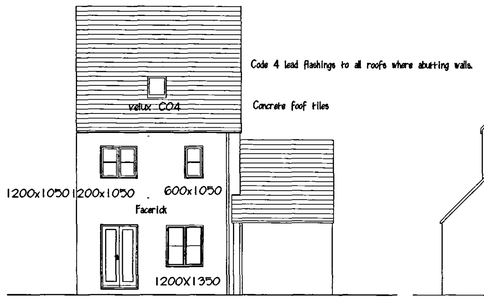
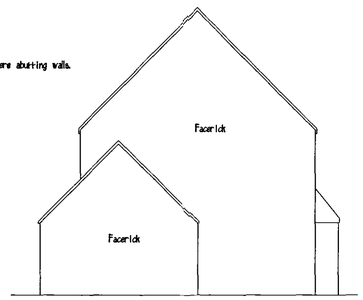
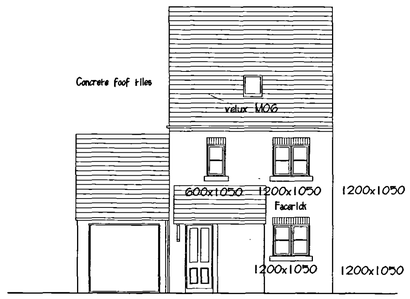


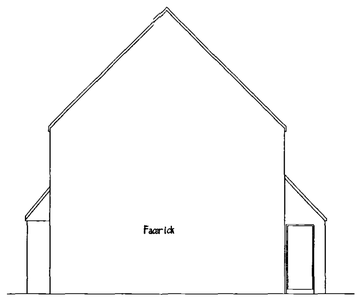
REAR ELEVATION



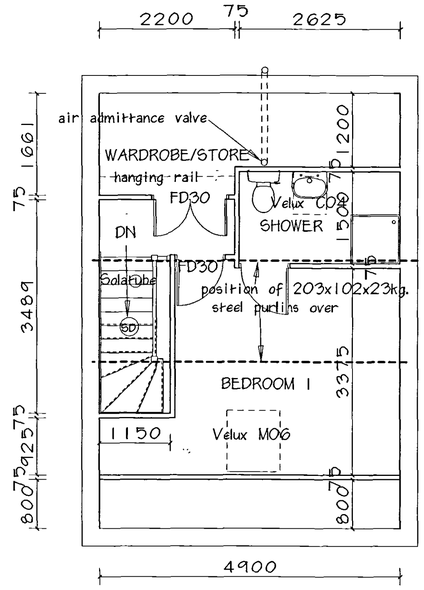
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



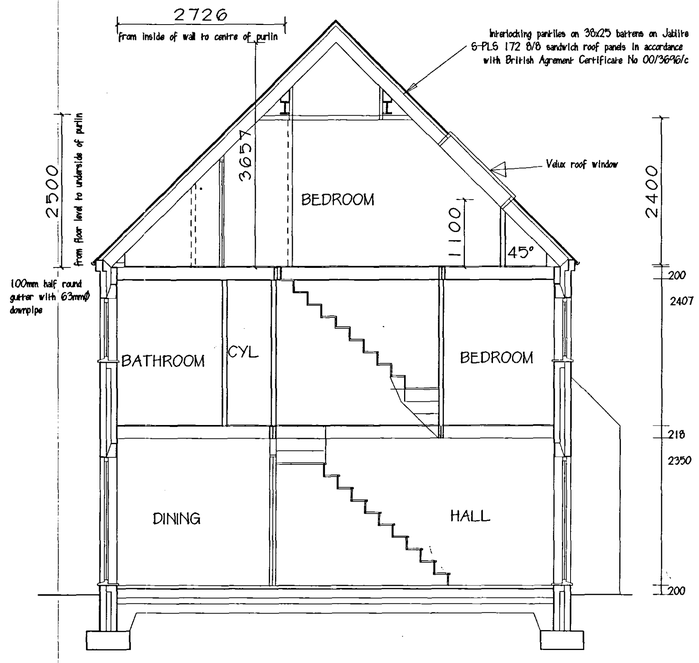
SECOND FLOOR

100mm outer facing brickwork,85mm cavity filled with bonded polystyrene beads,100mm Celcon standard blocks, 13mm plaster. All cavities closed at top. Damcor vertical cavity closer as insulation and DPM Stainless steel wall ties at 900c/c horizontally and450 vertically

