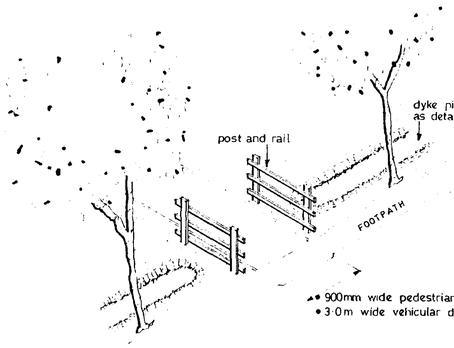
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DYKE CROSS-OVER DETAIL USED FOR VEHICULAR AND PEDESTRIAN ACCESS

TREE SPECIFICATION

- .ac = Acer Campestre (Field Maple)
- .bp = Betula Pendula (Silver Birch)
- .fs = Fagus Sylvatica (Common Beech)
- .mg = Malus 'Golden Hornet' (Flowering Crab)
- .rp = Robinia Pseudoacacia 'Frisia' (False Acacia)

All trees to be 1.8 - 2.4m high standards and when planted need to be suitably staked and tied.

GENERAL

All individual driveways (3.0 metre min width) and footpaths to front of dwellings only (900mm min width)
Footpaths leading to front entrance with level threshold to be ramped at 1:12 max gradient over 5.0 metres or 1:15 max gradient over 10.0 metres.
lb - lighting bollards
All front gardens to be turfed.

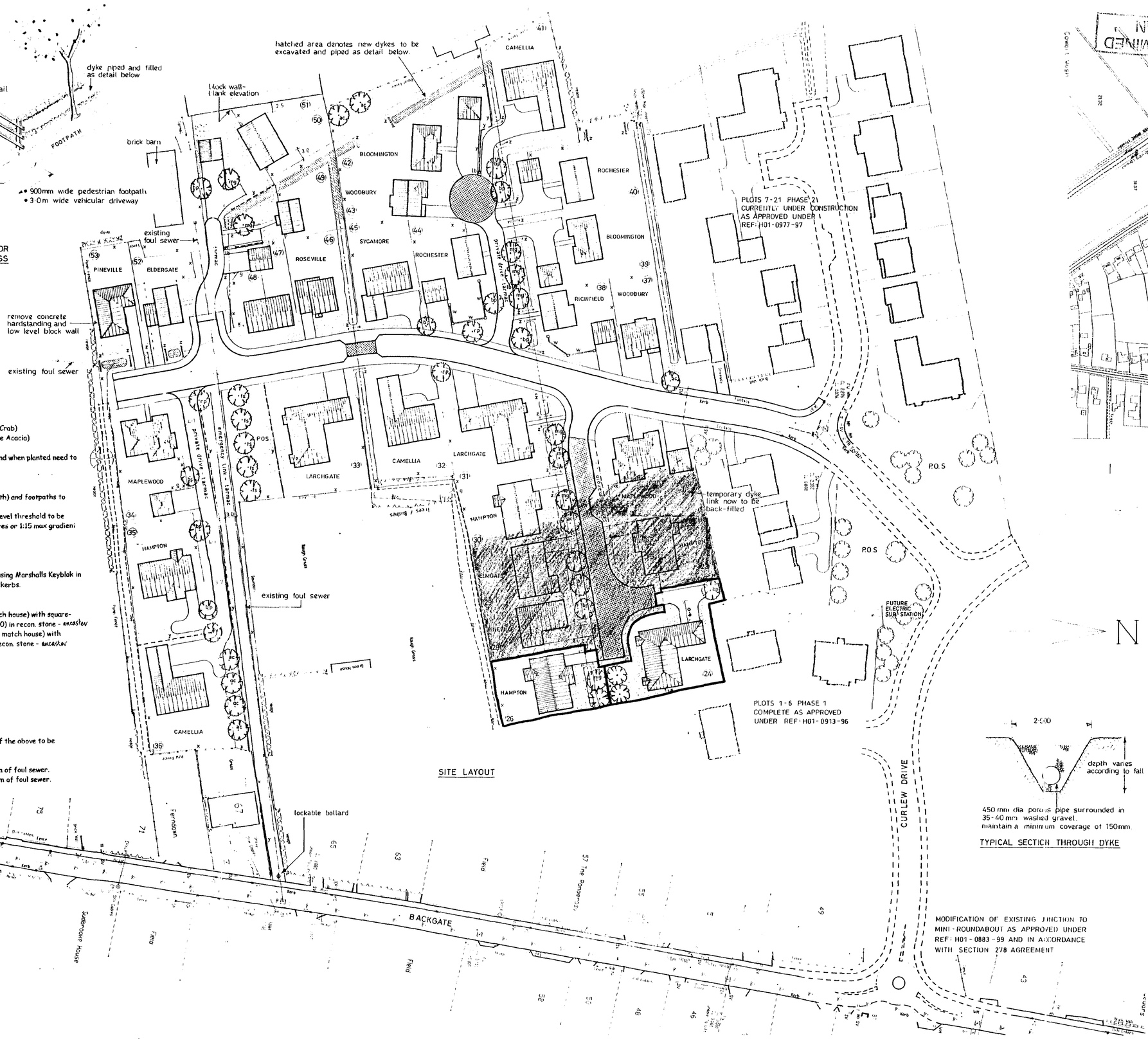
= to be block-paved areas using Marshalls Keyblok in Bracken with Buff edging kerbs.

