

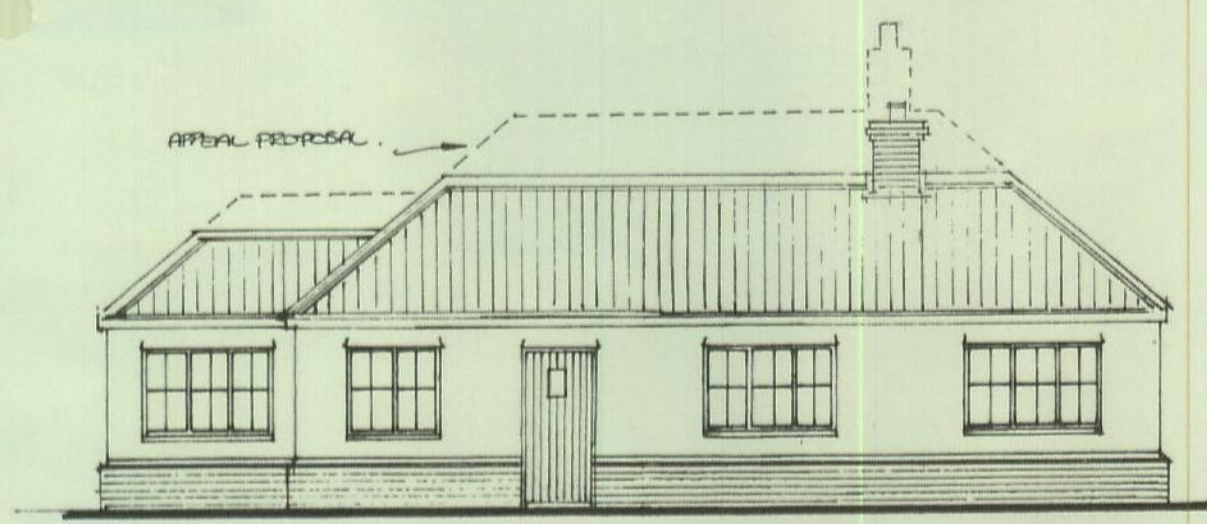
GARAGE ELEVATIONS

MATERIALS SCHEDULE
 Red/Brown tiles to roof.
 Red facing bricks to plinth.
 Render finish above plinth.
 Stained timber windows and doors.

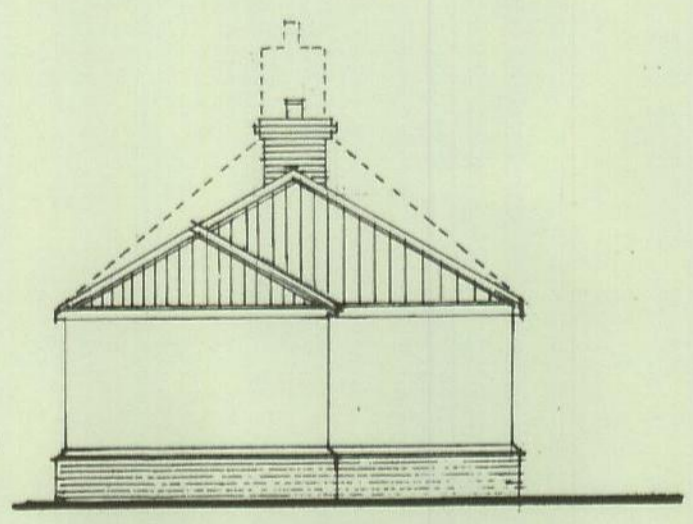
NOTES		
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REVISIONS		
<div>Rev A 20.03.03 Toilet door to open outwards</div>		
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<div><div>Title</div><div>PROPOSED BUNGALOW AND DETACHED GARAGE</div><div>R/O 83 GROVE ROAD RAYLEIGH ESSEX</div></div>		
<div><div>Client</div><div>MARDEN HOMES PLC</div></div>		
<div><div>Scales</div><div>1:50, 1:100</div></div>	<div><div>Date</div><div>Jan. 03</div></div>	
<div><div>John R A Jackson</div><div>Architectural Design Associates</div><div>93 Kings Road Westcliff-on-Sea Essex SS0 8PH</div></div>		
<div><div>TOWN PLANNING DETAILS</div></div>		
<div><div>Tel: Southend (01702) 473219 Mobile 07957 625111 E-mail johnjackson@aol.com</div></div>		<div><div>1149.01A</div></div>

