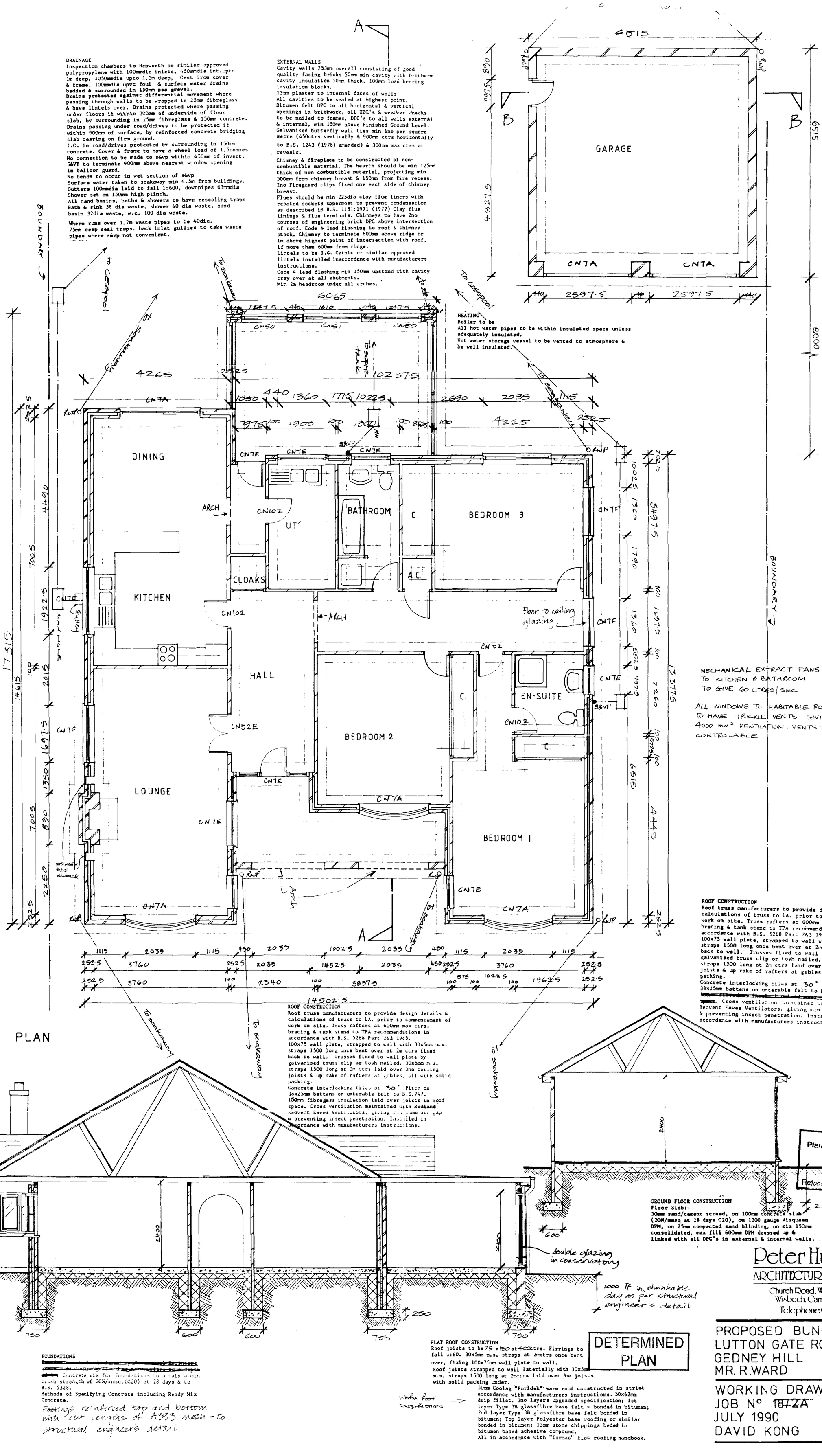
DRAINAGE
Inspection chambers to Hepworth or similar approved polypropylene with 100mmdia inlets, 450mmdia int.upto 1m deep, 1050mmdia upto 1.5m deep, Cast iron cover & frame. 100mmdia upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground.
I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5tonnes
No connection to be made to s&vp within 450mm of invert.
S&VP to terminate 900mm above nearest window opening in balloon guard.
No bends to occur in wet section of s&vp
Surface water taken to soakaway min 4.5m from buildings.
Gutters 100mmdia laid to fall 1:600, downpipes 63mmdia
Shower set on 150mm high plinth.
All hand basins, baths & showers to have resealing traps
Bath & sink 38 dia waste, shower 40 dia waste, hand basin 32dia waste, w.c. 100 dia waste.

