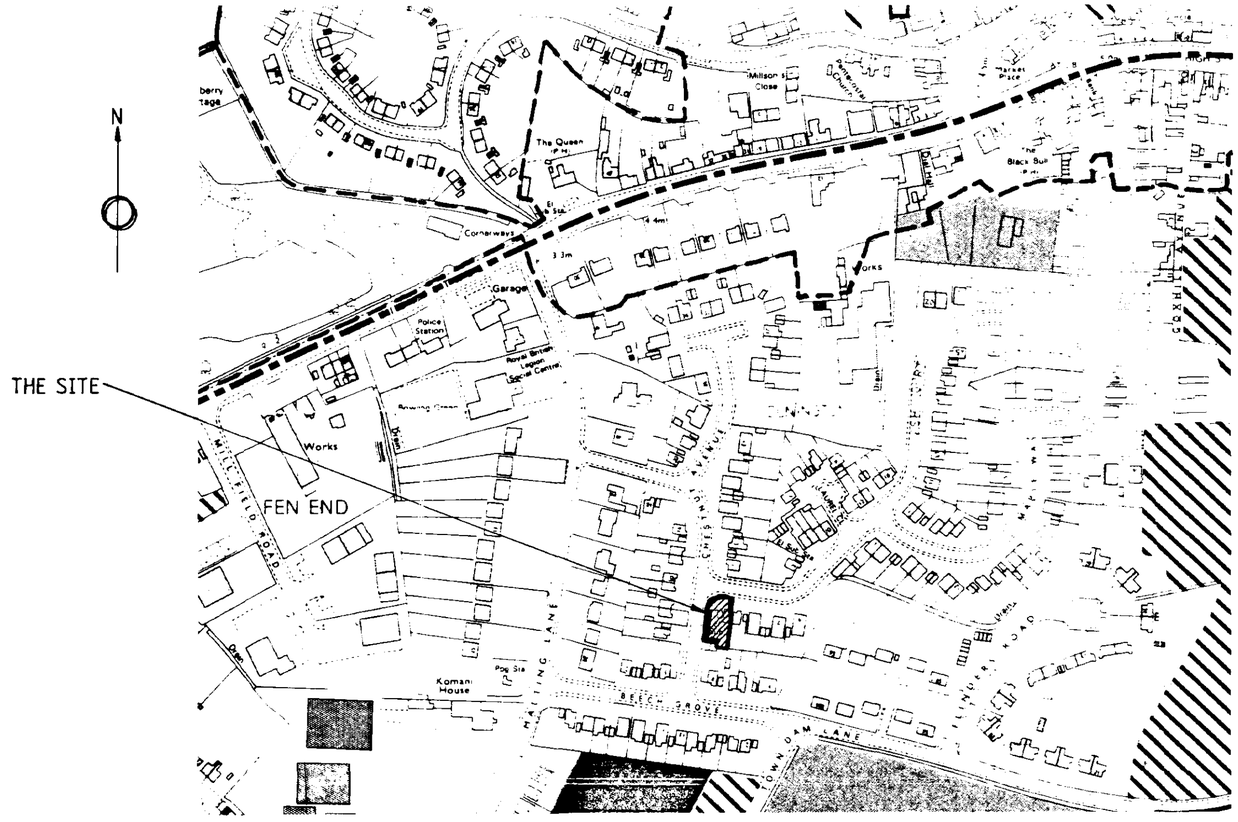
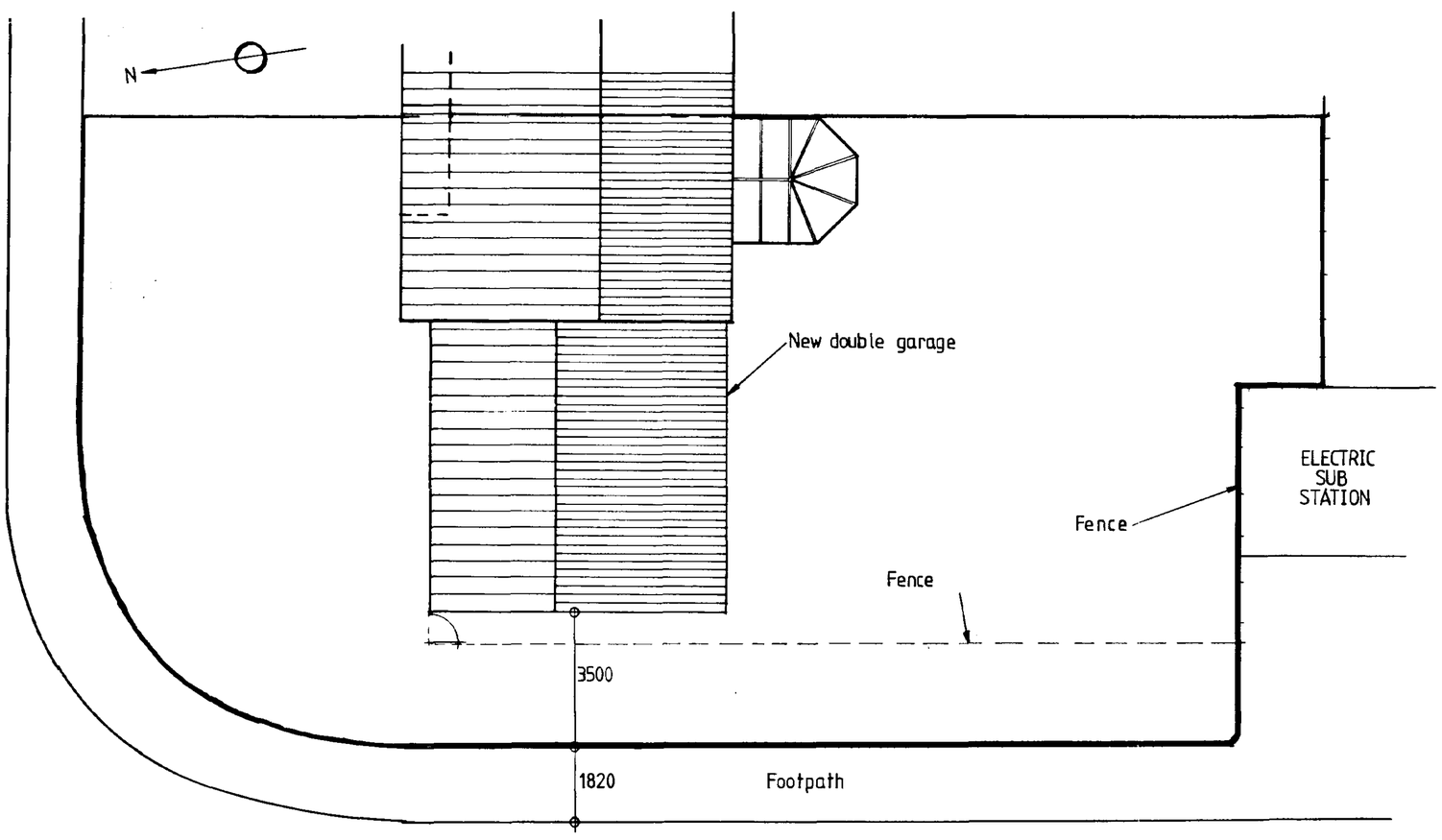


LOCATION PLAN (1:2500)



SITE PLAN (1:100)
(Taken from Ordinance Survey)

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revision	*date*
1. GENERAL REVISION	1/10/98
2 FENCE REPOSITIONED	6/11/98

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
0 9 NOV 1998
Ref: 1109/98

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
PROPOSED NEW DOUBLE GARAGE AT 1 ASH COURT, DONINGTON, FOR MR J LEESON

scale	*date*	*drawn*
1:100 1:2500	SEPT 98	NBS

project no.	*drawing no*
1450	AB/2

revisions
X2.

