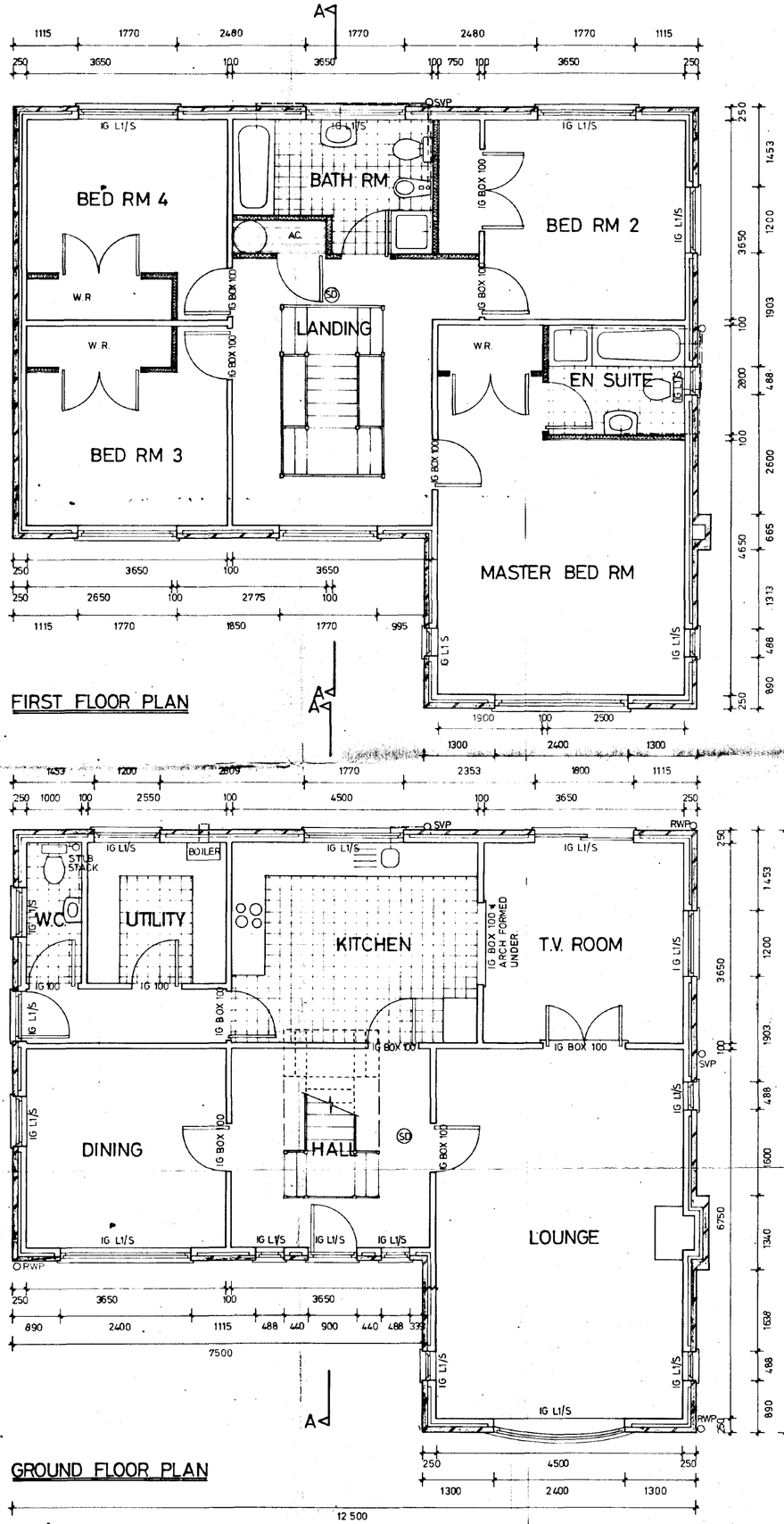
PROPOSED HOUSE AJACENT
No 32 WEST DROVE NORTH
GEDNEY HILL

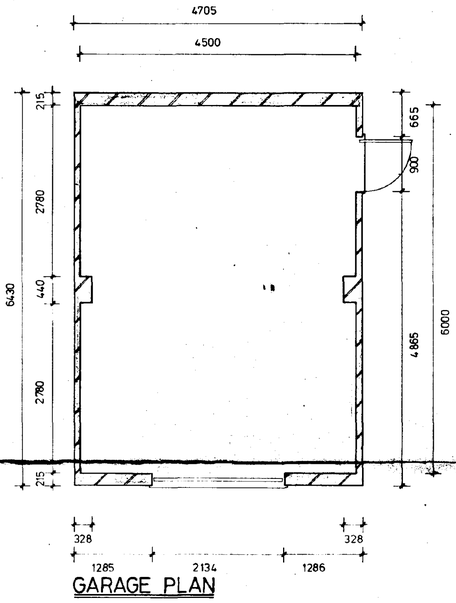
SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
Ref: 0405/95

For MR. KENNALLY

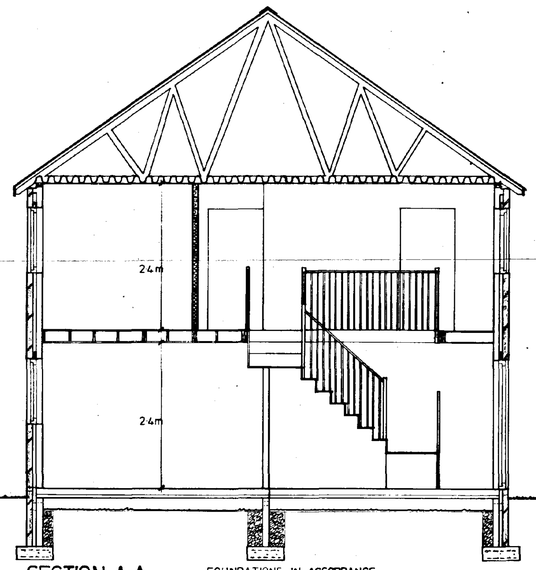


FIRST FLOOR PLAN

GROUND FLOOR PLAN

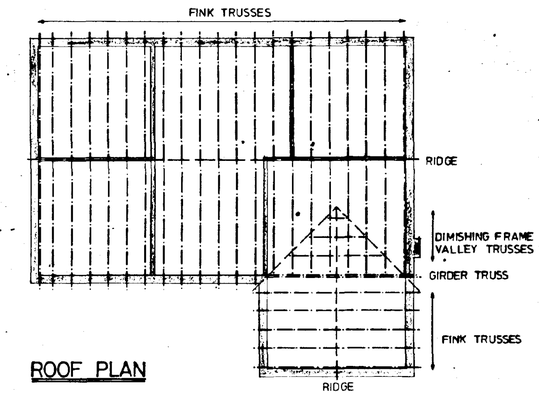


GARAGE PLAN

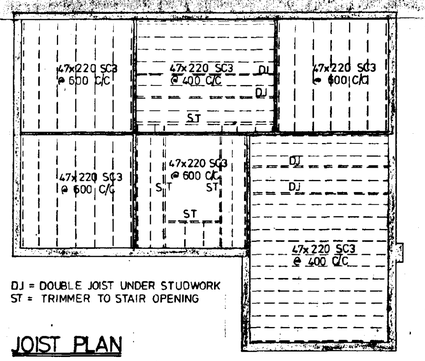


SECTION A-A

FOUNDATIONS IN ACCORDANCE WITH STRUCTURAL ENGINEERS RECOMMENDATIONS.



ROOF PLAN



DJ = DOUBLE JOIST UNDER STUDWORK
ST = TRIMMER TO STAIR OPENING

JOIST PLAN

Drg. no. 945-166-01
scale 1:50
date 5.4.95
drwn. SD chkd.
revised
issued

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE (0945) 410421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

