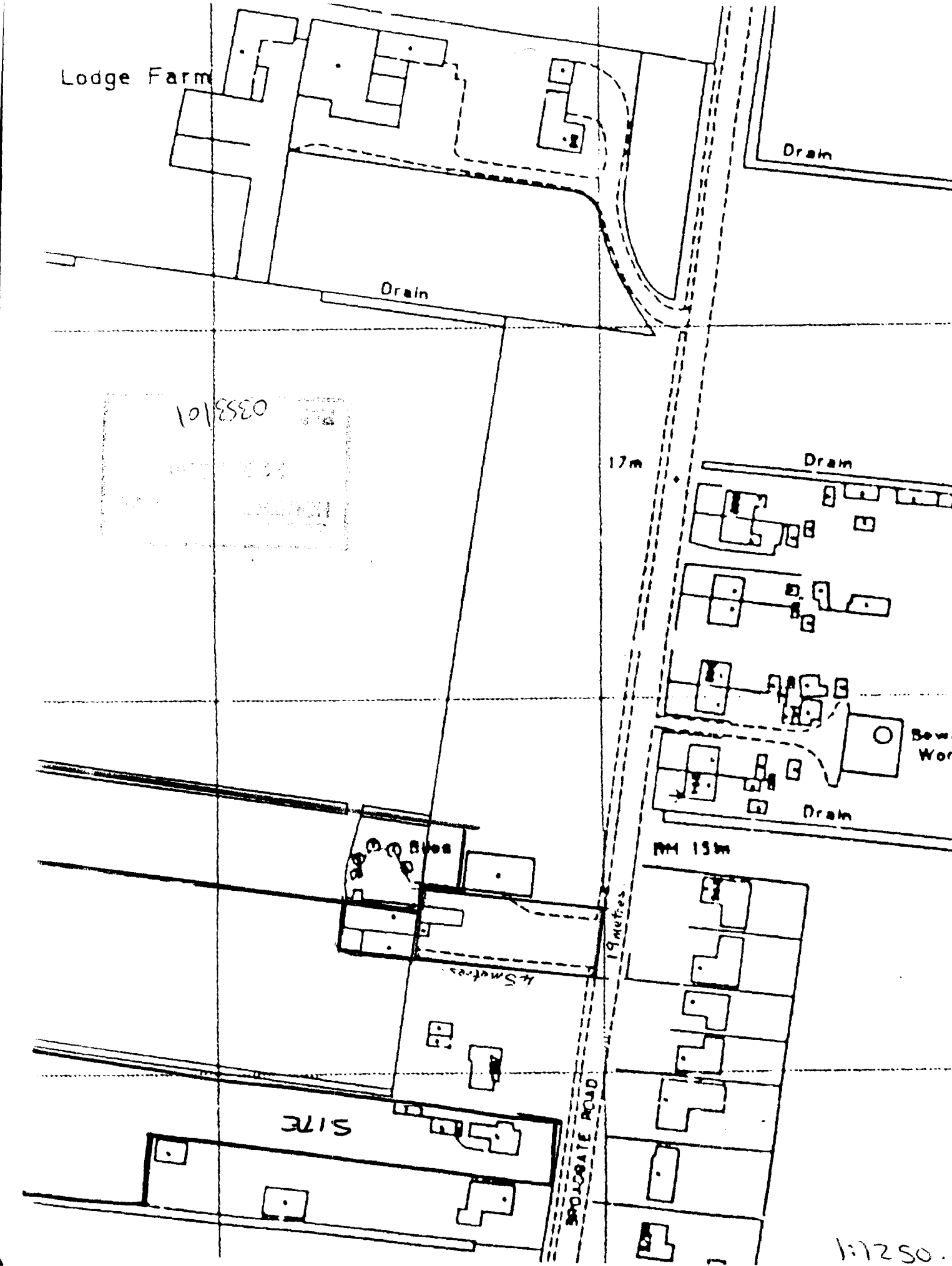
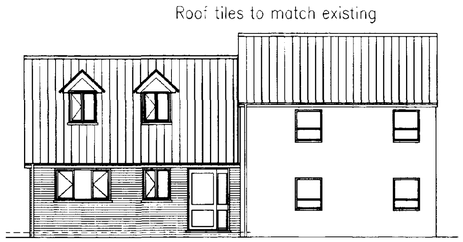
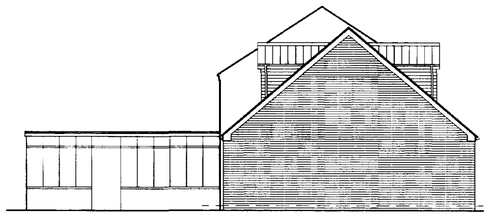

Lodge Farm
Drain
Drain
17m
Drain
Drain
19 metres
SITE
1:1250



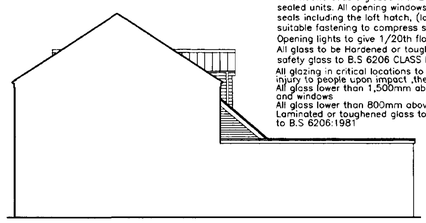

PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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

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FOUNDATIONS.
Foundations to be in compliance with Soil report recommendations.

