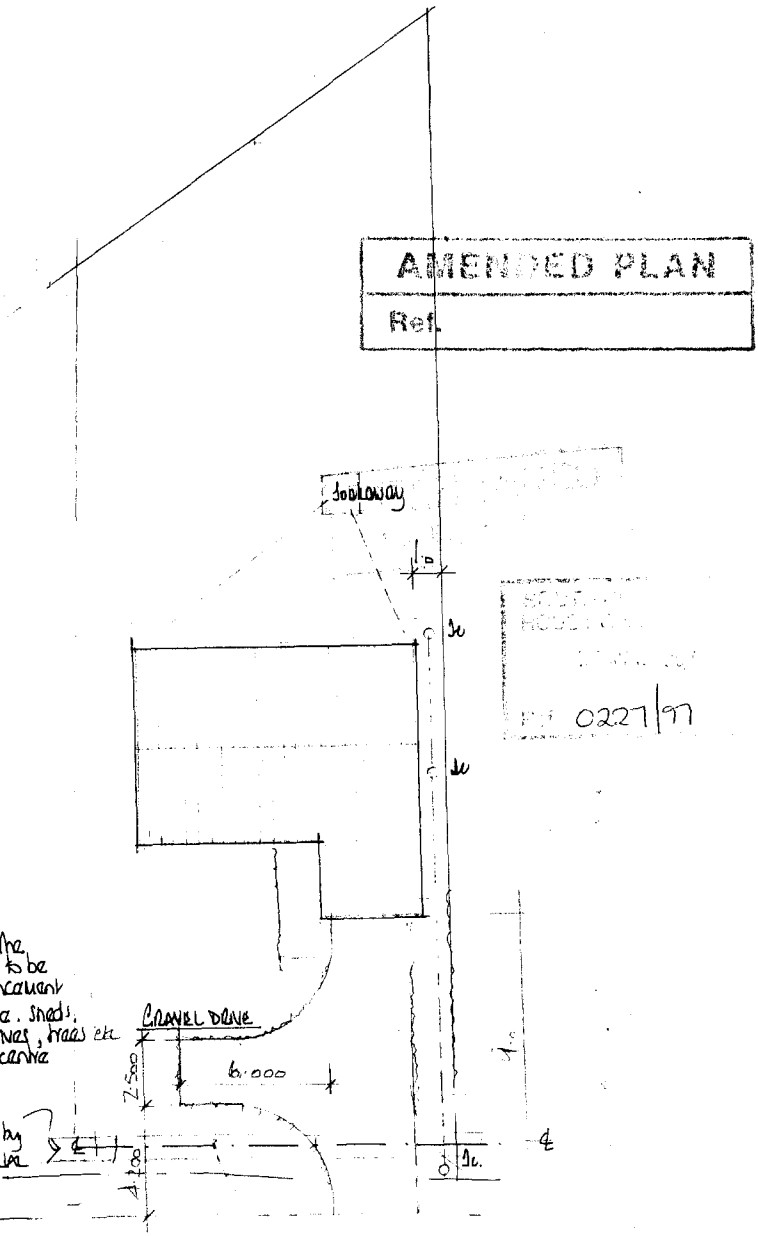
AMENDED PLAN

Ref.



0227/97

NOTE

The exact position of the surface water drain is to be located prior to commencement

No permanent structure. sheds, block paved / tarmac drives, trees etc to be within 4.0M of centre line of pipe

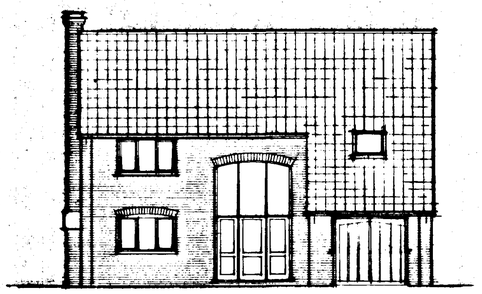
Surface water drain planned and controlled by South Holland International Drainage Board

DORS

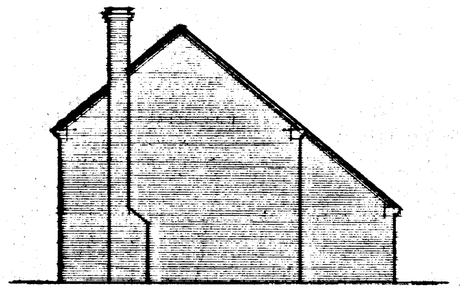
doors to be Boulton and Paul, or similar double glazed with 12mm air gap to d weather stripped.