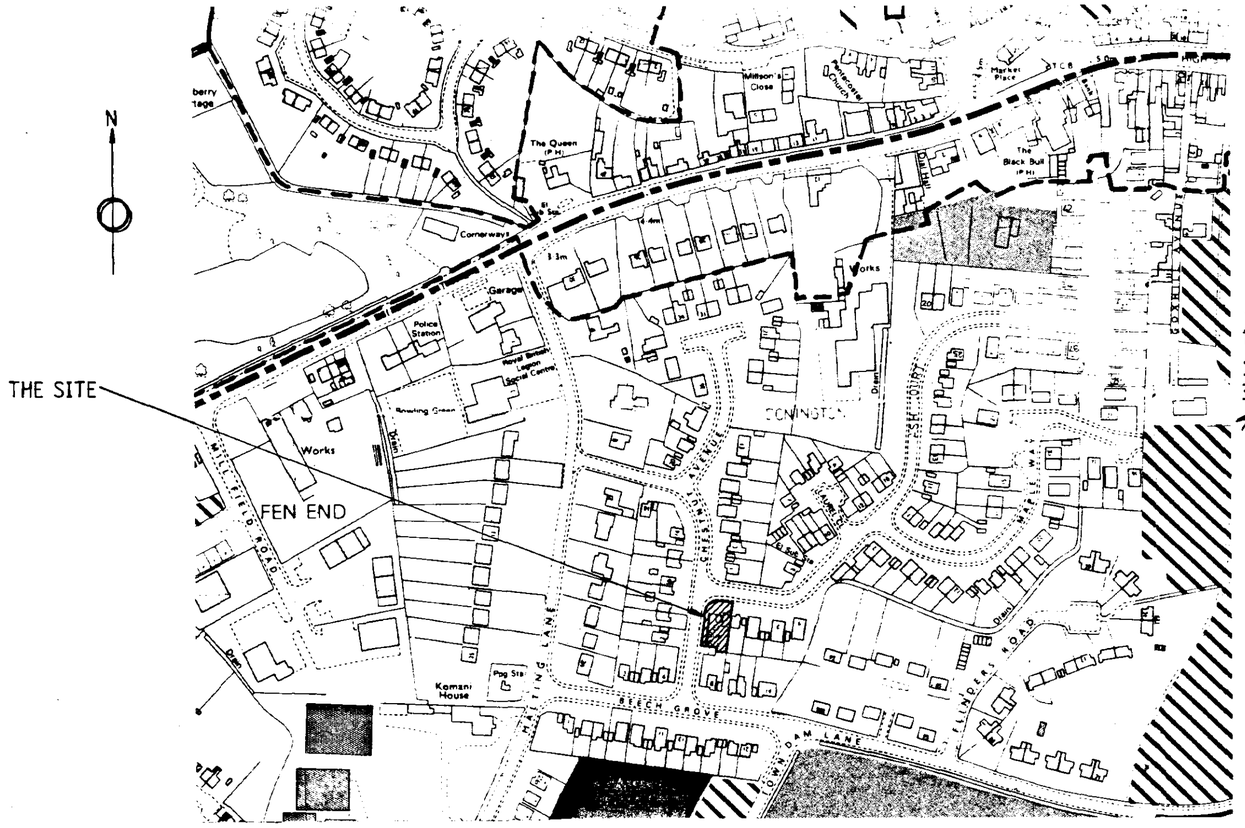
FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: sinks 40mm dia. Sinks to discharge into Hepworth Access Gully with back inlet platform and plastic stopper.
Underground drainage to be 100mm Hepworth Supersleve to a fall of 1:40 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

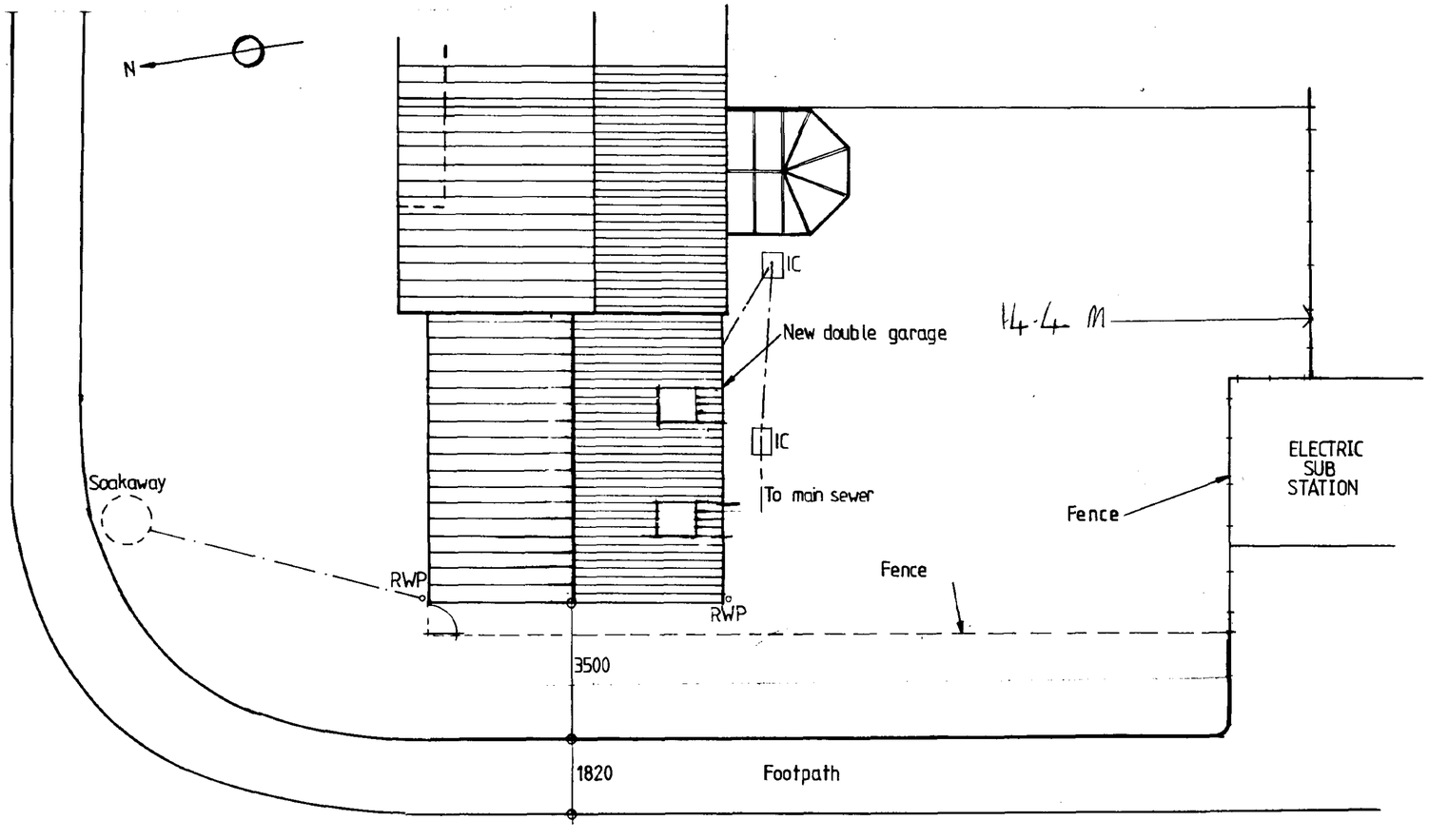
Inspection chambers to be Hepworth Polypropylene inspection chambers having a ductile iron cover and frame. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

