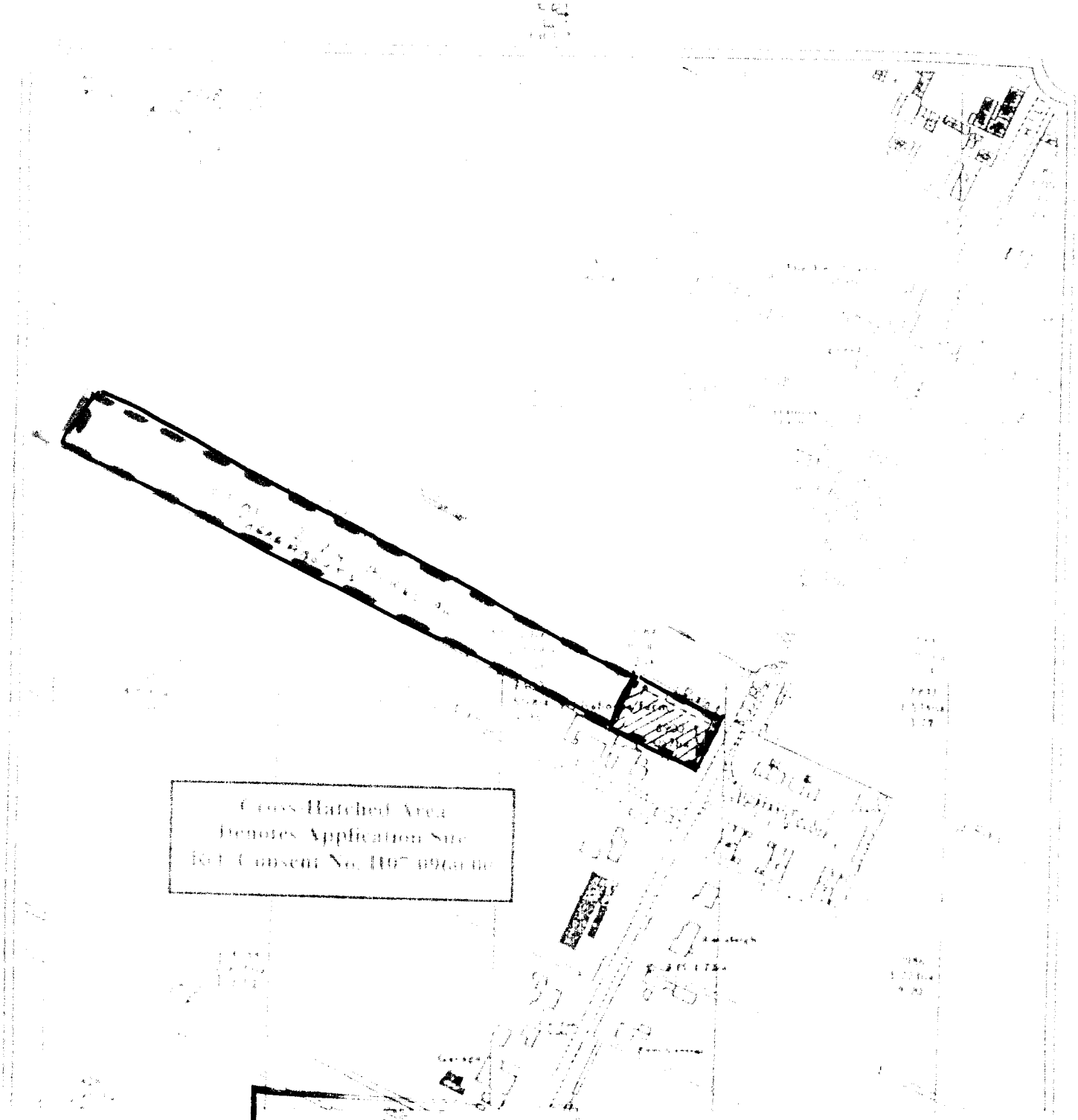
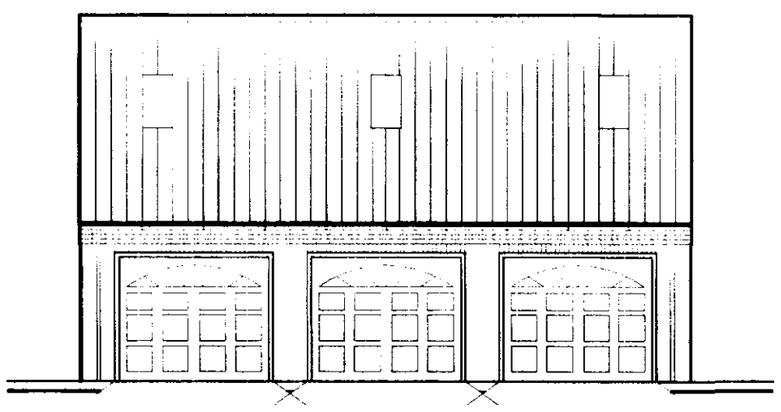


