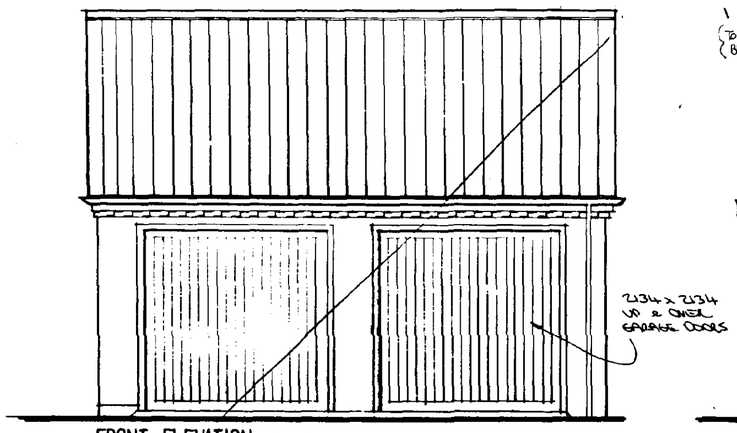
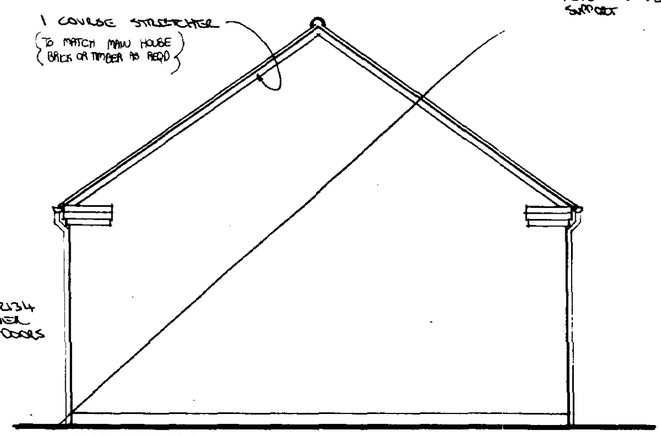
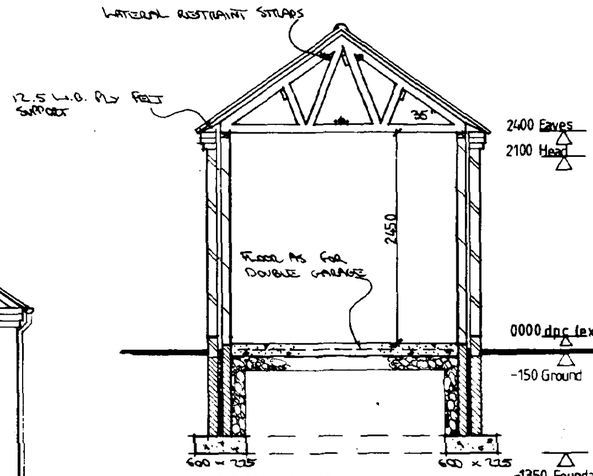
ALL MATERIALS TO MATCH MAIN HOUSE



