

SPECIFICATION

DRAINAGE
100mm diameter "Cano" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 150mm thick granular bed and surround. Where drains pass through external walls, include a 75mm high concrete lintel over with compressible gull collar to protect against settlement. Manholes to be "Dsmo" or similar approved 450mm diameter uPVC universal inspection chambers 1000mm diameter if invert exceeds 1000mm below ground level. Surround in 150mm thick granular material - include cast iron cover and frame. All drainpipes and manholes to be minimum 1000mm from foundations. See site layout and domestic drainage layout for drainage layout. Head of drain vented with 100mm diameter uPVC soil and vent pipe terminating minimum 1000mm above highest window level and fitted with vermin cage. Internal soil and vent pipes to terminate to roof the manufacturer's approved ridge vent terminated with flexible pipe connector. All other soilpipes to be fitted with "Hunter Heaven" or similar approved air resistance valve. Internal soilpipes to be boxed out with 12.5mm plasterboard and skim on 25 x 50mm softwood framing. All internal waste pipes to discharge into a Back Sift Gully or a double sealed straight waste adaptor connected to a trap.

W.C.
- 100mm diameter "MultiLink" or similar approved connector
- 32mm diameter uPVC with 75mm deep sealed trap
- 40mm diameter uPVC with 75mm deep sealed trap
- 40mm diameter uPVC with 75mm deep sealed trap
- 40mm diameter uPVC with 75mm deep sealed trap

Shower
- 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be "Dsmo" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION
To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) or as follows:
Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil). 600 x 225mm concrete foundations to extend wide.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (R3) on 125mm thick concrete slab to BS 5288 pt. II, tables 5 & 6. N.B. Standards section 21/1 B1 table.
on 150mm thick "Leaktite" floor insulation on 300mm polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS:
External Walls
102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Dritherm" or similar approved insulation, 100mm thick blackwork inner leaf and 13mm thick sand/cement render and skim. External wall U-value 0.45 w/m sq deg. C. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically at joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermadorm" or similar cavity closer to achieve 1.2 w/m sq deg. C across wall construction. Heads to openings supported with "Cathic" combined metal/foam as specified on plans with minimum end bearing of 150mm. Class 'A' blocks below damp proof course. Damp proof course 150mm above ground level.

Internal Walls
100mm thick loadbearing blackwork to ground floor walls to house. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 800mm centres on 75 x 50mm softwood bearing joists on 2 no floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 5.5mm sq unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS
"Boulton and Paul" standard joinery windows or similar approved as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors double glazed in 14mm glass. Patio doors double glazed in 14mm units and to have minimum 10,000mm sq operable vent. All windows to have night vents.

FIRST FLOOR
100mm thick moisture resistant tongue and groove chipboard grade M/throughout to BS 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard with arlen finish to ceiling. Where floor joists run parallel to external walls fix 30 x 5mm mild steel straps at maximum 2000mm centres along 3 no joists and turned down cavity 175mm. Fix 75 x 38mm softwood noggins between floor joists. Double up floor joists below both. Where floor joists span over 2500mm install herringbone strutting at centre points.

STAIRCASE
"Boulton and Paul" or similar approved standard timber construction - 900mm wide, Rise 200mm, going 225mm with pitch at 42 deg. Minimum headroom of 2000mm measured vertically from pitch line of nosings. Handrail minimum 900mm high measured vertically from pitch line of nosings. Handrail to landings minimum 900mm high above floor level and with intermediate balusters at centres that will inhibit a 100mm diameter sphere from passing through any gaps between them.

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tongued softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with BS 5288 - Part 3 - 1985. 100 x 50mm softwood wattleplate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and lapped in 75mm. At gables fix 30 x 5mm mild steel straps to 3 no rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood backing over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with arlen finish to ceilings. 200 x 80mm exterior quality softwood fascia. 80mm thick W.B.P. exterior quality plywood soffit with approved 10mm side continuous air gap for roof void ventilation with approved insect mesh. All pipes passing through roof space to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm.

FIRE DETECTION
Install 1 no approved smoke detector to ground floor entrance hall or lounge and 1 no approved smoke detector to first floor landing. Both detectors to be wired back to mains fuse box and with back-up batteries in the event of a power failure. Alarm signal to be emitted from both units in the event of detection from either unit. All to be installed in accordance with BS 5446 - Part 1.

HEATING
Central heating to be gas fired balanced flow boiler. Flue to be minimum 300 mm away from any opening. Radiators to all rooms.

VENTILATION
Kitchens and Utility to have mechanical extract as indicated, minimum capacity 60 L/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 8000mm sq ventilation to night vents.

CANOPY
Ties as specification on 25 x 38mm tongued softwood battens on unventilated roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wattleplate bolted to wall at maximum 2000mm centres. Rafters supported at eaves by 75 x 200mm softwood beam. 100 x 38mm joists at 400mm centres supported at wall on joist hangers. Soffit and gables in white painted tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING
All glazing located in critical zones (Approved Doc. N 1992) to conform to BS 6206 1991. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. Provision for a food store total capacity 175m to be provided and vented to external or with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

GARAGE SPECIFICATION
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 810 - Min. C20P) on 300mm polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

DOORS
Garage Doors by approved manufacturer 2134mm wide x 1981mm high in "Boulton and Paul" or similar approved softwood frame.

FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited) All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.

FOUNDATION
To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) or as follows:
Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil). 600 x 225mm concrete foundations to extend wide.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (R3) on 125mm thick concrete slab to BS 5288 pt. II, tables 5 & 6. N.B. Standards section 21/1 B1 table.
on 150mm thick "Leaktite" floor insulation on 300mm polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS:
External Walls
102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Dritherm" or similar approved insulation, 100mm thick blackwork inner leaf and 13mm thick sand/cement render and skim. External wall U-value 0.45 w/m sq deg. C. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically at joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermadorm" or similar cavity closer to achieve 1.2 w/m sq deg. C across wall construction. Heads to openings supported with "Cathic" combined metal/foam as specified on plans with minimum end bearing of 150mm. Class 'A' blocks below damp proof course. Damp proof course 150mm above ground level.

Internal Walls
100mm thick loadbearing blackwork to ground floor walls to house. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 800mm centres on 75 x 50mm softwood bearing joists on 2 no floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 5.5mm sq unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS
"Boulton and Paul" standard joinery windows or similar approved as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors double glazed in 14mm glass. Patio doors double glazed in 14mm units and to have minimum 10,000mm sq operable vent. All windows to have night vents.

FIRST FLOOR
100mm thick moisture resistant tongue and groove chipboard grade M/throughout to BS 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard with arlen finish to ceiling. Where floor joists run parallel to external walls fix 30 x 5mm mild steel straps at maximum 2000mm centres along 3 no joists and turned down cavity 175mm. Fix 75 x 38mm softwood noggins between floor joists. Double up floor joists below both. Where floor joists span over 2500mm install herringbone strutting at centre points.

STAIRCASE
"Boulton and Paul" or similar approved standard timber construction - 900mm wide, Rise 200mm, going 225mm with pitch at 42 deg. Minimum headroom of 2000mm measured vertically from pitch line of nosings. Handrail minimum 900mm high measured vertically from pitch line of nosings. Handrail to landings minimum 900mm high above floor level and with intermediate balusters at centres that will inhibit a 100mm diameter sphere from passing through any gaps between them.

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tongued softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with BS 5288 - Part 3 - 1985. 100 x 50mm softwood wattleplate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and lapped in 75mm. At gables fix 30 x 5mm mild steel straps to 3 no rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood backing over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with arlen finish to ceilings. 200 x 80mm exterior quality softwood fascia. 80mm thick W.B.P. exterior quality plywood soffit with approved 10mm side continuous air gap for roof void ventilation with approved insect mesh. All pipes passing through roof space to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm.

FIRE DETECTION
Install 1 no approved smoke detector to ground floor entrance hall or lounge and 1 no approved smoke detector to first floor landing. Both detectors to be wired back to mains fuse box and with back-up batteries in the event of a power failure. Alarm signal to be emitted from both units in the event of detection from either unit. All to be installed in accordance with BS 5446 - Part 1.

HEATING
Central heating to be gas fired balanced flow boiler. Flue to be minimum 300 mm away from any opening. Radiators to all rooms.

VENTILATION
Kitchens and Utility to have mechanical extract as indicated, minimum capacity 60 L/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 8000mm sq ventilation to night vents.

CANOPY
Ties as specification on 25 x 38mm tongued softwood battens on unventilated roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wattleplate bolted to wall at maximum 2000mm centres. Rafters supported at eaves by 75 x 200mm softwood beam. 100 x 38mm joists at 400mm centres supported at wall on joist hangers. Soffit and gables in white painted tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING
All glazing located in critical zones (Approved Doc. N 1992) to conform to BS 6206 1991. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. Provision for a food store total capacity 175m to be provided and vented to external or with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

GARAGE SPECIFICATION
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 810 - Min. C20P) on 300mm polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

