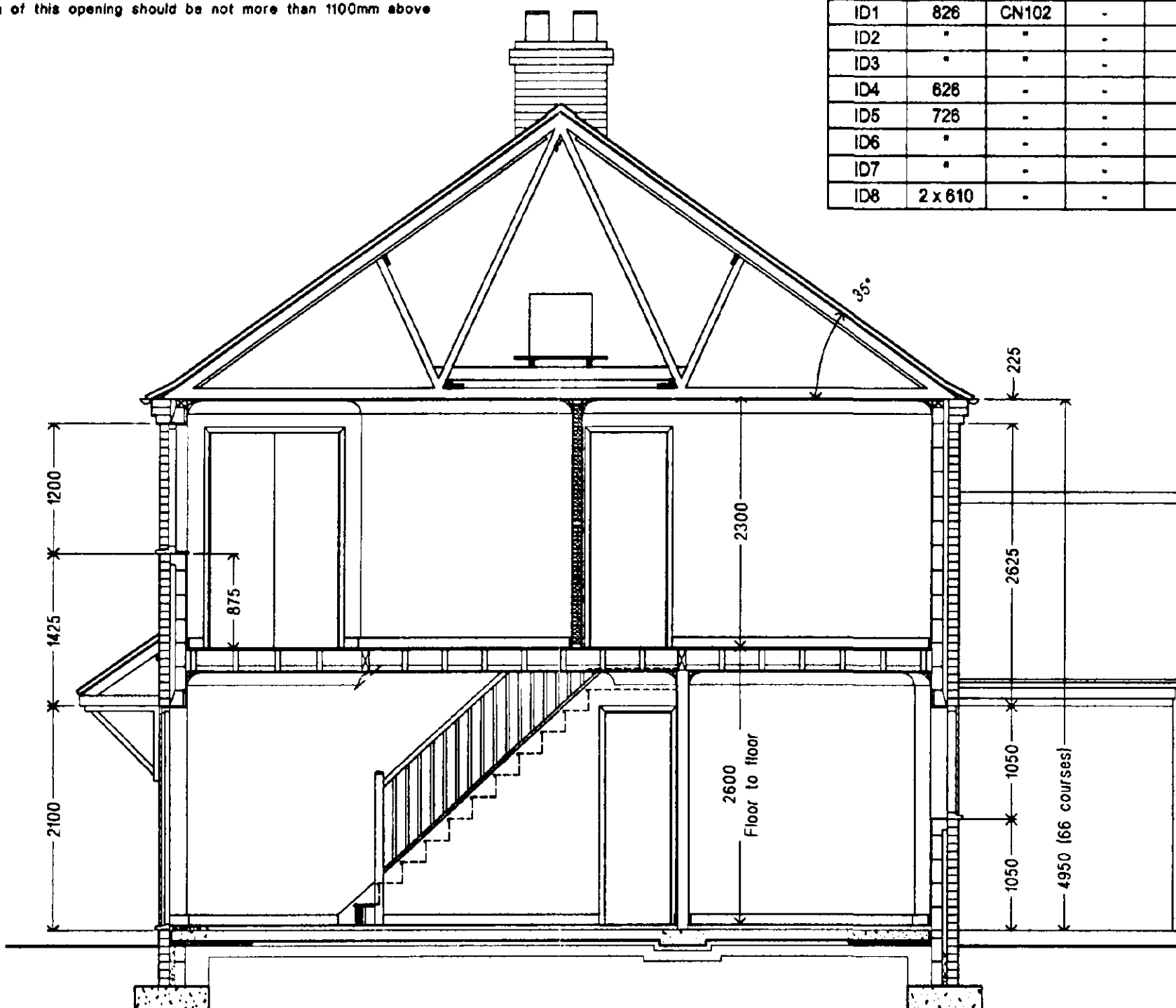




SECTION A-A

SCHEDULE				
Opening	Leaf	Lintel	Vent	1/20th
ED1	806	CN7E	-	-
ED2	838	"	-	-
W1	-	CN7F	0.83	N/A
W2	-	CN7E	0.68	0.46
W3	-	"	0.34	0.08
W4	-	"	0.96	0.55
W5	-	"	0.48	0.31
W6	-	"	0.41	0.24
ID1	826	CN102	-	-
ID2	"	"	-	-
ID3	"	"	-	-
ID4	628	-	-	-
ID5	728	-	-	-
ID6	"	-	-	-
ID7	"	-	-	-
ID8	2 x 610	-	-	-