Where runs over 1.7m waste pipes to be 40dia.
75mm deep seal traps. back inlet gullies to take waste pipes where s&vp not convenient.

EXTERNAL WALLS
Cavity walls 253mm overall consisting of good quality facing bricks 50mm min cavity with Dritherm cavity insulation 50mm thick, 100mm load bearing insulation blocks.
13mm plaster to internal faces of walls
All cavities to be sealed at highest point.
Bitumen felt DPC to all horizontal & vertical openings in brickwork, all DPC's & weather checks to be nailed to frames. DPC's to all walls external & internal, min 150mm above Finished Ground Level.
Galvanised butterfly wall ties min 6no per square metre (450ctrs vertically & 900mm ctrs horizontally to B.S. 1243 (1978) amended) & 300mm max ctrs at reveals.

Chimney & fireplace to be constructed of non-combustible material. The hearth should be min 125mm thick of non combustible meterial, projecting min 500mm from chimney breast & 150mm from fire recess. 2no Fireguard clips fixed one each side of chimney breast.
Flues should be min 225dia clay flue liners with rebated sockets uppermost to prevent condensation as described in B.S. 1181:1971 (1977) Clay flue linings & flue terminals. Chimneys to have 2no courses of engineering brick DPC above intersection of roof. Code 4 lead flashing to roof & chimney stack. Chimney to terminate 600mm above ridge or 1m above highest point of intersection with roof, if more than 600mm from ridge.
Lintels to be I.G. Catnic or similar approved lintels installed inaccordance with manufacturers instructions.
Code 4 lead flashing min 150mm upstand with cavity tray over at all abutments.
Min 2m headroom under all arches.



HEATING
Boiler to be
All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented to atmosphere & be well insulated.

MECHANICAL EXTRACT FANS
TO KITCHEN & BATHROOM
TO GIVE 60 LITRES/SEC

ALL WINDOWS TO HABITABLE ROOMS TO HAVE TRICKLE VENTS GIVING 4000 mm² VENTILATION. VENTS TO BE CONTROLABLE

ROOF CONSTRUCTION
Roof truss manufacturers to provide design details & calculations of truss to LA. prior to commencement of work on site. Truss rafters at 600mm max ctrs, bracing & tank stand to TPA recommendations in accordance with B.S. 5268 Part 2&3 1985.
100x75 wall plate, strapped to wall with 30x5mm m.s. straps 1500 long once bent over at 2m ctrs fixed back to wall. Trusses fixed to wall plate by galvanised truss clip or tosh nailed. 30x5mm m.s. straps 1500 long at 2m ctrs laid over 3no ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 30° Pitch on 38x25mm battens on unterable felt to B.S.747.
150mm fibreglass insulation laid over joists in roof space. Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturers instructions.

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Concrete interlocking tiles at 30° Pitch on 38x25mm battens on unterable felt to B.S.747.
150mm fibreglass insulation laid over joists in roof space. Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturers instructions.

PLAN

All windows to be double glazed

FOUNDATIONS
[redacted] Concrete mix for foundations to attain a min crush strength of 20N/mmsq.(C20) at 28 days & to B.S. 5328.
Methods of Specifying Concrete including Ready Mix Concrete.
Footings reinforced top and bottom with cut lengths of A393 mesh - to structural engineers detail

FLAT ROOF CONSTRUCTION
Roof joists to be 75 x150 at 400ctrs. Firrings to fall 1:60. 30x5mm m.s. straps at 2mctrs once bent over, fixing 100x75mm wall plate to wall.
Roof joists strapped to wall laterially with 30x5mm m.s. straps 1500 long at 2mctrs laid over 3no joists with solid packing under.
Warm roof construction → 50mm Coolag "Purldek" warm roof constructed in strict accordance with manufacturers instructions. 50x62mm drip fillet. 3no layers upgraded specification; 1st layer Type 3B glassfibre base felt - bonded in bitumen; 2nd layer Type 3B glassfibre base felt bonded in bitumen; Top layer Polyester base roofing or similar bonded in bitumen; 13mm stone chippings beded in bitumen based adhesive compound.
All in accordance with "Tarmac" flat roofing handbook.