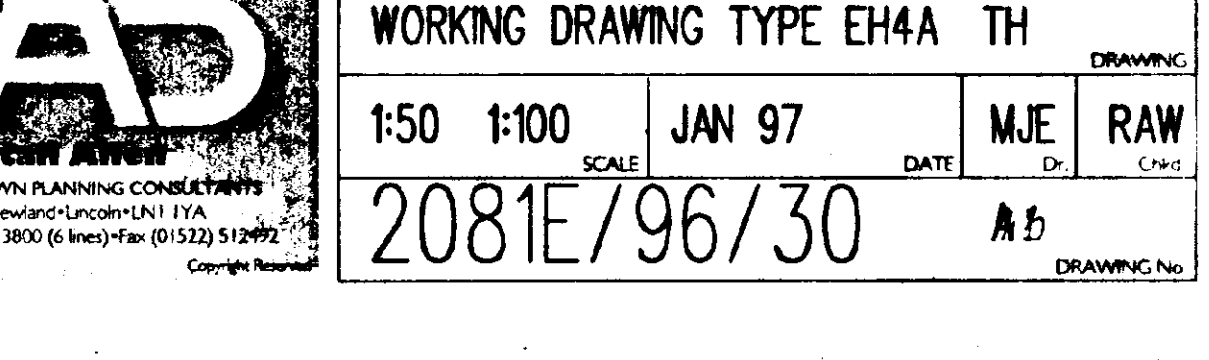
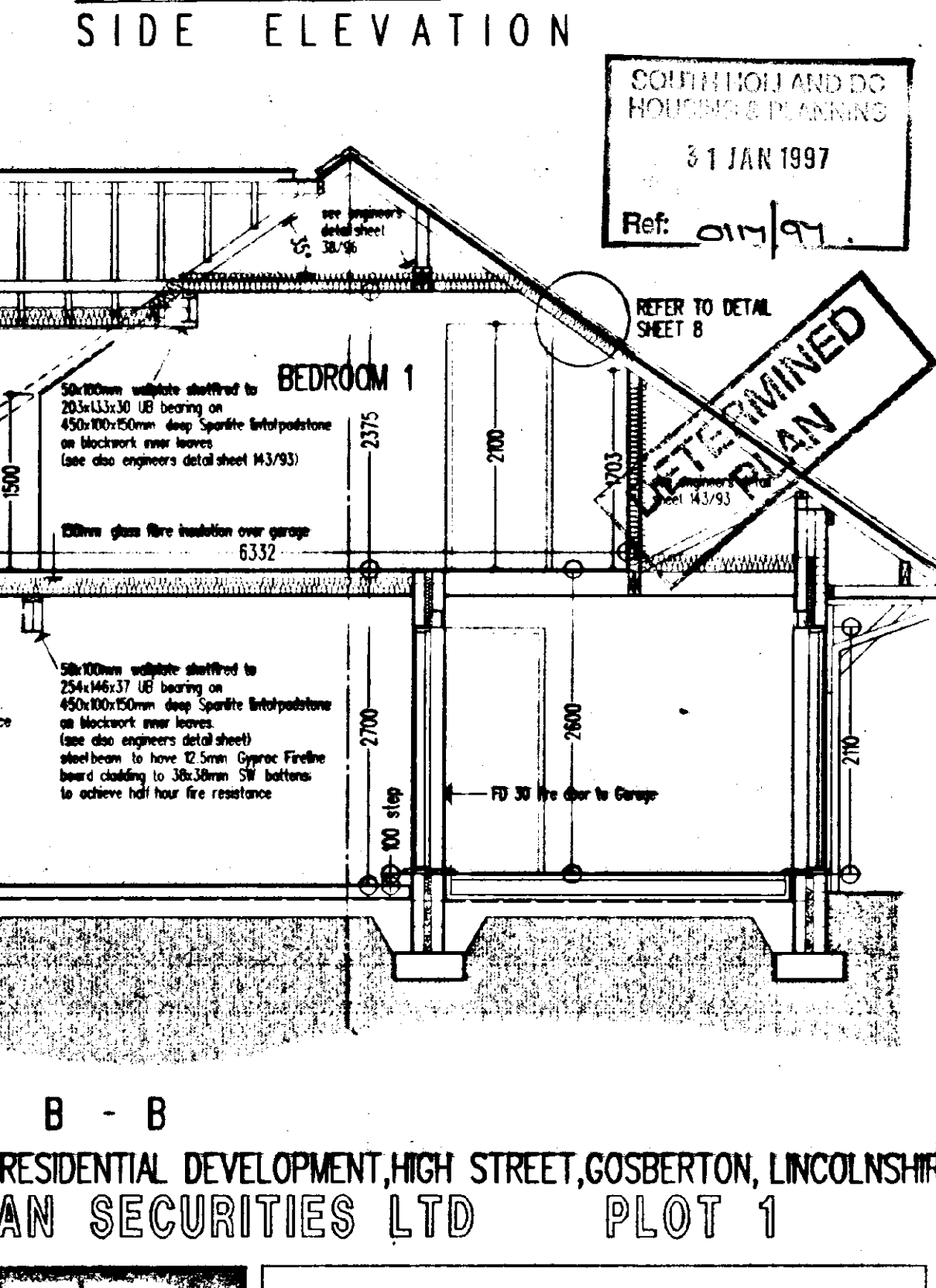
