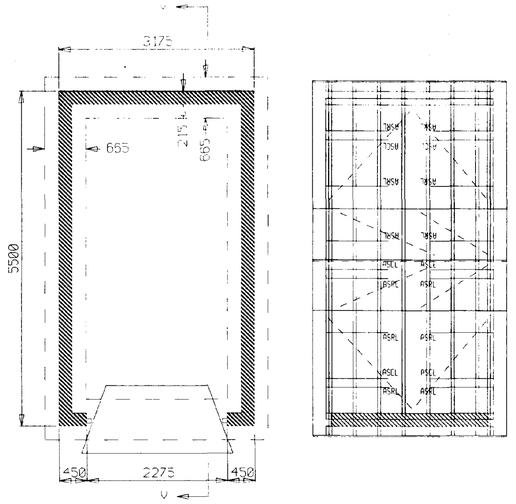
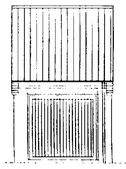
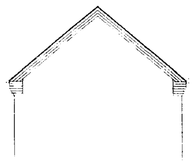


GARAGE FLOOR PLAN 1:50

GARAGE ROOF PLAN 1:50



GARAGE FRONT ELE. 1:100



GARAGE SIDE ELE. 1:100

FOUNDATIONS
BUILDINGS REFER TO BE SITE STRIPPED OF ALL VEGETABLE SOIL AND RUBBISH. ALL WALLS CONCRETE STRIP 750mm WIDE x 225mm DEEP x 675P MIN. TAPER DOWN TO A FIRM LINE BEARING STRATA MIN. 750mm DEEP. EXACT DEPTH OF FOUNDATIONS TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.

WALLS BELOW DPC
3 No. COURSES OF FACE BRICKWORK BELOW DPC LEVEL ON EXTERNAL FACE OF WALLS ON FULL WIDTH TRENCH BLOCK FOUNDATIONS TO WITHIN 225mm OF DPC LEVEL.

GROUND FLOOR SLAB
HOUSE TO CONSIST OF 50mm SAND CEMENT SCREED ON 100mm C20P OVERSITE CONCRETE ON 50mm JABLITE INSULATION ON 1200 GAUGE DPM TAKEN UP AND LAPPED INTO HORIZONTAL DPC ON 25mm SAND BLINDING ON MIN. 150mm CLEAN & WELL CONSOLIDATED HARDCORE. MAX. DEPTH OF HARD CORE 600mm.
GARAGE TO CONSIST OF 100mm OVERSITE CONCRETE ON 1200 GAUGE DPM TAKEN UP AND LAPPED INTO HORIZONTAL DPC ON 25mm SAND BLINDING ON MIN. 150mm CLEAN & WELL CONSOLIDATED HARDCORE. MAX. DEPTH OF HARD CORE 600mm. ALL SERVICE ENTRIES TO BE SEALED WITH PRESSURE SENSITIVE TAPE.

PIPES PENETRATING WALLS
100mm x 75mm SPANLITE LINTEL OVER OPENING TO GIVE 50mm SPACE ALL ROUND PIPE. MASK OPENING BOTH SIDES OF WALL WITH RIGID SHEET MATERIAL TO PREVENT ENTRY OF FILL OR VERMIN.

DAMP PROOF COURSE
HORIZONTAL DPC TO WALLS TO BE POLYTHENE TO BS 6515 AND SET MIN. 150mm ABOVE OUTSIDE GROUND LEVEL. DPC'S TO BE LAPPED TO HEAD'S, JAMBS AND CILLS OF ALL OPENINGS IN CAVITY WALL AND TO PROJECT 25mm INTO BACKS OF WINDOW AND DOOR FRAMES.

EXTERNAL WALLS (U VALUE NOT TO EXCEED 0.45 WITH 200)
265mm OVERALL CAVITY COMPRISING 100mm FACE BRICKWORK TO B.S. 3921. 65mm CAVITY FILLED WITH 65mm BLOWN FIBRE INSULATION AND 100mm 3.5N/mm2 BLOCK WORK TO B.S. 6073 PT.1 & 2, PLASTERED INTERNALLY. CAVITY WALL TIES TO B.S. 1243:1978 AMENDED AT 900mm CTS HORIZONTAL AND 450mm CRS VERTICAL. ADDITIONAL TIES AT REVEALS AND OPENINGS.

