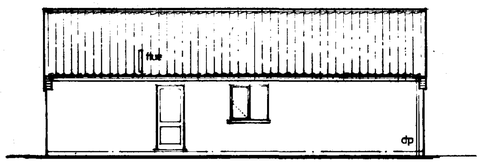
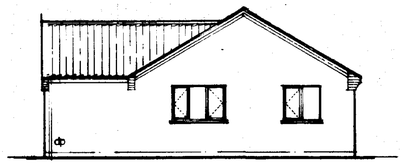


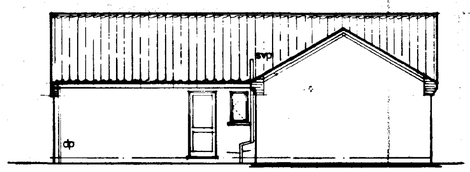
FRONT



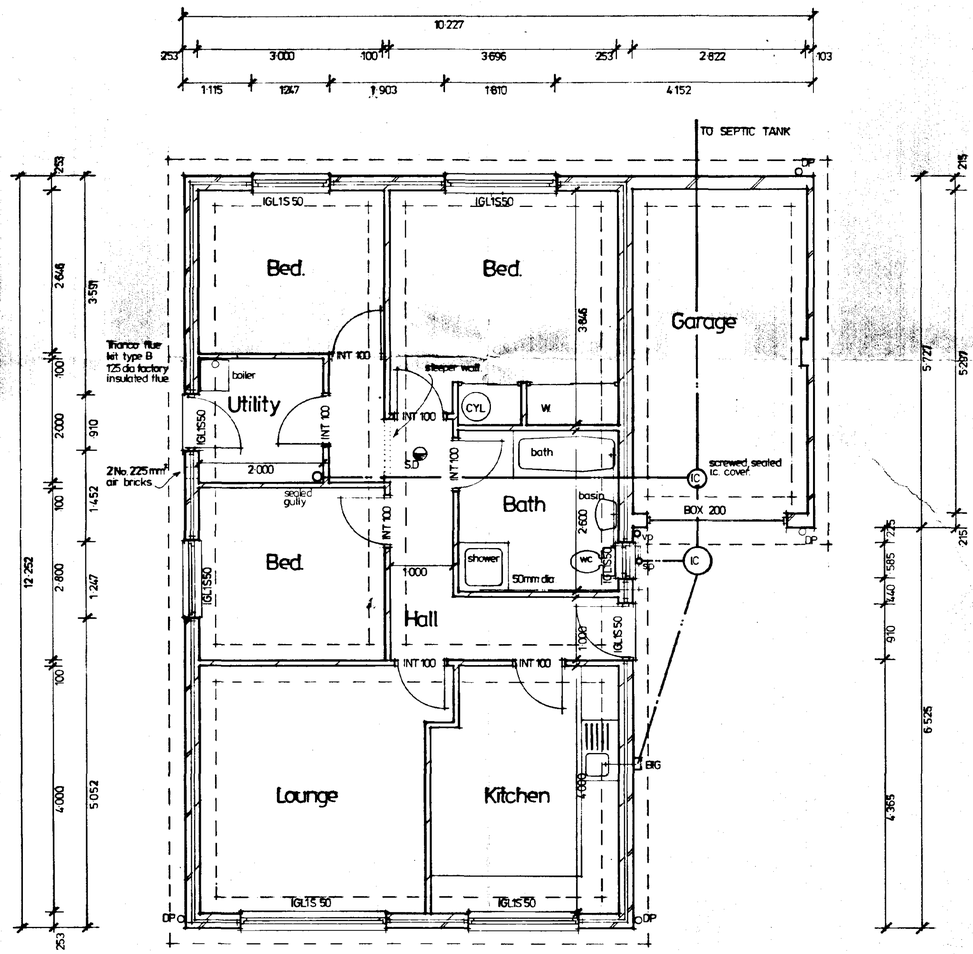
SIDE



REAR



SIDE



FLOOR PLAN

DRAINAGE
Inspection chambers to be Hepworth or similar approved polypropylene with 100mm dia. inlets, 450 dia. ins: upto 1m deep, 1050mm dia., Up to 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 protectedl 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 balloon guard.
No bends to occur in wet section of s&vp. Boxed in S&VP to terminate with ventilator tile.
Shower set on 150mm high plinth.
Front panel to shower to be screwed to allow access to clean waste.
All hand basins, baths & showers to have roseating 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

Incorporate septic tank/cesspool depending on out-come of suitable soakage test carried out on site by applicant. Cesspools to have capacity of at least 18,000 litres(18m³).
Septic tanks should have a capacity of at least 2,700 litres (2.7m³)

RAINWATER DRAINAGE
Surface water taken to soakaway min 4.5m from buildings.
Gutters 112mm dia. laid to fall 1:600, downpipes 68mm dia.
Where R.W.P. disperses on to roof, shoe to be fitted to bottom. Weather tile provided under shoe.