WALL AND FENCING SPECIFICATION

- .w = 1.8m high brick wall (type to match house) with square-edged coping stone on top (ref sc20) in recon. stone - Ancaster 440mm square brick piers (type to match house) with square-edged pier caps on top in recon. stone - Ancaster
- .x = 1.8m high vertical panel fence.
- .y = 900mm high palisade fence.
- .z = 1.2m high post and rail.
- .g = 900mm wide personnel gate.

All other boundaries not coded with any of the above to be 450mm high concrete post and wire.

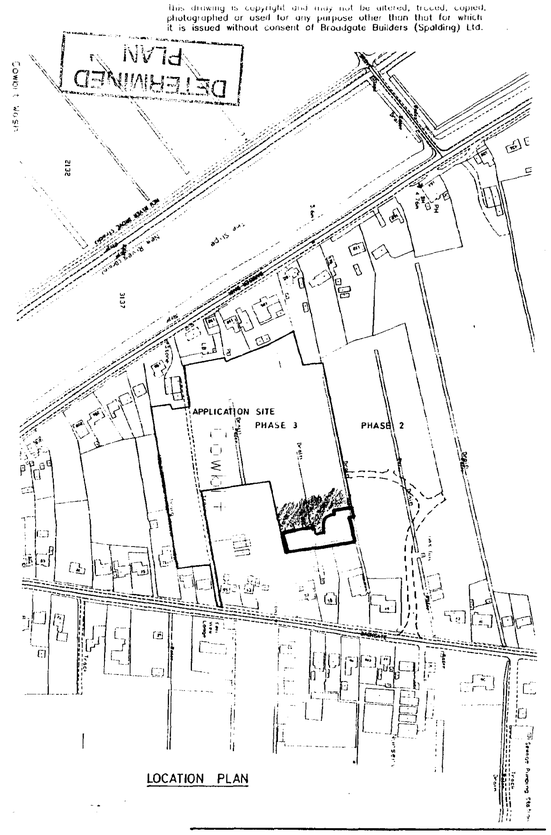
Note: No trees to be planted within 5.0m of foul sewer.
No buildings to be built within 3.0m of foul sewer.



SITE LAYOUT

TYPICAL SECTION THROUGH DYKE

MODIFICATION OF EXISTING JUNCTION TO MINI-ROUNDABOUT AS APPROVED UNDER REF: H01-0883-99 AND IN ACCORDANCE WITH SECTION 278 AGREEMENT



LOCATION PLAN

BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

Proposed Residential Development Plots 22 - 53. Phase 3. Off Backgate, Cowbit, Lincs.

