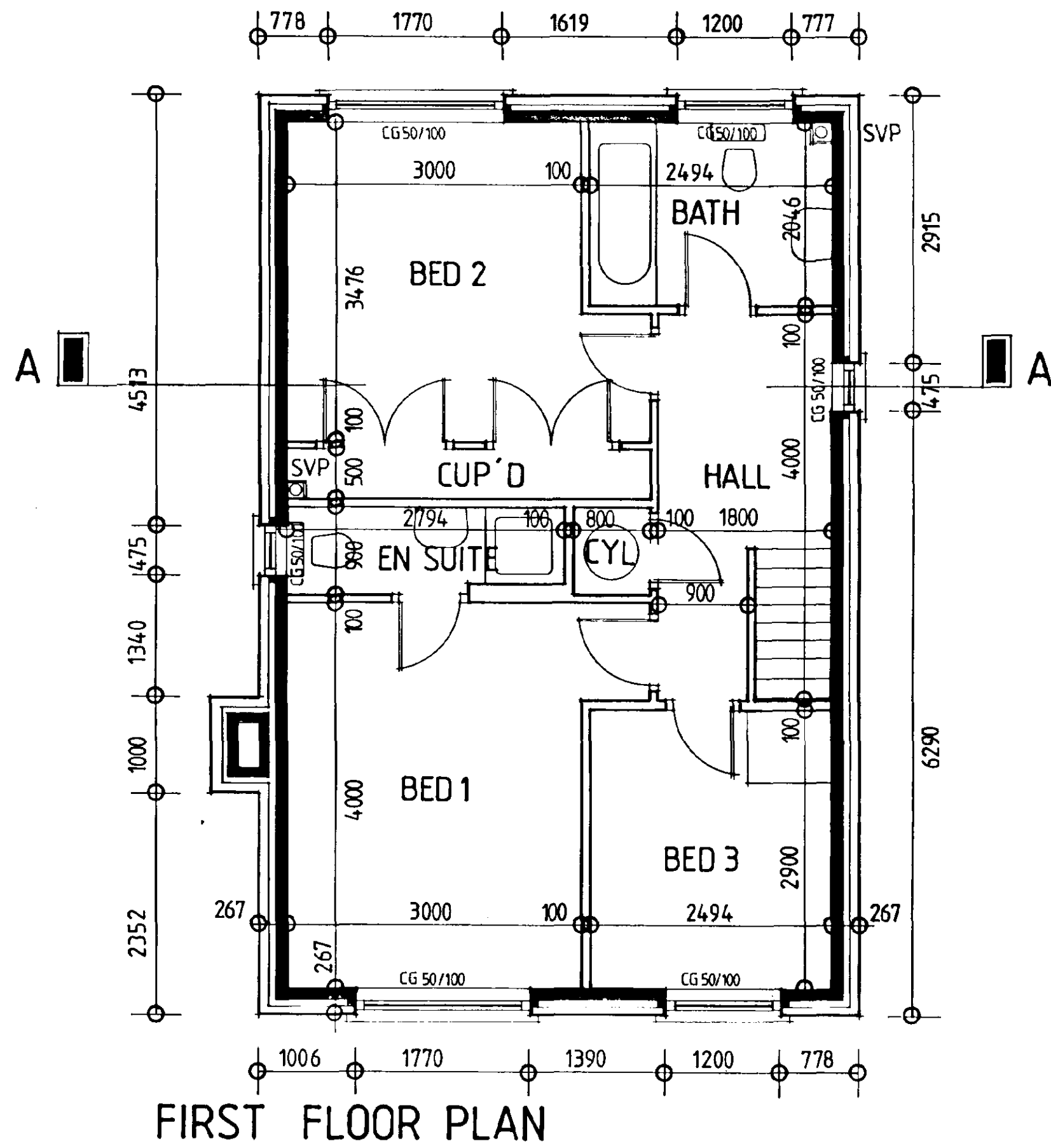