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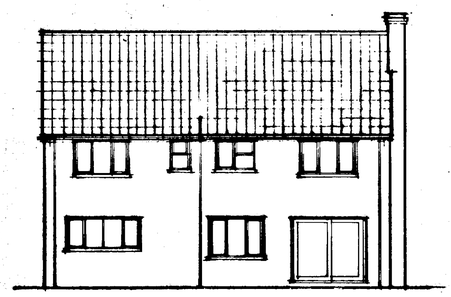
BLOCK PLAN



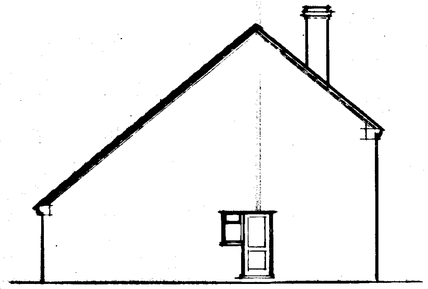
WEST



NORTH



EAST



SOUTH

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 785 x 265mm
For 190mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m²°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
150mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
200 x 50mm SC3 grade tenafloor timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either artex or skim in accord. with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

- 100mm facing brick (to be FL quality below dpc level)
- 65 mineral wall insulation i.e. Dritherm (k = 0.036)
- 100mm loadbearing insulation blocks i.e. Hemelite (k = 0.44)

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a 'U' value of 0.414W/mK

Internal Walls
To be 100mm blockwork constructed off a dpc on the floor slab

Stud Partitions
to be constructed as follows :-

- 75 x 50mm head and sole plate
- 75 x 50mm studs at 400mm cts with min. 2 rows
- 75 x 50mm noggins equally spaced
- 75mm glassfibre insulation within framework
- face both sides with 12.7mm plasterboard, tape joint and skim finish

Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists, and off 75 x 50mm sole plate, with solid blocking between joists, when running perpendicular to joists.

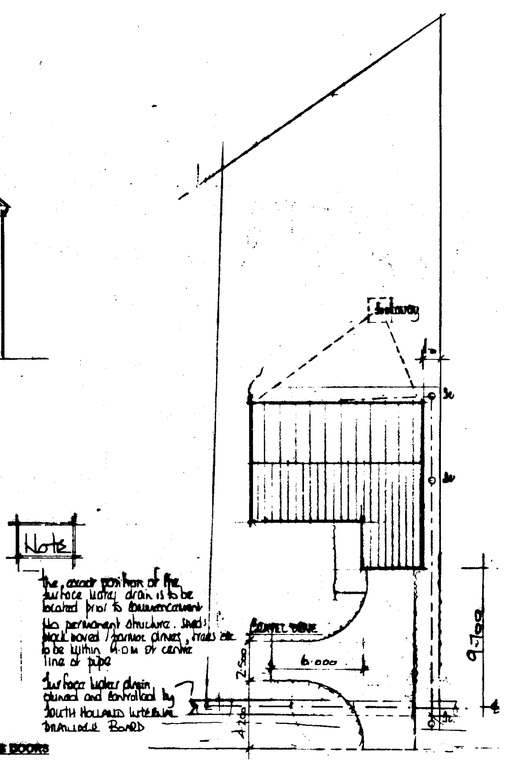
DPC in Walls
To be a min. 150mm above finished ground level
An insulating vertical cavity closer and dpc, i.e. Thermabate, is to be provided to all cavity closures.
A dpc cavity tray, stepped as applicable, is to be constructed within the wall immediately above an abutment.