SURFACE WATER DRAINAGE

New system to comprise Hepworth as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:80 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.
Locate existing soakaway to rear of the dwelling and fix new RWP to soakaway. Rainwater goods to be Osma Squareline UPVC rainwater system or equal approved comprising 100mm gutter with 61mm square downpipes including all brackets etc fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.
Colour – white



SITE PLAN (1:100)
(Taken from Ordinance Survey)



LOCATION PLAN (1:2500)

notes

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revision	date
1. GENERAL REVISION	1/10/98
2 FENCE REPOSITIONED	6/11/98
3 Rev to meet B-regs	27/11/98
4. Approx of roof raised 600mm. Roof lights added 13/8/99	

AMENDED PLAN
Ref. 1109/98/41

SOUTH HOLLAND DC
HOUSING & PLANNING
16 AUG 1999
Ref:

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
PROPOSED NEW DOUBLE GARAGE AT 1 ASH COURT, DONINGTON, FOR MR J LEESON

scale	date	drawn
1:100 1:2500	SEPT 98	NBS

project no.	drawing no
1450	AB/2

revisions
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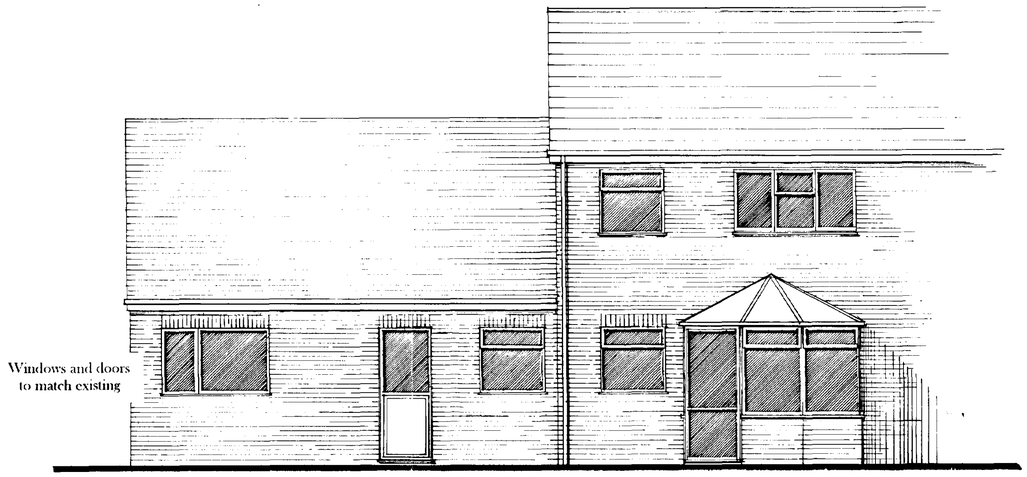
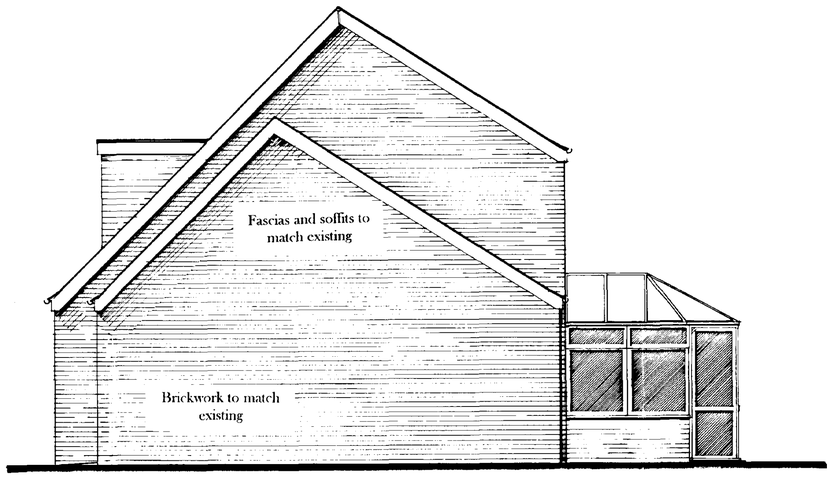
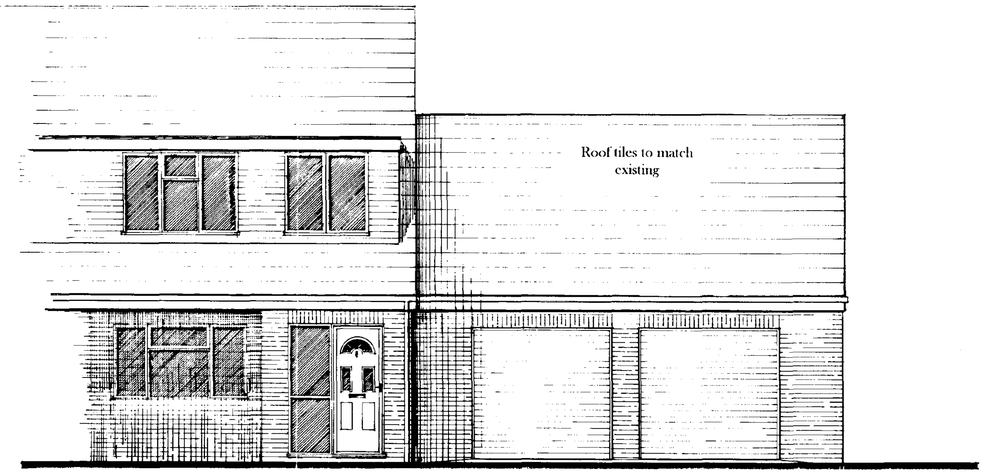