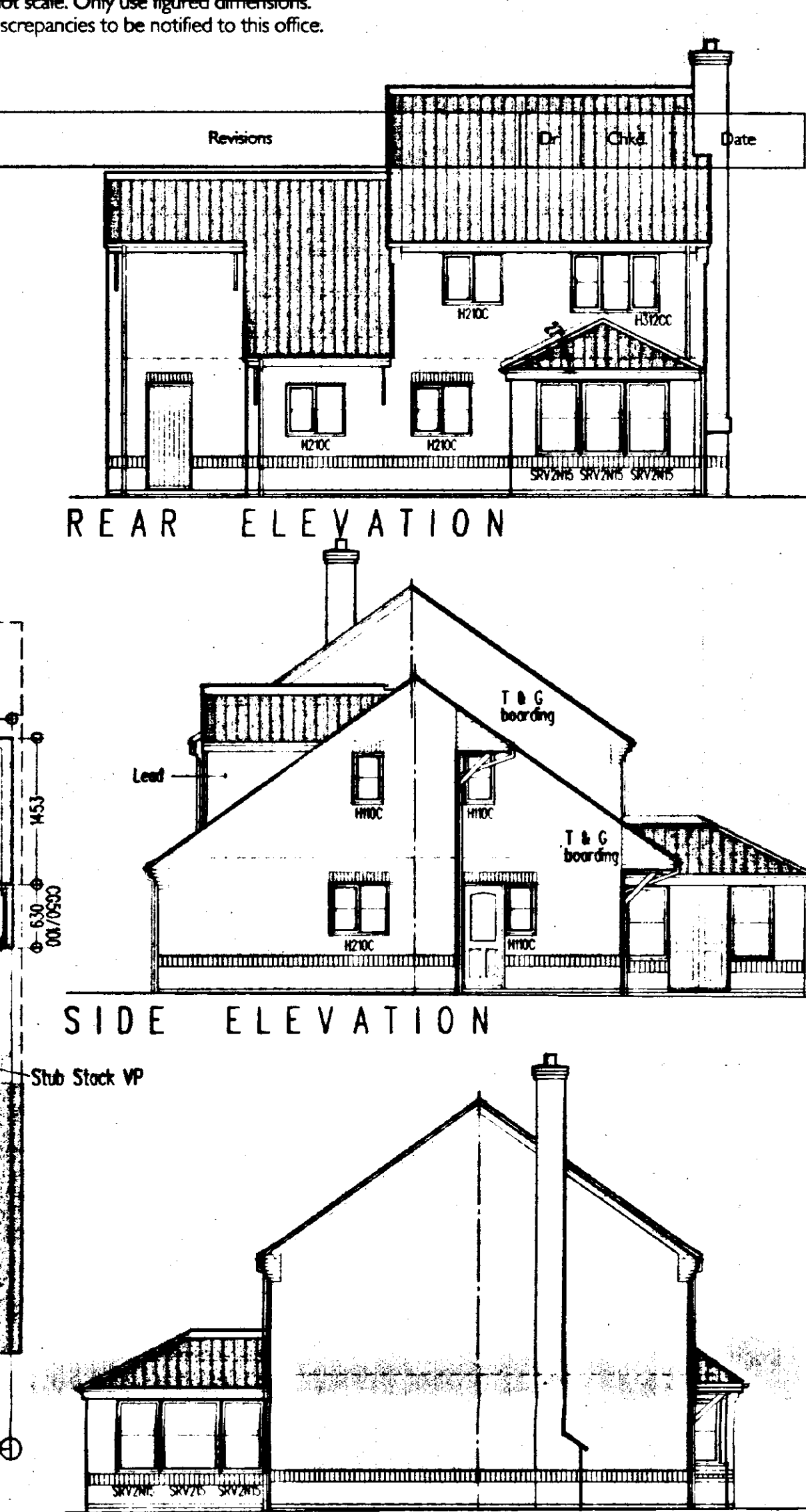
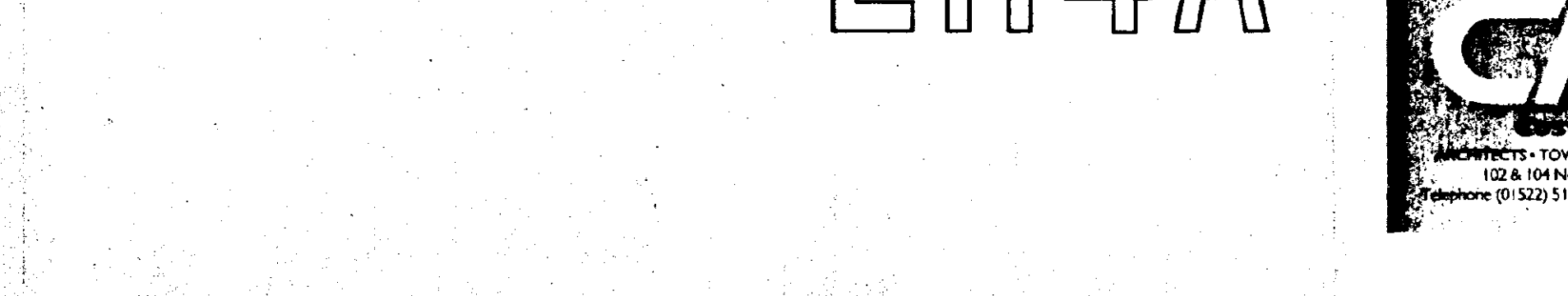
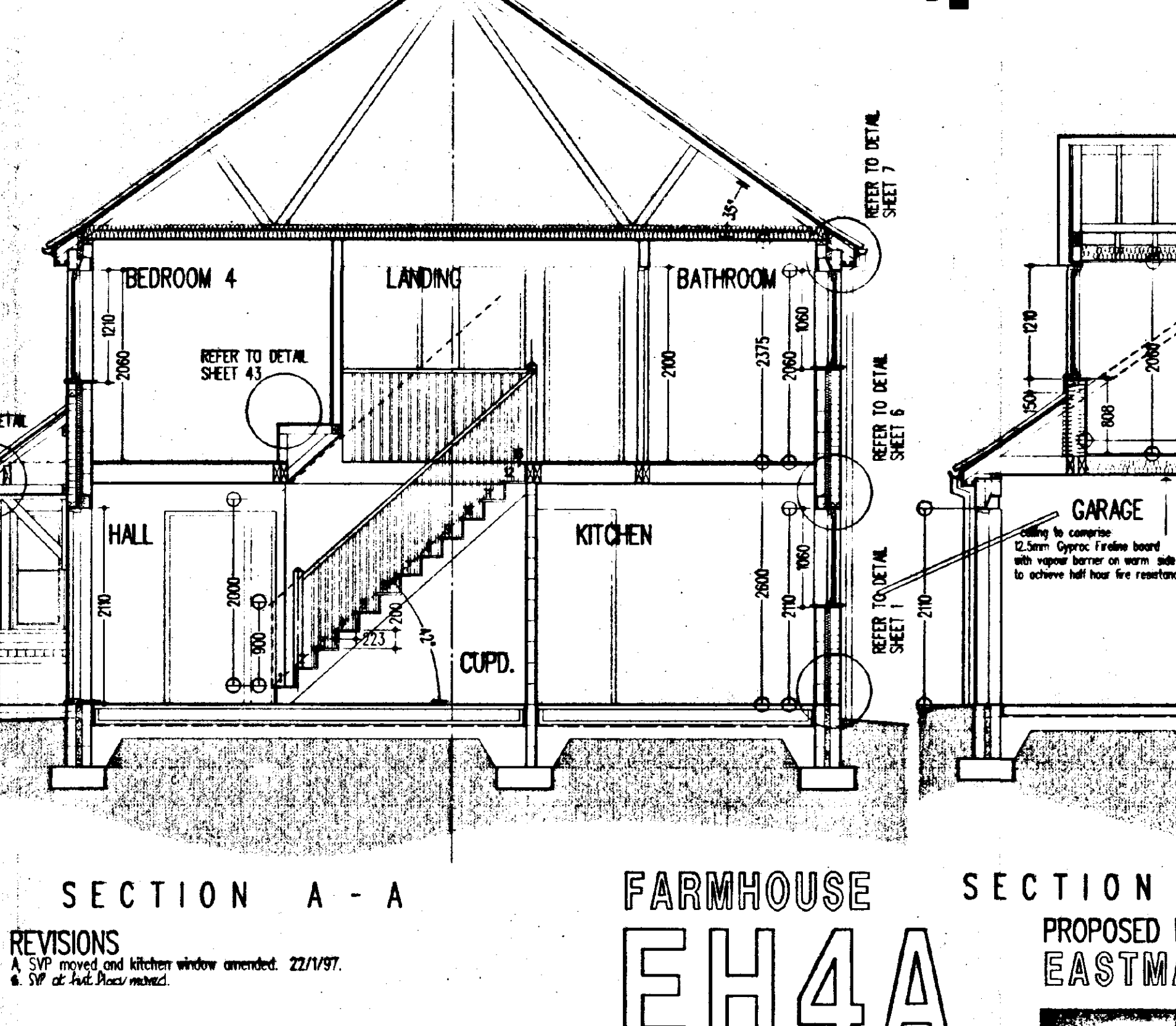