FRONT ELEVATION DOUBLE

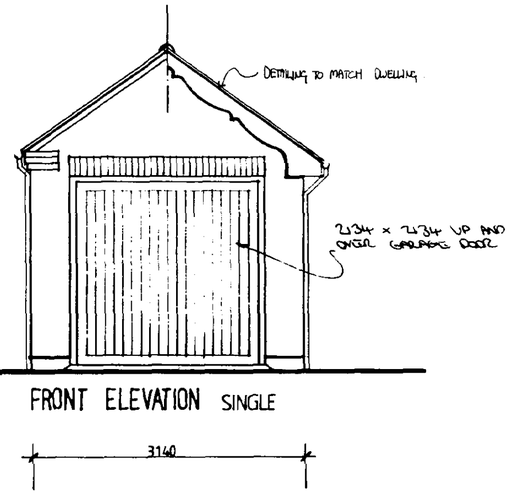


SIDE ELEVATION DOUBLE

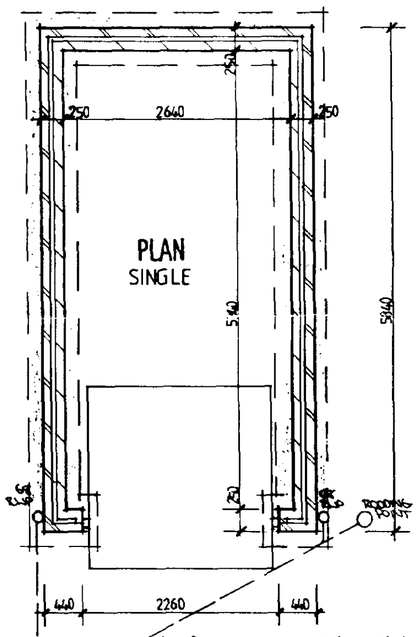


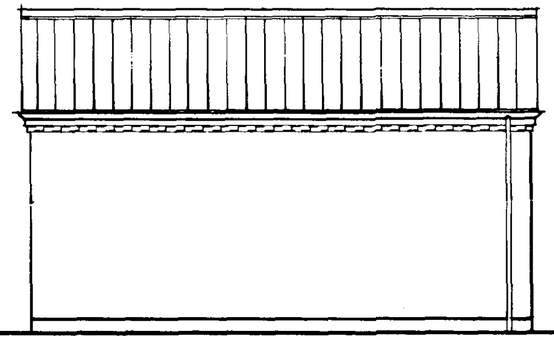
SECTION B - B SINGLE

NOTE - INTERNAL DPC 75 LOWER THAN EXTERNAL DPC



FRONT ELEVATION SINGLE





SIDE ELEVATION SINGLE

Drainage (below ground)

All below ground drainage to be "Hepworth Housedrain" or similar approved 100mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel. Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0mm.
All below ground drainage, pipework, access points and inspection chambers etc to be installed in accordance with manufacturers instructions and Section H of The Building Regulations 1991. All pipework to the runs and gradients shown on the drawings.

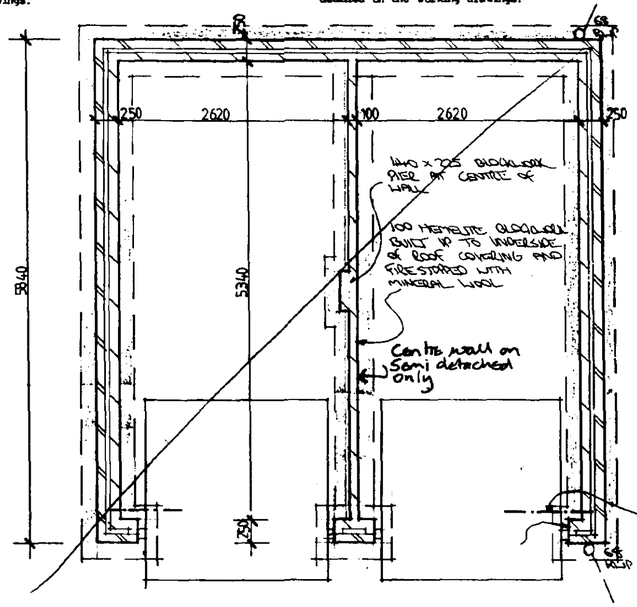
Wall Construction

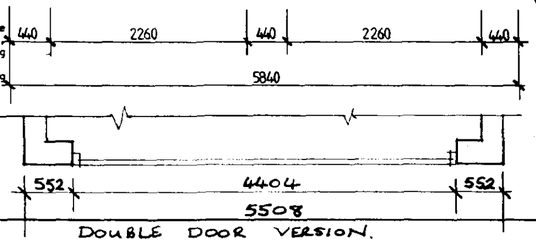
103mm nominal approved facing brickwork outer skin with 50mm cavity
100mm
"Hemelite" or similar approved blockwork inner skin.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide dpc at jambs and cills and fix to frames.
Provide 100mm "Hylomd" or similar approved pitch polymer dpc's to both skins of cavity walls and founded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level.
Reconstituted stone subcills and lintels as detailed on the working drawings.