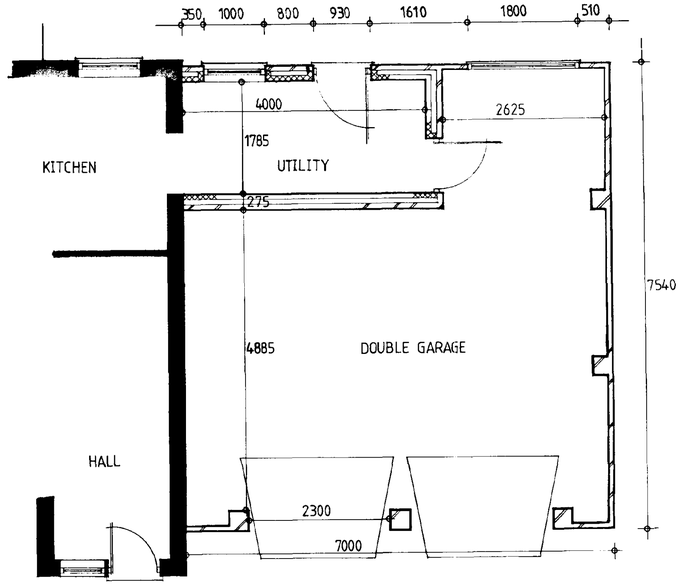
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



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revision	*date*

DETERMINED PLAN
SOUTH HOLLAND DC
HOUSING & PLANNING
09 NOV 1998
Ref: 1109/98

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

PROPOSED NEW DOUBLE GARAGE AT 1 ASH COURT, DONINGTON, FOR MR J LEESON.

scale	*date*	*drawn*
1:50	SEPT 98	*NBS*
project no.		*drawing no*
1450		AB/1

revisions

ROOF CONSTRUCTION

Provide & fix roof members as follows:
100 x 50mm Wallplate
25mm Ridge board
47 x 125mm Rafters at 600mm centres
63 x 200mm Purlins
38x 140mm Ceiling joists
47 x 175mm Binders

Rafters and ceiling joists to sit on 100 x 50mm wall plates fixed with "Bat" straps 30 x 5 mm x 1000mm long at 1000mm centres secured to blockwork.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

ROOF ACCESS

Construct roof access between pair of ceiling joists as shown. Fix 125 x 75mm trimmers and line out opening with 37mm rebated sw lining to form opening between trusses. Roof access panel to be 22mm blockboard insulated on upper surface with 50mm polystyrene sheet.

ROOF COVERING

To comprise Concrete Interlocking tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untreatable felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1990 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding. Tiles laid with minimum 75mm headlap.
Colour to match existing.
The tile fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches.

Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

ROOF VENTILATION

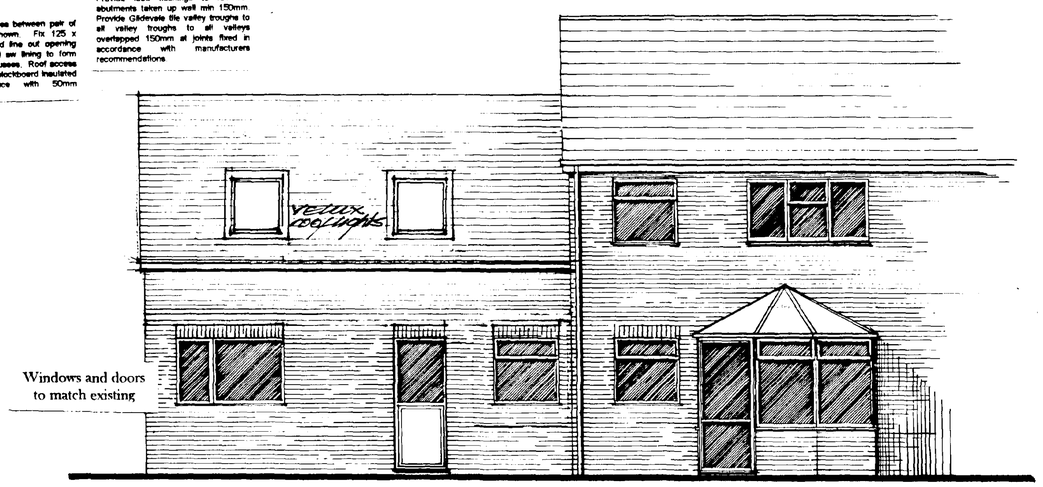
Provide Glidevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly proof screen or equivalent.
Maintain 50mm min air gap over insulation and ceilings and provide 500 gauge visqueen vapour barrier between insulation and plasterboard.

INSULATION

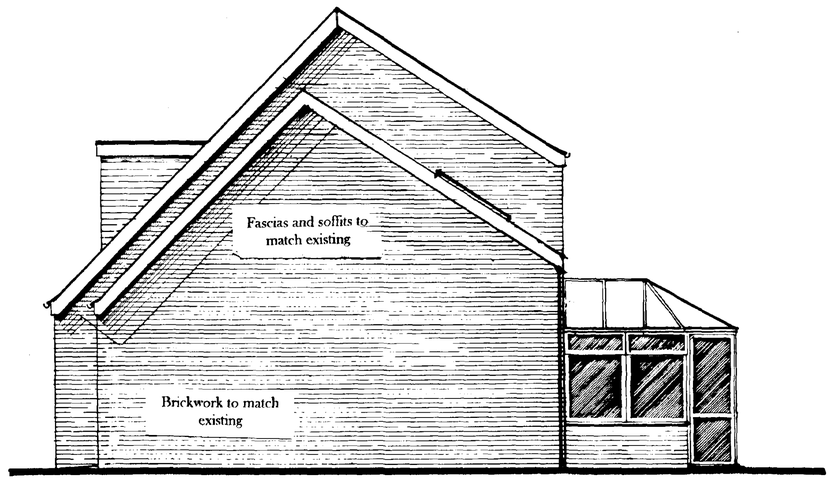
Provide and lay between ceiling joists 200mm fibreglass quilt insulation (Owens Corning "Crown Wool") ensuring quilt does not restrict eaves ventilation.

CEILINGS

To be 12.5mm plasterboard with plaster skim to receive decoration.
Garage to be min ½ hr fire protection by using 12.5mm Gyproc Fire Line Board with staggered, fitted and taped joints boards to receive plaster skim. All joints to be fully supported on all edges.
Fixings to be 63 x no.8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.



SOUTH ELEVATION



WEST ELEVATION

LINTELS

To be 1G as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.

WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628:Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin (including garage) to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete spleyed outwards.

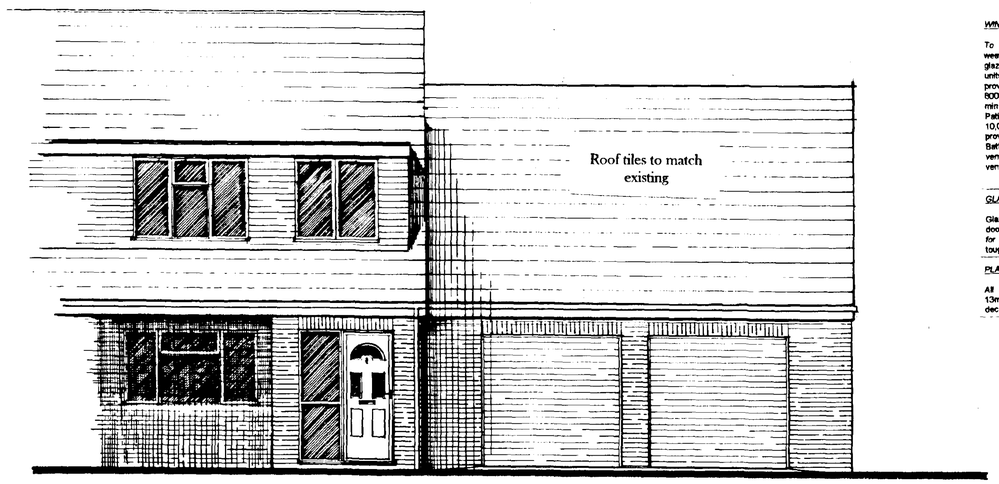
Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 103mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw2/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hylood Vertical DPC with 25mm Jablite insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining disc's at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
Internal walls to be 100mm Thermalite 'Shield' blockwork.
All facing brickwork to be durability designation F1.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 600mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be. - Cavity Walls 750mm
Garage & Internal Loadbearing Walls 600mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

Foundations to extend 225mm beyond the faces of all piers etc.



NORTH ELEVATION

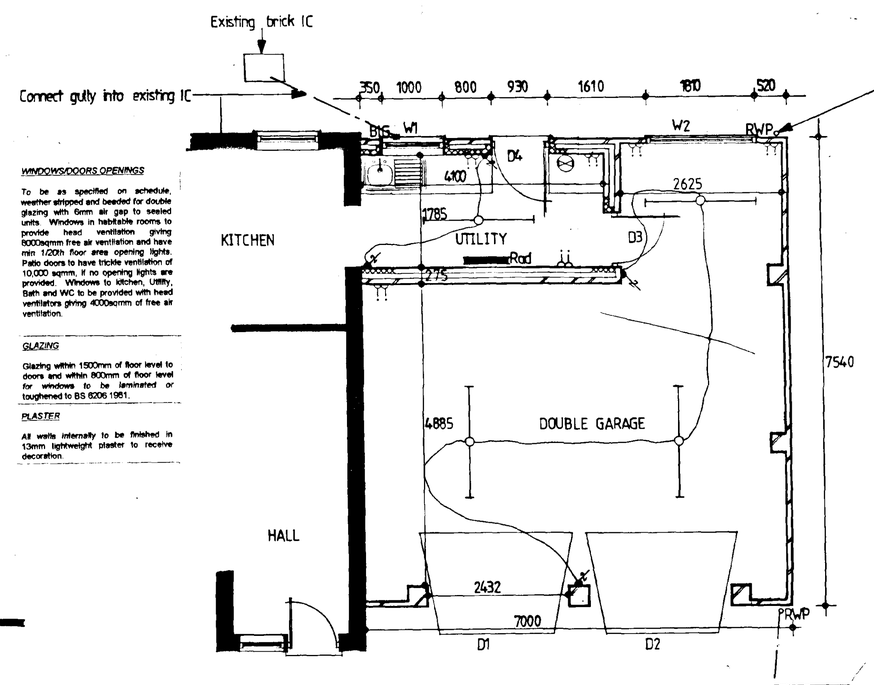
GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P min oversite concrete slab on 40mm Vancil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hylood dpc min 50mm. All to meet *'U' value of 0.45 W/m2K. To non* loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

Garage floor specification to be as above but without the screed and insulation.

Oversite concrete to be float finished and laid to fall to garage doors



GROUND FLOOR

To soakaway

WINDOWS/DOORS OPENINGS

To be as specified on schedule, weather stripped and beaded for double glazing with 6mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 8000sqmm free air ventilation and have min 1/20th floor area opening lights. Patio doors to have trickle ventilation of 10,000 sqmm, if no opening lights are provided. Windows to kitchen, Utility, Bath and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.

GLAZING

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be laminated or toughened to BS 6206:1981.

PLASTER

All walls internally to be finished in 13mm lightweight plaster to receive decoration.

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Note
D1	2286	2134	L9	John Carr 7/8 HELT
D2	2286	2134	L9	John Carr 7/8 HELT
D3	838	1981	L1/S75	John Carr 29 F1xF ½ hr fire door with self closing mechanism
D4	Door set width 930mm	Door set height 2100	L1/S75	John Carr PHR2A
W1	1000	1073 approx	L1/S75	Provided by client
W2	1810	1073	L10	John Carr P336W

VENTILATION

All window opening lights to exceed 1/20th room floor area.

All habitable rooms to have trickle vents (6000sq mm free air).
Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timber to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

ELECTRICS

To be in accordance with the current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

HEATING - GENERAL

Extend existing heating system and provide & fix Potterton Myson steel panel SS 60 70 700 x 600mm radiator fitted with connectors. Output from radiator to be controlled by Thermostatic Radiator Valves.
All water pipes within roof space or other unheated areas to be similarly insulated. On ground floor heating pipes to be fitted in plastic pipe ducts with 19mm plywood cover over.

ELECTRICAL SYMBOLS KEY

- Extractor fan
- Fluorescent point
- 2-way switch
- 13 amp double socket

SOUTH HOLLAND DC
HOUSING & PLANNING
16 AUG 1999
Ref:

notes

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revision		*date*
1	Rev to meet B-regs	27/11/98
2	G.floor cons. notes	11/12/98
3.	Approx of roof, raised 600mm, rooflights added.	13/8/99.

