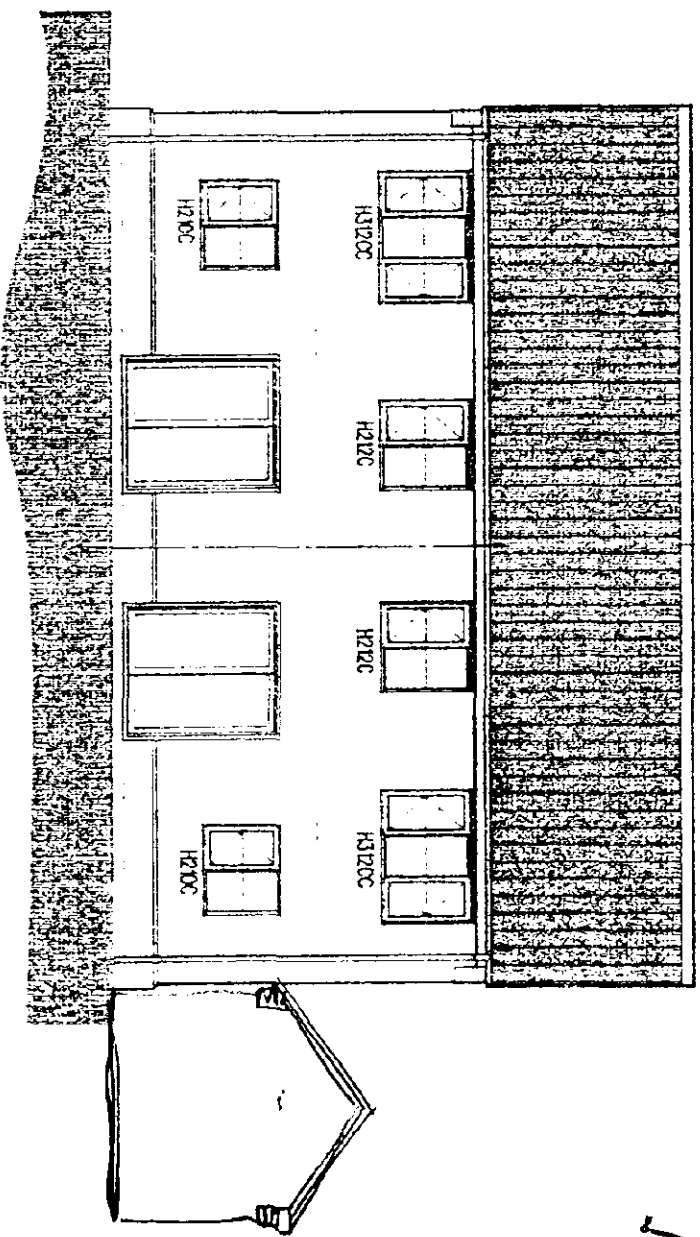
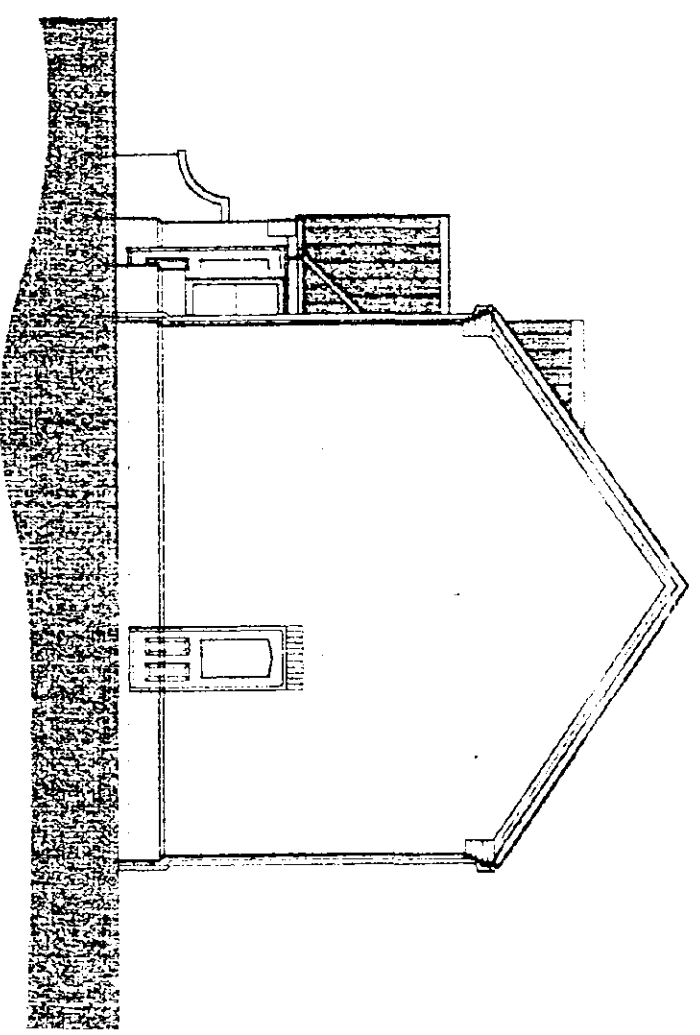
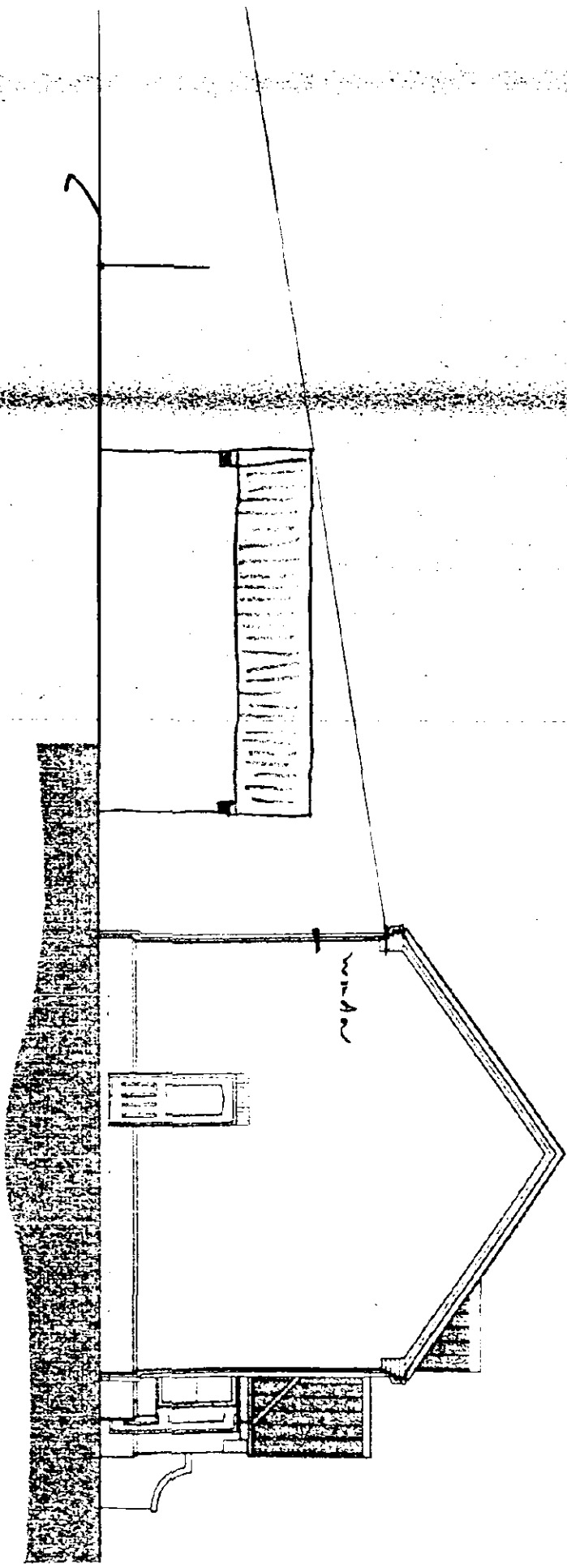




REAR ELEVATION



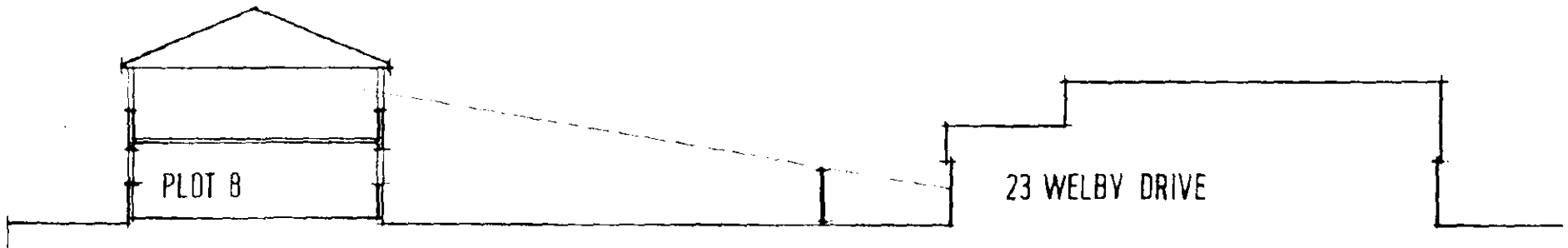
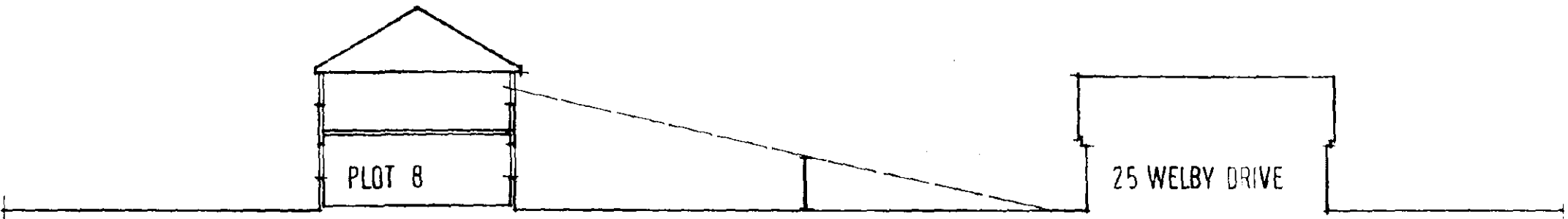
SIDE ELEVATION



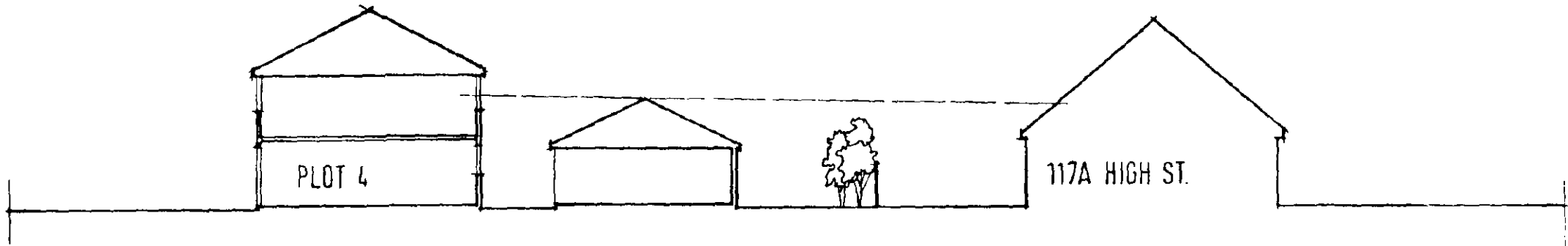
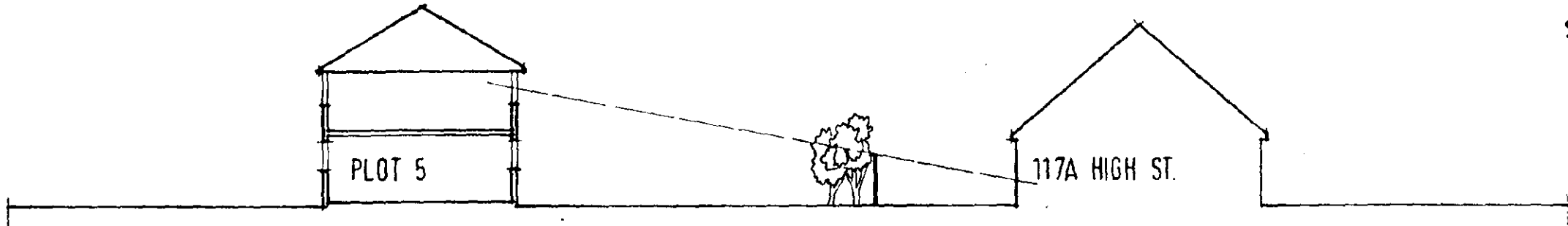


Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

Rev	Revisions	Dr.	Chkd.	Date
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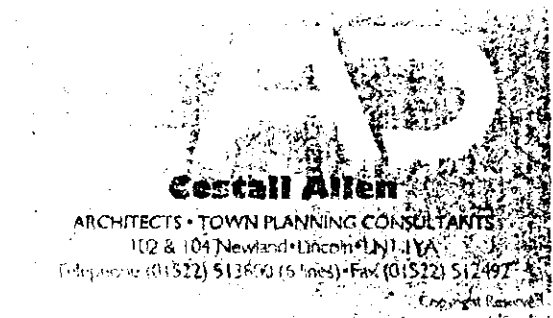


section based on drg no 2081E-94-04B



sections based on drg no 2081E-94-30B

PROPOSED RESIDENTIAL DEVELOPMENT
HIGH STREET · GOSBERTON · Lincs
EASTMAN SECURITIES LTD



SECTIONS		DRAWING	
1:200	SCALE	JAN 1996	DATE
2081E-94-D09		RAW	Dr. LIA

SPECIFICATION

DRAINAGE

100mm diameter "Omni" or similar approved drainpipes of a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 50mm 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 "Omni" or similar approved 450mm diameter uPVC universal inspection chambers (1050mm diameter if invert exceeds 1000mm below ground level). Surround in 50mm 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof the manufacturer's approved the vent terminated with flexible pipe connector. All other soil pipes to be fitted with "Humi-Flow" 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 straight waste adaptor connected to a trap.

W.C. - 100mm diameter "Multi-Block" 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

Radiator guards to be "Omni" or similar approved uPVC half round gutters with 53mm diameter 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 AND SLAB

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 (day soil). 800 x 225mm concrete foundations to external walls. Install A42 mesh within slab, minimum 450mm wide beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt II, tables 5 & 6. N.B.C. Standards section 2/1, B1, table, on 38mm thick "Jadite" floor insulation or similar on 300mu polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS:

External Walls

102.5mm facing brickwork outer leaf, 85mm 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 joints of openings. Incorporate damp proof courses and cavity trays to head of all external openings. Cornices closed off openings by "Thermabrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotvic" combined metal lintels as specified on plans with minimum and 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 800mm centres on 75 x 50mm softwood bearing plates on 2 no. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 13.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

"Bouton and Paul" standard joinery windows or similar as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 4mm units. Doors front and back double glazed as windows. Patio doors double glazed in 4mm units and to have minimum 10,000mm sq. operable vent. All windows to have right vents.

FIRST FLOOR

8mm thick moisture resistant tongue and groove chipboard grade 8/11 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 nogging between floor joists. Double up floor joists below both. Where floor joists span over 2500mm install herringbone strutting at centre points.

STAIRCASE

"Bouton 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 laminated softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, waterproofed and constructed in accordance with BS 5288 - 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 lapped in 75mm. All 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 nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood boarding over ceiling joists from eaves to batters 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 ceiling. 200 x 18mm exterior quality softwood fascia, 8mm thick W.B.P. exterior quality plywood soffit with equivalent, 10mm side continuous air gap for roof void ventilation with approved insect mesh.

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 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 4000mm sq. ventilation to night vents.

CANOPY

As per specification on 25 x 38mm laminated softwood battens on unseparable 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

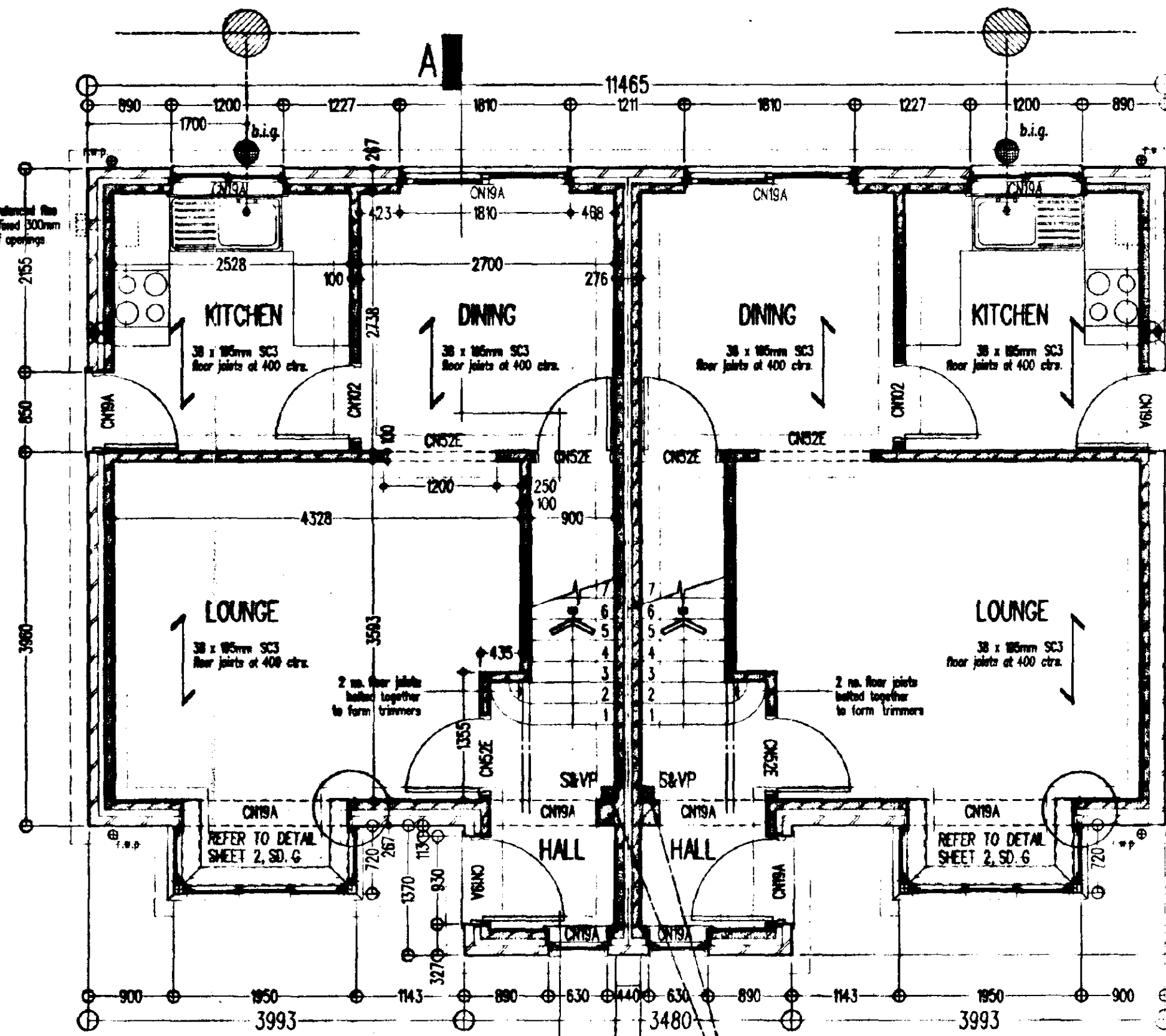
All glazing located in critical zones (Approved Doc N° 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

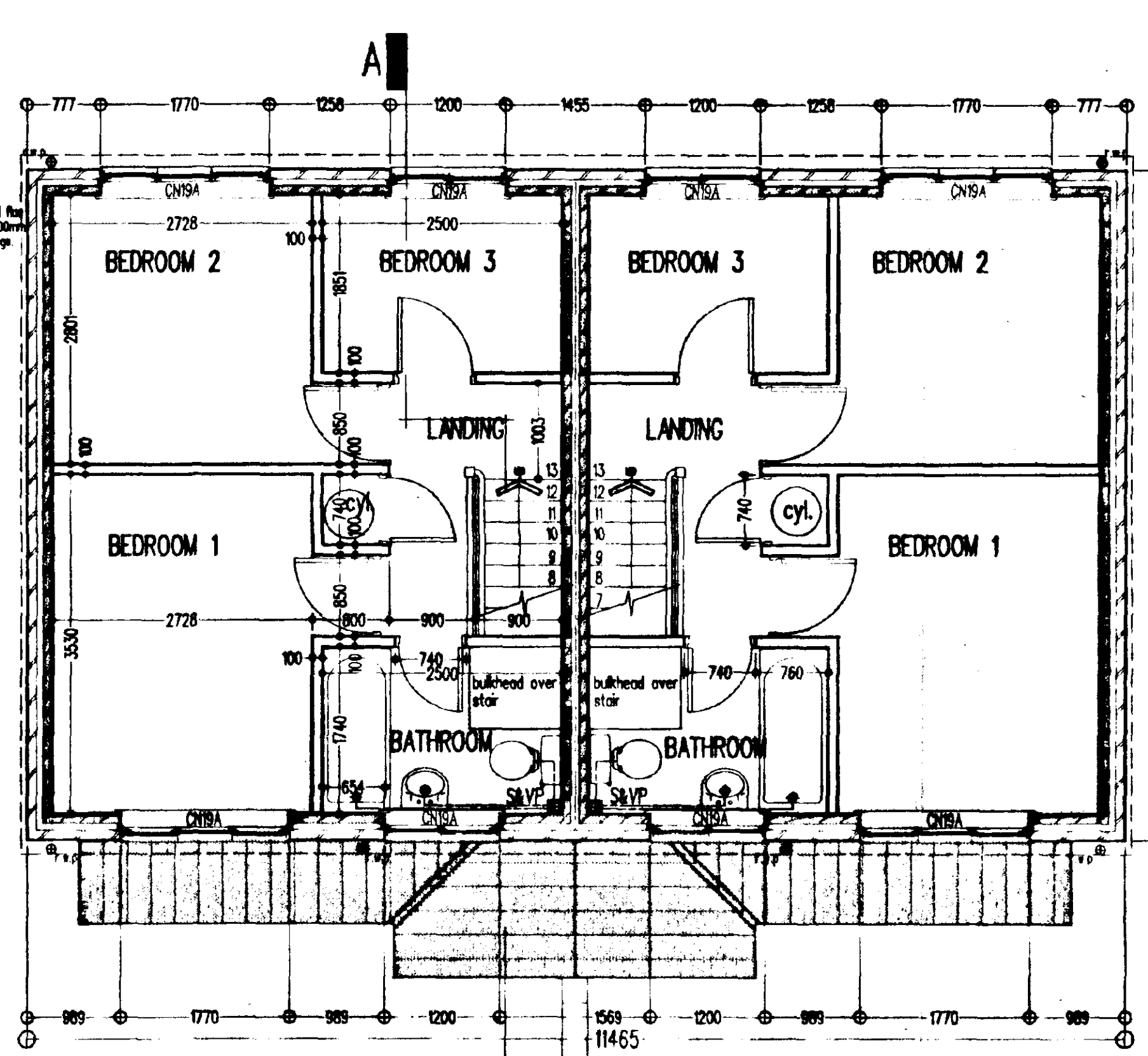
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