Roof Construction

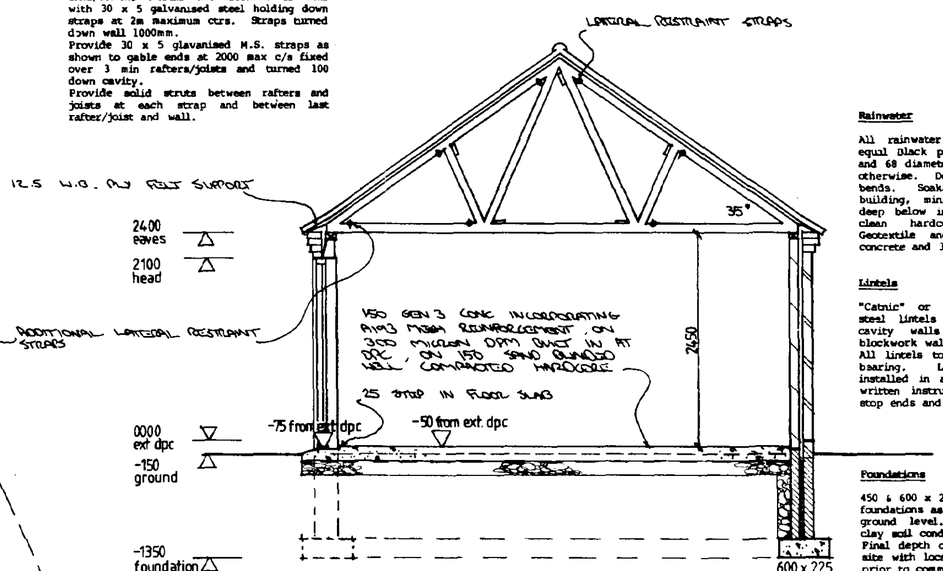
Approved concrete interlocking tiles fixed in accordance with manufacturers instructions and to BS5534, part 1, 1990 and part 2, 1986 and to BS8000, part 6 and CPJ chapter 5, part 2, 1972.
Generally all tiles to be nailed and in addition all tiles at perimeter of roof to be clipped. All tiles in remaining roof area to be clipped in alternative diagonal pattern. Lay tiles in straight bond in even courses with tails aligned.
A complete fixing specification should be sought from tiling manufacturer prior to works for each individual site.
All valleys to be formed with GRP and fixed as manufacturers instructions on 4mm WB sheathing ply on timber valley boards laid between rafters.

All lead work flashings carried out in Code 4 lead unless stated otherwise and carried out in accordance with current Lead Development Association guide.
38 x 25 sw tanalised battens on type IF reinforced sarking felt on standard prefabricated trussed rafters vac vac treated at maximum 600 ctrs. Designed, manufactured and installed to BS5268, part 3, 1985. Details of truss layout, wind bracing and associated calculations to be provided by truss manufacturer.
100 x 50 sw wallplate bedded in sand/cement mortar and secured to wall with 30 x 5 galvanised steel holding down straps at 2m maximum ctrs. Straps turned down wall 1000mm.
Provide 30 x 5 glavanised M.S. straps as shown to gable ends at 2000 max c/s fixed over 3 min rafters/joists and turned 100 down cavity.
Provide solid struts between rafters and joists at each strap and between last rafter/joist and wall.





DOUBLE DOOR VERSION.



SECTION A - A DOUBLE

Rainwater

All rainwater fittings to be "Osma" or equal black pvcu. 112 half round gutters and 68 diameter downpipes unless indicated otherwise. Downpipes discharging via rest bends. Soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with Geotextile and cover with 100 GEN 1 concrete and 300 topsoil.

Lintels

"Catnic" or similar approved galvanised steel lintels used over all openings in cavity walls and internal openings in blockwork walls.
All lintels to have a minimum 150mm end bearing. Lintels to be selected and installed in accordance with manufacturers written instructions. Lintels fitted with stop ends and weepholes at 450 c/s.

Foundations

450 & 600 x 225 thick GEN 1 concrete strip foundations as shown, minimum 600mm below ground level. 1200mm below ground in clay soil conditions.
Final depth of foundations to be agreed on site with local authority building inspector prior to commencement of works.

General

All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.

Rev A. Show possible timber detailing (eaves) May 98

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Project	Residential development Various Sites	
Drwg.	GARAGES	
Scale	1 : 50 1 : 100	Date Aug 97
Drwg. no	97 / ST / 02	Rev. A

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HOUSING & PLANNING
08 APR 1999
Ref. 0348/99

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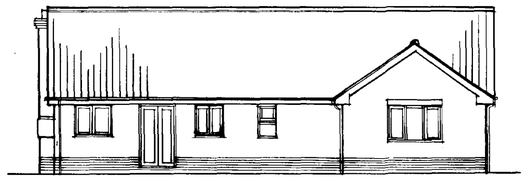
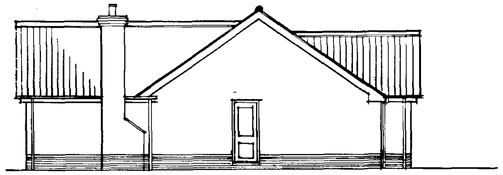
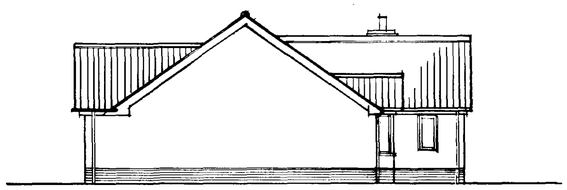
FRONT ELEVATION



