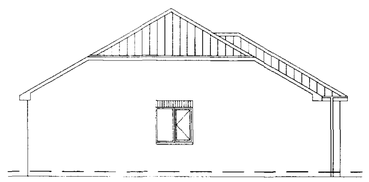
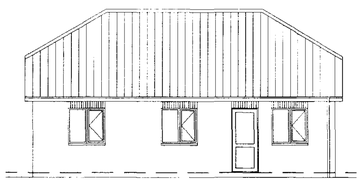


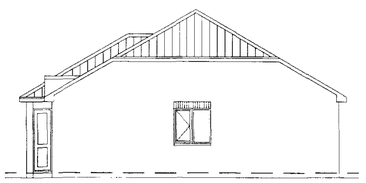
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SOIL DRAINS.
All drains to 600 Gallon Septic tank.
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 raft/walls with 150mm dia pvc pipes.
Bridge with 100x50mm pre stressed conc lintels
Inspection chambers of O.S.M.A type unversal to suit manufacturers instructions and installation details for depth and dia.
The sub-irrigational drainage system to the cesspool is to be determined by Percolation tests in accordance with provisions of clause 15.3.2 of BS6927:1983. The applicant is responsible for carrying out the tests and the minimum requirement is 25m of sub-irrigational drainage or such length as may be determined by the tests, whichever is the greater. It is recommended by the Council that the septic tank/cesspool and settlement tanks are sited a minimum 12m from dwelling, it is essential that the drainage falls to the septic tank are 1 in 40 and that the tank, particularly the bottle type is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level. 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 sewage effluent into the underground strata. Anglian Water DO NOT permit septic tank soakaway systems to be situated within 5m of any watercourse or to discharge effluent directly or indirectly into the aquifier.
Should the percolation test prove unsatisfactory for septic tank drainage due to impervious soil conditions such as clay, then a cesspool of 18,000 litres (4000 Gallons) capacity must be used.

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

HEATING AND HOT WATER
Oil fired non condensing domestic 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.
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.

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.

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 ac 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 to 1m cube rubble filled soakaways min 5m from buildings.
Gutters 110mm square line UPVC. Down pipes in 65mm dia pvc.

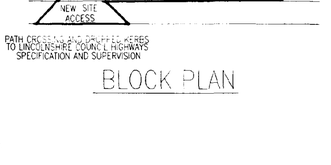
FLOOR.
Ground bearing floor slab.
Strip back 150mm approx vegetable soil.
150mm consolidated and blinded hardcore backfilled and rammed to internal foundations.50mm Jablite insulation with 100mm upstand around edges.1200 Ploythene dam linked to dpc.
100mm site concrete.50mm cement sand screed.

FOUNDATIONS.
Concrete strip foundations,min depth 750mm or 1m where subsoil is of a shrinkable nature.
600mm wide to cavity walls, 600mm to internal walls.
Founds to be 250mm thick.Reinforced to soft spots as necessary

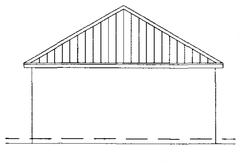
MECHANICAL VENTILATION.
Bathrooms/Ensuites and WCs to have mechanical extractors giving min 15 litres sec extraction,ducted to open air.Kitchen/Utility rooms. to have extraction at a rate of 60litres sec(or ducted cooker hood at 30litres sec)
Rooms with no windows to have fans controlled via light switch with 15min overun facility
All habitable rooms to have background ventilation of 8,000mm sq and kitchen/ utility,toilets/bathrooms 4,000mm sq.respectivey (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.

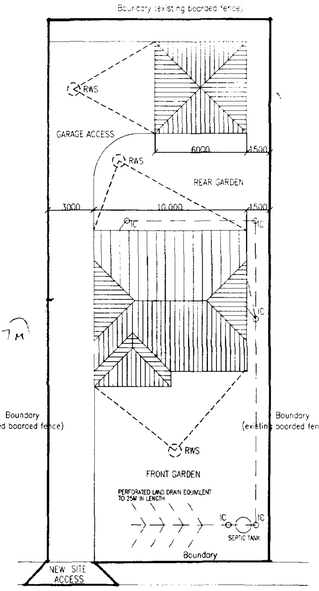
ELECTRICS.
Electrical installation to comply with 16th Edition IEE wiring regulations.Note provide lighting in roof space for safe access and working to roof tanks(close to hatch).