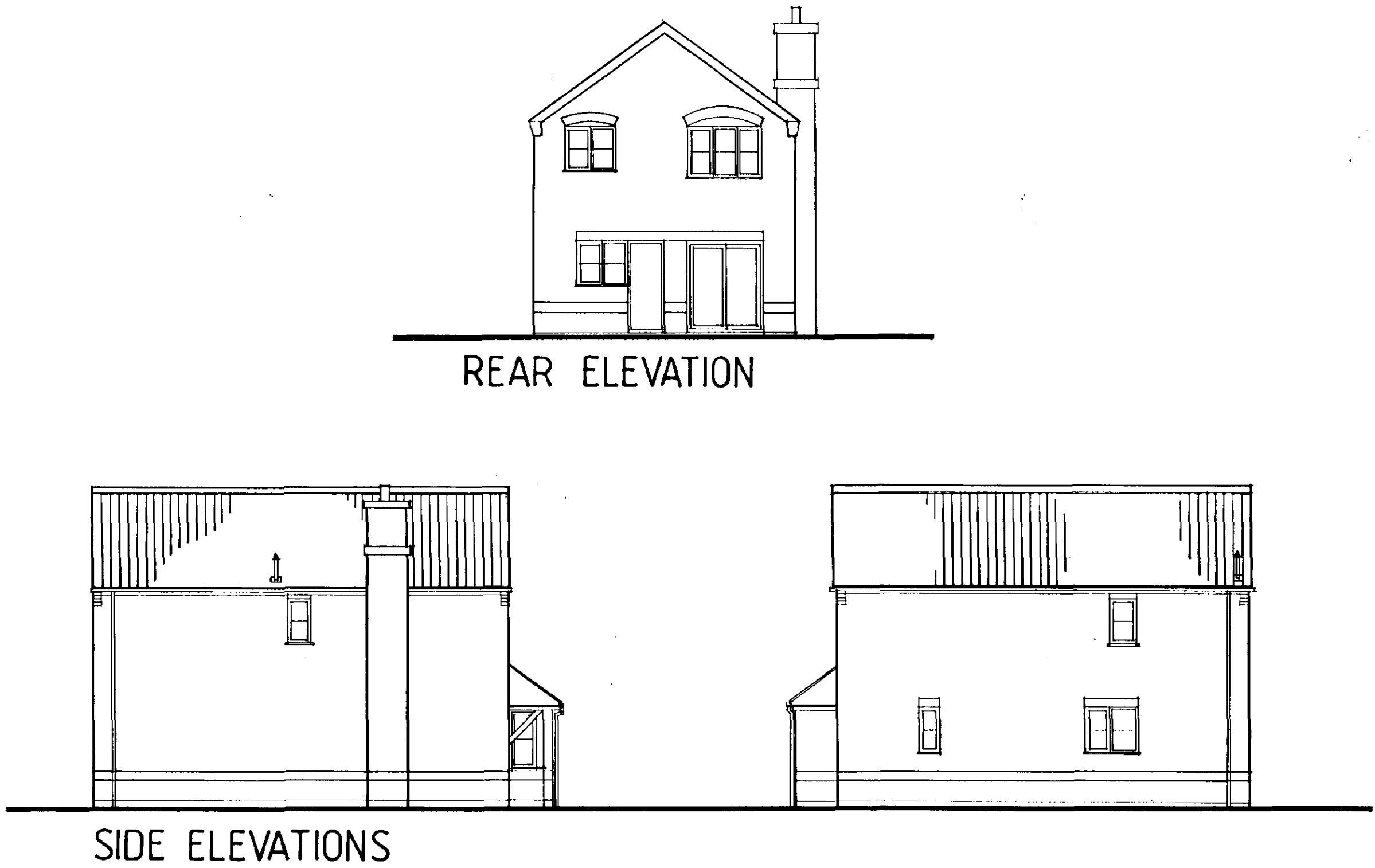


Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

Rev	Revisions	Dr.	Chkd.	Date



FIRST FLOOR PLAN



SPECIFICATION

DRAINAGE

100mm diameter "Omni" 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 surrounded by 150mm thick granular bed. Where floor joists run parallel to external walls, 30 x 50mm mild steel strapping with compressible gull collar to protect against settlement. Manholes to be "Omni" or similar approved 450mm diameter uPVC universal inspection chambers, 1050mm diameter if invert exceeds 800mm 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 verified with 100mm diameter uPVC solid vent pipe terminating minimum 400mm above highest window level and fitted with vermin cage. Internal soil and vent pipes to terminate to roof line manufacturer's approved ridge vent terminal with flexible pipe connector. All other soilpipes to be fitted with "Manitex" or similar approved air admittance valve. Internal soilpipes to be boxed out with 12.5mm plasterboard and skim on 25 x 35mm softwood framing. All internal waste pipes to discharge into a Back Siphon Gully or a double sealed weight waste adaptor connected to a trap.

WATERS

W.C. - 100mm diameter "Multi-vent" or similar approved connector
W.H.B. - 32mm diameter uPVC with 75mm deep sealed trap
Sinks - 40mm diameter uPVC with 75mm deep sealed trap
Baths - 40mm diameter uPVC with 75mm deep sealed trap
Showers - 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be "Omni" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either gully or downpipes to be minimum 3000mm 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 650mm 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 12.5mm thick concrete slab to BS 5328 pt II, tables 5 & 6. W.B.C. Standard section 21/2 B1 table.
on 30mm thick "dimple" 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, 15mm cavity insulated with 65mm thick "Diththerm" or similar approved insulation, 100mm thick blockwork inner leaf and 15mm 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, sill and jambs of all external openings. Cavities closed at openings by "thermoseal" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Conic" combined metal/insulation as specified on plans with minimum and bearing of 500mm. Class 'N' blocks below damp proof courses. Damp proof course 150mm above ground level.

Internal Walls

100mm thick 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-bearing blockwork to be minimum 150/100mm sq unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS

Windows AND DOORS TO BE U.P.V.C. UNITS.

FIRST FLOOR

100mm thick moisture resistant tongue and grooved chipboard grade 1/18 throughout to BS 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard with arles finish to ceiling. Where floor joists run parallel to external walls, 30 x 50mm mild steel strapping of maximum 2000mm centres along 3 no. joists and turned down cavity 175mm. Fix 75 x 35mm softwood nogging 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 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 of 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 timbers laid on approved reinforced roofing underlay, spaced minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, waterproofed and constructed in accordance with BS 5768 - Part 3 - 1985. 100 x 50mm softwood wallplate secured with 30 x 5mm mild steel strapping of maximum 2000mm centres turned down wall plate and tucked in 75mm. All gables fix 30 x 5mm mild steel strapping to 3 no. rafters/joints of maximum 2000mm centres turned down wall plate and tucked in 75mm. Fix 75 x 50mm softwood nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg spaced to busses. 100 x 25mm softwood batten over ceiling joists from eaves to busses. 200 x 10mm 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 - see pipe thickness or maximum 50mm.

FIRE DETECTION

Install two 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. Fuel to be minimum 300 mm away from any opening. Radiators to all rooms.

VENTILATION

Kitchens 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 maximum 8000mm sq ventilation to night vents.

CANOPY

Tiles as specification on 25 x 38mm timbers laid on unalterable 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 100mm softwood beams. 100 x 38mm rafters at 400mm centres supported at wall on post 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 N1992) to conform to BS 6206 1981.

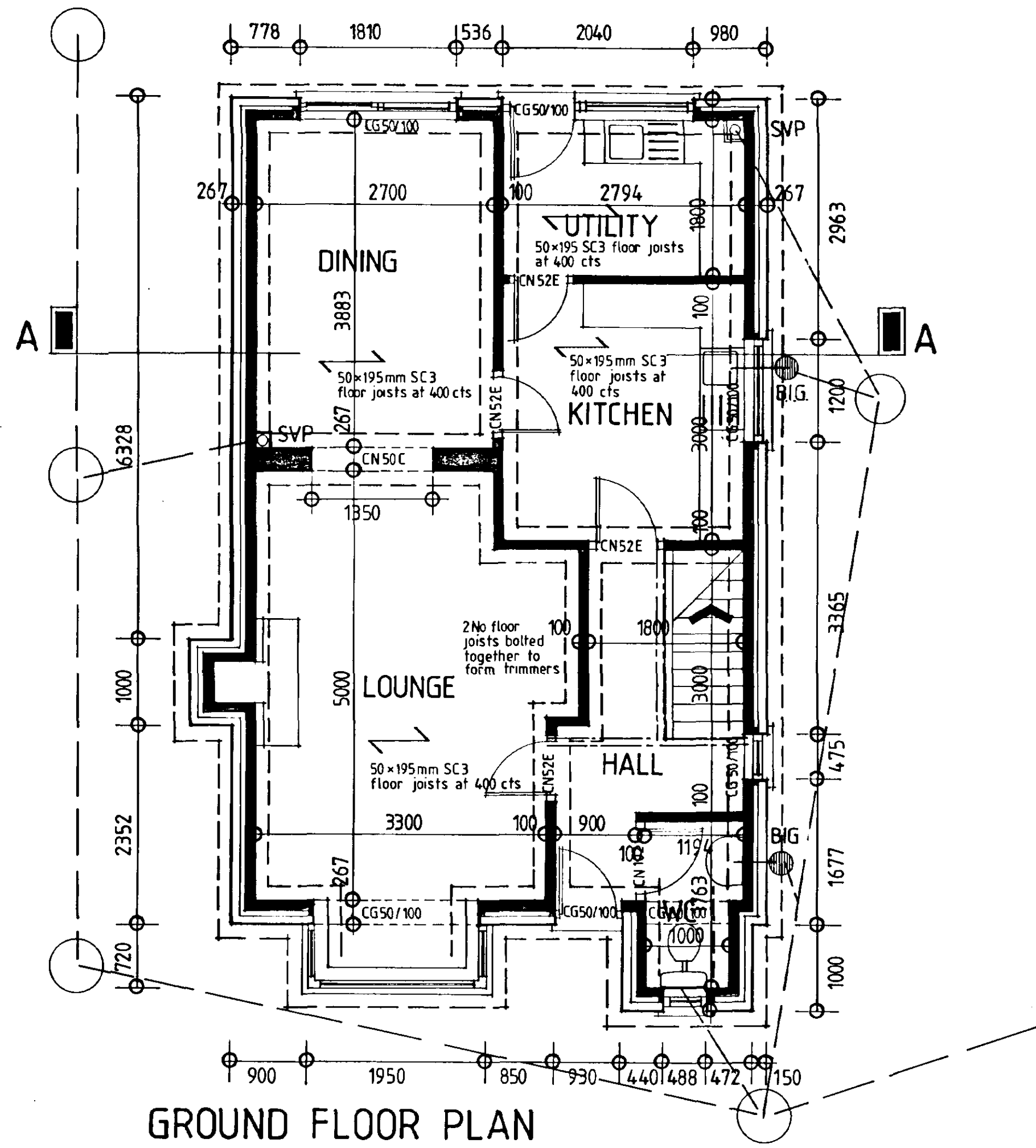
Performance requirements for flat and safety glass for the use in buildings.

