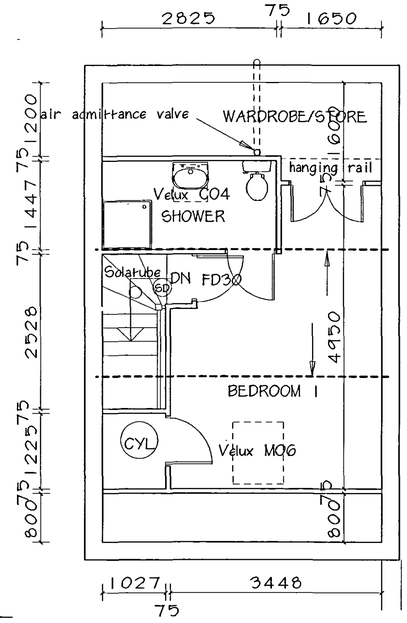


REAR ELEVATION

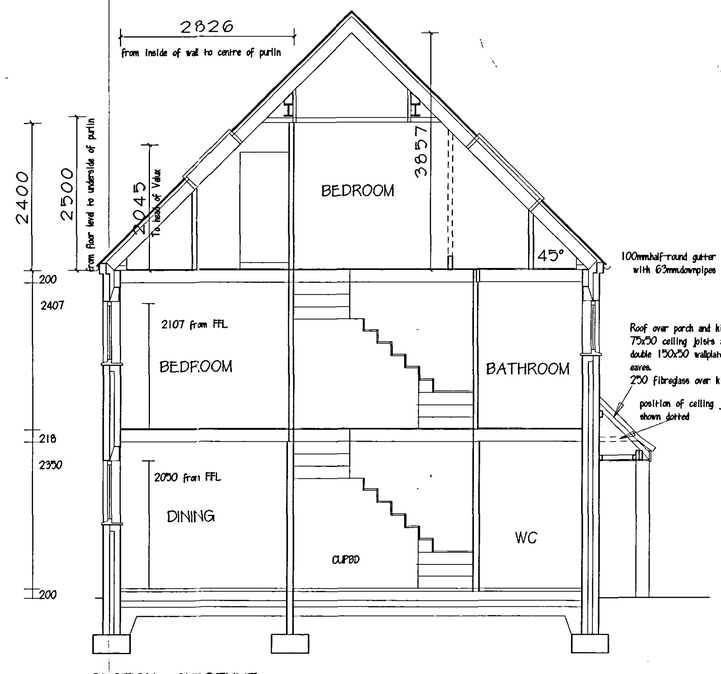


FRONT ELEVATION

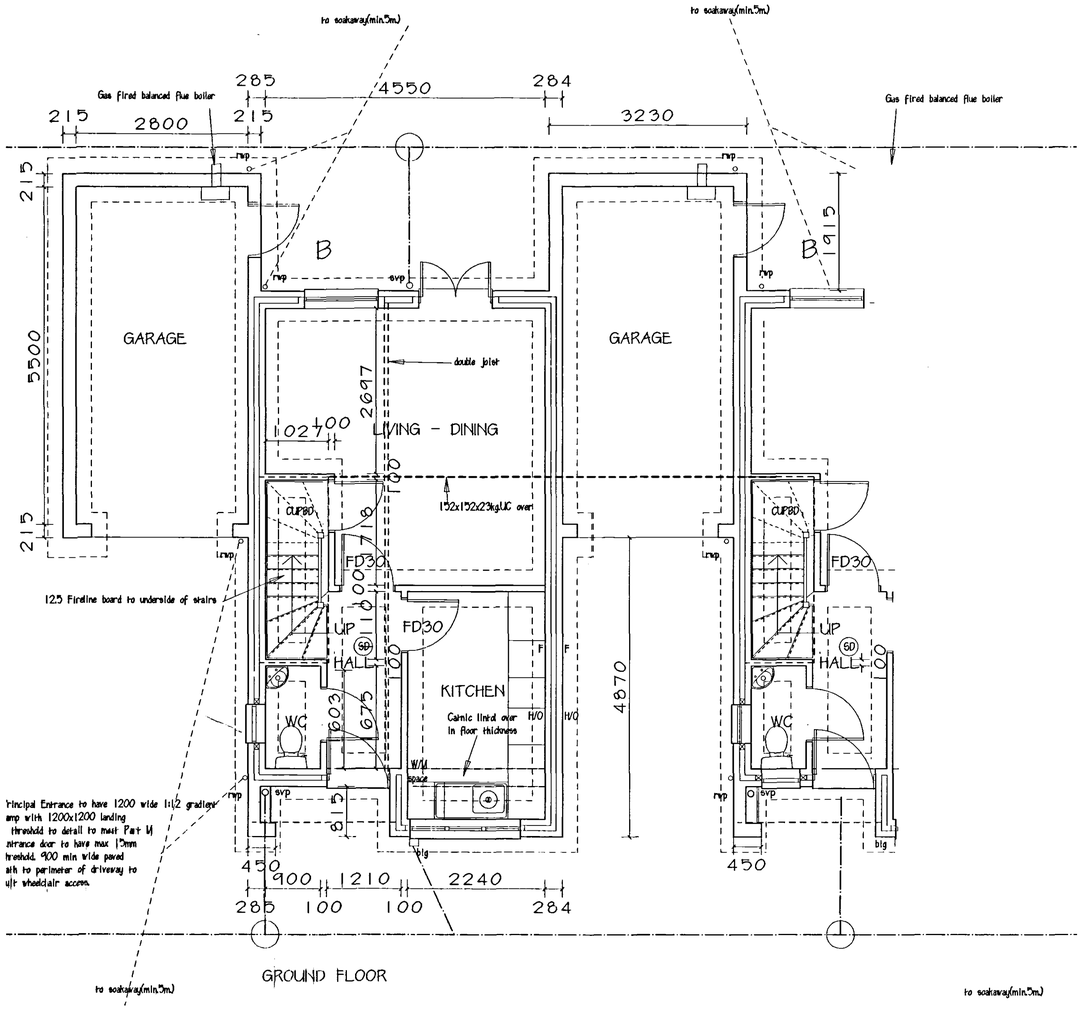
END ELEVATION

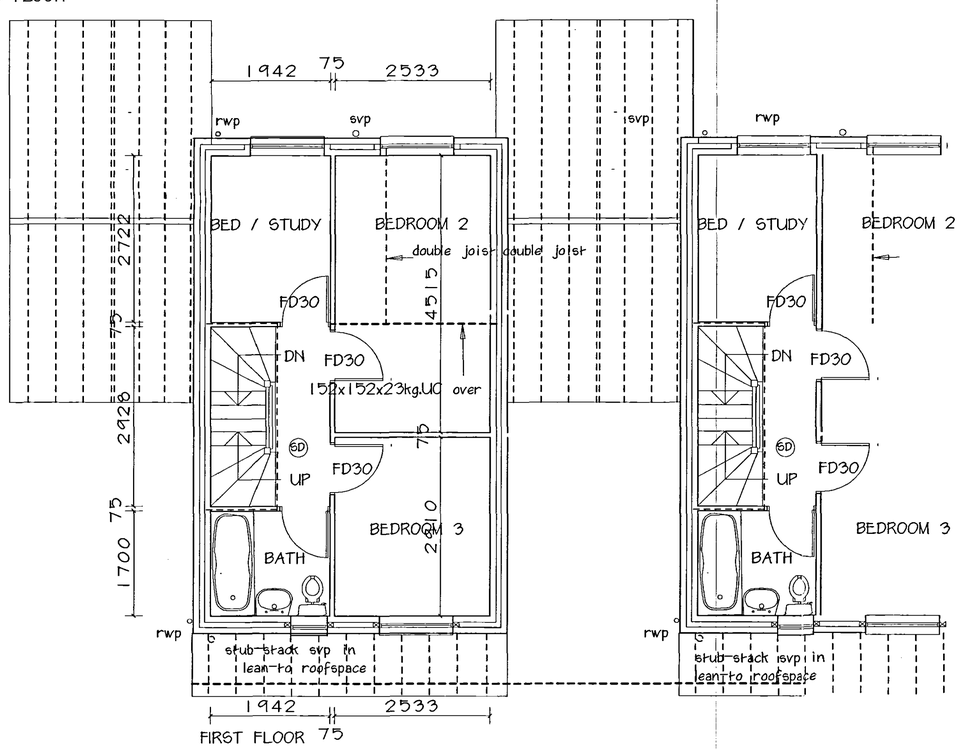


SECOND FLOOR



SECTION -CHESTNUT





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

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

All windows to have 33m² escape area with min 450x450 opening

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

Bathrooms and wc at utility room to be ventilated at 10 ltr/sec operated by light switch.
Enclosed wc's min. 3 air changes per hour with 20 minute overrun and 10mm. gap under door

Code 4 lead flashings to all roofs where abutting walls.

1st & 2nd floor construction, 19mm moisture resistant chipboard on 200mm x 50mm joists at 400 centres, strutted as reqd. by regulations. M6 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.

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

Internal drainage- 6VP 100dia.sink and bath wastes 38 dia.basin wastes 32dia. all fitted with 75 deep seal anti-vac traps

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
Mindischarge pipe size one pipe size larger than the temp/pressure relief valvedischarge port.
termination 75mm above FGL with wire cage safety cover.

Foul drainage
Manholes 450ø polypropylene with CL cover
100mm foul drains at min 1:80 falls

