



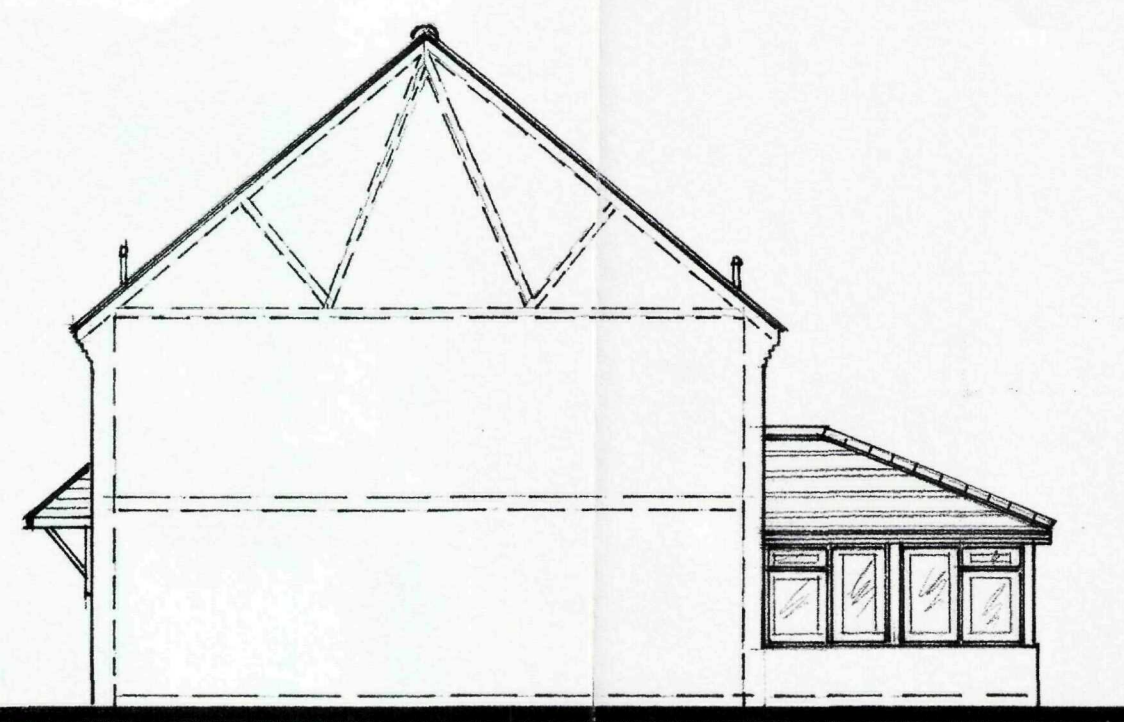
North West Elevation



North East Elevation

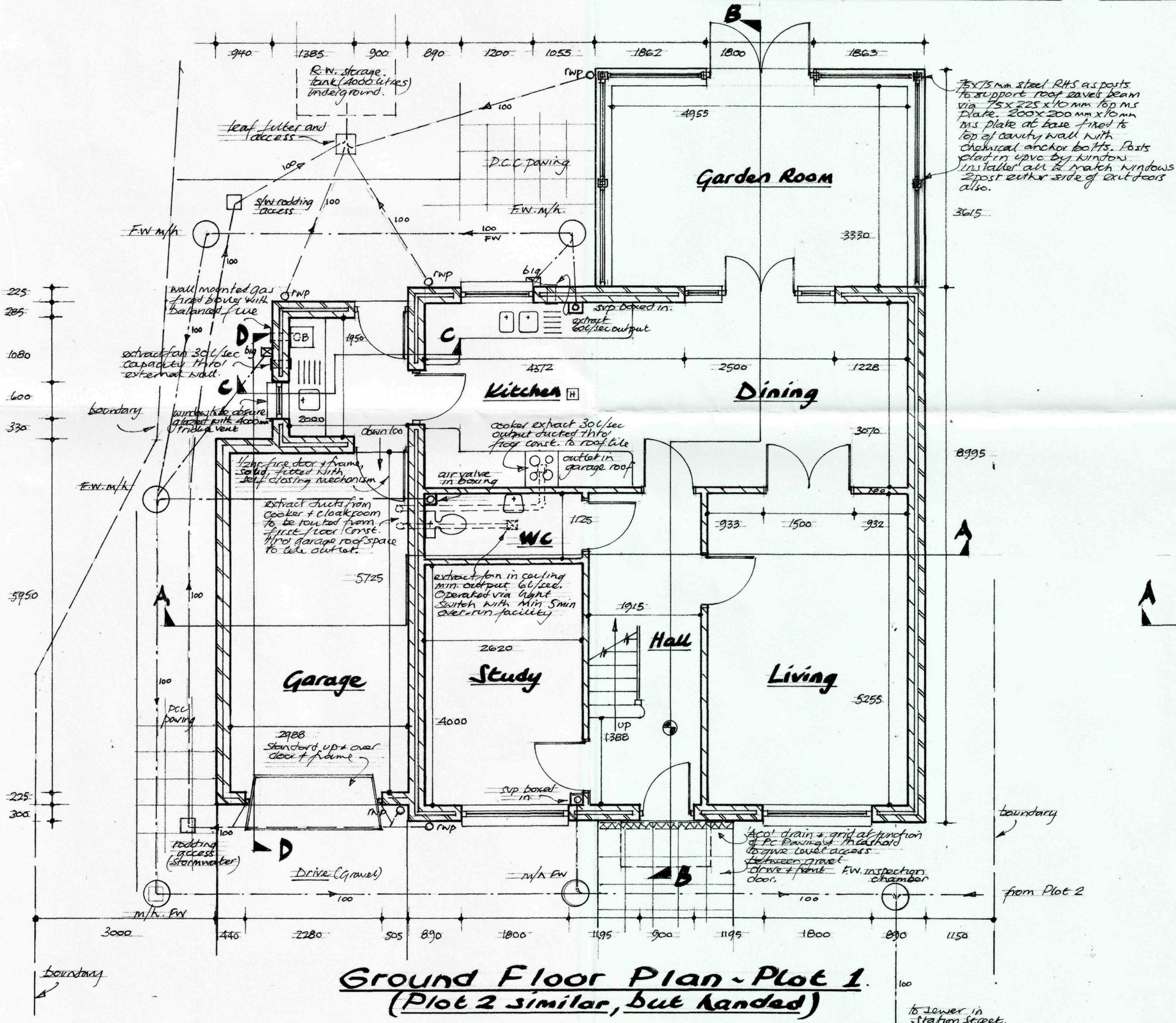


South East Elevation

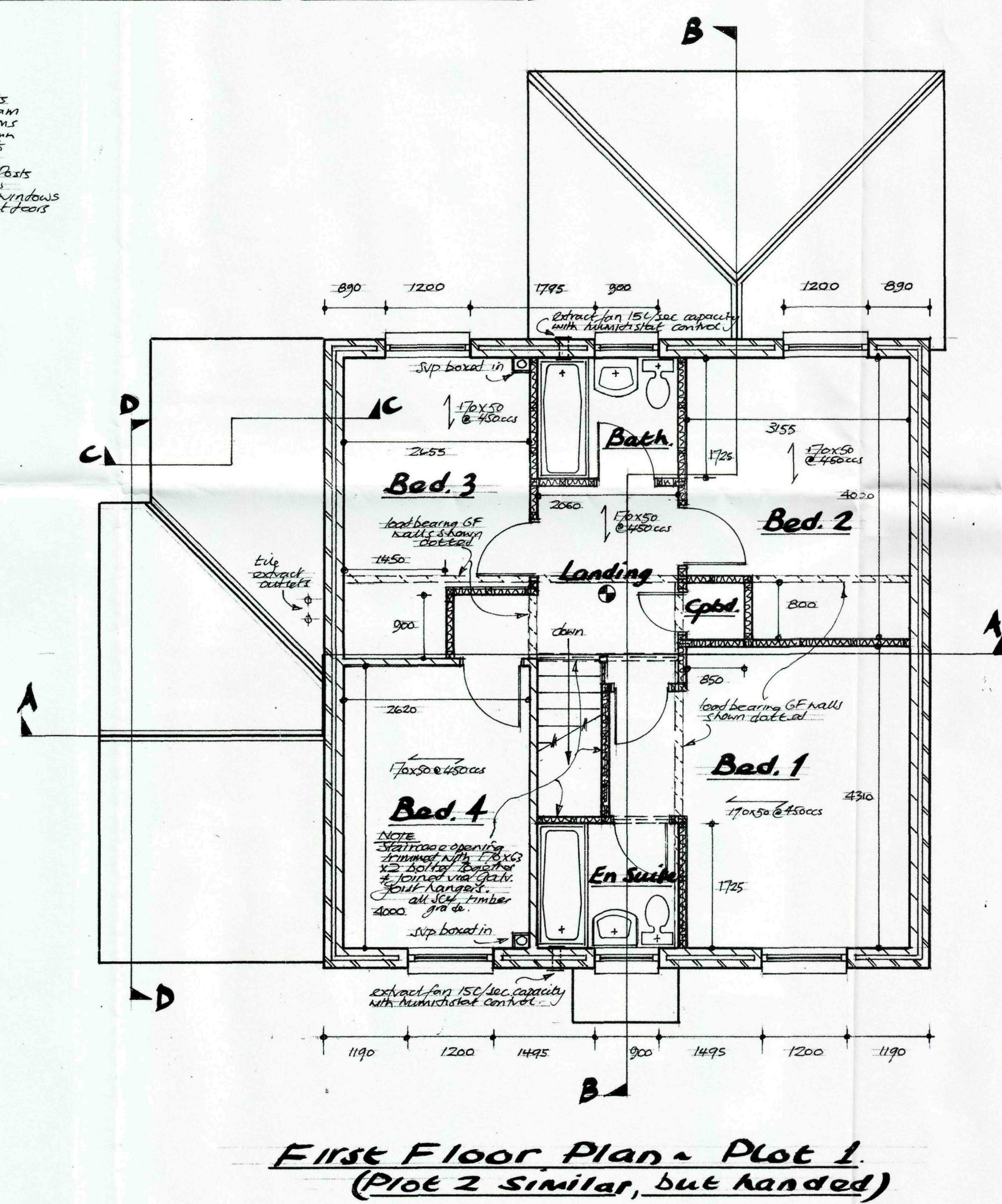


South West Elevation

ELEVATIONS PLOT 1 (PLOT 2 SIMILAR, BUT HANDED)



Ground Floor Plan - Plot 1
(Plot 2 similar, but handed)



First Floor Plan - Plot 1
(Plot 2 similar, but handed)

ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE

PROPOSED 2 FOUR BEDROOM HOUSES WITH ATTACHED SINGLE GARAGES,
LAND BETWEEN NOS 80 & 86, STATION STREET, DONINGTON, Lincs.

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NOTES
All dimensions in metric. All dimensions and details to be checked and verified on site. IF IN DOUBT - ASK!

GENERAL
All materials, fittings and workmanship to be carried out or installed in accordance with manufacturer's recommendations, relevant British Standards, Codes of Practice, Electricity, Water, Gas Authority recommendations, etc. All work to be to the satisfaction of The Building Inspector.

SUBSTRUCTURE
Cavity construction up to d.p.c. to be two skins of brickwork (Class "B" Engineering bricks or similar approved) with waste mix concrete fill up to 25mm below lowest horizontal d.p.c. and weathered towards outer leaf. Excavations shall be cleaned out and trimmed prior to placing concrete and approved by the Building Control Officer.
Horizontal d.p.c. to be "Hydrex" or similar approved, minimum 150mm above finished ground level, at finished slab level.

BELOW GROUND DRAINAGE
All drainage to BS 5513 1991 and BS EN 252 1991. All drainage to be to the complete satisfaction of the Building Inspector and local water authority. Storm and foul to be separate systems where possible. Any new or existing drains passing underneath the building and through foundations to be suitably encased in concrete and protected, with due regard given to any possible differential settlement.
All drains below ground to be 100mm and 150mm diameter flexible joined "Hepulver" pipes. Inspection chambers to be constructed with 215mm thick "Class B" Engineering brick walls, built of 150mm concrete slabs. Internal manhole covers to be screwed down and provided with an air-tight lid with double seal.
All gullies to be trapped, sealable and set in concrete.
Rocker pipes to be provided as manufacturers' instructions where drains pass through walls or foundations. Redundant drains to be capped off with 300mm concrete, to the satisfaction of the Building Inspector.

GROUND FLOOR CONSTRUCTION
50mm sand-cement screed, on 50mm "Styrofoam" 15" insulation on 1200 gauge polythene sheet d.p.c. to lap D.P.C.'s on suspended concrete beam and block floor supplied and designed by specialist. Design and calculations to be submitted to Building Inspector for approval, prior to erection.
Void below floor to be cross ventilated by air bricks providing 1500 sq. mm per metre run of external wall.

EXTERNAL WALLS
100mm facing bricks, 75mm cavity, with 75mm "Dithene" insulation fitted as manufacturers' instruction. 100mm "Thermastat" or similar approved concrete blocks with 13mm plaster internal finish. Cement to be ordinary Portland cement to BS 590 1972. Mortar mix below d.p.c. to be 1:3 cement/sand and 1:1:6 cement/sand/above d.p.c.
Cavity to be formed using plastic double triangular wall ties at 900 horizontal and 450 vertical staggered centres and max. 300 vertical centres within 150mm of vertical reveals.
Close cavities at wall heads, eave jumbos and abutments with "Hyloxyd" d.p.c. around all external window and door openings.
Provide movement joints as necessary with "Flexcil" strip and mastic joint.

LINTOLS
