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

Rev	Revision	Dr.	Chkd.	Date

SPECIFICATION

DRAINAGE
100mm diameter "Osma" 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 quilt collar to protect against settlement. Manholes to be "Osma" or similar approved 450mm diameter uPVC universal inspection chambers, (1050mm 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 tile manufacturer's approved ridge vent terminal with flexible pipe connector. All other soilpipes to be fitted with "Hunter Nouveau" or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double sealed airtight waste adaptor connected to a trap.

Wastes: W.C. - 100mm diameter "Multikwik" or similar approved connector
W.H.B. - 32mm diameter uPVC with 75mm deep sealed trap
Sink - 40mm diameter uPVC with 75mm deep sealed trap
Bath - 40mm diameter uPVC with 75mm deep sealed trap
Shower - 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be: "Osma" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular fill 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 external walls.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. NHBC Standards: section 2:1 / B1, table.,
on 38mm thick "Jablite" floor insulation on 300m.u. 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 blockwork 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 jambs of openings. Incorporate damp proof courses and cavity trays to head, cill and jambs of all external openings. Cavities closed at openings by "Thermabate" or similar cavity closer to achieve 1.2 w/m sq. deg. C accross wall construction. Heads to openings supported with "Catnic" combined
metal lintols 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 blockwork to ground floor walls to house. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 600mm centres on 75 x 50mm softwood bearing plate on 2 no. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5N/mm 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. openable vent. All windows to have night vents.

FIRST FLOOR
18mm thick moisture resistant tongue and grooved chipboard grade II/III throughout to BS 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard with artex finish to ceiling. Where floor joists run parallel to external wall 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 bath. 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 223mm 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 tanalised 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 5268 : Part 3 : 1985. 100 x 50mm softwood wallplate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and tucked 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 artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit with, equivalent to, 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 flue boiler. Flue to be minimum 300 mm away from any opening. Radiators to all rooms.

VENTILATION
Kitchens and Utilitys 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 habitat rooms to have minimum 1/20th of floor area and minimum 8000mm sq. ventilation to night vents.

CANOPY
Tiles as specification on 25 x 38mm tanalised softwood battens on untearable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wallplate 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. Gallows brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

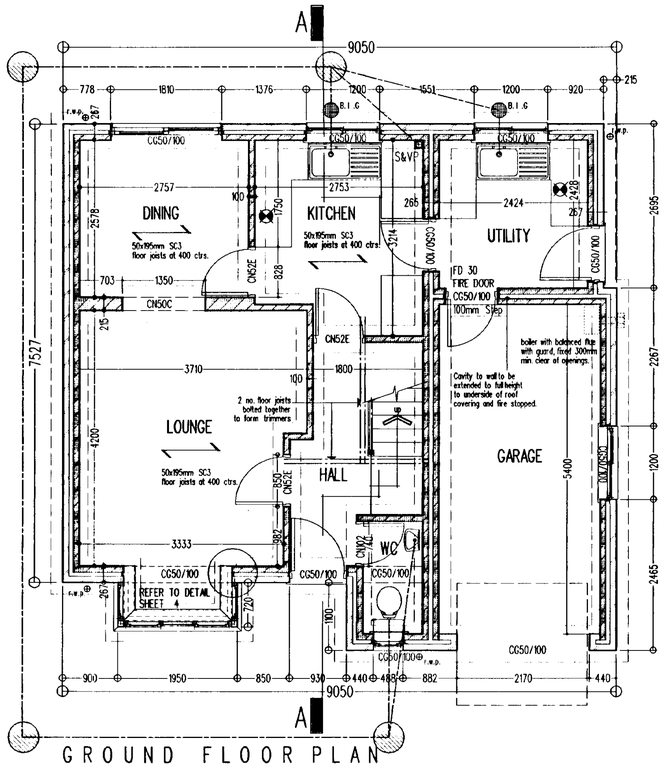
GLAZING
All glazing located in critical zones (Approved Doc 'N' 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper napherate or similar approved. Provision for a food store total capacity 1.75m to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