NOTES

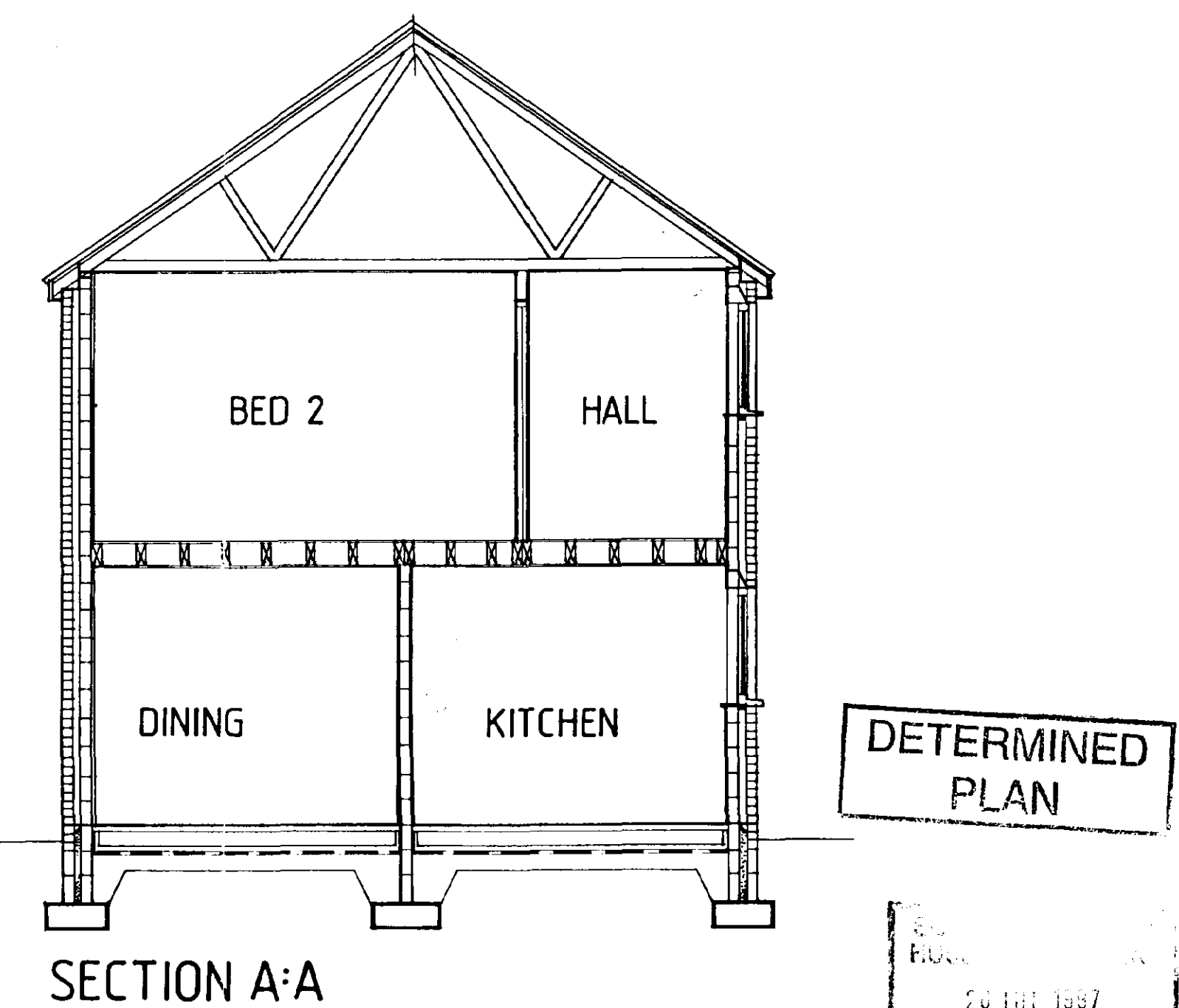
All softwood to be structural grade S12 and treated in copper naphenate or similar approved. Provision for a food store (total capacity 1.7m to be provided and vented to exterior with 300 x 300mm airbrick or to be refrigerated from 15 amp electrical socket).