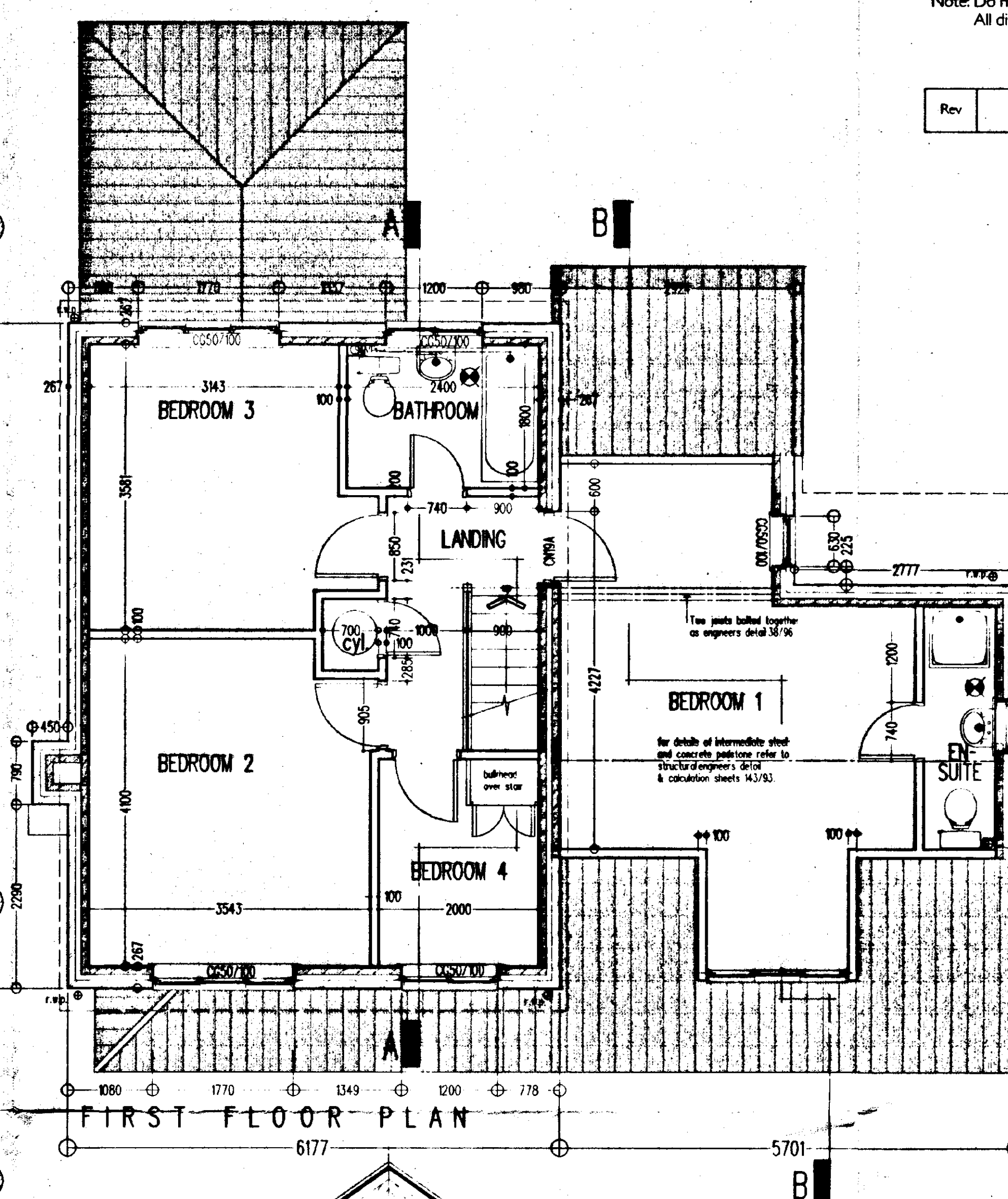
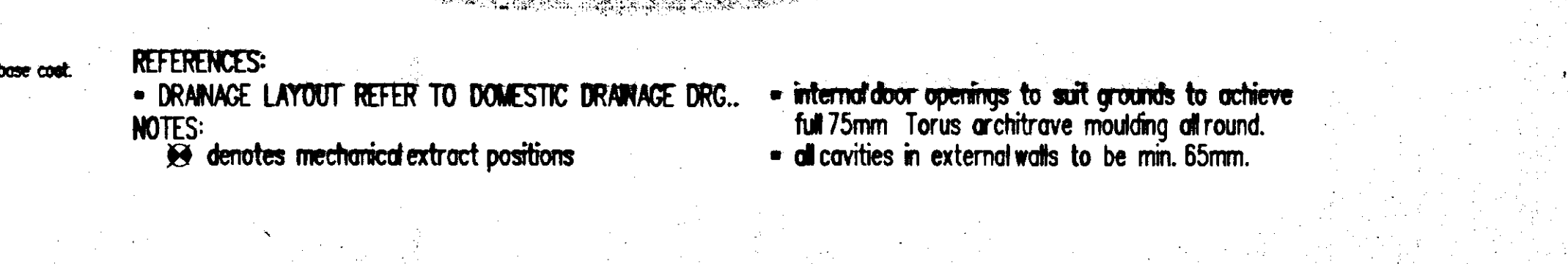