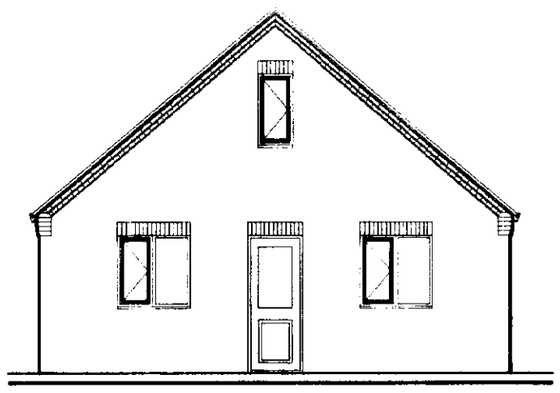
Plan

31 MAY

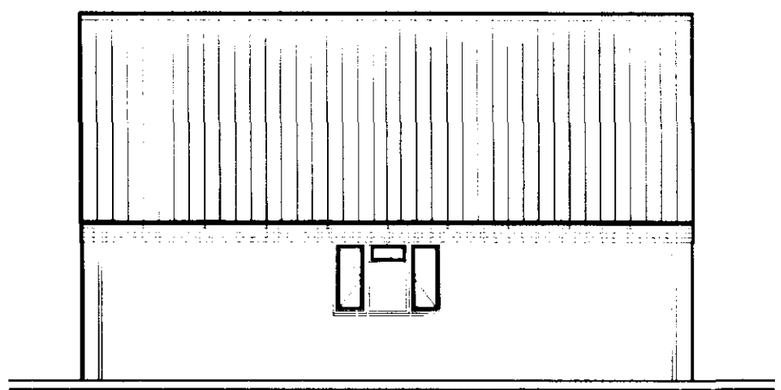
Ref 0638/02



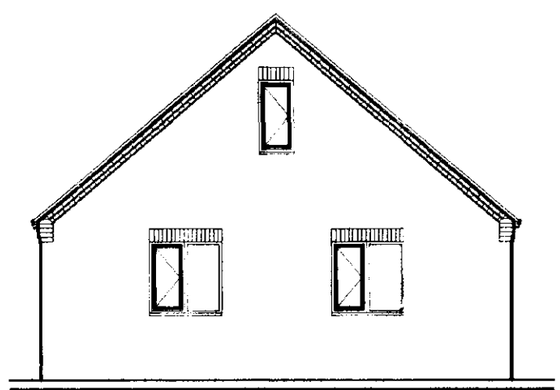
GARAGE FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DAVID BROKER DESIGN SERVICES

