BOUNDARY

9,500

IC

SEPTIC TANK
WITH 25M SOAKAWAY

IC

RWS

RWS

IC

IC

PROPOSED HOUSE

12,598

IC

900

IC

BOUNDARY

RELOCATED GARAGE
POSITION

RWS

bubgalow to be

EXISTING BUNGALOW
AND OUTBUILDINGS

FIELD ACCESS

DWELLING ACCESS

TREE

3,500

VERGE

900mm solid surface foot path

MOLE DROVE

VERGE

AMENDED PLAN
Ref. A2

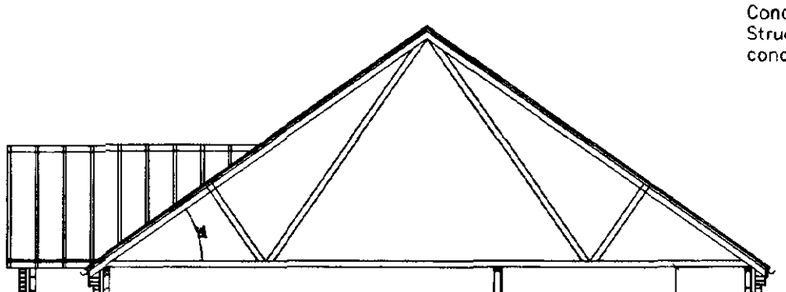
BLOCK PLAN

SOIL DRAINS.
All drains to 600 Gallon Septic tank.
All drains in 110mm dia pvc with flexible joints and laid to 1-40 falls in 150 mm pea gravel bed and surrounds.Cap trenches beneath driveway with 1:3:6 concrete.Sleeve all pipes through or under raft/walls with 150mm dia pvc pipes. Bridge with 100x50mm pre stressed conc lintels

Inspection chambers of O.S.M.A type unversal to suit manuf acturers instructions and installation details,for depth and dia.
The sub-irrigational drainage system to the cesspool is to be determined by Percolation tests in accordance with provisions of clause 15.3.2 of BS6927:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 25m of sub-irrigational drainage or such length as may be determined by the tests, whichever is the greater. It is recommended by the Council that the septic tank/cesspool and settlement tanks are sited a minimum 12m from dwelling. It is essential that the drainage falls to the septic tank are 1 in 40 and that the tank, particuarly the bottle type is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of NRA must be sought under the provisions of Section 34 of the Control of Pollution Act 1974, for permission to discharge sewage effluent into the underground strata. Anglian Water DO NOT permit septic tank soakaway systems to be situated within 5m of any watercourse or to discharge effluent directly or indirectly into the aquifier.
Should the percolation test prove unsatisfactory for septic tank drainage due to impervious soil conditions such as clay, then a cesspool of 18,000 litres (4000 Gallons) capacity must be used.

SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps.All wastes routed seperately to connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows.
Shower trays to be raised 100mm to allow access to trap
Branch connections from waste appliances to connect to discharge pipe either above or 200mm below wc connection
Connect to svp. Svp's in 110mm dia pvc and terminating min 1000mm above opening windows with baloon cover.and flashing collar as appropriate at roof junction

SMOKE DETECTION.
Hard wired smoke detection sensors to be located in positions labelled DS. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors.All to B.S 5446 Pt 1.1990 with battery back up and inter connected to seperate fuse board. ALL UNITS CEILING MOUNTED.



GLAZING.
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.
All glazing in critical locations to be of a type unlikely to cause injury to people upon impact ,the following types as indicated
All glass lower than 1,500mm above floor,to doors adjacent side lights and windows
All glass lower than 800mm above floor level elsewhere
Laminated or toughened glass to be specified and manufactured to B.S 6206:1981

STORM DRAINS.
All drains as specified for soil drains to 1m cube rubble filled soakaways min 5m from buildings.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

HEATING AND HOT WATER.
Oil fired non condensing domestic central heating boiler with balanced flue and cage guard located min distance 600mm from opening window or door.High efficiency panel radiators to all rooms all with thermostatically controlled valves. Domestic hot water and Central heating systems to be separately zoned by motorised valves.
The space heating system should be fitted with a boiler interlock to prevent unnecessary boiler cycling.

CONDITIONAL APPROVALS.
Required for:
Non standard roof trusses.
The main contractor will be responsible for obtaining and sub mitting for approval, Calculations from the truss manufacturer to the building inspector, before trusses are installed.