FLOOR.
Structural Floor to be in compliance with Design recommendations. 50mm Jablite insulation,1200g Polythene dpm linked to dpc 18mm T/G Chipboard with glued joints and timber support battens at all door openings,12mm Perimeter gap for expansion

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

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.Troy 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..

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 aerocted 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.

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

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

SOIL DRAINS.
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 rafl/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pvc or equal as above.
Inspection chambers of O.S.M.A type universal to suit manufacturers instructions and installation details,for depth and dia.
All connected to existing Septic Tank system

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 400mm c-c
Braced together to BS.5268 1985 pt3. 100x25mm cinders 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

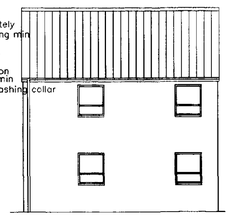
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates

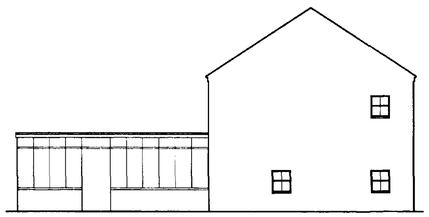
Facia board fitted flush to brickwork.6mm masterboard soffit with continuous Glidevale soffit vent strip. Equivalent to 25mm
Ridge ventilation where necessary to give equivalent of 10mm continuous gap full length of roof

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.

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

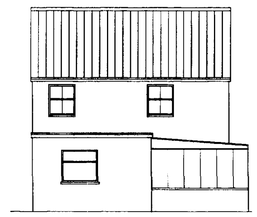
SOIL WASTES.
Machine wastes in 40mm dia PVC
Sink wastes in 40mm dia PVC
Bath wastes in 40mm dia PVC
Shower wastes in 40mm dia PVC
Basin wastes in 32mm dia PVC
Bidet wastes in 32mm dia PVC
Wastes exceeding 2m in length to be 50mm dia
All with 75mm deep seal P traps.All wastes routed seperately to connect 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 apropriate at roof junction



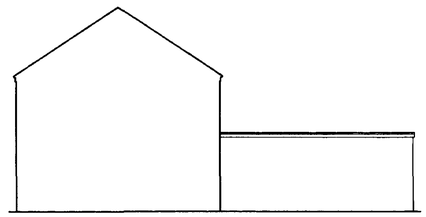


EXISTING FRONT ELEVATION

EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

EGRESS WINDOWS
Egress windows to be provided to all Ground & First 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

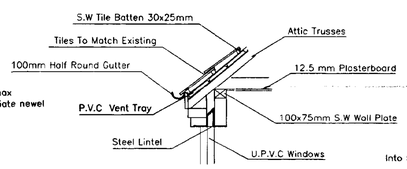
MECHANICAL VENTILATION.
Bathrooms/Ensuites and WCs to have mechanical extractors giving min 15 litres sec extraction,ducted to open air.Kitchen/Utility rooms. to have extraction at a rate of 60litres sec(or ducted cooker hood at 30litres sec)
Rooms with no windows to have fans controlled via light switch 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.

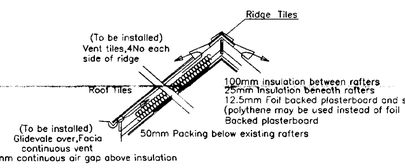
CEILINGS.
Ceilings of 12.5mm Plasterboard and skim or Artex finish through out to BS. 1230 part 1 with sealed and supported cross joints and timber noggins to edges of boards size 30x47mm.
Ramped ceilings to have foil backed plasterboard

STAIRS.
Boulton and Paul standard manufactured staircase as indicated manufactured to BS 585.
Going mav 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.

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).