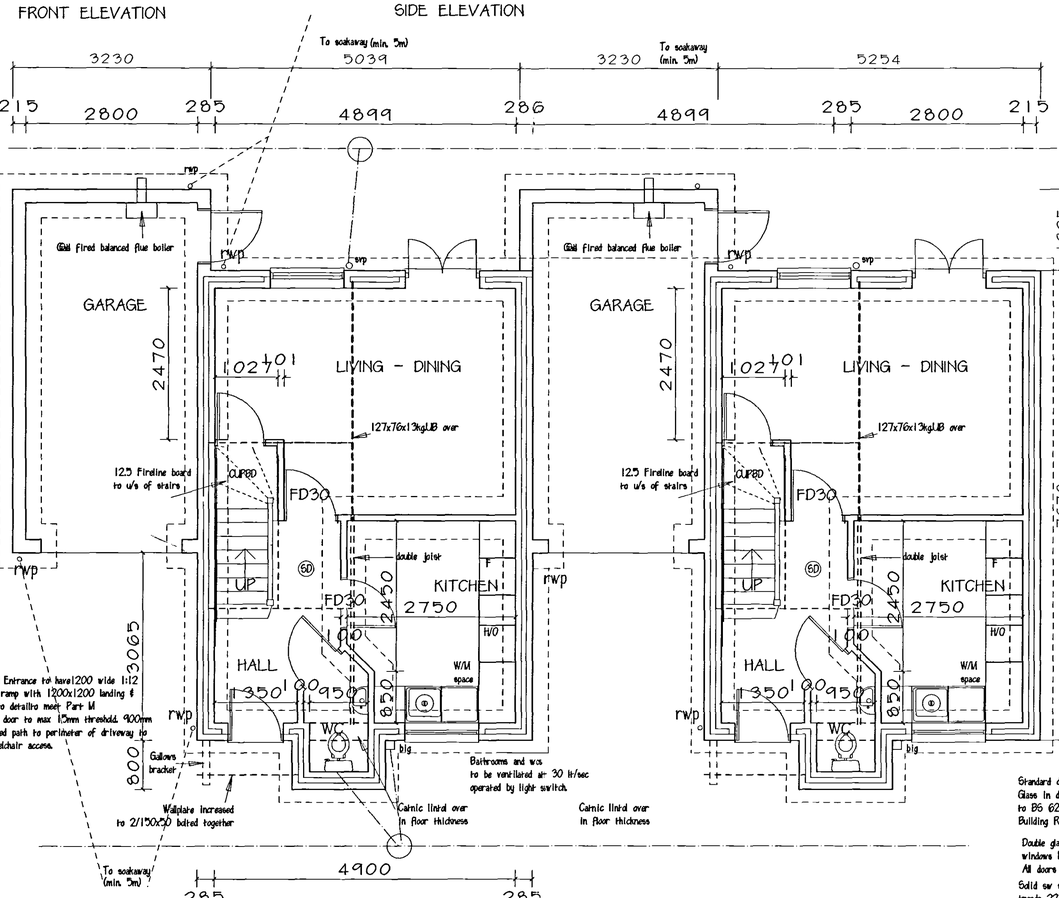
Catnic CN 50/100 lintels over all external door and window openings,75x100 conc lintels over all load bearing internal wall openings All lintels to have 150mm min bearing both ends

Fair DPM min 150mm above paving level lapped to DPM under slab. Floor finish on 50mm sand cement screed on 150mm reinforced concrete slab on 1200g polythene DPM on sand blinded hardcore min 150mm thick.100mm expanded polystyrene insulation 225x700mm concrete strip foundationsmin 1000mm deep or on suitable load bearing stratum.To NHBC guidelines where trees encountered.Foundations backfilled with hardcore.