NOTE : PART M BUILDING REGULATIONS
1.Floor surface outside principal access door to be level with internal floor
2.Door frame to have low access threshold (for wheel chair access)
3,Door width to be min 750mm clear between frame and opened door.
4.Internal hall width to be min 900mm wide
5.Room containing W.C to have outward opening door.
6.W.C to have grab rails on both sides only where specified
7.All electrical light switches and sockets door bell to be positioned min 450mm above floor level and below 1200mm above floor level.

D.P.C
Install Astos/High Load or similar dpc min 150mm above finished ground level and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc,s to reveals to be insulated type, Damcore or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks..

FOUNDATIONS.
Concrete reinforced foundations strictly in accordance with Structural engineers details to take into account site conditions and soil report.

DAVID BROKER DESIGN SERVICES
COMPUTER AIDED DESIGN
CONCEPT 2000 ARCHITECTURE

CLIENT
S KENNALLY
MOLE DROVE GEDNEY HILL

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 FEB 2000
Ref: 160/00

WALL.
Outer leaf of Facing bricks,65mm cavity with 65mm Superglass insulation. 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aeroated blocks maximum density 1100kg/m
Movement joints as indicated. Incorporate bricktor or similar expanded metal to mortar coarsing 215mm below all windows
Inner face of all blockwork rendered and skimmed. Internal faces of steel lintels to be covered with min 15mm lightweight plaster.
Cavity to extend min 150mm below dpc at perimeters.

FIRST FLOOR.
Floor joists as indicated on drawing all timber SC3 graded.All joists at max 450mm c-c with ends having min 100mm bearing.
Joists parallel to walls, strapped to walls at max 2m c-c with 30x5x1200mm straps and fixed to softwood noggins between joists.
Spans over 2m to have Herringbone bracings at mid span in 38x 38mm timber or Catnic h/b.Spans over 4.5m same but at 1third c-c Double joists beneath all studwork partitions and fix together with 12mm dia coach bolts and washers at 1.5m c-c, and 150mm from ends.Incorporate joist size block bondings between joists where partitions are perpendicular to joist span.Treble joists to Stair trimmers,infills and ends fixed with M/S hangers.
Floor of 18mm Moisture resistant chipboard t&g with P.V.A glued joints and ducted for access to all pipework.Provide support noggins beneath all joints.

STUDWORK.
100x38mm studs at 400mm max c-c Off 100x75mm sole plates and incorperating 2 rows of horizontal nogginns at 1/3 height
Doors and frames as indicated and clad both sides with 12.5 mm Plasterboard and skim.Fill void with Superglass insulation.

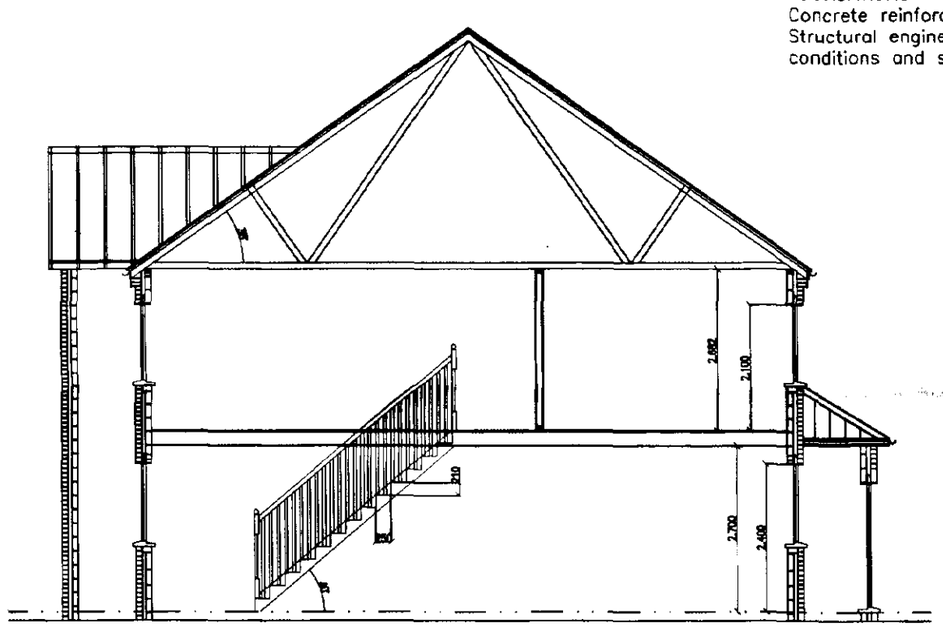
ROOF.
Tiles laid to manufacturers instructions and specification on sarking felt and tile battens 25x38mm. on Trussed Rafters designed and fabricated to BS.5268 at 600mm c-c
Braced together to BS.5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.