"Caltex" lintols to be installed in accordance with manufacturers' instructions. All lintols to have minimum 150 and bearing.

FIRST FLOOR
Timber suspended floor of 170 x 50 mm S4C grade joists at 450 mm c/c. Solid rodding at mid span. 18mm t&g. Flooring grade chipboard laid half bond. Solid finished with 12mm plasterboard and skim. Floor construction tied to all external walls with galv. m.s. straps, 1000 x 30 x 5, at 1200mm c/c and including all noggings and packings. Chipboard flooring to bathroom/shower rooms to be moisture resistant type to BS 6868.
Double doors under partitions.
Plasterboard to ceilings in bathrooms, kitchens & utility to be moisture resistant type.

ROOF CONSTRUCTION
Tiles fixed in accordance with manufacturers' instructions on 80x25 batten and raft to BS 5493 on trussed rafters at 600 c/c to BS 5268 pt. 3: 1985. Design and calculations to be submitted for approval by Local Building Control Dept. prior to erection. 100 x 75 M.S. straps at 1.2m c/c.
Roof structure at verandahs and bottom chord of trusses/ceiling joists strapped to walls as above, with 1000 x 30 x 5 galv. M.S. straps at 1.2m c/c.
302mm "Crown" mineral wool insulation to whole roof space.
All cavities closed at wallplate level with 10mm non-adsorbent insulation board.
Roof ventilated by proprietary eaves & ridge vents "Timloc/Glodevale" to give equivalent of continuous 10mm air gap (with insect gauze) at eaves with proprietary eave ventilation units fixed between rafters, to guarantee air passage over cavity walls.
All leadwork to be Code 5 to flashings and valleys, lead & laid in accordance with Lead Development Assoc. recommendations.

INTERNAL PARTITIONS
Non load bearing partitions to be 100x50 S.W. stud wall partitions, at 400 c/c vertical and horizontal. 9.5mm plasterboard & skim finish to 100mm lightweight concrete blockwork built off floor slab thickened to 450mm wide & 225mm.
STAIRCASES
S.W. stairs as follows:
Rise: 200mm
Tread Width: 225mm
Pitch: 1:1.25
No of Risers: 13
Handrails to stairflight at 900mm above pitch line, 900mm to landings. Minimum width between handrails 800mm. Balusters set at 100mm CCS, to be capable of withstanding 0.35 kN horizontal force.
2.0m headroom to be maintained on stair and associated landings. Tapered treads 50mm at narrowest and main flight width, measured at middle of tread.

WINDOWS & VENTILATION
Opening lights minimum 1/20 floor area of room served. All windows to be double glazed. Windows to be UPVC, to reference NBS shown on elevations. All glazing within 800mm of FFL to be toughened safety glass, to BS 6206 and BS 6262. All bathroom windows to have obscure glass.
Kitchens to be mechanically ventilated at a rate of 60 litres/sec, together with fan to give one air change/hour.
W.C.s with a shower or bath should have mechanical ventilation providing an intermittent extract rate of 15 litres/sec, with 15 min. overrun facility. All habitable rooms shall have background ventilation of 800mm by means of trickle vents to windows as well as window openings of 1/20 of the floor area.

PLUMBING/ABOVE GROUND DRAINAGE
All work to BS 5572 1978. Wastes to gullies to discharge below gully gratings. All connections to SVP's to be separate with rodding eye at base. Where applicable SVP's to terminate at proprietary ridge vent, proprietary roof vent or taken through roof to terminate in P.V.C. cage, including flashings & soakers. All fittings to have accessible deep seal traps minimum 75mm deep.
Waste sizes to be: basins 32 dia., sinks, baths & showers 40mm dia. "Marey" or similar approved "Deepflow" UPVC gutters & 65mm dia. rainwater pipes with rodding eyes at base where shown.

