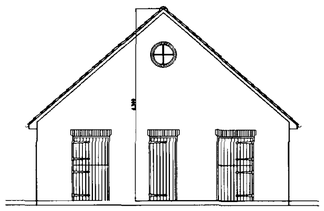
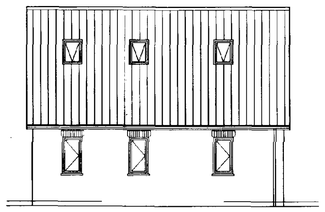
DAVID BROKER DESIGN SERVICES
2000
CONCEPT
ARCHITECTURE
COMPUTER AIDED DESIGN

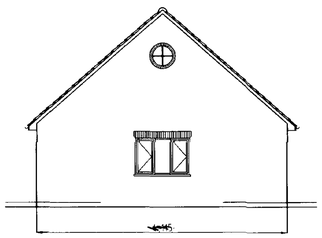
CLIENT
MR LAVERY
LUTTON GATE ROAD SUTTON
ST EDMONDS



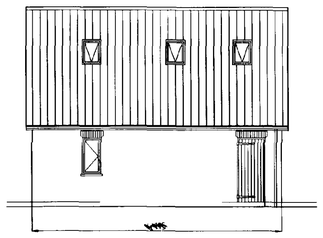
PROPOSED FRONT ELEVATION



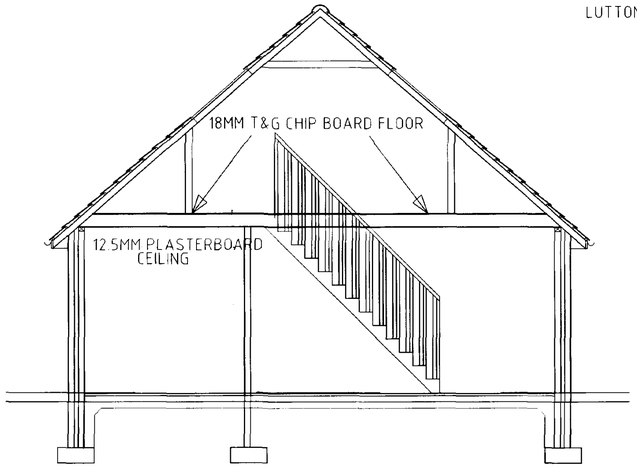
PROPOSED SIDE ELEVATION



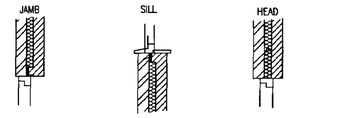
PROPOSED REAR ELEVATION



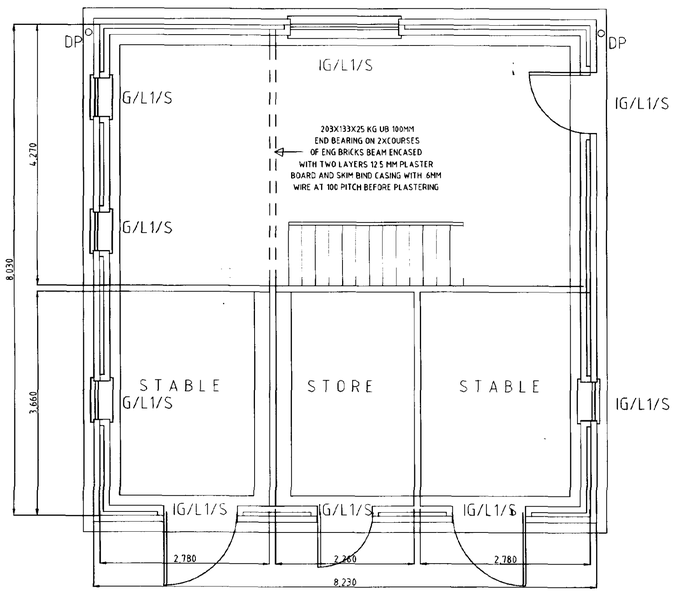
PROPOSED SIDE ELEVATION



TYPICAL SECTION



TYPICAL HEAD SILL & JAMB DETAIL



PROPOSED FLOOR PLAN

NOTES:-
FOUNDATIONS.
Concrete strip foundations, min depth 1000mm
600mm wide to cavity walls, 600mm to internal walls.
Founds to be 250mm thick.
FLOOR.
150mm consolidated and blinded hardcore backfilled and rammed to internal founds. 1200g polythene DPM turned up at sides and linked to DPC. 100mm oversite concrete with A142 mesh in top for crack control. 50mm cement sand screed finish.
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.Tray d.p.c over all IG Lintels with weepholes to outer leaf.
Dpc,s to rereaks 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 aeroated 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.
Cavity to extend min 150mm below dpc at perimeters.

