Garage Floor Construction
100 mm concrete oversite on 1200 gauge polythene d.p.m. on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. If garage is integral to house finished floor level to be 100 mm below that of house. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Ground Floor Construction
65 mm sand/cement screed on proprietary 50mm thick floor insulation with perimeter insulation to screed on 1200 gauge polythene d.p.m. on 100 mm concrete oversite on minimum 150 mm, maximum 600 mm well blinded and compacted hardcore. Wall d.p.c. to lap floor d.p.m. by a minimum of 50 mm.

Garage Cavity Walls
275 mm cavity walls of 100 mm facing bricks, 75 mm cavity and 100 mm internal block skin.

Foul Water Drainage
Underground drainage to be proprietary 110 mm diameter p.v.c. pipes flexible jointed to fall 1:60 bedded in 100 mm pea gravel. Under building drains to be encased in 150 mm pea gravel with lintel over pipes at wall abutments. Surround pipes at wall abutments with 50 mm compressible material. 110 mm diameter soil and vent pipe to extend 900 mm above window head and to terminate in balloon finial. Soil and vent pipe to be fitted with access plate at base. Provide suitably sized wastes from all appliances (in accordance with Approved Document H) complete with minimum 75 mm deep sealed traps and rodding eye access points at every direction change. All above ground drainage to BS5582 and all underground drainage to BS8301.

Surface Water Drainage
To be proprietary 110 mm diameter p.v.c. pipes flexible joined to fall 1:70 bedded in 100 mm pea gravel.

Roof Construction
Concrete interlocking roof tiles (see site plan for details) on 38 x 25 mm softwood treated timber battens on underfelt to BS747 (Type 1F) lapped 150 mm horizontally and 100 mm vertically. Prefabricated roof trusses at 600 mm c/c and pitch as stated in accordance with BS5268, 1985. Provide 25 x 100 mm timber bracing and fix in accordance with truss manufacturers instructions. All trusses and gable ladders (if any) to be strapped to 50 x 100 mm timber wallplate, the gable wall at verges and ceiling level with 30 x 5 mm mild steel anchor and lateral restraint straps to span minimum 3 no. trusses at a maximum of 1200 mm c/c. At strap positions provide pack and noggins to trusses. Main contractor to supply local authority building control with roof truss calculations 28 days prior to erection on site.

Fascia and Bargeboards
To be 25 x 75 mm PSE with 6 mm groove to accept 6 mm thick exterior grade plywood soffit.

Header Tank Support
Water tank in roof space to be supported on bearers to spread the load to BS5268 Part 3 1985.

Ceilings
To all insulated roof ceilings provide 12.5 mm Gyproc Duplex plasterboard or similar and either 5 mm skim or Artex finish. To remaining ceilings provide 12.5 mm Gyproc plasterboard or similar with finishes as above.

Protection to Underground Pipes
Where pipes are not under road and have less than 600 mm cover concrete paving slabs should be laid as bridging above the pipes on minimum 75 mm pea gravel. If flexible pipes are under a road and have less than 900 mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection Chamber Construction
Proprietary polypropylene inspection chambers bedded on 150 mm concrete. Form protective 255 mm thick concrete collar around head of inspection chamber with 300 mm projection from cover. Covers to be Grade C light duty unless inspection chambers are in driveways where Grade B medium duty covers are to be used.

Rainwater Goods
PVC rainwater goods 110 mm half round gutters and 68 mm diameter downpipes.