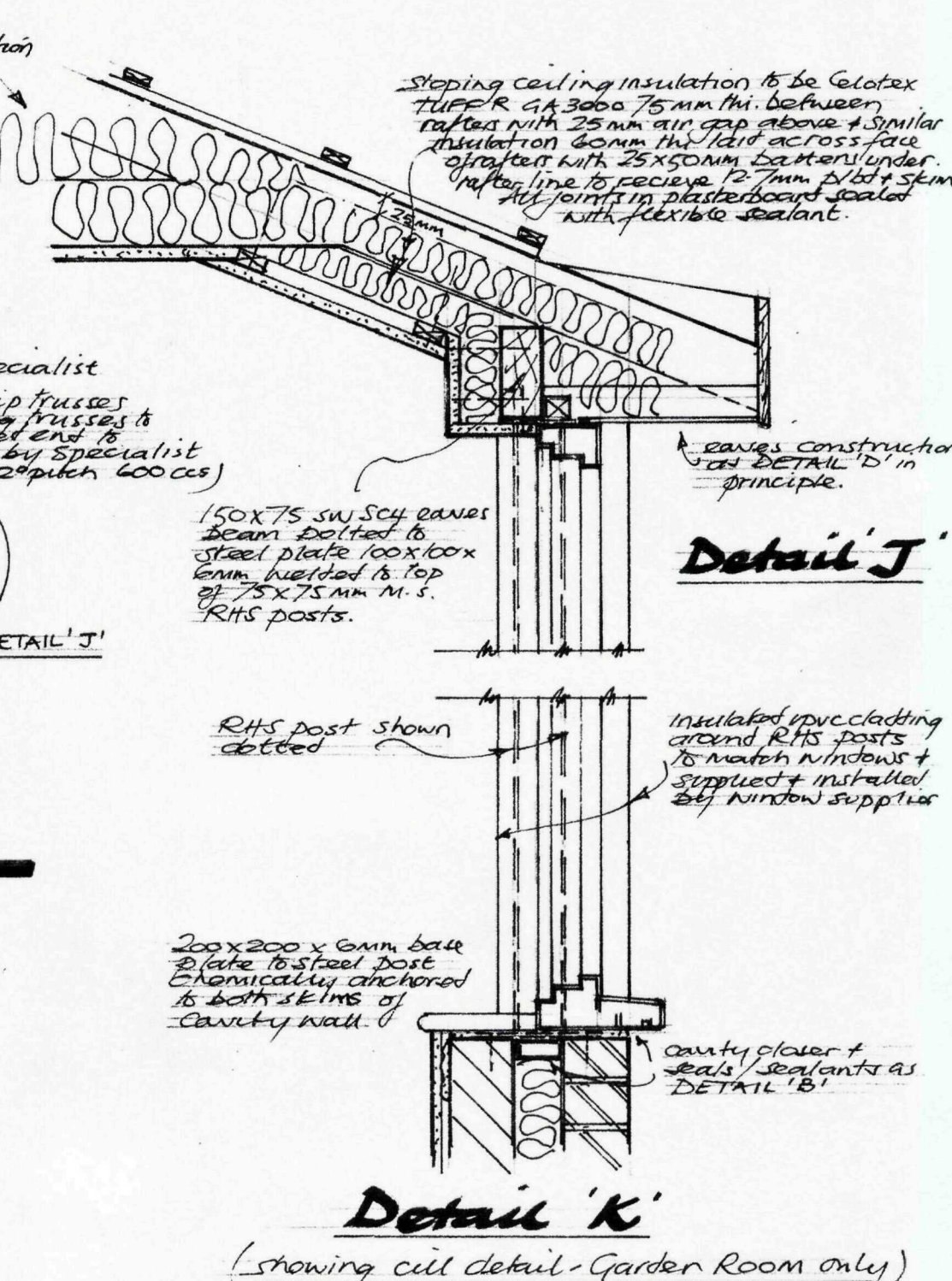
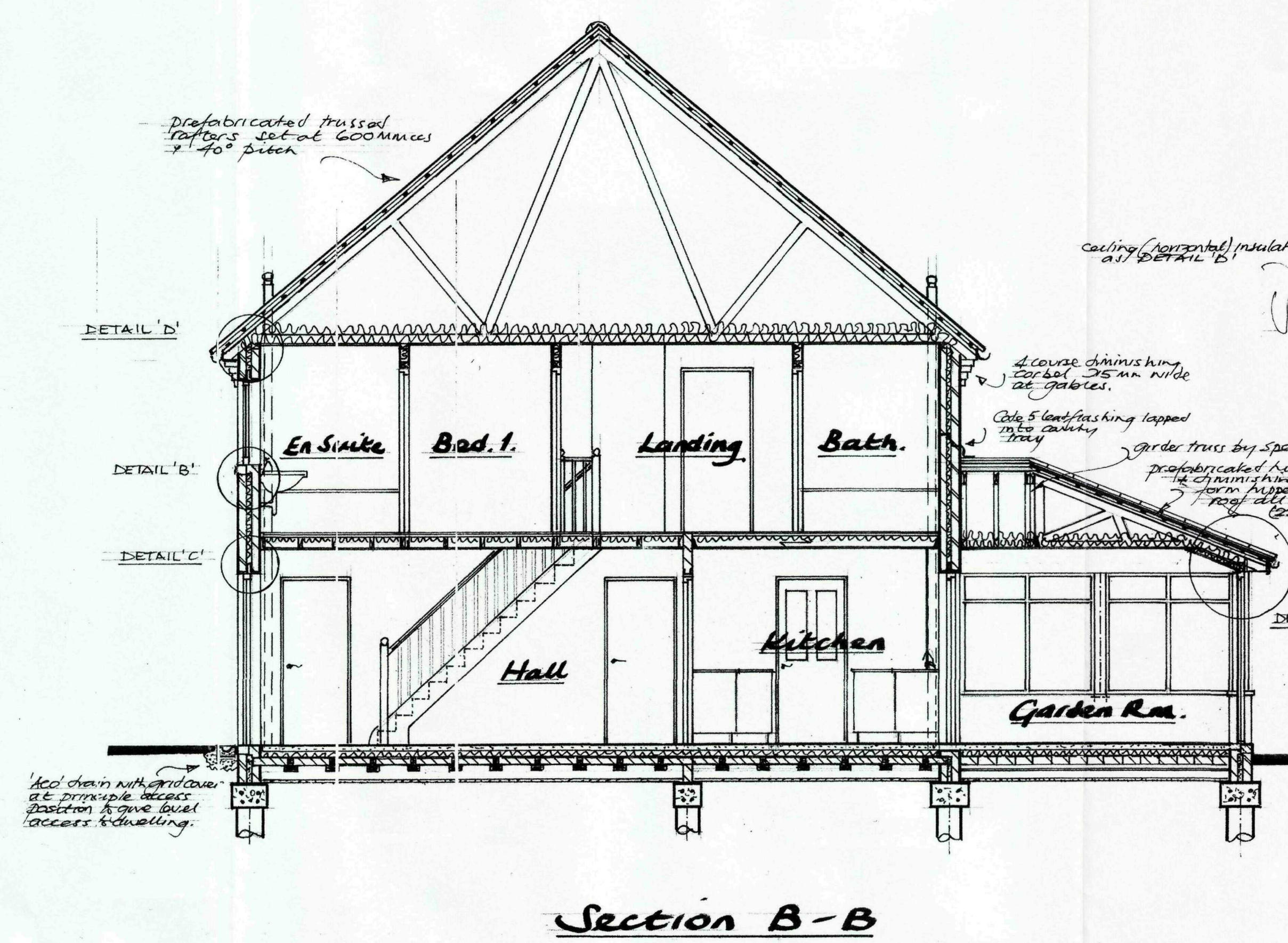
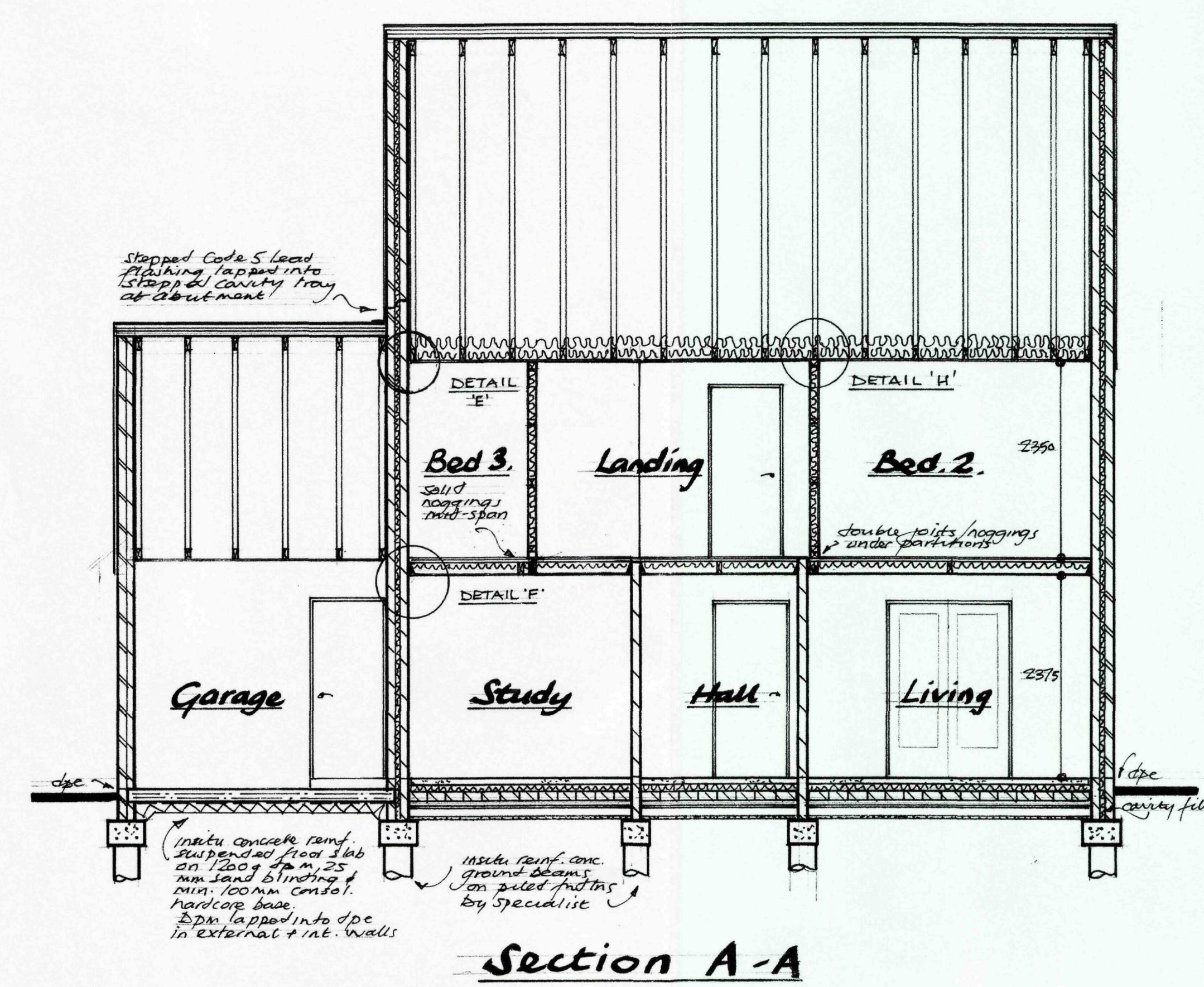
FINISHES
Glazed ceramic tile splashbacks to washbasins & sinks and around baths.