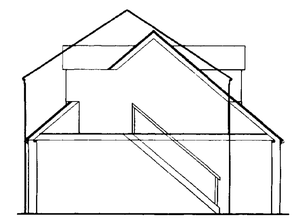



EAVES DETAIL

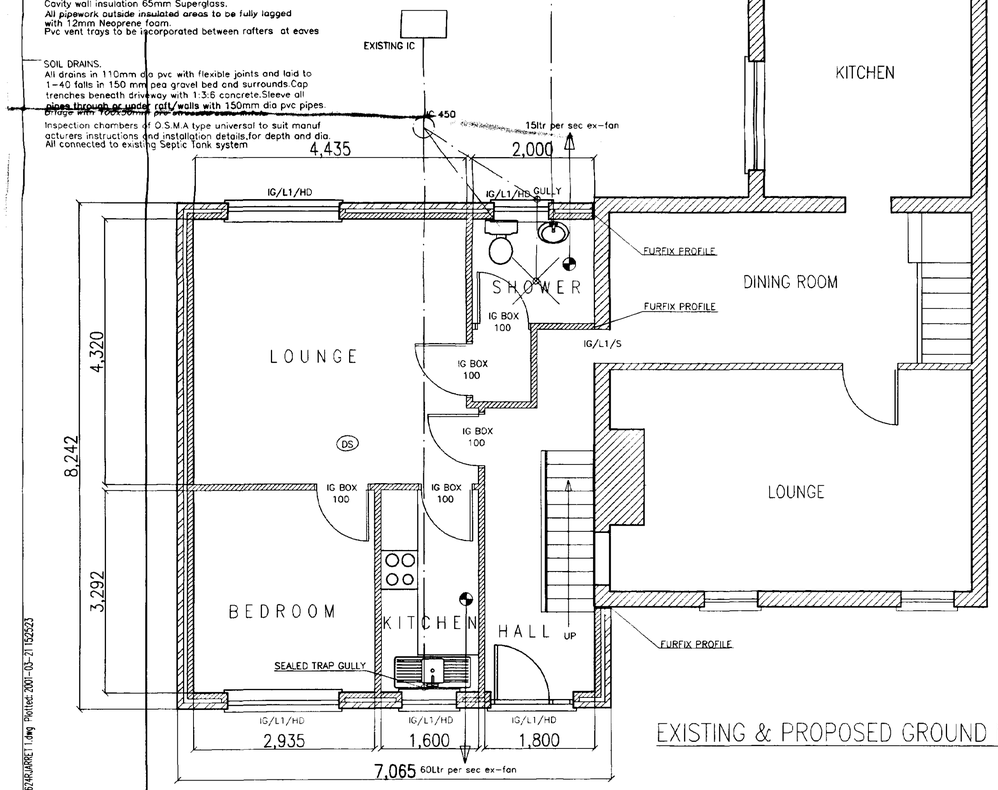



EAVES DETAIL

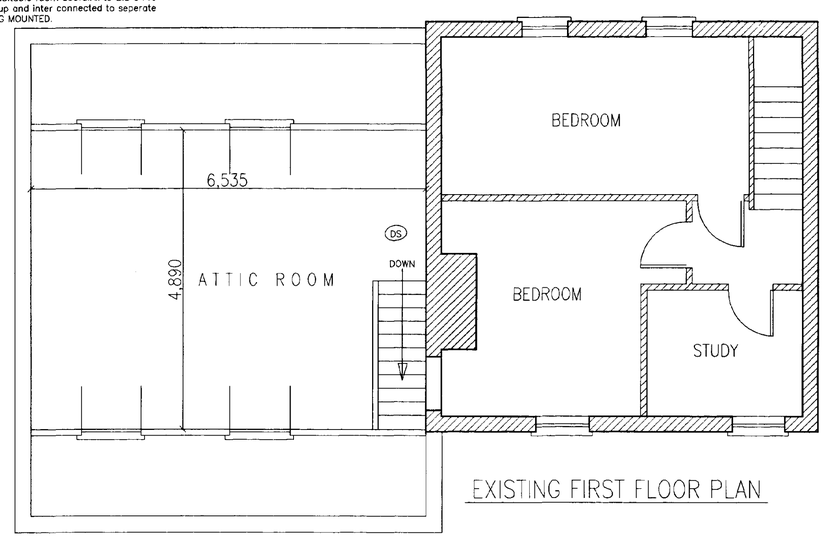
Code 4 stepped lead flashing at roof wall abutments and internal cavity stepped dpc tray.Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-c.Rafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.
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.Al timber SC3 Graded.
Flashings code 4 Lead at all roof wall/chimney abutments.
Area beneath roof tank to be uninsulated to prevent freezing.



TYPICAL SECTION

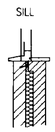


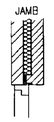

EXISTING & PROPOSED GROUND FLOOR PLAN

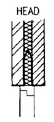



PROPOSED FIRST FLOOR PLAN

EXISTING FIRST FLOOR PLAN




HEAD CILL JAMB DETAILS

DRAWING/FILE No 624 RJ1
PROJECT
EXTENSION TO DWELLING FORMING ACCOMMODATION FOR ELDERLY RELATIVES

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| SCALE | 1:50 |
| DATE | 09/03/2001 |
| DRAWN | M.D.BROKER |
| Issued | |
| Revisions | |