GROUND FLOOR CONSTRUCTION
Floor Slab:-
50mm sand/cement screed, on 100mm concrete slab (20N/mmsq at 28 days C20), on 1200 gauge Visqueen DPM, on 25mm compacted sand blinding, on min 150mm consolidated, max fill 600mm DPM dressed up & linked with all DPC's in external & internal walls.

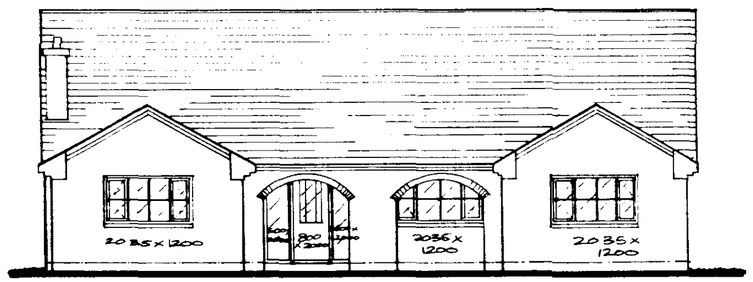
DETERMINED PLAN

Planning Ref 0625/03

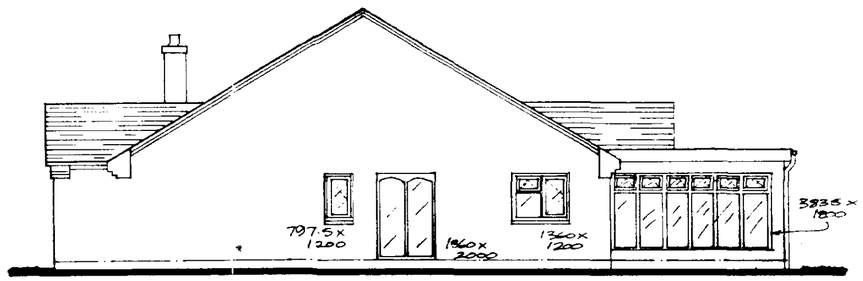
Peter Humphrey
ARCHITECTURAL TECHNICIAN
Church Road, Wisbech St Mary,
Wisbech, Cambs, PE13 4RN
Telephone 0945 81619

PROPOSED BUNGALOW
LUTTON GATE ROAD
GEDNEY HILL
MR. R.WARD

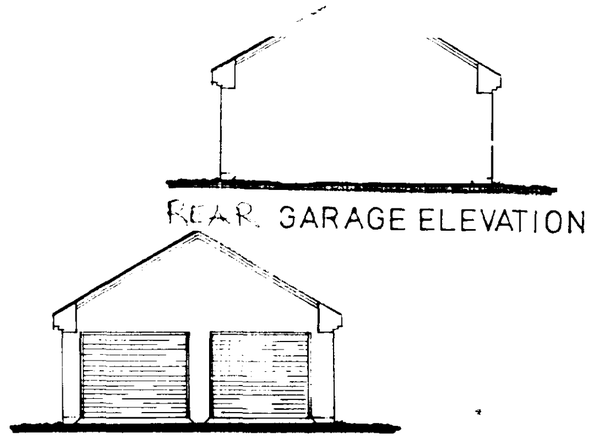
WORKING DRAWING 1:50
JOB N° ~~1872A~~ 2603
JULY 1990
DAVID KONG