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SCALE 1:100 1:50	DATE Aug 09	DRAWN BY S
DRAWING No. 09/438/1	REVISION	

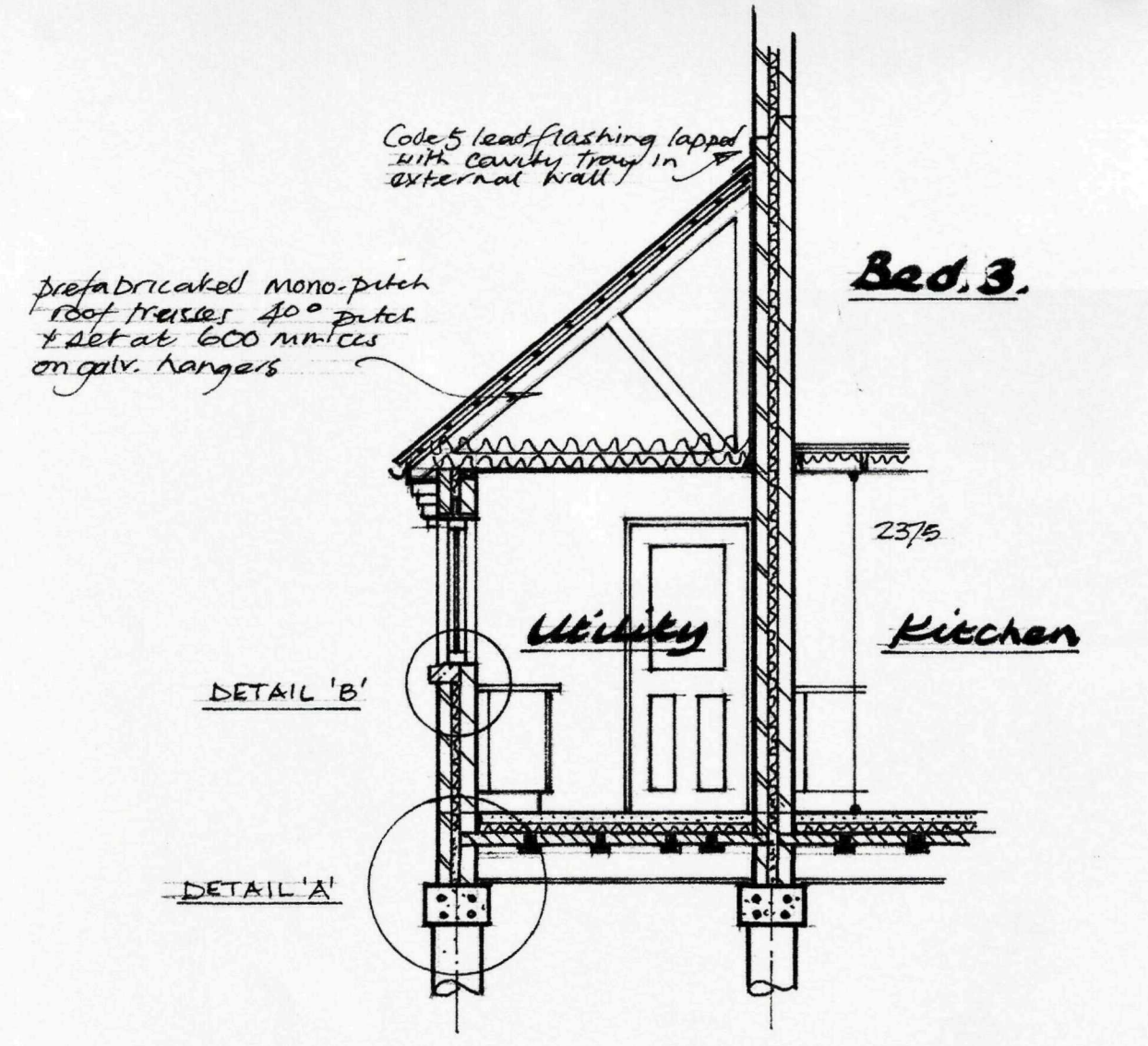
NOTES
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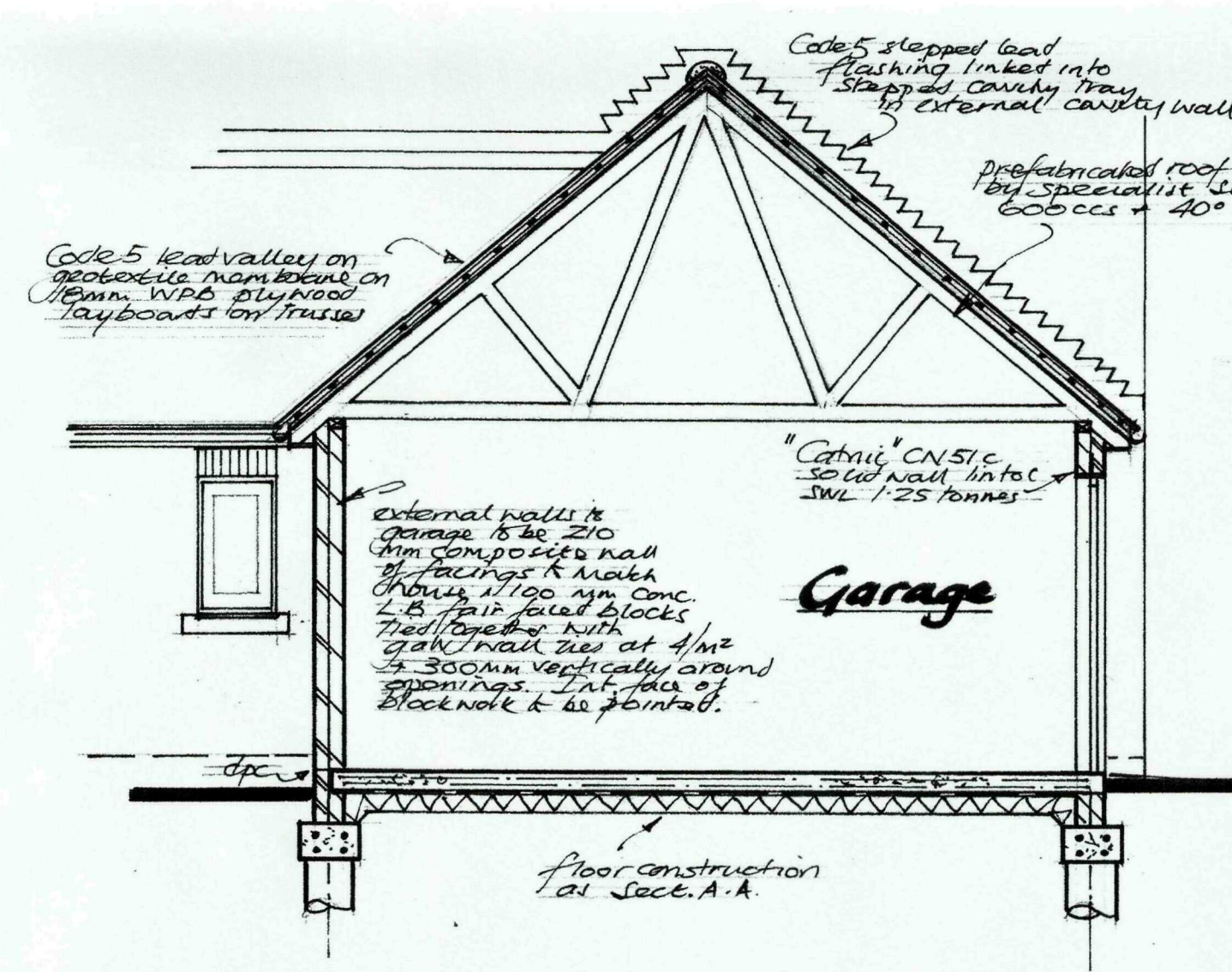
Detail K (showing cut detail - Garden Room only)

