

FRONT ELEVATION

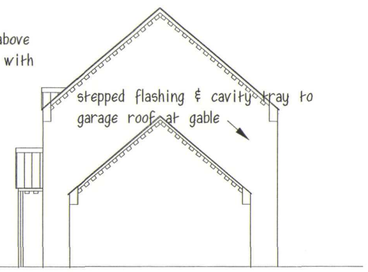
Catnic CN 50/100 lintels over all external door and window openings,75x100 conc lintels over all load bearing internal wall openings
All lintols to have 150mm min bearing both ends

REAR ELEVATION

s&vp carried up 1m above window heads & fitted with balloon guard.

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

Glazing below 1500mm above ground level to be toughened or laminated to BS 6206 1981.



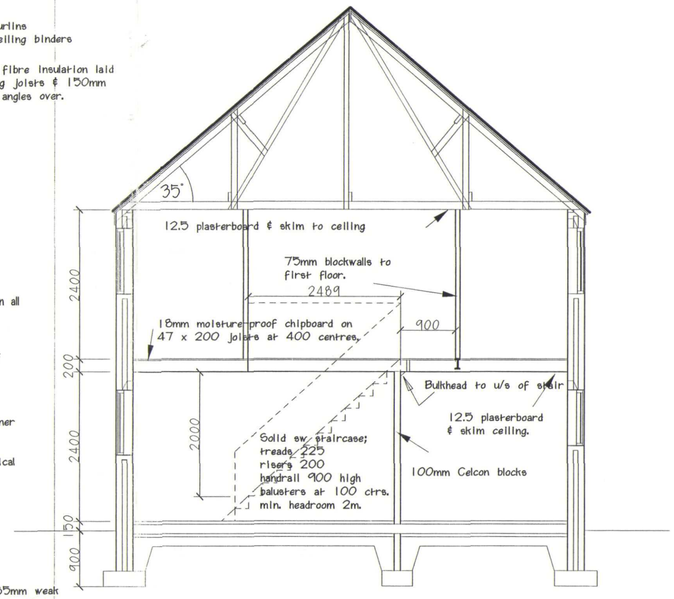
SIDE ELEVATION

'Britlock' slates on 25 x 38 battens on 47 x 100 rafters at 450 centres on TRADA trusses Type B sheet 510 at max 1800 centres

47 x 150 purlins
47 x 125 ceiling binders

100mm glass fibre insulation laid between ceiling joists & 150mm laid at right angles over.

10mm continuous gap over insulation to ventilate roof space.
112mm Ø Marley Clipmaster pvc gutter laid to 1 in 600 fall to 75mm Ø RWP



SECTION X - X

Joists supported on joist hangers on all external and party walls

cavity walls:
100 mm facing brick outer leaf
85mm cavity filled with

blown glass fibre insulation,
100mm 'Celcon' or equal block inner leaf, plastered.

'Damcor' cavity insulation & vertical dpc to all door & window jambs.

Insulated 'Catnic' or equal lintels to all door & window openings.

double glazed UPVC windows

habitable rooms to have min 1/20 floor area opening lights plus 8000sq mm trickle ventilation.

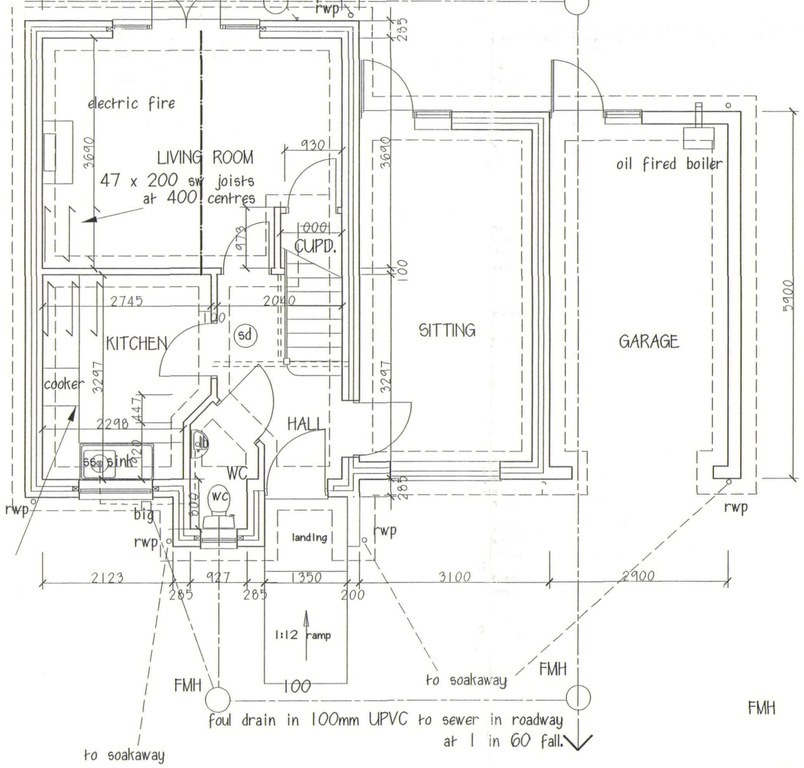
All doors and windows to be draught-sealed.