LINTELS

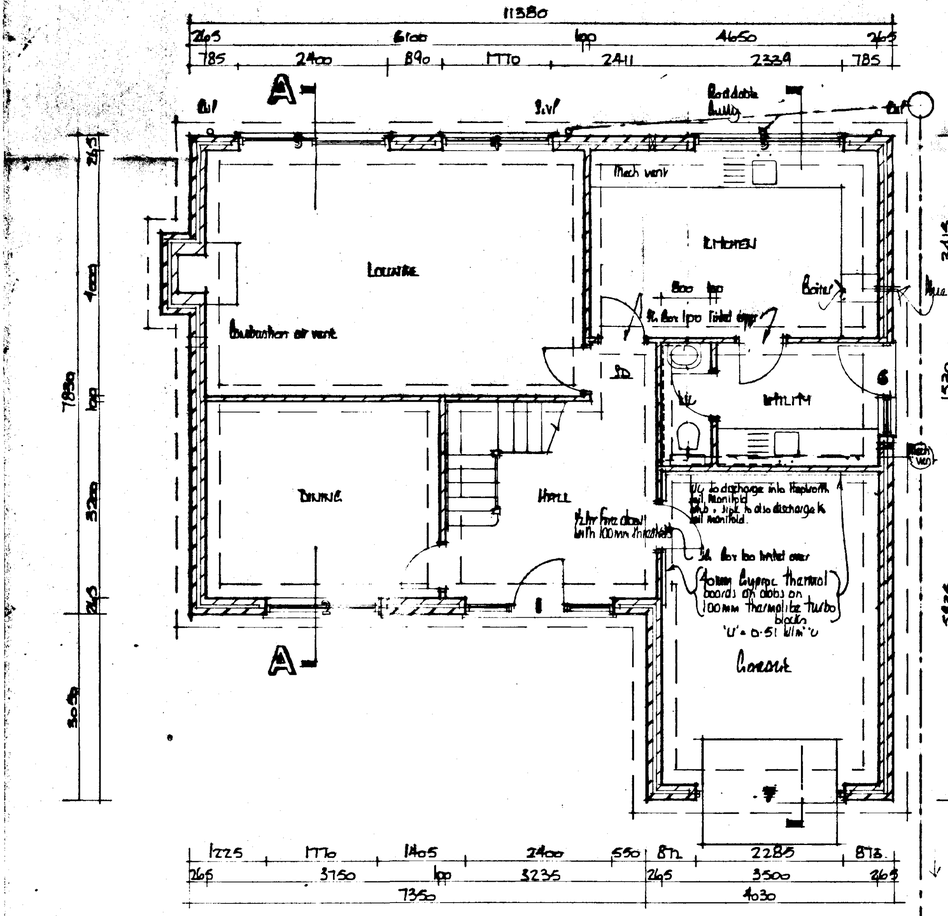
Lintels to be IG, or similar and equivalent, to have a min. 150mm end bearing and be installed in strict accordance with manufacturers instructions with a dpc cavity tray over where applicable.

Lintels over internal openings to be IG Internal 100 lintels unless specified otherwise.

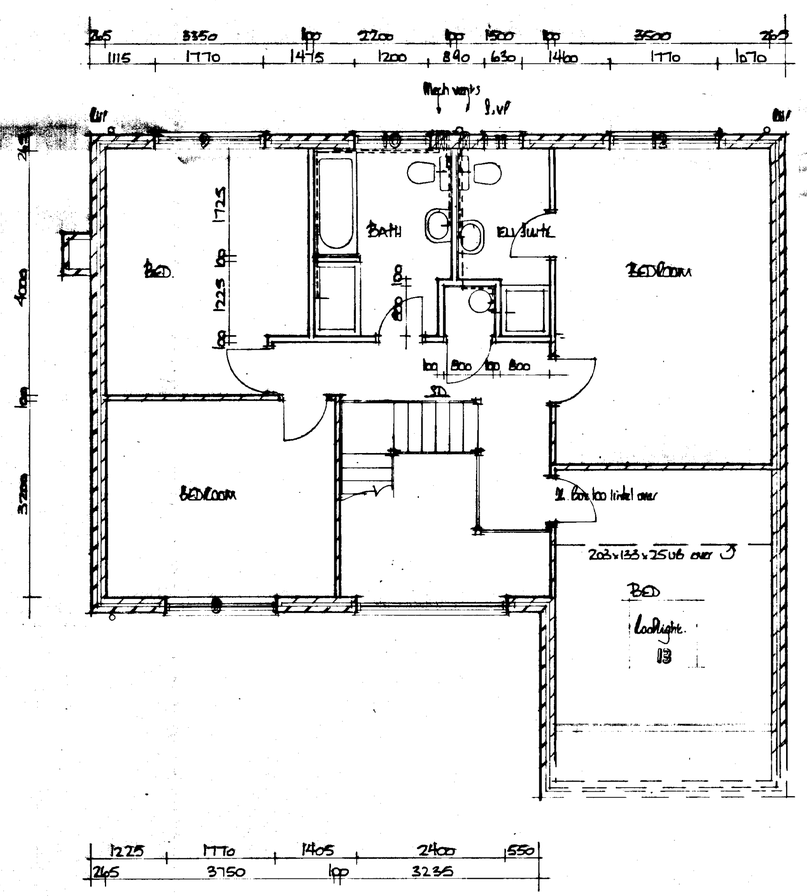
Lintels to be protected with min. 15mm gypsum plaster skim finish to give a min. half hour fire protection.



