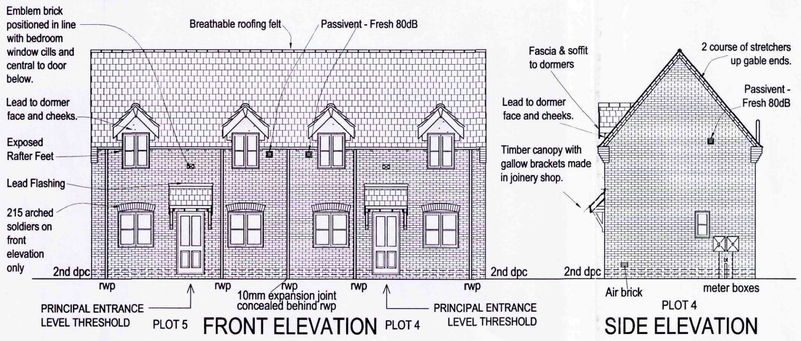
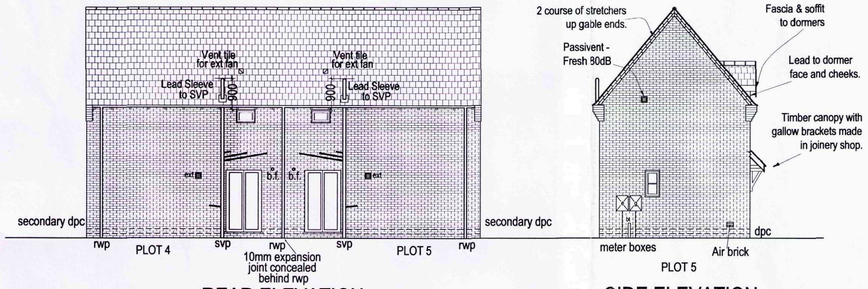
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without consent of Broadgate Homes Ltd.

All dimensions to be checked on site – do not scale from drawing, any discrepancies please report to drawing office as soon as possible.



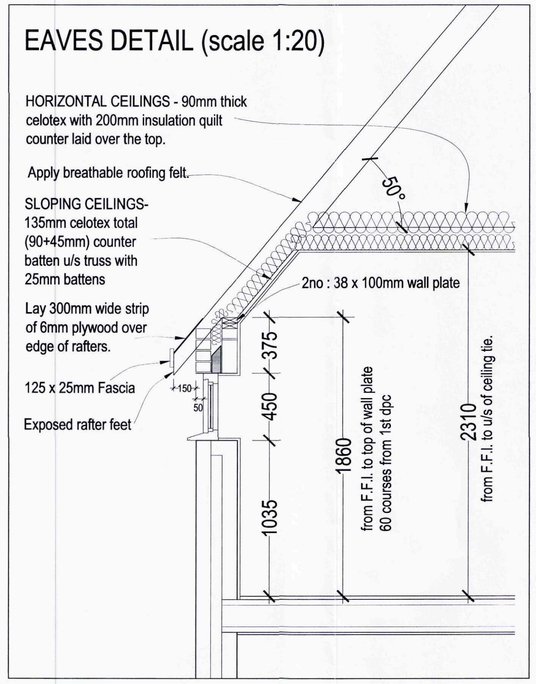
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

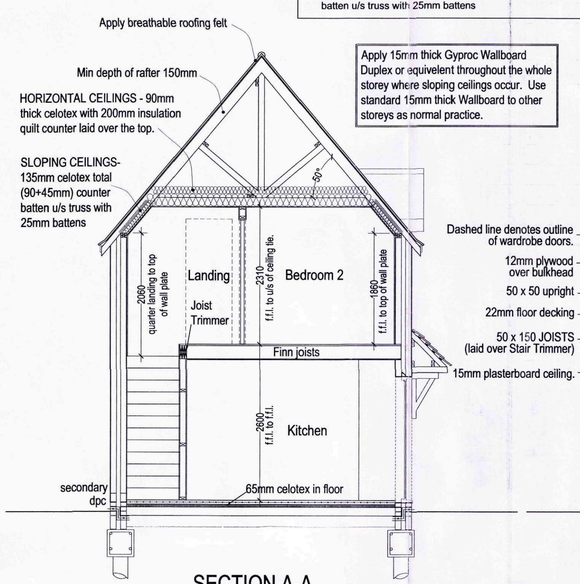
SIDE ELEVATION



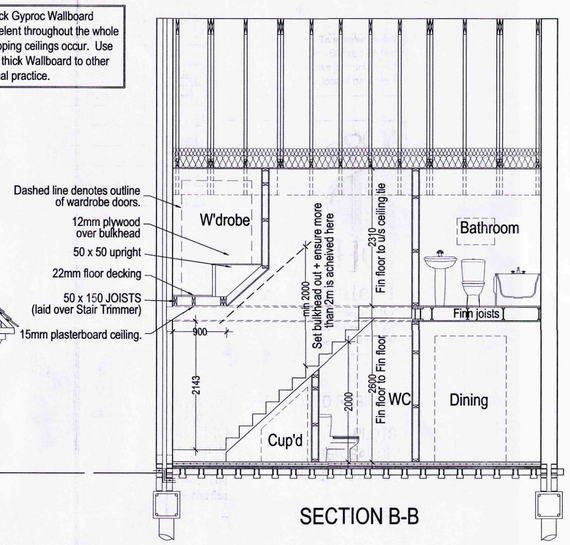
PRODUCT SPECIFICATION IN COMPLIANCE WITH APPROVED DOCUMENT L1A (2006)