rear elevation



side elevation



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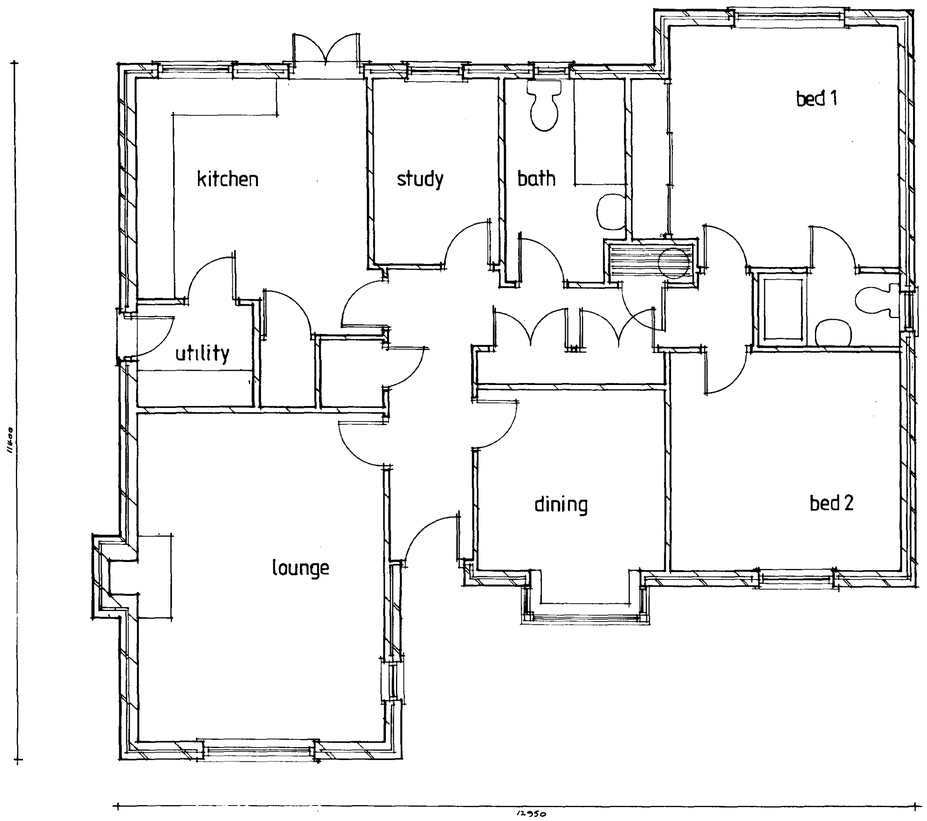

FLOOR PLAN

DETERMINED

SOUTH HOLLAND DC
HOUSING & PLANNING
08 APR 1999
Ref: 0348/99

SUPERSEDED
Retain

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Project: Plot 1, Town Dam Lane, Donington, Lincs.

Drwg: Plan Elevations

Scale: 1:50 1:100 | Date:

Drwg. no. 98882/02 | Rev.

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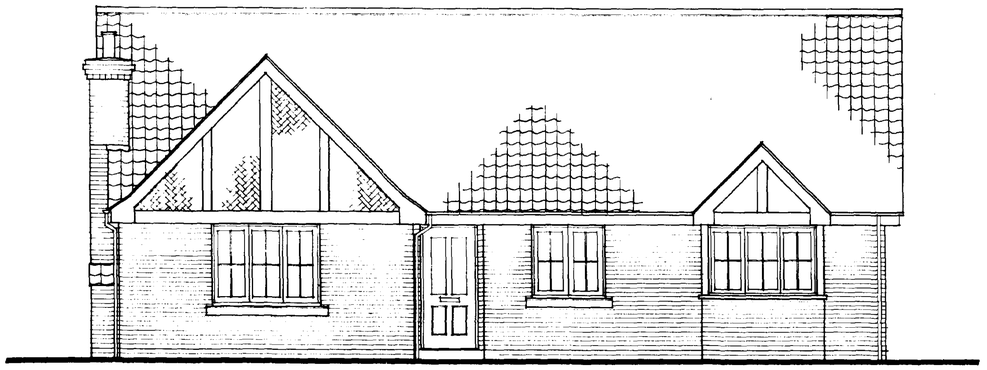

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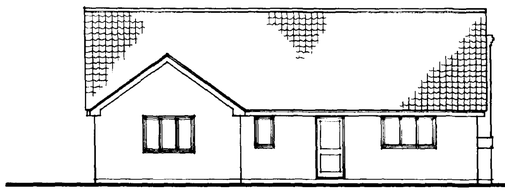
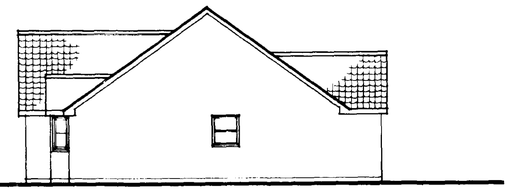