* These sections to be read in conjunction with Details A - K incl. *

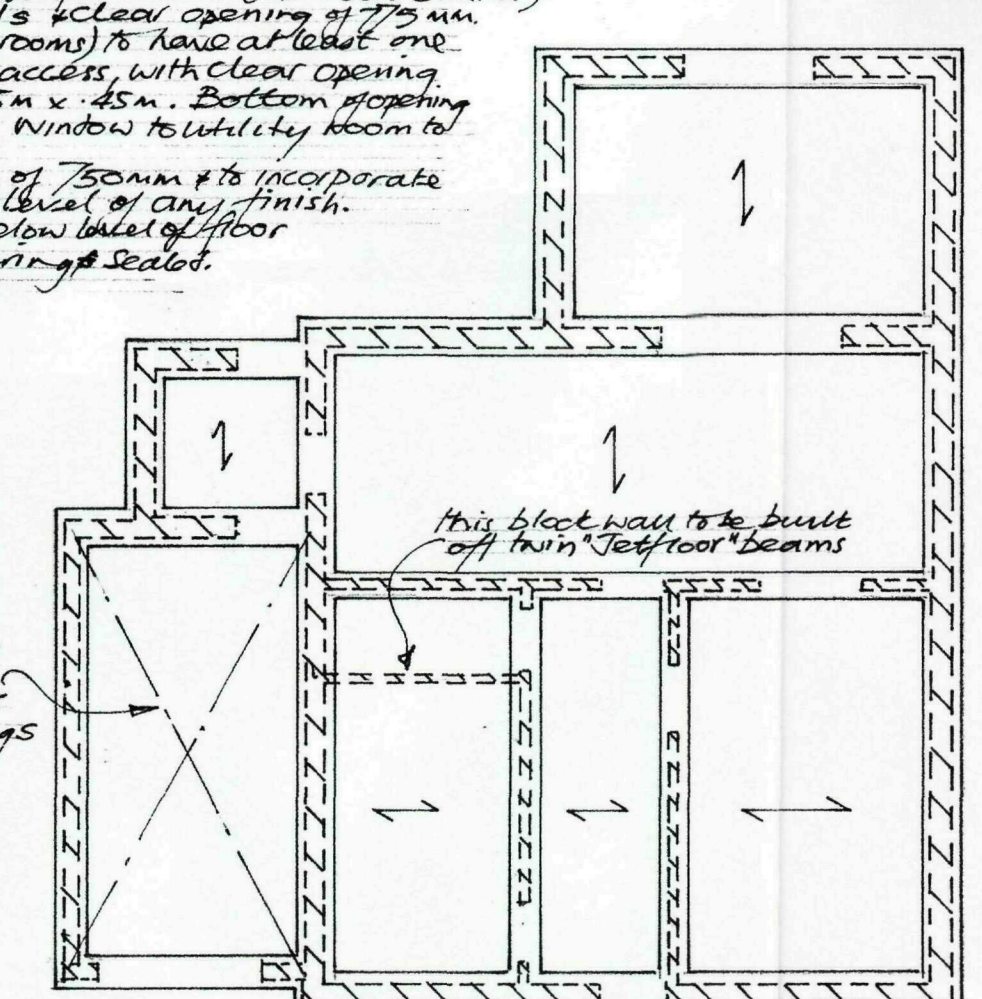
- ADDITIONAL NOTES
- 1) Smoke alarm: operated (with dedicated supply/battery back up) smoke detector, ceiling mounted + installed to BS5839 Pt 1 + BS5446 Pt 1 1990 all ins failed by approval specialist
 - 2) Smoke alarm detector interlinked to smoke detection system.
 - 3) Any existing points in soil + vent pipes to be positioned above spillover level of lowest connected appliance. Vents to terminate at least 1m above windows within 3m in down balloon.
 - 4) Windows to be UPVC double glazed with 16mm air gap Argon filled glass Low E coated + manufactured by Pensa approved manufacturer (B&B Doors similar)
 - 5) External doors to have low threshold cuts to clear opening of 75mm.
 - 6) All windows at first floor level (habitable rooms) to have at least one opening to the outside giving unobstructed escape access with clear opening area of at least 0.33m² + no less than 45m x 45m. Bottom opening to have 4000mm² trickle vent.
 - 7) Internal doors to have min clear opening of 750mm + to incorporate 2mm air gap of 10mm under doors above level of any finish.
 - 8) Cavity wall insulation to be taken down below level of floor.
 - 9) Insulation + in gables to 1/2 side of roof covering + eaves.
 - 10) Cavity walls to be factory insulated.



Section C-C



Garage floor to be 150mm conc reinforced sup. Floor slab to be structural Eng detail + drawings



- KEY
- Direction of span of floor beams (or similar approved)
 - 100mm L.B. block walls
 - 285 or 200mm L.B. solid or cavity walls (mainly load bearing)
 - insitu concrete reinforced ground beams supported on piled foundations
- NOTE
- Design + installation of pile foundations + internal reinforcement to be undertaken by approved specialist contractor who is to provide design calculations for approval by Local Authority prior to any work commencing on site. Position, number + size of piles to be designed + approved as above.

* SULPHATE RESISTING CEMENT TO BE USED IN ALL CONCRETE IN CONTACT WITH EXISTING GROUND. *

REVISION A SEPT 09
Sulphate Resistant Cement note added.

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SCALE 1:50 1:100	DATE Aug '09	DRAWN BY J
DRAWING No. 09/438/2	REVISION A	