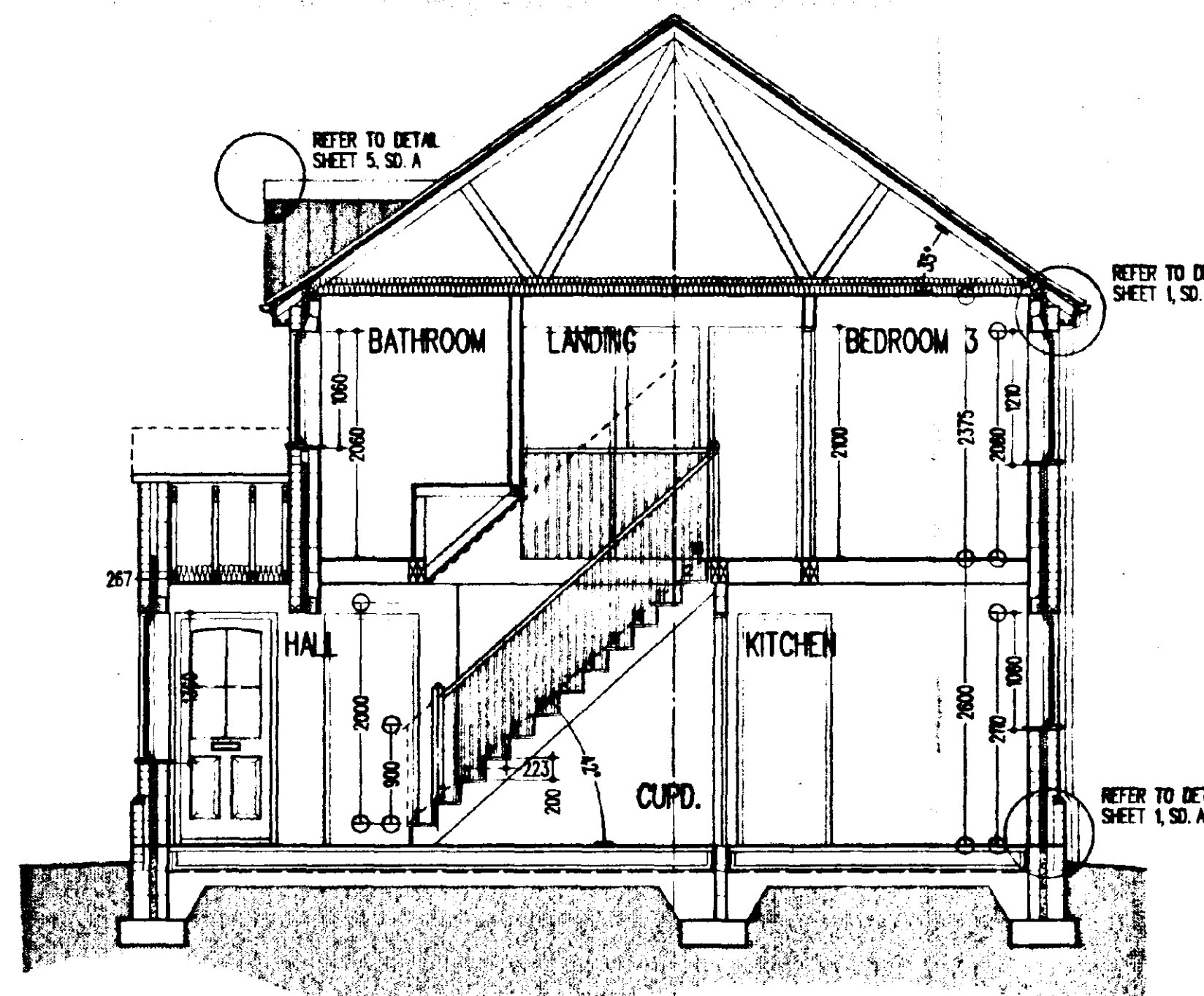
GROUND FLOOR PLAN



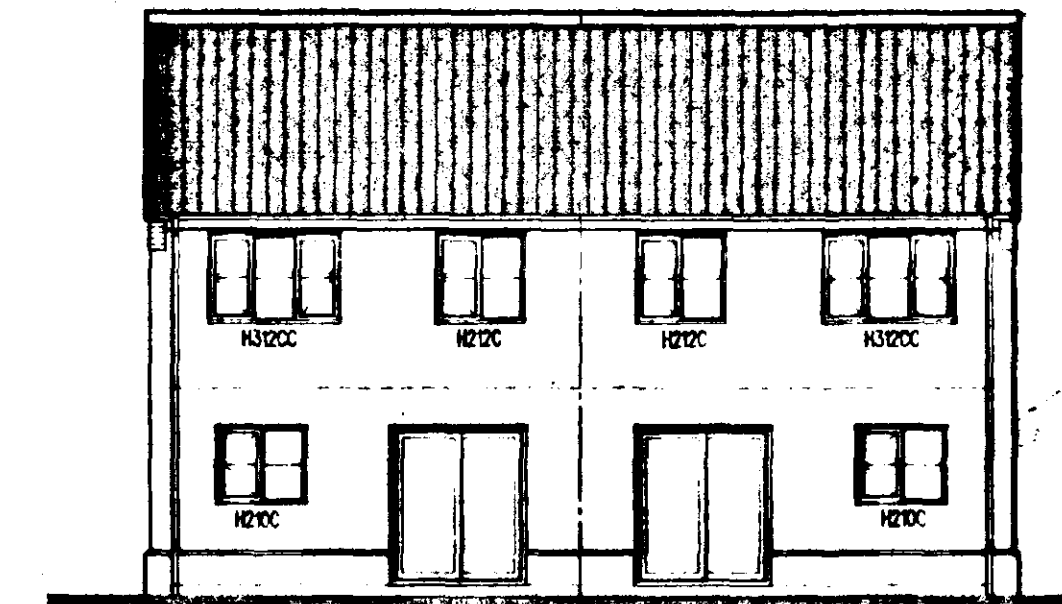
FRONT ELEVATION



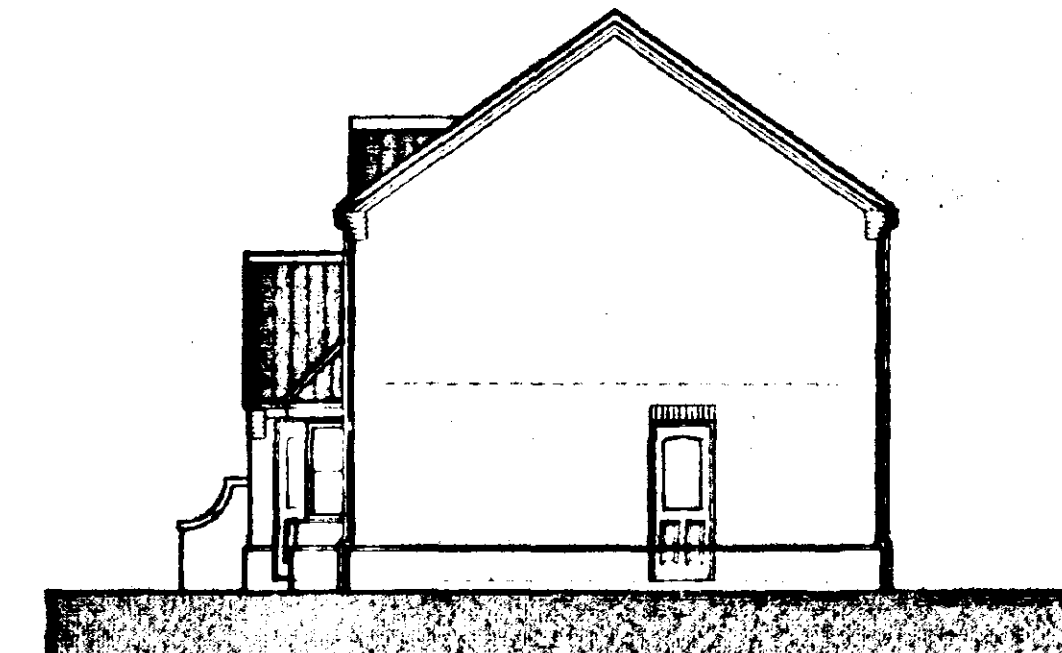
FIRST FLOOR PLAN



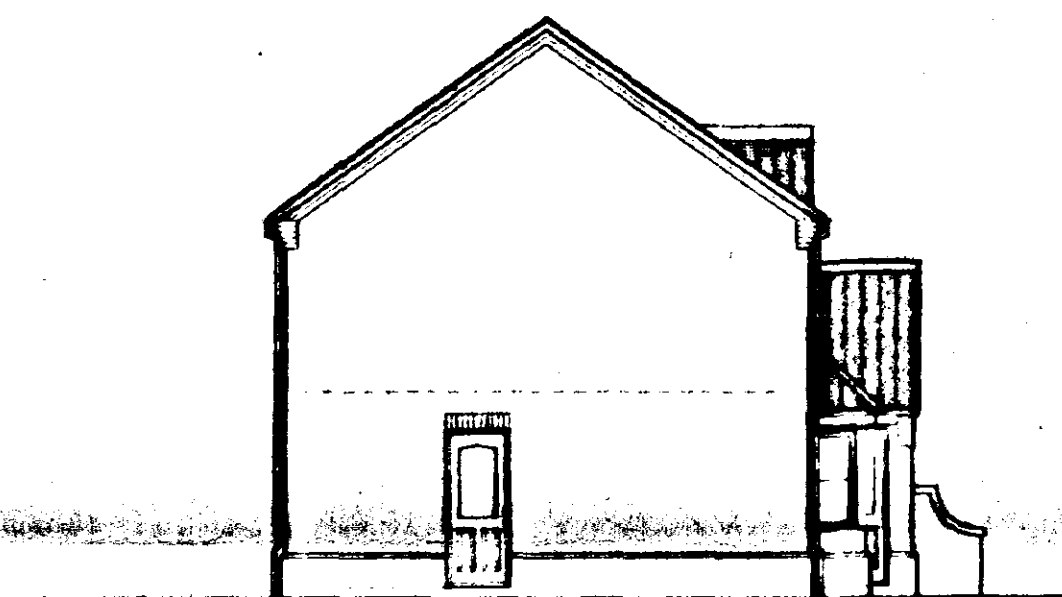
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DR001

NOTES:

- denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

DETERMINED PLAN

REVISIONS

A gable feature changed to the hanging, windows to be painted, finishes added to specification, specification amended 31/5/95.
B amended as client requested 7/6/95.
C. Interferences updated 26/6/95.

25 OCT 1995
Ref: 1084/95

THE COVERT / THE COVERT
EH3G / EH3G

Pk 17, 18

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD Pk 17, 18



WORKING DRAWING TYPE EH3G			DRAWING
1:50	1:100	JAN 95	DATE
2081E/94/17c			DRAWING NO.

SPECIFICATION

DRAINAGE

100mm diameter "Omni" or similar approved drainpipes of 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 gill collar to protect against settlement. Manholes to be "Omni" 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof like manufacturer's approved the vent terminated with flexible pipe connector. All other soil pipes to be fitted with "Hunter Douvres" or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and skid on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Siphon Gully or a double sealed air tight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Multitank" or similar approved connector
- W.B.L. - 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 "Omni" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

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). 800 x 225mm concrete foundations to external walls. Install A12 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (F3) on 125mm thick concrete slab to BS 5328 pt. 4, tables 5 & 6. M&EBC Standard section 21/1, B1, table, on 38mm thick "Jobite" floor insulation or similar 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 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and jamb of all external openings. Cavities closed at openings by "Thermabrite" or similar cavity closer to achieve 12 w/m sq. deg. C across wall construction. Heads to openings supported with "Cubic" combined metal lintels as specified on plans with minimum 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 800mm 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 350mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

"Barton and Paul" standard primary windows or similar as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 4mm units. Doors front and back double glazed as windows. Patio doors double glazed in 4mm 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 B11 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 noggin between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install herringbone strutting at centre points.

STAIRCASE

"Barton and Paul" or similar approved standard timber construction - 800mm wide, Rise 200mm, going 225mm with pitch of 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 laminated softwood battens on approved reinforced roofing underlay, lapped minimum 50mm horizontally and vertically on trussed rafters at maximum 600mm centres, and braced and constructed in accordance with BS 5268 Part 3: 1985 100 x 50mm softwood wall plate 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 noggin in between 100 x 25mm softwood batten from ridge to eaves at 45 deg. spaced 100 x 25mm softwood boarding over ceiling joists from eaves to batters at 30 deg. 100 x 25mm softwood longitudinal batters at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void, 12.5mm plasterboard with artex finish to ceilings. 200 x 38mm 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.

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 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 4000mm sq. ventilation to night vents.

CANOPY

Timber as specification on 25 x 38mm laminated softwood battens on unventilated roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

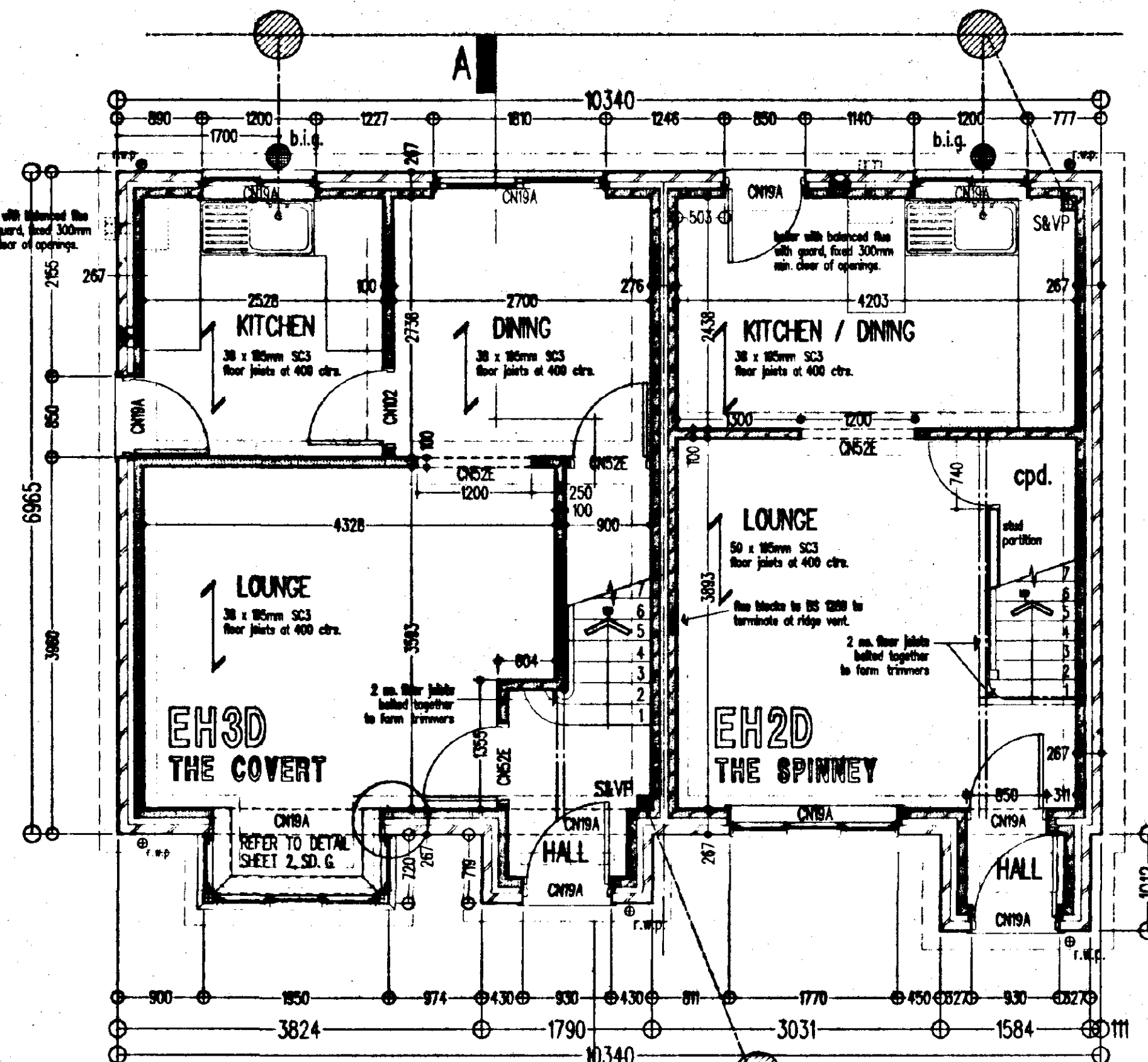
All glazing located in critical zones (Approved Doc W 1997) to conform to BS 6206 1981. Performance requirements for hot and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

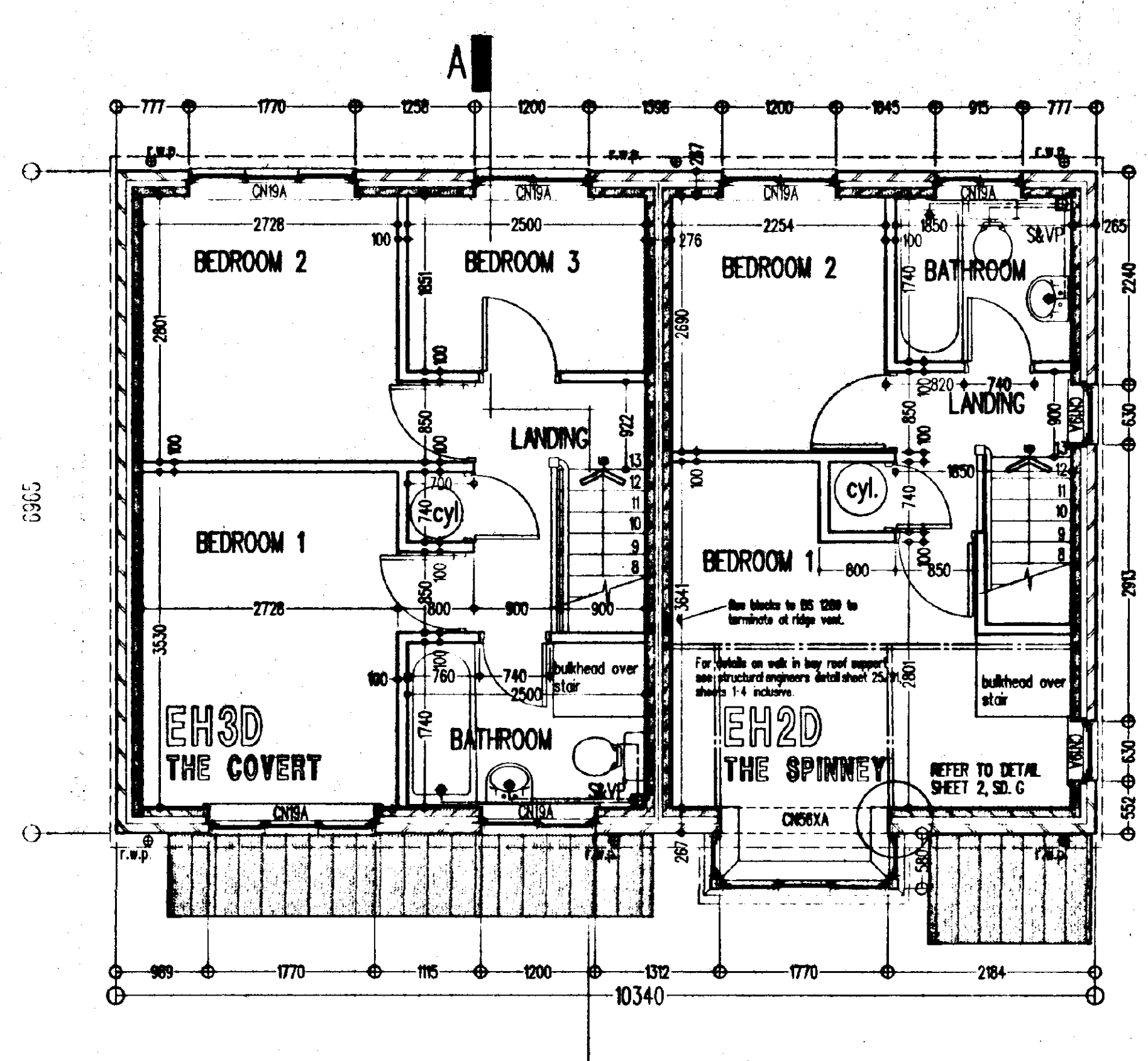
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