Rear Elevation



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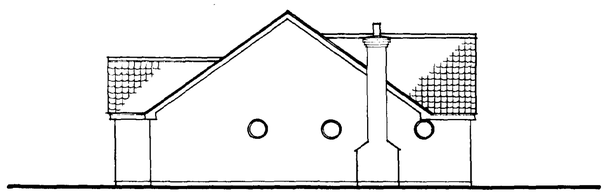

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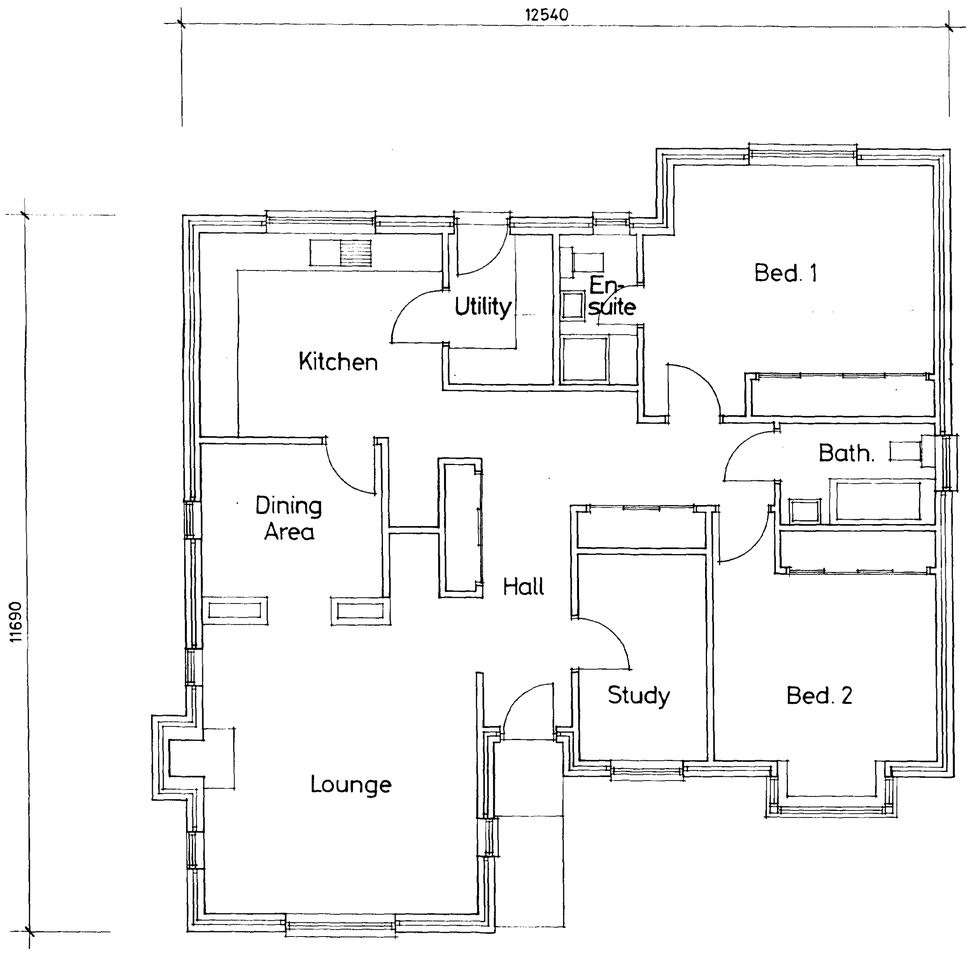

AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
19 JUL 1999
Ref: 0348/99

Rev. B - June '99. Floor plan/elevations amended.
Rev. A - May '99. Floor plan/elevations amended & bathroom.

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Project: Plot 1, Town Dam Lane Donington, Spalding, Lincs.	
Drwg: PLAN and ELEVATIONS	
Scale: 1:100 1:50	Date: May '99
Drwg. no: 98882/02	Rev: B