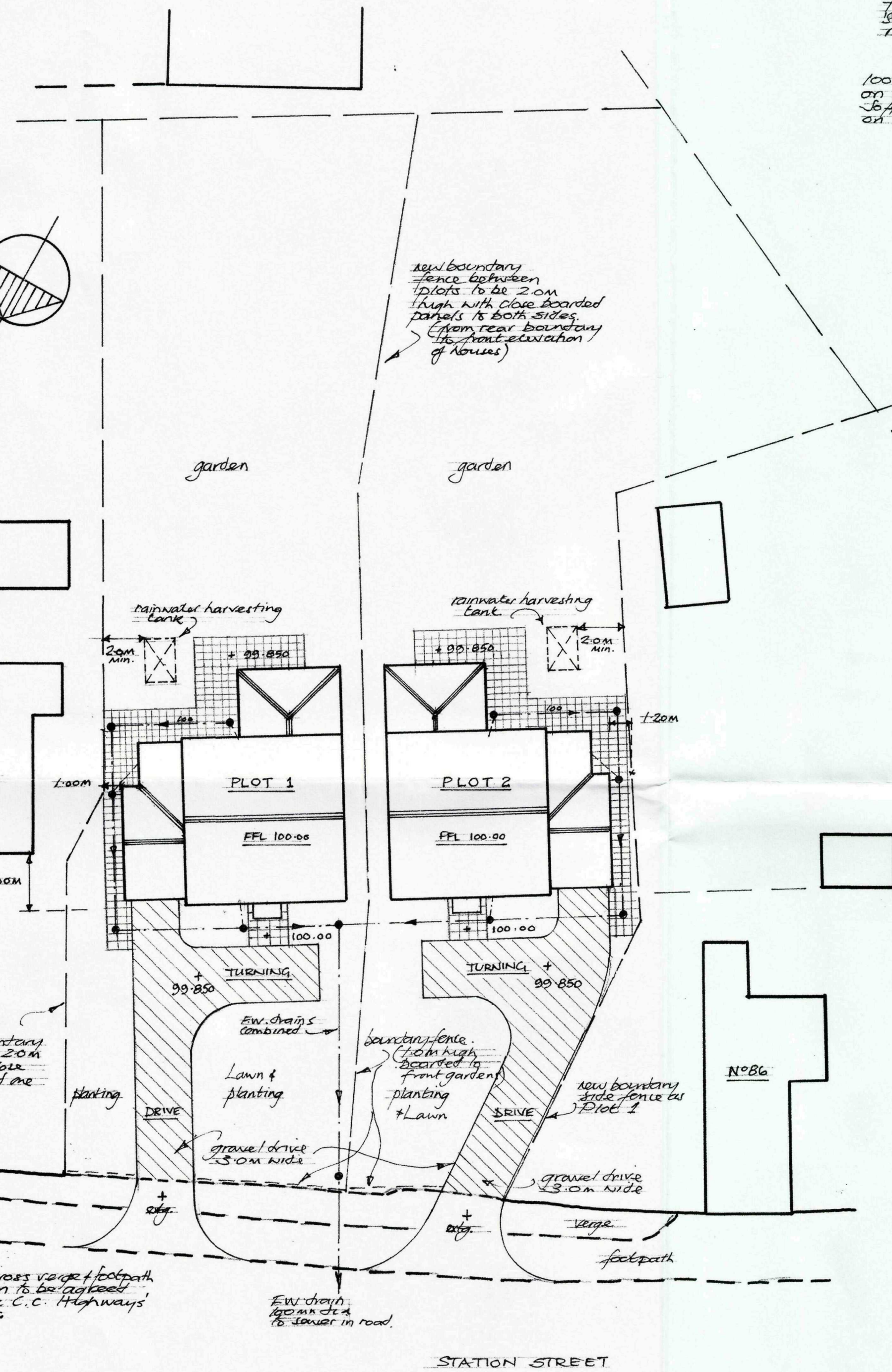
PROPOSED 2 FOUR BEDROOM HOUSES WITH ATTACHED SINGLE GARAGES,
LAND BETWEEN 80 & 86, STATION STREET, DONINGTON, Lincs.

RAINWATER HARVESTING INSTALLATION

Harvesting installation to be manufactured by Direct Pumps & Tanks Ltd. Underground tank (footprint size 2.5m x 1.65m, 4000 litre capacity) with connections to WC's & washing machines where non portable water is used. Overflow from tank to be taken to soakaway. Constructed in accordance with BS-EN 752-4 Incl. Percolation tests of existing subsoil as described in App. Doc. H2-H3 (Percolation tests). (Size & location of soakaway to be min. 5.0m from buildings) to be agreed with L.A. Inspector. Typical layout of rain drains shown on drawing No 09/438/1.

FLOODWATER DRAINAGE SYSTEM

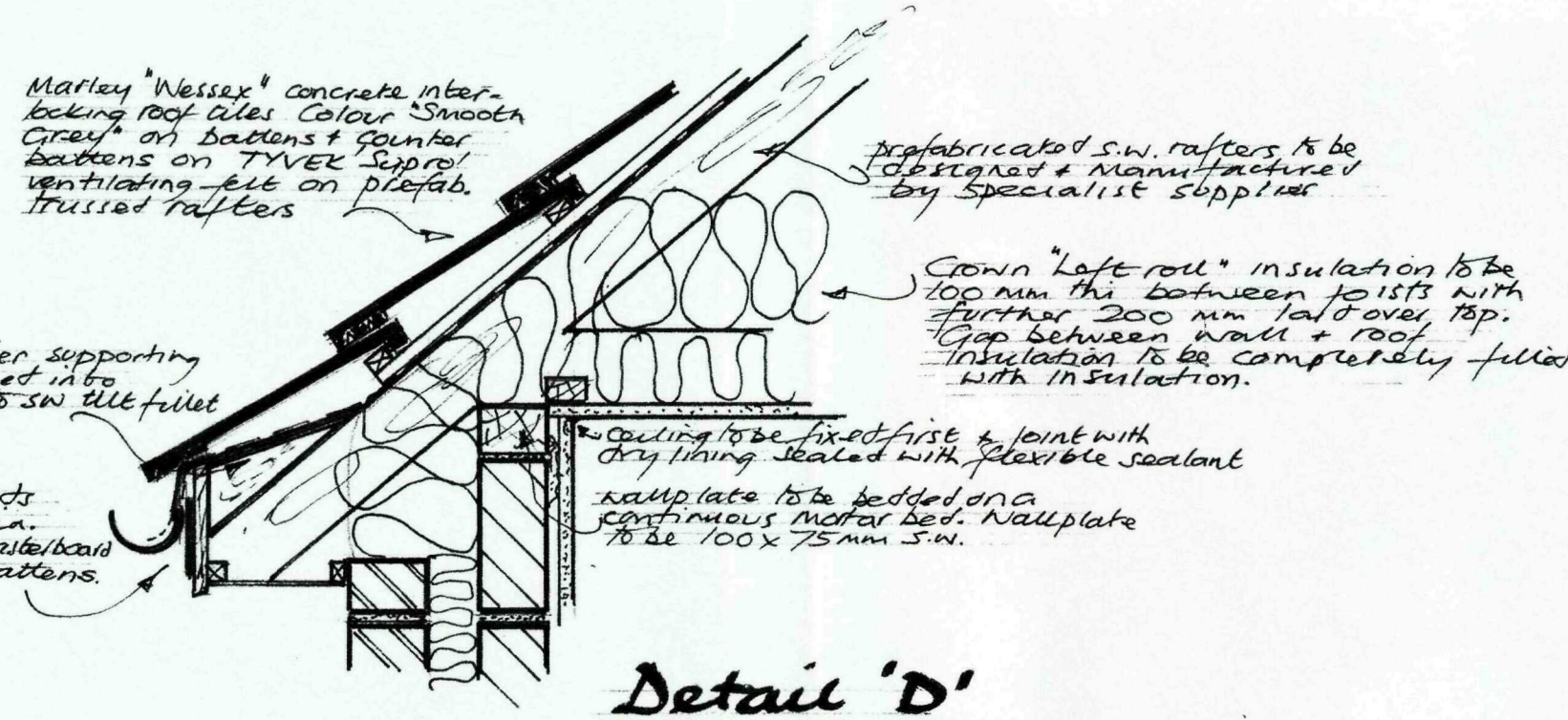
100mm UPVC pipework & polypropylene inspection chambers to each plot as shown. Drains combined for single 100mm connection in sewer in Station Street. Fall not to exceed 1 in 10. Any pipework below ground floor slab/beam & block floor to be in continuous lengths (i.e. no joints in underfloors).



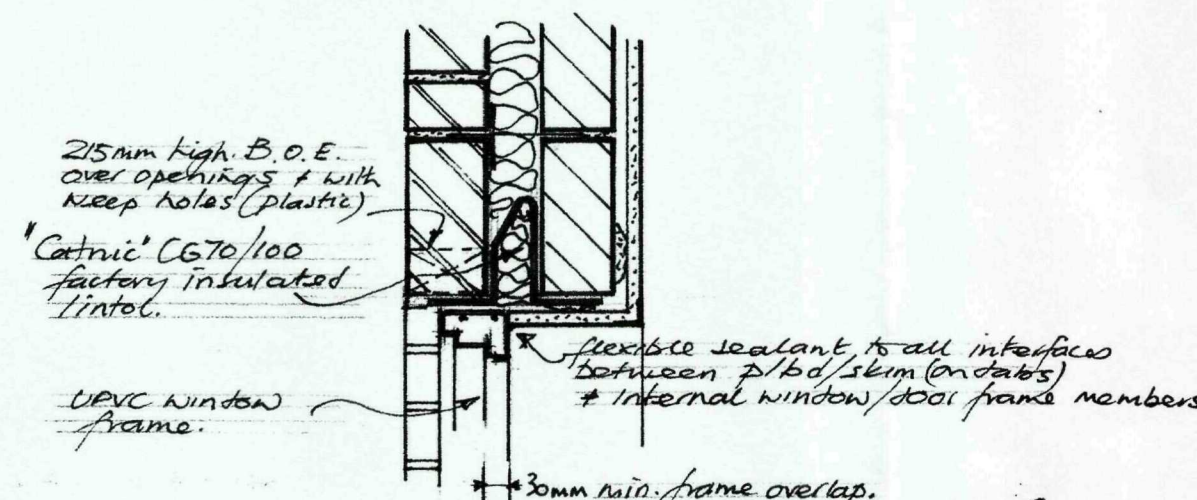
Site Plan

(showing proposed levels & "setting out" details)