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

Light fitting outlets to take flourescent or compact flourescent lamps as Part L1.54
External lighting to automatically extinguish when enough daylight and when not reqd. at night.

Electrical safety requirements to comply with Part P

Smoke detectors to BS5446

100mm outer facing brickwork,85mm cavity filled with bonded polystrene beads,100mm Celcon standard blocks, 15mm plaster.
All cavities closed at top.
Damcor vertical cavity closer as insulation and DPM
Stainless steel wall ties at 900c/c horizontally and450 vertically
Felt 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 guiddines where trees encountered.Foundations backfilled with hardcore.

Walls below GFL 100mm brickwork with 65mm weak concrete filled cavity and 100 dense concrete block inner skin,450mm wide dpm bonded to 1200 polythene dpm.

Caimic 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

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

REVISIONS:-

Revised for B. Regs 04/06

SHDC
Planning & Development
19 JUL 2007
Ref: 07/0757/F

M. PARKER
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BUILDERS & CONTRACTORS
ST. JOHNS RD SPALDING LINCS PE11 1JX
FAX. 01775 762171 TEL. 01775 724777

PROPOSED RESIDENTIAL DEVELOPMENT

ST. JOHNS ROAD

SPALDING

TYPE :- CHESTNUT
PLOTS :- 12,13,16 & 17

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