27 JAN 2002

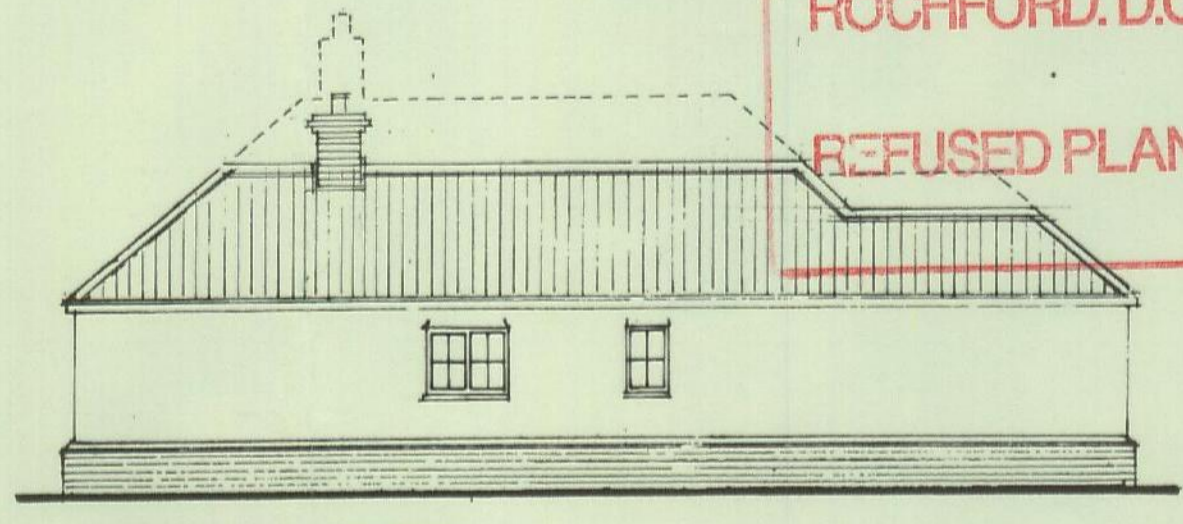
ROCHFORD.D.C
REFUSED PLAN



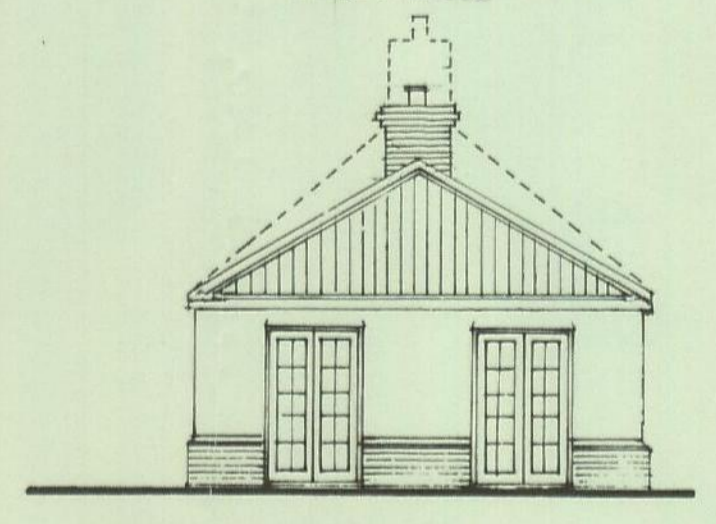
FRONT ELEVATION 1:100



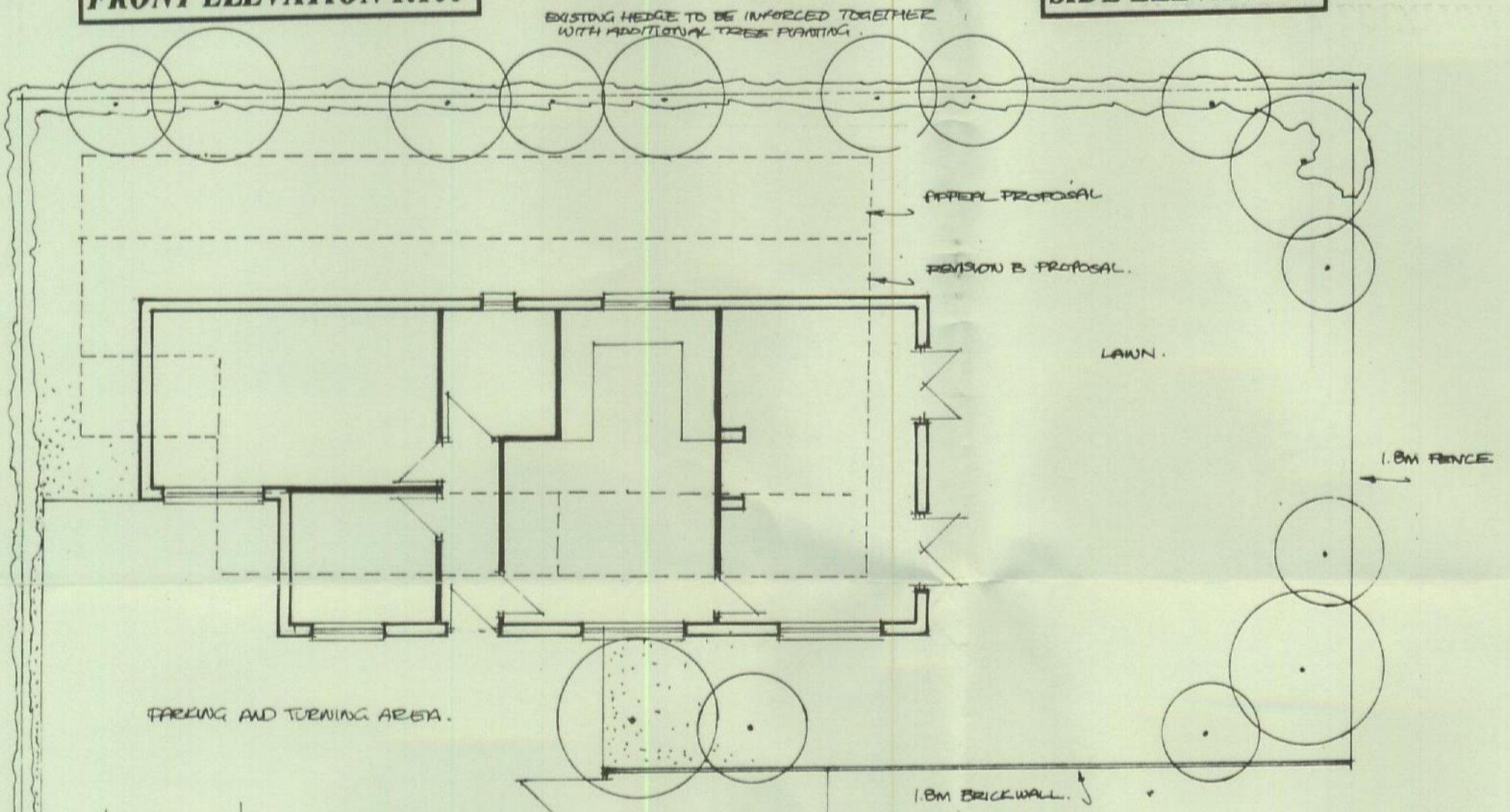
SIDE ELEVATION



