



SD100 - External Plot Finishes A20 - Issue (02)

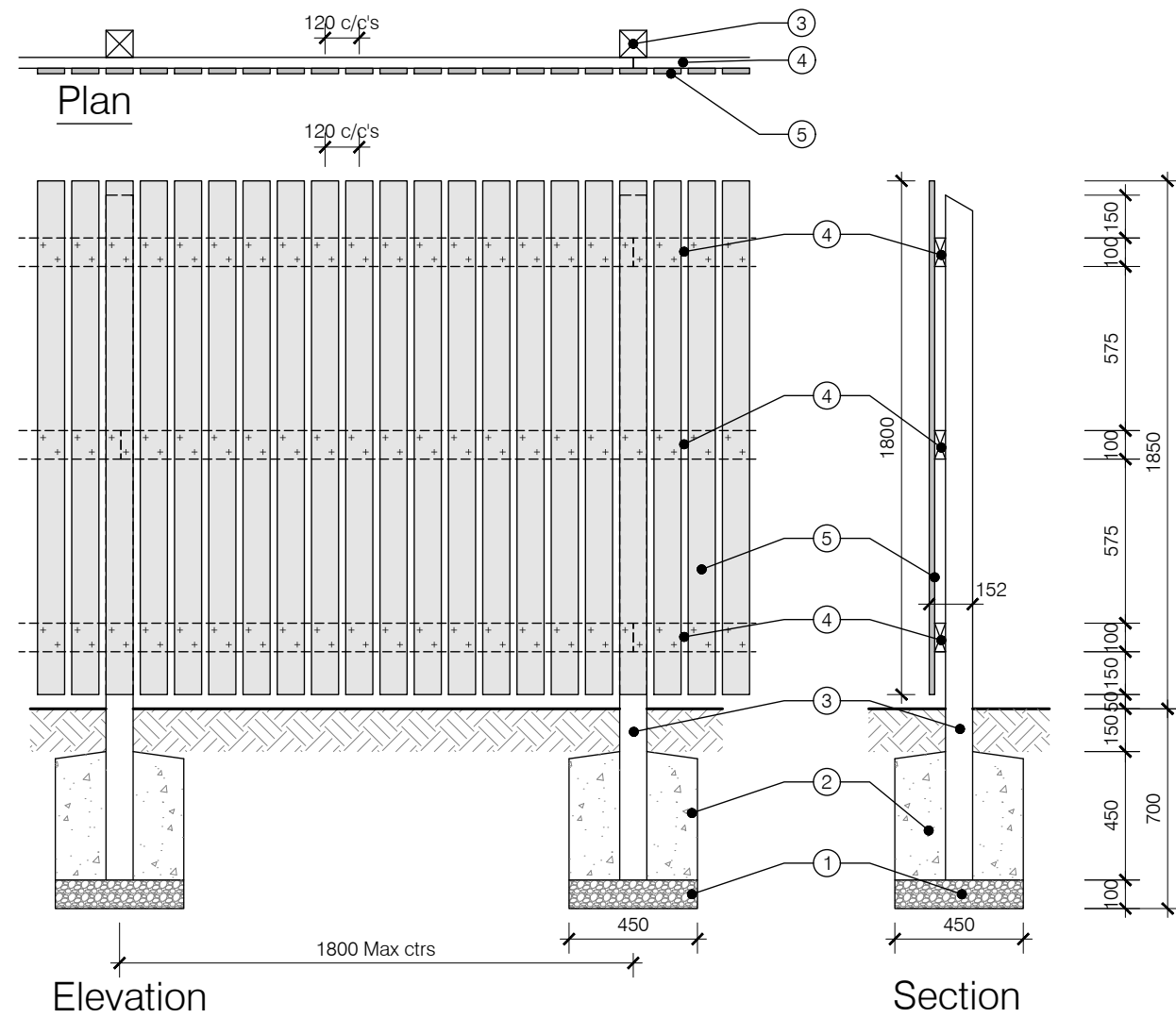
Standard Construction Details

© **Story Homes.**

Story House, Lords Way, Kingmoor Business Park,
Carlisle, Cumbria. CA6 4SL.