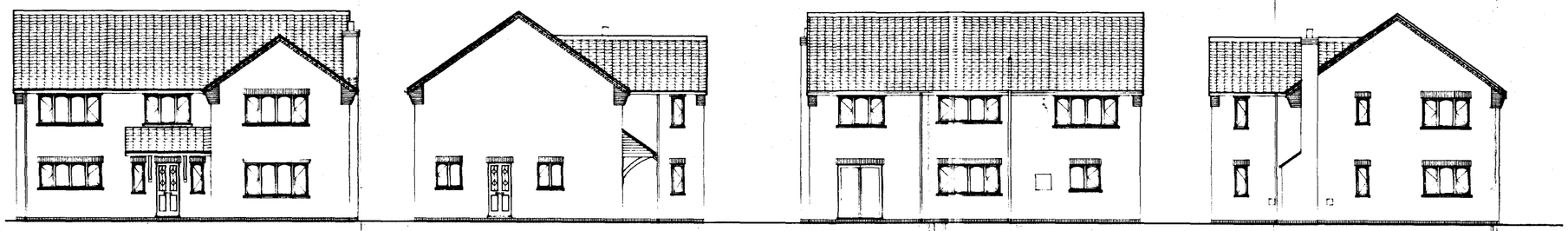
DETERMINED PLAN

ALL DIMENSIONS TO BE VERIFIED ON SITE · DO NOT SCALE · THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF DAVID BROKER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

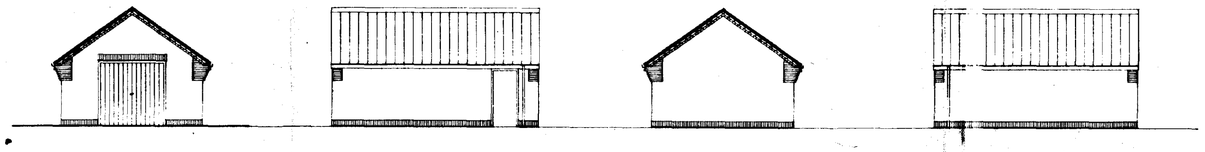
PROPOSED HOUSE AJCENT
No 32 WEST DROVE NORTH
GEDNEY HILL

SOUTH HOLLAND DC
HOUSING & PLANNING
20 APR 1995
Ref: 0405/95

For MR. KENNALLY



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION SIDE ELEVATION



GARAGE ELEVATIONS

FOUNDATIONS
Concrete strip foundations as structural engineers recommendations. Widen beneath piers as applicable. Any irregularity in soil composition when excavating to be reported to building inspector, Certifying surveyor and Agent. For advise on remedial action.

FLOORS
Suspended Beam and Pot floor in strict accordance with manufacturers detailed specification, which is to be presented for approval by building inspector prior to installation, as conditioned in approval. 50mm Polyfoam insulation laid over floor. 1200g Polythene d.p.m laid over. 25mm t&g chipboard (moisture resistant in kitchen bathrooms etc) with PVA glue to all joints. 50mm support battens at all door openings. Ensure min 12mm gap at all permeters to allow for expansion.All pipework beneath floors to be fully lagged.

FIRST FLOORS
SC3 Grade Timber throughout unless otherwise specified. All joists at max 600mm c-c. Double beneath all studwork partitions. block bogding beneath all partitions where perpendicular to joist span. Treble joists to stairwell trimmers. All double joists to be bolted together at 1/3 span with 10mm dia black coach bolts and toothed timber connectors. Infills and trimmers to be fixed with m/s joist hangers mechanically fixed. Incorporate 50x38mm or Catnic metal herringbone bracing at 2m centres. Lay 25mm t&g chipboard with PVA glued joints(moisture resistant to bathrooms/toilets etc. and secured with 50mm screws at 150mm c-c .Provide support noggins beneath and cut duct access to all pipework.

DAMP PROOF COURSE.
Incorporate Hi load Astos or similar d.p.c. min. 150mm above ground level and to side of all openings in cavity walls. form DPC cavity trays with stop end and weep vents above IG lintels and above flashings at roof wall abutments as appropriate. Stepped Tray DPC to gable roofs abuting walls. incorporate 2 courses of engineering bricks to chimney above lead flashing.

DAMP PROOF MEMBRANE
Incorporate d.p.m to all ground floor construction. 1200g polythene linked to d.p.c.

FLASHINGS
Code 4 lead flashing at roofing wall abutments, stepped as appropriate.

LATERAL STRAPS
Tie roof to brickwork with Catnic straps at 2m c-cs. Prefix V.L. along plates. Prefix H.L. along and spanning min. 3no. ceiling joists rafters where trusses are parallel to wall. Fit noggins beneath straps to form solid bridging. Tie first floor to brickwork with Catnic straps at 2m c-c. Prefix V at joist ends. Prefix H along and spanning min. 3no. joists incorporating solid bridging 38 x 50mm for fixing.

TIMBER.
All timber to be G.S. Grade/SC3 class. All exposed timber to be double vacuum impregnated tanalised material with preservative applied to cut ends.