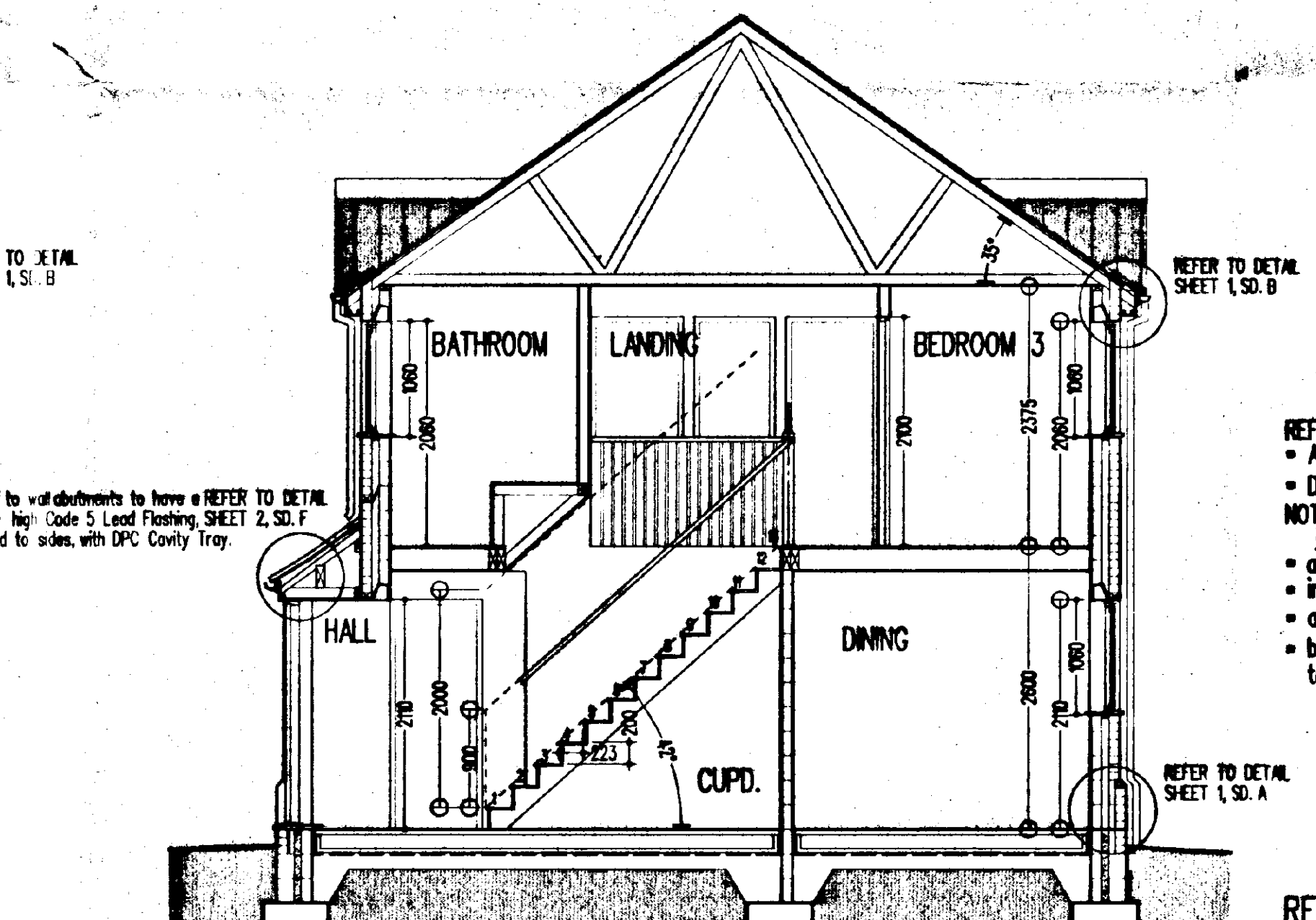
GROUND FLOOR PLAN



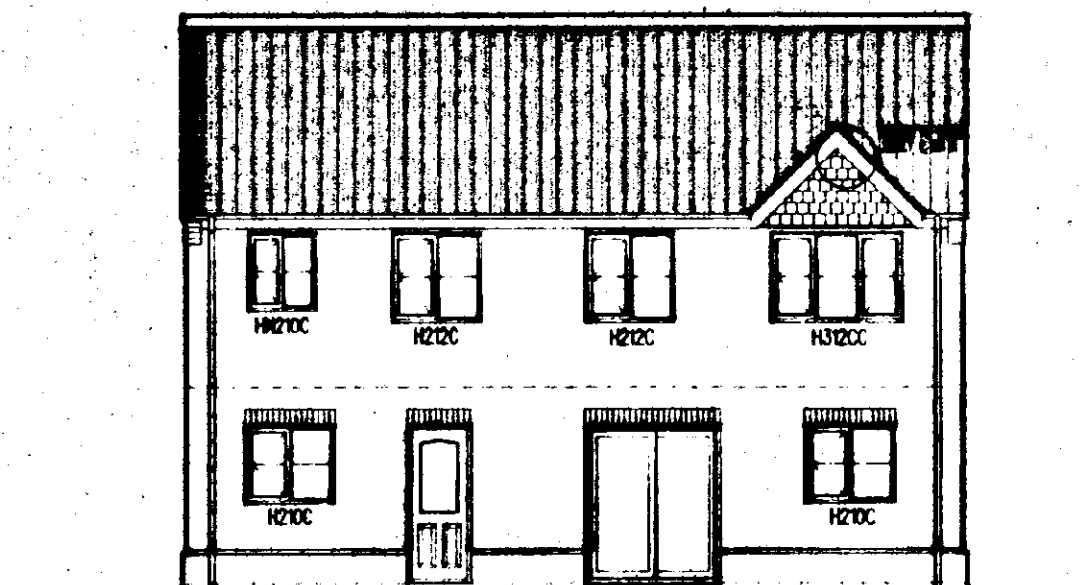
FRONT ELEVATION



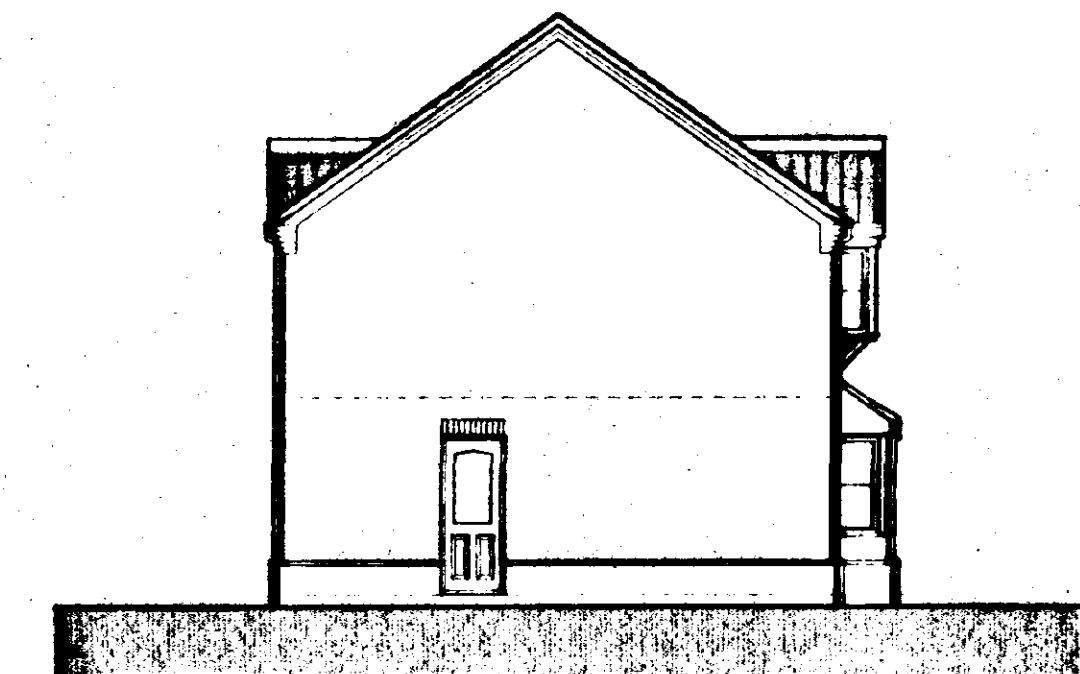
FIRST FLOOR PLAN



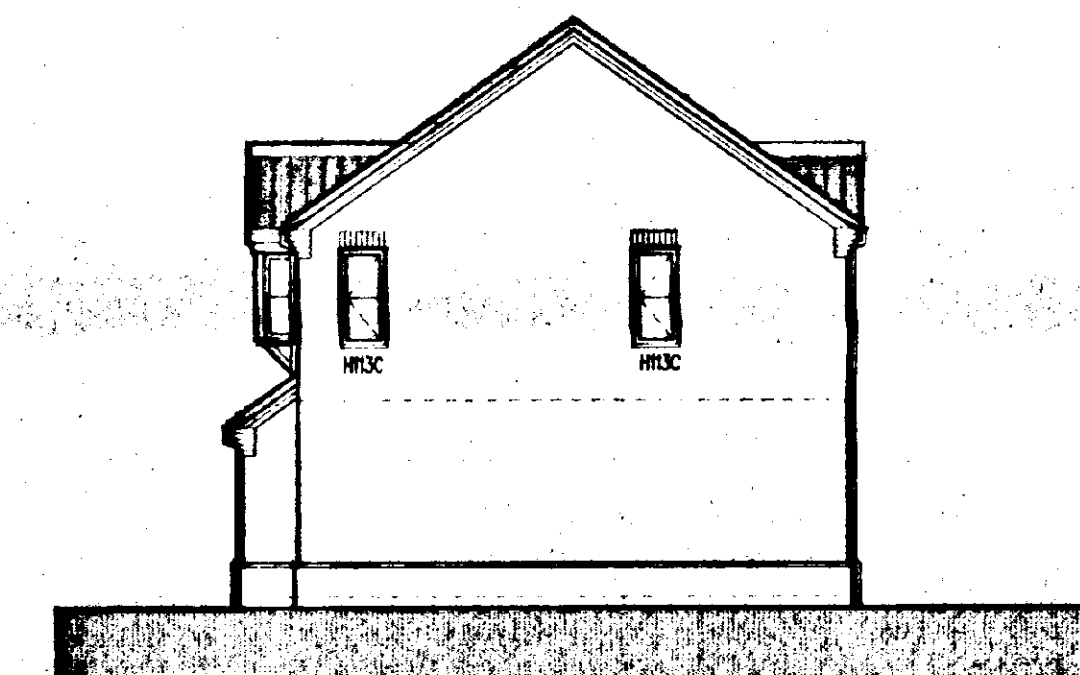
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES

- JEI denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architectural moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS

A gable features changed to the herring, windows to be painted, finishes added to specification & garage specification omitted. specification amended. 30/5/95.
B amended as client requested. 7/6/95.
C interferences updated. 26/6/95.

THE COVERT / THE SPINNEY
EH3D / EH2D

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



WORKING DRAWING TYPE EH3D / EH2D			
1:50	1:100	JAN 95	DATE
2081E/94/13 c			DRAWING No.

IFICATION

INAGE
n diameter "Osma" or similar approved drainpipes at a fall of 1 in 40 laid strictly in
n diameter with manufacturer's written instructions in 150mm thick granular bed and
and. Where drains pass through external walls, include a 75mm high concrete lintel over
compressible quilt collar to protect against settlement. Manholes to be "Osma" or similar
ved 450mm diameter uPVC universal inspection chambers, (1050mm diameter if over
ids 1000mm below ground level. Surround in 150mm thick granular material - include
iron cover and frame. All drainpipes and manholes to be minimum 1000mm from
kations. See site layout and domestic drainage layout for drainage layout. Head of
vented with 100mm diameter uPVC soil and vent pipe terminating minimum
mm above highest window level. Internal soil and vent pipes to terminate 1000mm above highest
ve level to roof line manufacturer's approved tile vent terminal with flexible pipe connector. All
soilpipes to be fitted with "Hunter Nouveau" or similar approved air circulation valve.
nd soilpipes to be bored out with 12.5mm plasterboard and skim on 25 x 38mm
wood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double
nd air/light waste adaptor connected to a trap.

es:
W.C. - 100mm diameter "Muthwik" 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
water goods to be "Osma" or similar approved uPVC half round gutters with 63mm
eter uPVC downpipes. Discharge water to discharge to either granular fill soakways
e minimum 5000mm from any building, or surface water system - see domestic
age layout for surface water discharge method.

INDATION
e strictly in accordance with Structural Engineer's designs and calculations (when
able) or as follows:
ave vegetable soil minimum 150mm deep. Excavate for foundations to a firm base
um 675mm below ground level (minimum 1000mm below ground level clay soil).
x 225mm concrete foundations to external walls.

OUND FLOOR CONSTRUCTION
m thick sand/cement screed (F-3) on 125mm thick concrete slab to BS 5328 pt. 4,
s 5 & 6, NBS Standards section 21/1 B1 table.
8mm thick "Jubilee" floor insulation or similar on 300mm polythene damp proof membrane
and blinding on 150mm thick consolidated clean stone hardcore.

LS:
ernal Walls
mm facing brickwork outer leaf, 65mm cavity insulated with 65mm
"Ditherm" or similar approved insulation, 100mm thick blackwork inner leaf and 13mm
sand/cement render and skim. External wall U value: 0.45 w/m sq. deg. C. Wire cavity ties
30mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at
mm centres vertically at joints of openings. Incorporate damp proof courses and cavity
s to head, sill and jambs of all external openings. Cavities closed at openings by
models" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction.
s to openings supported with "Cotac" combined
lintels as specified on plans with minimum and bearing of 150mm. Class 'A' blocks
r damp proof course. Damp proof course 150mm above ground level.

rnal Walls
m thick loadbearing blackwork to ground floor walls to house. Stud
to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 600mm
es on 75 x 50mm softwood bearing plate on 2 no. floor joists bolted together. 12.5mm
enboard and skim to both faces. All non-loadbearing blackwork to be minimum
7mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and
mm centres vertically staggered. Int. internal cavity walls and party walls.

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

ST FLOOR
1 thick moisture resistant tongue and grooved chipboard grade 1/18 throughout to BS
on floor joists as specified on ground floor plan. 12.5mm plasterboard with artex finish
ing. Where floor joists run parallel to external wall fix 30 x 5mm mild steel straps at
mm 2000mm centres along 3 no. joists and turned down cavity 175mm. Fix 75 x
n softwood noggin between floor joists. Double up floor joists below bath. Where
joists span over 2500mm install herringbone strutting at centre points.

RCASE
on and Paul" or similar approved standard timber construction - 900mm wide, 195mm
m, going 22.5mm with pitch of 42 deg. Minimum headroom of 2000mm measured
ally from pitch line of nosings. Handrail minimum 900mm high measured vertically
pitch line of nosings. Handrail to landings minimum 900mm high above floor level and
intermediate balusters at centres that will inhibit a 100mm diameter sphere from passing
in any gaps between them.

te interlocking tiles fitted strictly in accordance with manufacturer's written instructions
x 25mm (laminated softwood battens on approved reinforced roofing underlay, lapped
m 150mm horizontally and vertically on trussed rafters at maximum 600mm centres,
sced and constructed in accordance with BS 5268 - Part 3 - 1985. 100 x 50mm
nd wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres
s, rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix
0mm softwood noggin in between. 100 x 25mm softwood batten from ridge to eaves
deg. spiked to trusses. 100 x 25mm softwood backing over ceiling joists from eaves
of 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres
thick glass quilt insulation to roof void. 12.5mm plasterboard with artex finish
gs. 200 x 18mm exterior quality softwood fascia. 8mm thick W.B.F. exterior quality
suffit with equivalent to 10mm side continuous air gap for roof void ventilation
served insect mesh.

TECTION
to approved smoke detector to ground floor entrance hall or lounge and 1 no.
d smoke detector to first floor landing. Both detectors to be wired back to mains fuse
with back-up batteries in the event of a power failure. Alarm signal to be emitted
5th units in the event of detection from either unit. All to be installed in accordance
5446 - Part 1.

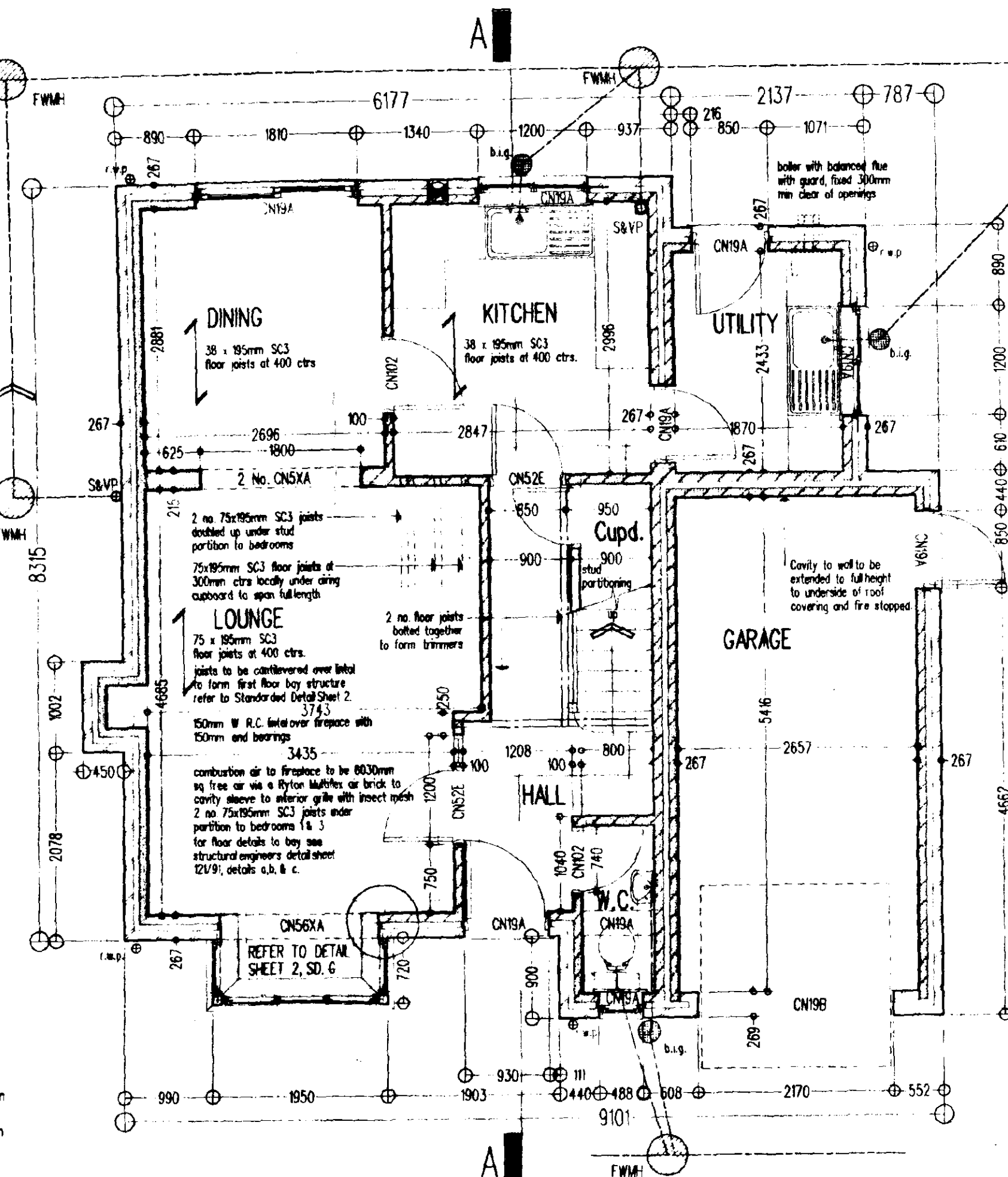
NG
eating to be gas fired balanced flue boiler. Flue to be minimum 300 mm away from
ing. Radiators to all rooms.

ATION
to have mechanical extract as indicated, minimum capacity 60 L/s intermittent.
as to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent.
vablat rooms to have minimum 1/20th of floor area and minimum 4000mm sq.
s to night vents.

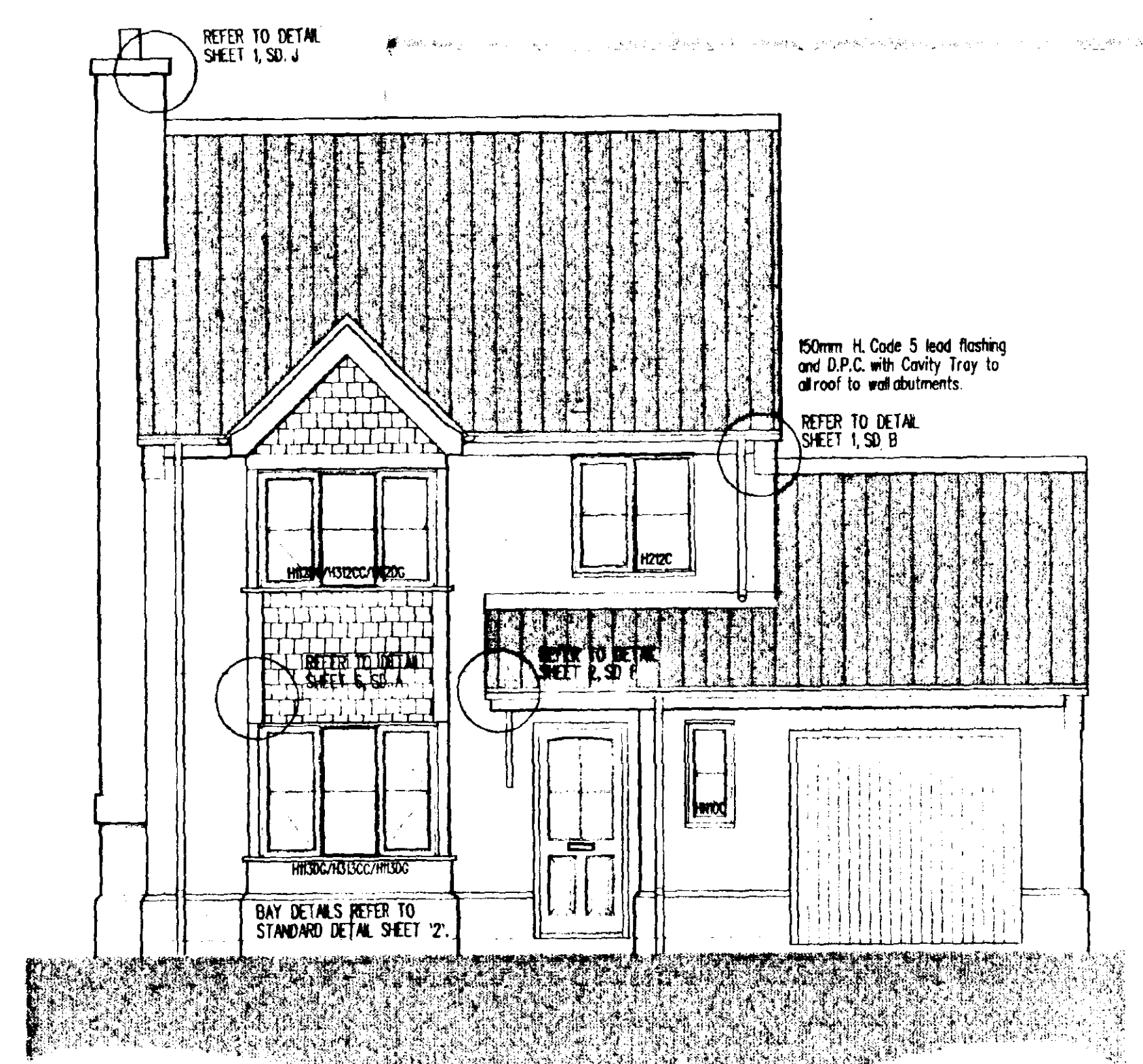
Y
specification on 25 x 38mm laminated softwood battens on unferable roofing felt on
mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate bolted
minimum 2000mm centres. Rafters supported at eaves by 75 x 200mm softwood
1 x 38mm joists at 400mm centres supported at wall on joist hangers. Soffit and
tongued and grooved boarding. Gables brackets in timbers notched
150mm glass fibre insulation to area over bay.

located in critical zones (Approved Doc 'M' 1992) to conform to BS 6206 1981.
ce requirements for flat and safety glass for the use in buildings.

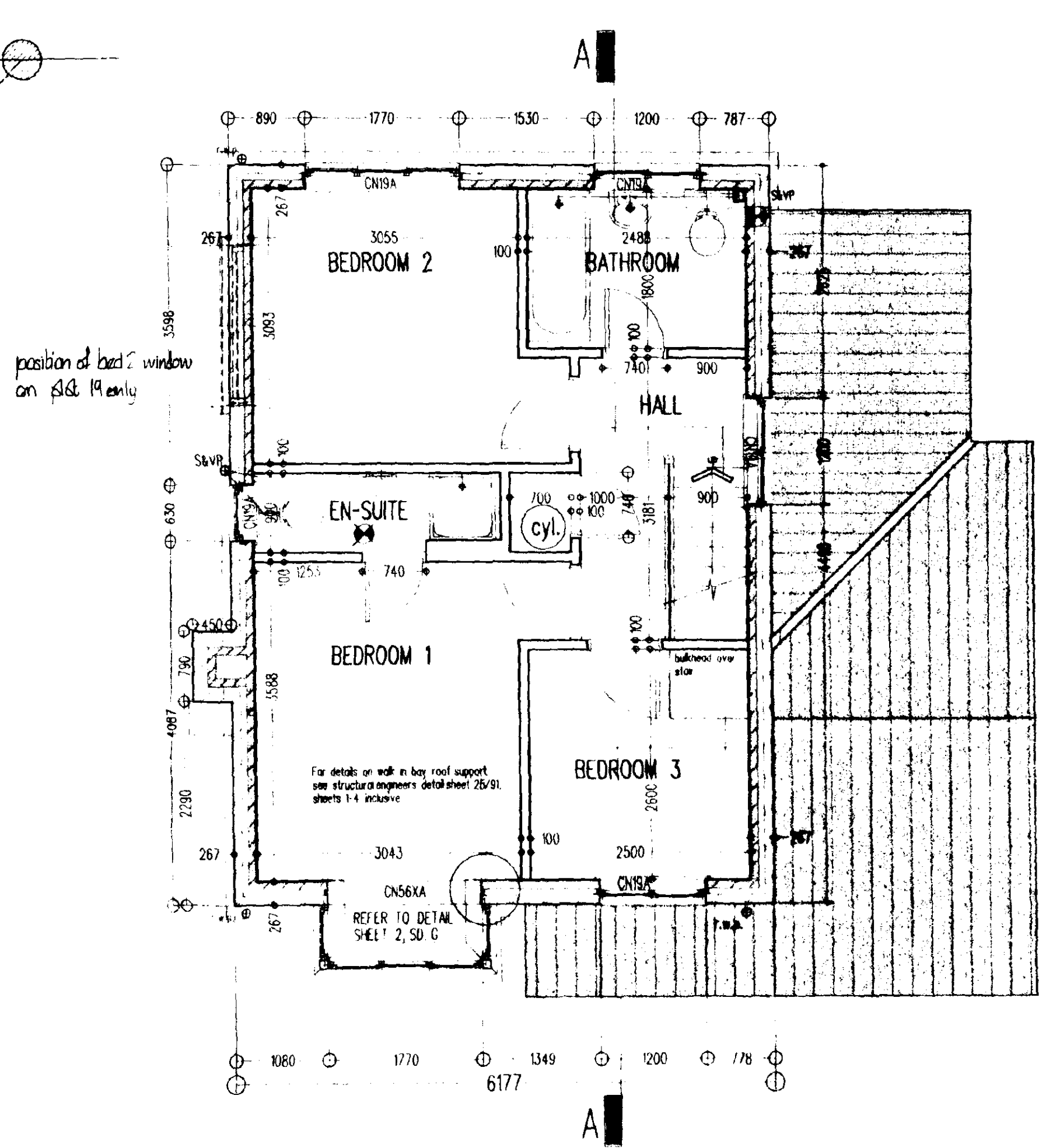
d to be structural grade SC3 and treated in copper naphenate or similar approved.
assing through roofspace to be insulated with approved glass fibre insulation as
ess or maximum 50mm. Provision for a food store total capacity 1.75m³ to be
nd vented to external air with 300 x 300mm airbrick or to be refrigerated from 13
ical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular



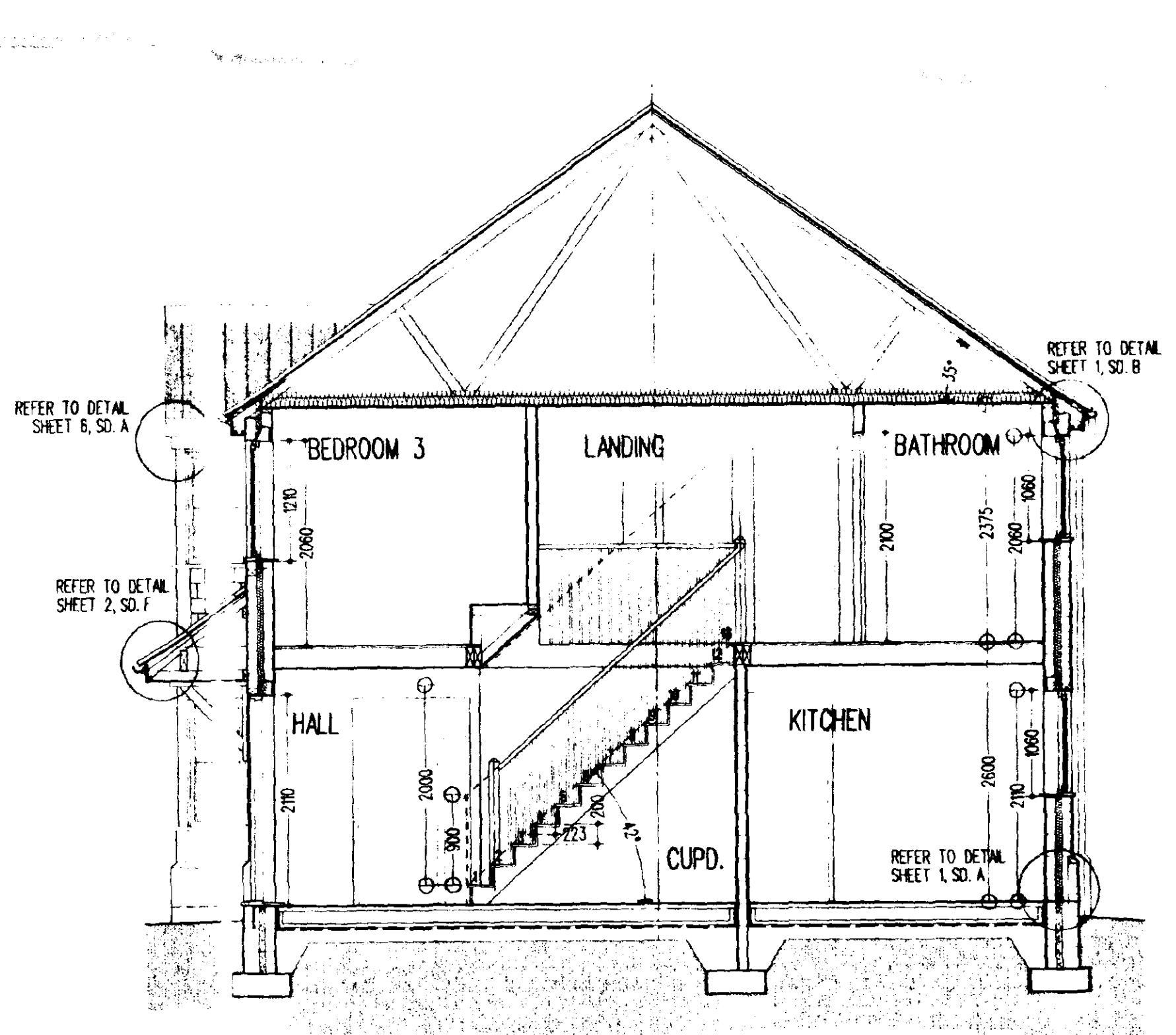
GROUND FLOOR PLAN



FRONT ELEVATION

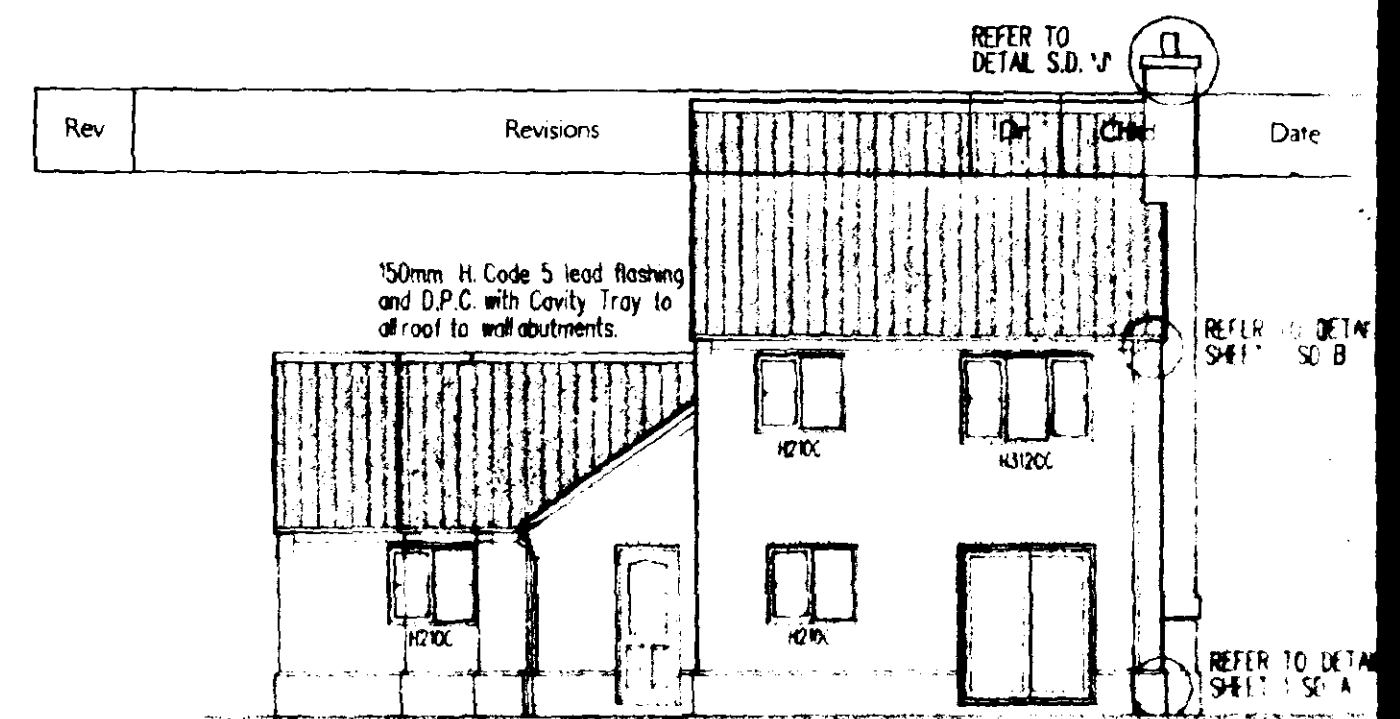


FIRST FLOOR PLAN

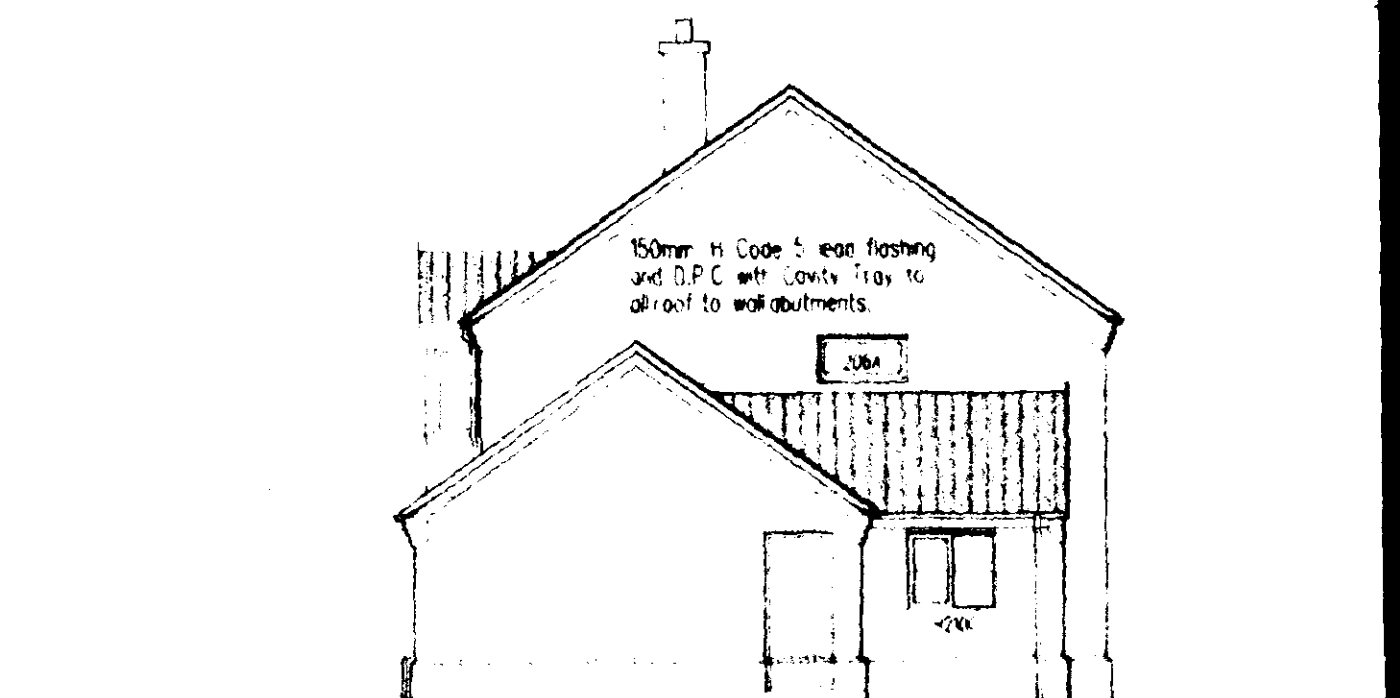


SECTION A - A

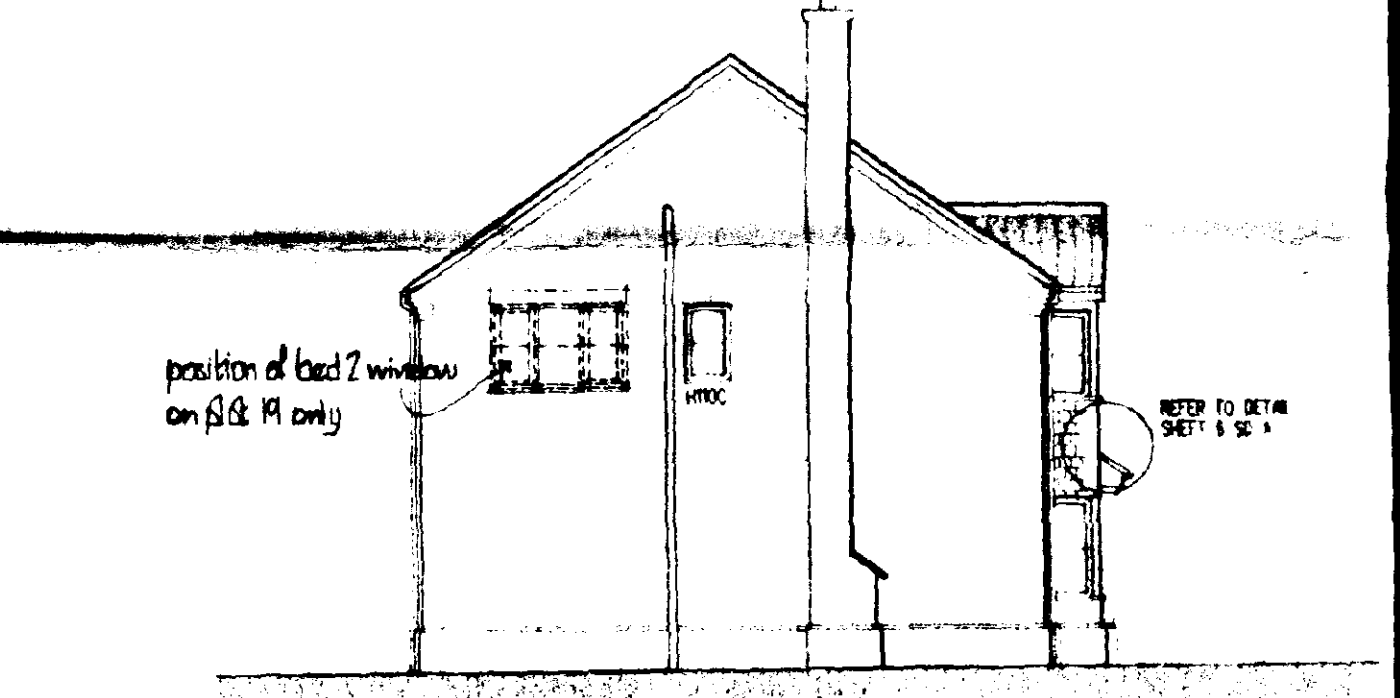
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG..

NOTES:
• denotes mechanical extract positions
• all external dimensions taken above plinth level.
• internal door openings to suit grounds to achieve full architrave moulding all round.
• all cavities in external walls to be min. 65mm.
• brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS
A. feature bay window changed to tie hanging, windows to be painted, finishes added to specification. specification amended 30/5/95
B. amended as client requested 7/6/95
C. interferences updated 26/6/95
D. dimensions amendment to chimney 15/9/95
E. dimensions amendment to chimney 25/9/95
F. bed 2 alternative position of window plot 19 11/12/95

THE LODGE
EH3A
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD

CAD
WORKING DRAWING TYPE EH3A
1:50 1:100 SCALE JAN. 95.
2081E/01/111 F

2081E/94/15 c

SPECIFICATION

DRAINAGE

100mm diameter "Osmo" 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 "Osmo" or similar approved 450mm diameter uPVC universal inspection chambers, (4050mm 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof like manufacturer's approved tie vent terminated with flexible pipe connector. All other soil pipes 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 Silt Gully or a double sealed air/tight waste adaptor connected to a trap.

Wastes:
W.C. - 100mm diameter "Multi-Link" 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 "Osmo" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

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. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt II, tables 5 & 6 NHC Standards section 21/1, B1, table, on 38mm thick "Jabite" floor insulation or similar 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 "Ortherm" 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 jambs of openings. Incorporate damp proof courses and cavity trays to head, sill 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 across wall construction. Heads to openings supported with "Cotcrete" combined metal/brick as specified on plans with minimum and 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 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 blackwork to be minimum 3.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

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

FIRST FLOOR

18mm thick moisture resistant tongue and grooved chipboard grade M/II 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 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 larched 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 wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and lapped in 75mm. All 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 between 100 x 25mm softwood bracing from ridge to eaves at 45 deg. applied to trusses. 100 x 25mm softwood boarding over ceiling joists from eaves to binders of 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 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.

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 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 4000mm sq. ventilation to night vents.

CANOPY

Tiles as specification on 25 x 38mm larched softwood battens on unalterable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 tongued and grooved boarding. Gallow brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

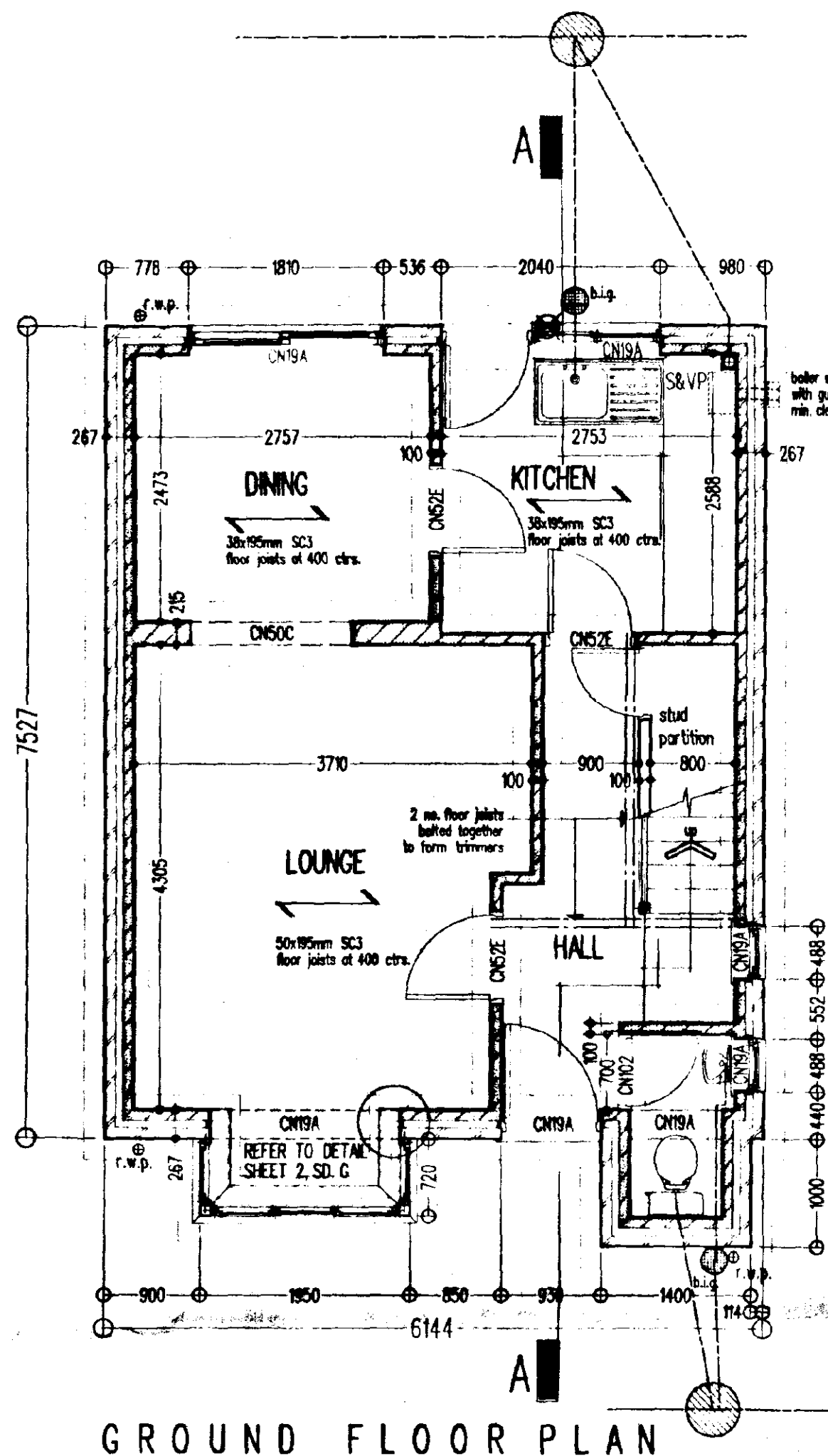
All glazing located in critical zones (Approved Doc N 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

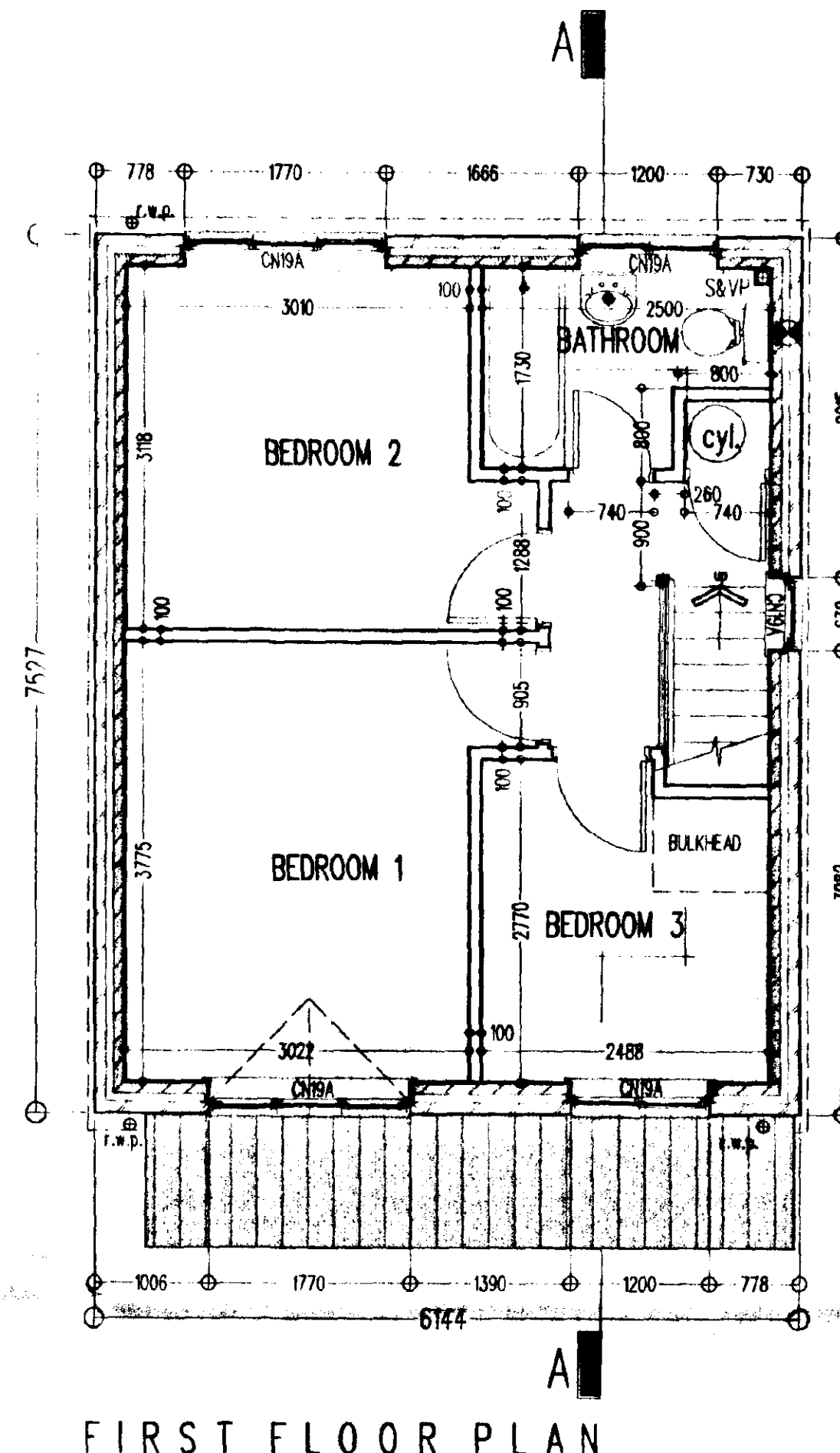
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or minimum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

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.