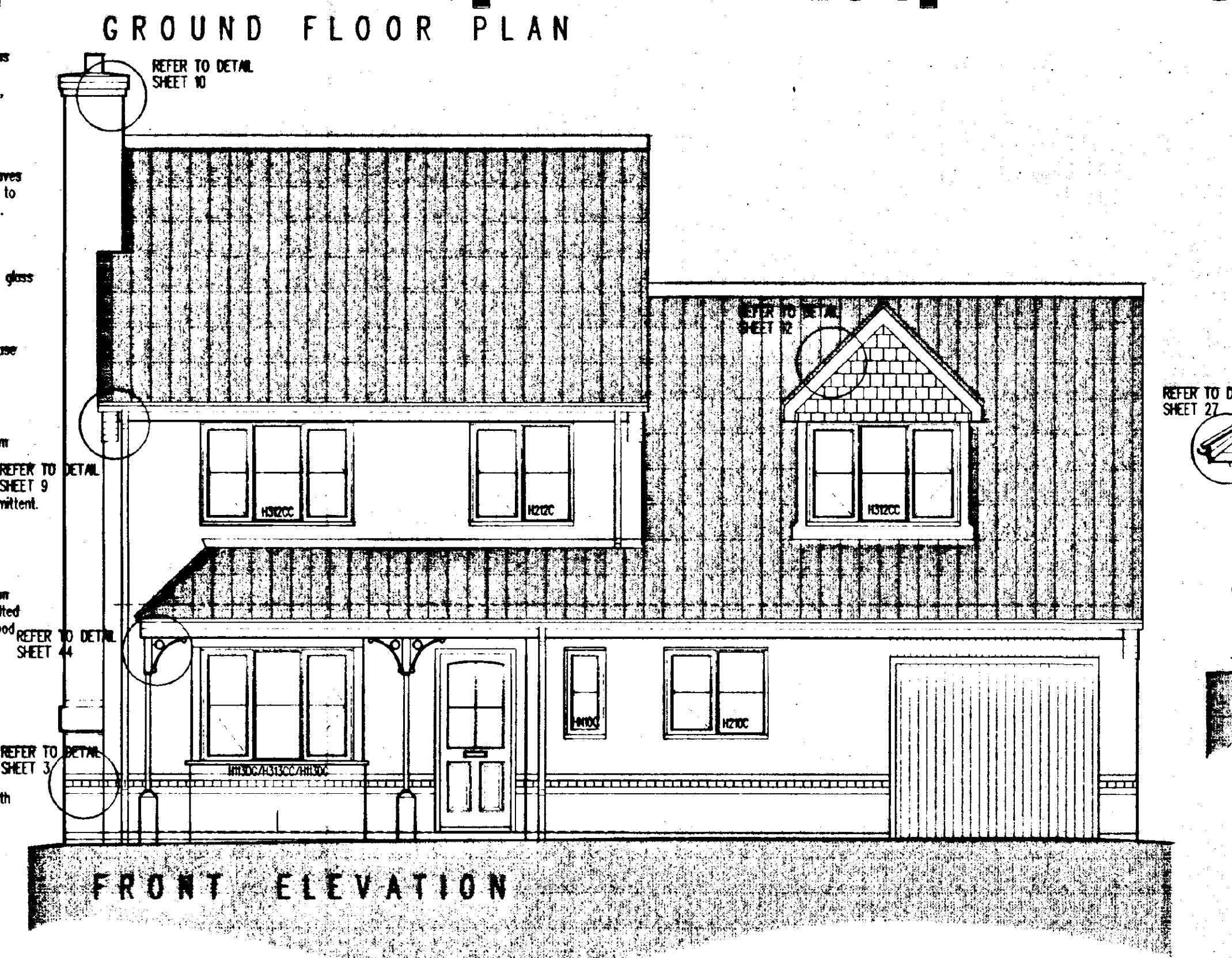
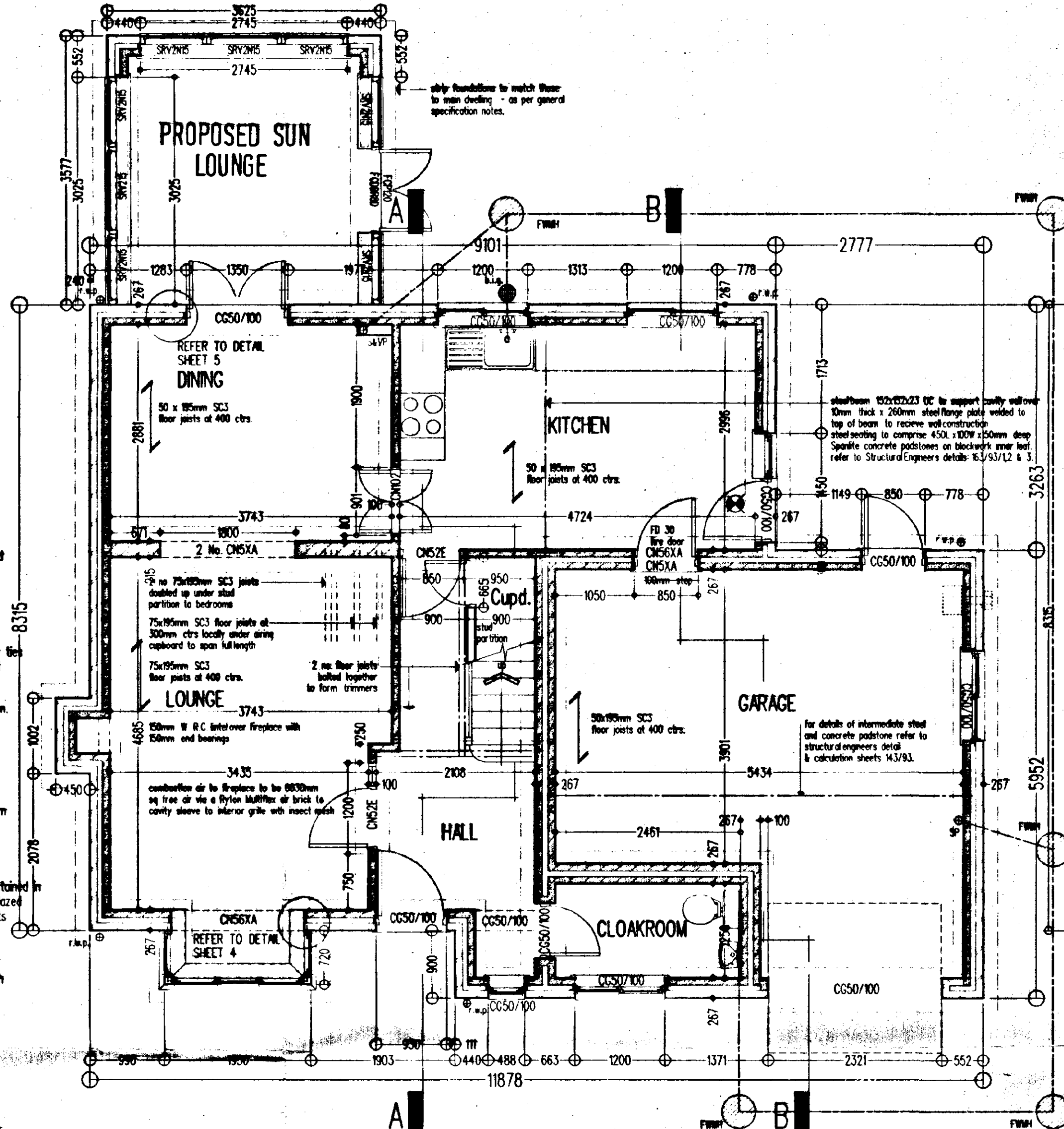
DOORS
Garage Doors by approved manufacturer 2134mm wide x 1981mm high in "Boulton and Paul" or similar approved softwood frame.

FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited) All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.

REFERENCES:
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG..

NOTES:
- internal door openings to suit grounds to achieve full 75mm Torus architrave moulding all round.
- all cavities in external walls to be min. 65mm.

denotes mechanical extract positions



Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

Rev	Revisions	Date

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JAN 1997
Ref: 01/1/97

REFER TO DETAIL SHEET 8

FARMHOUSE
EH4A

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD PLOT 1



WORKING DRAWING TYPE EH4A TH		DRAWING	
1:50	1:100	JAN 97	MJE
SCALE		DATE	DATE
2081E/96/30		DATE	DATE

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

LEGEND

ROADS	Revisions	Dr.	Chkd.	Date
5.0m wide access way with 1.8m service margin and 1.8m footpath on opposite side. Block top finish.	4.25m wide private drive to be tarmac surface.			

All roads to be in accordance with Lincs.C.C. Development Road Layout Guide.

LANDSCAPING



New tree planting consisting of m.a. Mountain Ash (Sorbus aucuparia) w.b. Whitebeam (Sorbus arbuscula) 1m Field Maple (acer campestre) s.b. Silver Birch (Betula pendula), all to be planted as 2.5/2.75m high, twice bed to 6.3mm stakes with rainbow plastic ties. Planting to standard horticultural practices and to B.S. 5536 and B.S. 4428.

Indicates Incoastline post and 2 rail boundary fencing, see detail sheet 30.
Indicates 1.8m high brick screen walls, see detail sheets 33.
Indicates 1.8m high close boarded vertical screen fencing, see detail sheet 29.

DWELLINGS

EB2B	2 bed Detached Bungalow	Plot No. 7	1
EB2C	2 bed Detached Bungalow	Plot No. 14, 15	2
EB2E	2 bed Detached Bungalow	Plot No. 11, 12	2
EB3A	3 bed Detached Bungalow	Plot No. 13, 15	2
EH2A	2 bed SemiDetached House	Plot No. 6	1
EH2D	2 bed SemiDetached House	Plot No. 4	1
EH3A	3 bed Detached House	Plot No. 19	1
EH3D	3 bed SemiDetached House	Plot No. 3, 5	2
EH3E	3 bed Detached House	Plot No. 2	1
EH3F	3 bed Detached House	Plot No. 8, 9, 10	3
EH4A	4 bed Detached House	Plot No. 1	1
EH3G	3 bed SemiDetached House	Plot No. 17, 18	2
			19 Total

MATERIALS

Plot No	Bricks (K) Kemperton (B) Butterley					Sandtoft Double Profile			
	Kiribaton Multi Red (K)	Charnworth Grey (B)	Sharnford Buff Natural (K)	Ashby Light Buff (K)	Old English Russet (B)	Rankie	Dark Heather	Brown	Old Rust
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									

SOUTH HOLLAND DC
HOUSING & PLANNING
31 JAN 1997
Ref: 017/94

REVISIONS

Rev A dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SDC 28/3/95.
Rev B street lighting, footpath and service margin amended and notes added. 5/4/95.
Rev C various amendments in accordance with clients instructions. 24/4/95.
Rev D position of plots 1, 8-16, & 19 amended as revised sketch layout. 25/5/95.
Rev E drawing revised in conjunction with 208E/94/30b. 18/4/96.
Rev F position of plots 5-12 inclusive amended garage to plot 17 amended, driveways amended. 25/4/96.

MASTER SITE PLAN
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD



MASTER SITE PLAN				DRAWING
1:500	JAN 95	MJE	RAW	Dr.
208E/94/5				189

SITE LAYOUT 1:500

Rev G screen fence to plots 12 & 13 amended and added to plot 17, position of dwelling to plot 16 amended. 26/4/96.
Rev H dwelling to plot 11 handed, note added relating to garages to plots 4, 5 & 6. 10/5/96.
Rev J material schedule amended. 6/6/96.
Rev K dwelling to plot 1 and adjacent garage amended. 27/6/96.
Rev L reference to detail sheets added to landscaping schedule. 15/7/96.
Rev M reference to detail sheets amended to brick screen walls. 31/7/96.
Rev N roofing tiles to plot 16 amended. 3/9/96.
Rev P position of dwelling to plot 14 amended & conservatory added to plot 15. 2/12/96.
Rev R position of dwelling to plot 14 amended. 4/12/96.
S extension to plot 1 added. 21-1-97