SURFACE WATER DRAINAGE

New system to comprise Hepworth as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:80 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board liner with coarse granular material below aspectelty around outlet. This to be subject to a standard percolation test.
Locate existing soakaway to rear of the dwelling and fix new RWP to soakaway.
Rainwater goods to be Osma Squareline UPVC rainwater system or equal approved comprising 100mm gutter with 61mm square downpipes including all brackets etc fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600 RWP's sealed to drain at ground level.
Colour – white

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be 40mm dia. Sinks to discharge into Hepworth Access Gully with back inlet platform and plastic stopper.
Underground drainage to be 100mm Hepworth Supersleve to a fall of 1:40 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be Hepworth Polypropylene inspection chambers having a ductile iron cover and frame. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

AMENDED PLAN
Ref. 1109/98/A1

project / drawing

PROPOSED NEW DOUBLE GARAGE AT 1 ASH COURT, DONINGTON, FOR MR J LEESON.

scale	*date*	*drawn*
1:50	SEPT 98	NHS
project no.		*drawing no*
1450		AR/1

revisions

123

ROOF CONSTRUCTION

Provide & fix roof members as follows:
100 x 50mm Wallplate
25mm Ridge board
47 x 125mm Rafters at 600mm centres
63 x 200mm Purlins
38x 140mm Ceiling joists
47 x 175mm Binders

Rafters and ceiling joists to sit on 100 x 50mm wall plates fixed with "Bat" straps 30 x 5 mm x 1000mm long at 1000mm centres secured to blockwork.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

ROOF ACCESS

Construct roof access between pair of ceiling joists as shown. Fix 125 x 75mm trimmers and line out opening with 32mm rebated sw lining to form opening between trusses. Roof access panel to be 22mm blockboard insulated on upper surface with 50mm polystyrene sheet

ROOF COVERING

To comprise Concrete interlocking tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untreatable felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1990 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding. Tiles laid with minimum 75mm headlap.
Colour to match existing.
The tile fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches.

Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

ROOF VENTILATION

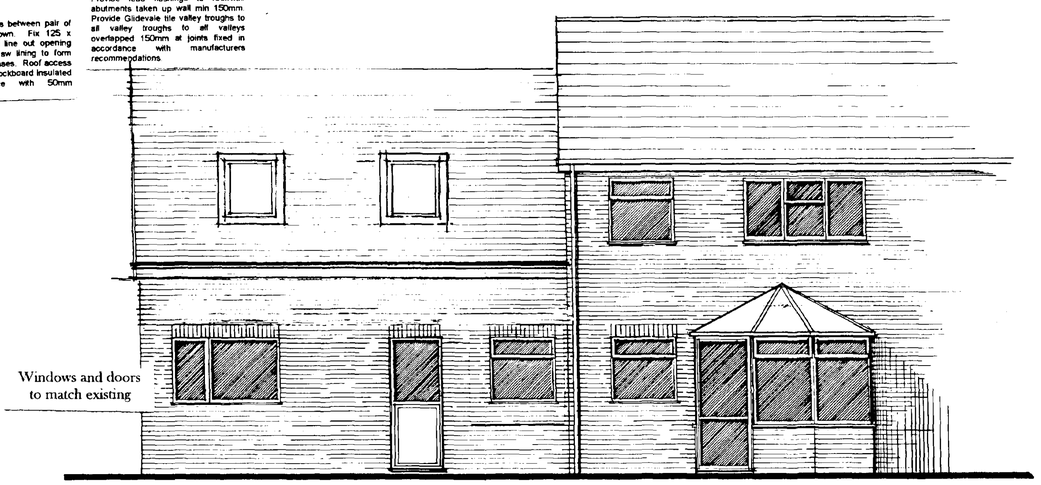
Provide Glidevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly proof screen or equivalent
Maintain 50mm *min air gap over* insulation and ceilings and provide 500 gauge visqueen vapour barrier between insulation and plasterboard.

INSULATION

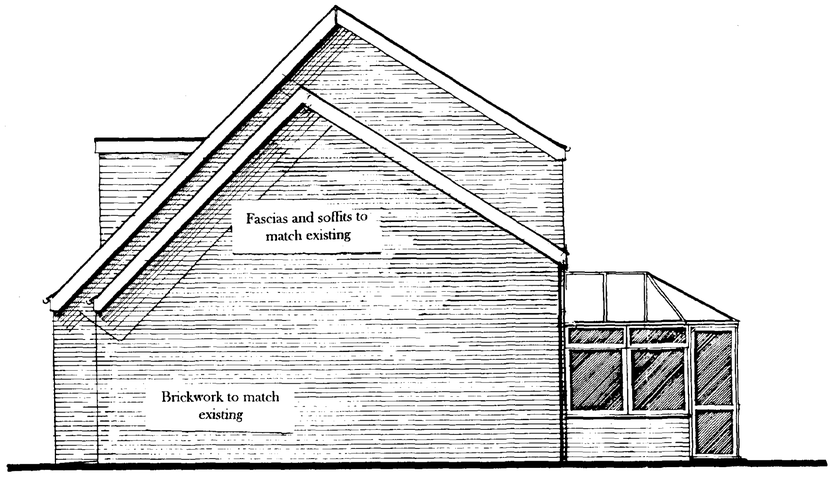
Provide and lay between ceiling joists 200mm fibreglass quilt insulation (Owens Corning 'Crown Wool') ensuring quilt does not restrict eaves ventilation.

CEILINGS

To be 12.5mm plasterboard with plaster skim to receive decoration.
Garage to be min ½ hr fire protection by using 12.5mm Gyproc Fire Line Board with staggered, filled and taped joints boards to receive plaster skim. All joints to be fully supported on all edges.
Fixings to be 63 x no.8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.



SOUTH ELEVATION



WEST ELEVATION

LINTELS

To be I.G as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.

WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628:Part 3:1985

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin (including garage) to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

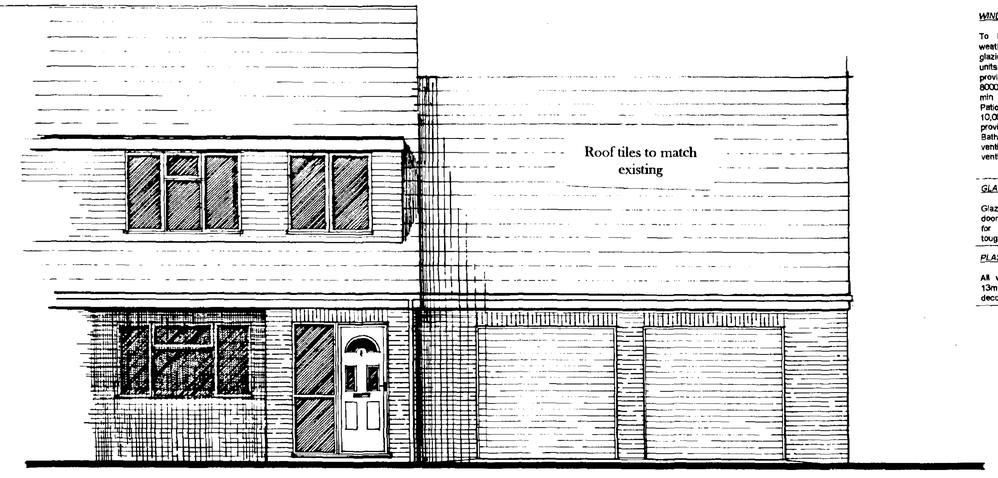
Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 103mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw2/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite Insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
Internal walls to be 100mm Thermalite 'Shield' blockwork.
All facing brickwork to be durability designation FL

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328.1981. 225mm thick and minimum 600mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be: - Cavity Walls 750mm
Garage & Internal Loadbearing Walls 600mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

Foundations to extend 225mm beyond the faces of all piers etc.