ROOF

- HORIZONTAL CEILINGS - 90mm thick celotex with 200mm insulation quilt counter laid over the top.
- SLOPING CEILINGS - 135mm celotex total (90+45mm) counter batten u/s truss with 25mm battens



Apply 15mm thick Gyproc Wallboard Duplex or equivelent throughout the whole storey where sloping ceilings occur. Use standard 15mm thick Wallboard to other storeys as normal practice.



SECTION A-A

SECTION B-B

Refer to South Lincs Consulting ref: 08-0055 for foundation detail

PRODUCT SPECIFICATION IN COMPLIANCE WITH APPROVED DOCUMENT L1A (2006)

WALLS

- Cavity - 75mm wide full fill grey poly pearl beads
- Blocks - 100mm Durox supabloc 4 or Tarmac Toplite
- Glazing - Glazing units to acheive a u-value of 1.8W/m²K

FLOORS

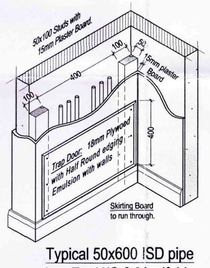
- Ground Floor - Celotex GA3065Z (65mm thick) (alternative products to achieve a U-value of 0.22W/m²K)

HEATING

- Boiler - To acheive minimum 'SEDBUK' rating of 90%
- Cylinder - 50mm thick factory PU foam insulation (or alternative products to achieve a maximum permitted cylinder loss of between 1.66 - 2.19 KWh/day

DOOR, WINDOW AND LINTEL SCHEDULE (GROUND FLOOR)
(Applies to both plots)

OPENING REFERENCE	TYPE	SIZE (W x D)	LINTEL REFERENCE	LINTEL LENGTH	NOTES REF: JELD-WEN
01	WINDOW	1200 x 1200	IG/L1-S 75	1500	REF: LEWH212CC
02	DOOR	932 x 2100	IG/L1-S 75	1350	REF: DSF29BND Composite. Level Threshold
03	WINDOW	1200 x 1200	IG/L1-S 75	1500	REF: LEWH212CC
04	PAIR OF DOORS	1200 x 2100	IG/L1-S 75	1500	FRAME: FCP 120 Doors: Fully Glazed.
05	WINDOW	488 x 900	IG/L1-S 75	900	REF: LEWHN09C (as)
06	INTERNAL	610 x TO SUIT	N/A	N/A	2' 0" DOOR
07	INTERNAL	932 x 2100	N/A	N/A	2' 6" DOOR



Typical 50x600 ISD pipe box For H/C & Manifold

SERVICES KEY	
○ RWP	Rain Water Pipe
○ SVP	Soil & Vent Pipe
○ WC	Toilet Connection
○ WA	Waste Adaptor
○ SS	Stub-Stack with air admittance valve
⊠ BIG	Back Inlet Gully
⊗ ED	Electric Duct

KEY FOR SUSPENDED FLOOR	
✳	Air vent for suspended floor.
⋙⋙	Walls built off floor beams

ELECTRICAL KEY	
▶ bt	Single bt outlet
dpp	Double Power Point
spp(l.l)	Single Power Point at low level

LIGHTING KEY	
	Pendant light
e.f	Energy efficient pendant light fitting.
	Spotlights
	Fluorescent Striplight
	External light sensor photo cell.
U.P.L	Under Pelmet Light

IMPORTANT NOTE TO ELECTRICAL CONTRACTOR.
ALL ELECTRICAL SOCKETS i.e. POWER POINTS, SWITCHES etc MUST BE STAGGERED, NOT BACK TO BACK, ON BLOCK, STUD OR

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

NOTE: ALL INTERNAL DOORS ON FIRST FLOOR ONLY TO BE 2'-6" WIDE (UNLESS STATED OTHERWISE).