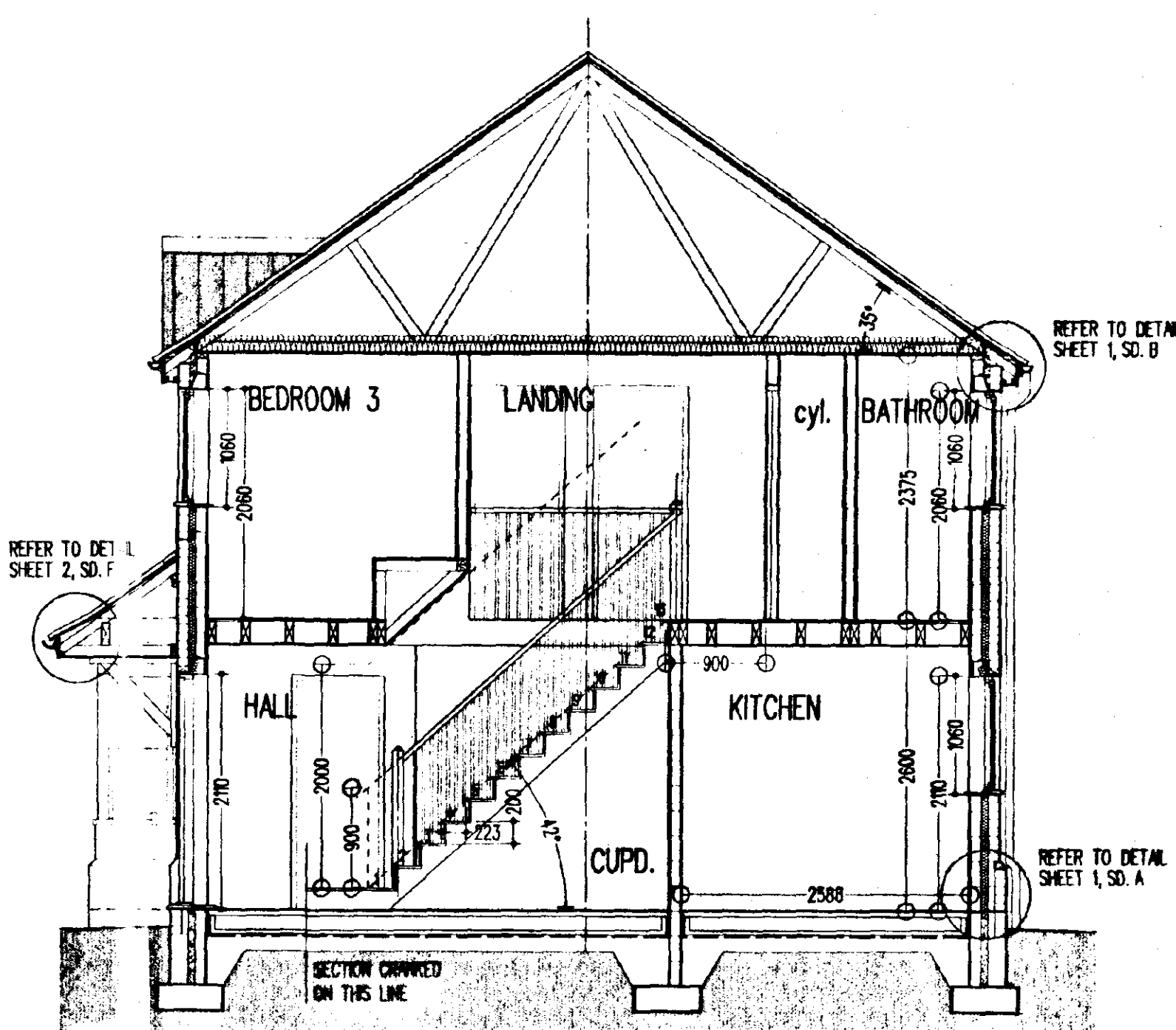
GROUND FLOOR PLAN



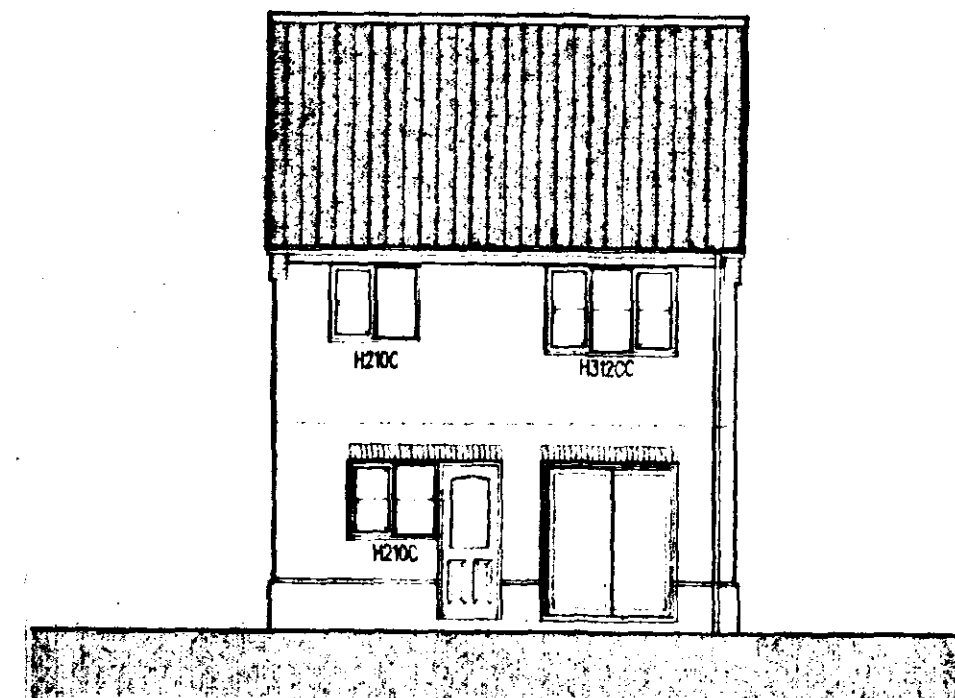
FIRST FLOOR PLAN



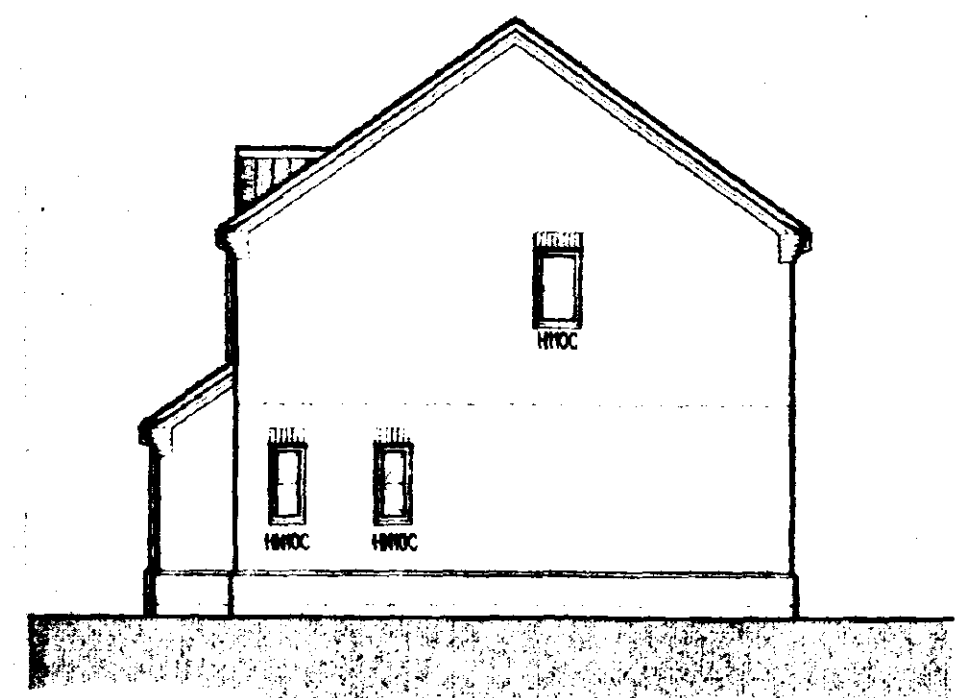
FRONT ELEVATION



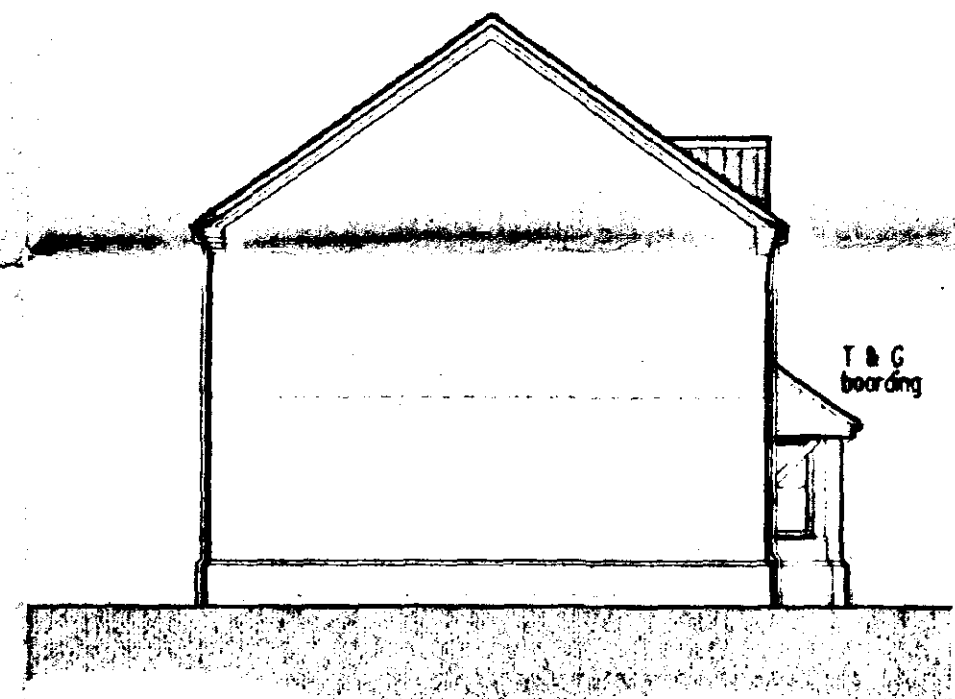
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:

- denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS

- A. gable feature changed to tile hanging, windows to be painted, finishes added to specification & garage specification omitted, specification and front door amended. 31/5/95.
- B. amended as client requested. 7/6/95.
- C. interferences updated. 28/6/95.

THE KEEPER
EH3F

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD



WORKING DRAWING TYPE EH3F				DRAWING No.
1:50	1:100	SCALE	JAN 95	DATE
2081E/94/16 c				DRAWING No.

SPECIFICATION

DRAINAGE
Down diameter "Duro" 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 around. Where drains pass through external walls, include a 75mm high concrete lintol over with compressible gull collar to protect against settlement. Manholes to be "Duro" 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 boundaries. 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof like manufacturer's approved vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Dougan" or similar approved air admittance valve. Internal soil pipes to be bored out with 12.5mm plasterboard and skin on 25 x 38mm softwood framing. All internal waste pipes to discharge into a back test gully or a double ended air tight waste adaptor connected to a trap.

W.C.
W.C. - 100mm diameter "MultiLink" 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

Watermeter
Watermeter to be "Duro" or similar approved uPVC half round gully with 63mm diameter uPVC downpipes. All surface water to discharge to either granular 18 soakaways or be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB
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. 100 x 225mm concrete foundations to extend walls. Install A12 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION
10mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. 4, slabs 5 & 6. H.B.C. Standards section 217/51 table.
In 38mm thick "Duro" floor insulation or similar on 300mm polythene damp proof membrane in sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS:
External Walls
102.5mm facing brickwork outer leaf, 85mm cavity insulated with 85mm thick "DriTherm" 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 25mm 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 "Thermabolt" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Leads to openings supported with "Cotvic" combined weldments as specified on plans with minimum end bearing of 150mm. Class 'A' blocks allow 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 plates on 2 no. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 150mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 50mm centres vertically staggered. (ref. internal cavity walls and party walls).

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

FIRST FLOOR
18mm thick moisture resistant tongue and groove chipboard grade B/E throughout to BS 6863 on floor joists as specified on ground floor plan. 12.5mm plasterboard with artex finish a 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 8mm softwood noggin between floor joists. Double up floor joists below both. Where floor joists span over 2500mm install herringbone strutting at centre points.

STAIRCASE
Bouton and Paul standard joinery staircase or similar as specified on elevations, stained in minimum six coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed 14mm units and to have minimum 10,000mm sq. operable vent. All windows to have night vents.

ROOF
concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions a 38 x 25mm (landed) softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, interlocked and constructed in accordance with BS 5268 Part 3: 1985. 100 x 50mm softwood well plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres rered down wall and lapped in 75mm. At gables, fix 30 x 5mm mild steel straps 3 no. rafters/joists at maximum 2000mm centres turned down minimum 175mm. Fix 5 x 50mm softwood noggin in between. 100 x 25mm softwood batten from ridge to eaves 45 deg. spaced to trusses. 100 x 25mm softwood boarding over ceiling joists from eaves to ridge of 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 10mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish a ceiling. 200 x 15mm exterior quality softwood fascia. 6mm thick W.B.P. exterior quality wood soffit with equivalent to 10mm side continuous air gap for roof void ventilation to approved insect mesh.

IRE DETECTION
Install an 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 via and with back-up batteries in the event of a power failure. Alarm signal to be emitted on both units in the event of detection from either unit. All to be installed in accordance with BS 5446: Part 1.

EATING
intrinsically to be gas fired balanced flue boiler. Flue to be minimum 300mm away from any opening. Radiators to all rooms.

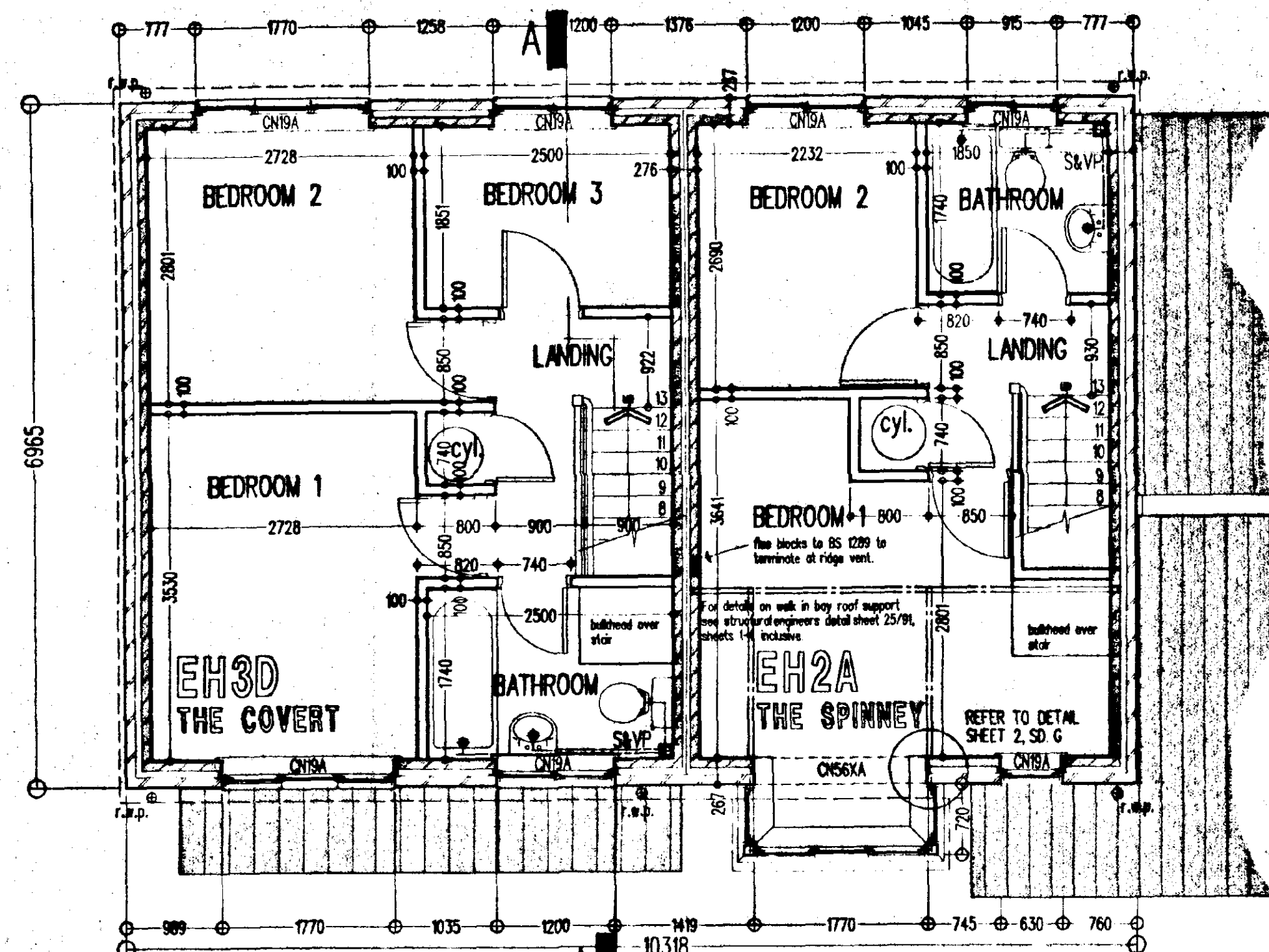
ENTILATION
Rooms to have mechanical extract as indicated, minimum capacity 60 L/s intermittent. Rooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. Other habitable rooms to have minimum 1/20th of floor area and minimum 4000mm sq. ventilation to night vents.

ANOPY
as specified on 25 x 38mm (landed) softwood battens on unventilated roofing felt on 8 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate battens with 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 batten in tongue and groove boarding. Colour brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

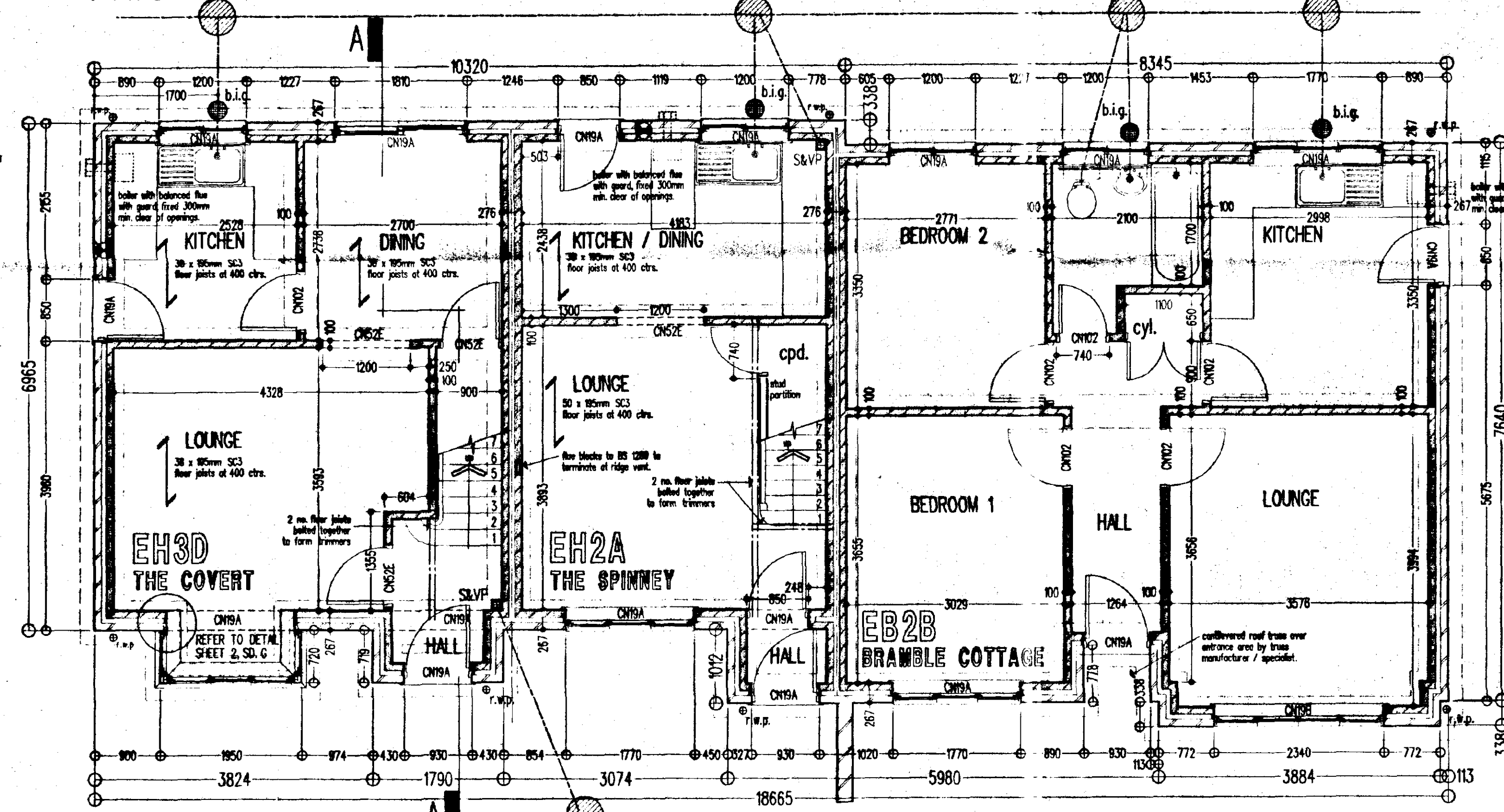
LAZING
glazing located in critical zones (Approved Doc W 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

21ES
softwood to be structural grade SC3 and treated in copper naphenate or similar approved. Joists passing through roofspace to be insulated with approved glass fibre insulation as a thickness of maximum 50mm. Provision for a food store total capacity 1.75m³ to be divided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 p electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular cess.

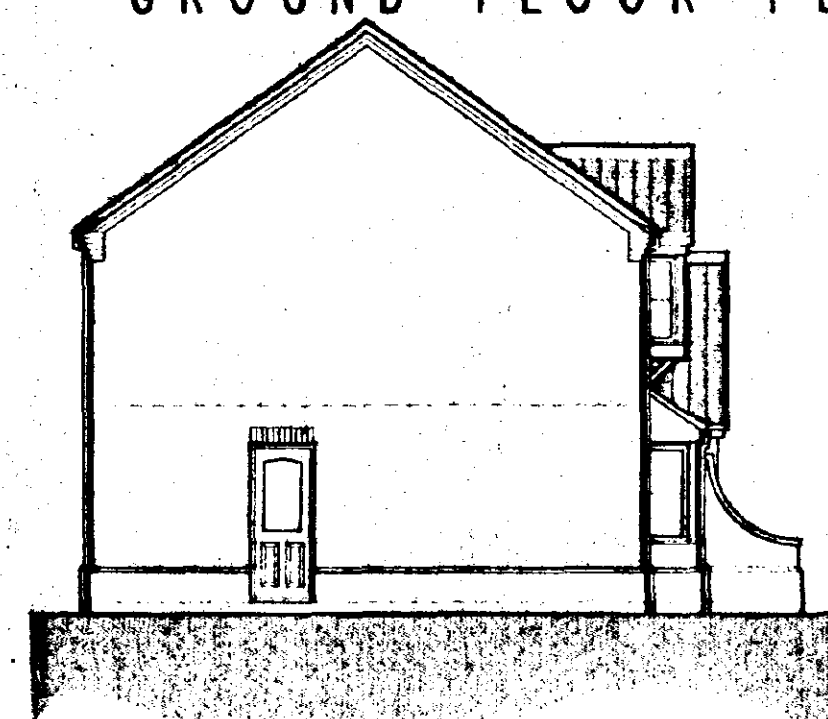
WASHES
doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, rills and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