SOUTH HOLLAND DC HOUSING & PLANNING 22 MAR 2001 Ref. 0363/1a1

DEPOSITED PLANS

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
WISBECH ST MARY
WISBECH CAMBS.PE13 4RW

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DAVID BROKER DESIGN SERVICES

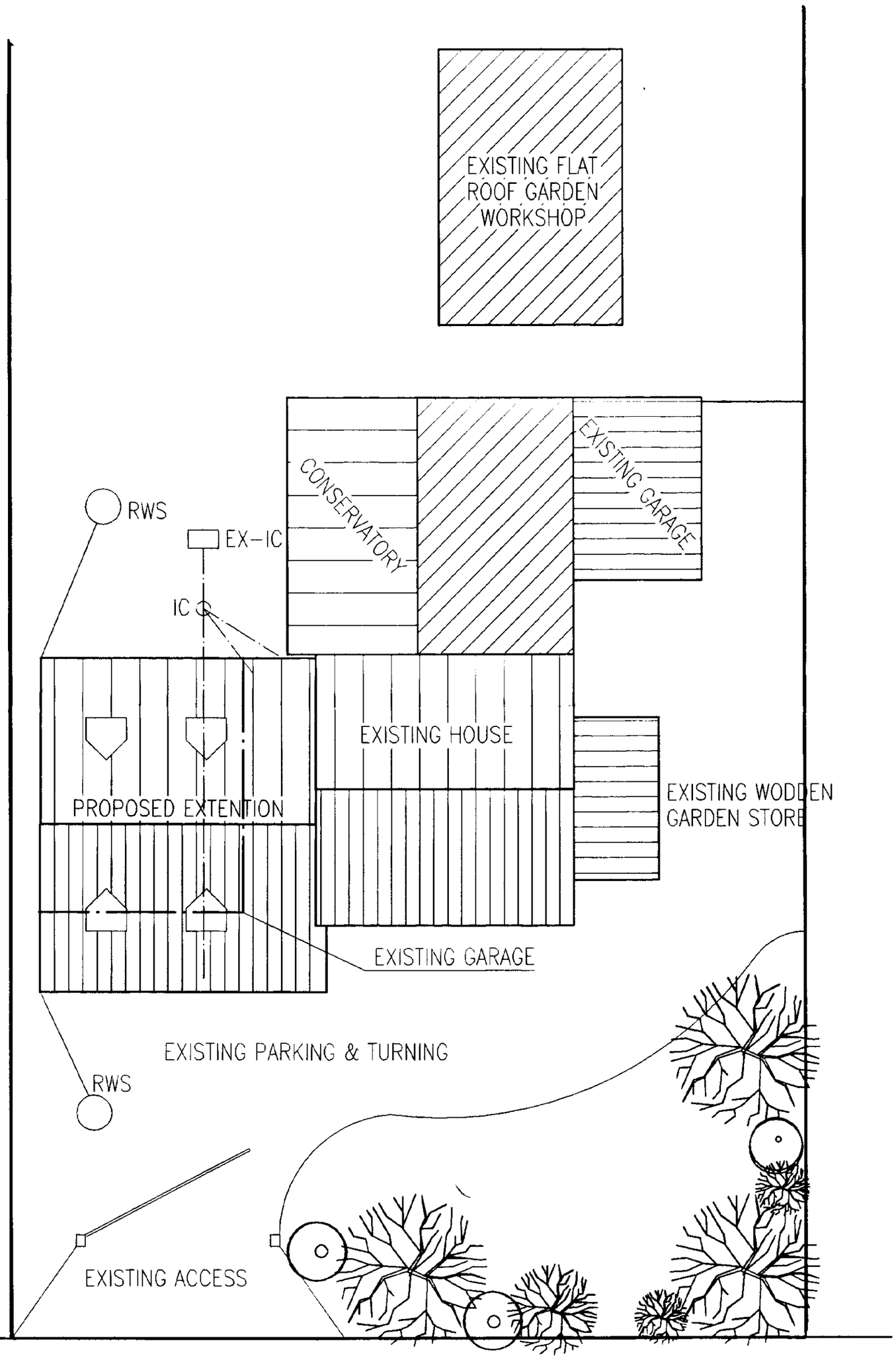
2000

CONCEPT COMPUTER AIDED DESIGN ARCHITECTURE

CLIENT

MR/MRS JARRETT

285 BROADGATE ROAD SUTTON ST EDMUNDS




FOOT PATH

BROADGATE ROAD

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
22 MAR 2001
Ref: 03531/01

DRAWING/FILE No 624 RJ1

PROJECT

PROPOSED BLOCK PLAN

| | |
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| DATE | 09/03/2001 |
| DRAWN | M.D.BROKER |
| Issued | |
| Revisions | |

ARCHITECTURAL TECHNICIANS
DANBROOKE HOUSE STATION ROAD
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Telephone 01945 410421

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