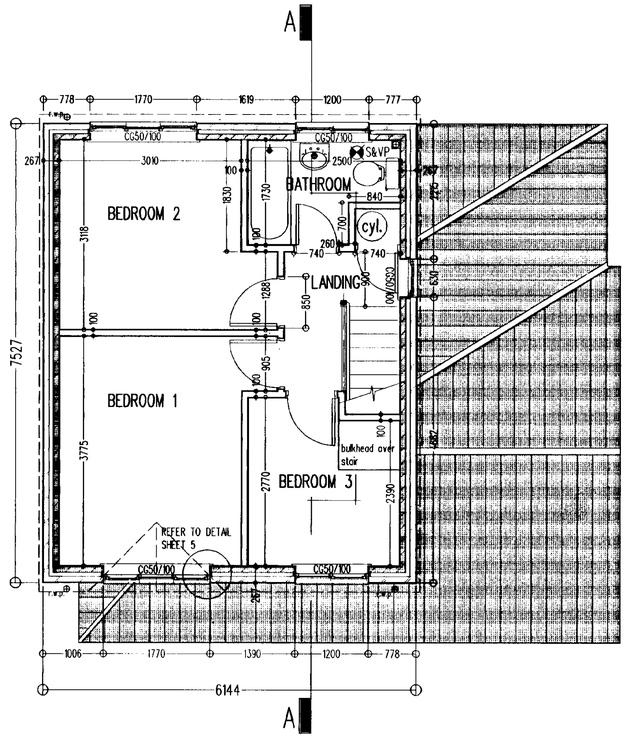
GARAGE SPECIFICATION
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 8110 : Mix C20P) on 300m.u. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

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

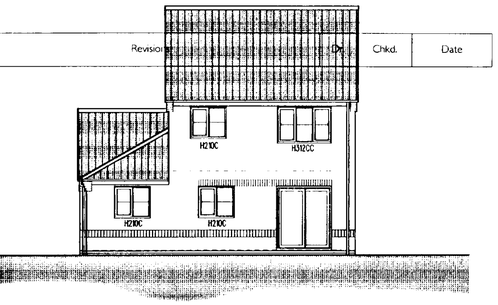
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