FINISHES

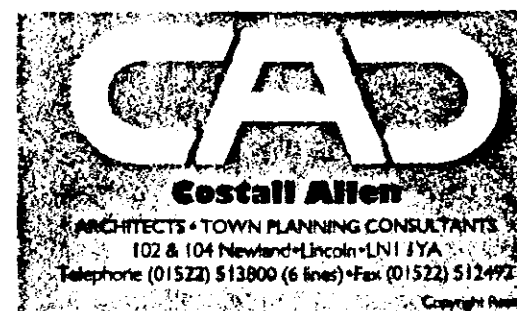
All doors and windows to be painted (colour by Eastman Securities Limited). All large bays, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



GROUND FLOOR PLAN



PROPOSED RESIDENTIAL DEV. GOSBERTON
EASTMAN SECURITIES LIMITED



PLOT 10		DRAWING	
1:50	1:100	SCALE	JULY 97
2081E/94/32		DATE	SJB
		Dr.	Chkd.
		DRAWING No.	

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

LEGEND

ROADS

Rev	Revisions	Dr.	Chkd.	Date
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 (saxibus aucuparia) w.b Whitebeam (saxibus aoid) 1.1m Field Maple (acow campestris) s.b Silver Birch (betula pendula) all to be planted as 2.5/2.75m high twice bed to 63mm stakes with rainbow plastic ties. Planting to standard horticultural practices and to B.S 3936 and B.S 4428.
	indicates Lincolnshire 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 28.

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 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

		Bricks (K) Kempston (B) Butterley		Sandtoft Double Pantile			
Plot No	Material	Chertworth Grey (B)	Shelburne Buff Mattel (K)	Ashby Light Buff (K)	Old English Rustic (B)	Rustic	Dark Heather
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							

DETERMINED
PLAN

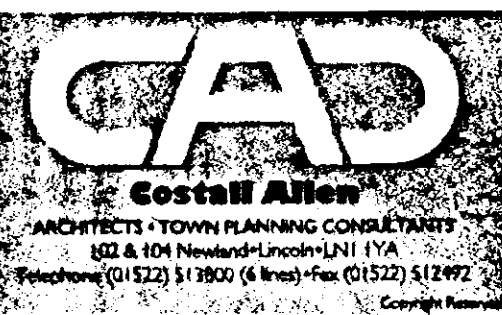
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HOL
26 JUL 1997
Ref: 0831/97

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, 15, & 19 amended as revised sketch layout. 25/5/95.
Rev E, drawing revised in conjunction with 2081E/94/306. 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	SCALE	JAN 95	DATE
MJE	Dr.	RAW	Chkd.
2081E/94/5			
DRAWING No.			

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 details sheets added to landscaping schedule. 15/7/96.
Rev M, reference to details 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, extension to plot 1 added 21-1-97.
T. brick type to plot 15 amended 5-7-97.
U double garage to plot 13 added 20/3/97.
V plot 2 - type amended to EH3L 24-4-97.
W plot 10 - Special dwelling type EB5F 15-7-97.