DRAWING

- SITE LAYOUT
- LOCATION PLAN
- LANDSCAPING SCHEME
- FENCING LAYOUT

SOUTH HOLLAND DC HOUSING & PLANNING
18 SEP 2000
Ref: 1134/00

REV	DESCRIPTION	DATE	BY
a. i)	PLOT 53 CHANGED TO PINEVILLE.	25·2·00	GL
ii)	AMENDMENTS TO SHARED SURFACE ROAD - LCC		
iii)	LOCKABLE BOLLARD TO EMERGENCY LINK - LCC.		
iv)	LIGHTING BOLLARDS TO PRIVATE DRIVES.		
b.	FENCE ADDED TO ENCLOSE GARDENS PLOTS 28 & 31	9·3·00	MR
c.	MINOR AMENDMENTS TO PLOTS 23,30,35,38,39,40.	9·6·00	
d.	PLOT SUBSTITUTIONS - PLOTS 24 & 26.	6·9·00	JW
e.	PLOT 32, REAR BOUNDARY RE-POSITIONED.	15·9·00	JW

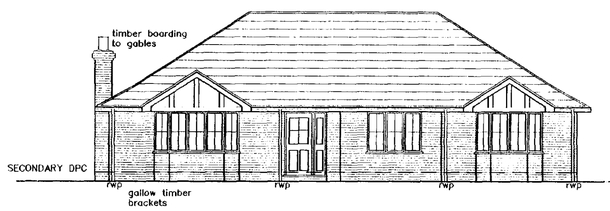
SCALE 1·500, 1·2500

DRAWN

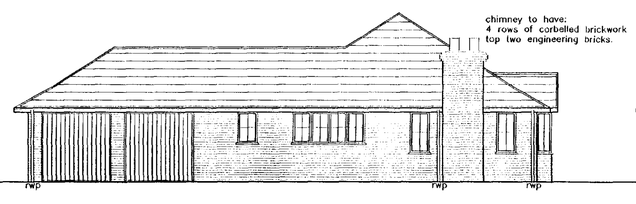
DATE DECEMBER 1999

DRAWING No. 98022/SL

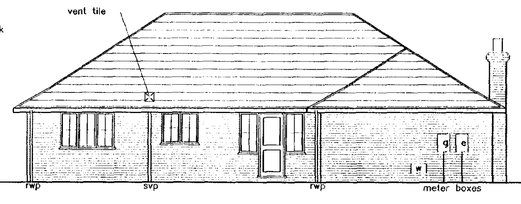
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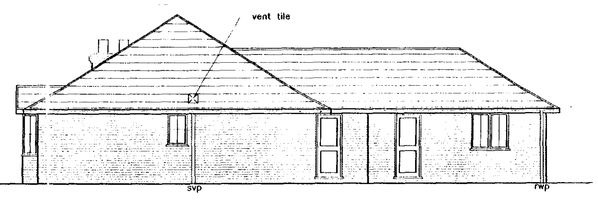
FRONT ELEVATION