MORTAR
TO BE IN ACCORDANCE WITH B.S. 5628 PT.1 1978 AND MANUFACTURERS INSTRUCTIONS. GENERALLY 1:1:6 CEMENT / LIME / SAND.

CAVITIES
TO BE CLOSED AROUND JAMBS & CILLS OF OPENINGS WITH 50mm REVEAL BLOCKS WITH 100 x 15mm STRIP OF JABLITE BETWEEN BLOCK AND BRICKWORK TO FORM CAVITY AT EAVES AND VERGE LEVEL.

LINTELS (ALL TO BE FACTORY INSULATED)
ALL TO BE T.R.L. (U.K.) IN CAVITY WALLS, T.R.P. OR SIMILAR LINTELS TO INTERFACE BRICKWORK WALLS OR SIMILAR APPROVED FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS WITH 150mm END BEARING.

INTERNAL PARTITIONS
TO FIRST FLOOR, OR WHERE SHOWN, FORM STUDWALLS IN 75 x 50mm SOFTWOOD STUDS AT 400mm CENTRES WITH 75 x 50mm HEAD AND SOLE PLATES AND NOGGINS AT 1200mm CENTRES. CLAD WITH 12.5mm SHEET WALLBOARD SCRIM TAPE JOINTS AND SKIM FINISH. PACK 75mm THICK FIBREGLASS BETWEEN STUDS. PROVIDE DOUBLE FLOOR JOISTS WHERE UNDER PARTITIONS.

FIRST FLOOR CONSTUCTION
PROVIDE AND FIX 19mm TONGUED AND GROOVED FLOORING GRADE WOOD PARTICLE BOARD ON 6/S GRADE SOFTWOOD FLOOR JOISTS TO THE SIZES INDICATED ON THE DRAWING. PROVIDE SOLID STRUTTING AT MID SPAN OF JOISTS. BUILD JOISTS INTO WALLS TO FULL BEARING WIDTH OF WALL, BUT ENSURE NOT TO ENCROACH INTO THE CAVITY.

STAIRCASE
TO BE STANDARD MANUFACTURE 800mm MIN. OVERALL WIDTH, WITH MIN. CLEAR WIDTH OF 850mm MAX. PITCH TO BE 42 DEG. WITH A RISE OF 202mm AND A GOING OF 220mm. HANDRAIL TO BE 850mm ABOVE THE PITCH LINE OF THE STAIRCASE AND 900mm ON LANDING. BALUSTERS AT 100mm CENTRES. ENSURE MIN. 2 METRES HEADROOM OVER STAIRS.

HOUSE DRAINAGE (WAVIN OR SIMILAR)
ALL WORK TO BE IN ACCORDANCE WITH B.S. 6301. STORM WATER TO SURFACE WATER SEWER VIA 100mm DIA UPVC APPROVED DRAINAGE SYSTEM.

ABOVE GROUND DRAINAGE
HAND BASIN WASTE TO BE 32mm DIA., W.C. 110mm DIA. PVC BATH AND SINK WASTES 40mm DIA. USE POLYPIPE PUSH FIT PIPEWORK. ALL TRAPS TO BE 75mm DEEP SEAL. ALL PIPEWORK ETC TO BE ACCESSIBLE THROUGHOUT THEIR RUNS FOR CLEANING, REPAIR AND REPLACEMENT. CONNECT BATH, BASIN AND W.C. WASTES TO 100mm DIA. STACK. SINK TO DISCHARGE TO BACK INLET GULLEY WITH FULL OUT STOPPER FOR RODDING. SOIL AND VENT STACK TO BE CARRIED 900mm ABOVE WINDOW HEADS AND FITTED WITH PATENT VENTILATING TERMINAL.