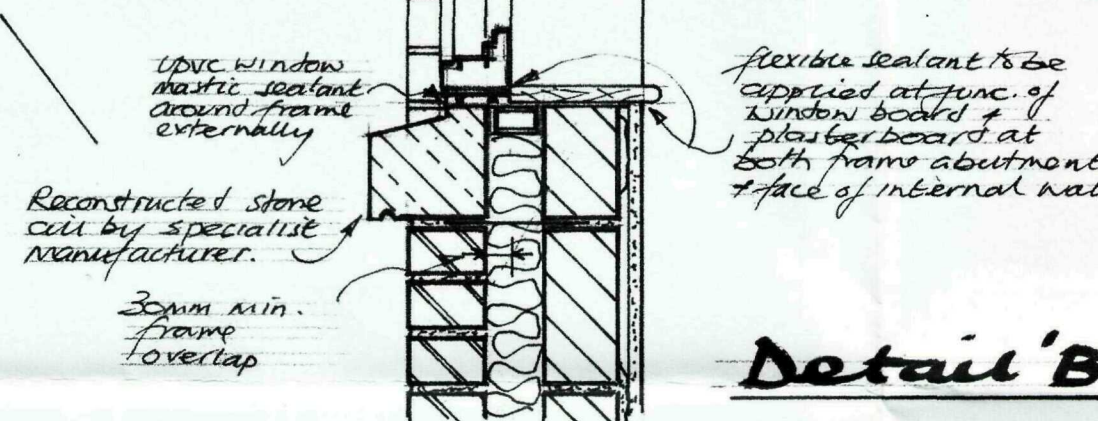
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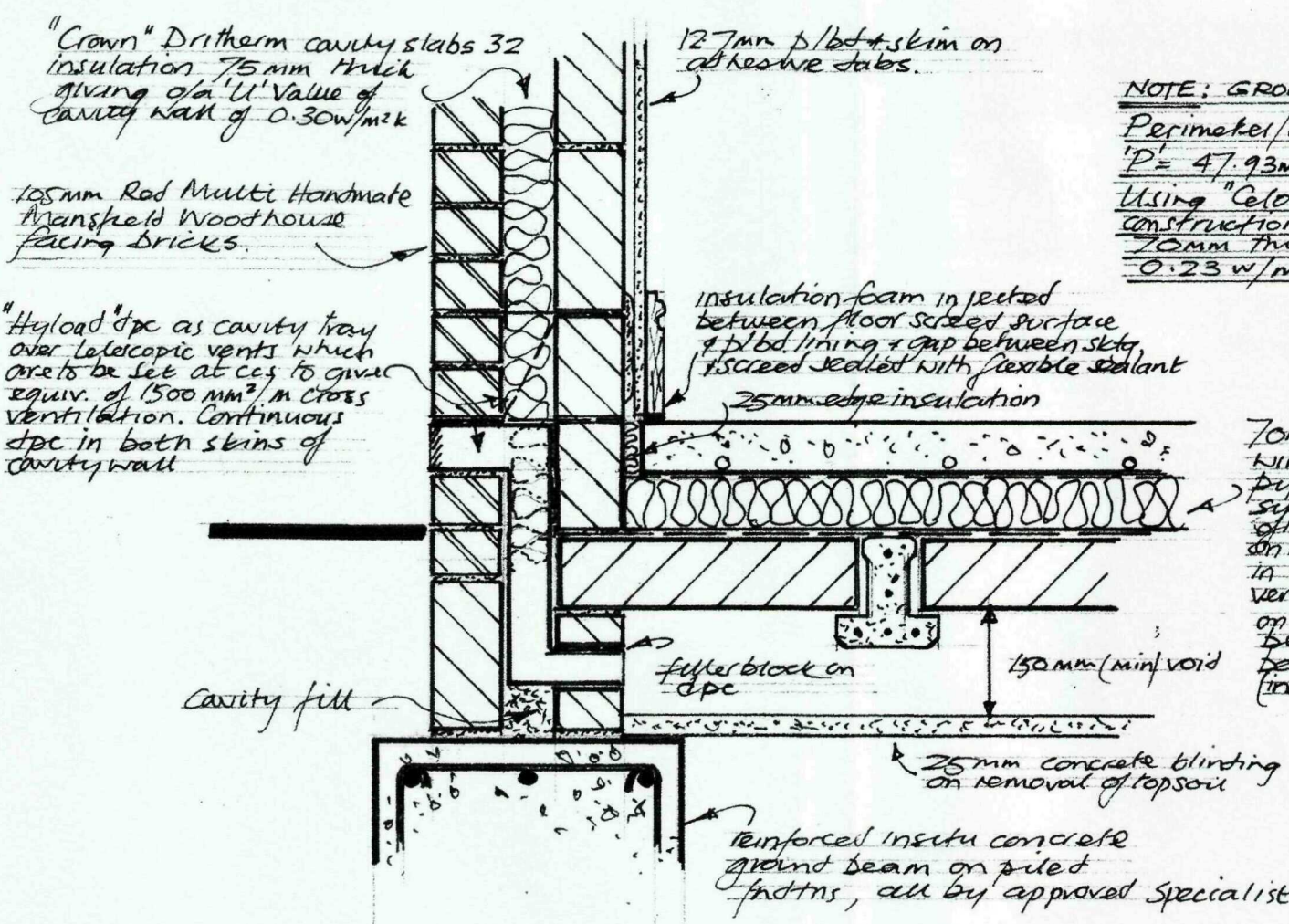
Detail 'D'



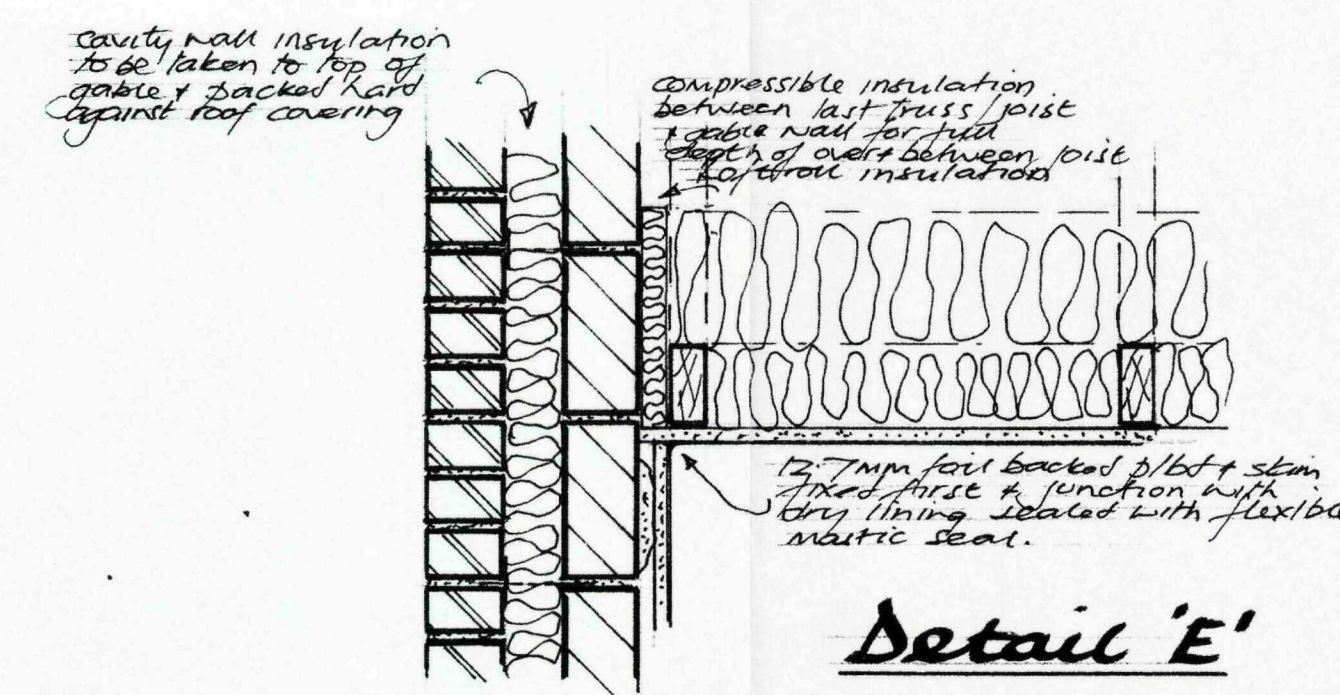
Detail 'C'