Tel 01228 404550

Fax 01228 404551



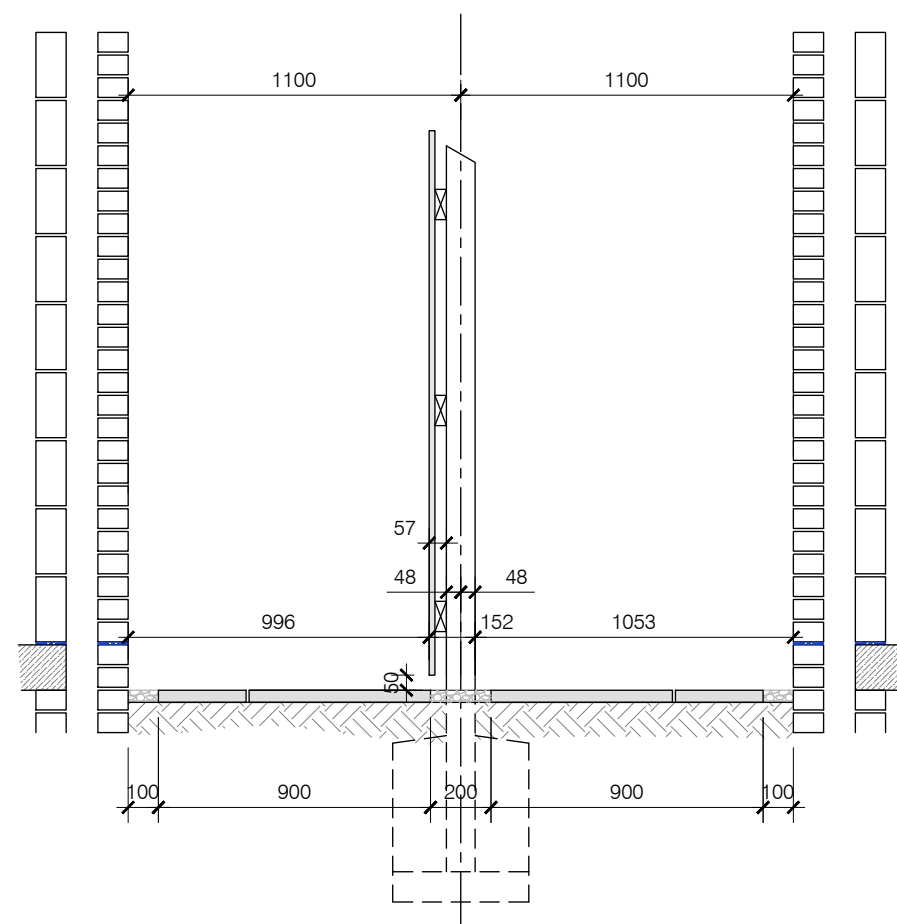
NOTES

General

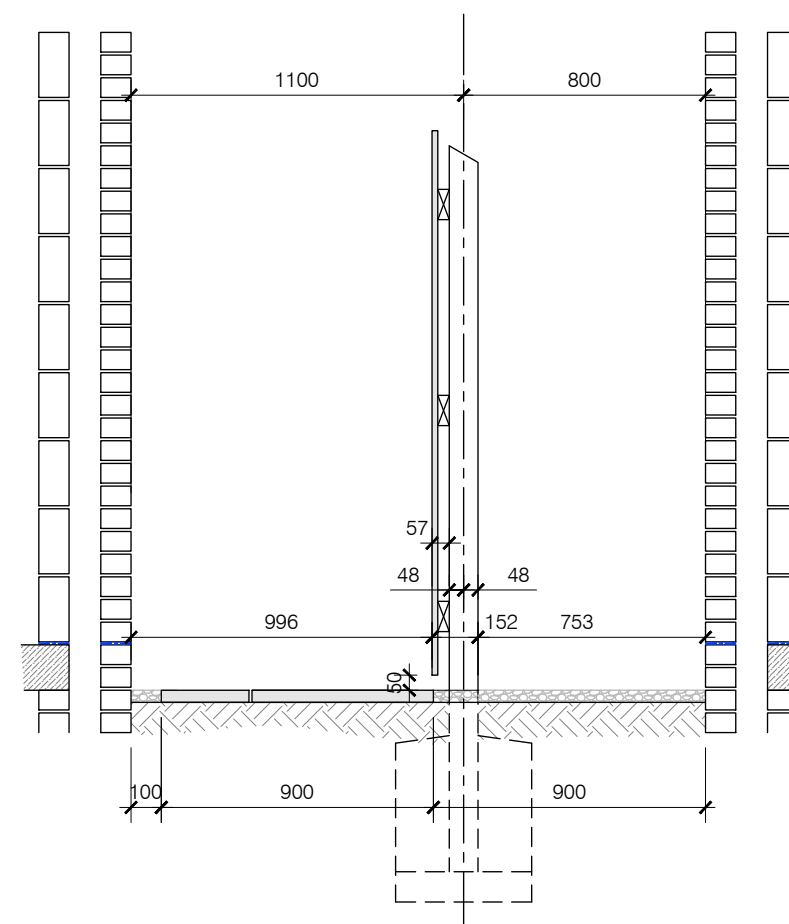
All timbers shall be pressure impregnated with preservatives as specified. Finish to be mid brown. All cut ends to be preservative treated prior to fixing.

Timber quality shall be as noted in BS 1722. pt 5 Appendix N.

- ① 100mm compacted gravel bed
- ② 450 x 450mm ST2 grade site mixed concrete foundation to post in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete
- ③ 2400mm long 95 x 95mm s/w post @ 1800mm max centres with weathered top
- ④ 100 x 38mm s/w rails, butt jointed and fixed at posts with 2 minimum 4.50 gauge x 100mm long galvanised round wire nails.
- ⑤ 1800 x 95 x 19mm s/w boarding fixed at 120mm centres, with 2 minimum 2.65 gauge x 45mm long galvanised nails per rail position



Fence Setting out - 2200 between Properties



Fence Setting out - 1900 between Properties



TITLE

External Plot Finishes (A20)

DRAWING

1850mm High Open Boarded Fence

DRAWN BY	DB	DATE	16/09/22
CHECKED BY	AH	SCALE	1:25
ISSUE	DRAWING NUMBER	REVISION	
(02)	SD100-A-001	-	

Revisions	Notes	Date

© Story Homes.

Story House, Lords Way, Kingmoor Business Park,
Carlisle, Cumbria. CA6 4SL

Tel 01228 404550 Fax 01228 404551

NOTES

General
All timbers shall be pressure impregnated with preservatives as specified. Finish to be mid brown. All cut ends to be preservative treated prior to fixing.
Timber quality shall be as noted in BS 1722. pt 5 Appendix N.

- ① 100mm compacted gravel bed
- ② 450 x 450mm ST2 grade site mixed concrete foundation to post in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete
- ③ 2400mm long 95 x 95mm s/w post with weathered top
- ④ 100 x 38mm s/w rails, butt jointed and fixed at posts with 2 minimum 4.50 gauge x 100mm long galvanised round wire nails.
- ⑤ 1800 x 95 x 19mm s/w boarding fixed at 120mm centres, with 2 minimum 2.65 gauge x 45mm long galvanised nails per fixing position
- ⑥ 95 x 47 s/w post fixed to wall with 7.5 gauge x 120mm long countersunk concrete screws to centres shown on plan
- ⑦ Galvanised ring handled gate latch 6" fixed through centre rail with 25mm screws.
- ⑧ 150mm galvanised m/steel straight tower bolt fixed to top rail with 25mm screws.
- ⑨ 450mm galvanised tee hinge fixed to top and bottom rails and posts with 25mm screws.



TITLE

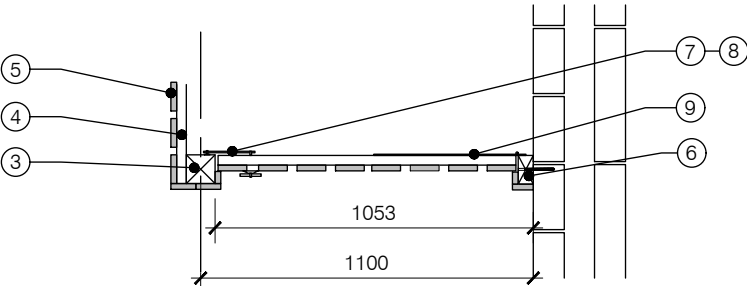
External Plot Finishes (A20)

DRAWING

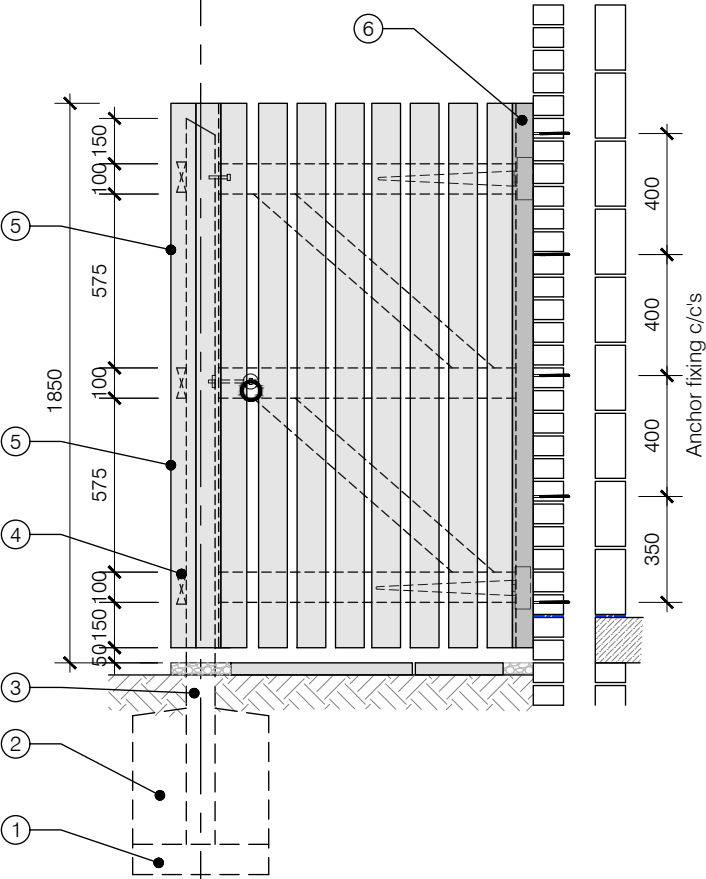
1850mm High Open Boarded
Timber Side Gate Details