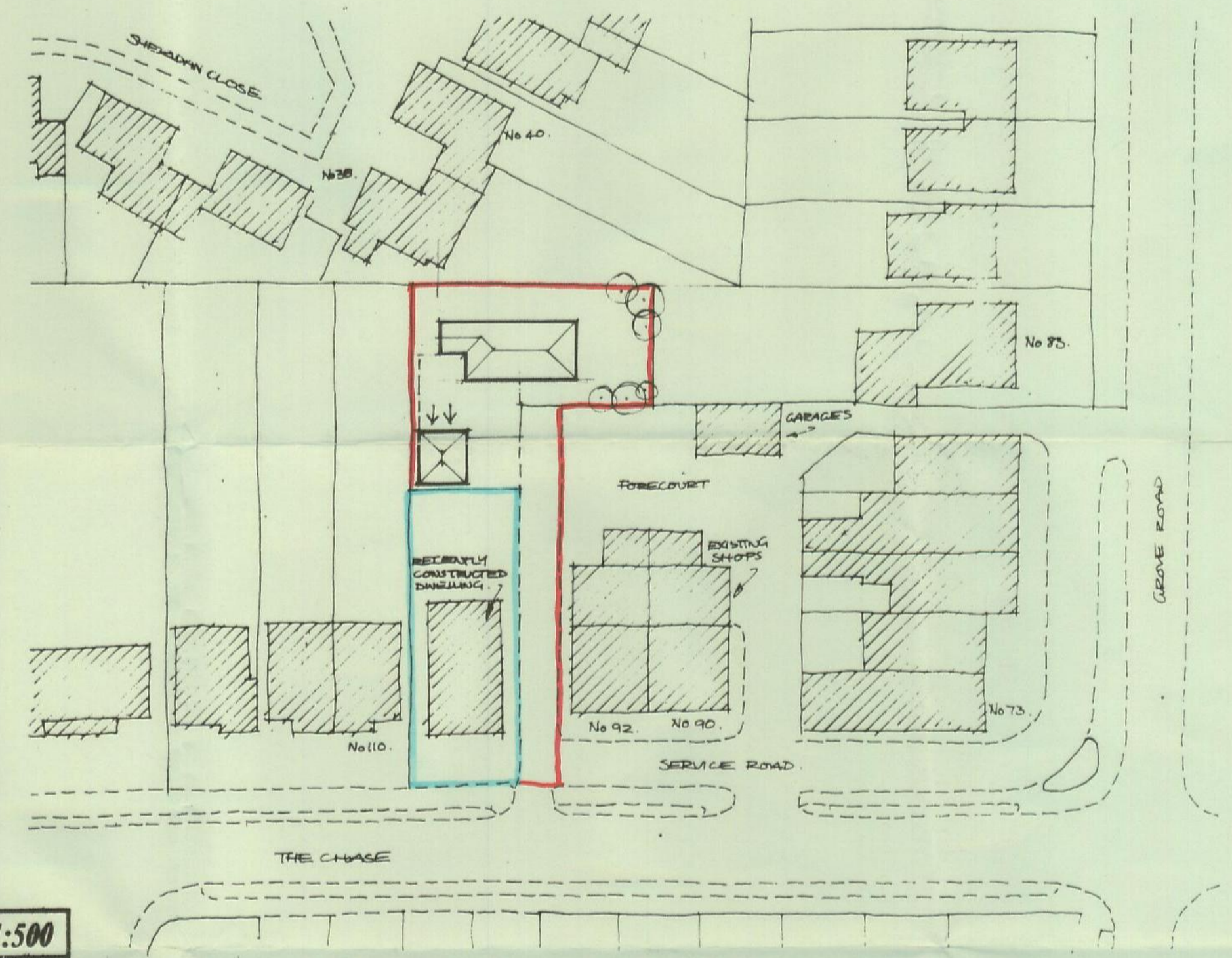
REAR ELEVATION



SIDE ELEVATION



FLOOR PLAN & SITE LAYOUT 1:100



SITE LAYOUT & LOCATION PLAN 1:500

Revisions: A - Reduction in bulk of proposed roof necessitating inclusion of open porch.
- Insertion of kitchen window at LPAs request.

Notes: REV B. OCTOBER 2001. REVISED SCHEME - DRAWING PULLED FURTHER AWAY FROM REAR BOUNDARY.
REV C. DECEMBER 2001. FURTHER REVISED SCHEME