UNDERGROUND DRAINAGE
100mm UPVC PIPE TO FALL 1:70 WITH 100mm PEAGRAVEL BED SURROUND. INSPECTION CHAMBERS TO BE 450mm DIA PREFORMED PLASTICS INSTALLED TO MANUFACTURER'S INSTRUCTIONS COMPLETE WITH COVER AND FRAME. DRAIN RUNS WITH LESS THAN 200mm GROUND COVER TO HAVE PAVING SLAB PROTECTION OVER TRENCH TOP OF PEAGRAVEL SURROUND ON HAUNCHED BACK TRENCH. OMIT WHERE CONCRETE PATH CAST OVER PIPE RUNS.

RAINWATER (WAVIN/HUNTER / BARTOL OR SIMILAR)
115mm DIAMETER HALF ROUND UPVC GUTTERS WITH 68mm DIAMETER UPVC DOWNPIPES COMPLETE WITH ALL OFFSET BENDS, PIPES, SHOE'S, SUPPORT BRACKETS, ETC., SECURELY FIXED IN POSITIONS AS SHOWN ON DRAWING. DOWNPIPES TO DISCHARGE INTO 90 DEG BEND WITH SPECIAL ADAPTER.

SOAKAWAYS
TO BE MINIMUM 5.0 METRES FROM ANY BUILDING AND TO BE 1 cu.m. RUBBLE FILLED WITH INLET PIPE DISCHARGING TO CENTRE OF SOAKAWAY.

DENSE PLASTERS
(TENDERERS TO CONFIRM PROPOSITIONS BEFORE PRICING)
VOLUME BACKING COAT (ONE OF THE FOLLOWING) : 1:1:6 CEMENT / LIME / SAND (RENDERING SAND TO B.S. 1199,1200). 1:4:5 MASONRY CEMENT / SAND. 1:5:-6 CEMENT / SAND AND PLASTICISER (PROPRIETARY MIXES PER BACKING COAT 12mm - PROPRIETARY MIXES 5mm - GYPSUM SETTING COATS TO BE APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ROOF - INSPECTION
ROOF PITCH TO BE 45 Deg.
TO BE TRUSSED RAFTERS DESIGNED AND CONSTRUCTED TO B.S. 5268 PT 3: 1985 BY SPECIALIST MANUFACTURER SET AT 400mm CENTRES, COMPLETE WITH 1 No. 100mm x 25mm CONTINUOUS DIAGONAL BRACE & BRACING, DIAGONAL CEILING JOIST BRACING, AND LONGITUDINAL BINDERS ALL AS SHOWN ON PLAN. TRUSSED RAFTERS TO BE SECURELY FIXED TO 100mm x 75mm WALLPLATE. ROOF TRUSS MANUFACTURER TO PROVIDE ALL TRUSS DETAILS AS REQUIRED.
GLASS FIBRE VALLEY TROUGHS.

ROOF ACCESS
CONCEALED ROOF ACCESS BETWEEN PAIR OF TRUSSES AS SHOWN. FIX 100mm x 75mm TRIMMERS AND USE REMOVABLE CEILINGS TO FORM MIN. 750mm WIDE OPENING BETWEEN TRUSSES. ROOF ACCESS PANEL TO BE FORMED OUT OF 18mm BLOCKBOARD LAPPED AT ALL EDGES WITH COVERING OF 150mm FIBREGLASS TO TOP SIDE.

ROOF INSULATION
LAY 100mm FIBREGLASS INSULATION QUILT BETWEEN TRUSSES MAINTAIN 50mm AIR GAP BETWEEN TOP OF INSULATION AND SARKING FELT WHERE INSULATION RUNS UP TO ROOF SLOPE.

FLOORS
ALL BEARINGS, SOAKER ETC TO BE IN CODE 4 SHEET LEAD PROPERLY CUT, DRESSED AND FIXED.