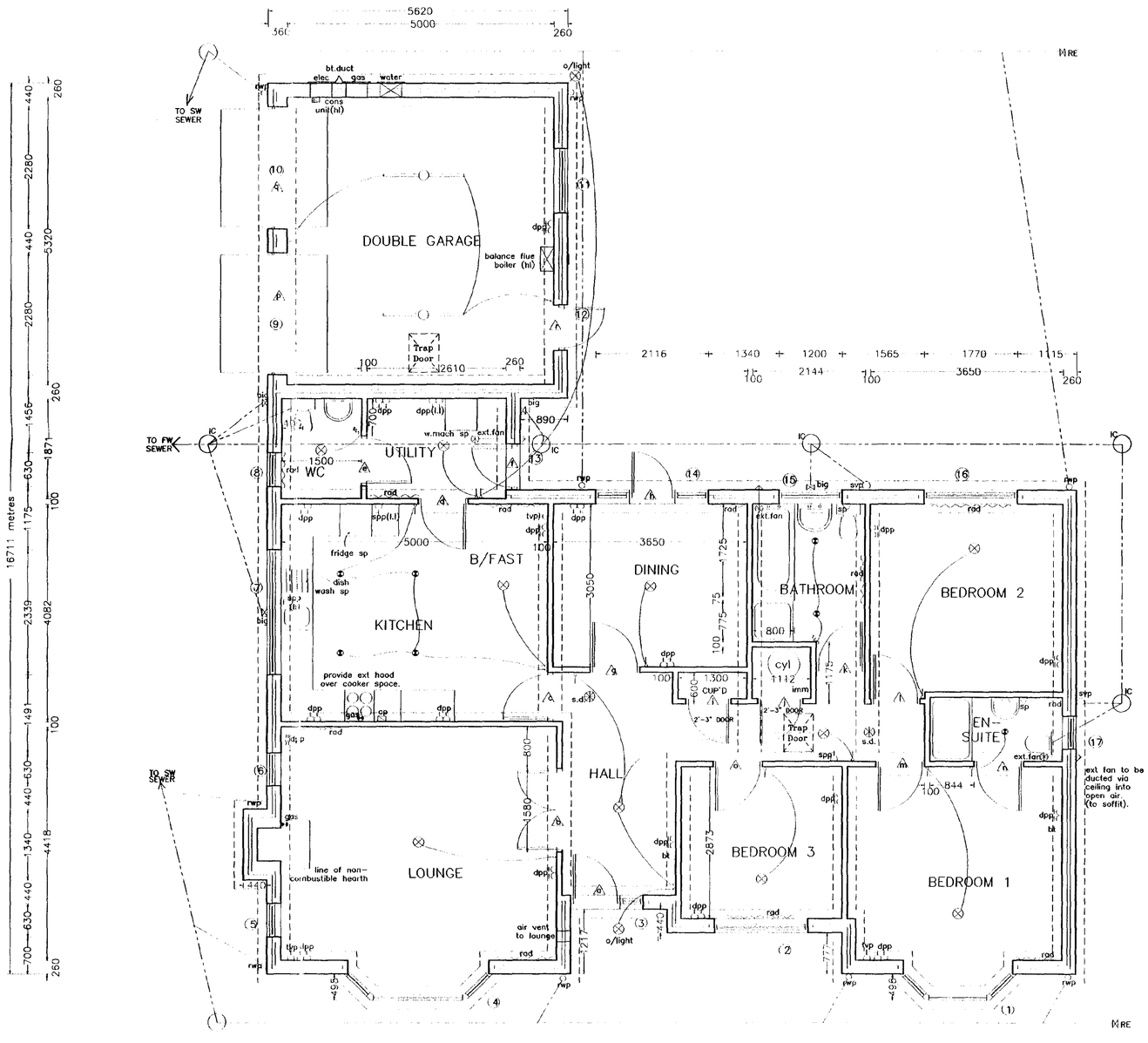
SIDE ELEVATION



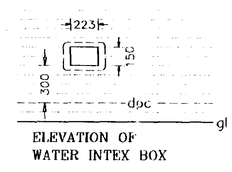
REAR ELEVATION



SIDE ELEVATION



FLOOR LAYOUT



ELEVATION OF WATER INTEX BOX

DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Width x Depth	Lintel type /	Length
1.	Bay Window	2076 x 1350	L1-HD	2400
2.	Window	1770 x 1350	L1-S	2100
3.	Door-Premdor	1385 x 2100	L1-HD	1800
4.	Bay Window	2646 x 1350	L1-HD	3000
5.	Window	630 x 1350	L1-S	900
6.	Window	630 x 1350	L1-S	900
7.	Window	2339 x 1050	L1-S	2700
8.	Window	630 x 1050	L1-S	900
9.	Garage Door	2280 x 2100	L1-S	2550
10.	Garage Door	2280 x 2100	L1-HD	2550
11.	Window	1200 x 1200	L1-HD	1500
12.	Door	856 x 2100	L1-S	1200
13.	Door-Premdor	856 x 2100	L1-S	1200
14.	Window/Door/Window	2116 x 2100	L1-HD	2400
15.	Window	1200 x 1050	L1-S	1500
16.	Window	1770 x 1200	L1-HD	2100
17.	Window	630 x 1050	L1-S	900

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF 8, BOX BEAM 100 1900mm LONG

ALL LINTEL REFS BY IG LINTELS
ALL JOINERY REFS. BOULTON & PAUL
EXCEPT 3 & 13 BY PREMDOR
ALL WINDOWS TO BE DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS OTHERWISE).

Spotlights: 75 WATT Kitchen.
50 WATT in Bathroom & En-suite.

BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-LARCHGATE-

Plot 24. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE.