Campbell M I A D
CHARTERED TOWN PLANNERS

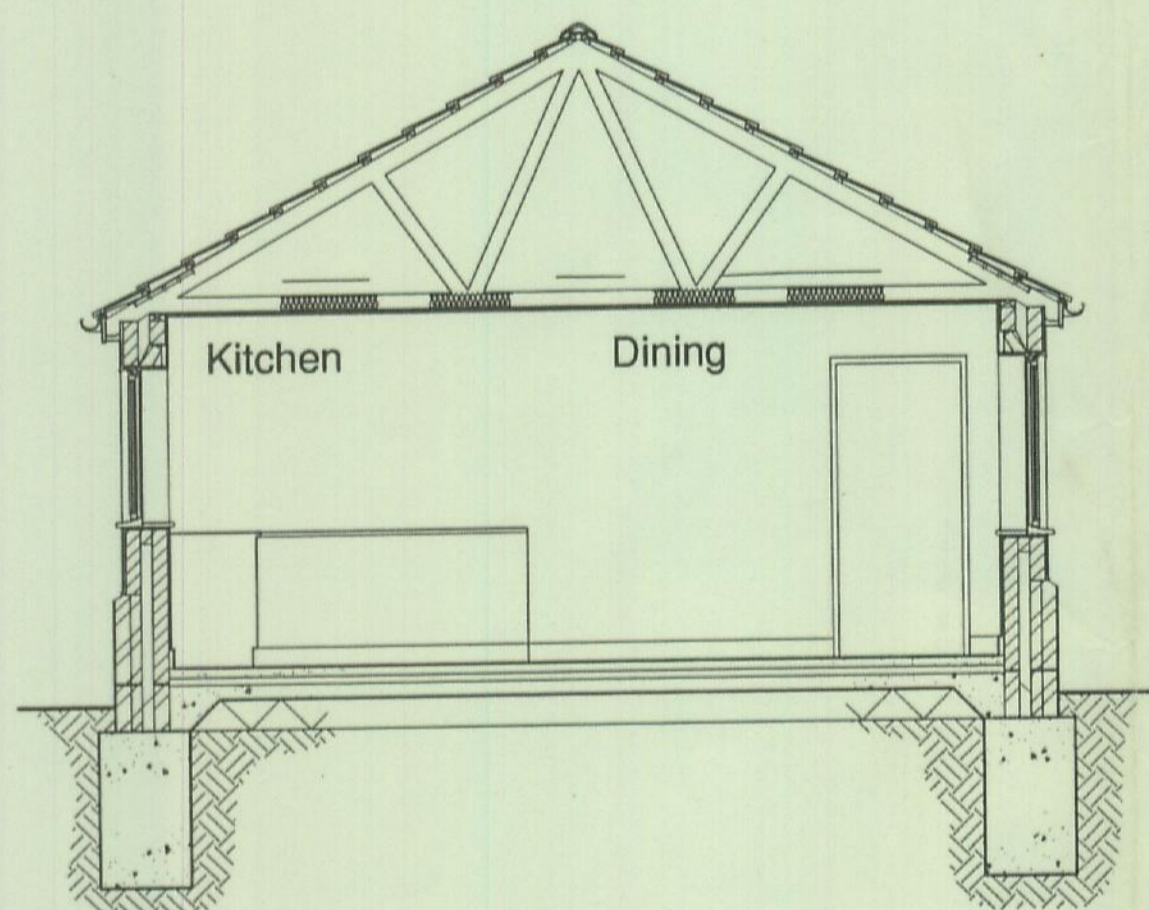
Red Lodge
Hinchbrook Park
Brampton Road,
Huntingdon
Cambridgeshire
PE18 8NA

ELEVATIONS, FLOOR PLANS, SITE LAYOUT AND LOCATION PLANS
PROPOSED BUNGALOW AND
DETACHED GARAGE.
LAND TO THE REAR OF No 83
GROVE ROAD, FAYLEIGH, ESSEX
ON BEHALF OF MRS M TAPPENDEN

Scale Approx. 1:100 & 1:500
Date April 2001
Drawing No. CM1/01/28/1

Tel: (01480) 353000
Fax: (01480) 353005
Email: cm1td@aol.com

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SECTION A - A

GLAZING/VENTILATION

All windows and doors to be double glazed units with Low E glass, argon filled 16mm gap. Glazing to doors and windows within 1500mm of floor level to be in safety glass to BS 6206

Windows fitted with trickle vents to provide 8000mm sq background ventilation or 4000mm sq where fitted with extract fan. Opening frames to be equivalent to 1/20 floor area of room. Extract fan in kitchen to operate @ 60 litres/second. Extract fans in bathroom operating @ 15 litres/second and operated intermittently

Ventilation to fireplace via 216mm x 140mm air brick providing in excess 12500mm sq free air in external wall.

FIREPLACE

Chimney to be a min height of 1.0m above roof covering, max height to be 4.5 x min. width of chimney. Clay flue linings 200mm sq to BS 1181:1971 jointed with high alumina cement, sockets uppermost. Code 4 lead flashing provided where stack exists roof covering. 125mm thick hearth projects min 150mm beyond inside face of jamb and min 500mm into room. Fire guard anchors provided to cheeks. 50mm separation to be maintained between chimney and any combustible materials. Min. permanent air entry/openings to be provided equal to 5500mm² or 50% of appliance throat, whichever is greater.

PLUMBING

All waste plumbing to be in UPVC to BS 4514 and BS 5255. Cleaning eye to be provided at all bends and wc branches. No connection to s&wp within 200mm of wc branch connection. wc connected to stack with 100mm diameter pipe. 32mm diameter waste to hand basin. 40mm diameter waste to bath, shower and sink. 75mm deep seal traps to all fittings

FIRE PROTECTION

Steel beams cased with 9.5mm thick plasterboard with 1.6mm wire binding @ 100mm pitch and 12mm vermiculite gypsum plaster to give 1/2 hour fire resistance

Smoke detectors to be permanently wired on a separately fused circuit with battery back up. Detectors to be placed a minimum of 300mm from any light fitting.