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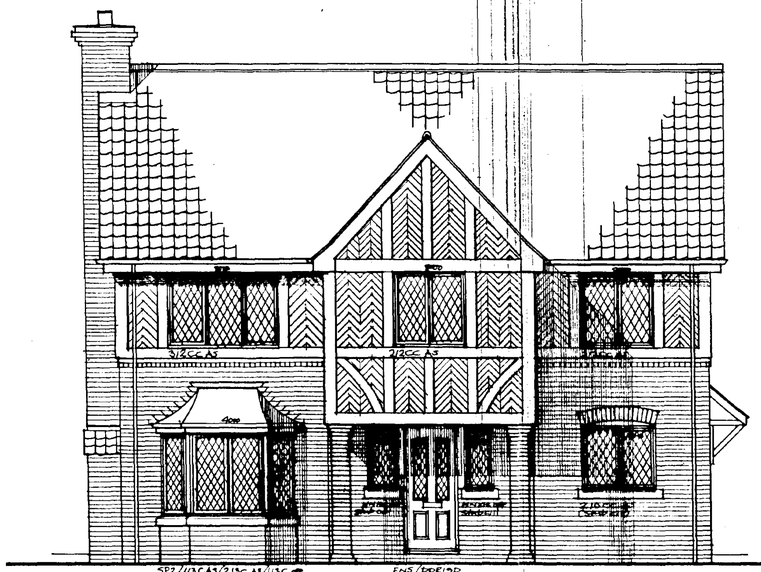

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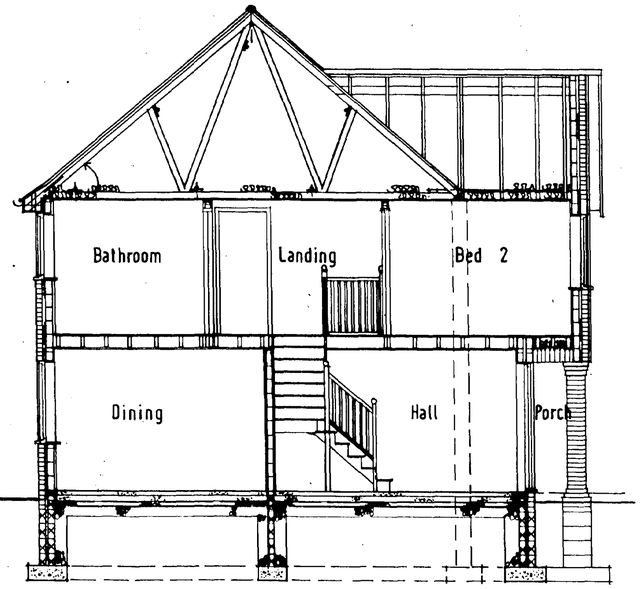
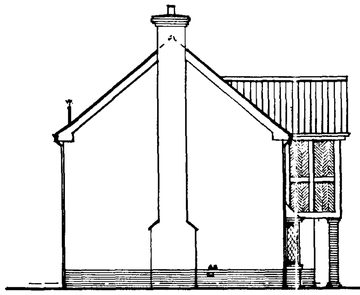
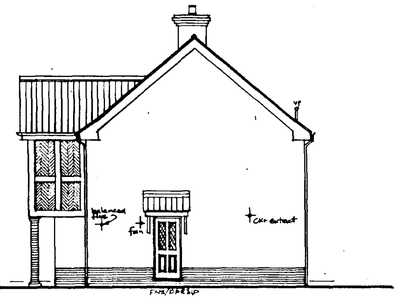