BLOCK PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WINDOWS & DOORS

Windows and doors to be Boulton and Paul, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm², 4000mm², to non habitable rooms.

Glazing to windows less than 800mm and doors (exclude sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206 : 1981.

Glazing to front entrance frame to be Low E glass toughened as above

WINDOW/DOOR & LINTEL SCHEDULE

Location	window/door ref.	lintel ref. &	length
1	purpose made	purpose made	
2	312CC	L3/HD 50	2100
3	PAUV24L	L1/HD 50	2700
4	313CC	L1/HD 50	2100
5	410CMC	L1/HD 50	2700
6	MN110V DDR9D	L1/S 50	1800
7	Mel Garage door + Homa	L1/S 50	2700
8	312CC	L1/S 50	2100
9	312CC	L1/S 50	2100
10	210CV	L1/S 50	1500
11	110V	L1/S 50	900
12	312CC	L1/S 50	2100
13	Velux rooflight ref. GGL606 & flashing		

VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The kitchen is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 60 litres/sec or 30 litres/sec if in a cooker hood.

All bath and shower rooms are to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 15 litres/sec.

The utility is to be mechanically ventilated direct to the external air. The capacity of the extractor is to be 30 litres/sec.

The internal WC is to be mechanically ventilated direct to the external air. Extractor to be capable of a min. 3No. air changes per hour and is to incorporate a 15 minute over-run period.

SMOKE DETECTION

Self contained smoke alarms complying with BS5446 : Pt 1 : 1990 are to be installed where indicated SD on the drawing. An alarm must be positioned within 3.0m of bedroom doors.

The alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer.

The wiring installation is to comply with the I.E.E. Regulations.

SOUTH HOLLAND DC
HOUSING & PLANNING
28 JUL 1997
F.F.

D	28/07/97	Drawing rectified & dimensioned
C	14/03/97	Drive amended.
B	4/03/97	Footway taken through to garage
		Various amends. North bound dimensions
A	15/01/97	Kitchen rel. Dining room added
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767966