DRAWN BY	DB	DATE	16/09/22
CHECKED BY	AH	SCALE	1:25
ISSUE	DRAWING NUMBER	REVISION	
(02)	SD100-A-002.1	-	

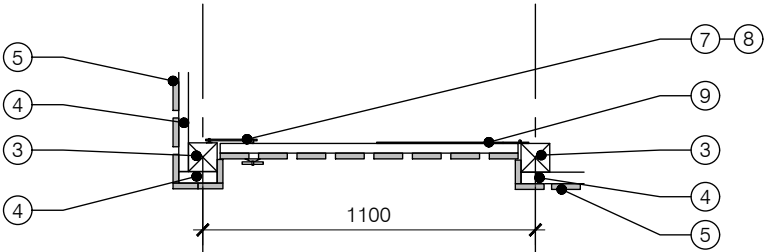
Revisions	Notes	Date



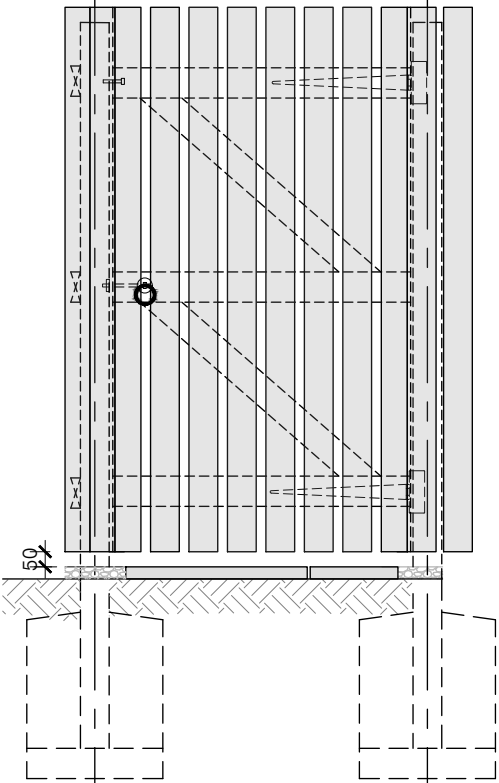
Gate Between Post & Wall Plan



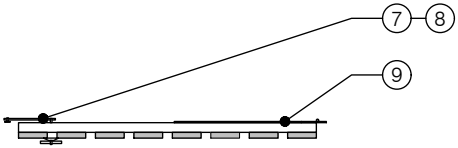
Gate Between Post & Wall Elevation



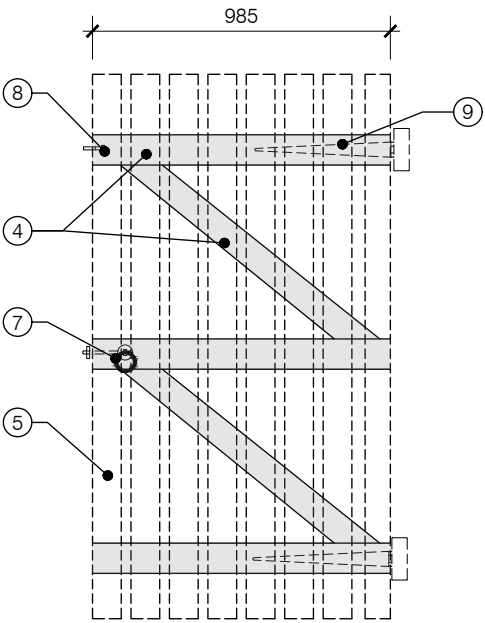
Gate Between Post & Post Plan



Gate Between Post & Post Elevation



Gate Plan



Gate Elevation

NOTES

General
All timbers shall be pressure impregnated with preservatives as specified. Finish to be mid brown. All cut ends to be preservative treated prior to fixing.
Timber quality shall be as noted in BS 1722. pt 5 Appendix N.

- ① 100mm compacted gravel bed
- ② 450 x 450mm ST2 grade site mixed concrete foundation to post in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete
- ③ 2400mm long 95 x 95mm s/w post with weathered top
- ④ 100 x 38mm s/w rails, butt jointed and fixed at posts with 2 minimum 4.50 gauge x 100mm long galvanised round wire nails.
- ⑤ 1800 x 125 x 16mm to 7mm feather edged boarding, minimum lap 25mm, fixed with 2no minimum 2.65 gauge x 45mm long galvanised nails per fixing position
- ⑥ 95 x 47 s/w post fixed to wall with 7.5 gauge x 120mm long countersunk concrete screws to centres shown on plan
- ⑦ Galvanised ring handled gate latch 6" fixed through centre rail with 25mm screws.
- ⑧ 150mm galvanised m/steel straight tower bolt fixed to top rail with 25mm screws.
- ⑨ 450mm galvanised tee hinge fixed to top and bottom rails and posts with 25mm screws.
- ⑩ 1800 x 95 x 19mm s/w board to leading edge of gate to allow flush fixing of latch fixed with 2 no minimum 2.65 gauge x 45mm long galvanised nails per fixing position



TITLE

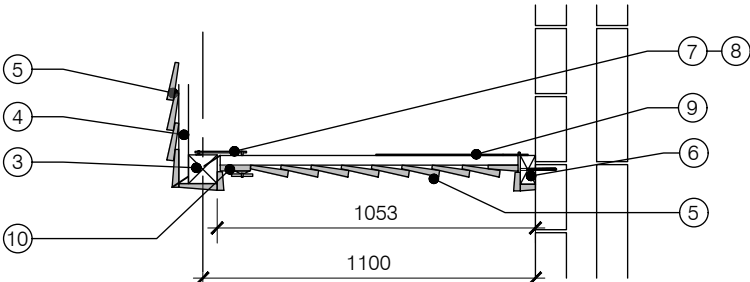
External Plot Finishes (A20)

DRAWING

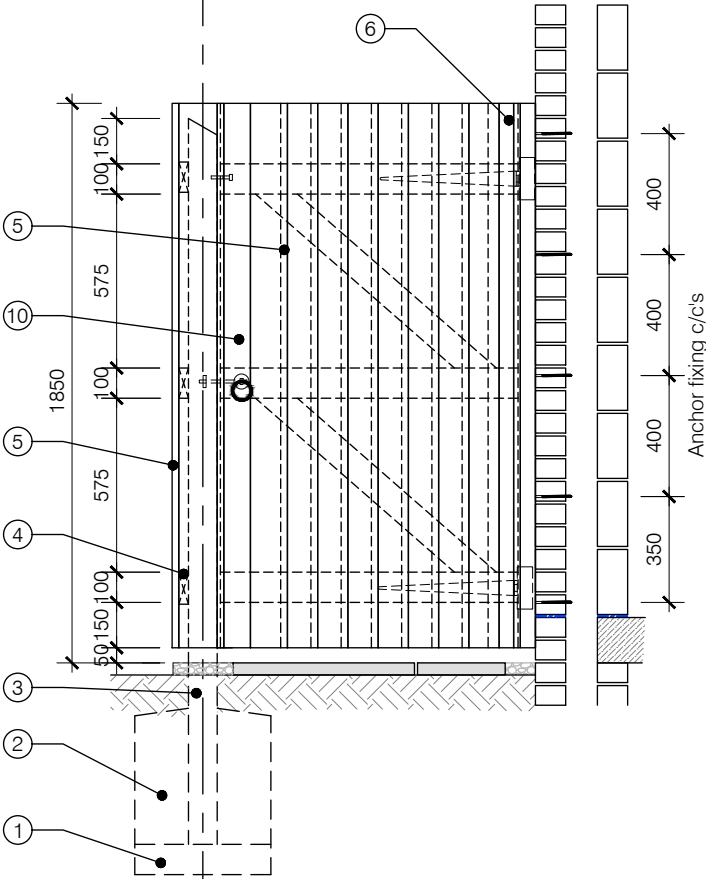
1850mm High Feather Edge Board
Timber Side Gate Details