FRONT ELEVATION

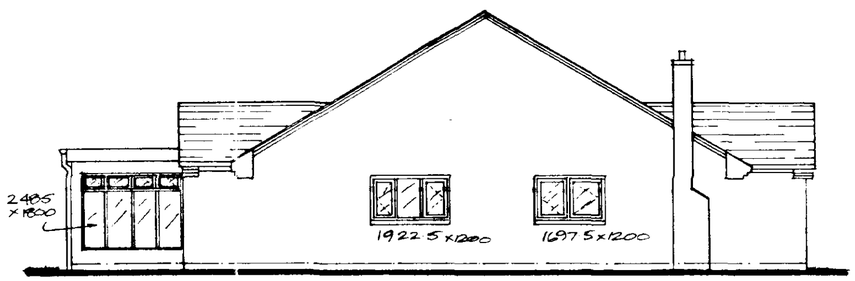


SIDE ELEVATION

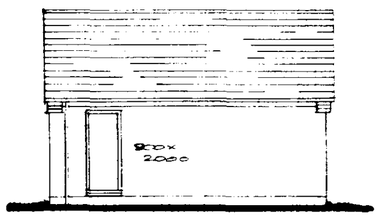


FRONT GARAGE ELEVATION

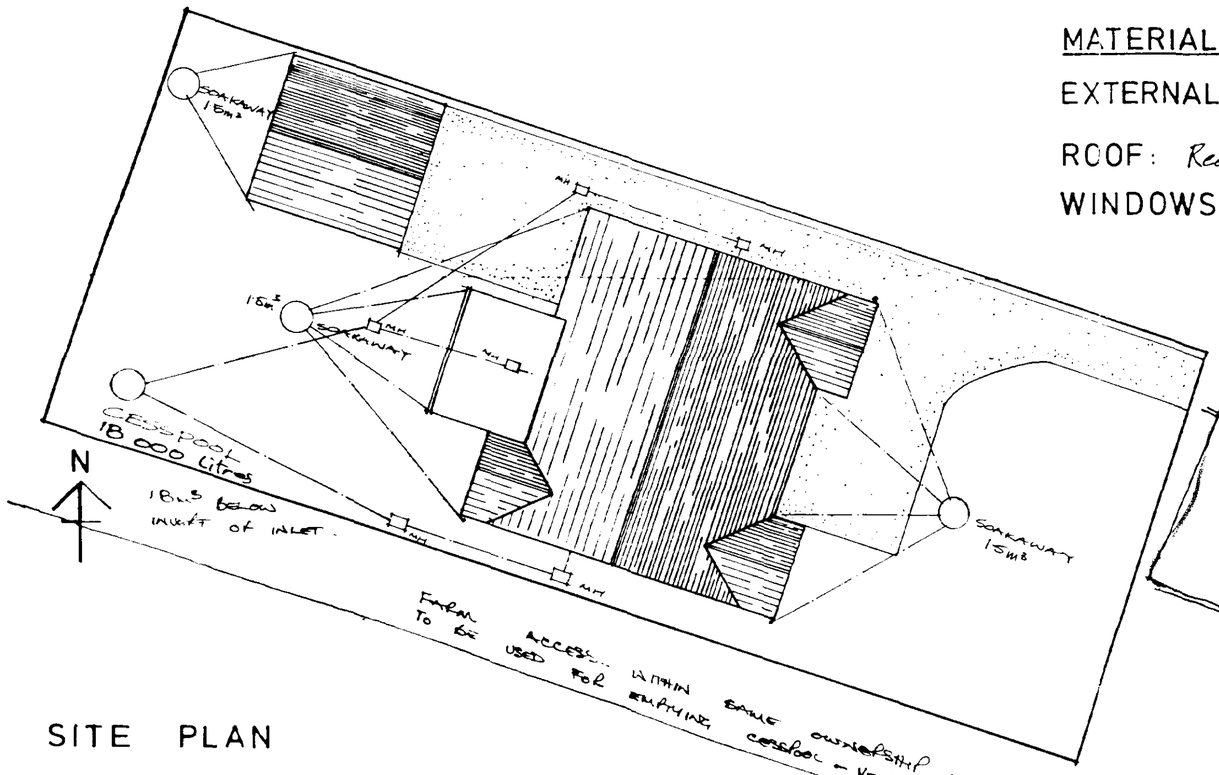
REAR ELEVATION



SIDE ELEVATION



SIDE GARAGE ELEVATION



SITE PLAN

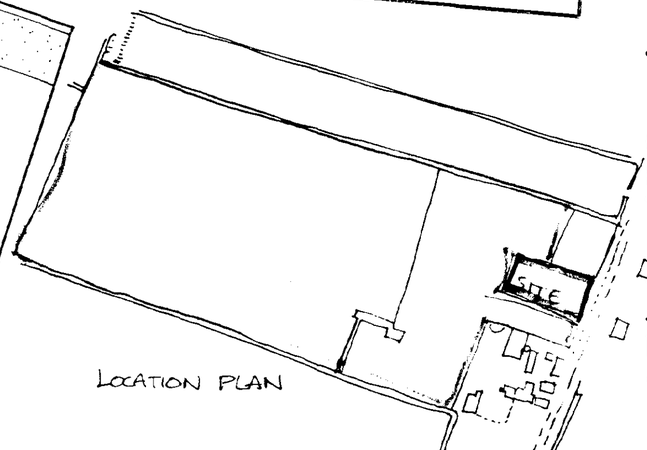
MATERIALS

EXTERNAL WALL: *Buff Brick - Nottingham Amber Ruffec*

ROOF: *Redland Regent tiles - Farmhouse Red*

WINDOWS: *Hardwood.*

DETERMINED PLAN



LOCATION PLAN

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1:100 1:200
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Planning Development
16 MAY 2003