NORTH ELEVATION

GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 800mm filling). DPM to be brought up at perimeter walls to tap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

Garage floor specification to be as above but without the screed and insulation.

Oversite concrete to be float finished and laid to fall to garage doors.

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Note
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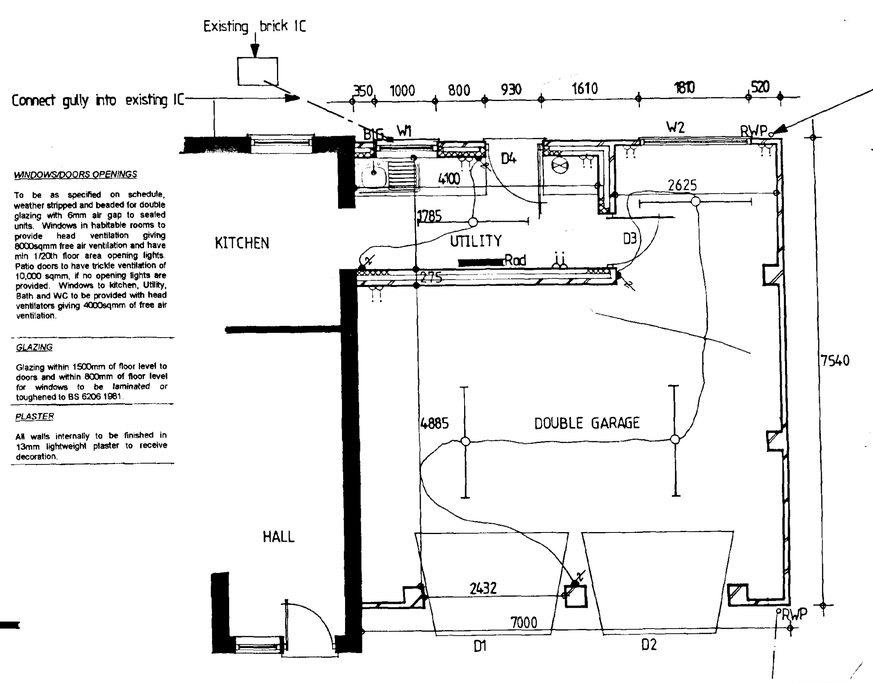
W1	1000	1073 approx	L1/S75	Provided by client
W2	1810	1073	L10	John Carr P338W



GROUND FLOOR

John Lynch 12-8
Piers 600, 21m to side dwellings
28m back to back
Supported on amended & submitted DPM

WINDOWS/DOORS OPENINGS

To be as specified on schedule, weather stripped and beaded for double glazing with 6mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 8000sqmm free air ventilation and have min 1/20th floor area opening lights. Patio doors to have trickle ventilation of 10,000 sq.mm, if no opening lights are provided. Windows to kitchen, Utility, Bath and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.

GLAZING

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be laminated or toughened to BS 6206 1981

PLASTER

All walls internally to be finished in 13mm lightweight plaster to receive decoration.

VENTILATION

All window opening lights to exceed 1/20th room floor area.
All habitable rooms to have trickle vents (8000sq mm free air).
Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timber to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

ELECTRICS

To be in accordance with the current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

HEATING – GENERAL

Extend existing heating system and provide & fix Potterton Myson steel panel SS 60 70 700 x 800mm radiator fitted with convectors. Output from radiator to be controlled by Thermostatic Radiator Valves.
All water pipes within roof space or other unheated areas to be similarly insulated. On ground floor heating pipes to be fitted in plastic pipe ducts with 19mm plywood cover over.

ELECTRICAL SYMBOLS KEY

- Extractor fan
- Fluorescent point
- 2-way switch
- 13 amp double socket

SURFACE WATER DRAINAGE

New system to comprise Hepworth as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:80 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.
Locate existing soakaway to rear of the dwelling and fix new RWP to soakaway.
Rainwater goods to be Osma Squareline UPVC rainwater system or equal approved comprising 100mm gutter with 61mm square downpipes including all brackets etc fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level
Colour – white

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be sinks 40mm dia Sinks to discharge into Hepworth Access Gully with back inlet platform and plastic stopper
Underground drainage to be 100mm Hepworth Supersleve to a fall of 1:40 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations.
Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be Hepworth Polypropylene inspection chambers having a ductile iron cover and frame. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

notes

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revision		date
1	Rev to meet B-regs	27/11/98
2	G.floor cons. notes	11/12/98

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

PROPOSED NEW DOUBLE GARAGE AT 1 ASH COURT, DONINGTON, FOR MR J LEESON.

scale	*date*	*drawn*
1:50	SEPT 98	*NBS*
project no.		*drawing no*
1450		AB/1

revisions

1 2

ROOF CONSTRUCTION

Provide & fix roof members as follows:
100 x 50mm Wallplate
25mm Ridge board
47 x 125mm Rafters at 600mm centres
63 x 200mm Purlins
38x 140mm Ceiling joists
47 x 175mm Binders

Rafters and ceiling joists to sit on 100 x 50mm wall plates fixed with "Bat" straps 30 x 5 mm x 1000mm long at 1000mm centres secured to blockwork.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

ROOF ACCESS

Construct roof access between pair of ceiling joists as shown. Fix 125 x 75mm trimmers and line out opening with 32mm rebated sw lining to form opening between trusses. Roof access panel to be 22mm blockboard insulated on upper surface with 50mm polystyrene sheet.

ROOF COVERING

To comprise Concrete Interlocking tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534 Part1-1990 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding. Tiles laid with minimum 75mm headlap.
Colour to match existing
The tile fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches.

Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

ROOF VENTILATION

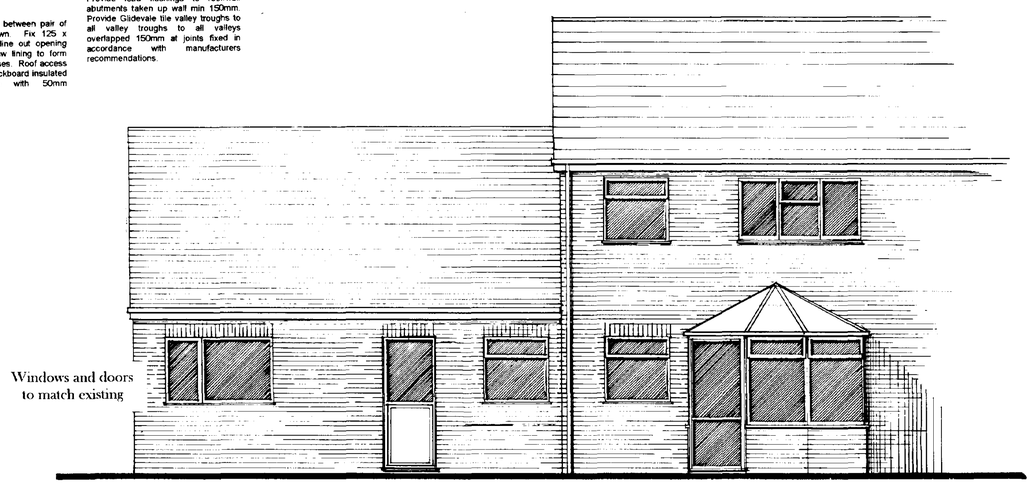
Provide Glidevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly proof screen or equivalent
Maintain 50mm min air gap over insulation and ceilings and provide 500 gauge visqueen vapour barrier between insulation and plasterboard.