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TYPICAL SECTION

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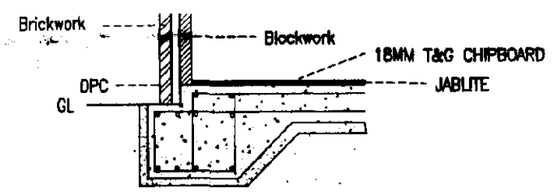
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FOUNDATIONS.
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RAFT FOUNDATION DETAIL

DAVID BROKER DESIGN SERVICES
COMPUTER AIDED DESIGN
CONCEPT 2000 ARCHITECTURE

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Braced together to BS.5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.
Pitch as specified,contractors are reminded that where roofs have to join adjacent structures,the pitch Must be checked on site Manufacturers details/dimensions to be checked on site before ordering

Deminishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.

Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates

FLOOR.
Concrete reinforced floor as specified by Structural Engineer.
Floor finish to consist of 50mm Jablite insulation over raft slab, 1200g DPM turned up at sides and linked with DPC. Finished with a 75mm sand and cement screed reinforced with chicken wire OR 18MM T&G chipboard

Code 4 stepped lead
flashing at roof wall abutments and internal cavity stepped dpc tray.Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.
Tank supports 2No 47x200mm SC3 bearers on 2 No 47x200mm trimmers,supported on min 4 No trussed rafters and placed at node points of trusses.
Flashings code 4 Lead at all roof wall/chimney abutments.
Area beneath roof tank to be uninsulated to prevent freezing.

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass across joists. Cavity wall insulation 65mm Superglass.
Loft hatch to be insulated.
All pipework outside insulated areas to be fully lagged with 12mm Neoprene foam.
Pvc vent trays to be incorporated between rafters at eaves

AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre insulated type, Isulation to cylinder to be 50mm thick.
Vented/system. Install 3kw immersion heater and thermo stat .Provide three tiers of slatted shelves within cupboard
Central heating and Domestic hot water to be zoned seperately and controlled via motorised valves

STAIRS.
Porpose made staircase as indicated manufactured to BS 585.
Going MIN 220mm Rise max 210mm Tread depth 250mm.Pitch max 42 deg clear width min 850 mm between Handrails with intermediate newel posts ,height 900mm above pitch line and to landings.terminating in scrolls or other suitable fittings.
Ensure min 2m headroom above all treads.No opening between ballustrades or between treads to allow the passage of a 100mm dia sphere.Ballustrading to be constructed vertically to avoid childrens temptation to climb.Provide artificial lighting over stairs with two way switch from ground and first floor.Contractor to check stair dimensions on site before ordering or fabrication.

MECHANICAL VENTILATION.
Bathrooms/Ensuites and WCs to have mechanical extractors giving min 15 litres sec extraction,ducted to open air.Kitchen/Utility rooms. to have extraction at a rate of 60litres sec(or ducted cooker hood at 30litres sec)
Rooms with no windows to have fans controlled via light switch with 15min overun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/utility,toilets/bathrooms 4,000mm sq.respectively (Provided by trickle vents in window heads).

ELECTRICS.
Electrical installation to comply with 16th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).

FOUNDATIONS.
Concrete reinforced foundations strictly in accordance with Structural engineers details to take into account site conditions and soil report.

HEALTH AND SAFETY,C.D.M REGULATIONS.
The person in charge of Tendering and construction works must aquaint themselves with the requirements of C.D.M legislation for Planning supervision and Risk assesments and statements etc.

SERVICE DUCTS.
All services ducts to comply with service providers specifications for installation and to be of appropriate colour size and material deemed fit for the purpose
Colours generally as follows
Elecricity---Black
Water -- Blue
Gas ---Yellow
Telecom ---Grey
Services in trenches to marked with identification tape

CHIMNEY.
Chimney to be lined full height with 225mm dia clay rebated liners laid socket upward.Maximum offset from the vertical 30deg and terminating min 1000mm above roof junction.Fire place jambs 200 mm thick.Fire place to be capable of burning smokelass fuel and to have flue throat restrictor,Flue cross sectional area to be min 20% of fire grate plan area.Provide 2 no 215mm sq air bricks to lounge for ventilation to open fire.