FRONT ELEVATION



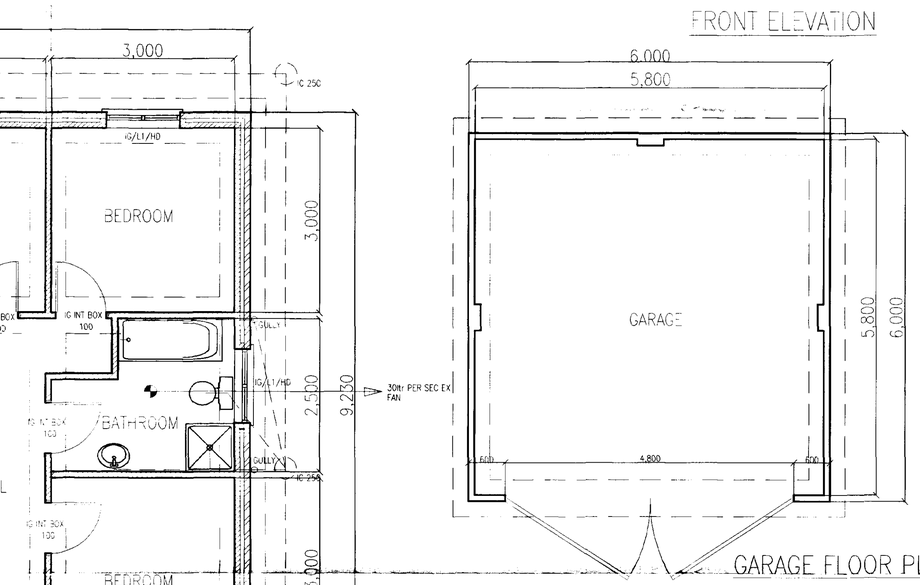
SIDE ELEVATION



PATH CROSSING AND DRIVEWAY TO BE AGREED TO LINCOLNSHIRE COUNCIL HIGHWAYS SPECIFICATION AND SUPERVISION

BLOCK PLAN

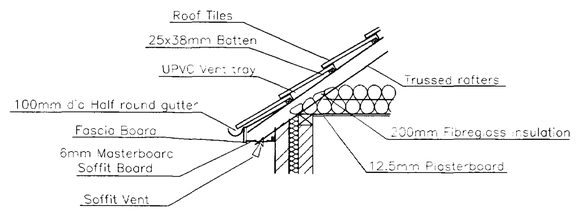
FLOOR PLAN



GARAGE FLOOR PLAN

REAR ELEVATION

SIDE ELEVATION



EAVES DETAIL

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 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 aerated 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.

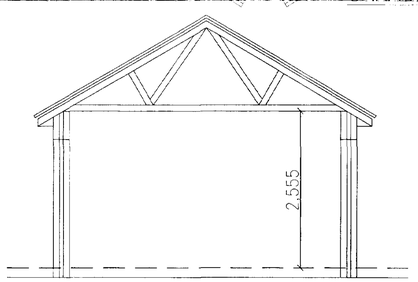
GLAZING
All windows double glazed with 28mm sealed units. All opening windows and doors to have full draft seals including the loft hatch, (loft hatch to be fitted with suitable fastening to compress seal)
Opening lights to give 1/20th floor area in ventilation
All glass to be Hardenec or toughened to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

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

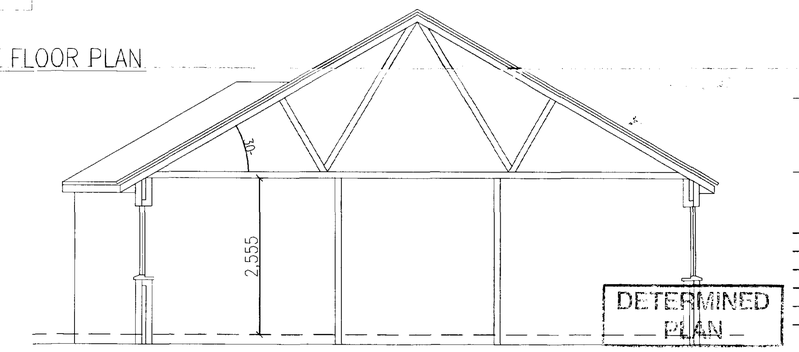
Deminishing trusses/layboards and valley trays or tiles to roof intersections and manufacturers compound truss as appropriate.

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

Facia board offset 250mm from 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
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 1985 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.



TYPICAL SECTION



TYPICAL SECTION

DAVID BROKER DESIGN SERVICES
2000 CONCEPT
COMPUTER AIDED DESIGN
ARCHITECTURE

CLIENT
MR J W WHITWELL
CROSS ROAD SUTTON ST EDMONDS

DRAWING/FILE No 681JW1
PROJECT
PROPOSED 3 BEDROOM BUNGALOW WITH DETACHED DOUBLE GARAGE
PLANS SECTIONS & ELEVATIONS

SCALE	1:50 1=100
DATE	01/10/2001
DRAWN	M.D.BROKER
Issued	
Revisions	

SOUTH HOLLAND DC
HOUSING & PLANNING
15 OCT 2001

ARCHITECTURAL TECHNICIANS
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