Client
Mr. & Mrs R. Jose

Job Title
Proposed Detached Dwelling
Blackgate
Holbeach

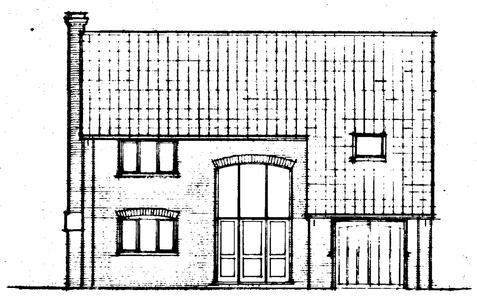
Drawing Title
Plans & Elevations

AMENDED PLAN
Ref. A1

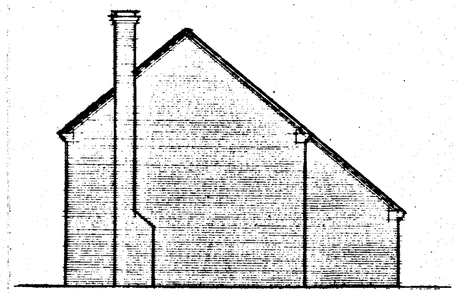
Scale 1:50, 1:100 & 1:200

Date Nov 96 | Drawn by AL

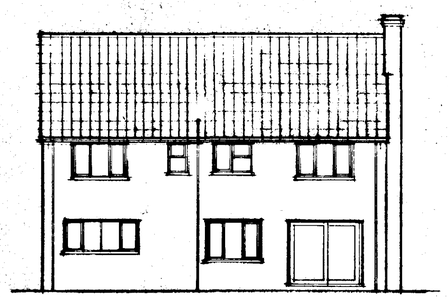
Drg. No 96/64/101 | Rev A1



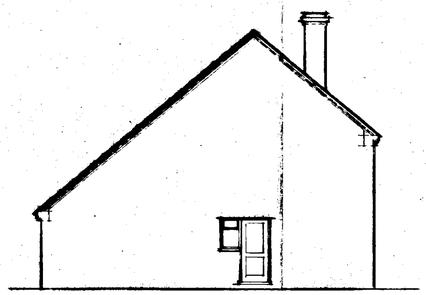
WEST



NORTH



EAST



SOUTH

FOUNDATIONS

Foundations to be ST4 grade concrete

For 265mm walls foundations to be 700 x 230mm
For 100mm " " " 450 x 230mm

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

FLOOR CONSTRUCTION

Ground
65mm sand/cement screed reinforced with chicken wire mesh
300g polythene separating membrane
50mm Jablite SD floor insulation (k = 0.037W/m°C)
100mm ST4 grade oversite concrete
1200g polythene damp proof membrane
25mm sand blinding
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab the slab is to be thickened to 230mm for a min. width of 450mm
Strip off all vegetable soil beneath proposal.

First
18mm Weyroc floor panels
200 x 50mm SC3 grade tanalised timber joists at 400mm cts with min. 1 row herringbone strutting midspan
12.7mm plasterboard, fixed in accord with manufacturers instructions, with all necessary noggins etc. and finished with either adex or skim in accord. with clients instructions.

WALL CONSTRUCTION

Below Ground
To be 100mm Class A concrete blocks
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete

Above Ground
To be 265mm o/a constructed as follows :-

100mm facing brick (to be FL quality below dpc level)
95 mineral wall insulation i.e. Dritherm (k = 0.036)
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All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