ANCHOR STRAPS
30 x 5mm GALVANISED MILD STEEL ANCHOR STRAPS TO BE FIXED AT RAFTER, AND FLOOR JOISTS WHERE RUNNING PARALLEL TO ANY EXTERNAL OR SEPARATING WALL. ALL TO BE SECURELY FIXED TO NOGGINS BETWEEN TRUSSES, JOISTS AT MAX. 1.8m CENTRES AND TURNED DOWN WALL MIN. 225mm. 30 x 2.5mm GALVANISED MILD STEEL STRAPS TO BE FIXED AT 1.8m CENTRES ALONG WALLPLATE AND TURNED DOWN WALL MIN. 150mm.

FRONT VENTILATION
PROVIDE VENTILATION TO ROOF SPACE TO BE MIN. 0.4% OF ROOF PLAN AREA. TO ACHIEVE THE ABOVE PROVIDE PREFORMED SOFFIT BOARD WITH 420 x 15mm SLOT VENTS WITH 100mm GAP BETWEEN VENTS AND BIRD MESH PROTECTION. (SIREE TO REAR. NOTE: PLYWOOD SOFFITS TO BE SUPPORTED AT WALL FACE VIA 38 x 25mm BATTENS SECURELY FIXED TO WALL UNLESS STATED.

ROOF COVERING
CONCRETE INTERLOCKING TILES TO BE FITTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS (TO SUIT PREVAILING EXPOSURE CONDITIONS) TO 38 x 25mm BATTENS GAUGE TO SUIT TILES AND FIXED WITH WIRE, CLIP OR IMPROVED NAILS. ALL TO BE TO B.S. 5534 PT.1: 1978 ON INTERMEDIATE SARKING FELT WITH MINIMUM 150mm LAPS TO B.S. 747 PT.2 TYPE 1F.

CEILINGS
HORIZONTAL 9.5mm (3/8") PLASTERBOARD AND PARGED FINISH GARAGE TO BE TWO LAYERS OF 12.7mm PLASTERBOARD, JOINTS TO BE STAGGERED AND TAPED.

NOGGINS
FIX 50mm NOGGINS BETWEEN TRUSS RAFTERS TO SUPPORT ALL LOOSE MATERIALS

WINDOWS
TO BE SOFTWOOD, BOULTON AND PAUL OR EQUIVALENT. ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED (SEALED UNIT TYPE). FRENCH DOORS AND PATIO DOORS TO BE FITTED WITH 10,000 sq mm OF VENTILATION OPENING. ALL OTHER WINDOWS TO BE FITTED WITH ADJUSTABLE VENTILATORS IN SASH OR FRAME HEAD TO GIVE MINIMUM 4000 sq mm VENTILATION. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF FLOOR AREA. EXTRACTOR FANS TO BE PROVIDED IN KITCHEN (MIN. 60 LITRES/SEC.) AND BATHROOMS AND W.C. (MIN. 15 LITRES/SEC.)

PROTECTED GLAZING AREAS
PROVIDE TOUGHENED GLASS TO BS 6206 1981 TO FOLLOWING AREAS - TO ALL WINDOWS WITHIN 800mm OF FINISHED FLOOR LEVEL. TO ALL DOOR GLAZING WITHIN 1500mm OF FFL., THIS APPLIES TO SIDE SCREENS ALSO WITHIN 300mm OF DOORS.

HOT WATER AND HEATING
INSTALL HOT WATER AND HEATING PIPEWORK TO PROVIDE HOT AND COLD WATER SUPPLIED TO ALL NEW APPLIANCES IN THE BUILDING AND PROVIDE SPACE HEATING TO ALL NEW AREAS. RADIATOR POSITIONS TO BE AS DIRECTED.