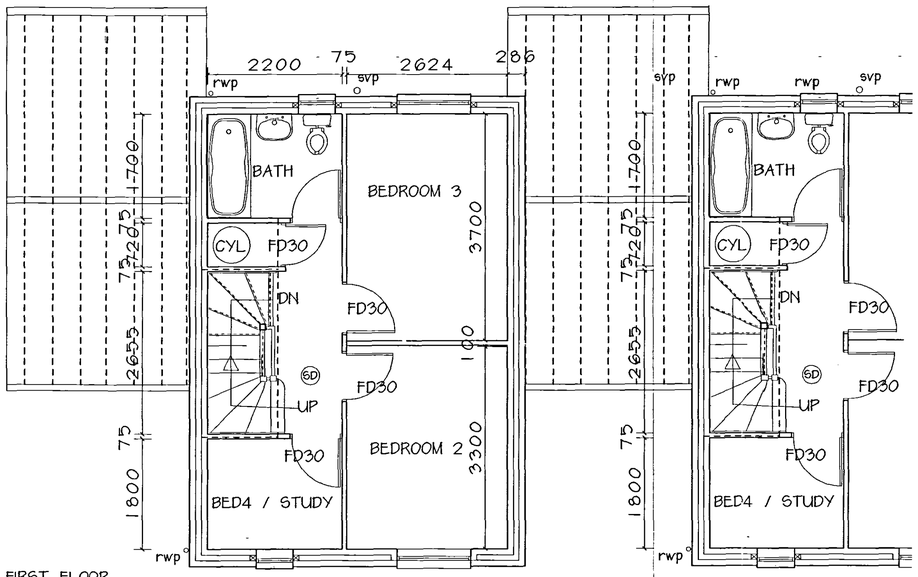
Walls below GFL 100mm brickwork with 85mm weak concrete filled cavity and 100 dense concrete block inner skin.450mm wide dpm banded to 1200 polythene dpm.



SECTION SYCAMORE



GROUND FLOOR



FIRST FLOOR

Foul drainage
Manholes 450Ø polypropylene with CL cover
100mm foul drains at min 1:60 falls

Standard double glazed windows and patio doors. Glass in doors and side panels to be toughened or laminated to BS 6206 1981to comply with Part N of the Building Regs.

Double glazing to all doors and windows Pilkington K glass 4/20/4 All doors and windows draught sealed

Solid sw staircase; treads 223 (taper treads to Regs.) risers 200 handrail 900 high balusters at 100 ctrs. min. headroom 2m.

Bathrooms and wc to be ventilated at 30 l/sec operated by light switch.

Bathrooms and wc air utility room to be ventilated at 30 l/sec operated by light switch. Enclosed wc's min. 3 air changes per hour with 20 minute overrun and 10mm gap under the door All windows to have .33m² escape area with min 450x450 opening

Kitchens to be mechanically ventilated at 60 l/sec or 30 l/sec via cooker hood.

1st & 2nd floor construction, 19mm moisture resistant chipboard on 200mm x 50mm joists at 400 centres, strutted as reqd. by regulations. MS ties at maximum 2m centres to secure joists to cavity wall. See 1st, 2nd floor and roof plans for layout and details. 15mm Wallboard and skim to ceilings.

Electrical safety requirements to comply with Part P
Smoke detectors to BS5446

Light fitting outlets to take flourescent or compact flourescent lamps as Part L.L.54 External lighting to automatically extinguish when enough daylight and when not reqd. at night.

Wall mounted switches,sockets,mTV points door bells & telephone jack points to be fixed between 450 and 1200mm above floor level.

Internal drainage- SVP 100dia.sink and bath wastes 38 dia.basin wastes 32dia. all fitted with 75 deep seal anti-vac traps

Toilet and entrance doors to be min 775mm and 750mm respectively and WC compartment to have 750 clear access space to WC all to meet Part M of the Building Regulations.Fire doors to have smoke seals and self-closers
Boiler to be gas fired balanced flue condensing boiler in garage.
System to be 2 pipe with 2 zone valves, programmer, room stats, cylinder stat. and thermostatic radiator valves to all radiators.
SEDBUK boiler efficiency rating for gas fired boiler 86
Megaflo CL 125/150 unvented indirect cylinder
Windischarge pipe size one pipe size larger than the temp/pressure relief valvedischarge port.
termination 75mm above FGL with wire cage safety cover.

REVISIONS
Revised for B. Regs 04/06

SHDC
Planning & Development
19 JUL 2007
Ref: S/S/1607

M. PARKER
& SONS LIMITED

BUILDERS & CONTRACTORS

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PROPOSED RESIDENTIAL DEVELOPMENT
ST. JOHNS ROAD
SPALDING
TYPE -SYCAMORE
PLOTS 10,11,14 & 15

SCALES 1:100 & 1:50
DRG. NO SJRS SYCAMORE DATE 10/05

DETERMINED