DRAWN BY	AA	DATE	16/09/22
CHECKED BY	AH	SCALE	1:25
ISSUE	DRAWING NUMBER	REVISION	
(02)	SD100-A-002.2	-	

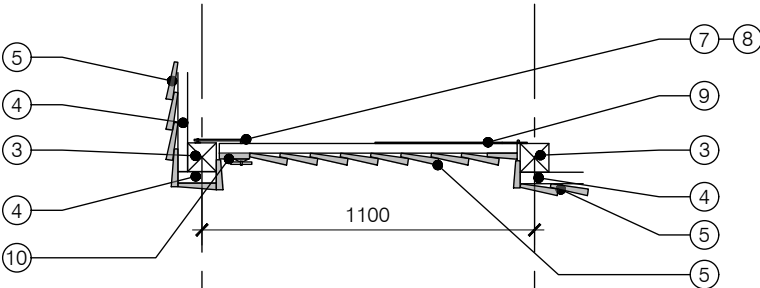
Revisions	Notes	Date



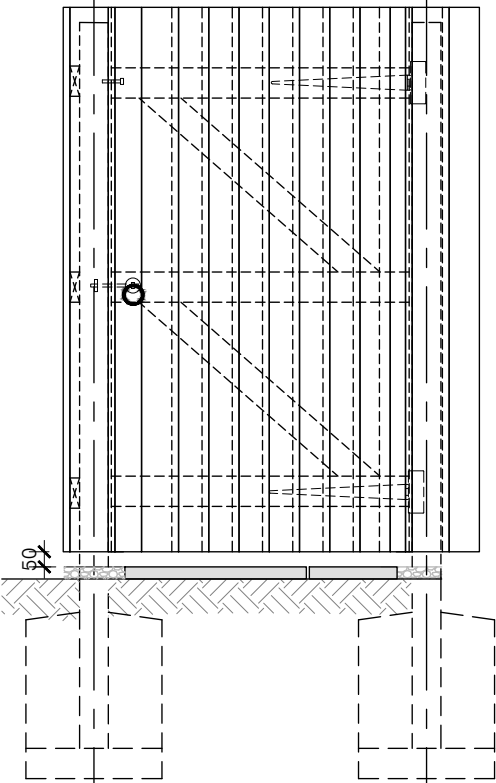
Gate Between Post & Wall Plan



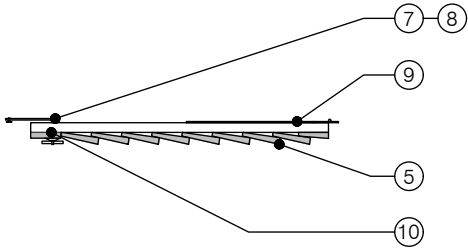
Gate Between Post & Wall Elevation



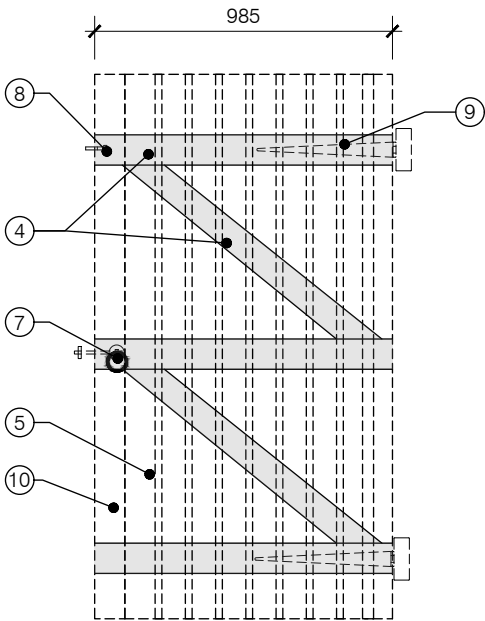
Gate Between Post & Post Plan



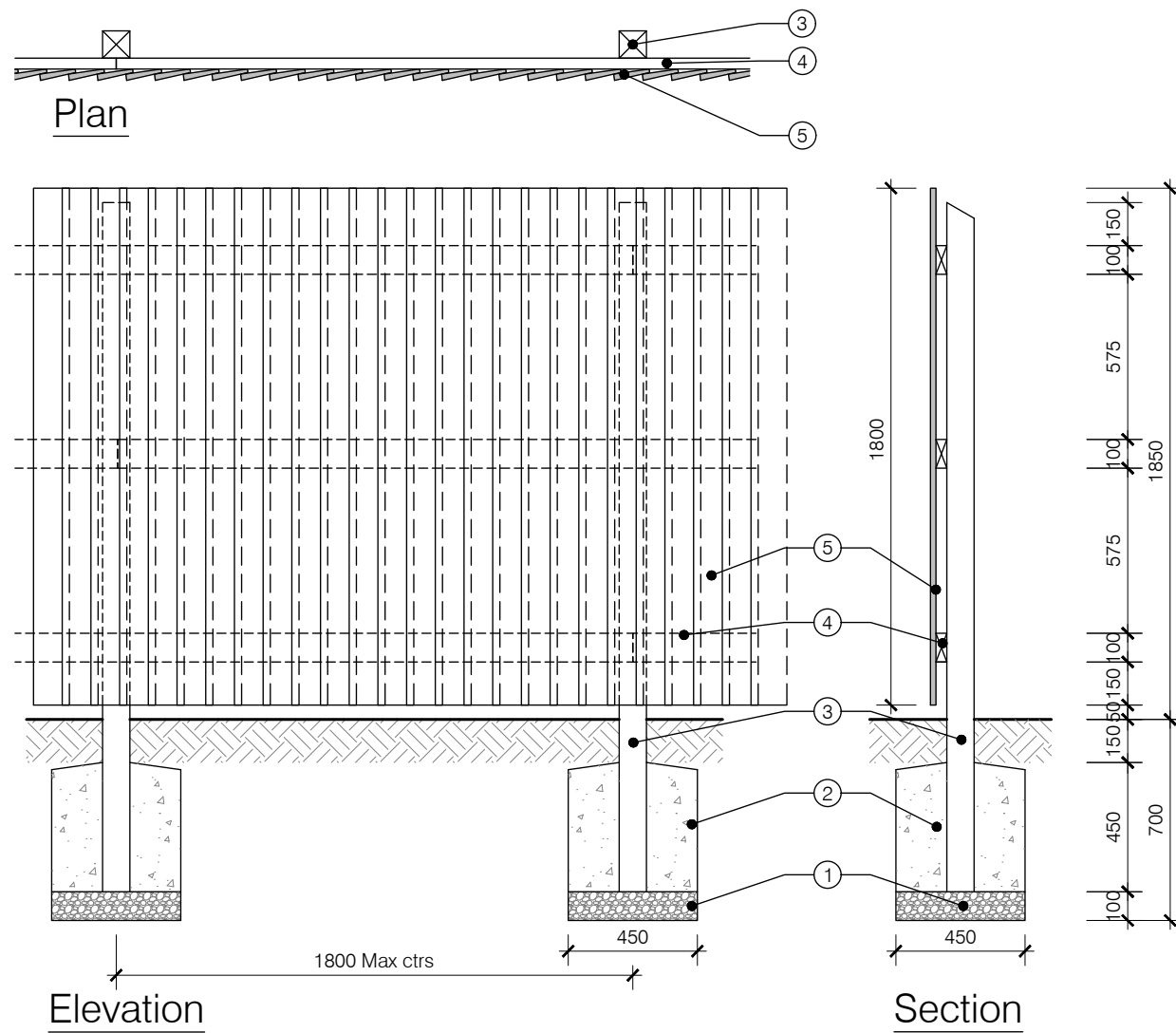
Gate Between Post & Post Elevation



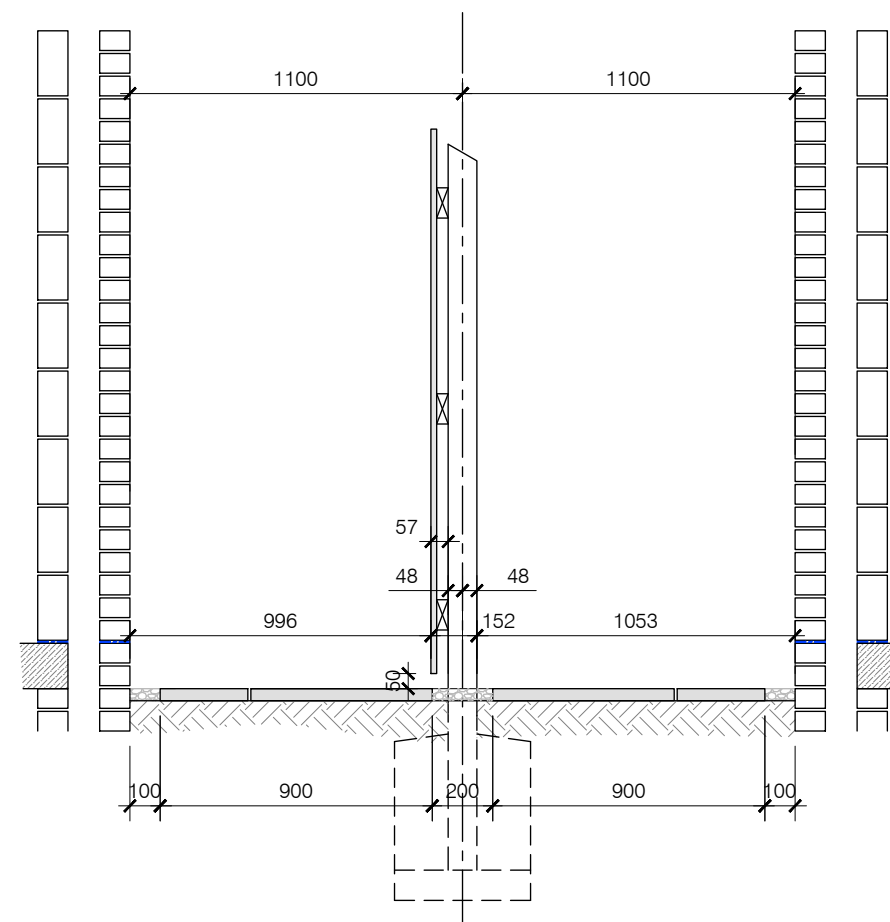
Gate Plan



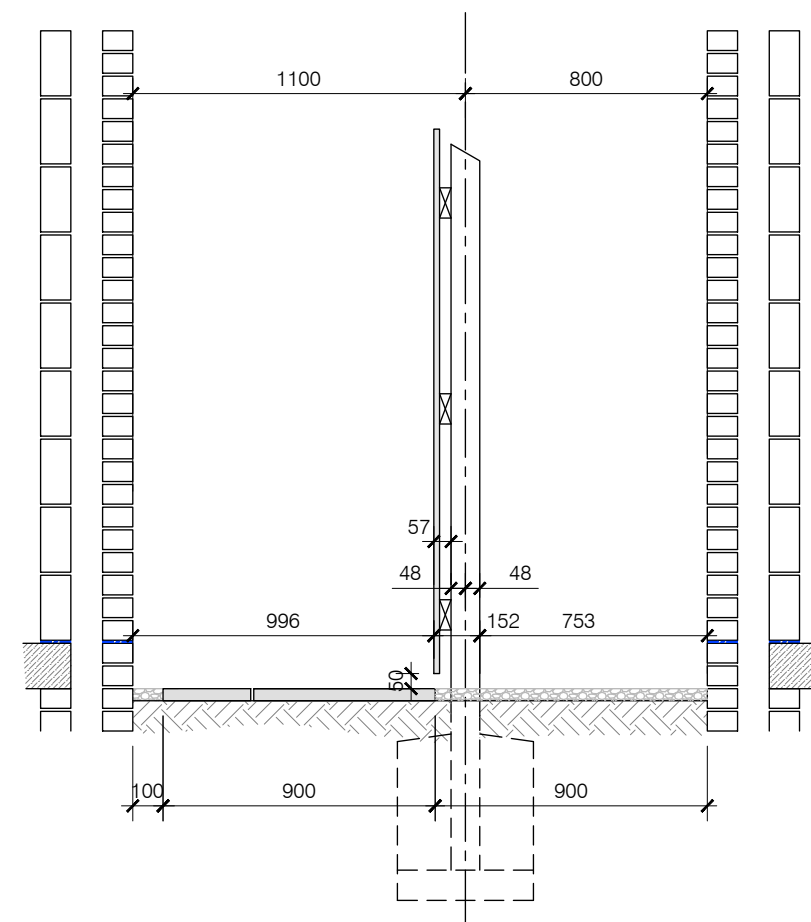
Gate Elevation



- NOTES**
- General**
 All timbers shall be pressure impregnated with preservatives as specified. Finish to be mid brown. All cut ends to be preservative treated prior to fixing.
 Timber quality shall be as noted in BS 1722. pt 5 Appendix N.
- ① 100mm compacted gravel bed
 - ② 450 x 450mm ST2 grade site mixed concrete foundation to post in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete
 - ③ 2400mm long 95 x 95mm s/w post @ 1800mm max centres with weathered top