LIGHTING

One number energy efficient light fitting should be provided to take lamps having a luminous efficacy greater than 40 lumens per circuit-watt to hall, lounge and master bedroom. Any external lighting to be light sensitive switches, all sockets to take lamps having a luminous efficacy greater than 40 lumens per circuit-watt.

DISABLED ACCESS

Floor layout and door sizes to comply with Part M of the current Building Regulation Acts. Ramped access to front doors are not to exceed 1:15 with a level threshold being provided using patent system by 'Sealmaster' or similar approved. D.P.C.'s to be stepped locally as necessary.

All electrical sockets, switches, telephone points etc. to be installed in habitable rooms at between 450 and 1200mm a.f.f.l.

Min 900mm wide x 750mm deep clear zone in front of at least one w.c. hand basins positioned so as not to impede access.

PITCHED ROOF

Main roofs - Concrete interlocking roof tiles over 25x38mm pre-treated softwood battens, untreatable sarking felt to BS 747, lapped 75mm horz. and 150mm vert. Felt dressed over 200x50mm tilting fillet and down into gutter.

Roof frame to be pre fabricated gongnail type to manufacturers design for overall span and loading to BS 5268 (where applicable) all individual trusses to be secured with diagonal and cross bracing. Tank and other imposed loads to be only supported on platform bearers supported between nodal points of truss - all to BRE standards.

Ceilings to be 12.5mm plasterboard and skim coat, foil backed to Bathroom and Kitchen areas.

100mm glass fibre insulation between joists and 150mm across joists and adequately restrained from eaves and underside of roof covering.

25mm thick s/w fascia with patent eaves ventilator in 6mm Supalux soffit board to provide air strip equivalent to a 10mm gap. Ridge vents installed so as to provide an equivalent area equal to a continuous strip 5mm wide.

Code 4 lead to be used for flashings to valleys.

Roof to be laterally restrained with 30mm x 5mm galvanised mild steel anchors @ 2000mm maximum centres to top of 3 no. ceiling joists and rafters

100mm x 50mm wallplate to be secured @ 1800mm c/c with 30mm x 5mm galvanised m/s straps.

Roof to achieve U value of 0.20w/m² k

HEATING/HOT WATER

Central heating and domestic hot water to be provided by a gas fired (SEBUK 78%) boiler installed in accordance with Statutory Bodies requirements. Boiler fitted with interlocks and timing controls, radiators fitted with thermostats.

Minimum capacity 120 litre hot water cylinder. Cylinder and roof pipework insulated.

Notice plates in kitchen security fixed to show following for hearth and flue:-

1. location of hearth, fireplace (or flue box) in the beginning of the flue.
2. Category of flue and generic types of appliances that can safely be accommodated.
3. Type and size of flue (or its liner) and manufacturer name.

Heating and Hot water system inspected on completion by the sub-contractor and is to provide certificate to show achievement of the specified performance, the calibration, setting and systems and recording of the systems settings and the performance test results that have been accepted as satisfactory. Certificate to be sent to Building Control.

householder to be given suitable set of operating and maintenance instructions in accessible format in each dwelling to explain how to operate system.

GENERAL

All workmanship and materials to be in accordance with the current Building Regulations, relevant British Standards, Codes of Practice and Manufacturers recommendations.

Contractor is to verify all dimensions, levels, positions of drains etc. and acquaint himself with site conditions prior to the commencement of works. Any discrepancies should be notified to the Architect.

EXTERNAL WALLS

Cavity wall comprising 100mm blockwork, 75mm Dritherm filled cavity. 100mm internal blockwork. Internal face to be it weight plaster

External face to have applied 20mm thick waterproof render to BS 5262 in 2 coats. Form bell drips over openings.

Brick plinth up to 600mm above d.p.c level, brick plinth comprises of 100mm outer face brickwork tied every second course to brick on edge

Insulated steel lintels over openings with minimum 150mm end bearing both ends to Structural Engineer's details. Backs rendered to give min. half hours fire resistance. Weep holes @450mm c/c's, min. 2/lintel.