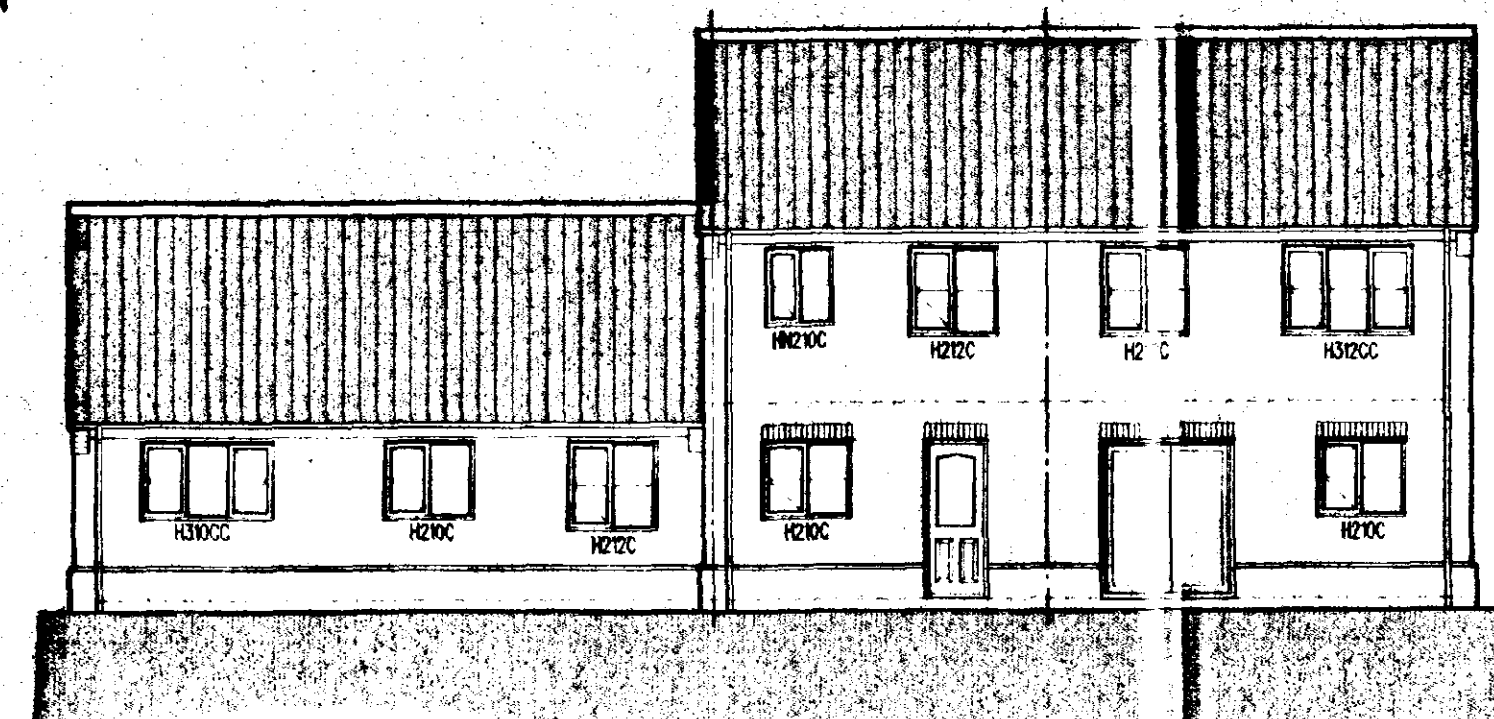
FIRST FLOOR PLAN



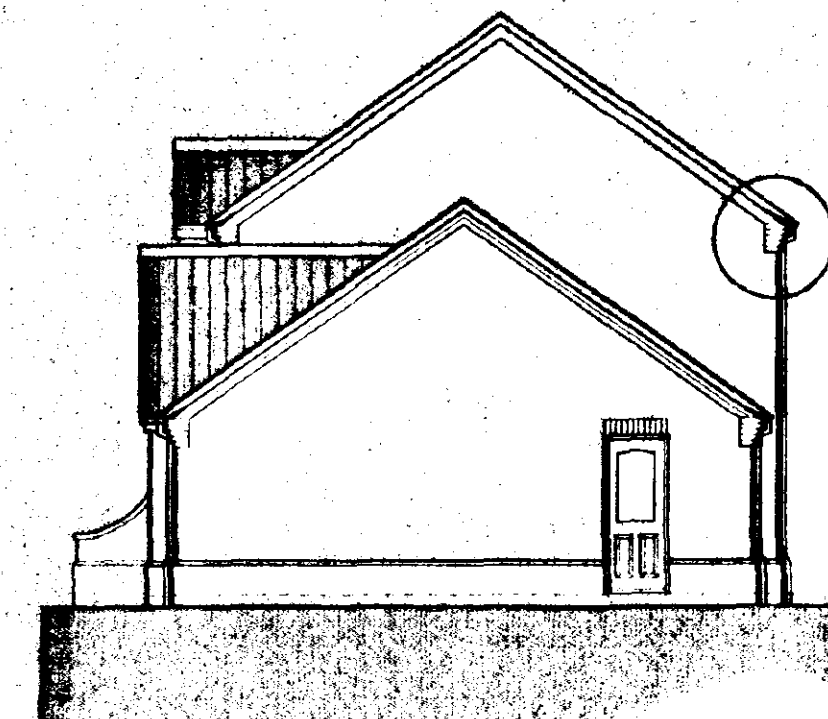
GROUND FLOOR PLAN



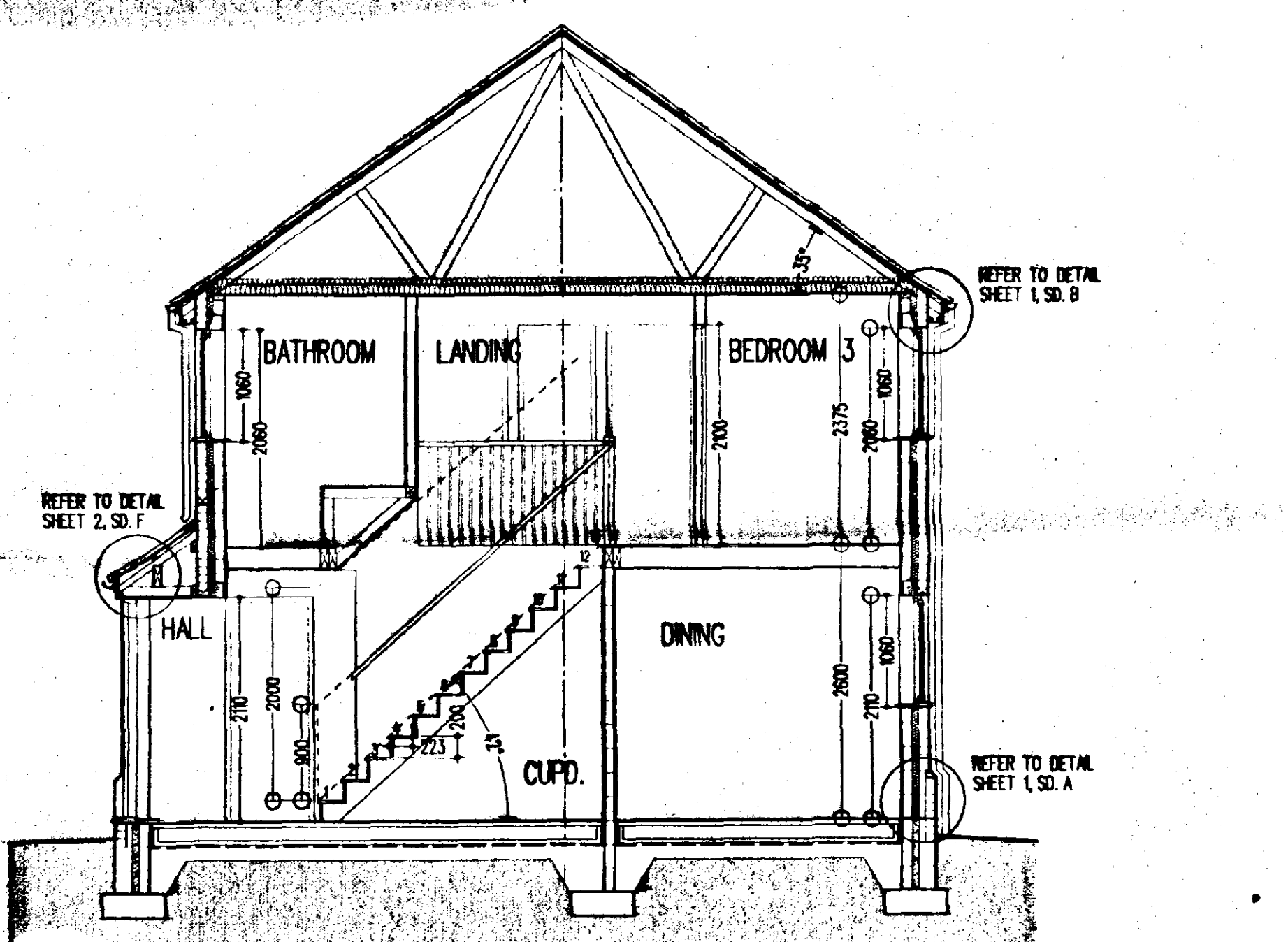
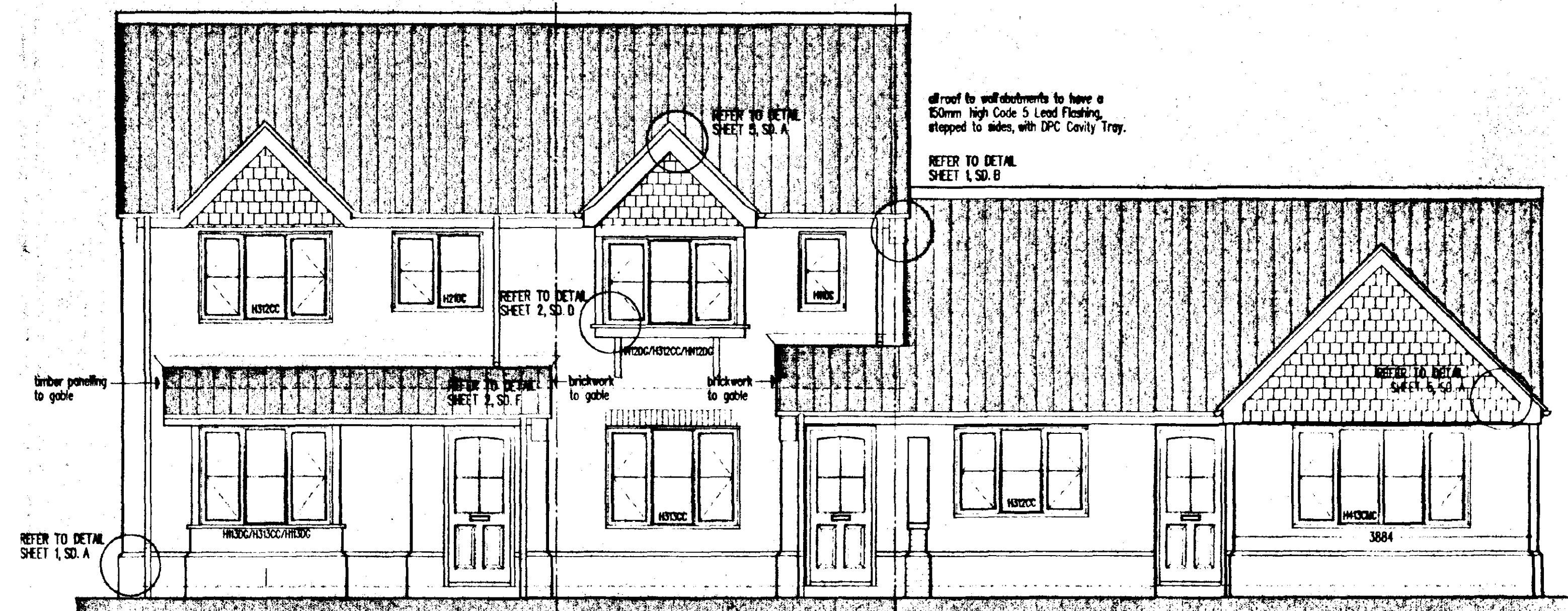
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION A - A

- REFERENCES:**
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.
- NOTES:**
• JE denotes mechanical extract positions
• all external dimensions taken above plinth level.
• internal door openings to suit grounds to achieve full architrave moulding all round.
• all cavities in external walls to be min. 65mm.
• brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS

A gable feature changed to the hanging, windows to be painted, finishes added to specification, garage specification omitted, specification amended 31/5/95.
B amended as requested by client 7/6/95.
C. Interferences updated. 28/6/95.

FOR VEHICULAR ACCESS BETWEEN PLOTS 5 & 6
SEE DRWG No. 2001E/94/18.

EHB3B EH3D THE COVERT
EH2A THE SPINNEY
EB2B BRAMBLE COTTAGE

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



WORKING DRAWING: 3 BLOCK, EHB3B			DRAWING
1:50	1:100	JAN 95	DATE
2081E/94/18 c			DRAWING No.

SPECIFICATION

DRAINAGE

100mm diameter "Osmo" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 50mm thick granular bed and surround. Where drains pass through external walls, include a 75mm high concrete lintel over with compressible gait collar to protect against settlement. Manholes to be "Osmo" or similar approved 450mm diameter UPVC universal inspection chambers, 1050mm diameter if invert exceeds 1000mm below ground level. Surround in 50mm 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 level. Internal soil and vent pipes to terminate 1000mm above highest level. All soil pipes to be fitted with "Hunter Doucra" 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 airight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Bultek" 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 "Osmo" or similar approved UPVC half round gutters with 63mm diameter UPVC downpipes. All surface water to discharge to either granular floodways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

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).
- 800 x 225mm concrete foundations to external walls. Install M42 mesh within slab.
- minimum 450mm wide beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. N.B.C. Standards section 21 / B1 table, on 38mm thick "Jabite" floor insulation or similar 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 blockwork inner leaf and 15mm thick sand/cement render and skim. External wall U-value: 0.45 w/m sq. deg. C. Wire cavity line at 800mm centres horizontally and 450mm centres vertically staggered. Wire cavity line 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 "Thermabrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Needs to openings supported with "Cavity" combined metal lintels as specified on plans with minimum and bearing of 150mm. Glass 'N' 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 800mm centres on 75 x 50mm softwood bearing plates on 2 no. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5w/m sq. unless noted otherwise. Wire cavity line at 800mm centres horizontally and 450mm centres vertically staggered. Uret. internal cavity walls and party walls.

WINDOWS AND DOORS

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

FIRST FLOOR

18mm thick moisture resistant tongue and grooved chipboard grade 1/1 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 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 laminated softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters of maximum 600mm centres, sheathed and constructed in accordance with BS 5268: Part 3: 1985 100 x 50mm softwood wall plate 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 46 deg. nailed to trusses 100 x 25mm softwood backing over ceiling joists from eaves to leaders at 30 deg. 100 x 25mm softwood longitudinal bracing at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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.

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

Bedrooms to have mechanical extract as indicated, minimum capacity 85 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 4000mm sq. ventilation to night vents.

CANOPY

Timber as specification on 25 x 38mm laminated softwood battens on unweathered roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

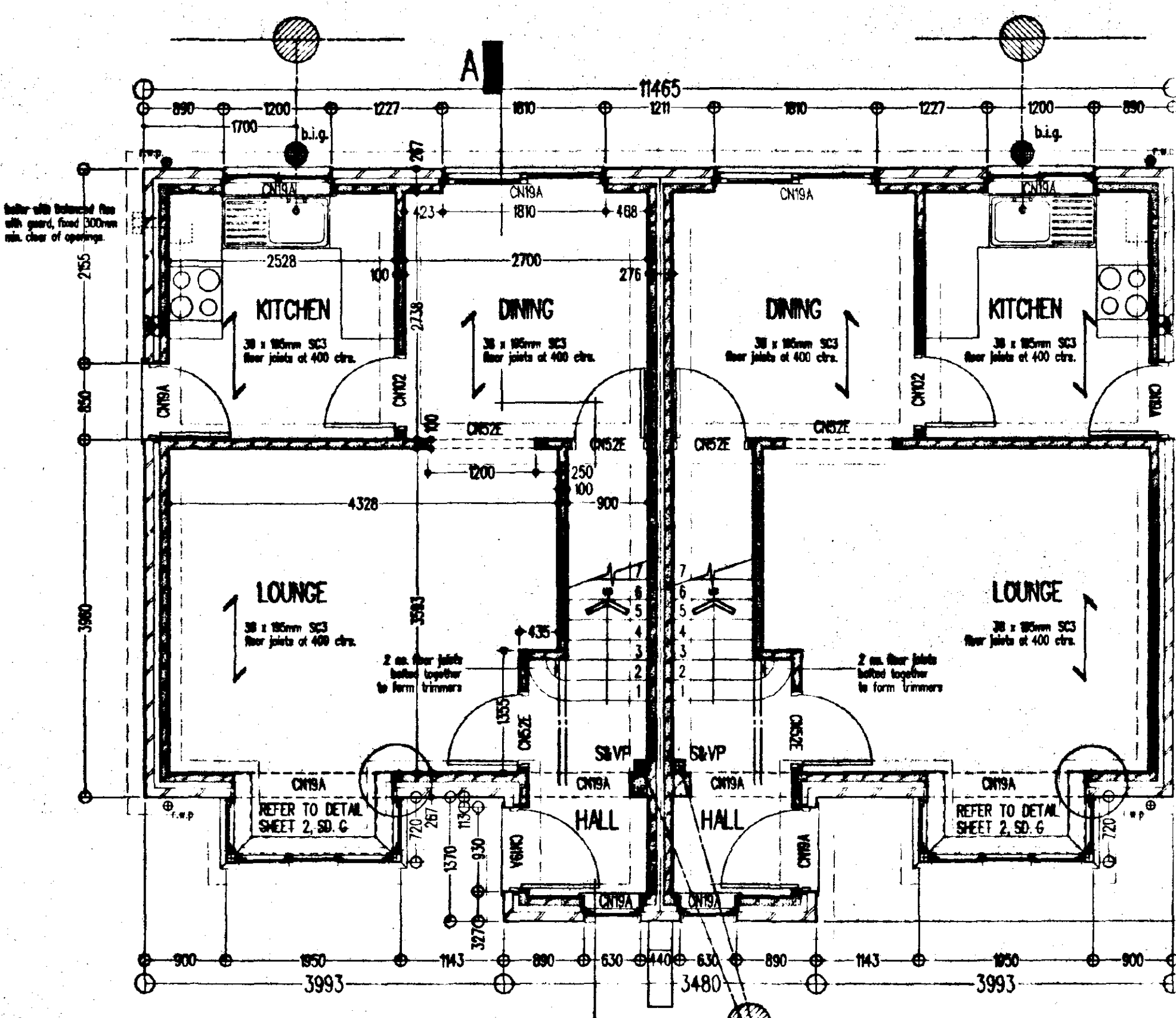
All glazing located in critical zones (Approved Dec 1992) to conform to BS 6208 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SCS and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. 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. Provide solid waste storage minimum 0.12m within 25m of vehicular access.

FINISHES

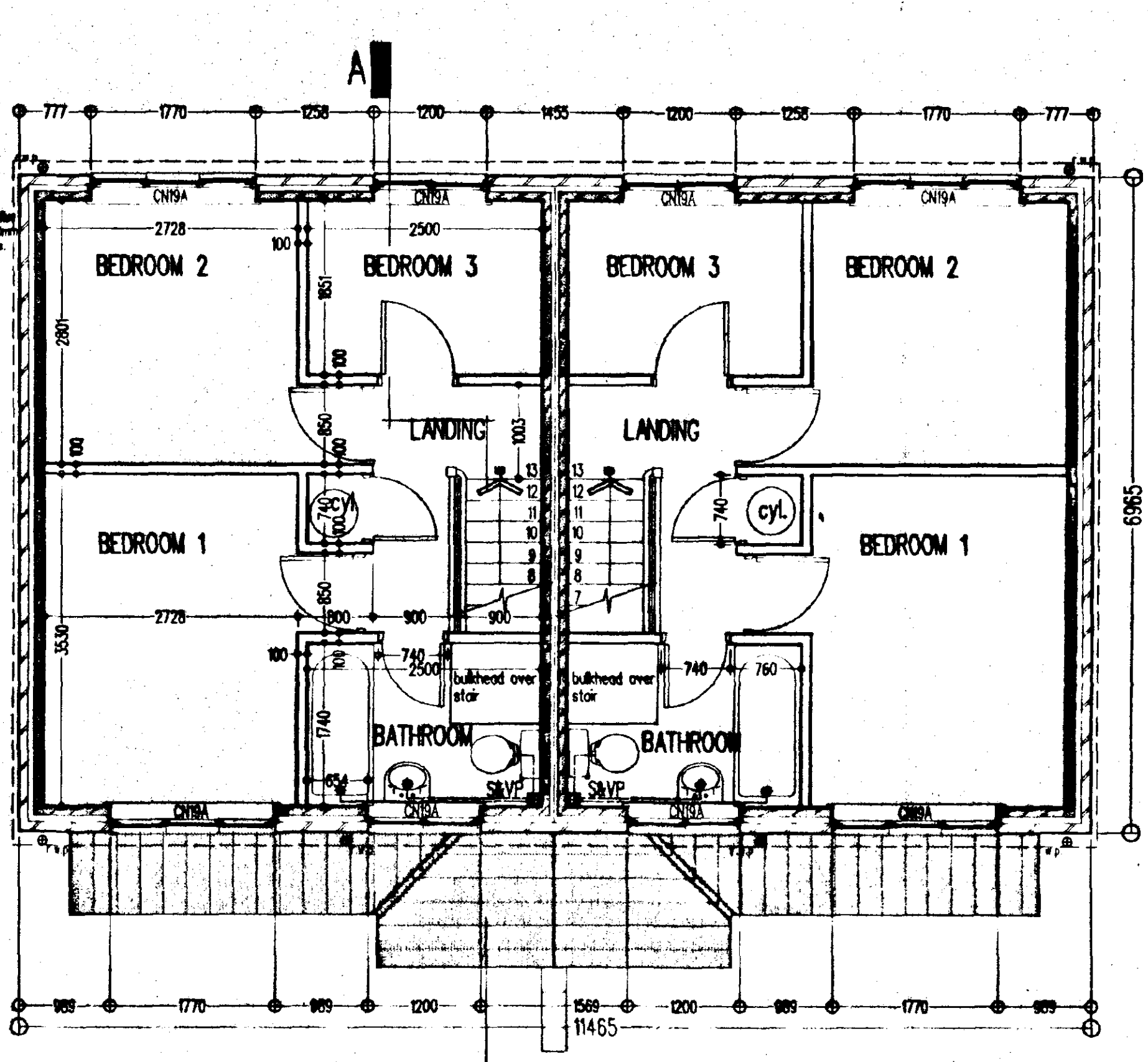
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



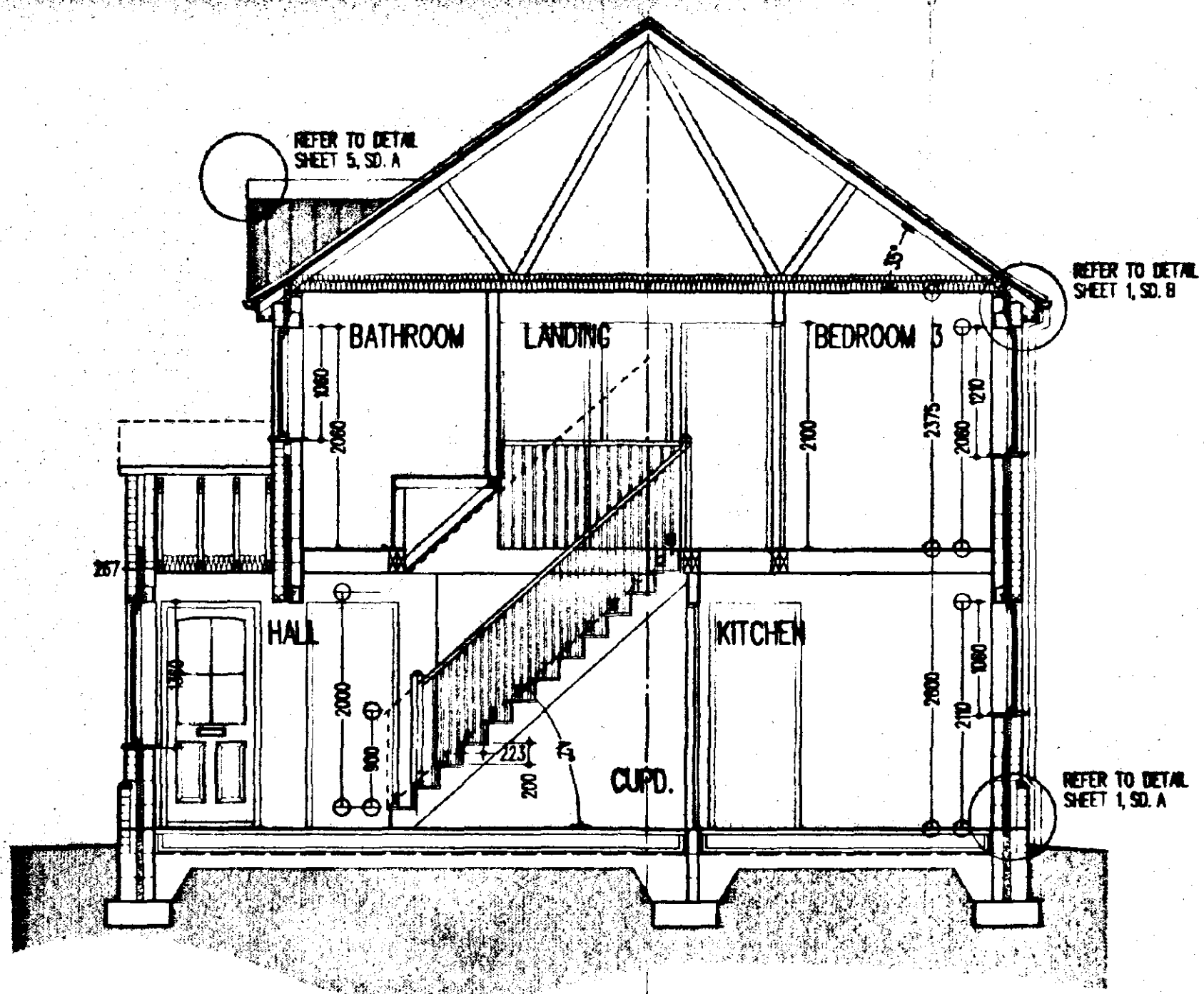
GROUND FLOOR PLAN



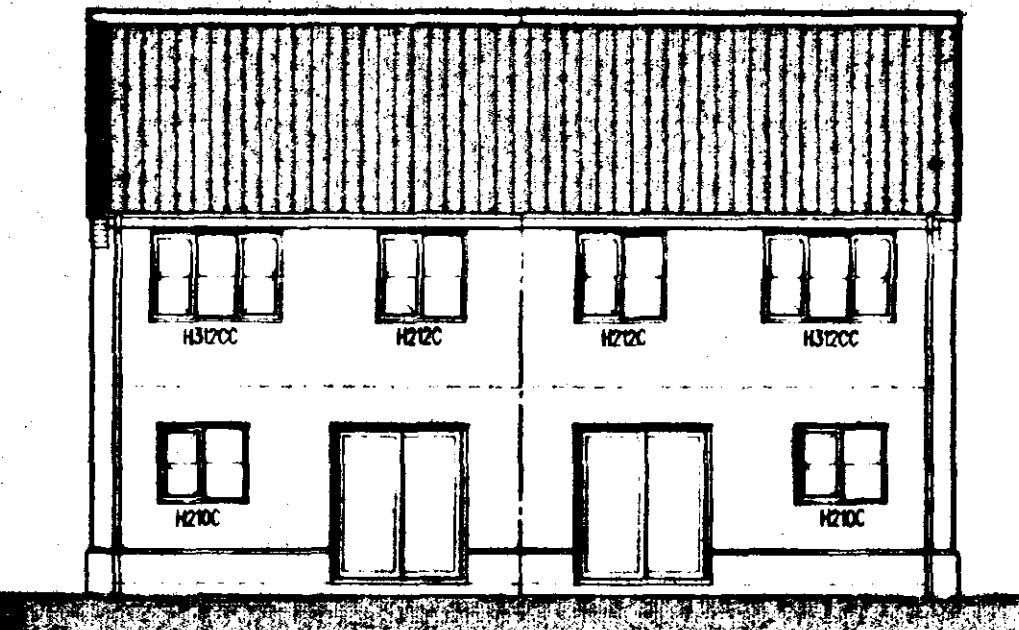
FRONT ELEVATION



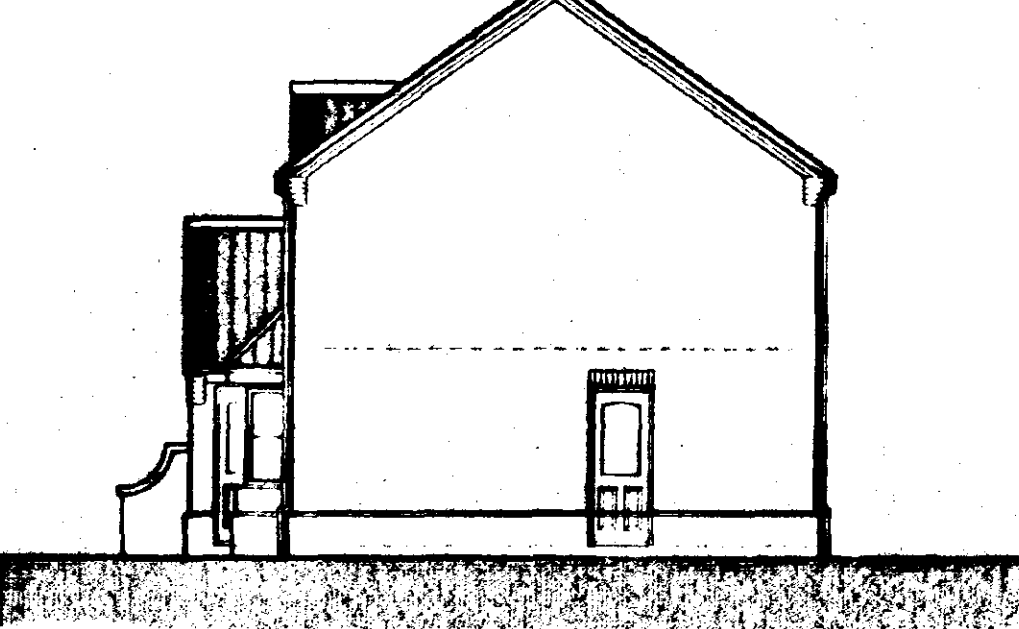
FIRST FLOOR PLAN



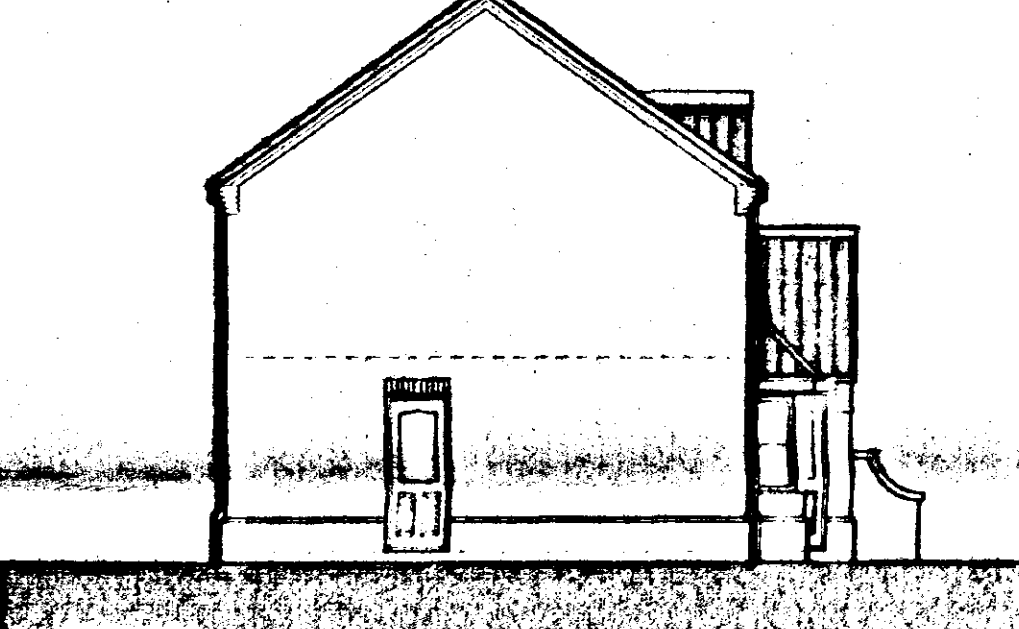
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRA. NOTES:
- ME denotes mechanical extract positions
- all external dimensions taken above pinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of pinth brickwork.