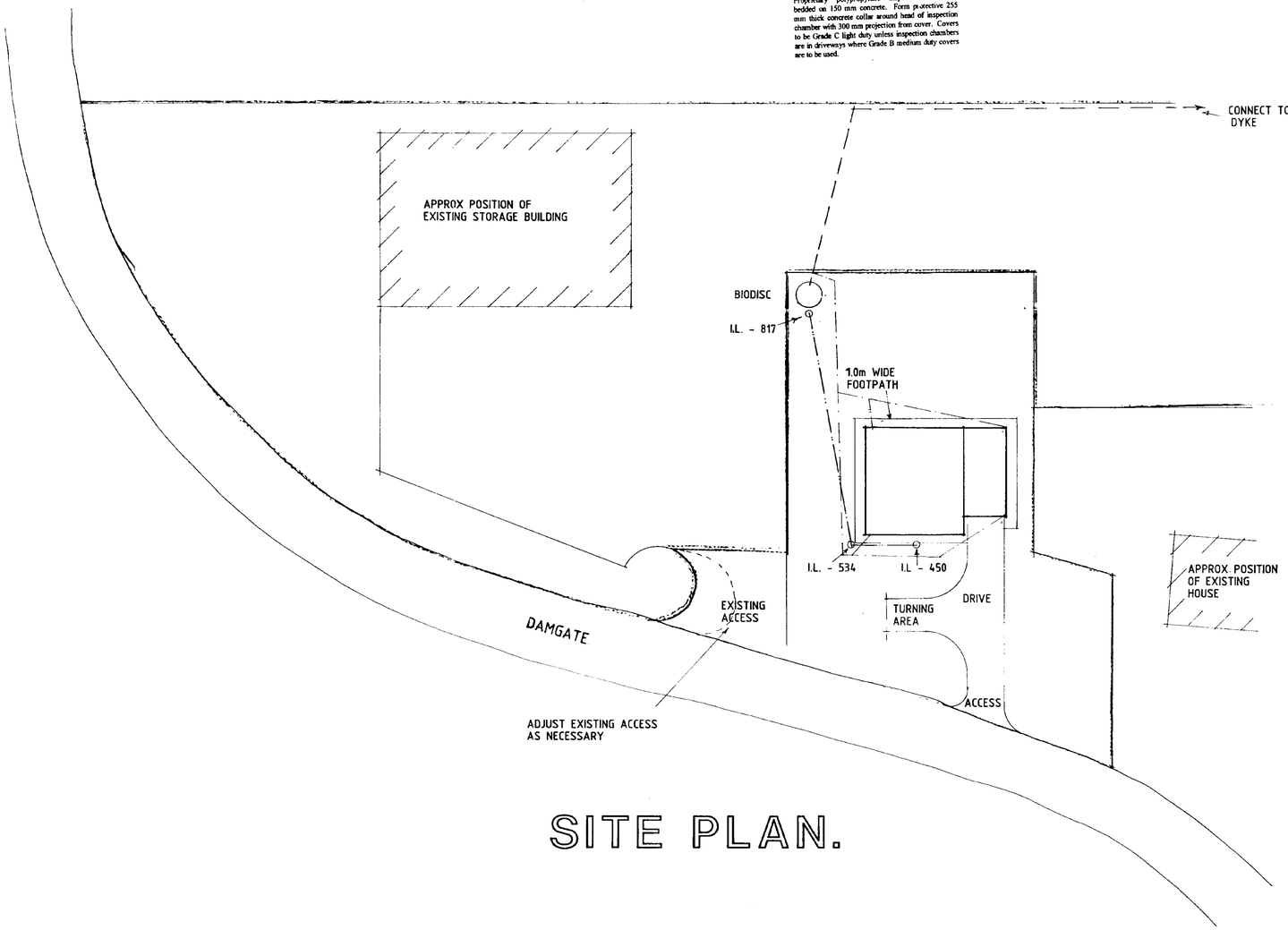
Wall Construction
275 mm cavity walls to consist of:
100 mm face brickwork (see site plan for details), 75 mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 85/1678 or similar approved, 100 mm internal skin of Tarmac Hemelite blockwork. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900 mm horizontally and 450 mm vertically to BS1243, 1978. Internal blockwork walls to receive 10 mm sand/cement render and skim finish.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000 mm²

Kitchen/Utility/Bathroom/WC Trickle Ventilation
Provide proprietary trickle ventilators to head of window giving a total opening area of not less than 4000 mm²