Provide 19mm th. insulated vertical dpc to reveals fixed to back of frames to external windows and door jambs

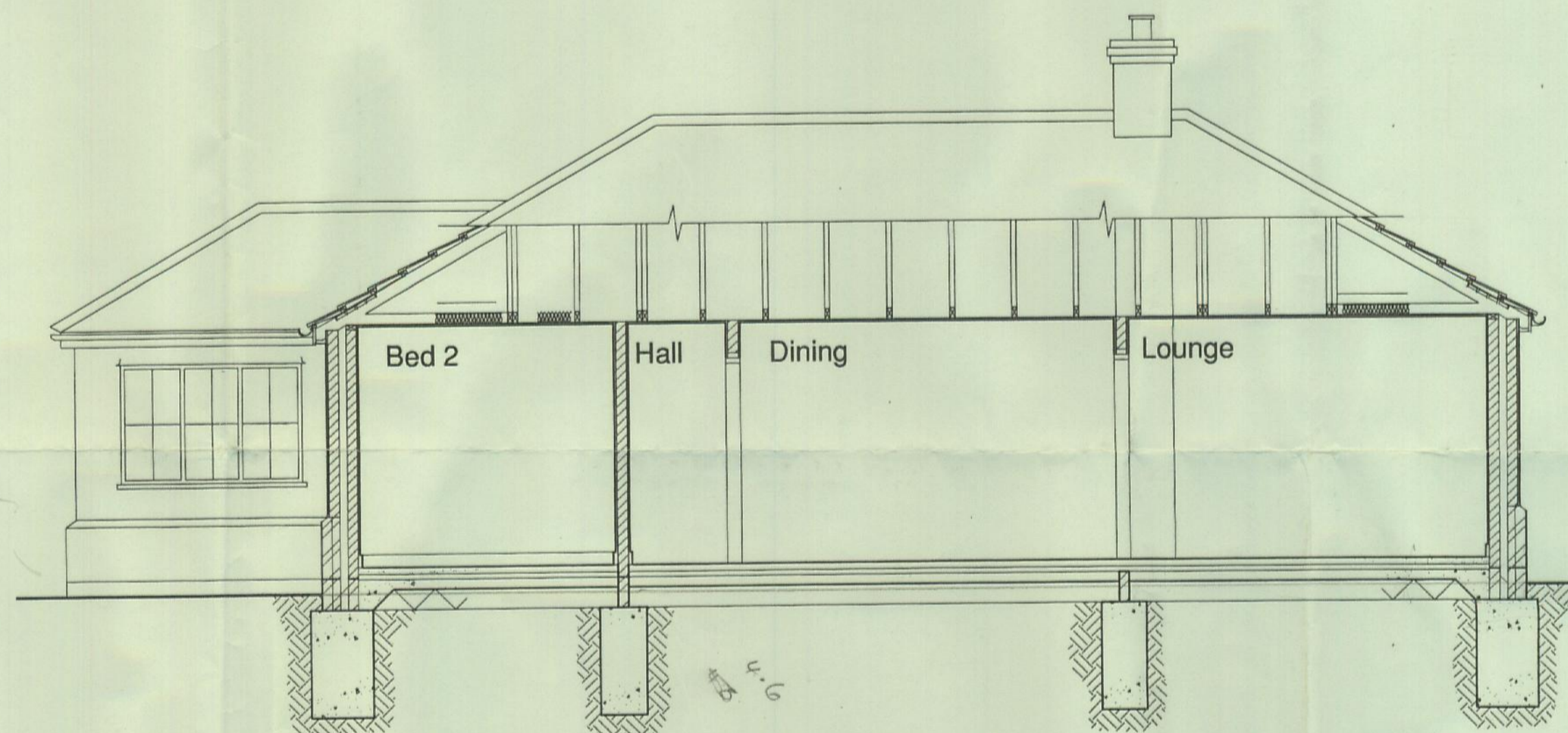
Wall ties @ 900mm c/c horizontally and 450mm c/c vertically and staggered. Wall ties @ 300mm c/c to jambs. Top of all cavity wall open to allow wall insulation to meet roof insulation.

Cavity trays installed above all openings in cavity walls.

Ledkore damp proof course to be at least 150mm above ground level. Brickwork to be used below dpc level.

INTERNAL WALLS

100mm blockwork internal partitions unless noted otherwise, formed in 1:1:0 cement mortar finished in 16mm Gypsum plaster and skim coat.



SECTION B - B

GARAGE DETAILS

Concrete interlocking roof tiles over 25x38mm pre-treated softwood battens, untreatable sarking felt to BS 747, lapped 75mm horz. and 150mm vert. Felt dressed over 200x50mm tilting fillet and down into gutter.

Roof frame to be pre fabricated gongnail type to manufacturers design for overall span and loading to BS 5268 (where applicable) all individual trusses to be secured with diagonal and cross bracing.