CONCRETE FOUNDATIONS:

Concrete to strip foundations to be grade C35 to BS 5328:Part 2: 1991, minimum cement content 300kg/cum, aggregate size 20mm min. Sizes in accordance with BS 810:Part 1 as follows: 10 252.5mm cavity walls, 700 x 225mm thick. All foundations to be centrally placed below walls. Depth to base to be 0.75m minimum to LA approval or inspection. All concrete to be left to cure at least 4 days

WALLS BELOW DPC:

Clay brickwork to BS 3921, concrete blockwork to BS 6073 with a compressive strength not less than 7N/mm², a mortar to BS 5628, Part 3 or alternatively 1:1:5 lean cement/sand, with plasticiser. The cavity is to be filled with concrete, grade C10/p, up to 225mm below DPC to walls. A DPC should be positioned at least 150mm above finished ground/paving levels, be impermeable, lapped at least 100mm, well bedded & linked continuous with DPM. Where services penetrate walls, provide 50mm space all around pipe with opening masked both sides & a concrete lintel over opening 75mm thick. Wall ties to BS 1243:1978 @ 900mm centres horizontally, 450mm c/c vertically, & 300mm vertically at unbonded joints

GROUND BEARING FLOORS

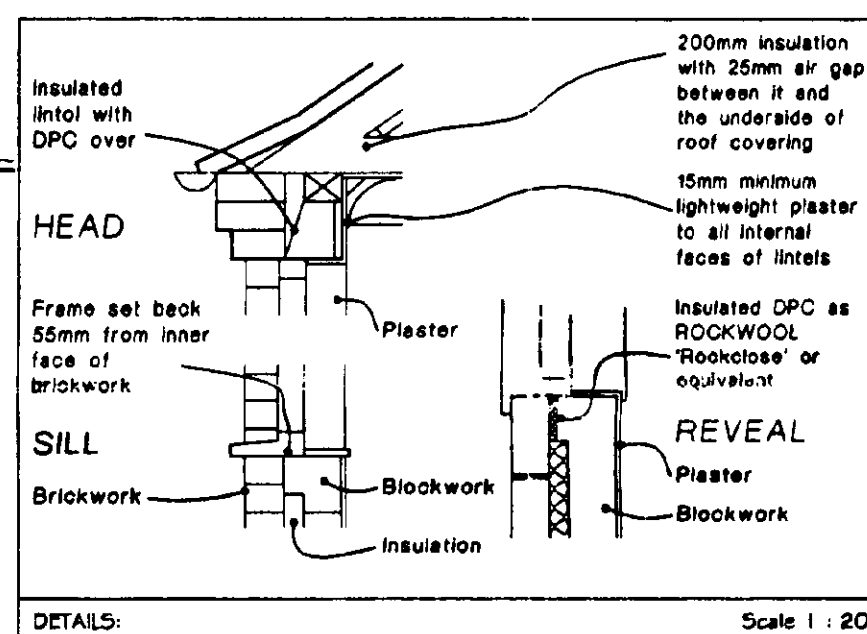
Well graded, inert hardcore fill containing no hazardous materials, which passes a 150 x 150mm sieve in all directions minimum 100mm thick well compacted in layers n.e. 225mm thick well blined. Provide 50mm expanded polystyrene boards (EPS) grade SD to BS 3637, cover with 1200 gauge Visqueen DPM with joints lapped and taped, and turned up at perimeter, linked continuous with DPC to walls. Slab to be 100mm thick ready mixed concrete GEN1. Provide 20mm thick insulation strips up to DPC level to external perimeter walls. Below internal non load bearing block partitions the floor concrete is to be thickened to 150mm for a width of 400mm