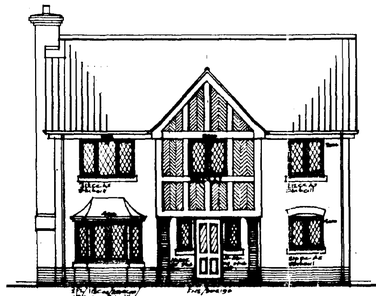
SECTION A - A



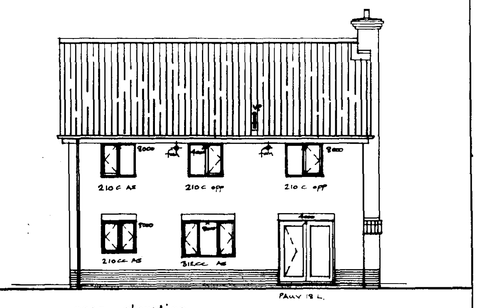
side elevation



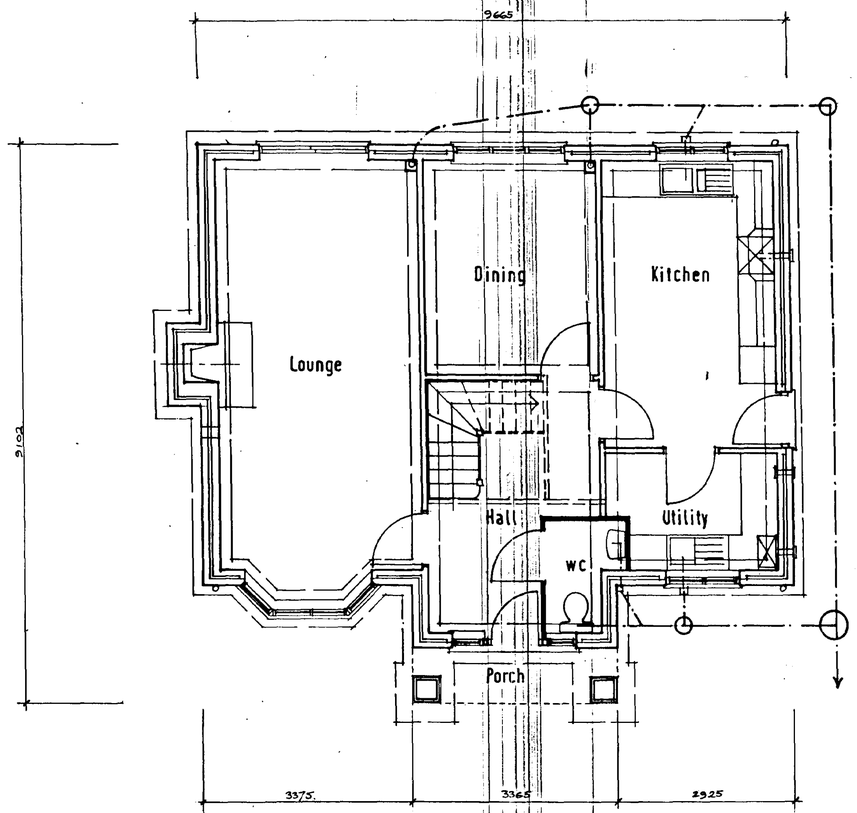
side elevation



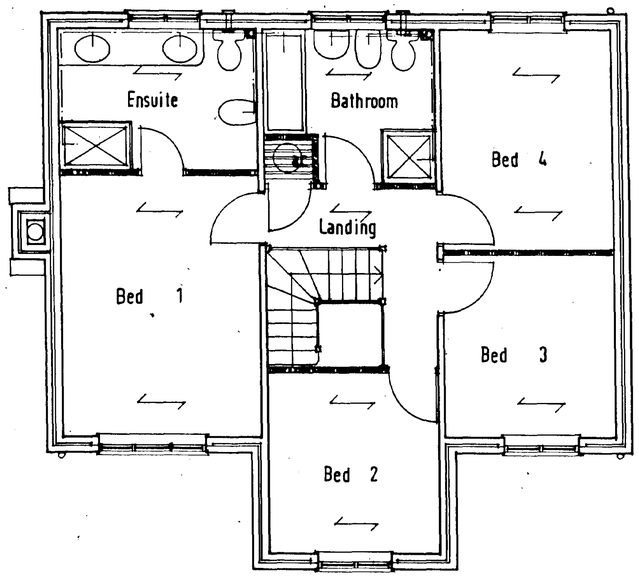
front elevation - type P5



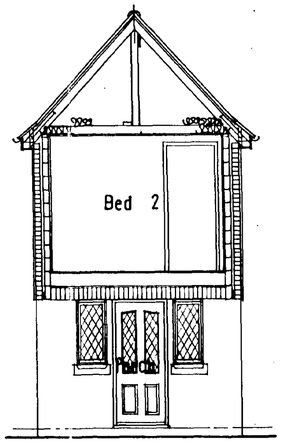
rear elevation



Ground Floor Plan



First Floor Plan



Section B - B

Retain for trial

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HOUSING & PLANNING
08 APR 1999
Ref: 0348/99

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Project: Proposed house, plot 2, Town Dam Lane, Donington, Lincs.	
Drwg. House Types P4	
Scale 1 : 50 & 100	Date Apr 99
Drwg. no. 98882 / 03	Rev.

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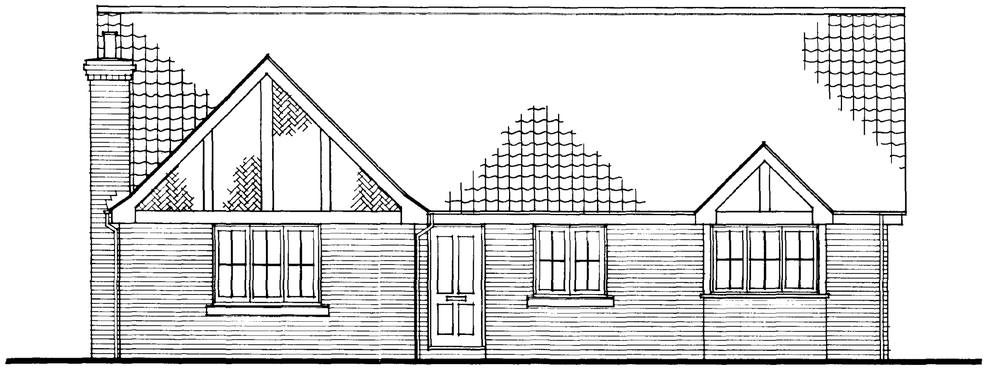
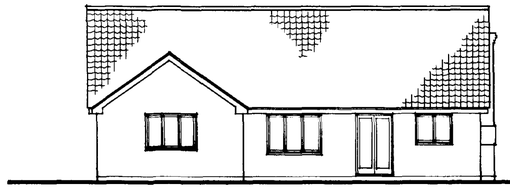
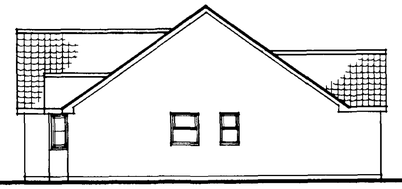