2000 CONCEPT COMPUTER AIDED DESIGN ARCHITECTURE

CLIENT

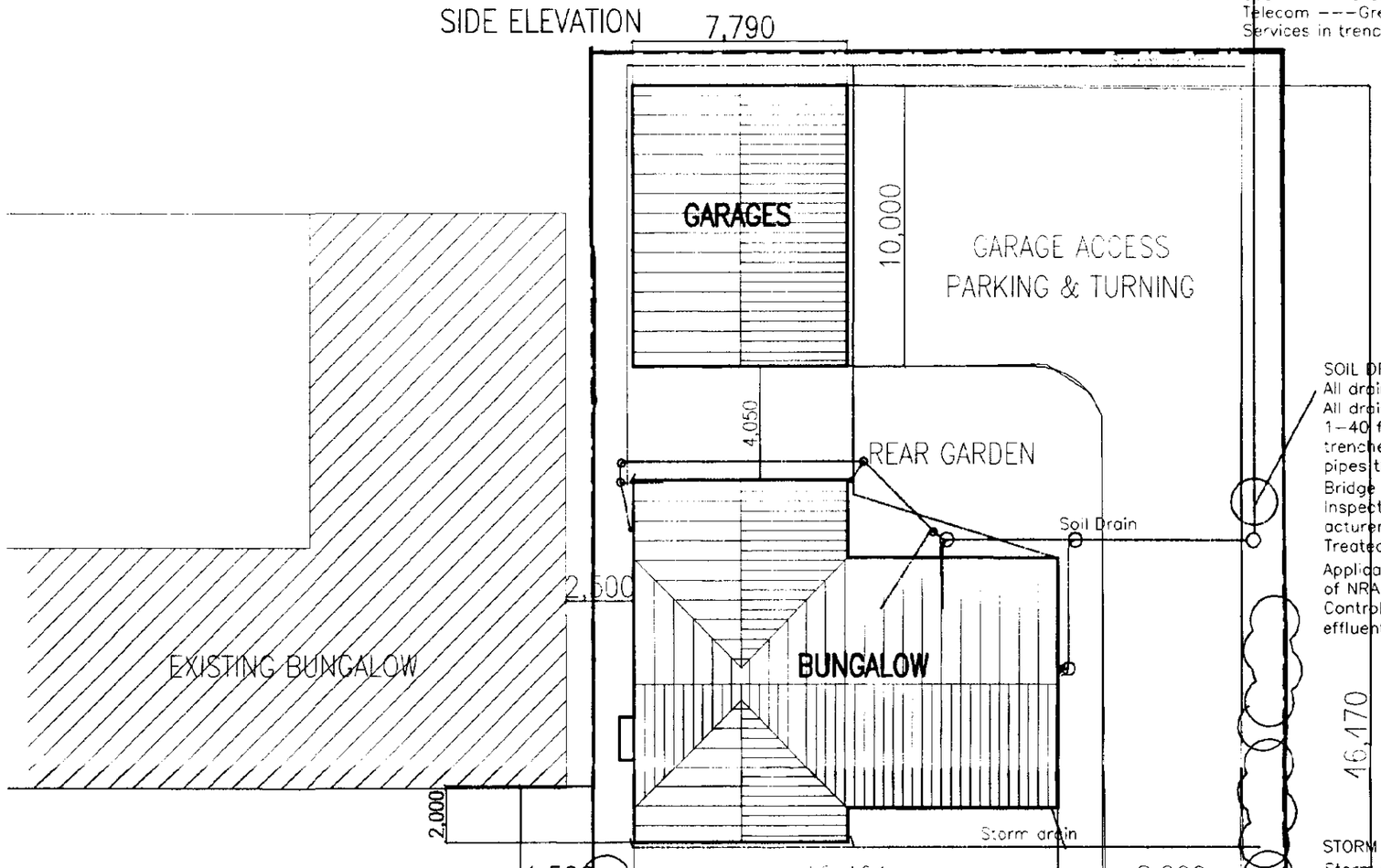
MR P CLOUGH

7 HALL STREET CROWLAND

NR PETERBOROUGH

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 legislction for Planning supervision and Risk assesments and statements etc.

SERVICE DUCTS.
Al 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---Block
Water -- Blue
Gas ---Yellow
Telecom ---Grey
Services in trenches to marked with identification tape



SOIL DRAINS.
All drains to Biotec or similar Package Sewage Treatment P ant
All drains n 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 ' 50mm 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.
Treated Effluent from treatment plant to be piped to adjacent dyke
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 treated effluent into a water course

STORM DRAINS
Storm water piped to dyke.
Note: Piping of dykes may require Dainage Board Approval
Discharge of water to a dyke is subject to a Drainage Board Levy