DRAINAGE BELOW GROUND

All drainage to comply with BS 8301:1995. New drains to be 100mm diameter uPVC to BS 4660:1973 with in 100mm aggregate to BS 882 Part 2 to a thickness of 100mm all round the pipe, with flexible joints minimum gradient: 1:80. Where the bottom of a trench is below foundation level it should be filled with concrete to a suitable level. Backfill should be placed in layers not deeper than 300mm, well compacted, minimum cover 600mm. Inspection chambers to be 450mm diameter internal in Polypropylene with class C concrete to BS 4481:1992. All inspection chambers to be 200mm diameter, 2000mm to base, filled with broken brick (particle size 10-150mm), covered with PVC sheet & topsoil, all subject to a percolation test. Shallow access chambers in uPVC 100mm diameter with 230mm diameter cover

EXTERNAL MASONRY WALL

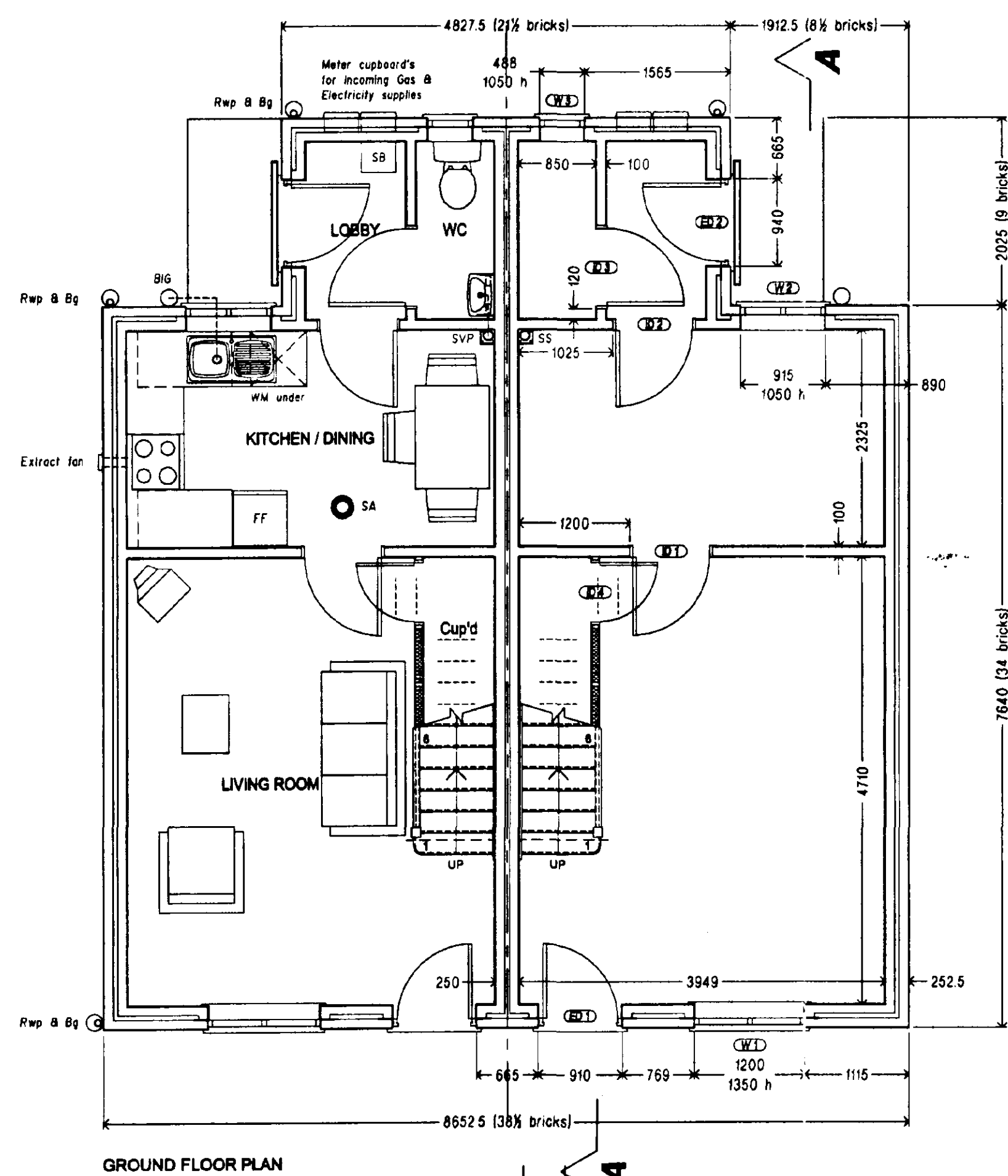
EXTENDED WORKMANSHIP DETAILS:
Cavity wall to consist of 100mm lightweight blockwork to comply with BS 8000, 150mm cavity wall filler with 50mm of ROCKWOOL cavity batt insulation. External face external red brick to comply to LA approval for insulation factor 1.15 or 1.6 (cementitious) to BS 5628/3 or 3.1985. DPC's to be 100mm wide in bitumen to BS 6338. Buttery wall ties are to be bedded minimum 50mm into each leaf. At jambs openings, ties are to be provided within 150mm horizontally & every block course vertically. Provide DPC's to jambs of openings at heads & sills. Vertical DPC's are to project a minimum of 25mm into the cavity. Cavity trays over lintels should extend 150mm beyond the inner face of the cavity closer & cover the ends of the lintel. Provide weepholes @ 10mm max. o/c. Steel lintels to have minimum end bearing of 150mm to openings, to BS 5977



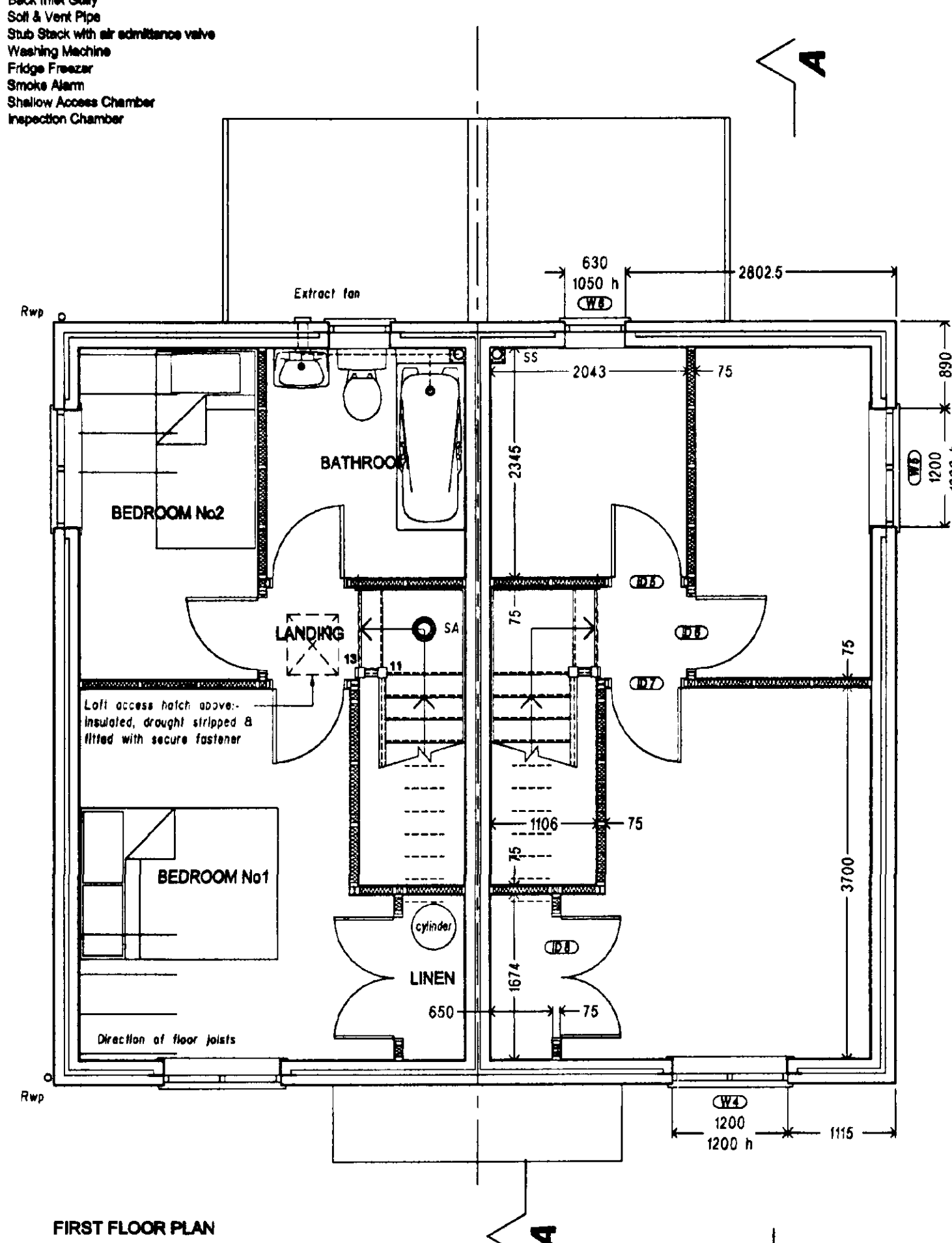
DETAILS

Scale 1 : 20

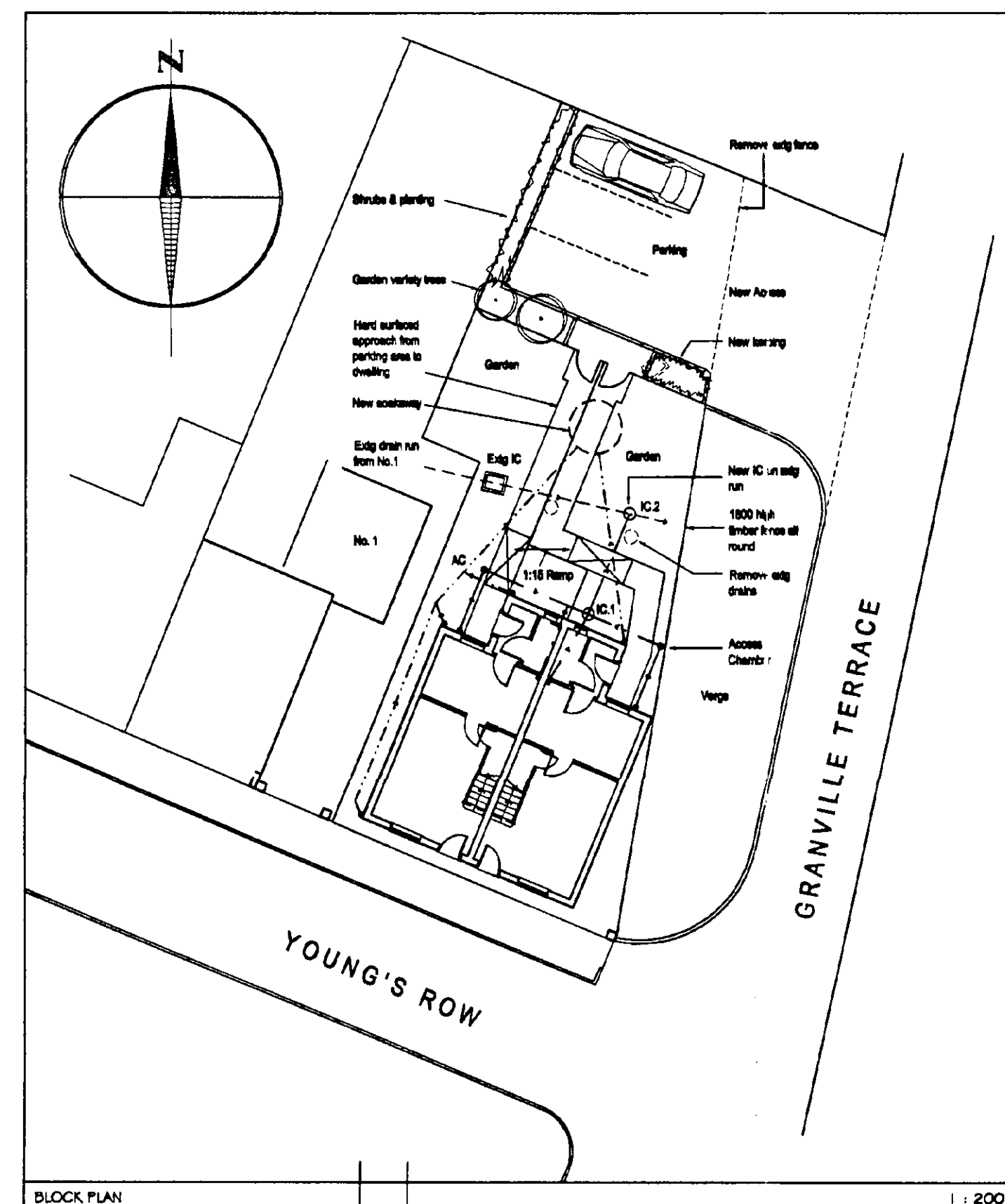
- KEY / LEGEND:**
- | | | |
|-----|---|--------------------------------------|
| Rwp | - | Reinwater downpipes |
| Bg | - | Bottle Gully |
| BIG | - | Back Inlet Gully |
| SVP | - | Soil & Vent Pipe |
| SS | - | Stub Stack with air admittance valve |
| WM | - | Washing Machine |
| FF | - | Fridge Freezer |
| SA | - | Smoke Alarm |
| AC | - | Shallow Access Chamber |
| IC | - | Inspection Chamber |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK PLAN

SITE PLAN: 1:2500

SITE PLAN:

FIRST FLOORS:
47 x 150 x 46 gable joists @ 400mm maximum centre's. Trimmer joists to staircase at right angles to joists to be 125x200mm, and 150x200mm where parallel to joists. Joists to be supported at ends: built into inner skin of external cavity wall; & supported on joist hangers to BS 6718, minimum bearing of 75mm on masonry & hanger. Joists meeting to be provided with a 100mm x 100mm x 12mm x 147mm steel plate. Floor decking to be 19mm thick flooring grade moisture resistant chipboard, type PS to BS EN 312. Trimmer joists to be supported against trimmer with "timber-to-timber" hangers. Doubled up joists below parallel studwork to be nailed @ 450mm c/c's. Trimmer joists to be supported against wall. Trimmer joist straps should be fixed to joists & turned down cavity @ 2.0m maximum c/c's. provide noggings between joists where these occur & peaking between first joist & wall. Straps should be nailed into at least three joists & fixed twice at each joint. Joists should be placed between 25 & 75mm from the inner wall face, and a 10mm gap should be allowed between the joists and the edge of the flooring to allow for expansion

STAIRCASES:

STAIRCASES:
Minimum headroom measured vertically above pitch line of 2.0m. Minimum clear width of stairs 800mm. Maximum pitch 42°. Going to be 223mm (min. 220), 13 No. equal risers of 200mm (max. 220), both to be consistent. Handrail to be 900mm high measured vertically above pitch line & floor. Balusters to be vertical with no opening between allowing a 100mm sphere to pass through. Door ED 1, when open should not be nearer than 400mm from the first tread at GF level

DOORS, WINDOWS & GLAZING:

All windows to be fitted with trickle ventilators to provide background ventilation of 8000sqmm to habitable rooms and 4000sqmm to bathroom & kitchen, these to be controllable & secure. All windows are to be uPVC, double glazed with sealed units, having a 6mm air gap between panes. All doors to be SW timber. All glass lower than 1500mm above floor level, to doors, adjacent sideights and windows; all glass lower than 800mm above floor level elsewhere to be Laminated or Toughened, manufactured to BS 6206:1981. All doors & windows to be draught-stripped

PITCHED ROOFS:

Structural timber to be in accordance with BS 5268:Part 2. Wall plates to be 75 x 50mm Ibbex minimum. Trusses to be B₁₈ 600mm c/c's maximum, to manufacturer's design, pitch 35°. Provide lateral restraint straps @ ceiling level, walls minimum c/c's apart. 5mm staggered lap joints. All steelwork to be galvanneal, hot dipped zinc coated, min 120g/m². All bolts at least 3 no. trusses with nogging & paking between Water tank support to be in accordance with BS 5268:Part 3. Referra to be covered with Monoflon or equivalent FIBREGLASS. 125mm thick 125mm deep CTSB 125mm x 125mm TAP 2000 plates, size 500 x 250mm rectangular with 100mm lap, 10mm gauge fixed in accordance with BS 5534:Part 1. Cover flashings to be tucked 25mm into brick joints, min upstanding 75mm in Code 4. Flashing to be fitted to correspond to roof slope. 125mm wide 125mm deep TAP 2000 liquid applied to 10mm seal running full length of all eaves, valleys with 200mm HOCKWY-CUL. longitudinally. 10 BS 5003 Roof UG to be braided w/ 100 x 250mm timbers diagonal held tight to trusses with 2 no. 100 x 250mm BS 5534:Part 1 125mm x 125mm x 125mm CTSB 125mm x 125mm TAP 2000 plates to be skewed nailed to each rafter crossed with 2 no. 3.35 dia. x 75mm long galvanized nails. Provide lateral web braces where required in accordance with truss design. Where pitched roof abutts wall, provide a stepped cavity break at steel plate level. 125mm diameter 125mm deep 125mm x 125mm x 125mm downpipes 63mm diameter to BS 4576, in positions shown.

INTERNAL SERVICES:

Gold water storage 100 litres minimum; hot water storage 115 litres min. at BS 6700. Cooker hood to be 30 l/s extract rate, ducted to the outside air via the shortest route. Extract fan to bathroom to be 15 l/s. Soil & vent pipes to be 100mm dia. minimum. All pipes to be insulated above any opening into the dwelling & be fitted with a terminal gage cap. Sound insulation to be provided to 25PM, with at least 25mm insulation wrapped around pipes, and encased with 50mm of timber plaster on timber framing. Weatherstripping to be provided to all balcony doors. All balcony door connection to be 100mm diam. Rooding points to be provided to any length of pipes which cannot be reached from any other part of the system. 100mm diameter stub stack to be fitted with an admittance valve to be fixed to the wall. All stacks to be fitted with a 75mm seal. All stacks to be CARACON TERRAIN certificate No. 92/2811 made in PVC-U with diaphragm seal to BS 2432:1986D. All sanitary pipework to comply with BS 5512:1978. Traps connected to stack to have a 75mm seal. Central heating to be installed as detailed on drawings. All radiators to be covered by BS Regulations 1994. Boiler to be wall hung, fitted with an interlock. Balanced flue outlet to be situated $\geq$ least 800mm from any opening into the building & be protected with a terminal gage cap. Heating system to be installed in accordance with the manufacturer's instructions for gas, oil, biomass & TRVs. The hot water storage cylinder shall be fitted with a thermostat & timer. Flue liners to be 200mm diameter minimum sockets uppermost & jointed. All pipework to the HWSSG shall be insulated with at least 15mm of insulation. All pipework to the thermostat shall be insulated with at least 10mm of insulation. Provide cavity tray over meter cupboard, 2 courses high. Self contained smoke alarms to BS 5446:Part 1:1980, as shown on plan. Operation will be by mains with batteries for secondary power supply. Wire to a separately fused 10A 250V distribution board. Fix to ceiling $\geq$ least 300mm from any wall/light.

FLOOR, WALL & CEILING FINISHES:
50mm thick cement & sand screed, mix between 1:3 & 1.41/2. At least 25mm cover to be provided above service pipes. Gypsum plaster to walls of minimum 2 No. coats 13mm thick overall. 12.5mm plasterboard to ceiling with skim finish, 5mm thick

MOBILITY:
Hard surfaced ramped approach at least 900mm wide @ 1:15, leading to level landing at principal entrance. Provide a proprietary drainage channel level with landing and accessible threshold to doorway. Threshold to be 15mm high max. Principal entrance door to have a minimum clear opening of 775mm. Switches & socket outlets are to be positioned between 450-1200mm above finished floor level

FLECTION of TWO HOUSES WITH ASSOCIATED PARKING

ADJACENT No. 1 YOUNG'S ROW
SUTTON BRIDGE
Lincs
For PREMIER BUILDERS (South Lincs)

OCTOBER 2003

Scales:
FLOOR PLANS & SECTION - 1:50
ELEVATIONS - 1:100

FULL Planning Permission: M18/0665/00 dated 01/08/2000
Building Regulation amendments: B18/0634/00 dated 16/11/2000

Continuing Registration Information: 2/14/2025 11:55 AM EST Page 1/1