INSULATION

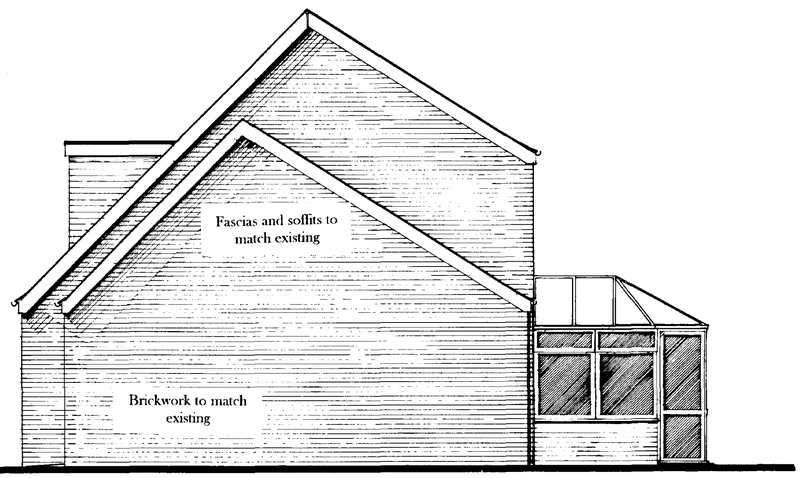
Provide and lay between ceiling joists 200mm fibreglass quilt insulation (Owens Corning 'Crown Wool') ensuring quilt does not restrict eaves ventilation.

CEILINGS

To be 12.5mm plasterboard with plaster skim to receive decoration
Garage to be min ½ hr fire protection by using 12.5mm Gyproc Fire Line Board with staggered, filled and taped joints boards to receive plaster skim. All joints to be fully supported on all edges
Fixings to be 63 x no.8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.



SOUTH ELEVATION



WEST ELEVATION

LINTELS

To be 1 G as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.

WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628:Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin (including garage) to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

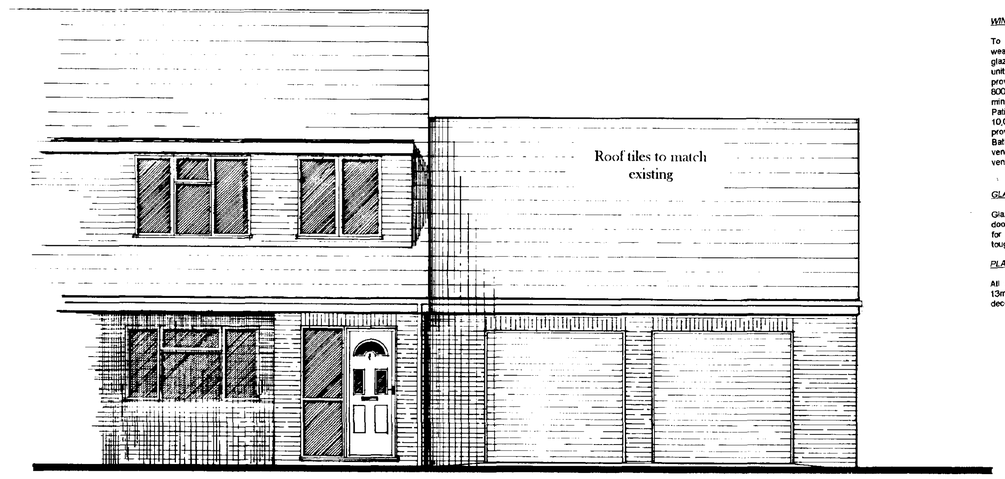
Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 103mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex RR cw2/25 insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite Insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining discs at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
Internal walls to be 100mm Thermalite 'Shield' blockwork
All facing brickwork to be durability designation FL

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981. 225mm thick and minimum 600mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be: - Cavity Walls 750mm
Garage & Internal Loadbearing Walls 600mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

Foundations to extend 225mm beyond the faces of all piers etc.



NORTH ELEVATION

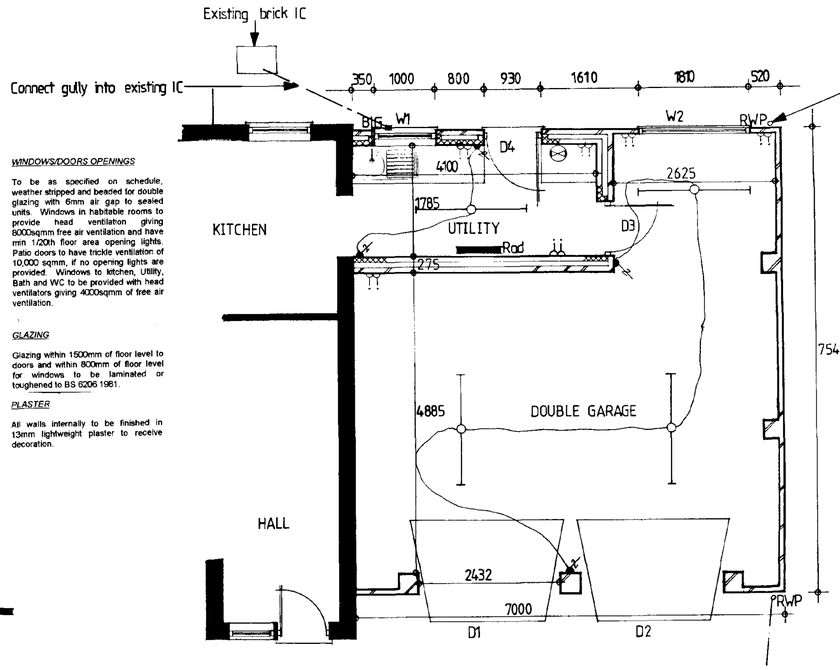
GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K. To non loadbearing walls allow for thickening of slab to 225 x 450mm wide.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

Garage floor specification to be as above but without the screed and insulation.

Oversite concrete to be float finished and laid to fall to garage doors.



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