Roof to be laterally restrained with 30mm x 5mm galvanised mild steel anchors @ 2000mm maximum centres to top of 3 no. ceiling joists and rafters

100mm x 50mm wallplate to be secured @ 1800mm c/c with 30mm x 5mm galvanised m/s straps.

100mm block walls with brick piers in locations shown. Catnic lintels over openings to Engineers details, min 150mm end bearings to BS 449

External face to receive 20mm thick waterproof render to BS 5262 in 2 coats

Up and over garage door installed in accordance with manufacturers details.

Ledkore d.p.c min. 150mm above ground level.

100mm thick concrete slab reinforced with A142 mesh, all over 1200g polythene d.p.m and min. 100mm thick well consolidated clean hardcore.

450mm wide trench fill concrete foundation unless directed otherwise by Structural Engineer.

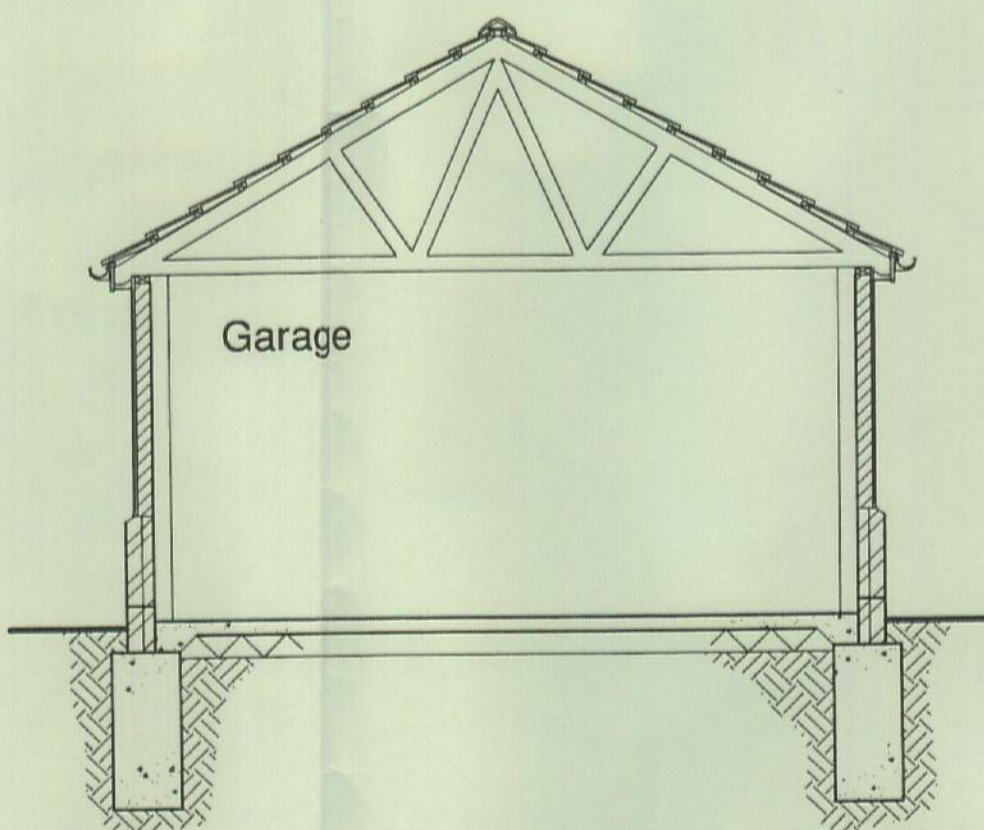
Depth subject to site conditions and to be in strict accordance with Structural Engineers details.

Depth should not be less than:- 1.20m below ground level.

below drain invert level.

below any sign of root growth.

Bottom of trenches to be level and clean and inspected by Local Authority prior to concreting.



SECTION C - C

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All electrical, water and gas installations to conform to appropriate regulations and standards of Boards.

REVISIONS

Rev A 20.03.03 Ins. vert. d.p.c noted as 19mm th.

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Title

PROPOSED BUNGALOW AND DETACHED GARAGE

R/O 83 GROVE ROAD
RAYLEIGH
ESSEX

Client

MARDEN HOMES PLC

Scales

1:50

Date

Jan. 03

John R A Jackson
Architectural Design Associates

93 Kings Road
Westcliff-on-Sea
Essex SSO 8PH

BUILDING REGULATION DETAILS

Tel: Southend (01702) 473219
Mobile 07957 625111
E-mail johnjacksonada@aol.com

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