FOUNDATIONS
FOUNDATION DESIGN AS STRUCTURAL ENGINEERS DETAILS.

ALL DRAINS 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

BELOW DPC WALLS.
Incorporate 7N/mm² block below Ground level. Lean mix concrete fill to cavity below Ground level.

SERVICES BELOW GROUND LEVEL
Where drains pass through walls/footings below ground level to be protected with 0.6mm protection sleeve or similar to prevent entry of vermin.

SUSPENDED FLOORS
Proprietary beam & block to manufacturers specifications, 38mm Jablite insulation, on DPM laid on floor with 65mm screed to be reinforced with chicken wire. Ventilation to floor void maintained with 225 x 75mm air bricks and PVC stepped sleeves at 1.2 m ctrs & to internal walls 225 x 225mm PVC air bricks. (If terra-cotta air bricks are used ctrs to be 450mm).
Incorporate 2 layers brush applied damp proof membrane, this must be bitumen based product & thoroughly dried prior to the installation of polystyrene insulation.

EXTERNAL WALLS
Cavity wall 255mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick, 100mm Thermalite insulating blocks 3.5N. 13mm plaster to internal faces of walls. All cavities to be sealed at highest point .Close reveals with damcore insulated vertical DPC in accordance with manufactures specification. DPC's to all walls external & internal, min 150mm above Finished Ground Level. DPC to be linked/lapped with DPM.
Galvanized butterfly wall ties 6 no. per square metre (450 ctrs vertically & 900 ctrs horizontally to B.S.1243 (1978) amended) & 300 mm max. ctrs at reveals.

LINTELS
Lintels to be LG. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
LG. lintels to have cavity tray over.
Min. 2m headroom under all arches.
Steel beams to be designed by Structural Engineer.

CEILINGS
12.5mm plasterboard ceiling to underside of joists.
Shiplap boarding to all external ceilings.
Artex or plaster skim finish.

SMOKE DETECTORS
Smoke detectors to be interconnected and run off mains with separate circuit at distribution board, to a min standard of BS:5839:Part 1: Standard L.3..

DRAFT PROOFING
Limiting infiltration
The following methods satisfy the requirements:-
c. Fitting draught-stripping in the frames of openable elements on windows, doors and roof lights.
d. Sealing around floor and ceiling hatches.
e. Ensuring boxing for concealed services is sealed at floor and ceiling levels and sealing pipes. Services where they penetrate or project into hollow constructions or voids.

WINDOWS
All windows to be double glazed and fitted with trickle vents providing the following background ventilation:-
Habitable rooms 8,000mm²
Kitchen, W.C., Utility and Baths 4,000mm 2
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 toughened glass to B.S. 5620:6:1981.
Double glazing to have min 12mm air gap between glass.

EXTRACTOR FANS
Kitchen to have extract rate of 30 Litres/second adjacent to a hob or 60 Litres/second elsewhere.
Bathrooms to have extract rate of 15 Litres/second.
Utility to have extract rate of 30 Litres/second all ducted to external air.
Internal W.C.
Mechanical extractor capable of extracting air at a rate not less than 3 air changes per hour which may be operated intermittently with 15 minutes overrun