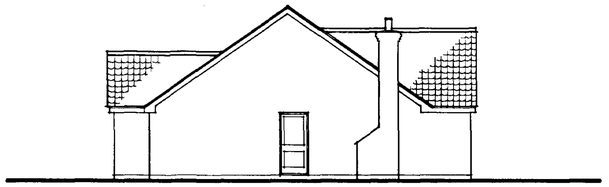
Front Elevation



Rear Elevation



Side Elevation



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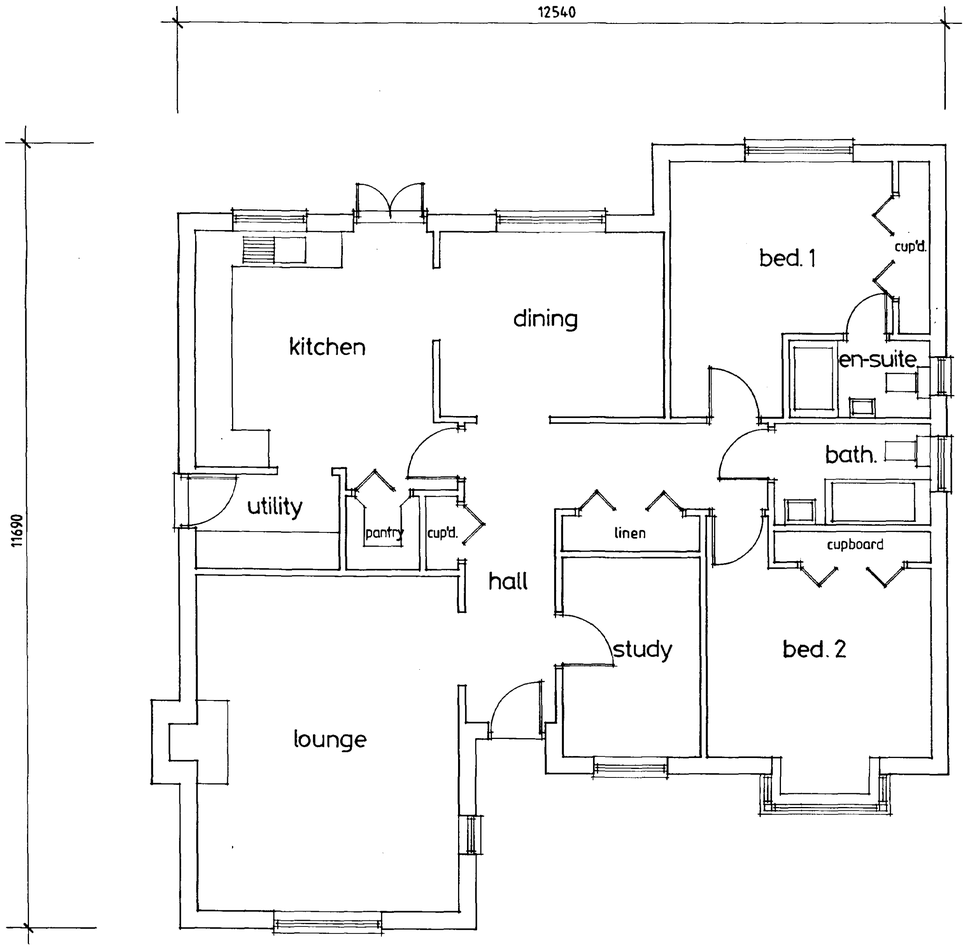

Floor Plan

APPROVED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 MAY 1999
Ref: 0368/99

DETERMINED PLAN

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Project
Plot 1, Town Dam Lane
Donington, Spalding, Lincs.

Drwg. PLAN and ELEVATIONS

Scale 1:100 1:50 | Date May '99

Drwg. no. 98882/02 | Rev. A

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