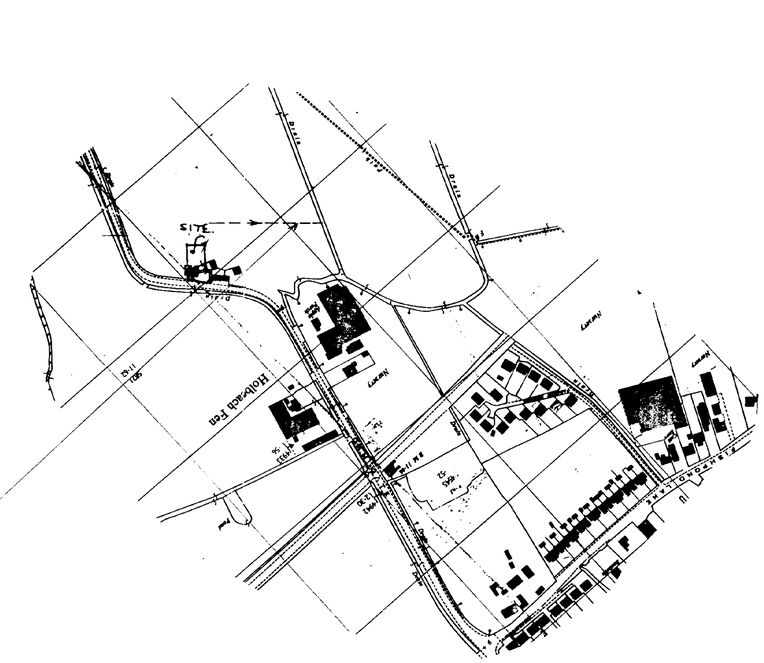
Roof Insulation
To roof spaces provide proprietary 200 mm thick insulation laid as 100 mm between joists and 100 mm across joists. Ensure a gap of 50 mm between roof underfelt and quilt at all times.

Porch Roof Construction
Tiles, battens and underlay as for main house roof on 50 x 150 rafters, 50 x 150 ceiling ties and 50 x 100 wall struts. Rafters and ceiling ties to be built into outside wall 100 mm or supported on mild steel hangers. Rafters to be supported on 100 x 200 beam in turn built into wall 100 mm and on 200 x 200 vertical post all as shown on roof layout plan. All timber SC3 grade.



SITE PLAN.

THIS DRG. TO BE READ IN CONJUNCTION WITH.
771990/5 & I.G. SCHEDULE - 85428
& SAP CERT. No 30881



LOCATION PLAN

DWELLING

SEE DRG. 771990/5

EXTERNAL MATERIALS

RED FACING BRICKS

GREY, CONC. INT TILES

DRIVE

WASHED GRAVEL ON 100 HARDCORE WITH KERB EDGING

TURNING AREA

FORM TIRNING AREA AS SHOWN ALL TO L.A. REQUIREMENTS

ACCESS

ACCESS TO BE MIN. 2.5m WDE & CONSTRUCTED ALL TO L.A. REQUIREMENTS

FOUL DRAINAGE

CONNECT FOUL DRAINS TO KLARGESTER BA BIODISC OR SIMILAR APPROVED. OUTLET FROM BIODISC TO BE 150 DIA CONNECTED TO DYKE AS SHOWN ALL TO S.H.I.D.B. REQUIREMENTS. BIODISC INSTALLATION ALL TO MANUFACTERERS SPECIFICATION

SURFACE WATER DRAINAGE

CONNECT TO DYKE VIA CONNECTION TO OUTLET SIDE OF BIODISC AS SHOWN

B - GEN ALTS - 22.1.99

A - FOOTPATH ADDED -14.1.99

Notes and Revisions

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architect's so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

Construction work to be carried out with due regard to the Construction(Design and Management) Regulations 1994 (CDM) and the Health and Safety at Work, etc. Act 1974 (HSW Act).

APPROVED PLAN
Ref.

