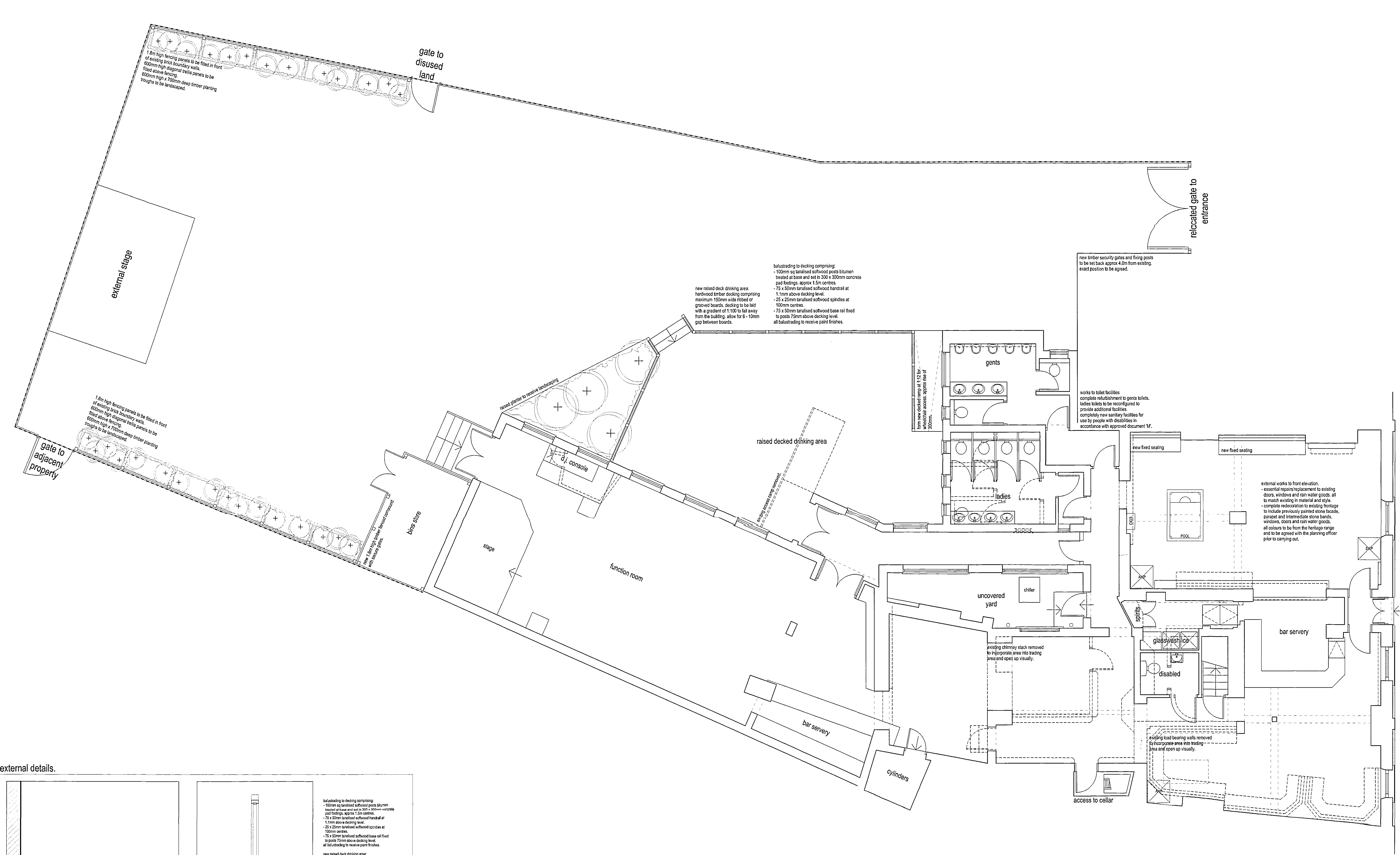
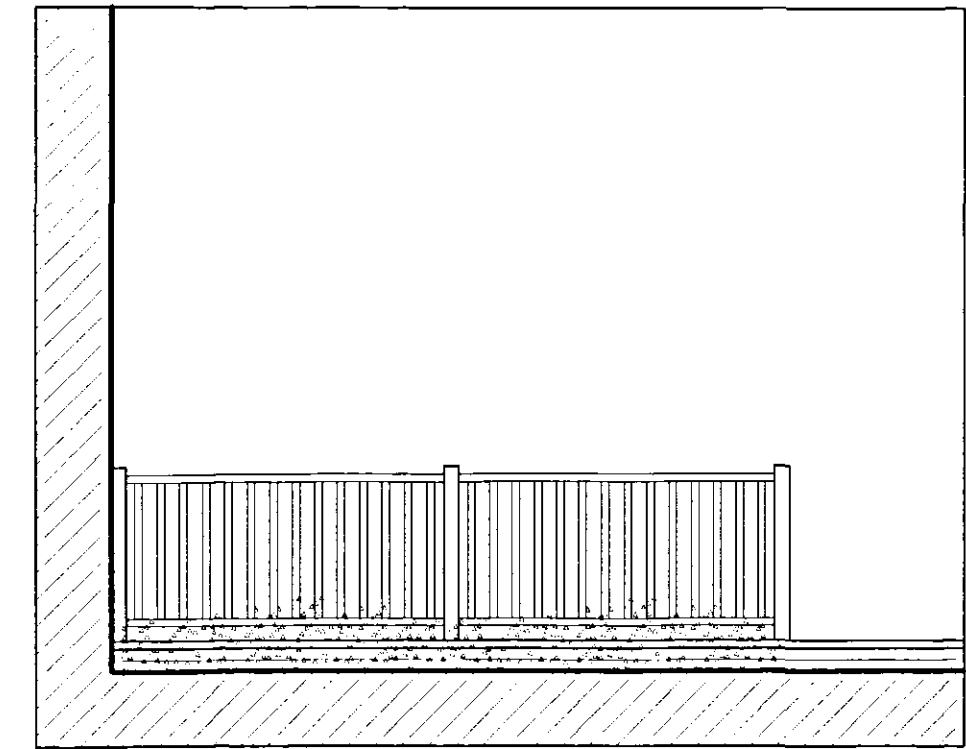
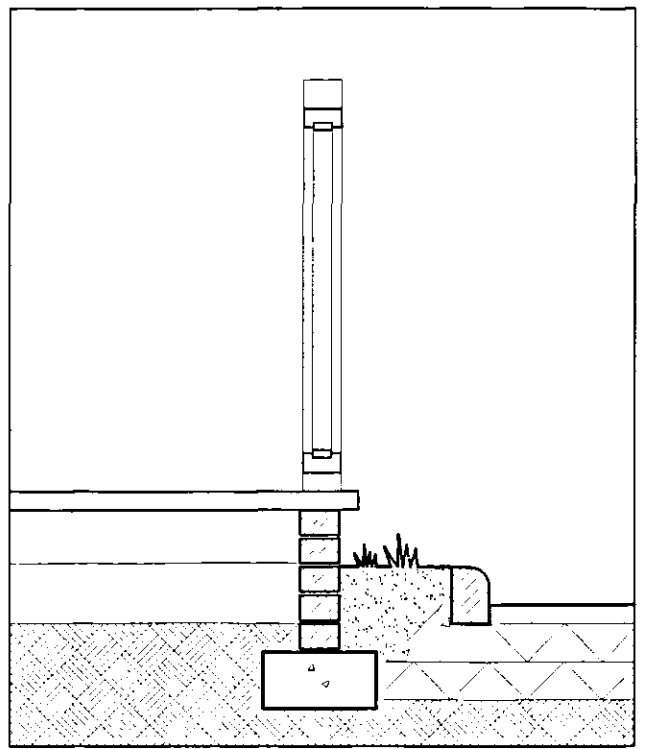




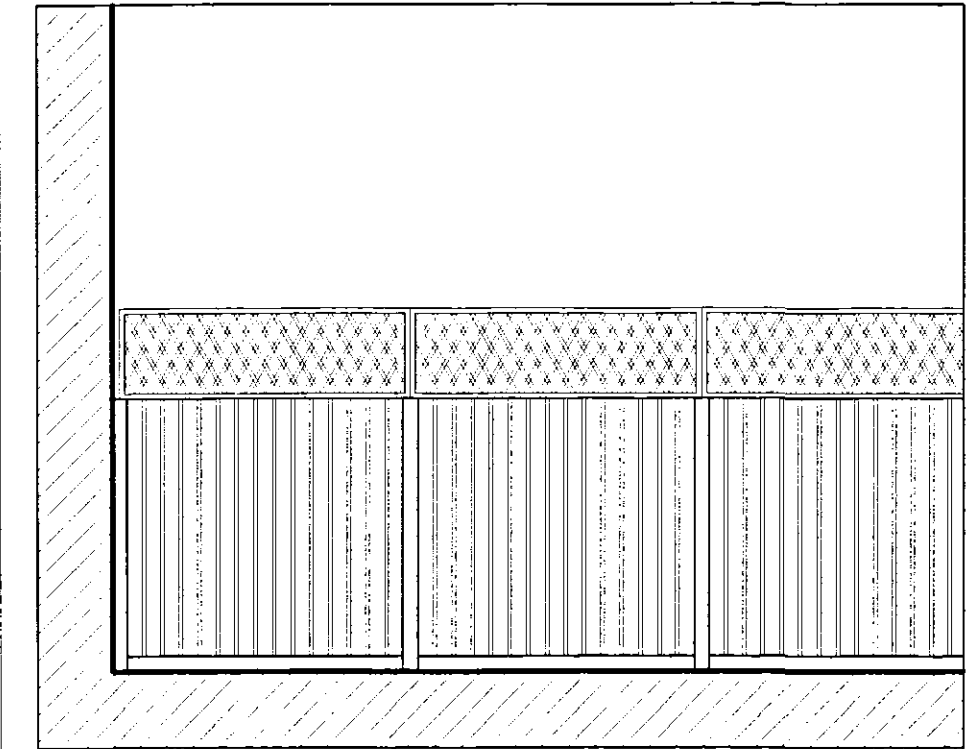
external details.



railing to raised deck drinking area. scale 1:50.



typical section through terrace. scale 1:20.



fencing and trellis to boundary. scale 1:50.

600mm high horizontal top rails fixed to top rail of fence.

1.8m high fencing along existing wall comprising:

- 100 x 100mm horizontal timber posts at 1.8m centres set into concrete base.
- 100 x 100mm horizontal timber horizontal rails supported between posts.
- 100 x 25mm horizontal timber vertical battens with 25mm gap fixed to rails, 100mm clear of ground.

balustrading to decking comprising:

- 100mm sq tanalised softwood posts bitumen treated at base and set in 300 x 300mm concrete pad footings, approx. 1.5m centres.
- 75 x 50mm tanalised softwood handrail at 1.1m above decking level.
- 25 x 25mm tanalised softwood spindles at 100mm centres.
- 75 x 25mm tanalised softwood base rail fixed to posts 75mm above decking level.
- all balustrading to receive paint finishes.

new raised deck drinking area:

handwood timber decking comprising maximum 150mm wide ribbed or grooved boards, decking to be laid with a gradient of 1:100 to fall away from the building, allow for 8 - 10mm gap between boards.

masonry sleeper walls to match existing brickwork on a concrete step footing.

existing tarmac surfacing to be cut back to accommodate slip tarmac and finished with new pre-cast concrete paving set in concrete, painting to be as indicated.

gate to disused land

relocated gate to entrance

new raised deck drinking area:

handwood timber decking comprising maximum 150mm wide ribbed or grooved boards, decking to be laid with a gradient of 1:100 to fall away from the building, allow for 8 - 10mm gap between boards.

balustrading to decking comprising:

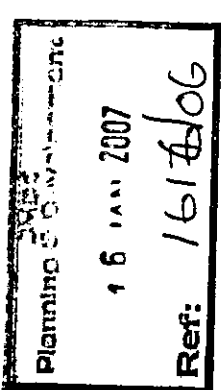
- 100mm sq tanalised softwood posts bitumen treated at base and set in 300 x 300mm concrete pad footings, approx. 1.5m centres.
- 75 x 50mm tanalised softwood handrail at 1.1m above decking level.
- 25 x 25mm tanalised softwood spindles at 100mm centres.
- 75 x 25mm tanalised softwood base rail fixed to posts 75mm above decking level.
- all balustrading to receive paint finishes.

new timber security gates and firing posts to be set back approx 4.0m from existing, exact position to be agreed.

works to toilet facilities complete refurbishment to gents toilets, ladies toilets to be reconfigured to provide additional facilities, completely new sanitary facilities for use by people with disabilities in accordance with approved document M.

external works to front elevation:

- essential repairs/replacement to existing doors, windows and rain water goods, all to match existing in material and style.
- complete redecoration to existing frontage to include previously painted stone facade, painted and intermediate stone bands, windows, doors and rain water goods.
- all colours to be from the heritage range and to be agreed with the planning officer, prior to carrying out.



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CONTRACTORS PLEASE NOTE

Warning: No dimensions to be scaled from this drawing. All contractors must visit site and are responsible for taking and checking all dimensions relative to this work.

This drawing must be read in conjunction with the specification and bill of quantities and all related drawings. Any structural work must be carried out in accordance with the details and specifications of the clients appointed structural engineer. Any amendments must have the express prior written authority.

All structural work must be inspected at all relevant stages by the structural engineer and by the local authority building control officer and comply with their requirements. Any costs and claims for damages, loss of trade, etc., incurred by failing to do so are the sole liability of the contractor.

REVISIONS

a: planning officers requirements added. 19-12-06
b: revised to planning officers requirements. 5-1-07

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PROJECT the black swan 12 new road spalding lincolnshire pe11 1dq			
TITLE proposed ground floor plan proposed external drinking area planning application drawing			
JOB No. 2150	SCALE 1:50	DRAWING No. PL1 b	DATE nov 06