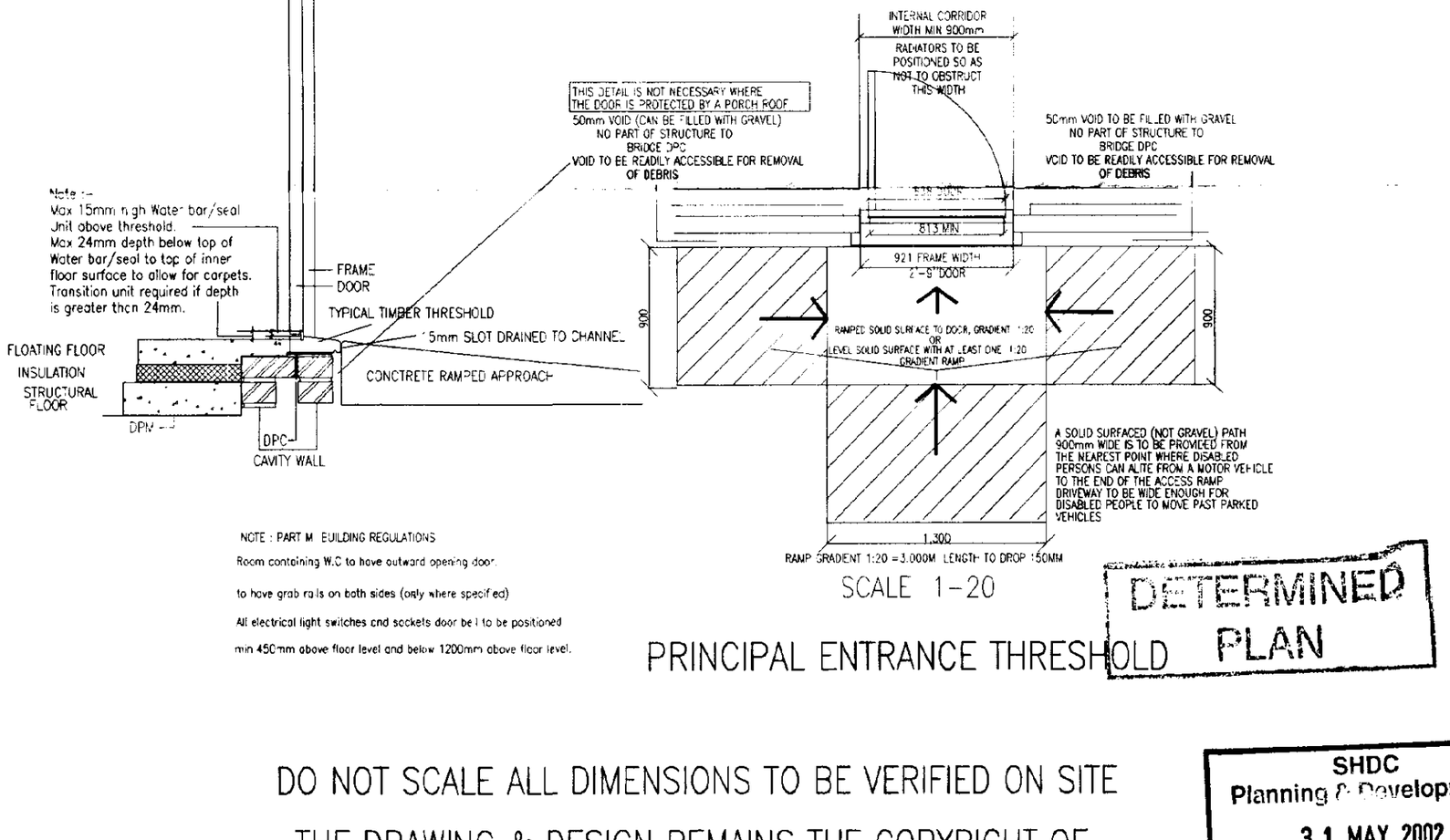
New vehicular access crossing to Lincolnshire County Council highways requirements,with Visibility splays 2.5 x 2.5 m on either side.Any ccess gates tobe set back 6m from edge of highway permanent space to be retained on site for vehicles to be able to turn around - Enter and Leave in forward gear

PLANTING AND LANDSCAPING

Main Tree species
Red May
Alder
Field Maple
Ash
Horse Chestnut
Planted at half standard

Native Hedgerow
Common Alder
Grey Wil ow
Hazel
Field Maple
Guelder Rose
Hawthorn
Holly
Laurel
Yew
Planting in 2 rows 600mm apart and staggered at 300mm c-c

All Species planted in combinction
Ground to be broken in depth with a chisel plough or similar and bed prepared and furtilised before planting
All trees to be planted in the first appropriate season following the occupation of the Dwellings and there-after maintained
Any diseased or dead items to be replaced at the appropriate time.



SCALE 1-20

PRINCIPAL ENTRANCE THRESHOLD

NOTE : PART M BUILDING REGULATIONS
Room containing W.C to have outward opening door.
to have grab rails on both sides (only where specified)
All electrical light switches and sockets door bell to be positioned min 450mm above floor level and below 1200mm above floor level.

DETERMINED PLAN

BLOCK PLAN
LANDSCAPING
GARAGE ELEVATIONS
PRINCIPAL ACCESS DETAIL

DRAWING/FILE No 674PC2

PROJECT
PROPOSED 4 BEDROOM BUNGALOW WITH DETACHED GARAGE AT STATION ROAD GEDNEY HILL

SCALE	1:200
DATE	01/10/2001
DRAWN	D.BROKER
Issued	
Revisions	

DO NOT SCALE ALL DIMENSIONS TO BE VERIFIED ON SITE

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SHDC
Planning & Development
31 MAY 2002
Ref 0638/02

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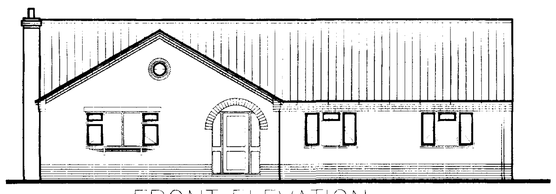
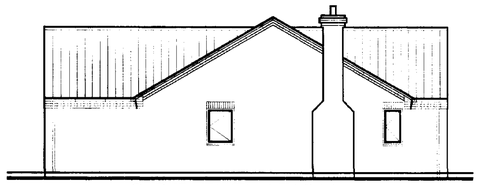
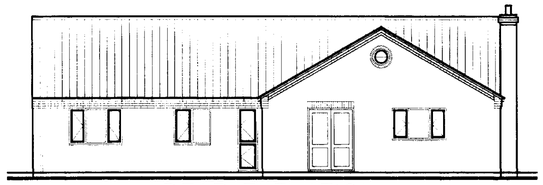
FACING MATERIALS
IBSTOCK :- ROUGHDALES OAKLEIGH RED BRICKS
SANTOFT :- DOUBLE PAN RISTIC RED TILES
WHITE UPVC WINDOWS AND DOORS
STRING COURSE AND DENTILS TO EAVES AND VERGE



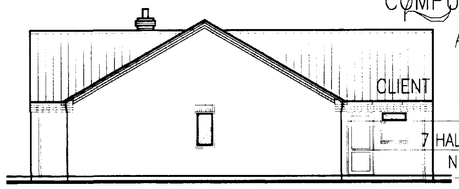
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass across joists. Cavity wall insulation 65mm Supergloss.
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

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.

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.

HEATING AND HOT WATER.
Oil fired non condensing comestic 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.
Beam and Pot floor
Pile Log
The main contractor will be responsible for obtaining and submitting for approval, Calculations drawings etc from manufacturer to the building inspector, before items are installed.

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
STORM DRAINS.
All drains as specified for soil drains PIPED TO ADJACENT DYKE
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

FOUNDATIONS.
Concrete reinforced ground beam strictly in accordance with Structural engineers details to take into account site conditions and soil report.Piling layout and loadings in strict accordance with structural engineers details.

FLOOR.
Beam and Pot floor set out and installed to specialist manufacturers details and drawings, with sub floor vents installed
Al joints to be slurryed with cement and sand mixture
Floor finish to consist of 50mm Jablite insulation over raft slab, 1200g DPM turned up at sides and linked with DPC. Finished
18mm T&G Moisture resistant floor boarding glued at all joints
All joints Glued and pined,Support noggins at all door openings
Ensure min 12mm gap at all perimeters for expansion.
Contractor to ensure moisture content within building is within the tolerences laid down by the chipboard manufacturer

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).

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.

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).

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.
Pitch 30 deg
The overplate measurement Must be checked on site
Manufacturers details/dimensions to be checked on site before ordering

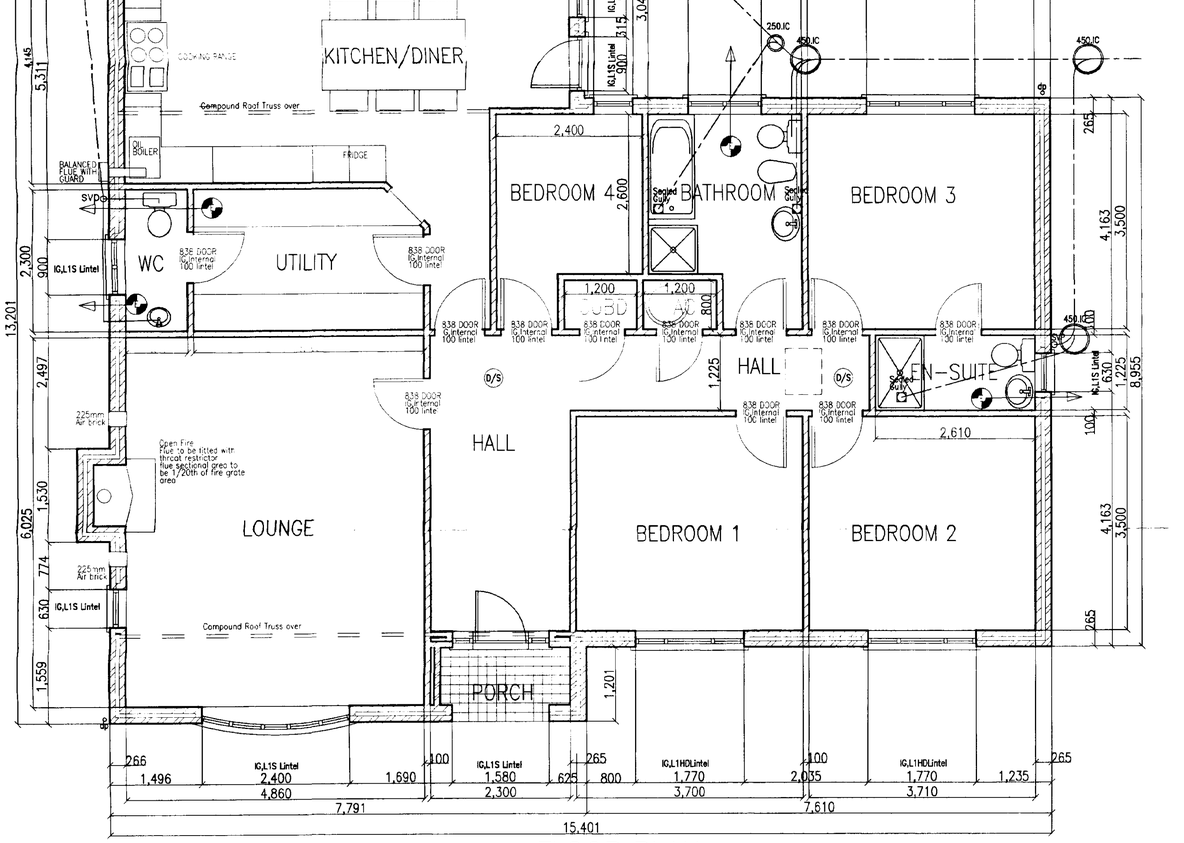
Deminishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.

Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates
Continuous Glidevale Over facia soffit vent strip. Equivalent to 25mm
Continuous air gap Code 4 stepped lead flashing at roof wall abutments anc 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.
Water Tank supports To BS.5268 Part 3 19852 should consist of 150x25 T&G BOARDING on 2 No 75x47mm bearers 400mm apart over 2No 200x47mm bearers on 2 No 75x47mm runners over min of 4 No trusses,as close to node points as possible.All timber SC3 Graded
Flashings code 4 Lead at all roof wall/chimney abutments.
Area beneath roof tank to be uninsulated to prevent freezing.

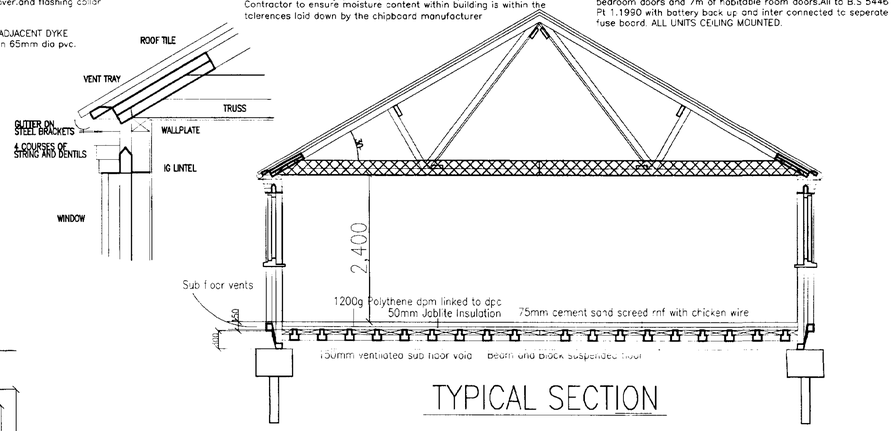
D.P.M
Provice 1200g Polythene DPM over floor insulation turned up at sides and linked to DPC.
D.P.C
Install Astec/High Load or similar dpc min 150mm above finished ground leve and to sides of all openings in cavity walls.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpcs to reveals to be insulated type. Damcare or similar.
Dpc to chimney above roof intersection to be of 2 courses of class B Engineering bricks..

WALL.
Outer leaf of Facing bricks,65mm cavity with 65mm Supergloss insulation. 6no stainless steel wire ties per 1m sq and cavity closed at roof and reveals with blockwork.
Inner leaf of 100mm aerated blocks maximum density 1100kg/m
Incorporate brickfor 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.

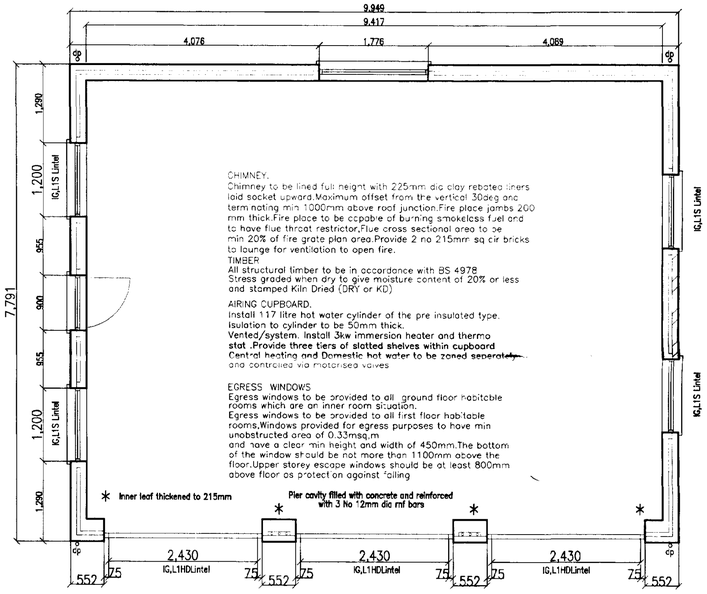
GLAZING.
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened 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



FLOOR PLAN



TYPICAL SECTION



GARAGE FLOOR PLAN

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 smokeless 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.
TIMBER
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)

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 thermostat .Provide three tiers of slotted shelves within cupboard
Central heating and Domestic hot water to be zoned seperately and controlled via motorised valves

EGRESS WINDOWS
Egress windows to be provided to all ground floor habitable rooms which are an inner room situation.
Egress windows to be provided to all first floor habitable rooms.Windows provided for egress purposes to have min unobstructed area of 0.33msq.m
and have a clear min height and width of 450mm.The bottom of the window should be not more than 1100mm above the floor.Upper storey escape windows should be at least 800mm above floor as protection against falling

* Inner leaf thickened to 215mm
Pier cavity filled with concrete and reinforced with 3 No 12mm dia mf bars

HEAD and JAMB
JAMB
SILL

DAVID BROKER DESIGN SERVICES
2000 CONCEPT
COMPUTER AIDED DESIGN
ARCHITECTURE

CLIENT
MR P CLOUGH
7 HALL STREET CROWLAND
NR PETERBOROUGH

DRAWING/FILE No 674PC1
PROJECT
PROPOSED 4 BEDROOM BUNGALOW
PLAN & ELEVATIONS
STATION ROAD GEDNEY HILL
SCALE 1:50 1=100
DATE 01/10/2001
DRAWND.BROKER

Issued	
Revisions	

SITE PLAN

Planning ... ment
31 MAY 2002
Ref

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