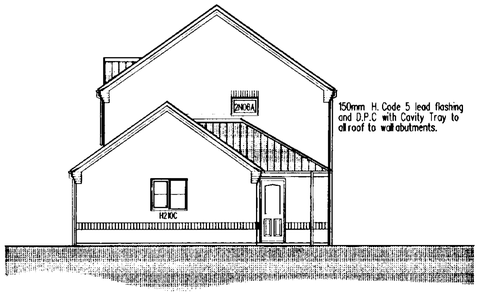
GROUND FLOOR PLAN



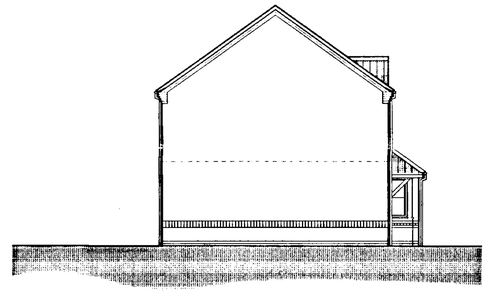
FIRST FLOOR PLAN



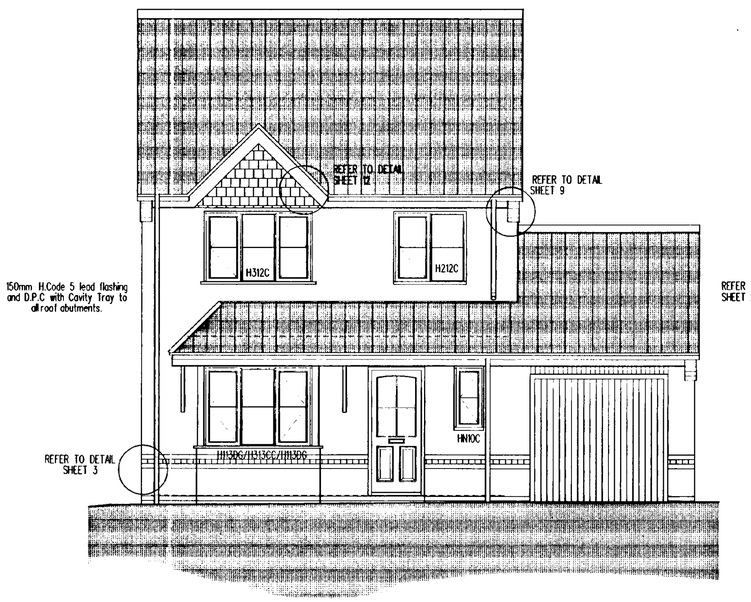
REAR ELEVATION



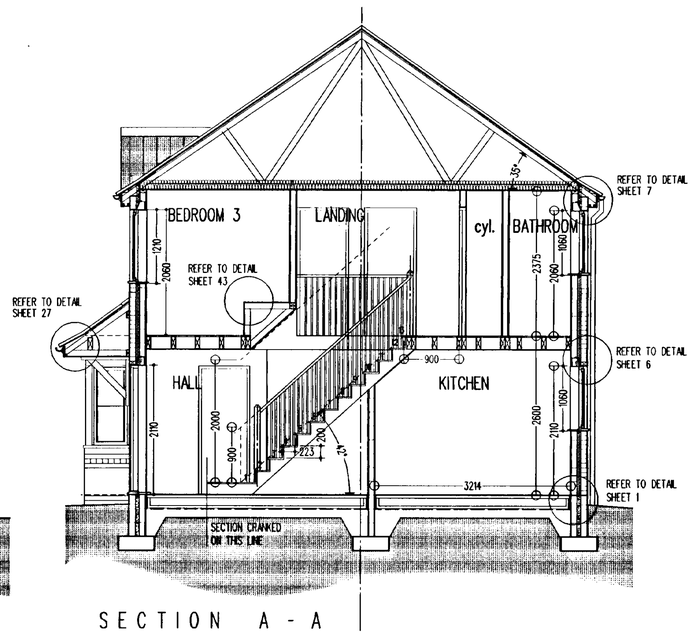
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



SECTION A - A

REFERENCES:

- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG..

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

REVISIONS

DETERMINED

SOUTH HOLLAND DC
HOUSING & PLANNING
12 MAY 1997
Ref: S/24/97

THE BROOK
EH3L
PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD

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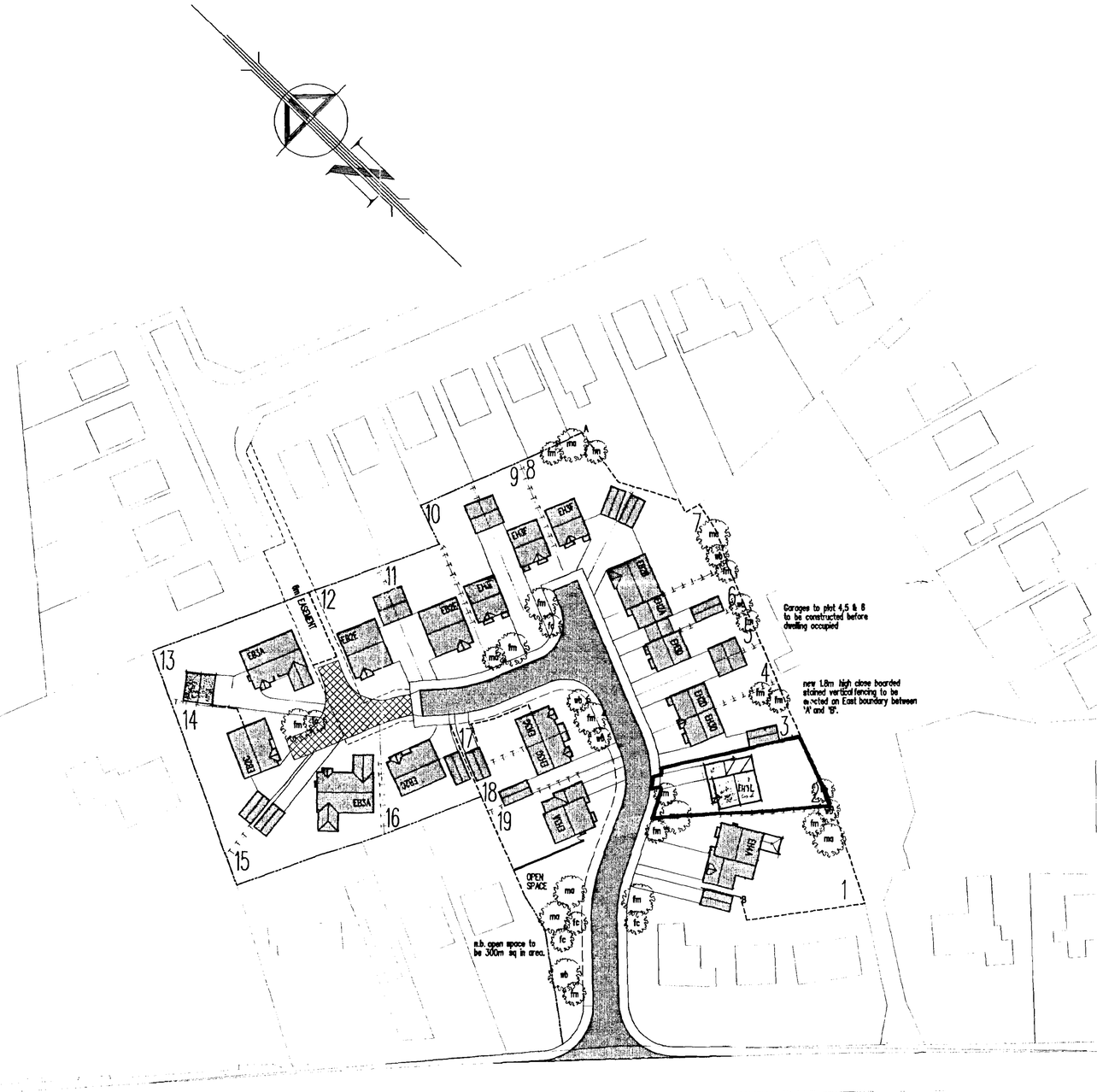
WORKING DRAWING TYPE EH3L TH