BOILER
Install GAS fired domestic boiler to engineers and manufacturers specification. Fit balanced flue cage guard cover over. flue to be min. 600mm from any opening.

ROOF.
Lay concrete interlocking tiles to manufacturers instructions. 25x38mm tile battens and sarking felt on ready made trusses at 600mm c-cs at 35deg. pitch braced together to B.S. 5268 1988 pt3 . 100x25mm binders at joists and ridge nodes and at plane of truss webs. Install diminishing trusses/layboards and valley trays or tiles to roof intersections and girder trusses. 100 x25mm diagonal bracing running from eaves to inner binders on top of ceiling joists and inner truss plane. 75 x100 wall plates. Offset fascia board 200mm from brickwork. Soffit to be 6mm masterboard with continuous Glidevale soffit vent strip fitted, to achieve equivalent in area of 25mm free air gap running full length of eaves. Fit code 4 stepped lead flashing at roof wall abutments.

WALLS.
Facings to all elevations. 50mm cavity with 6no wire ties per 1m sq. closed at roof and reveals with brickwork. Install wire ties up reveals at min 225mm c.cs. 50mm SuperGlass cavity insulation. Inner leaf in 100mm thermalite block or similar and skimmed internally.

STUDWORK.
100 x 50mm studs at 400mm c-c of sole head plates. Incorporate 2 rows of horizontal noggins between studs. Incorporate doors and frames as indicated clad both sides with 9.5mm plasterboard and skim. Fill voids with 100mm superglass fibre matt.

JOINERY
Standard Boulton and Paul narrow module double glazed units, skirtings and architraves.

CEILINGS
Install 12.5mm plasterboard and skim/artex throughout with sealed and supported cross joints. Noggins 38 x 50mm.

INSULATION
Lay 150mm SuperGlass insulation between joists. ~~Lag all pipework and tanks not in insulated area~~

LINTELS
Install I.G. type steel lintels to manufacturers instructions. Min. end bearing of 150mm. all external walls to have damp proof installed to BS5628. See plan for reference numbers.

OPEN FIRE
Locate firegrate of 50mm raised concrete hearth projecting 500mm in front and min. 150mm to sides of jambs. Provide facilities for burning smokeless fuel and fastening of a fireguard. Line flue full height with 225mm dia. clay rebated liners, laid socket upward to min. 1m. above roof at inner face of stack. Offset flue not more than 45 deg. (AND PREFERABLY NOT MORE THAN 30 DEG.) to vertical. Provide 2no. 225mm air bricks to lounge to provide permanent air supply to fire. Fit flashing (code 5) at roof/wall abutment. No timber to be within 40mm of chimney. Incorporate 2 courses d.p.c. to stack above roof. Terminate 600mm above ridge line.

ROOF (TANKS)
Install tank supports to manufacturers details. Provide access to loft area also to manufacturers specification via landing hatch. The water tank supports (to BS5268 Parts 3 1988) should be to manufacturers specification.

STAIRS
Install Boulton and Paul standard staircase. Going min. 220mm Rise max 220mm. Max pitch 42 deg. Tread depth 250mm clear width between handrail min. 850mm. Install handrails with intermediate newel posts. Handrail to be at a height of 900mm (min 840mm) above pitch line and landings, terminating in scroll or other fittings. Ensure min. 2m headroom over all treads. No opening between bullstrades and treads to allow the passage of a 100mm dia sphere. Bullstrades to be constructed vertically to avoid childrens temptation to climb. Provide artificial lighting over stairs with 2 way switch from ground to floor and first floor. Bullstrade and handrail along landing to be able to resist a horizontal force 0.36Kn for each metre length.

MECHANICAL VENTILATION
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air(30 litres per second in cooker hood) in addition to 4,000mm sq. background ventilation. Bathroom en-suite and w.c. to have mechanical extractor fans at a rate of not less than 15 litres per second ducted to outside air. All habitable rooms to have background ventilation of not less than 4,000mm sq. located as to avoid draughts. Utility not to be used for preparation of foods.

GLAZING
All double glazed. Obscure to be smooth large Flemish glazing to B.S. 6262 with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

SOIL DRAINS
Drains as specified for storm drains to septic tank. NOTE: Water authority consent is required for any new sewer connection. Bridge drains beneath walls with P.C. concrete lintels and bind with 25mm fibre glass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install Osma type shallow universal u.p.v.c. inspection chambers to manufacturers instructions in 150mm ~~concrete and to CP301 Fit covers and frames to~~ suit.