DRAWING

FLOOR LAYOUTS & ELEVATIONS

SOUTH HOLLAND DC HOUSING & PLANNING 18 SEP 2000 Ref: 1134/00

REV	REV	DATE	BY
a)	Kitchen, Utility, layout amended.		
b)	Garage now 2280 mm.	23.05.97	C.N
c)	Ext. fan in Utility.	07.12.98	S.L
d)	Front & back door alterated.	02.02.99	M.R
e)	Window to Utility removed. Front entrance width alterated.	17.05.99	S.L
f)	Secondary DPC added to elevations.	10.01.00	A.Z
g)	Utility/Kitchen door swing amended.		J.V
h)	Lighting amendments.	20.06.00	A.Z

SCALE 1:25 1:50 1:100 DRAWN

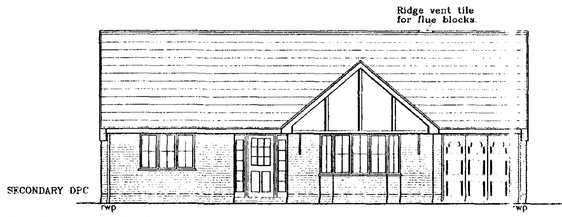
DETERMINED

DATE Sep 2000

DRAWING No. 98022/24-01

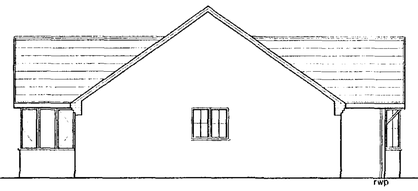
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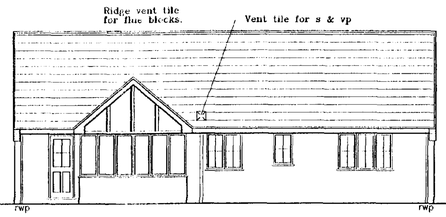


Brick cills to windows n° 2 & 4 (to From elevation only)

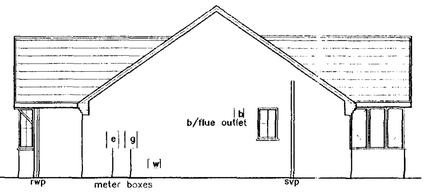
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Decoration to front and rear gables:

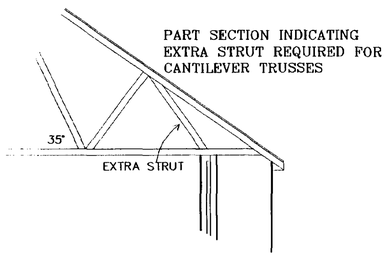
- 25 x 175 planed timber boarding to be teak stain.
- Fascia & barge boards to be painted White.
- Gable inset to be painted Magnolia.

DOOR, WINDOW AND LINTEL SCHEDULE

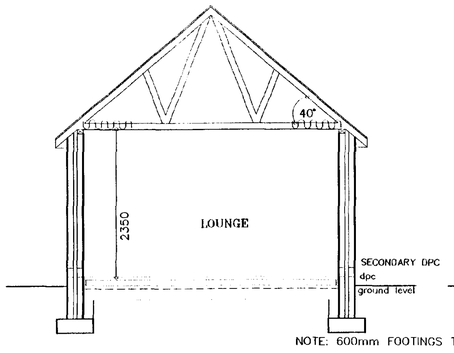
1.	Garage Door	2280 x 2100	L1/S	2700
2.	Bay Window	2646 x 1350	L1/S	3000
3.	Ent. Frame	1800 x 2100	L1/S	2100
4.	Window	1770 x 1200	L1/S	2100
5.	Window	1200 x 1050	L1/S	1500
6.	Window	1770 x 1200	L1/S	2100
7.	Window	630 x 1050	L1/S	1050
8.	Window	1200 x 1200	L1/S	1500
9.	Feature Window	in PVC -U with reinforced corners and wall plate.		
10.	Door	856 x 2100	L1/S	1200
11.	Window	630 X 1050	L1/S	900

ALL INTERNAL LINTELS TO BE : IG INTERNAL TYPE 1200mm LONG
ALL LINTEL REFS BY I.G. LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