SCALE		DATE	Dr.	Chkd.
1:50	1:100	NOV 96	MJE	RAW

DRAWING No. 2486E/96/29



SITE LAYOUT 1:500

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

LEGEND

ROADS

5.0m wide access way with 1.8m service margin and 1.8m footpath on opposite side.
Black 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 aria) f.m Field Maple (acer campestre) s.b Silver Birch (betula pendula), all to be planted as 2.5/2.75m high, twice tied to 8.5mm stakes with rainbow plastic ties. Planting to standard horticultural practices and to B.S. 3936 and B.S. 4428.

indicates lincolnshire post and 2 railboundary 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, 16	2
EB2E	2 bed	Detached Bungalow	Plot No. 11, 12	2
EB3A	3 bed	Detached Bungalow	Plot No. 13, 15	2
EH2A	2 bed	Semi Detached House	Plot No. 6	1
EH2D	2 bed	Semi Detached House	Plot No. 4	1
EH3A	3 bed	Detached House	Plot No.19	1
EH3D	3 bed	Semi Detached 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	Semi Detached House	Plot No. 17, 18	2
				19 Total

MATERIALS

Plot No	Bricks, (K) Kempston (B) Butterley					Sandtoft Double Pantile			
	Kimbolton Multi Red (K)	Chatsworth Grey (B)	Sherborne Buff Mixture (K)	Ashby Light Buff (K)	Old English Russet (B)	Rustic	Dark Heather	Brown	Old Peat
1					●		●		
2	○								○
3			◐					◐	
4			◐					◐	
5	◐								◐
6				◐		◐			
7				◐		◐			
8					○				○
9			○				●		
10				○		○			
11	○								○
12	○							◐	
13					●	●			
14				○				○	
15			○				○		
16					○	○			
17		○				○			
18		○				○			
19				○				○	

DETERMINED PLAN
SOUTH KESTEVEN DC HOUSING & PLANNING
12 MAY 1997
Ref: 0524/97

REVISIONS

Rev A, dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SHDG 29/3/95.
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 2081E/94/30b. 15/4/96.
Rev F, position of plots 5-12 inclusive amended,garage to plot 17 amended, driveways amended. 25/4/96.
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 27-1-97
T brick type to plot 13 amended 5-3-97
U double garage to plot 13 added 20/3/97
V plot 2 - type amended to EH3L 29-4-97

Rev	Revisions	Dr.	Chkd.	Date

MASTER SITE PLAN

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNS

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MASTER SITE PLAN				DRAWING
1:500 SCALE	JAN 95 DATE	MJE Dr.	RAW Chkd	
2081E/94/5 V				DRAWING No.