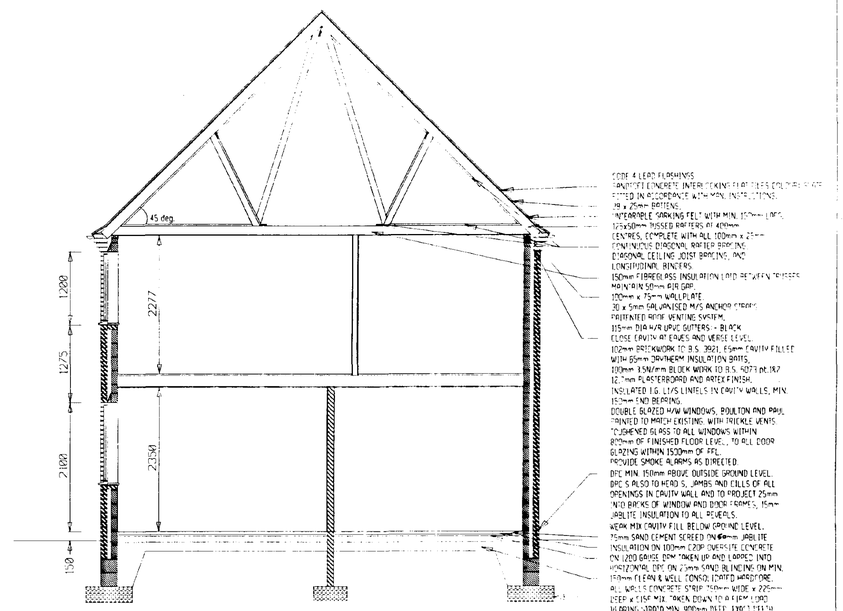
WALL TILING
PROVIDE AND FIX IN NEW BATHROOM TO WALLS AND WINDOW CILL, KITCHEN WINDOW CILL AND OVER WORK TOPS. CERAMIC ALL TILES WITH WATERPROOF FIX AND GROUT. TILES TO BE SELECTED AND AREAS TO BE TILED TO BE DETERMINED LATER.

DECORATION
ALLOW FOR DECORATING ALL NEW SURFACES. ENSURE FULL AND PROPER PREPARATION OF ALL SURFACES IN ACCORDANCE WITH THE CORTING MANUFACTURERS SPECIFICATION.

ELECTRICAL INSTALLATIONS
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST I.E.E. REGULATIONS. EXTEND ELECTRICAL CIRCUITS FROM CONSUMER UNITS IN RING MAINS AND INSTALL LIGHTING AND POWER POINTS IN POSITIONS AS DIRECTED. PROVIDE SMOKE ALARMS AS DIRECTED.

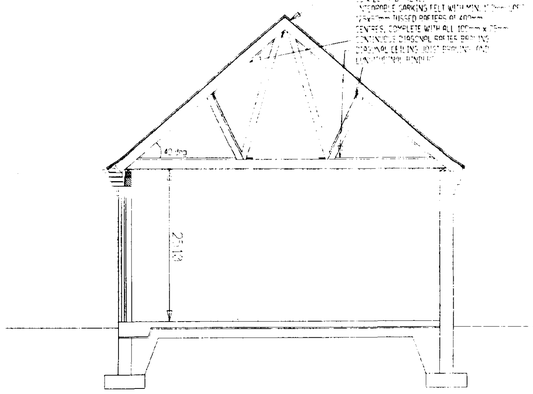
SMOKE ALARMS
TO BE SELF CONTAINED AND INTERCONNECTED AND WIRED TO SEPARATELY FUSED CIRCUIT. GROUND FLOOR MAX. 7m FROM KITCHEN AND LOUNGE. FIRST FLOOR MAX. 3m FROM BEDROOM DOORS.

OPEN FIRE
OPEN FIRE TO BE CAPABLE OF BURNING SMOKELESS FUEL TO REG. M2. HEARTH TO REG. L4. APPLIANCE TO REG M2. FLUE LINERS TO BS 1182 (WITH SOCKETS UP). BUILD INTO BRICK JAMBS OF OPEN FIRE 2No. METAL ANCHORAGE POINTS TO REG. M4. (11). PROVIDE 2No. 75 x 25mm TIE BRICKS TO EACH ROOM WITH AN OPEN FIRE.