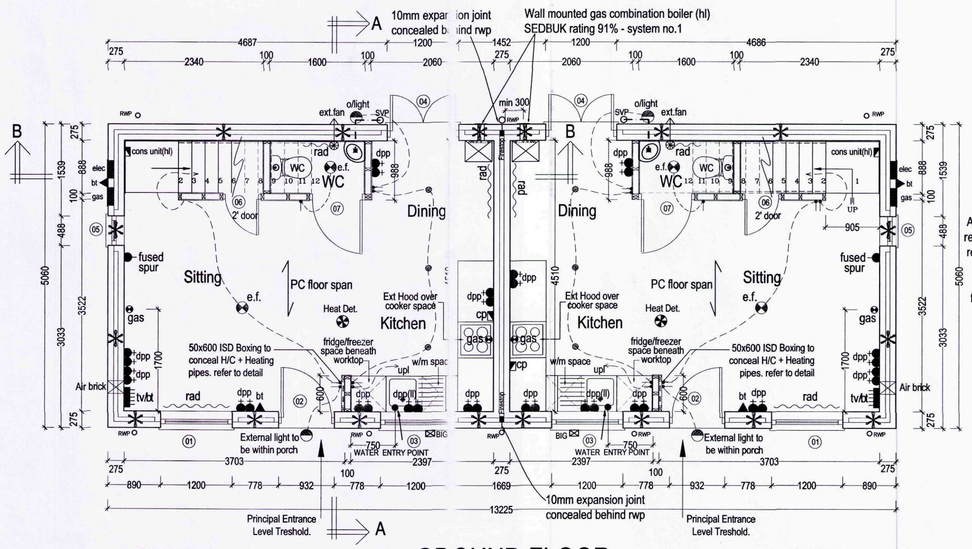
Opening sashes to habitable rooms at first floor level to comply with Building Regulation Document Part B allowings a minimum clear opening size of 450x735 mm.

NOTE:
All external glazing to be low emmissivity glass

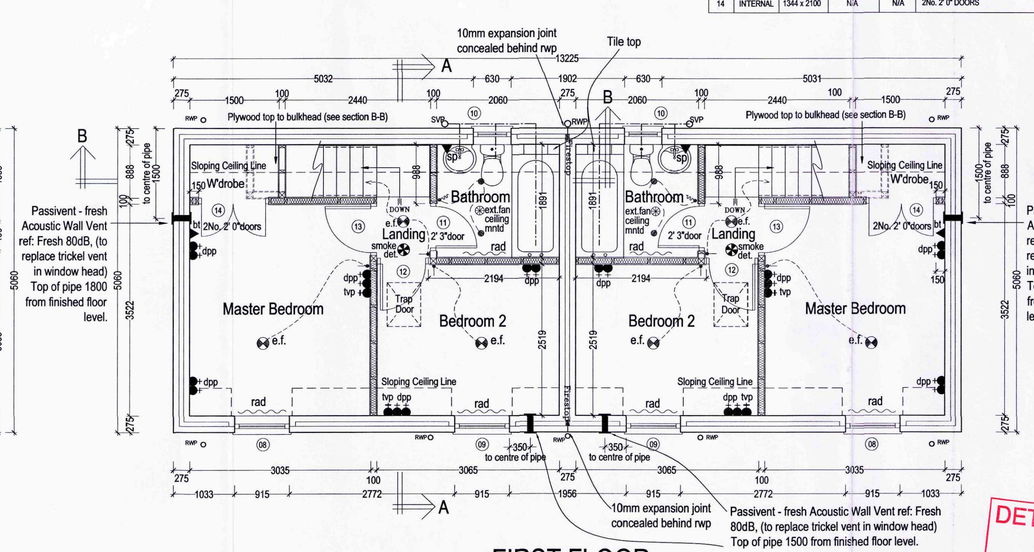
NOTE: TO WINDOW MANUFACTURERS.
Opening sashes to Bedroom 1 and 2 must conform to Building Regs Document Part B rev 2002. The emergency egress window must have an unobstructed openable area of at least 0.33m² and to be at least 450mm high and 450mm wide. Consequently the centre mullion to windows in Bedroom 1 and 2 must NOT be fixed. Window to be set back 50mm from face of brickwork.

DOOR, WINDOW AND LINTEL SCHEDULE (FIRST FLOOR)
(Applies to both plots)

OPENING REFERENCE	TYPE	SIZE (W x D)	LINTEL REFERENCE	LINTEL LENGTH	NOTES REF: JELD-WEN
08	WINDOW	915 x 1200	2No. 50x150	1350	REF: LEWH2N12 FE (No Trickle Vent required)
09	WINDOW	915 x 1200	2No. 50x150	1350	REF: LEWH2N12 FE (No Trickle Vent required)
10	WINDOW	630 x 450	IG/L1-S 75	1050	REF: LEW104A
11	INTERNAL	780 x 2100	N/A	N/A	2' 3" DOOR
12	INTERNAL	856 x 2100	N/A	N/A	2' 6" DOOR
13	INTERNAL	856 x 2100	N/A	N/A	2' 6" DOOR
14	INTERNAL	1344 x 2100	N/A	N/A	2No. 2' 0" DOORS



GROUND FLOOR



FIRST FLOOR

SHDC Planning & Environment
03 MAR 2010
Ref: C/172-10

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

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT

PLOTS 4 & 5
FORMER BARCLAYS BANK SITE,
NORTH STREET , CROWLAND

DRAWING

FLOOR LAYOUTS & ELEVATIONS
SECTIONS & EAVES DETAIL

REV	DESCRIPTION	DATE	BY

SCALE	DRAWN	Total INT. floor Area
1:20 1:50 1:100	PM	55.9 sqm
DATE	DRAWING No.	
FEB 2010	0329/4+5/02	

DETERMINED PLAN

MASTER COPY.