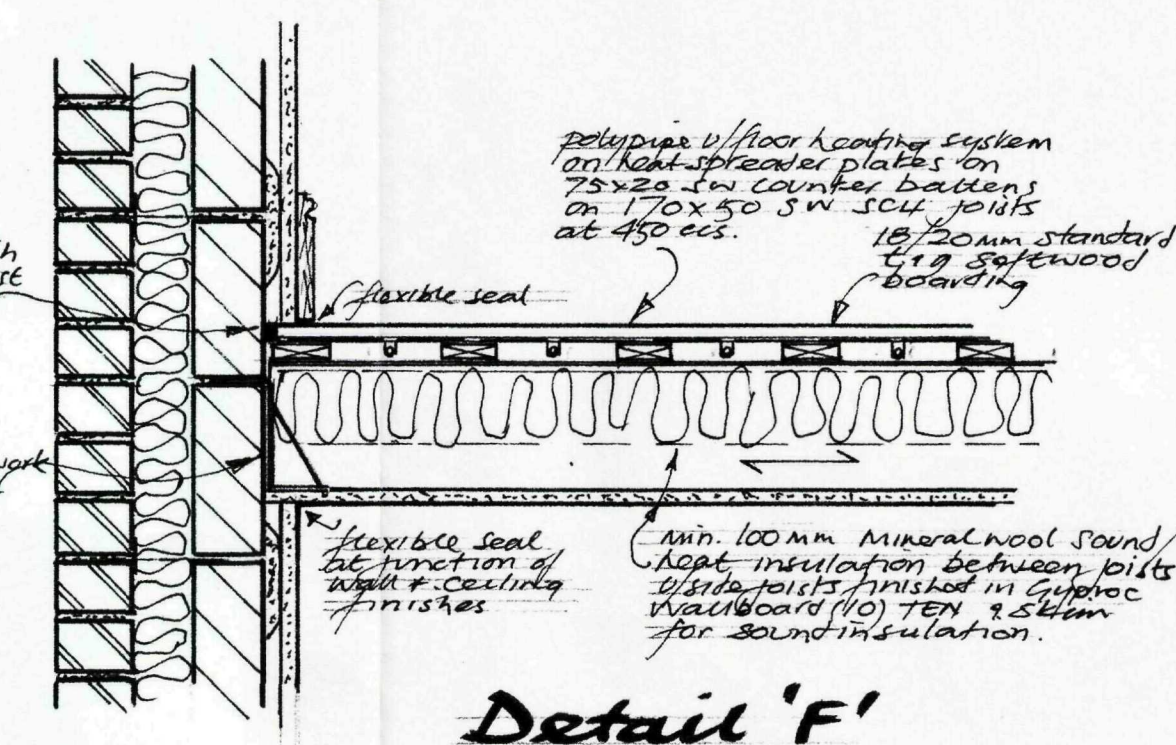
Detail 'B'



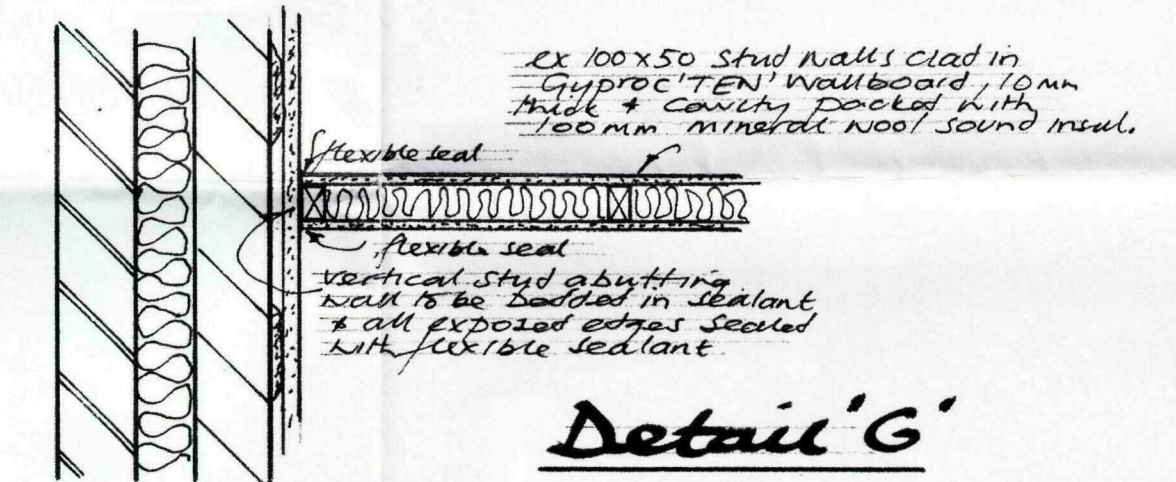
Detail 'A'



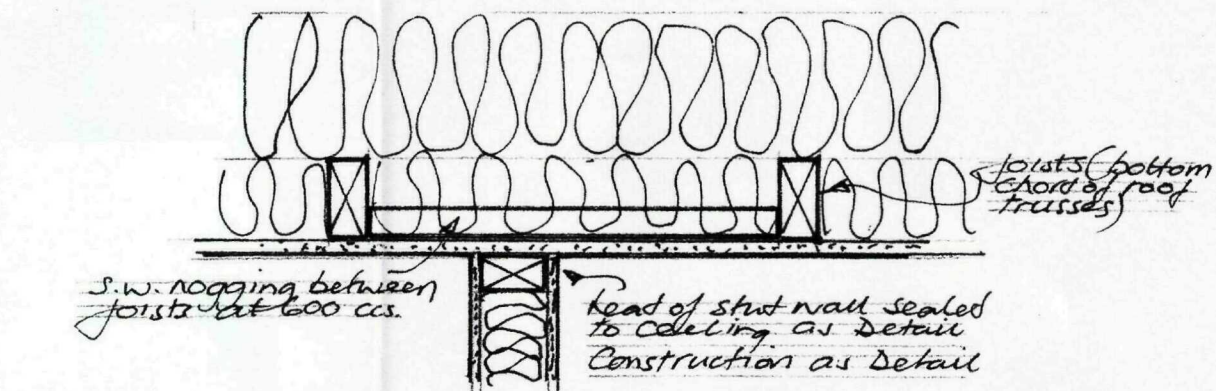
Detail 'E'



Detail 'F'



Detail 'G'



Detail 'H'

HEATING AND HOTWATER INSTALLATION

New 'Baxi' Megafluo HE boiler (Jedbuk Band B + A) output size to be determined by specialist installer (24W) incorporating 'Megaflo' inverted HE cylinder. Horizontal flue exit thru external wall with outlet positioned as determined by specialist installer. Boiler & heating (underfloor) & H.W. system to be designed, installed & commissioned with appropriate certificates by 'Gas Safe' approved contractor, with instructions for safe use & operation of the system to be placed with the building occupant/owner. Where practical all pipework to be fitted with insulation. Any radiators to be fitted with TRVs & a H.W. storage tank to have min. 50mm factory applied up foam insulation or similar approved. Controls for heating & H.W. to be such that H.W. & space heating only provided when need or called for, system cannot operate otherwise.

ELECTRICAL INSTALLATION

Electrical Installation to be designed & installed & commissioned by Part P approved contractor to current I.E.E. Regulations. All wall mounted switches, sockets, bell pushes TV & telephone outlets to be positioned between 0.45m & 1.2m above floor level to assist persons of limited reach. Light fittings to be of a type which will only accept low efficiency lamps, incandescent and external lighting for porches & security. All electrical work to be designed to meet the requirements of Part P (Electrical Safety) of the Building Regulations, installed & inspected and tested by a person competent to do so. Prior to completion the L.A. should be satisfied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

NOTE: GROUND FLOOR INSULATION

Perimeter/Area ratio = 154, where P = 47.93m & A = 88.64m². Using Celotex 100mm thick EPS insulation to be FF3000, 25mm thick, giving U-Value of 0.23 w/m²k.

70mm sand & cement screed with chicken wire reinforcement with under floor hys. pipes embedded in screed. Polystyrene insulation on 100mm vapour barrier to top of insulation. 70mm thick Celotex FF3000 on 200g dpm to terminate under dpc in 25mm skin of cavity wall & continuous vertically at edge of floor construction, on 'Jelfloor' or similar approved PC beam & block floor construction. PC beams & full blocks to sit on Hyloast DPC (incl. standard full blocks at abutments).

NOTE: PC Concrete 'Beam & Block' floor to be designed & manufactured by specialist supplier ('Jelfloor' or similar), with structural details provided by supplier for approval by L.A.

REVISION 'A' SEPT. 09
Minor changes to boundary fencing heights & positions.

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