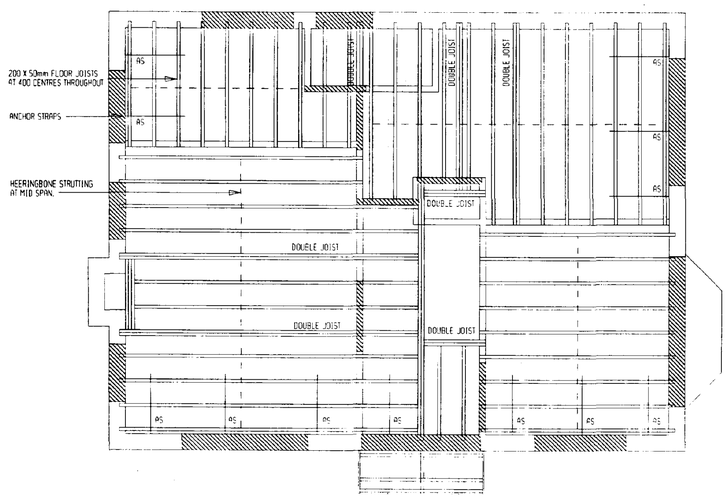


SECTION X-X 1:50

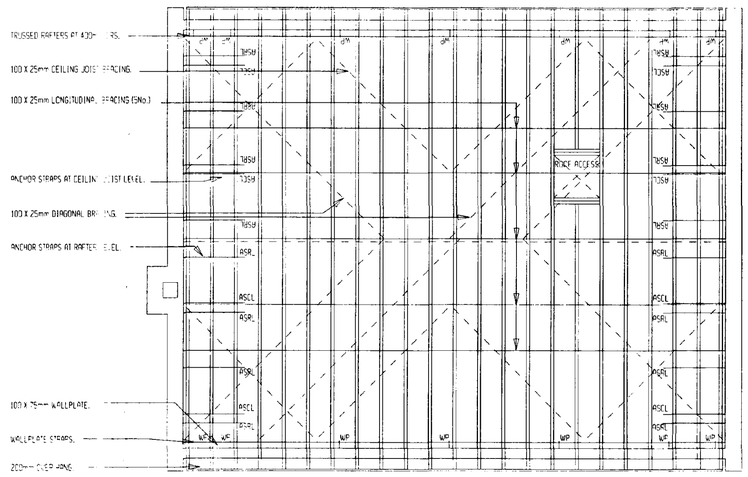
CODE 4 LEAD FLASHINGS
TRANTER CONCRETE INTERLOCKING FLAT TILES (COLOUR TO BE AGREED) FITTED IN ACCORDANCE WITH MFRS. INSTRUCTIONS.
38 x 25mm BATTENS.
BREATHABLE SARKING FELT WITH MIN. 100mm LAPS.
125x50mm TRUSSED RAFTERS AT 400mm CENTRES, COMPLETE WITH ALL 100mm x 25mm CONTINUOUS DIAGONAL BRACE BRACING, DIAGONAL CEILING JOIST BRACING, AND LONGITUDINAL BINDERS.
150mm FIBREGLASS INSULATION LAID BETWEEN TRUSSES MAINTAIN 50mm AIR GAP.
100mm x 75mm WALLPLATE.
30 x 5mm GALVANISED MILD ANCHOR STRAPS.
PREFABRICATED RIDGE VENTING SYSTEM.
115mm DIA H/R UPVC GUTTERS + BLACK.
CLOSE CAVITY AT EAVES AND VERGE LEVEL.
102mm BRICKWORK TO B.S. 3921. 65mm CAVITY FILLED WITH 65mm 3N/M2 MIN INSULATION BATTS.
100mm 3.5N/mm BLOCK WORK TO B.S. 6073 PT.1&2
12.7mm PLASTERBOARD AND PARGED FINISH.
INSULATED T.R. LTD LINTELS IN CAVITY WALLS, MIN. 150mm END BEARING.
DOUBLE GLAZED H/W WINDOWS, BOULTON AND PAUL PAINTED TO MATCH EXISTING. WITH TRICKLE VENTS.
TOUGHENED GLASS TO ALL WINDOWS WITHIN 800mm OF FINISHED FLOOR LEVEL. TO ALL DOOR GLAZING WITHIN 1500mm OF FFL.
PROVIDE SMOKE ALARMS AS DIRECTED.
DPC MIN. 150mm ABOVE OUTSIDE GROUND LEVEL. DPC'S ALSO TO HEAD'S, JAMBS AND CILLS OF ALL OPENINGS IN CAVITY WALL AND TO PROJECT 25mm INTO BACKS OF WINDOW AND DOOR FRAMES. 15mm JABLITE INSULATION TO ALL REVEALS.
450mm MIN CAVITY FILL BELOW GROUND LEVEL.
75mm SAND CEMENT SCREED ON 50mm JABLITE INSULATION ON 100mm C20P OVERSITE CONCRETE ON 1200 GAUGE DPM TAKEN UP AND LAPPED INTO HORIZONTAL DPC ON 25mm SAND BLINDING ON MIN 150mm CLEAN & WELL CONSOLIDATED HARDCORE.
ALL WALLS CONCRETE STRIP 750mm WIDE x 225mm DEEP x 675P MIN. TAPER DOWN TO A FIRM LINE BEARING STRATA MIN. 900mm DEEP. EXACT DEPTH OF FOUNDATIONS TO BE AGREED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.
SITE INVESTIGATION AND SOIL TESTS TO BE TAKEN PRIOR TO ANY WORK BEING UNDERTAKEN.



