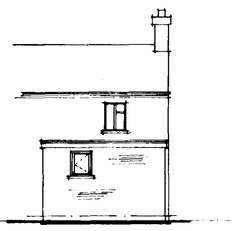


Side



Rear

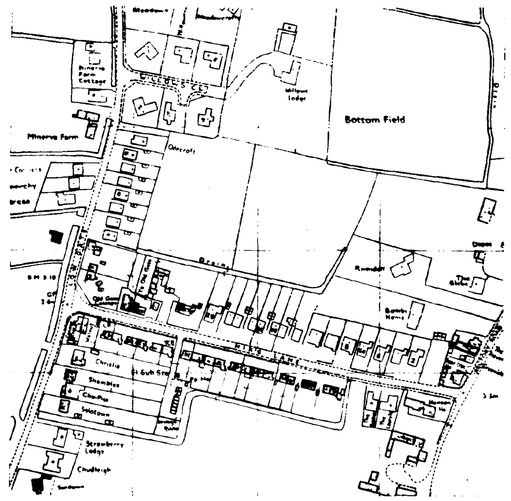


Side

WINDOWS
All windows to be double glazed & fitted with trickle vents giving 4000mm sq. ventilation. Vents located so as not to give draughts.
All glass lower than 1.5m above floor level,to doors, adj. sidelights and windows,and lower than 800mm above floor level should be break safety glass or laminated or toughned glass to BS6206:1981.

EXTRACTOR FANS
All bathroom, ensuits & w.c.'s to have mechanical extractor fans. Extraction rate to be 15 litres per second.
Kitchen extractor fan to give 60 litres per second extraction, or incorporated within cooker hood and capable of extracting a rate of 30 litres per second.
Extractor fans ducted to outside

DRAINAGE
Inspection chambers to Hepworth or similar approved polypropylene with 100mm dia. inlets, 450mm dia.int. upto 1m deep, 1050mm dia. upto 1.5m deep. Cast iron cover & frame. 100mm dia. 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 1.5 tonnes.
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 112mm dia. laid to fall 1:600, downpipes 68mm dia.
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 32 dia.waste, w.c. 100 dia.waste.
Where runs over 1.7m waste pipes to be 40 dia.
75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.
ALL DRAINS TO BE 100mm DIA. UPVC
FALLS TO BE:- 1:40 BETWEEN SVP and I.C.
1:70 BETWEEN I.C. and I.C.
1:70 BETWEEN RWP and SOAKAWAY


Bottom Field
Minerva Farm
Aberaeron
Whitmore Lodge
Strawberry Lodge
Chudleigh
Rectory Farm Cottage
Rectory Farm Barn
Rectory Farm House
Rectory Farm Bungalow
Rectory Farm Cottages
Rectory Farm Barn
Rectory Farm Barn
Rectory Farm Barn