separating walls: 2 leaves 100mm each 1990kg/m density, 65mm cavity and 12.5mm plaster both sides, carried up to u/s of tiles and sealed with fibreglass.

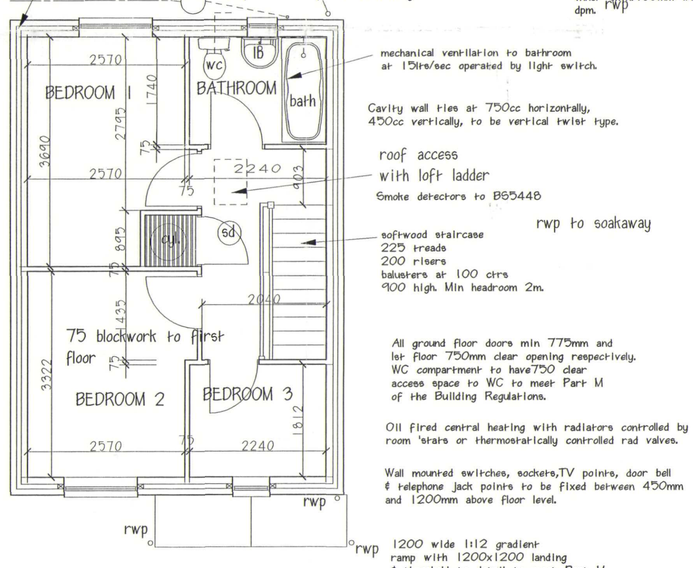
rwp to soakaway

Cavities stopped with fibreglass min.285mm wide at junctions of separating walls.

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

mechanical ventilation to bathroom at 15ltrs/sec operated by light switch.

Cavity wall ties at 750cc horizontally, 450cc vertically, to be vertical twist type.

roof access with loft ladder

Smoke detectors to BS5446

softwood staircase
225 treads
200 risers
balusters at 100 ctrs
900 high. Min headroom 2m.

All ground floor doors min 775mm and 1st floor 750mm clear opening respectively.
WC compartment to have750 clear access space to WC to meet Part M of the Building Regulations.

Oil fired central heating with radiators controlled by room 'stats or thermostratically controlled rad valves.

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

1200 wide 1:12 gradient ramp with 1200x1200 landing & threshold to detail to meet Part M Entrance door to have max 15mm threshold. 900 min wide paved path to perimeter of driveway to suit wheelchair access.

50mm sand/cement screed & floor finish on 150mm conc. slab reinforced with B385 mesh,100mm polystyrene floor grade insulation.1200g polythene dpm on min. 150 hardcore.

250 x 700 concrete strip foundations to cavity walls.250 x 500 to internal walls.

Reinforcement to foundations where called for by structural engineer.

Revisions.

A ground floor toilet door swing handed.

B Bedroom 3 dimension changed to 1812

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.

2100lt plastic oilstorage tank.
A KBB fire valve to be fitted outside externally, with KBB phial inside the case.

SEDBUK boiler efficiency rating for oil fired boiler 85.1

Boiler to be Boulter Camray 5 oil fired .
System to be 2 pipe with 2 zone valves, programmer, room stats, cylinder stat. and thermostatic radiator valves to all radiators.

Flow and return pipework from boiler to airing cupboardto be insulated. No pipe work in roof space

Light fitting outlets to take flourescent or compact flourescent lamps as Part L1.54

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HOUSING DEVELOPMENT AT DRAW DIKE, SUTTON ST JAMES

PLANS, SECTIONS, ELEVATIONS.

HOUSE TYPE A THE ASPEN.
PLOT 46.

SCALES 1/50 & 1/100
DRG. NO. SUTPLANS\PLOT46 **DATE**

SHDC
Planning & Development
30 SEP 2004
Ref: 1305/04