CEILINGS.
Ceilings of 12.5mm Plasterboard and skim or Artex finish through *out to BS. 1230 part 1 with sealed and supported cross joints* and timber noggins to edges of boards size 30x47mm.

All structural steel work to Engineers specification with end bearings onto padsstones
Where supporting floors over,clad with 2 Layers 12.5mm plasterboard fixed to timber packing between flanges
Bind with .6mm wire at 100mm pitch and thistle skim

All structural timber to be in accordance with BS 4978
Stress graded when dry to give moisture content of 20% or less and stamped Kiln Dried (DRY or KD)

D.P.M
Provide 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.

DETERMINED PLAN

LOCATION PLAN 1-2500

REPRODUCED FROM THE ORDNANCE SURVEY MAP BY DAVID BROKER DESIGN SERVICES WITH THE SANCTION OF THE DIRECTOR GENERAL, ORDNANCE SURVEY,FOR BUSINESS USE. LICENCE No AR 375659.

HEALTH AND SAFETY C.D.M REGULATIONS 1995

THE CLIENT/DEVELOPER AND BUILDING CONTRACTOR/SUB CONTRACTOR ARE ADVISED TO AQUAINT THEMSELVES WITH THE IMPLICATIONS AND REQUIREMENTS OF THIS BUILDING PROJECT

DRAWING/FILE No 514SK2
PROJECT
STRUCTURAL NOTES

SCALE 1=50 1=100
DATE 01/12/99
DRAWN M.D.BROKER

Issued							
Revisions							

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW
Telephone 01945410421 Facsimile 01945410400
Also at No 7 Broad Street Whittlesey
Telephone 01773-202202

DAVID BROKER DESIGN SERVICES
COMPUTER AIDED DESIGN
CONCEPT 2000 ARCHITECTURE

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
14 MAR 2000
Ref: 160/00

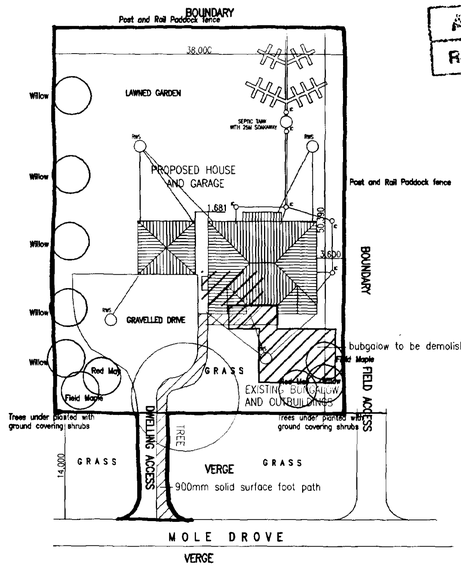
CLIENT
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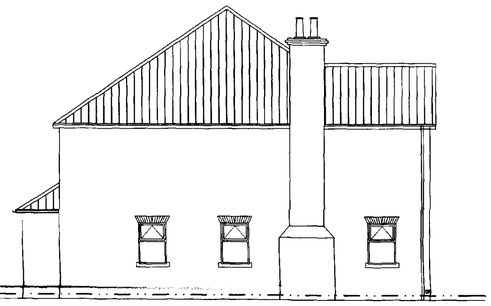
FRONT ELEVATION