SOIL WASTES
110mm u.p.v.c. s.v.p. terminating in durable cage cover min. 900mm above opening window. Any sockets to s.v.p. to be min. 450mm above drain invert. Bath waste in 50mm dia. p.v.c. Sink and shower wastes in 40mm dia. p.v.c. Basin wastes in 32mm dia. p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.

STORM DRAINS
112mm dia hr. p.v.c. rainwater gutters 68mm dia p.v.c. downpipes. 110mm dia u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m cubed rubble filled soakaway min. 5m from building and boundary.

AIRING CUPBOARD
Install 117 litre hot water cylinder of the pre-insulated and vented type fitted with a 3KW immersion heater and thermostat. Install 2/3 tiers of slatted shelving in studwork cupboard.

ELECTRICS
Electrical installation to comply with 15th. Edition IEE wiring regulations. Note: Provide light fittings in roof space close to cistern and operated from within roof, close to access hatch.

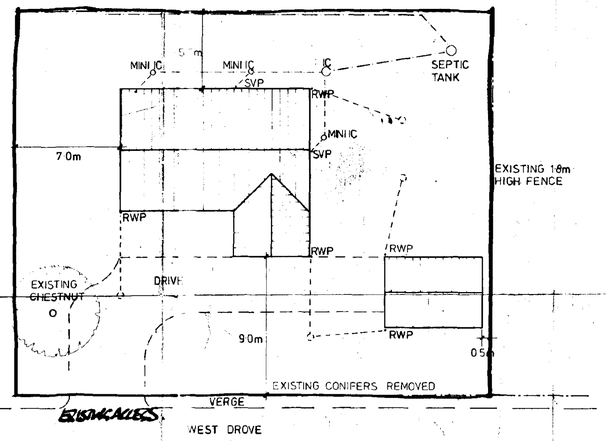
HEATING AND HOT WATER
Gas fired Central heating to be designed to achieve temperatures set out below with the temperature outside as 1 degree C. kitchen 18 degree C. Bedrooms and Hall 16 degree C all radiators to have thermostatic valves fitted. Locate cold water storage cistern in roof space of the Osma flow 50KW/227/B type with lid, reference 50KL 227. Expansion Cistern type 04KC 018/B with lid reference 04KL018. Both to be insulated. Provide gangway boarding running across from access hatch cistern. Cistern to have overflow pipes fitted. Provide 0.5msq. slatted shelving in airing cupboard.

SMOKE DETECTION
Harawired smoke detection sensor to be located in position labelled S.D Units to be positioned within 3m of bedroom doors and 7m of habitable room doors All to BS5446 Pt.1 1990 with battery back up and inter connected to separate fuse board. All units ceiling mounted.

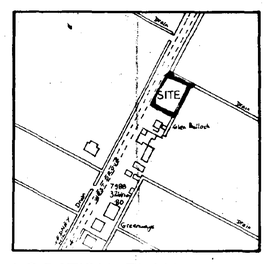
GARAGE
Garage to be constructed of facing bricks as main house with 215 thick gable walls and 440 x 215 piers internally midway in flank walls. Lintol to garage door to be IG L9 and lintol to flank access door to be IG L11 (150) floor to be 150 concrete slab on 150 compacted hard core with A142 mesh reinforcement to bottom with min of 50 cover. roof constructed as main house

PORCH
Porch roof to be 35° pitch with 38x100 rafters at 400 c-cs supported at walls on 100x38 plate rawl bolted to wall with 2No 100x38 cross member propped supporting 47x100 frame with s steel anchor plates and rafters fixed using truss clips. Props bolted to 38x100 plate each side down the wall. Plate rawl bolted to wall. and 12 exterior grade plywood fixed to under side of rafters. Roof finish and flashings etc as main house.

CONDITIONAL APPROVALS
NOTE:
Beam and Pot floors.
Non standard roof trusses etc.
Boiler spillage tests.
The main contractor should check the building regulations approval notice for conditions.
The appropriate manufacturers information must be obtained and submitted to the building control office.



SITE PLAN 1:200


SITE
Virgin Bullock
Drain
Drain
Drain