NOTE: ALL INTERNAL DOORS TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

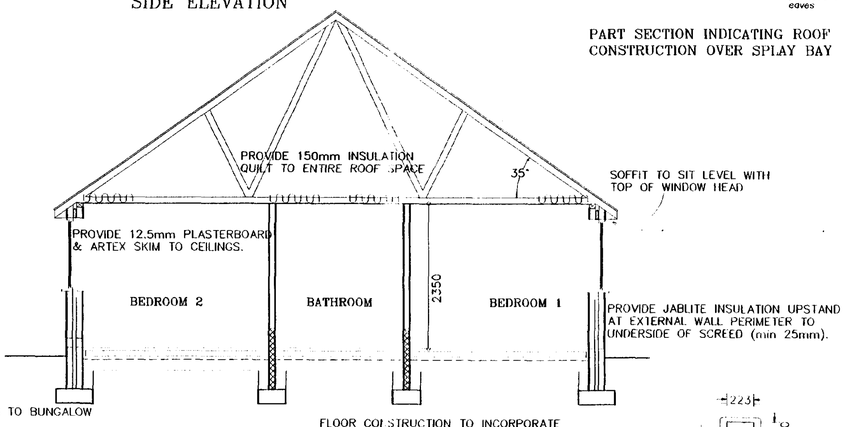


PART SECTION INDICATING EXTRA STRUT REQUIRED FOR CANTILEVER TRUSSES

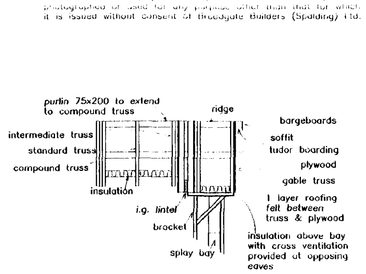


NOTE: 600mm FOOTINGS TO BUNGALOW

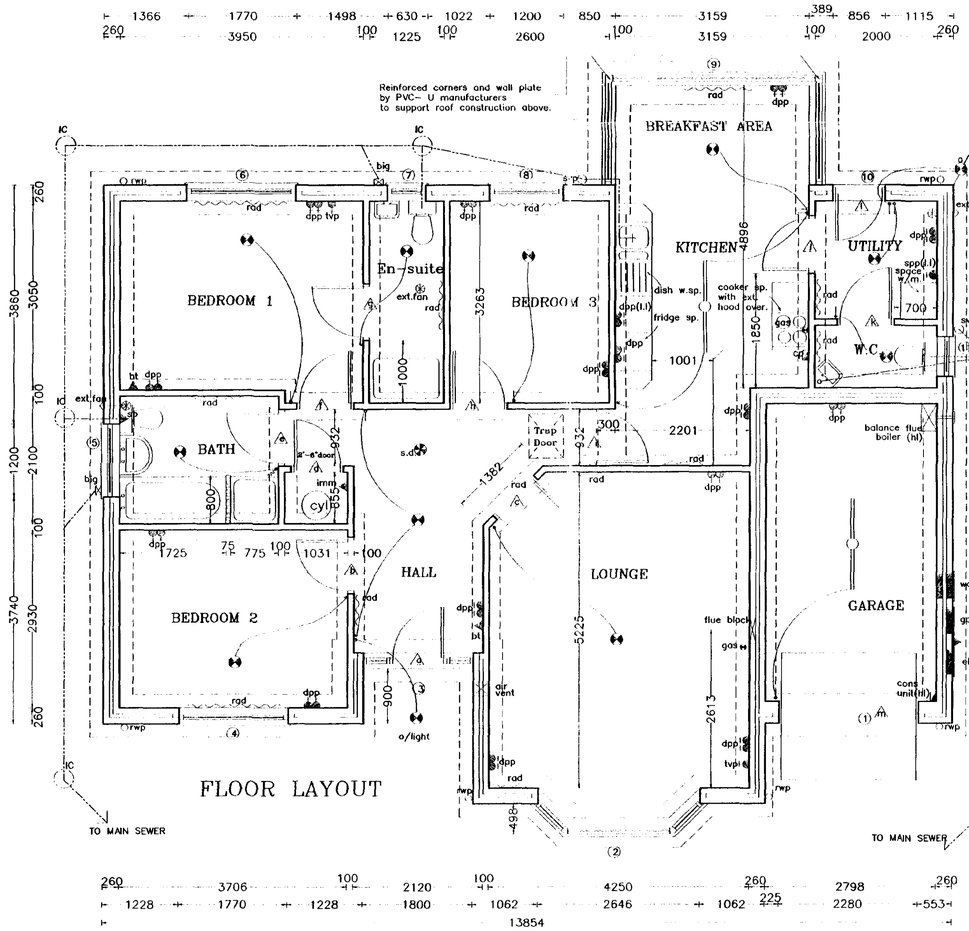
SECTION B-B



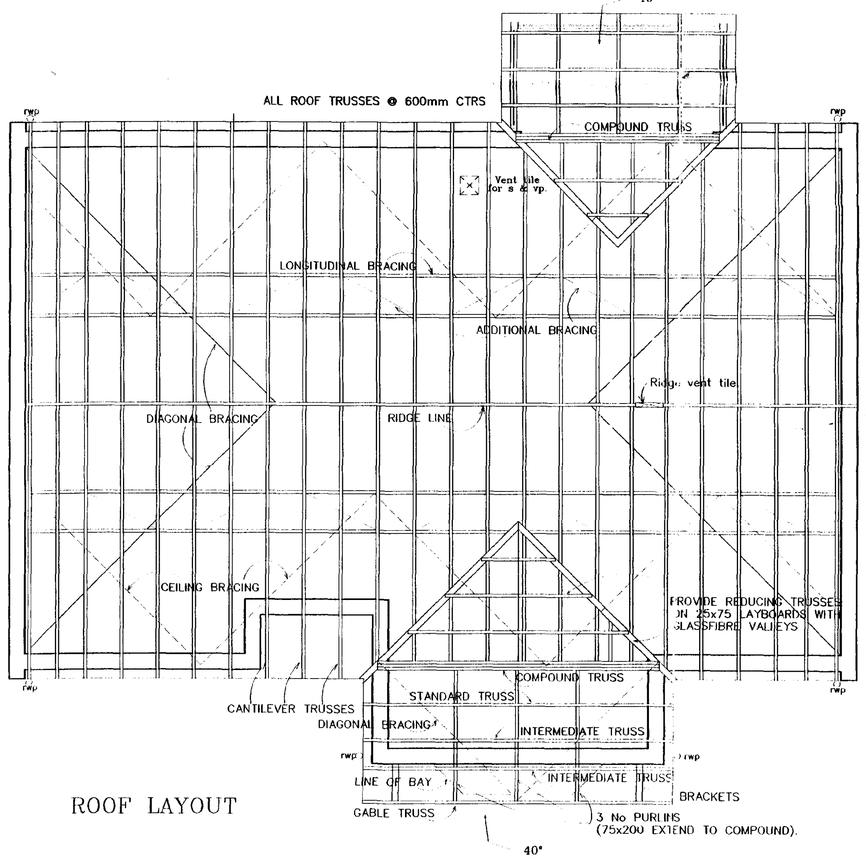
SECTION A-A



PART SECTION INDICATING ROOF CONSTRUCTION OVER SPLAY BAY

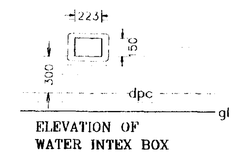


FLOOR LAYOUT



ROOF LAYOUT

FLOOR CONSTRUCTION TO INCORPORATE 50mm JABLITE FLOORING GRADE SD INSULATION (below oversite).



ELEVATION OF WATER INTEX BOX

BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-HAMPTON-

Plot 26. Phase 3.
OFF BACKGATE, COWBIT.
LINCOLNSHIRE.

DRAWING

TECHNICAL DRAWINGS

SOUTH HOLLAND DC HOUSING & PLANNING 18 SEP 2000 Ref: 1134/00

REV	DESCRIPTION	DATE	BY
a)	Opening lintel increased to 2700 in Garage.	31.07.00	A.S.Z

DETERMINED

SCALE 1:25 1:50 1:100

DRAWN

DATE Sep 2000

DRAWING No. 98022/26-01

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