 - ④ 100 x 38mm s/w rails, butt jointed and fixed at posts with 2 minimum 4.50 gauge x 100mm long galvanised round wire nails.
 - ⑤ 1800 x 125 x 16mm to 7mm feather edged boarding, minimum lap 25mm, fixed with 2 minimum 2.65 gauge x 45mm long galvanised nails per fixing position



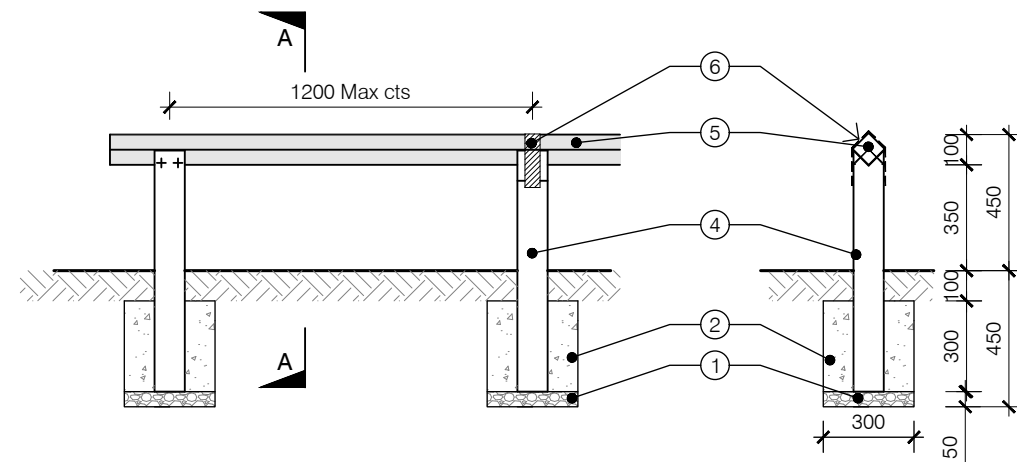
Fence Setting out - 2200 between Properties



Fence Setting out - 1900 between Properties

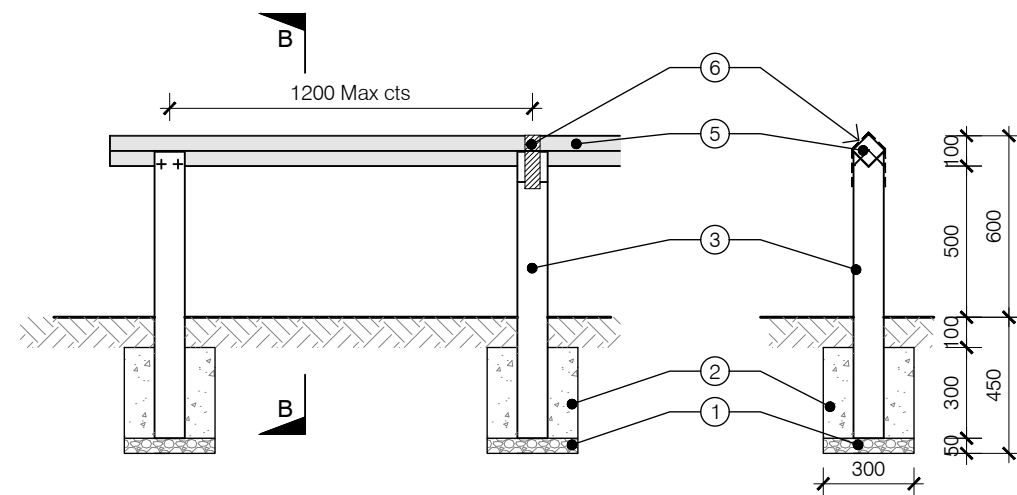


TITLE			
External Plot Finishes (A20)			
DRAWING			
1850mm High Feather Edge Fence			
DRAWN BY	DB	DATE	16/09/22
CHECKED BY	AH	SCALE	1:25
ISSUE	DRAWING NUMBER		REVISION
(02)	SD100-A-004		-
Revisions	Notes		Date
<div>© Story Homes. Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria. CA6 4SL Tel 01228 404550 Fax 01228 404551</div>			



450mm High Trip Rail -
Elevation

Section A-A



600mm High Trip Rail -
Elevation

Section A-A



NOTES

General
All timbers shall be pressure impregnated with preservatives as specified. Finish to be mid brown. All cut ends to be preservative treated prior to fixing.
Timber quality shall be as noted in BS 1722. pt 5 Appendix N.

- ① 50mm compacted gravel bed
- ② 300 x 300mm ST2 grade site mixed concrete foundation to post in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete
- ③ 950mm long 100 x 100mm s/w post at 1200mm max centres with birds mouthed top.
- ④ 800mm long 100 x 100mm s/w post at 1200mm max centres with birds mouthed top.
- ⑤ 75 x 75mm rails, butt jointed and fixed at posts with 2 minimum 5 gauge x 75mm long galvanised screws per fixing position.
- ⑥ 400lg x 50wide x 22g Galvanised strap fixed over rail at every other post. 2 No 2.65 gauge x 70mm long galvanised nails to each side of post, with 1No to each face fixing of the rail.
- ⑦ Corners to be mitered and fixed with 2 no 2.65 gauge x 70mm long galvanised nails.
- ⑧ 300mm maximum oversail of timber rail.
- ⑨ Minor changes of direction to be mitered and fixed at the post.



TITLE

External Plot Finishes (A20)

DRAWING

600mm & 450mm High Trip Rail

DRAWN BY DB DATE 16/09/22

CHECKED BY AH SCALE 1:25

ISSUE (02) DRAWING NUMBER SD100-A-012 REVISION -

Revisions Notes Date

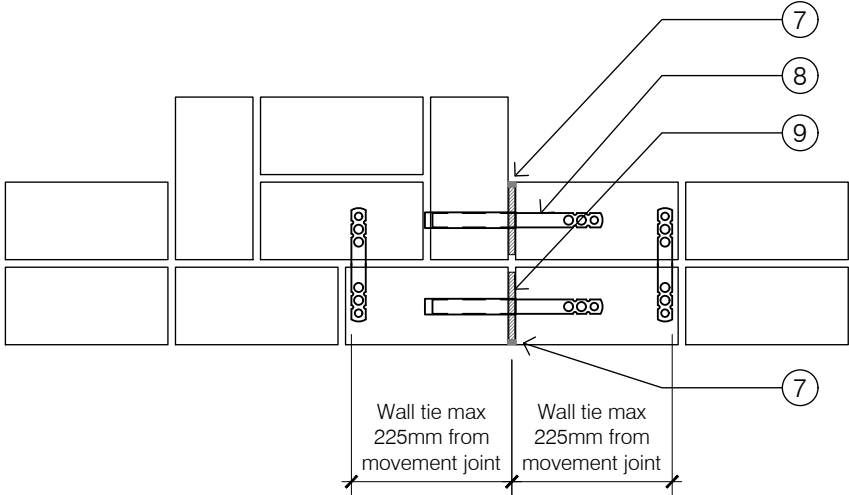
© **Story Homes.**

Story House, Lords Way, Kingmoor Business Park,

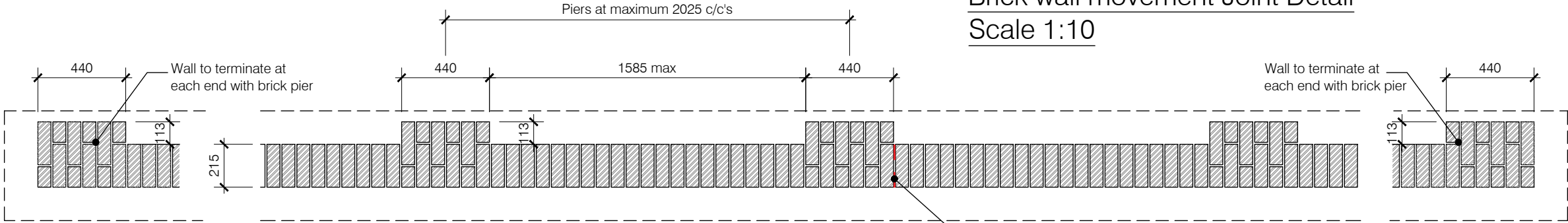
Carlisle, Cumbria. CA6 4SL

Tel 01228 404550 Fax 01228 404551

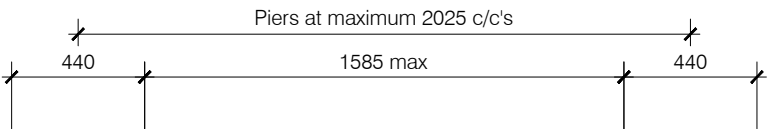
- NOTES
- 1 Min 550 wide (widened at piers) with ST2 grade site mixed concrete foundation in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete. Depth as per site engineers drawings
 - 2 Class B Engineering brick, 2 courses above and 2 courses below ground level, as required per site material schedule.
 - 3 Finishing brick fair faced to both sides of wall laid on Class 2 mortar, colour to suit site material schedule.
 - 4 Ancon 150mm SPS-CJ Collar joint Wall Ties staggered at 450mm vertical and 900mm horizontal centres
 - 5 Class B Engineering 'brick on edge' coping bedded on a high bond DPC 'sandwiched' in mortar
 - 6 Movement joint continuous to full height of wall, provided at maximum of 6m centres and a maximum 3m from a corner or change in direction.
 - 7 Sealant to vertical joint - proprietary 2 part polysulphide system to manufacturers installation detail.
 - 8 Ancon PPB movement wall ties with debonding sleeves at 300mm vertical centres in alternating courses. Debonding sleeves to be installed with a 10mm gap at end to allow for expansion of the masonry
 - 9 Compressible filler in 10mm brick work movement joint, sealed with movement joint bead, at maximum 6m centres, or as designed by engineer.



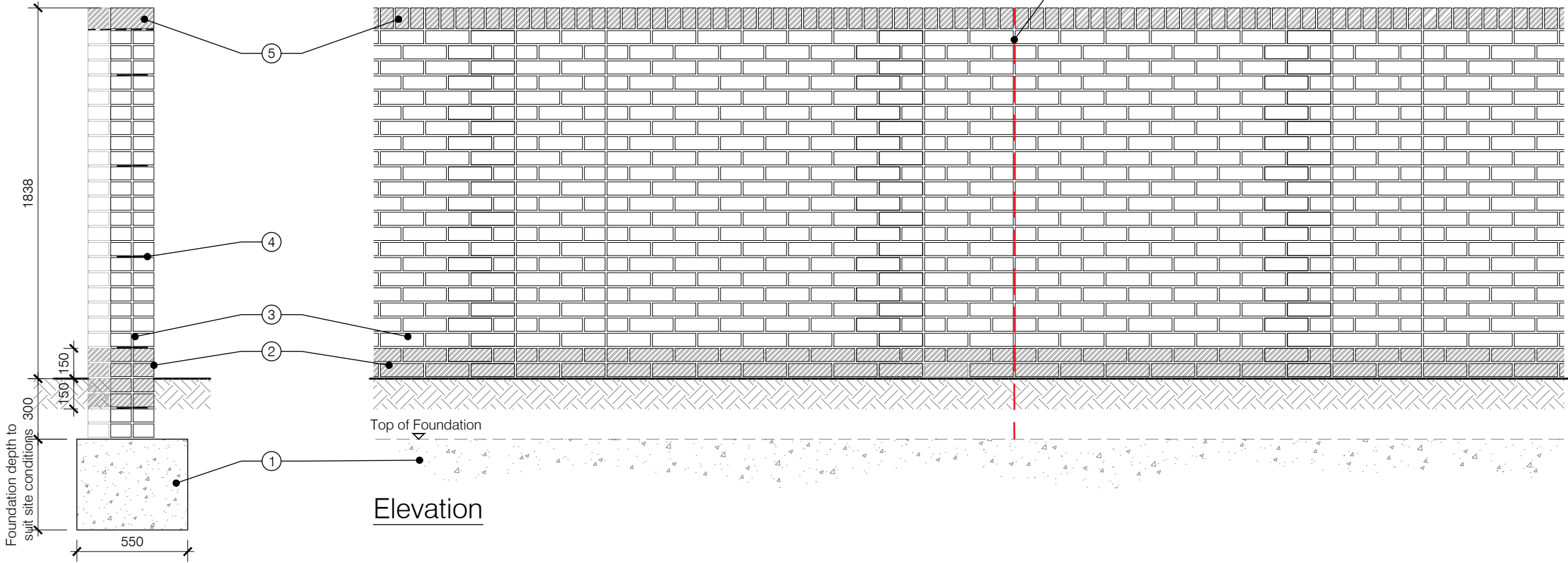
Brick wall movement Joint Detail
Scale 1:10



Plan



6 Movement joint continuous to full height of wall, provided at maximum of 6m centres and a maximum 3m from a corner or change in direction.



Elevation

Section

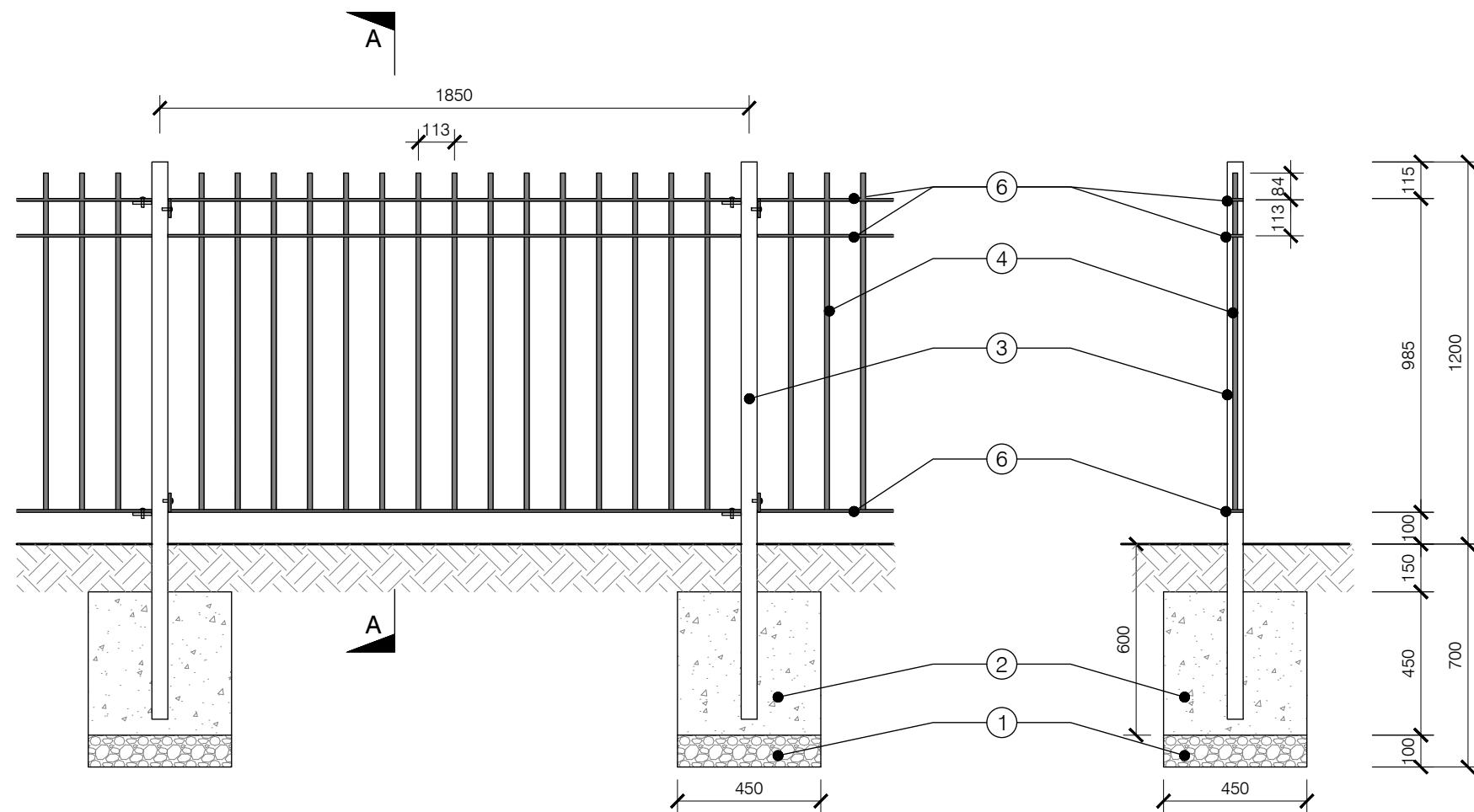


TITLE
External Plot Finishes (A20)

DRAWING
1800mm High Brick Boundary Wall

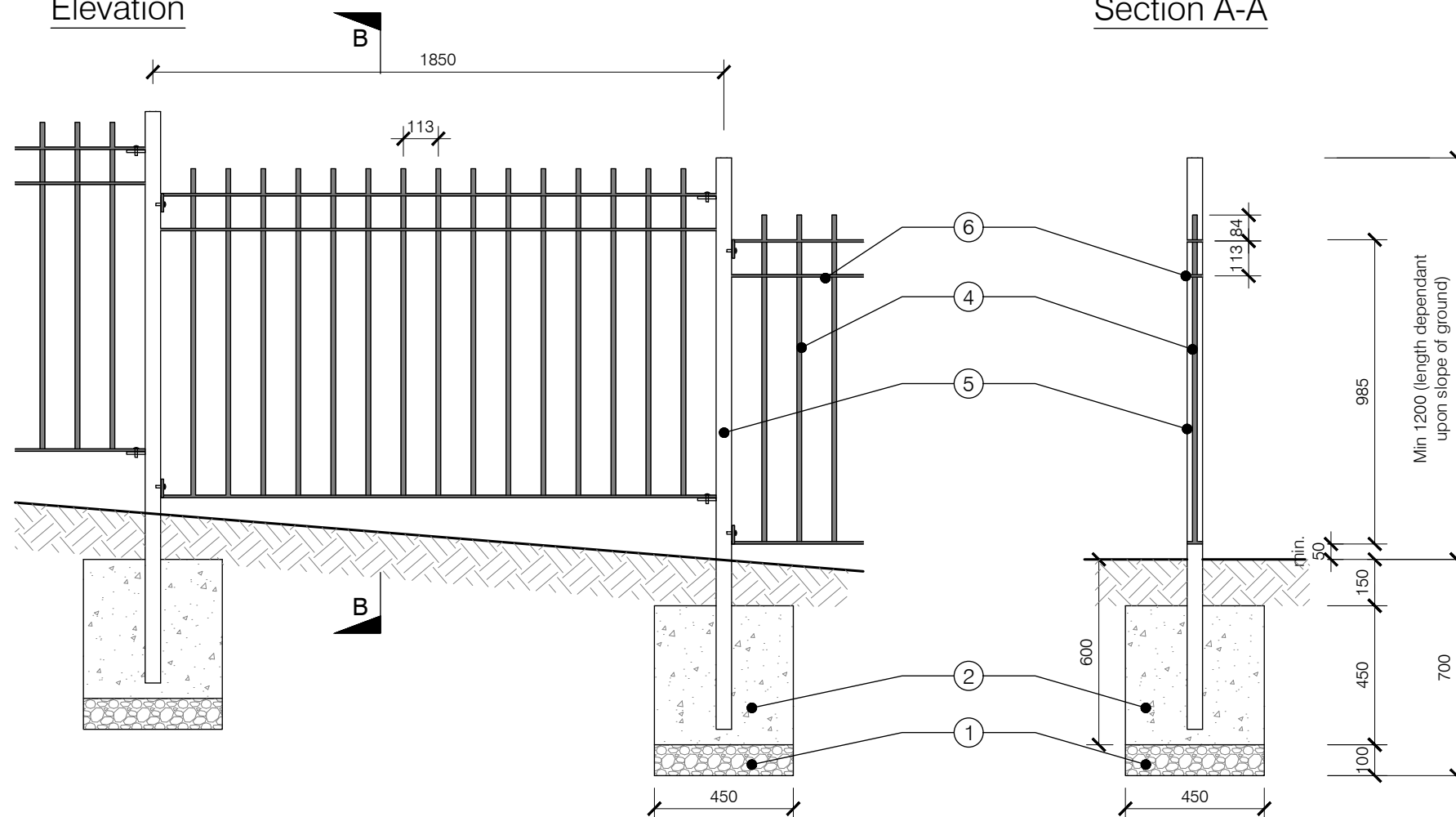
DRAWN BY	DB	DATE	16/09/22
CHECKED BY	AH	SCALE	1:25
ISSUE	(02)	DRAWING NUMBER	SD100-B-001
REVISION	-		

Revisions	Notes	Date



Elevation

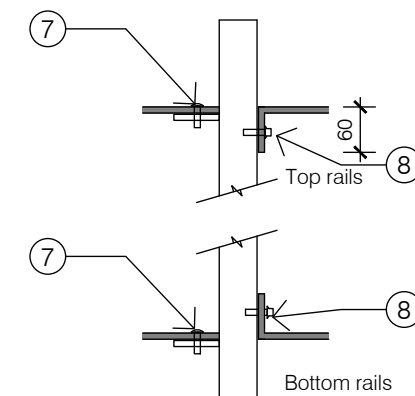
Section A-A



Elevation

Section B-B

ALL POSTS AND RAILINGS
TO BE FINISHED IN BLACK
POWDER COATING



Rail to Post
Connections

Note:
Where posts are to be positioned on top of masonry
walls detail to be read in conjunction with drawing
SD100-C-004 for base plate and fixing arrangements.

NOTES

- ① 100mm compacted gravel bed
- ② 450 x 450mm ST2 grade site mixed concrete foundation to post in accordance with NHBC Standards Chapter 3.1, or ready mix grade GEN 1 concrete
- ③ Posts - 1750 x 50 x 50mm mild steel galvanised, spaced at maximum 1850cts. 60x8mm mild steel galvanised plate to be welded to one side of post for rail connection.
- ④ Railings - 15mmØ mild steel galvanised at 113mm centres, fixed to rails. Ensure that a 100mm sphere cannot pass through any openings.
- ⑤ Posts - Height (to suit 900mm rail height) x 50 x 50mm mild steel galvanised, spaced at maximum 1850cts. 60x8mm mild steel galvanised plate to be welded to one side of post for rail connection.
- ⑥ Rails - 50 x 8mm mild steel galvanised.
- ⑦ M8 Flange bolt hex head connecting rail to 60 x 8mm plate welded to post.
- ⑧ 5.5 x 38mm Hex head Tek screw fixing turned end of rail to post



TITLE

External Plot Finishes (A20)

DRAWING

1200mm Plain Top Railing

DRAWN BY	DB	DATE	16/09/22
CHECKED BY	AH	SCALE	1:20 & 1:10
ISSUE	(02)	DRAWING NUMBER	SD100-C-002
		REVISION	-

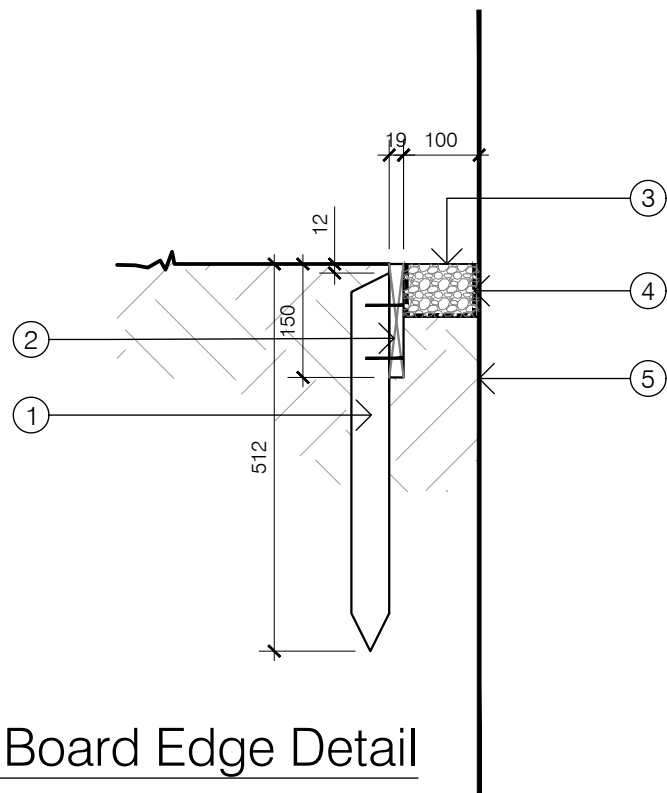
Revisions	Notes	Date

© Story Homes.

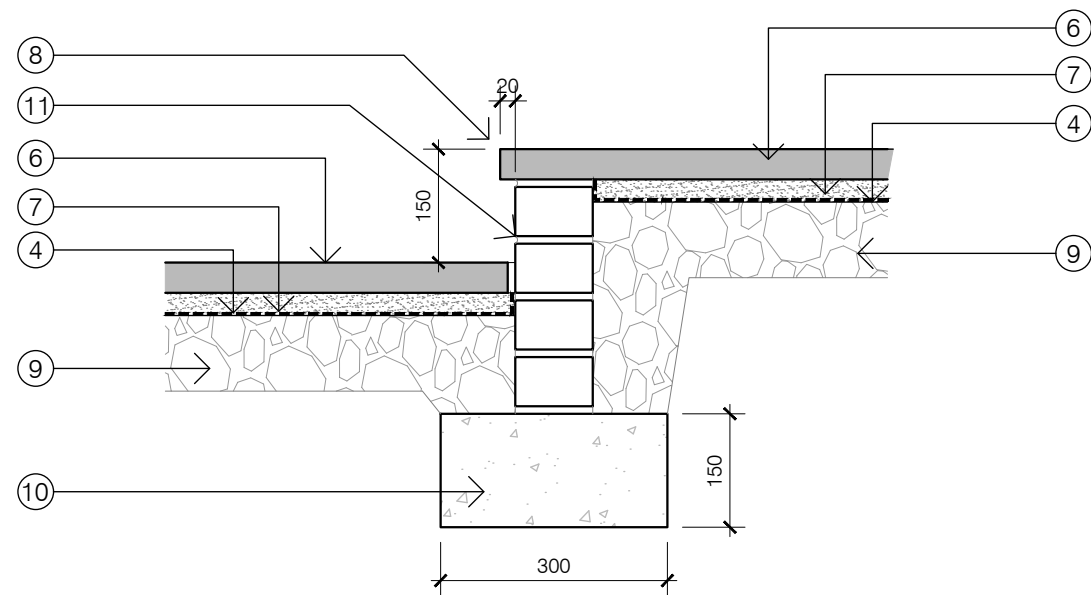
Story House, Lords Way, Kingmoor Business Park,
Carlisle, Cumbria. CA6 4SL

Tel 01228 404550

Fax 01228 404551



Gravel Board Edge Detail



Step Detail Between Paved Areas

- NOTES
- ① 50 x 50mm Tannalised timber stakes at max 600mm c/c. Top of stake to be set 12mm below top edge of gravel board and be cut to form bevelled top.
Note: Double stakes to be utilised at all joints in gravel boards and all changes of direction
 - ② 19 x 150mm Tannalised timber gravel boards, fixed to stakes with 2.65 gauge x 45mm long galvanised nails - 2no per stake
 - ③ Gravel strip, min depth 100mm
 - ④ Permeable geo-fabric by Terram or similar approved
 - ⑤ Line of House wall
 - ⑥ 600 x 600 x 40mm paving slabs butt jointed, all joints grouted accordingly
 - ⑦ 30mm thick continuous Sand/Cement level dry mix bed (4:1 ratio) to paving slabs
 - ⑧ Front of paving slab set 20mm beyond face of wall at step
 - ⑨ Well compacted hardcore type 1 Sub-Base (Min depth of sand/cement bed and hardcore 130mm)
 - ⑩ 300 x 150mm concrete foundation
 - ⑪ 102mm facing brick wall to form step



TITLE
External Plot Finishes (A20)

DRAWING
Patio Step and Gravel Board Detail

DRAWN BY	DB	DATE	16/09/22
CHECKED BY	AH	SCALE	1:25
ISSUE	DRAWING NUMBER	REVISION	
(02)	SD100-D-002	-	

Revisions	Notes	Date