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

SOUTH HOLLAND DC HOUSING & PLANNING
26 JAN 1999
Ref: H98/0155/98

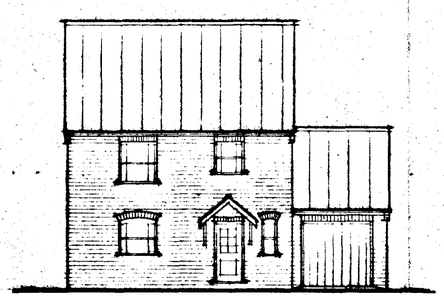
PROPOSED HOUSE & GARAGE AT DAMGATE ROAD, HOLBEACH FOR

MR. B. AYRES

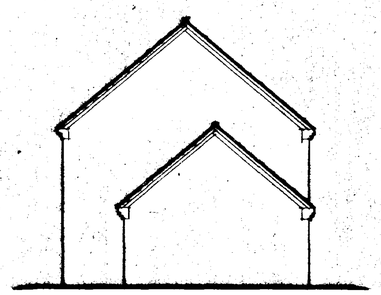
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AUG-98	B.GILHAM.

DETERMINED PLAN

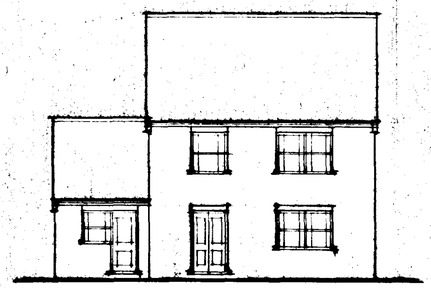
7 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7AP.
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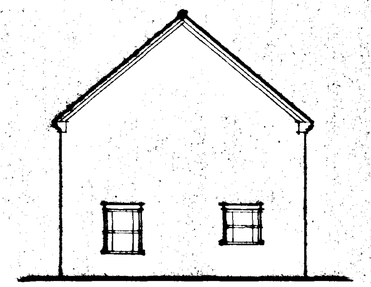
FRONT



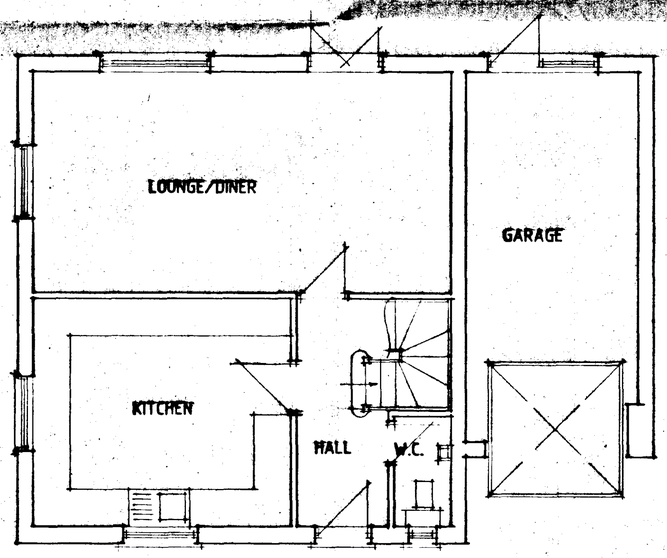
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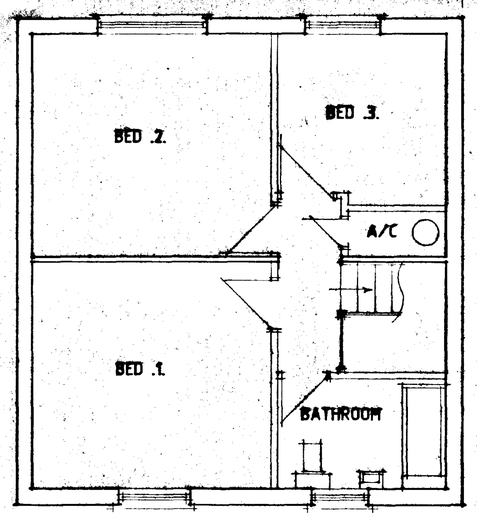
REAR



SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & GARAGE
AT DAMGATE ROAD,
HOLBEACH FOR

MR. B. AYRES.

1:50 & 1:100	971990/5
AUG-98	B.GRAHAM.

SOUTH HOLLAND DC
HOUSING & PLANNING
26 AUG 1998
Ref: H/S/98

DETERMINED
PLAN

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