REVISIONS

- A. gable feature changed to tile hanging, windows to be painted, finishes added to specification, specification amended: 3/5/95.
- B. amended as client requested: 7/6/95.
- C. later references updated: 28/6/95.

THE COVERT / THE COVERT
EH3G / EH3G

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



WORKING DRAWING TYPE EH3G				DRAWING NO.
1:50	1:100	SCALE	JAN 95	DATE
2081E/94/17 c				DRAWING NO.

SPECIFICATION

DRAINAGE

100mm diameter "Domo" 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 "Domo" 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 drains 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof the manufacturer's approved vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Nouveau" or similar approved or admittance valve. Internal soil pipes to be bored 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 air/tight waste adaptor connected to a trap.

Wastes:
W.C. - 100mm diameter "Muller" 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 "Domo" or similar approved uPVC half round gutters with 63mm diameter 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 AND SLAB

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. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. M&BC Standards section 21 / B1 table, on 38mm thick "Jubilee" floor insulation or similar 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 "Ditcomb" 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 jambs of openings. Incorporate damp proof courses and cavity trays to head, sill and jambs of all external openings. Cavities closed at openings by "Thermabrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cobloc" combined metal/brick as specified on plans with minimum and bearing of 150mm. Class 'M' 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 600mm centres on 75 x 50mm softwood bearing plate. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 13.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

"Doublet and Four" standard joinery windows or similar as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors front and back double glazed as windows. Patio doors double glazed in 14mm units and to have minimum 10,000mm sq. operable vent. All windows to have right vents.

ROOF

Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm lapped softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, waterproofed and constructed in accordance with BS 5268 - Part 3: 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and tucked in 75mm. All gables, fix 30 x 5mm mild steel straps to 3 no. rafters/joints at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggin in between 100 x 25mm softwood batten from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood batten over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre gull insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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.

FIRE DETECTION

Install 1 no. approved smoke detector to ground floor entrance hall/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 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 4000mm sq. ventilation to right vents.

CANOPY

Tiles as specification on 25 x 38mm lapped softwood battens on unferable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 tongued and grooved boarding. Gullows brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

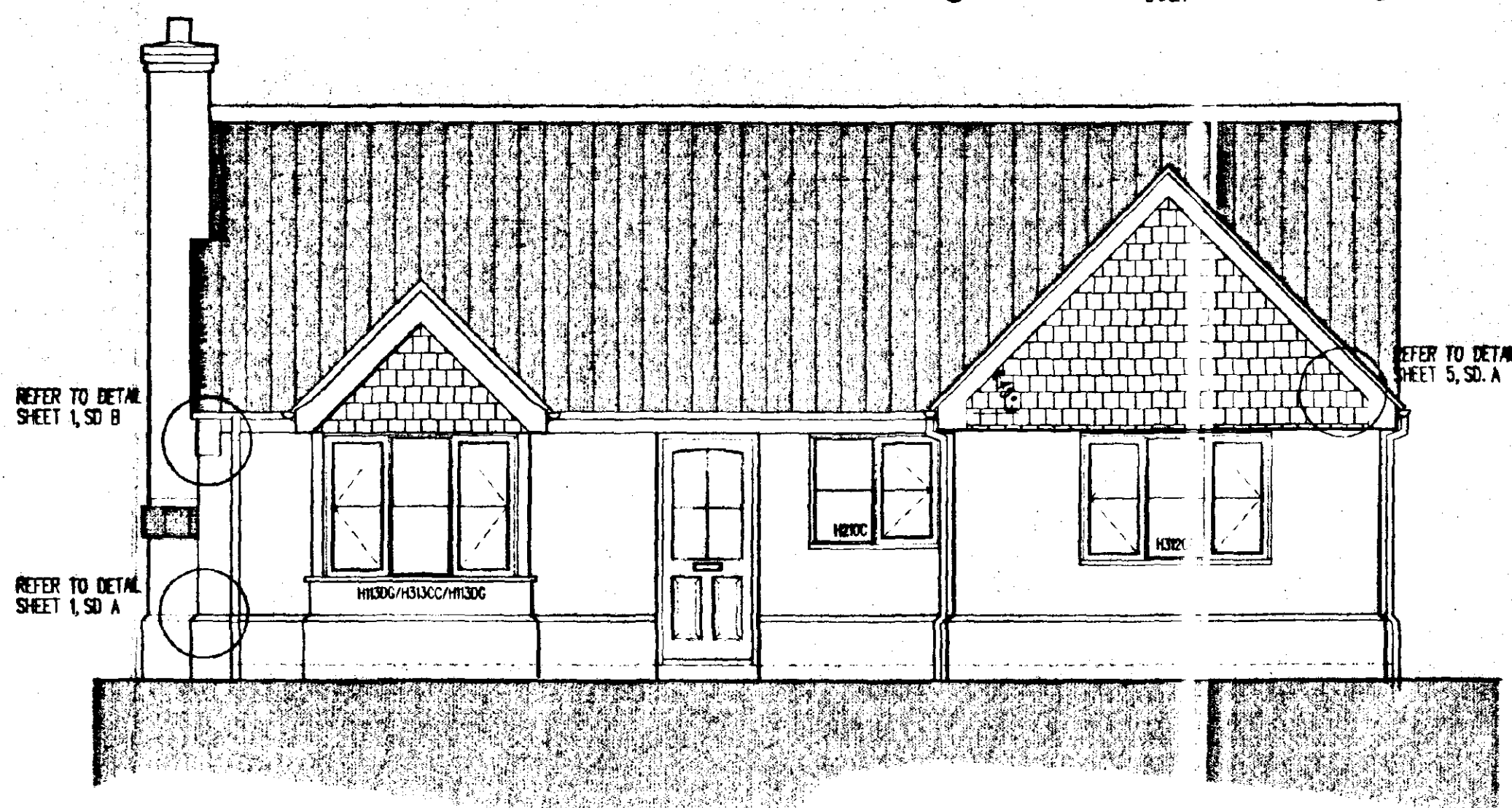
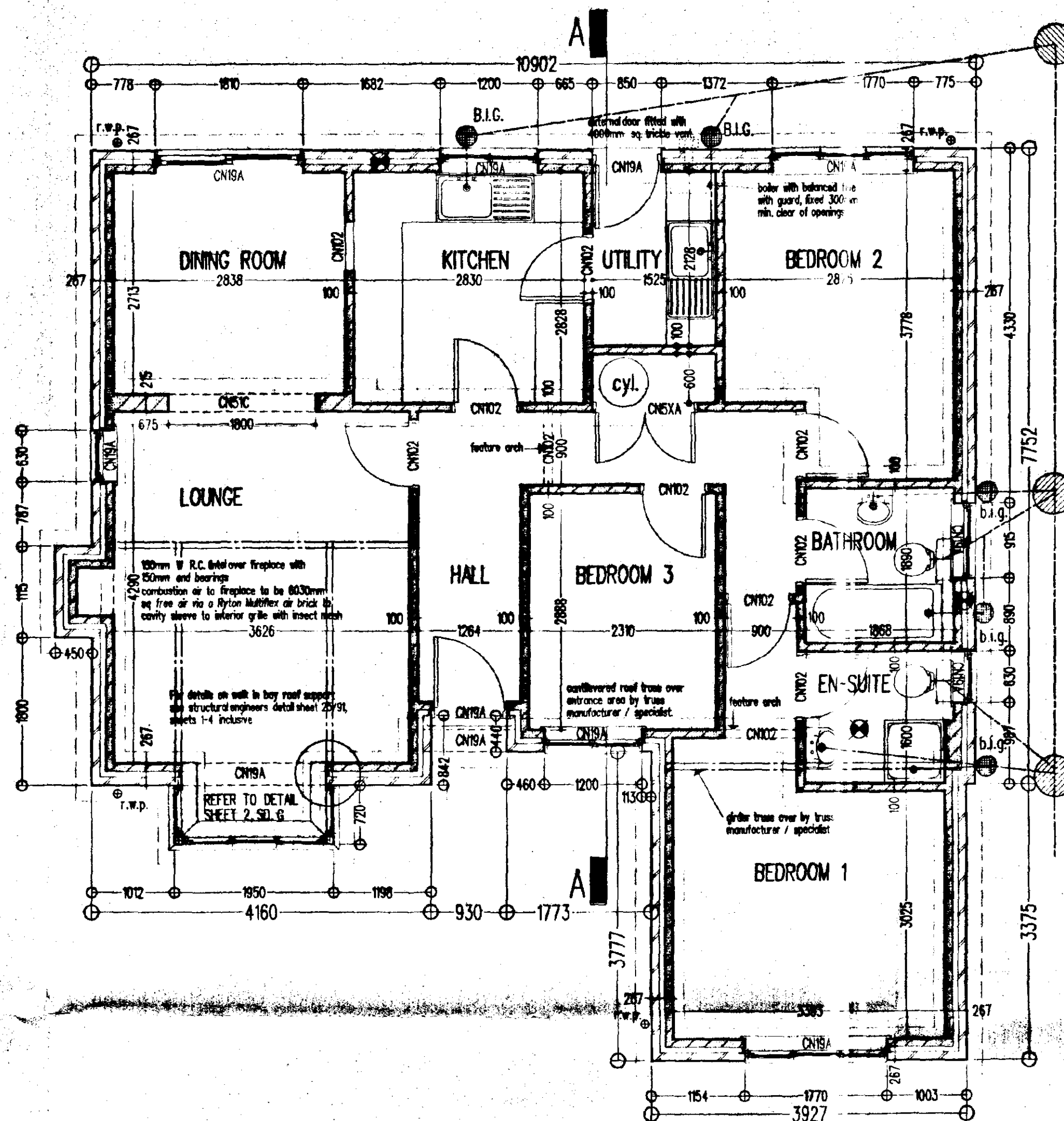
All glazing located in critical zones (Approved Doc. M 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

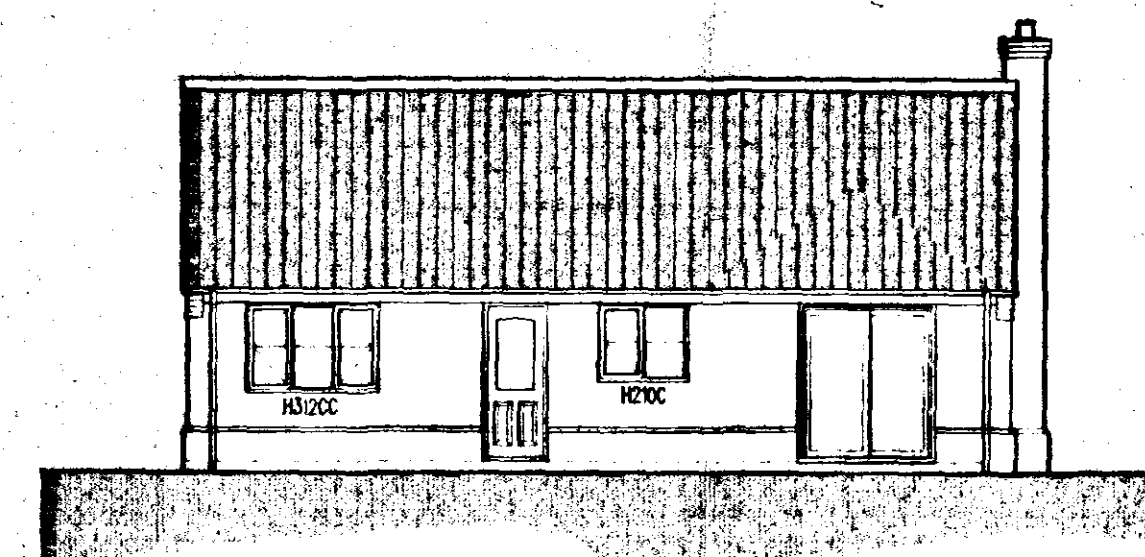
All softwood to be structural grade SCS and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

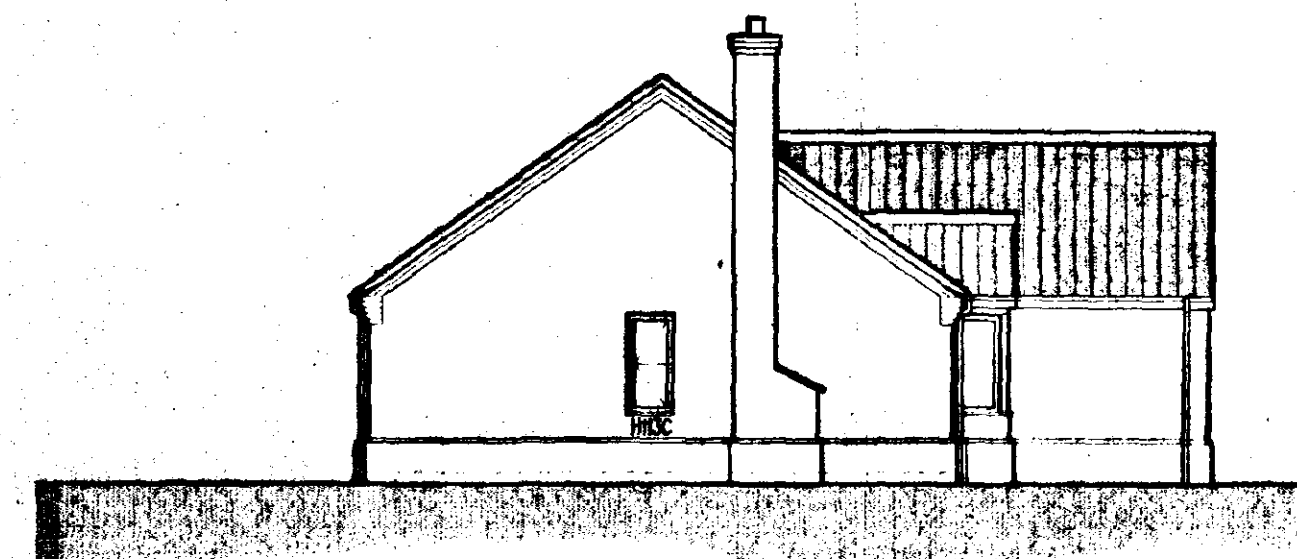
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



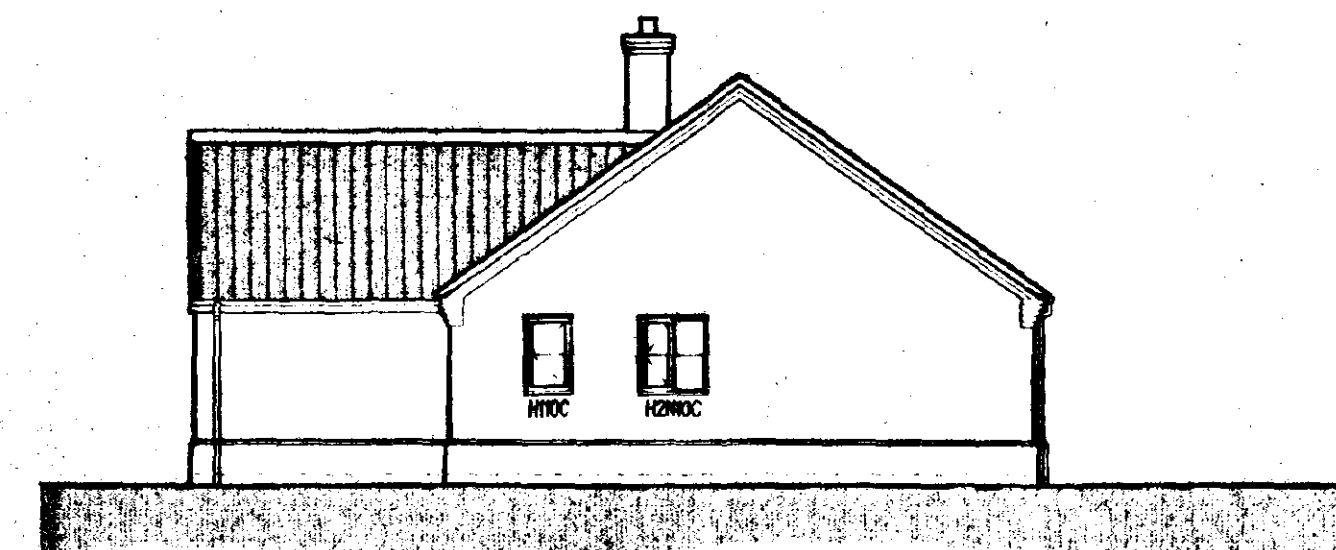
FRONT ELEVATION



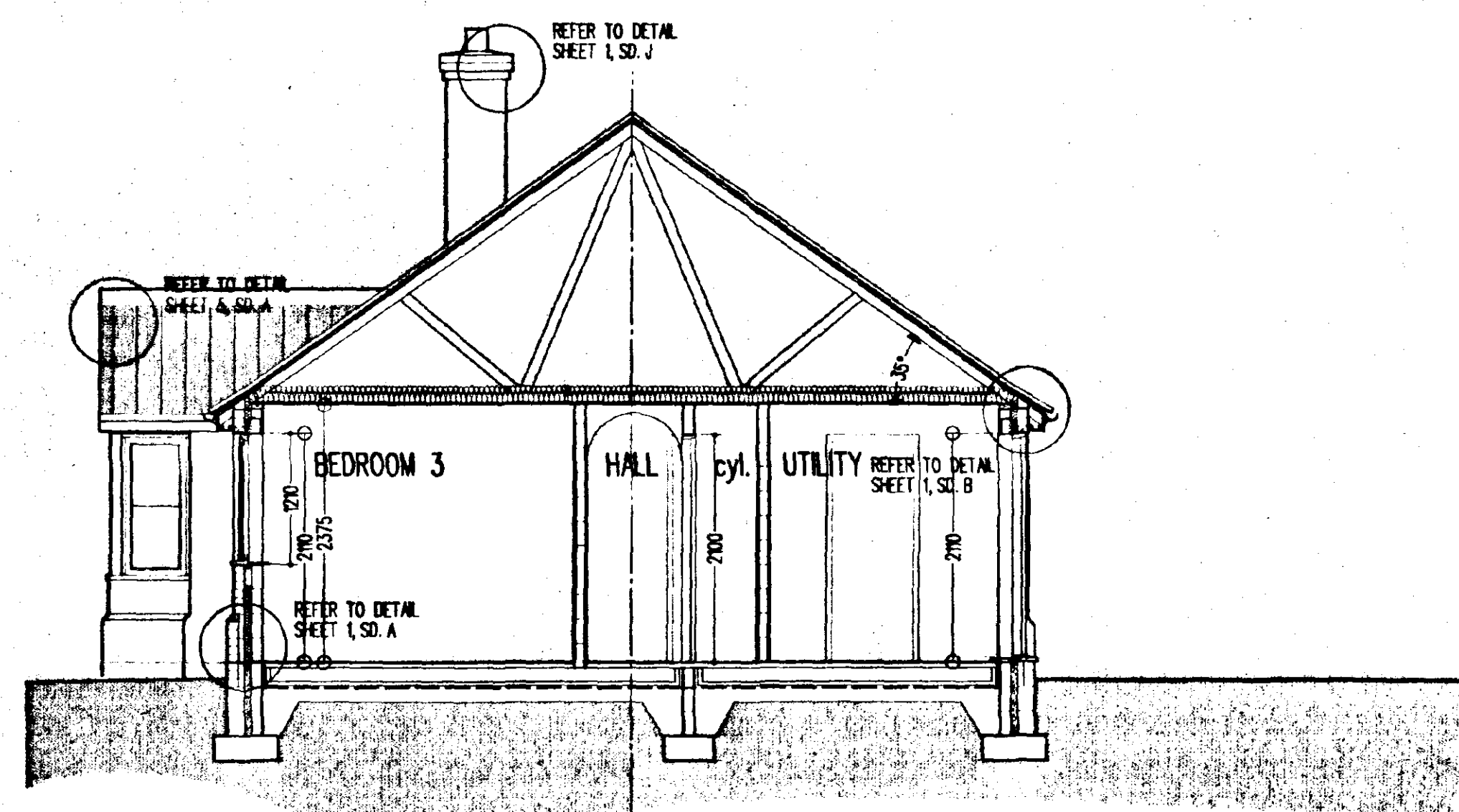
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5, & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:

- EB denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

THE POACHER
EB3A

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



REVISIONS

- A: gable features changed to the hanging, windows to be painted, finishes added to specification, specification amended, 30/3/95.
- B: amended as client requested, 7/6/95.
- C: interferences updated, 28/6/95.

WORKING DRAWING TYPE EB3A

1:50 1:100 SCALE JAN. 95.

2081E/94/12 c

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 lintolover with compressible gull 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof line manufacturer's approved tie vent terminal with flexible pipe connector. All other soil pipes 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 airight 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 half round gutters with 63mm diameter 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 AND SLAB

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. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. WIRC Standard section 21/1 B1 table, on 38mm thick "Jablet" floor insulation or similar on 300mm u.plythene 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 "Drittherm" 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermabrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotric" combined metal lintols as specified on plans with minimum and 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. 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 (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

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

ROOF

Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm larched softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters of maximum 600mm centres, windbraced and constructed in accordance with BS 5268: Part 3: 1985. 100 x 50mm softwood wall plate 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 nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. nailed 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.