SECTION Y-Y 1:50



JOIST PLAN 1:50



ROOF PLAN 1:50

SOUTH HOLLAND DC
HOUSING & PLANNING
19 SEP 1995
Ref: 0934/95
DETERMINED
PLAN

PROJECT:

CORNER FLAT, MIDDLE FLAT & GARAGE, SEAFIELD LANE, TELEPHONE: (0406) 423539

R.A. BROOKS BUILDING SERVICES
CORNER COTTAGE, HOCKEL'S YARD, STREET, LINCOLNSHIRE.
TELEPHONE: (0406) 423539

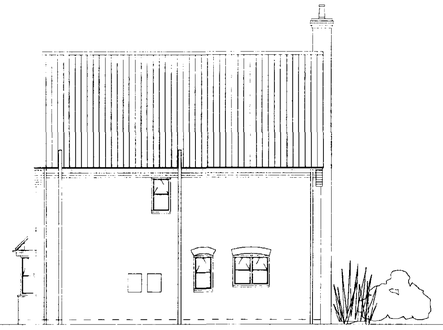
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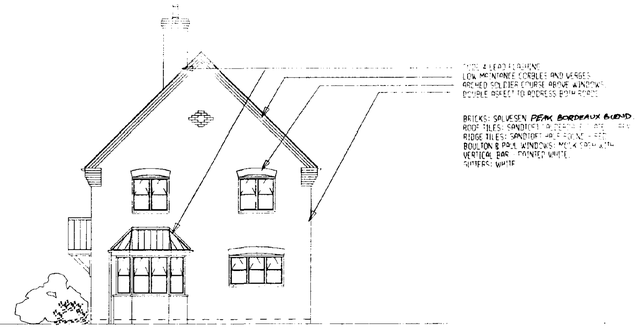
SIDE ELEVATION 1:100