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.
AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre insulated type and vented/system. Install 3kw immersion heater and thermo stat .Provide three tiers of slatted shelves within cupboard

ELECTRICS.
Electrical installation to conply with 16th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).

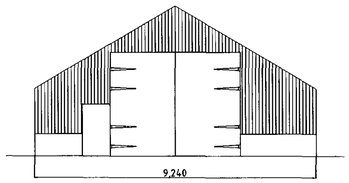
GLAZING.
All windows Hardwood or UPVC double glazed with 20mm sealed units. All opening windows and doors to have full draft seals.
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardened or toughened to B.S 6262 with safety glass to B.S 6206 CLASS B.

ROOF.
Tiles to match existing dwelling laid to manufacturers instructions on sarking felt and tile battens 25x38mm. on Trussed Rafters designed and fabricated to BS.5268 1985 pt3. 100x25mm binders at joist and ridge nodes and at plane of truss webs.

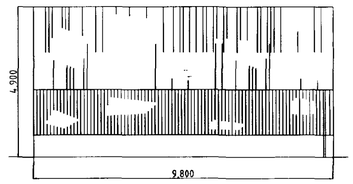
Diagonal bracing 100x25mm running from eaves to inner binders on top of ceiling joists and inner truss plane.75x100mm wall plates Facia board offset 250mm from brickwork.6mm masterboard soffit with continuous Gildevale soffit vent strip.

Trusses fixed to 75x100mm sw wall plate with galvanised ms truss clips.Plate strapped to blockwork with Catnic straps 1200x5mm at 2m c-cRafters strapped to gables with 1200x5mm straps spanning min 3no rafters and fixed to 75x38 mm noggins between rafters.Ceiling joists strapped likewise.

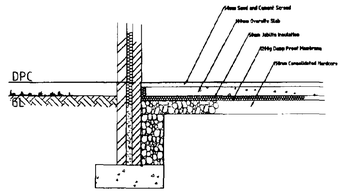
STAIRS.
Boulton and Paul standard manufactured staircase as indicated manufactured to BS 585
Going 220mm Rise 220mm Tread depth 250mm.Pitch max 42 deg clear width 1000mm Handrail with intermediate newel posts ,height 900mm above pitch line and to landings,terminating in scrolls or other suitable fittings.
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.

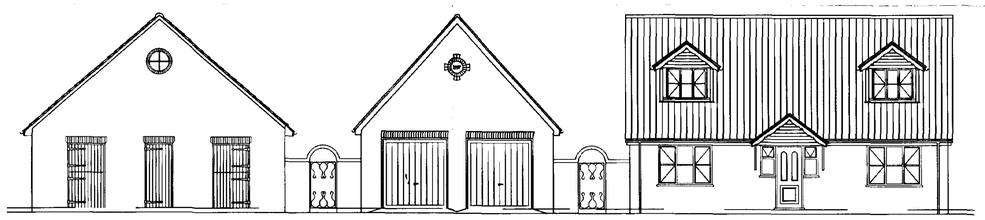


EXISTING FRONT ELEVATION

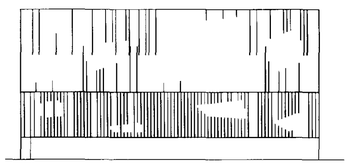


EXISTING SIDE ELEVATION





PROPOSED FRONT ELEVATION EXISTING GARAGE EXISTING HOUSE



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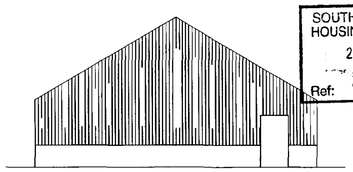

EXISTING REAR ELEVATION

SOUTH HOLLAND DC
HOUSING & PLANNING
25 AUG 1999
Ref: 0824/99

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.

FILE No MR LAVERLY
SCALE 1:50
DATE 11/99
DRAWN D.M.BROKER

FLOOR PLANS & ELEVATIONS
FOR PROPOSED STABLES
& GARDEN STORES

Issued
Revisions

ARCHITECTURAL TECHNICIANS
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WISBECH ST MARY
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