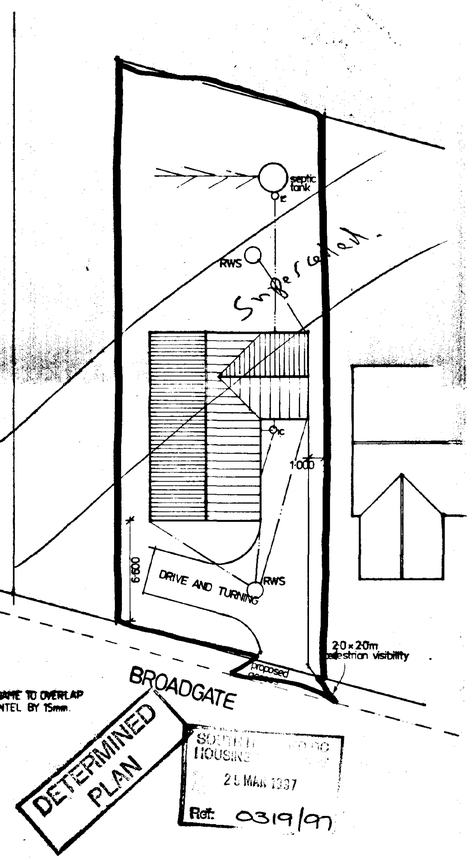
ROOF CONSTRUCTION
Roof truss manufacturers to provide design details & calculations of truss to L.A. prior to commencement of work on site. Truss rafters at 600mm max ctrs., bracing & tank stand to TPA recommendations in accordance with B.S.5268 Part 2&3 1985.
100 x 75 wall plate, strapped to wall with 30 x 5 mm m.s. straps 1500 long once bent over at 2m ctrs. Fixed back to wall. Trusses fixed to wall plate by galvanized truss clip or tosh nailed. 30x 5mm m.s. straps 1500 long at 2m ctrs laid over 3 no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at Pitch on 38x25mm battens on untearable felt to B.S.747.
Roof insulation to be 2 No. layers of 100mm fibreglass insulation running opposite ways.
Cross ventilation maintained with Redland Redvent Eaves Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.
Valleys constructed via GRP valley troughs.
Compound trues to manufacturer's specification.
Roof hatch to be provided to gain access to roof void and water tanks. Moisture resisting chipboard to be used to form a walkway from hatch to tanks
Roof hatches to be insulated & draught sealed & lockable.

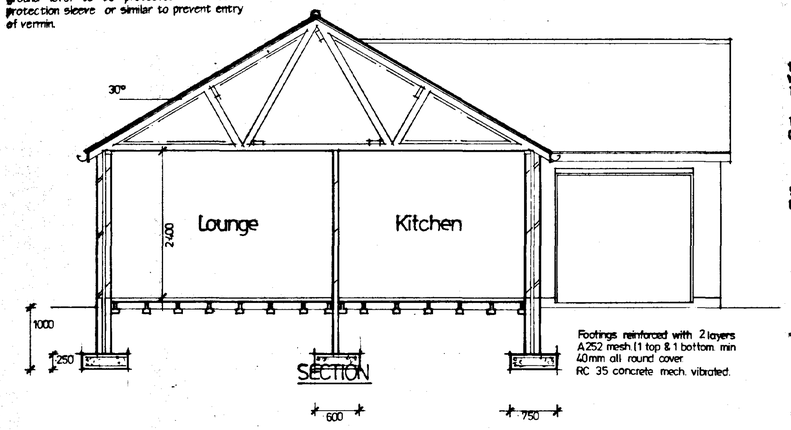
HEATING
Boiler to be oiled fired

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

Heating system to have zone controls, timing controls and boiler interlocks.
Zone controls required for hot water central heating systems, fan controlled electric storage heaters and electric panel heaters to control the temperatures independently in those areas that require different temperatures. The control devices could be room thermostats and /or thermostatic radiator valves at any other suitable temperature sensing devices. Timing devices should be provided to control the periods when heating systems operate. This provision should be made for gas fired and oil fired systems and for systems with solid fuel fired boilers where forced draught fans operate when heat is required.

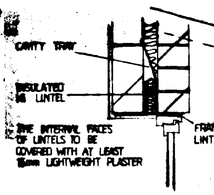
Boiler control interlocks
Gas and oil fired hot water central heating systems controls should switch the boiler off when no heat is required whether control is by room thermostats or by thermostatic radiator valves.
Systems controlled by thermostats should fire only when a space heating or cylinder thermostats is calling for heat.
Systems controlled by thermostatic radiator valves should be fitted with flow control or other devices to prevent unnecessary boiler cycling.
Insulation of hot water storage vessel to be a 25mm thick factory applied coating of P.U. foam having zero ozone depletion potential and a minimum density 30 Kg/m.
Hot water pipes connected to a hot water storage vessel including primary flow and returns to be insulated for at least one metre from their points of connection. Insulation thickness minimum 15mm. hot water cylinder to be foam lagged type.

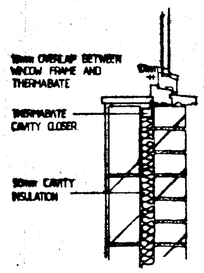




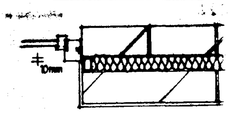
SECTION

Footings reinforced with 2 layers A252 mesh (1 top & 1 bottom min 40mm all round cover
RC 35 concrete mech. vibrated.





1:10 SILL AND LINTEL



1:10 REVEALS

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PROJECT
PROPOSED BUNGALOW
BROADGATE
WHAPLODE DROVE.

CLIENT MR.E.PEGGS.

DATE	SCALE	JOB No.
19.3.97	1:50 1:100	1267-1
REVISED		

British Institute of Architectural Technologists

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