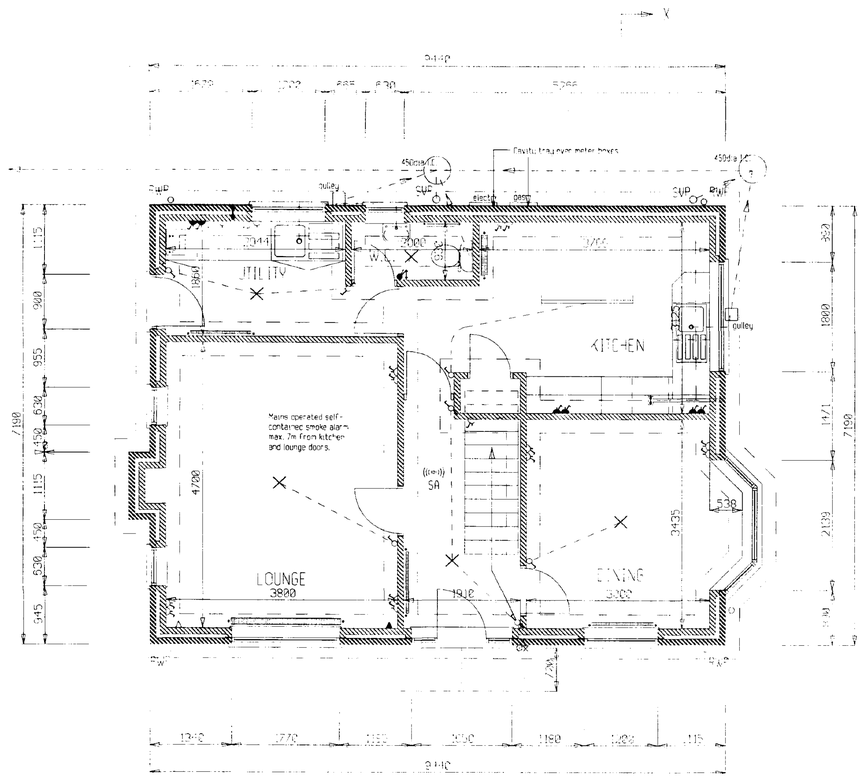
REAR ELEVATION 1:100



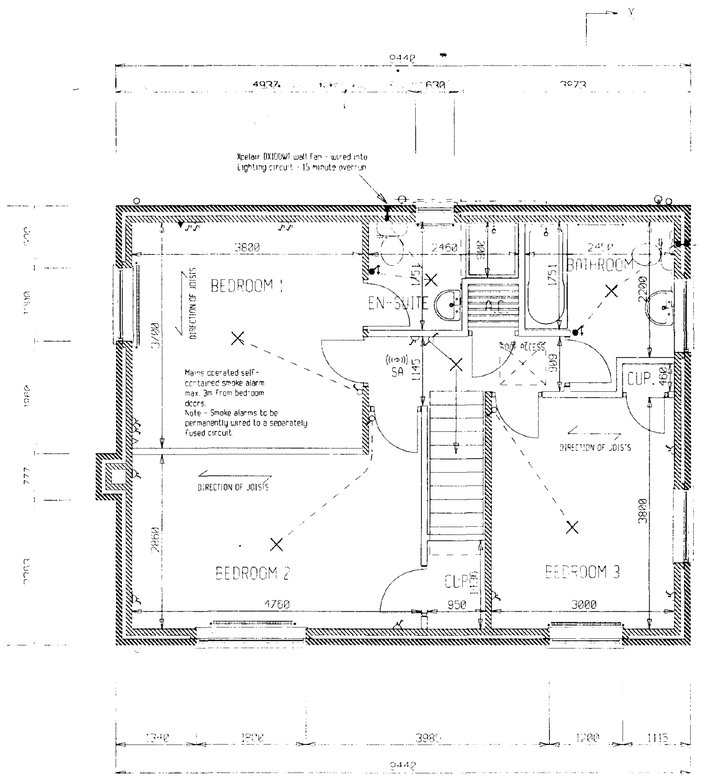
SIDE ELEVATION 1:100



FRONT ELEVATION 1:100

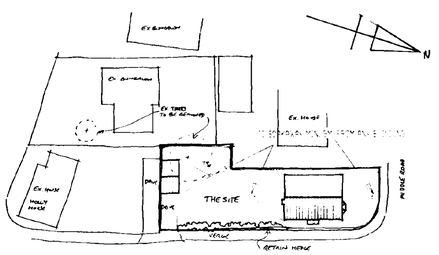


GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50





SOUTH HOLLAND DC
HOUSING & PLANNING
19 SEP 1995
Ref: 0924/95

PERMITTED PLAN

ARCHITECT:

CORNER POST, MIDDLE DROVE, WHAPLODE DRAINING, LINCS. TELEPHONE: 01406 423000

R.A.BROOKS BUILDING SERVICES

COPPER COTTAGE, HOCKERTON GATE, LEAST, LINCOLNSHIRE. TELEPHONE: 01406 423000

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DATE: 17-8-95
REVISIONS: