DAVID BROKER DESIGN SERVICES

2000 CONCEPT

ARCHITECTURE

COMPUTER AIDED DESIGN

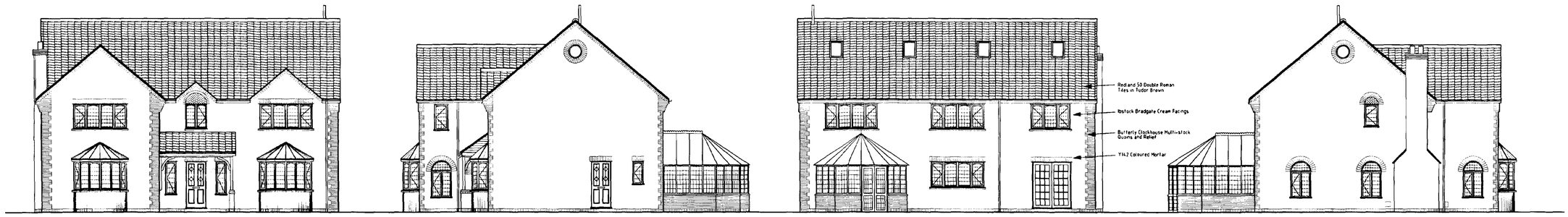
CLIENT MR & MRS BISHOP

PROPOSED DWELLING HOUSE AND GARAGE

AMENDED PLAN

Ref:

SOUTH HOLLAND DC
HOUSING & PLANNING
27 APR 1998
Ref: 0186/98

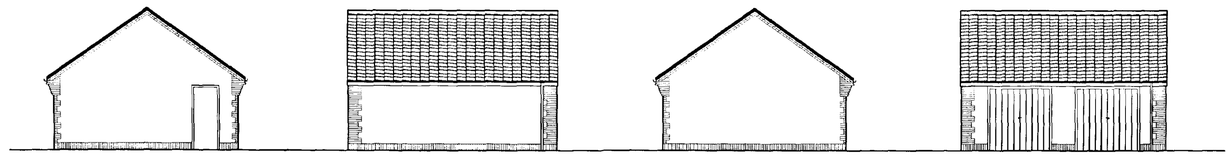


FRONT ELEVATION

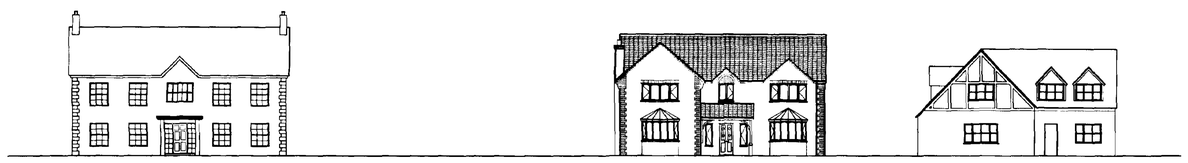
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

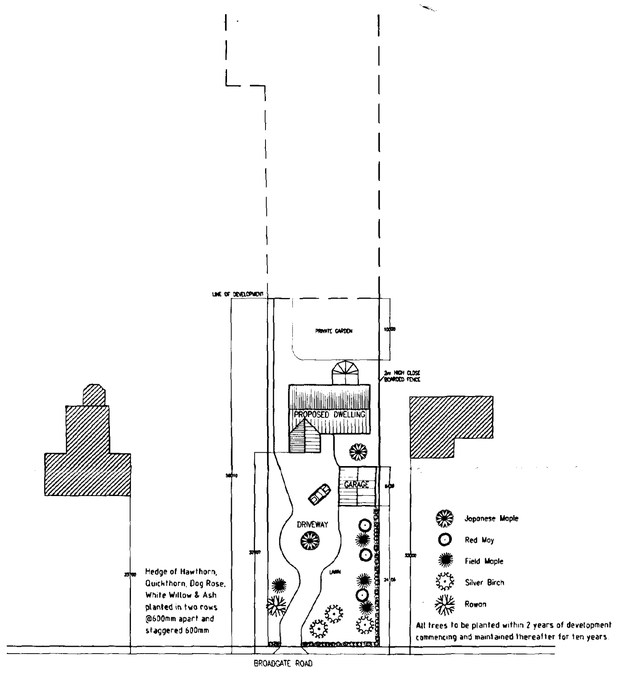


GARAGE ELEVATIONS



ROAD VIEW WITH ADJACENT DWELLINGS

diagramatical not to scale



BLOCK PLAN 1:500

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 395 TB1

DRAWING No 2 OF 2

SCALE 1:100

DATE 19/11/97

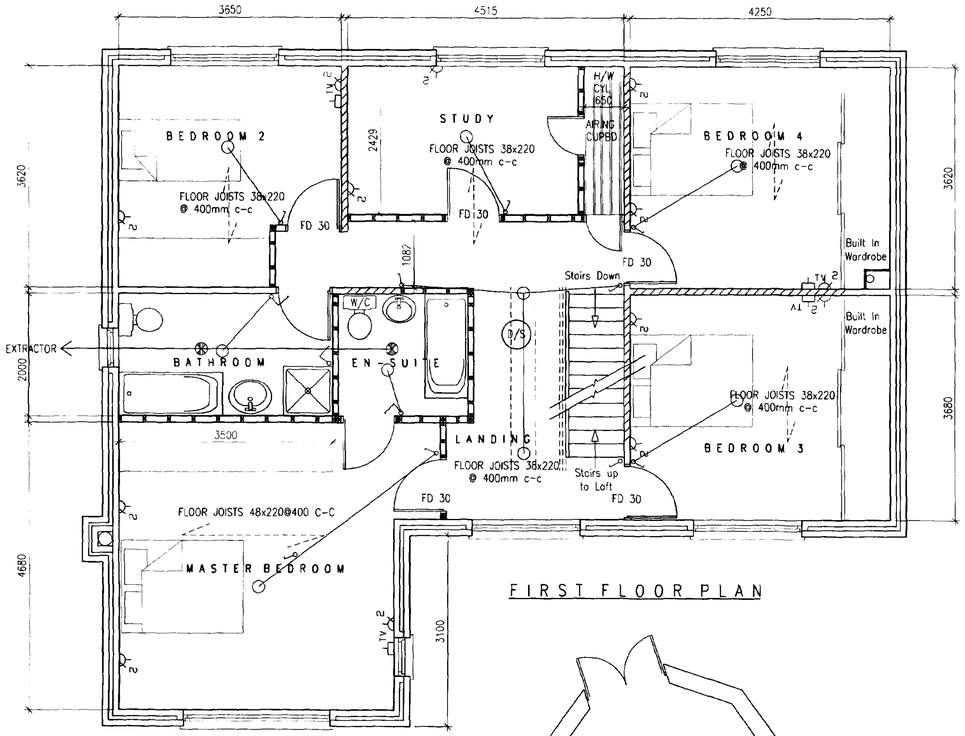
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DETERMINED PLAN

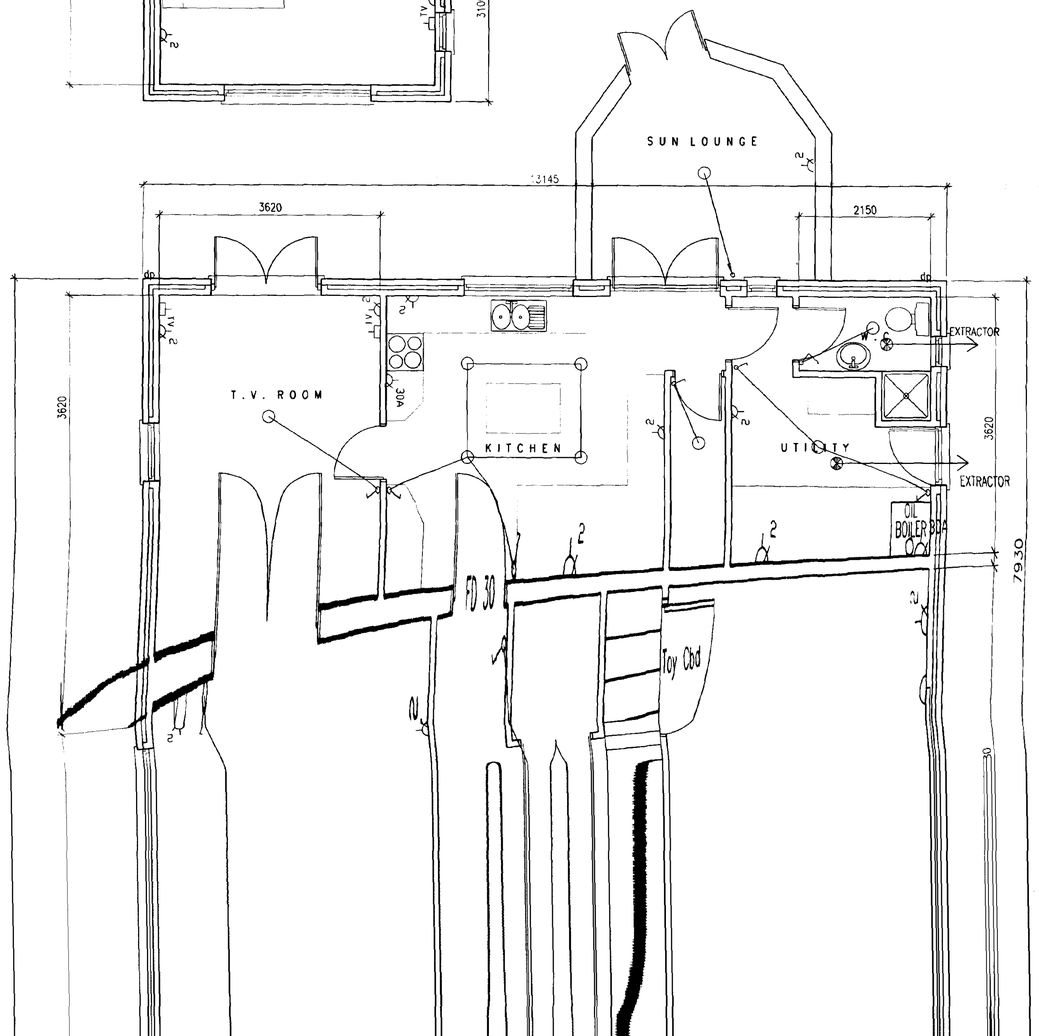
ELEVATIONAL DETAILS AND BLOCK PLAN

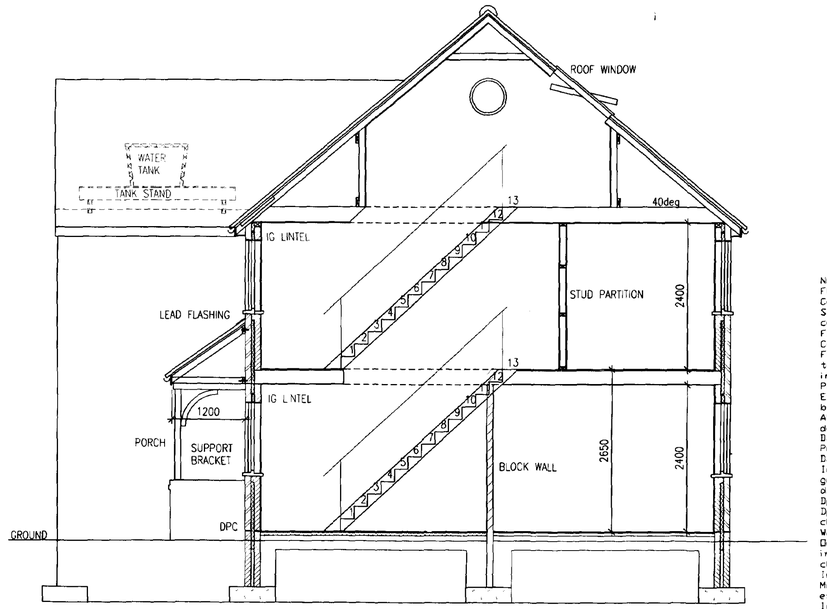
Issued

Revisions



FIRST FLOOR PLAN

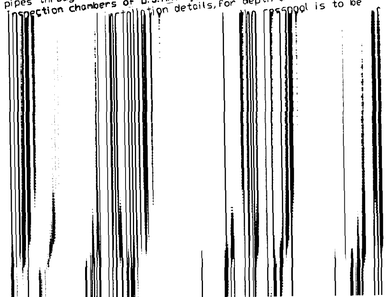


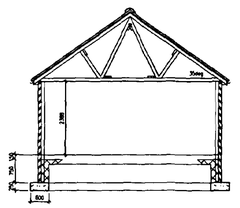


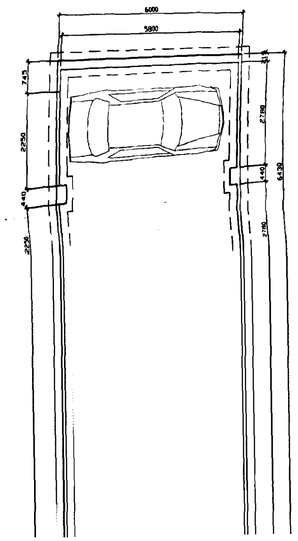
STRIP FOUNDATIONS SHOWN FOR DIAGRAMATICAL PURPOSES ONLY

TYPICAL SECTION

INSULATION.
100mm fibre glass between roof joists,100mm fibre glass across joists.Cavity wall insulation 65mm Superglass.
All pipework outside insulated areas to be fully lagged
Area beneath roof tank to be uninsulated to prevent freezing.
STAIRS.
Boulton and Paul standard manufactured staircase as indicated to BS 585. Going 220mm Rise 210mm Tread depth 250mm.Pitch max 42 deg.clear width 1000mm Handrail with intermediate newel posts ,height 900mm(min 840mm) above pitch line and to landings.terminating in scrolls or other suitable fittings.
Ensure min 2m headroom above all treads.No opening between balustrades 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.
Bathroom/Ensuite and WCs to have mechanical extractors giving min 15 litres sec extraction,ducted to open air.Kitchen/Utility to have extraction at a rate of 60litres sec(or ducted cooker hood at 30litres sec)
All habitable rooms to have background ventilation of 8,000mm sq and toilets/bathrooms 4,000mm sq.
GLAZING.
All windows Hardwood or UPVC double glazed with 20mm sealed units. All opening windows and doors to have full draft seals. Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to BS 6262 with safety glass to BS 6206 CLASS B.
SMOKE DETECTION.
Hard wired smoke detection sensors to be located in positions labelled S.D. Units to be hardwired in position within 3m of bedroom doors and 7m of habitable room doors.All to BS 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 15th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).
AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre insulated type and vented/systen. Install 3kw immersion heater and thermo stat .Provide three tiers of slatted shelves within cupboard
HEATING AND HOT WATER.
Oil fired non condensing domestic central heating boiler with conventional flue terminating min 600mm above ridge. High efficiency panel radiators to all roons all with thermostatically controlled valves. Domestic hot water and Central heating systems to be seperately zoned by motorised valves...
SOIL DRAINS.
All drains to septic tank/cesspool.
All drains in 110mm dia pvc with flexible joints and laid to 1:40 falls in 150 mm pea gravel bed and surrounds.Cap any trenches beneath driveway with 1:3:6 concrete.Sleeve all pipes through or under raft/foundations with 150mm dia pvc pipes.
Inspection chambers of D.S.M.A type unversal to suit manufacturers information details,For depth and dia.
The cesspool is to be







NOTES -
FOUNDATIONS.
Concrete reinforced foundations strictly in accordance with Structural Engineers details to take into account site conditions and soil report.
FLOOR.
Concrete reinforced floor as specified by Structural Engineer. Floor finish 2 coats of water baced liquid dpm over floor and turned up at sides to link with D.P.C. 50mm Jablite floor insulation. 18mm Moisture resistant T&G Chipboard floor. Provide 50x50mm timber support battens in all doorways. Ensure 10mm Gap around all perimeters for expansion of boards. All joints to be Glued with P.V.A Glue and Pinned. All pipework beneath floors to be lagged and accessible via acting in floor boards.
D.P.M
Provide 1200g Polythene dpm over floor insulation/under Chp,ba 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. Dancore 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 Superglass 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
Movement joints as indicated. Incorporate brickfor or similar expanded metal to mortar coarsing 215mm below all windows
Inner face of all blockwork rendered and skimmed.
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 400mm 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 sore but at 1/third c-c .Double joists beneath all studwork partitions and fix together with 12mm d.g 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 fixed with M/S hangres.
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 OF 100x75mm sole plates and incorperating 2 rows of horizontal noggirns 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.
Redland double Roman roof tiles laid to manufacturers instructions on sarking felt and tile battens 25x38mm. on Trussed Rafters designed and Fabricated to BS.5268 at 600mm c-c at 40 deg Pitch and braced together to BS.5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.Install deminishing trusses/laybaords 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 Facia board offset 200mm from brickwork.6mm masterboard soffit with continuous Glidevale soffit vent strip.Code 4 stepped lead flashing at roof wall abutments and internal cavity stepped dpc tray.Trusses fixed to 75x100mm sw wall plate with galvanised ns 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.
Folshings code 4 Lead at all roof wall/chimney abutments.
CHIMNEYS.
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
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.

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