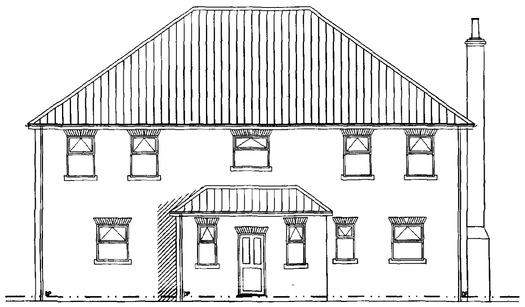
SIDE ELEVATION



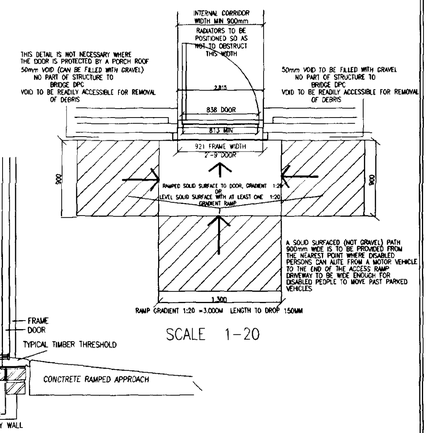
BLOCK PLAN



SIDE ELEVATION

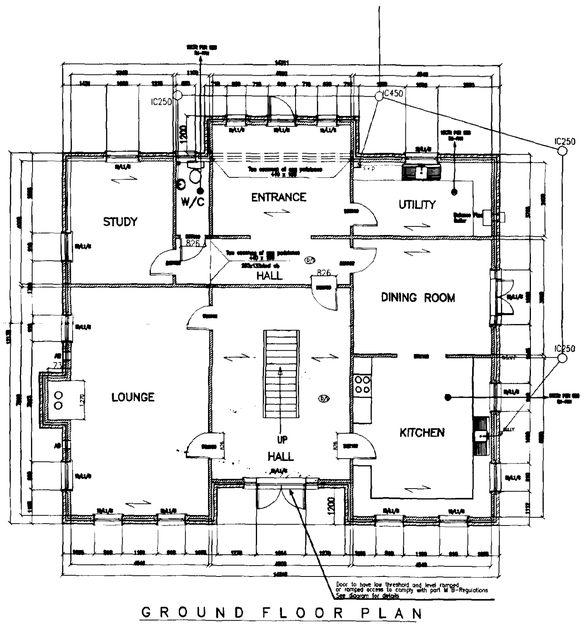


REAR ELEVATION

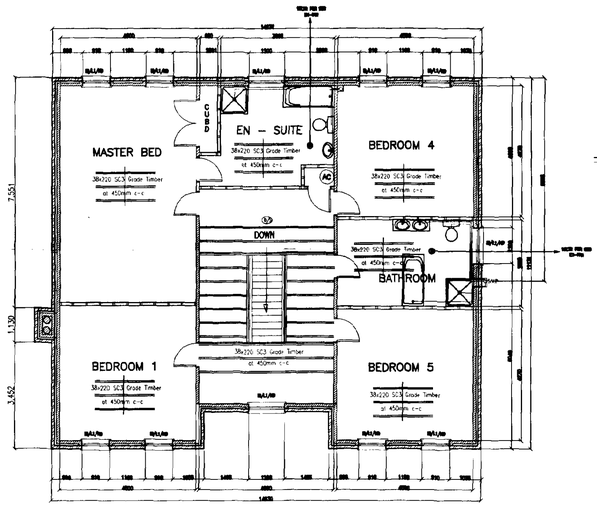


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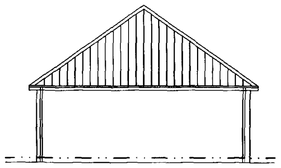
SCALE 1-10



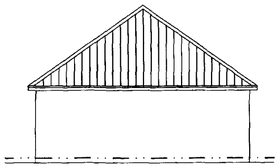
GROUND FLOOR PLAN



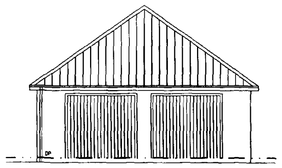
FIRST FLOOR PLAN



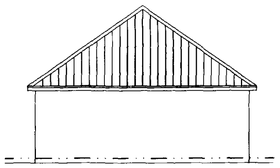
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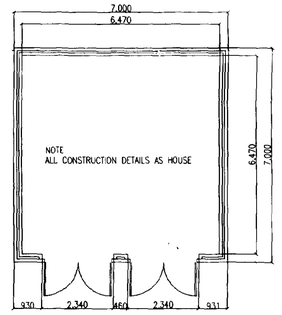
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FRONT ELEVATION



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GARAGE FLOOR PLAN

DETERMINED PLAN

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All electrical light switches and sockets door bell to be positioned min 450mm above floor level and below 1200mm above floor level.

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DRAWING/FILE No 514SK2
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House & Garage Floor Plans & Elevations

SCALE 1=100
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DRAWN M.D.BROKER
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Revisions

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