility to control workmanship, substitution of materials, adherence 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.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
21 DEC 1999
Ref: D81/99

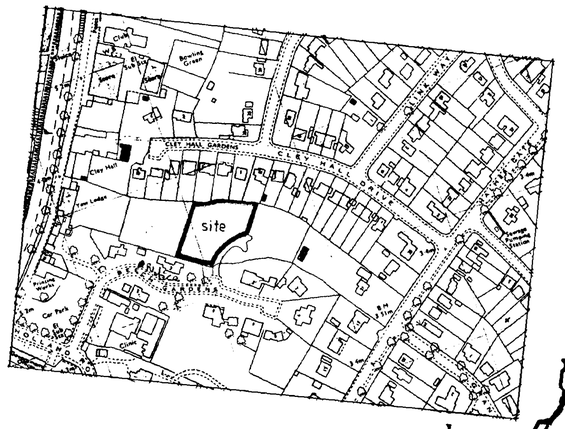
PODDINGTONS
Architectural Design Consultants
44 Double Street, Spalding, Lincs. PE11 2AA
Tel. (01775) 761856 & 768296 Fax. (01775) 710218

Project.
PROPOSED DWELLING WITH SWIMMING POOL.
THE BEECHES, OFF BEECHFIELD GARDENS, SPALDING, LINCOLNSHIRE.

Title. DOUBLE GARAGE

Client. **MR. & MRS. L. CORNELL.**

Scale.	Drawing. No.
1 : 100 1 : 250	2906 - 11
	Rev.
Date. NOV. 1999	Drawn. J. C.
	Checked.



LOCATION PLAN 1:2500

FOUL DRAINAGE:
Inspection chamber construction to be 'Osma' or similar approved manufacturer and installed in strict accordance with manufacturers instructions with internal DIA realated to depth in accordance with B.S.8301:1985. Foul drains to be 100mm diameter P.V.C. to B.S.4660:1983 flexibly jointed and laid to makers instruction with falls minimum 1:70 max 1:40. Drains bedded on 50mm pea gravel. Where pipes pass under floors encase pipes in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexible joints to correspond with joints in pipework. Provide 65 x 100mm prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around the pipe. Opening masked both sides with rigid sheet material. Soil and vent pipe 100mm diameter P.V.C. to B.S.5255 75mm deep seal traps and rodding eye access points at every direction change. Increase pipe diameter to 50mm or fit anti-vac traps to all runs ove 1.7m. Raise shower 150mm to ensure access to traps.

PROTECTION TO FOUL AND SURFACE WATER FLEXIBLE PIPES.
Where flexible pipes are not under a road and have less than 0.6m cover, conc. paving slabs should be laid as bridging above the pipes on min 75mm pea gravel. If flexible pipes are under a road and have less than 0.9m cover reinforced concrete bridging shound be used instead of paving slabs.

INTERNAL DRAINAGE

Waste pipes to be Osma or equal approved PVCu connected to the appliances in the approved manner with 75 mm deepseal antivac traps. Wastes to be:

Wash hand basins	32 mm diameter
W.C.s	100 mm diameter
Bath, Showers and sinks	40 mm diameter
Collection pipes	50 mm diameter

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.

WHERE FOUL AND SURFACE WATER DRAINS RUN IN CLOSE PROXIMETY TO HEDGES SURROUND DRAINS IN 150 MM CONCRETE WITH FLEXIBLE JOINTS AT PIPE JOINTS OR LINE TRENCHES WITH TERRAM"

SEE DRG N°D 2906-5 FOR FULL SITE

EXISTING CONIFERS

CLOSE BOARDED TIMBER FENCE

EXISTING DARK GREEN CONIFER HEDGE 3·0m HIGH

WIRE MESH FENCE

CLOSE BOARDED TIMBER FENCE

North.

2·5

3·1

3·1

soakaway

EXISTING MATURE TREES [T.P.O's]

NOTE: TRENCHES DUG WITHIN CANOPY OF TREES TO BE HAND DUG AND BACKFILLED AND CONSOLIDATED BY FOOT EVERY 6"

DOTTED LINES DENOTE 2·5m DISTANCE FROM TREE CANOPY

EXISTING CLOSE BOARDED TIMBER FENCE

EXISTING DARK GREEN CONIFER HEDGE 3·0m HIGH TO BE REDUCED TO 2·4m HIGH

1·9

PROPOSED DWELLING

soakaway

EXISTING DEAD TREE TO BE REMOVED AND REPLACED WITH LIKE POSITION TO BE AGGREED

existing access

CONSTRUCT NEW M.H. ON EXISTING F.W. LATERAL — APPROX POSITION

EXISTING F.W. MANHOLE

EXISTING LIGHT GREEN GOLDEN CONIFER HEDGE 2·4m HIGH

proposed 1·8m high bwk wall

services

EXISTING FOUL SEWER 600 ø AT 1·4m (B.S.)

soakaway

PROPOSED DOUBLE GARAGE

GRAVEL DRIVE-TURNING

PRIVATE BLOCK PAVED DRIVE

EXISTING CLOSE BOARDED TIMBER FENCE BOUNDARY

EXISTING DOUBLE ROW BEECH HEDGE 1·5m HIGH

EXISTING ACCESS

CONNECT TO EXISTING M.H.

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
21 DEC 1999
Ref: 1261/99

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THE BEECHES, OFF BEECHFIELD GARDENS
SPALDING LINCOLNSHIRE

CLIENT MR & MRS L CORNELL

Title.
SITE PLAN , LOCATION PLAN

Scale. 1:100 1:250

Drawing No. 2906 ~ 3

Rev.

SITE PLAN
1 100