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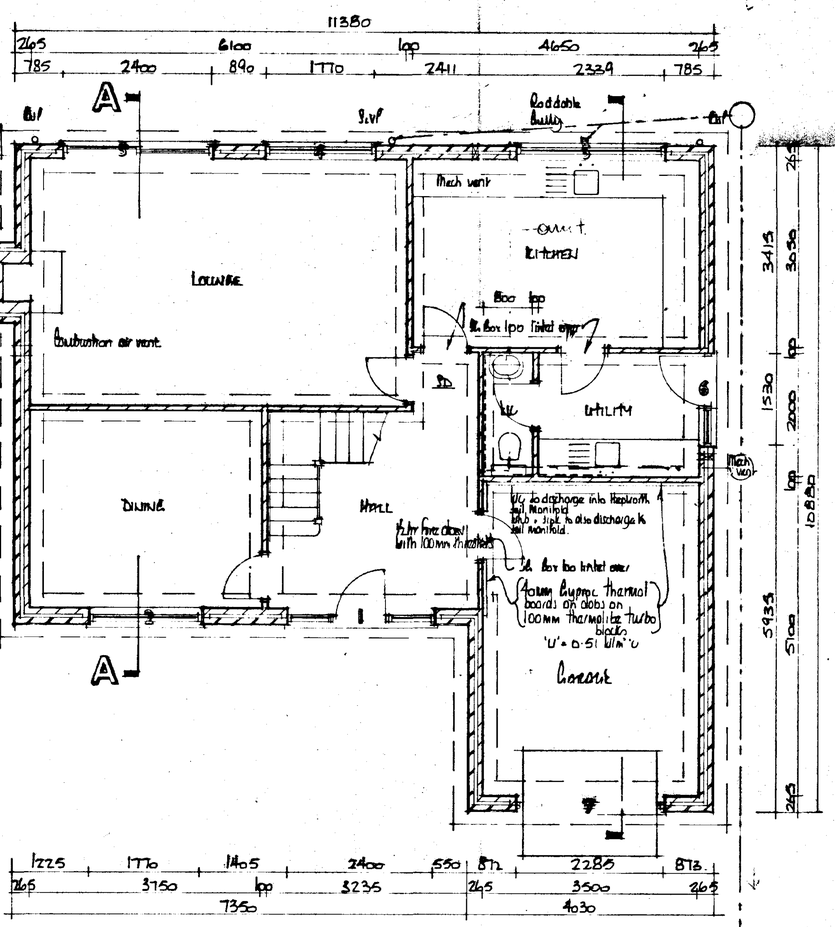
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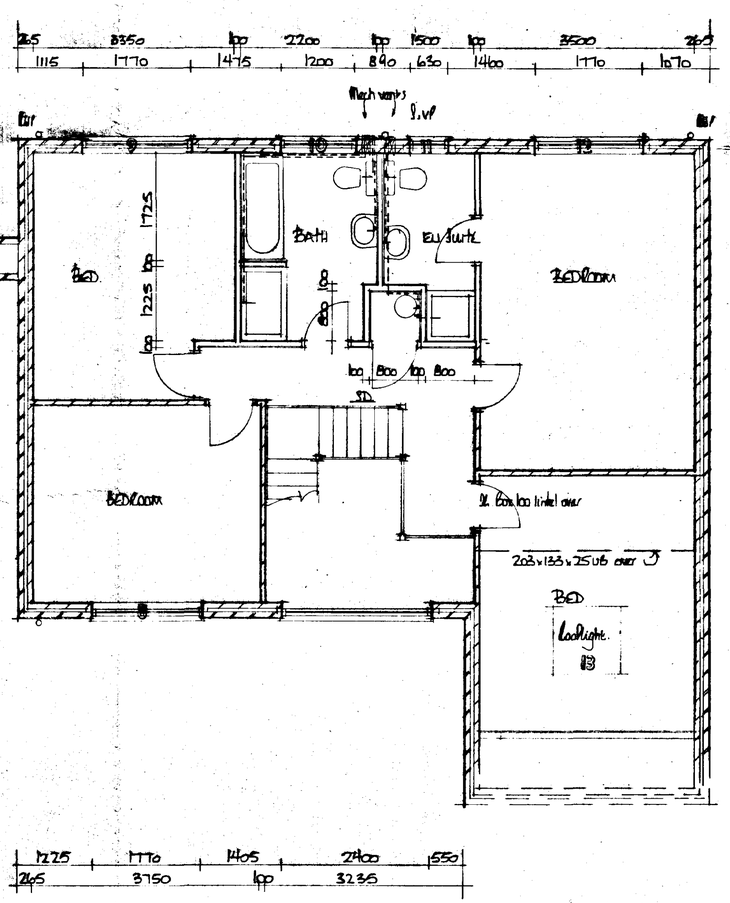
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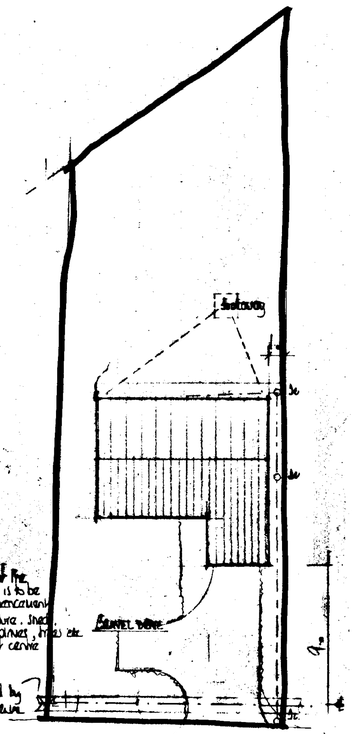
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FIRST FLOOR PLAN



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4	313CC	L1/HD 50 2100
5	410CMC	L1/HD 50 2700
6	MN110V DDR9D	L1/S 50 1800
7	Pair garage doors + HDMA	L1/S 50 2700
8	312CC	L1/S 50 2100
9	312CC	L1/S 50 2100
10	210CV	L1/S 50 1500
11	110V	L1/S 50 900
12	312CC	L1/S 50 2100
13	Velux rooflight ref. GGL606 & flashing	

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B	4/03/97	Existing farm shop cut to garage
		Carport omitted - North bound Amended
A	15/01/97	Work at Jinks drive added
	Date	Revisions

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East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767966

Client
MR & MRS V. JOSE

Job Title
PROPOSED DETACHED GARAGE AT BACKGATE HOLBEACH

Drawing Title
PLANS & ELEVATIONS

RECEIVED
05 MAR 1997
Ref: 0221/97

Scale 1:50, 1:100 & 1:200

Date Nov 96 | Drawn by AL

Drg. No 96/64/01 | Rev B