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 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 4000mm sq. ventilation to night vents.

CANOPY

Ties as specification on 25 x 38mm larched softwood battens on unseasoned roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

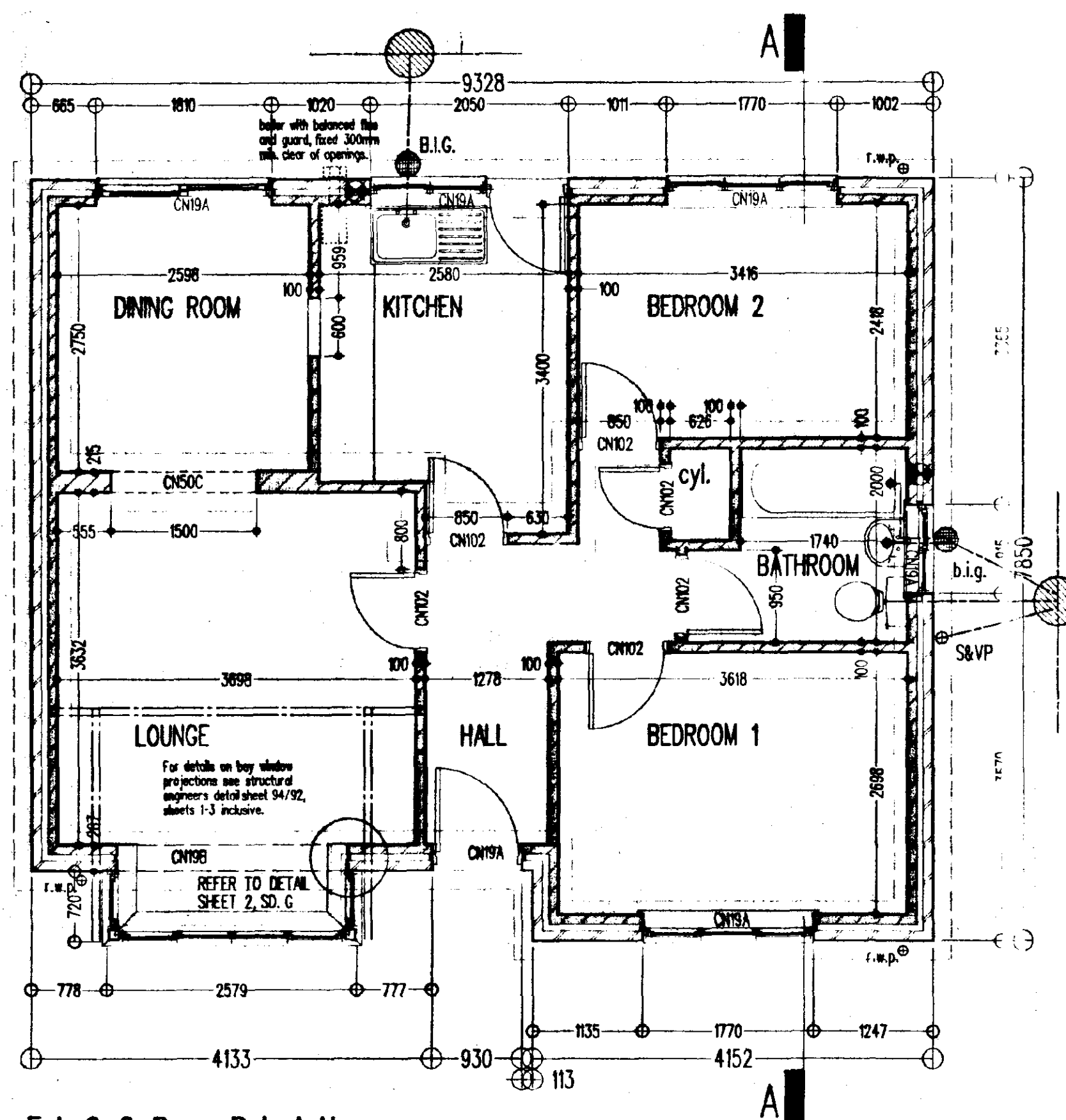
All glazing located in critical zones (Approved Doc W 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

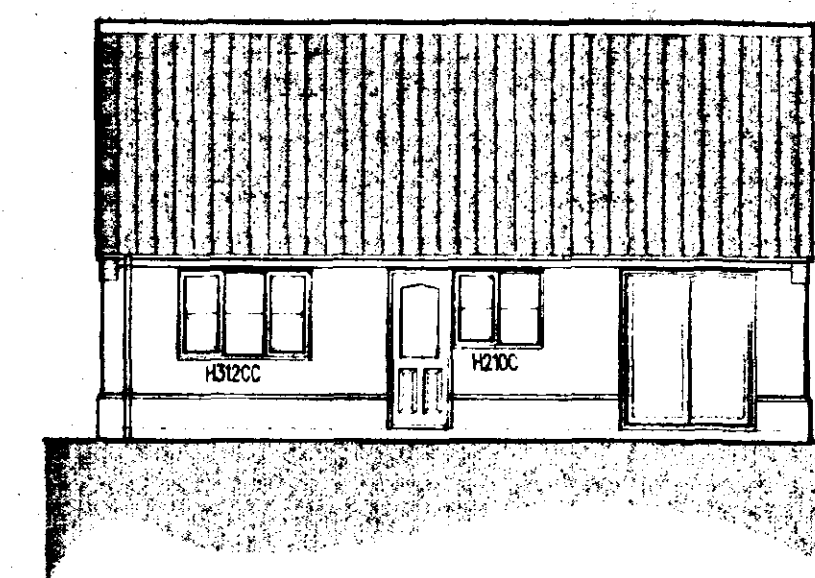
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



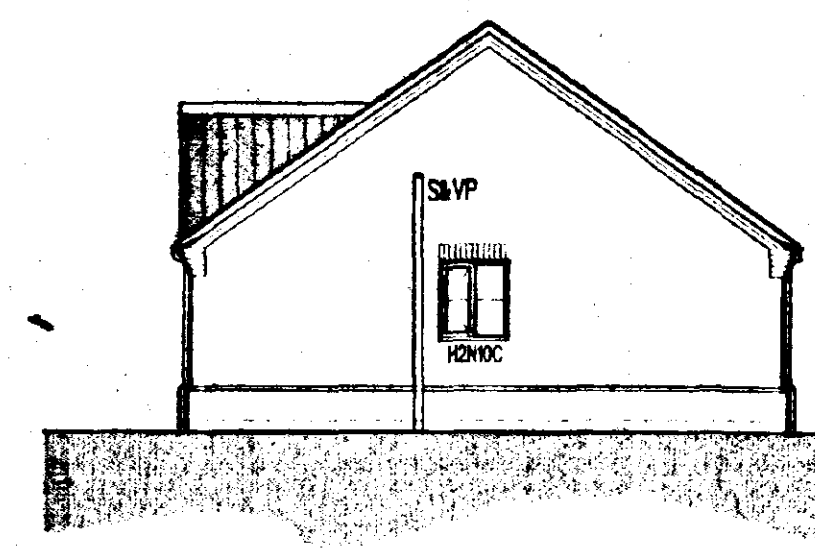
FLOOR PLAN



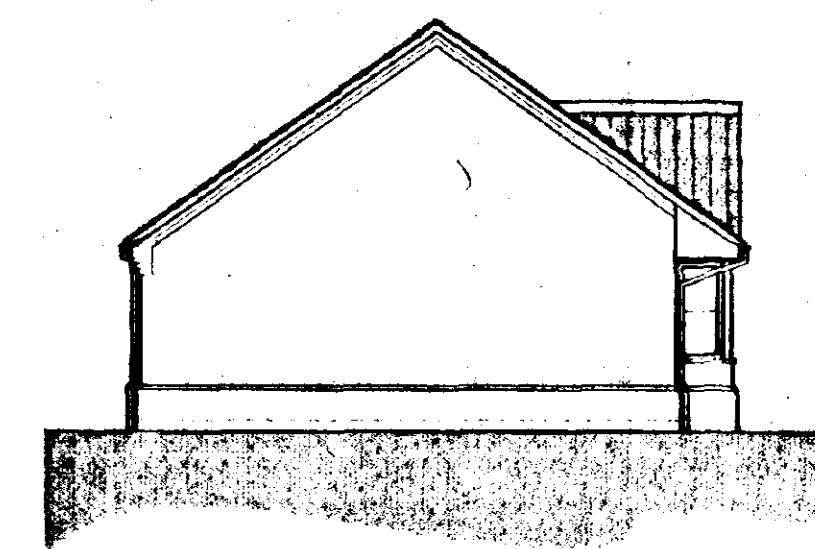
FRONT ELEVATION



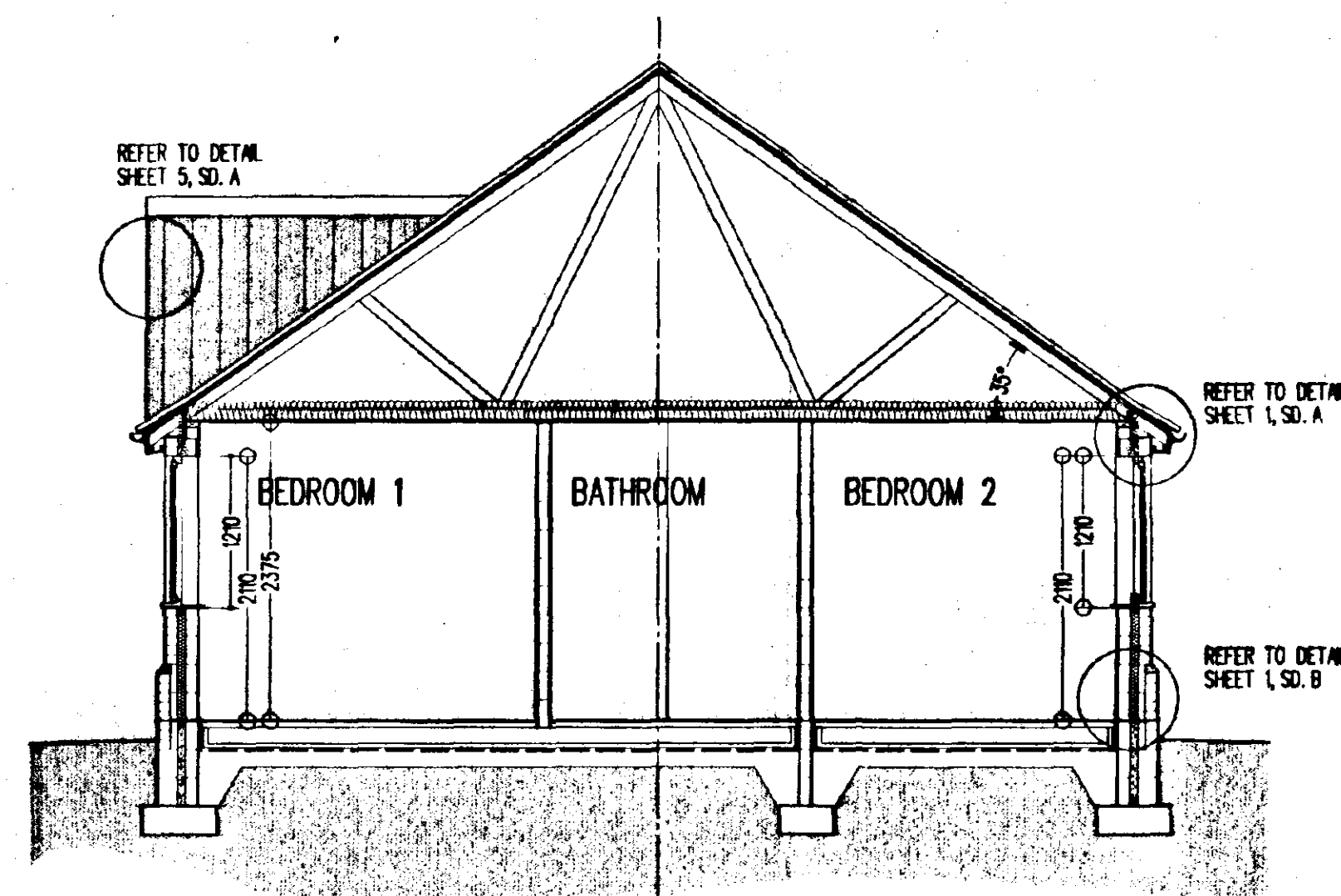
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:

- denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS

- A. gable features changed to tile hanging, windows to be painted, finishes added to specification, specification and front door amended. 30/5/95.
- B. amended as requested by client. 7/6/95.
- C. Interferences updated. 26/6/95.

FEN COTTAGE
EB2C

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

WORKING DRAWING for 2 BED BUNGALOW

1:50 1:100 JAN 95

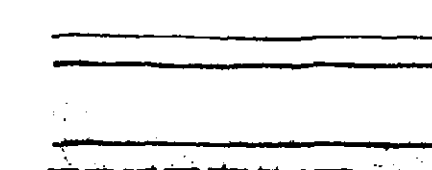
2081F/94/10 c

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

Rev	Revisions	Dr.	Chkd.	Date
A	Gravels on plots 9 and 10	RAW		24.10.99
B	Plot 5 - amended to South Holland letter dated 6.12.99	RAW		11.12.99

LEGEND

ROADS

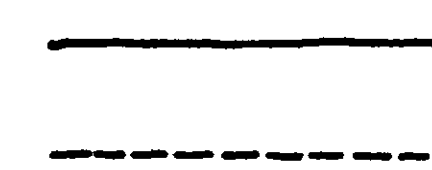


indicates 5.0m wide road (black top) with 1.8m wide footpath on one side and 1.8m wide service margin on opposite side.



indicates 4.25m wide private drive.
all roads Abolished to L.C.C. Highways Spec.

LANDSCAPING



indicates 1.8m high brick screen wall.



indicates 1.8m high stained close boarding.
indicates new tree planting planted as 2.5/2.7m high twice tied to 63mm stakes with rainbow ties. Planted to standard horticultural practices and to BS 5936 and BS 4428.

ma - mountain ash wb - whitebeam fm - field maple pc - flowering cherry
all existing trees and hedges to be retained where practical.

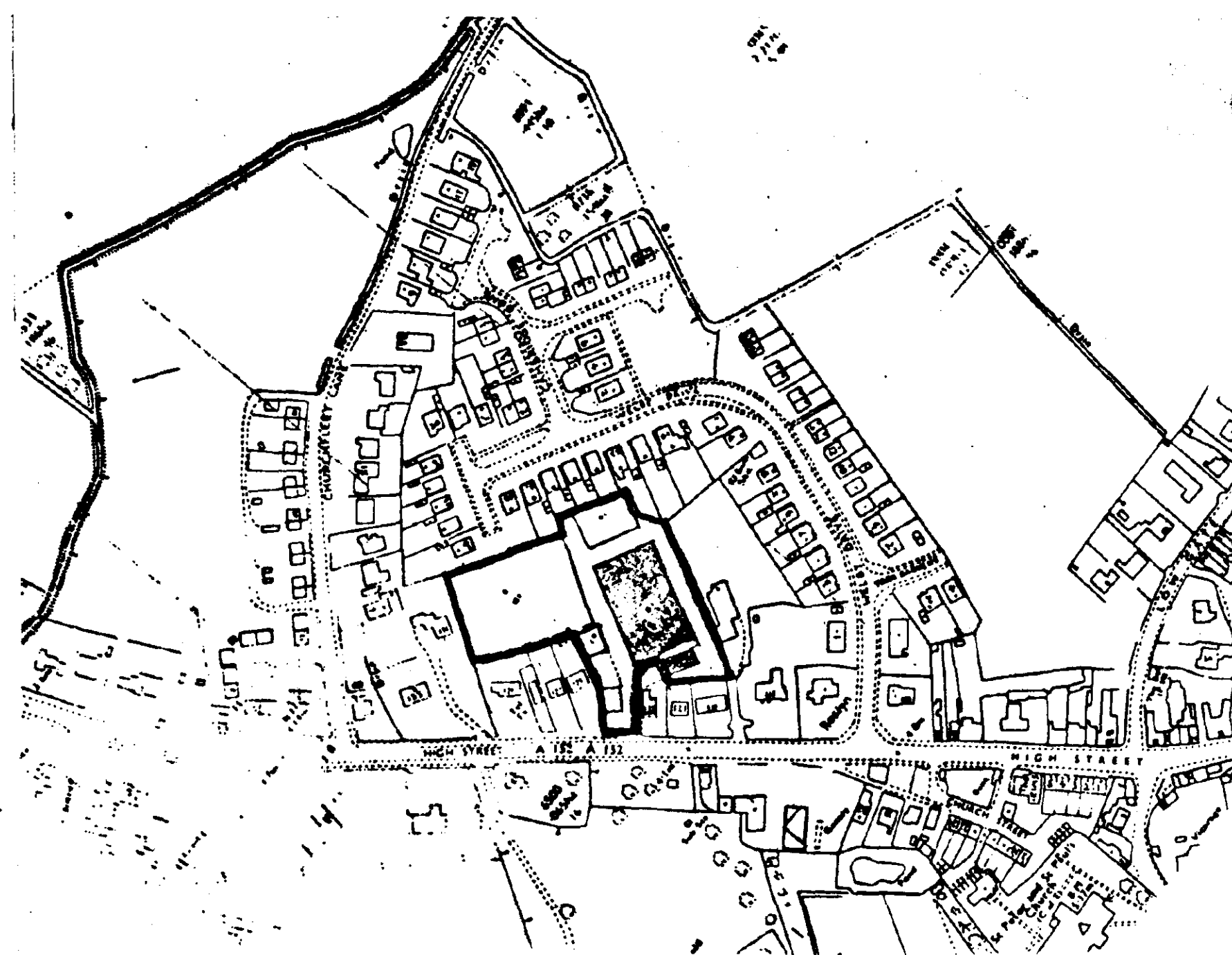
DWELLINGS

EB2B	2 bed detached bungalow	1
EB2C	2 bed detached bungalow	2
EB2E	2 bed detached bungalow	2
EB3A	3 bed detached bungalow	2
EH2A	2 bed semi det house	1
EH2D	2 bed semi det house	1
EH3A	3 bed detached house	2
EH3D	3 bed semi/det house	2
EH3E	3 bed detached house	1
EH3F	3 bed detached house	3
EH3G	3 bed semi det house	2

19 no total

MATERIALS

Plot Number	Butterley Bricks		Pimlin Bricks		Marley Mosaic Tiles	
	Old English With Frieze	Old English	Old English	Old English	Old English	Old English
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
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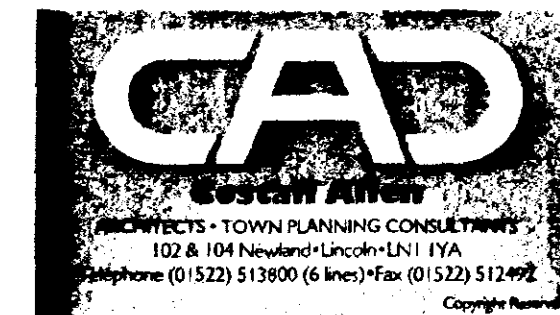
SITE LOCATION 1:2500



high street

SITE LAYOUT

PROPOSED RESIDENTIAL DEVELOPMENT
HIGH STREET · GOSBERTON · Lincs
EASTMAN SECURITIES LIMITED



PROPOSED SITE LAYOUT		DRAWING	
1:500	SCALE	OCT 1995	DATE
RAW	Dr.	Chkd.	
2081E-94-30		DRAWING No.	

SPECIFICATION

DRAINAGE
100mm diameter "Dams" or similar approved drainpipes of 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 "Dams" 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof the manufacturer's approved the vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Neave" or similar approved air admittance valve. Internal soil pipes to be bored out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Hiel Gully or a double sealed airight waste adaptor connected to a trap.
Wastes: W.C. - 100mm diameter "Mutttrak" 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 "Dams" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB
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 615mm below ground level (minimum 1000mm below ground level in clay soil). 800 x 225mm concrete foundations to external walls. Lateral M42 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.
GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (F3) on 125mm thick concrete slab to BS 5328 pt II, tables 5 & 6. MBE Standards section 21 / B1 table.
on 30mm thick "Jobite" floor insulation or similar on 300mm polythene damp proof membrane on sand binding 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 "Thermobrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cobric" combined metal lintels as specified on plans with minimum end bearing of 150mm. Class 'K' 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 plate. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 3.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

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

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm (landed) softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windroced and constructed in accordance with BS 5268: Part 3: 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall metre and lapped in 75mm. All gables, fix 30 x 5mm mild steel straps to 3 no. rafters/palis at minimum 2000mm centres turned down wall metre. Fix 75 x 50mm softwood noggin 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 gull insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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.

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.

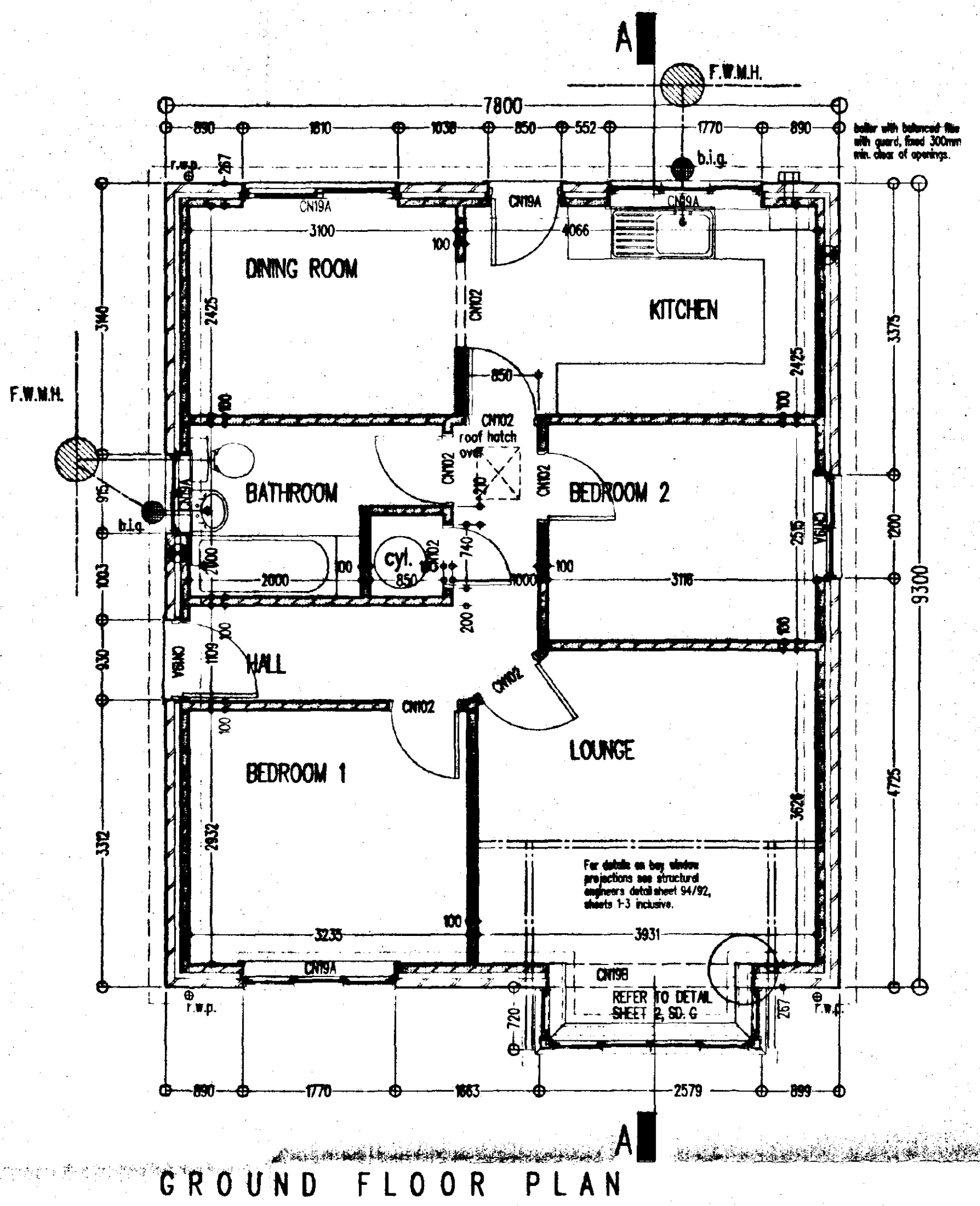
VENTILATION
Kitchens to have mechanical extract as indicated, minimum capacity 80 L/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 4000mm sq. ventilation to night vents.

CANOPY
Tiles as specification on 25 x 38mm (landed) softwood battens on uncarable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 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 W 1992) to conform to BS 6206 1981. Performance requirements for fit and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as plus thickness or maximum 50mm. Provision for a fixed store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.2m³ within 25m of vehicular access.

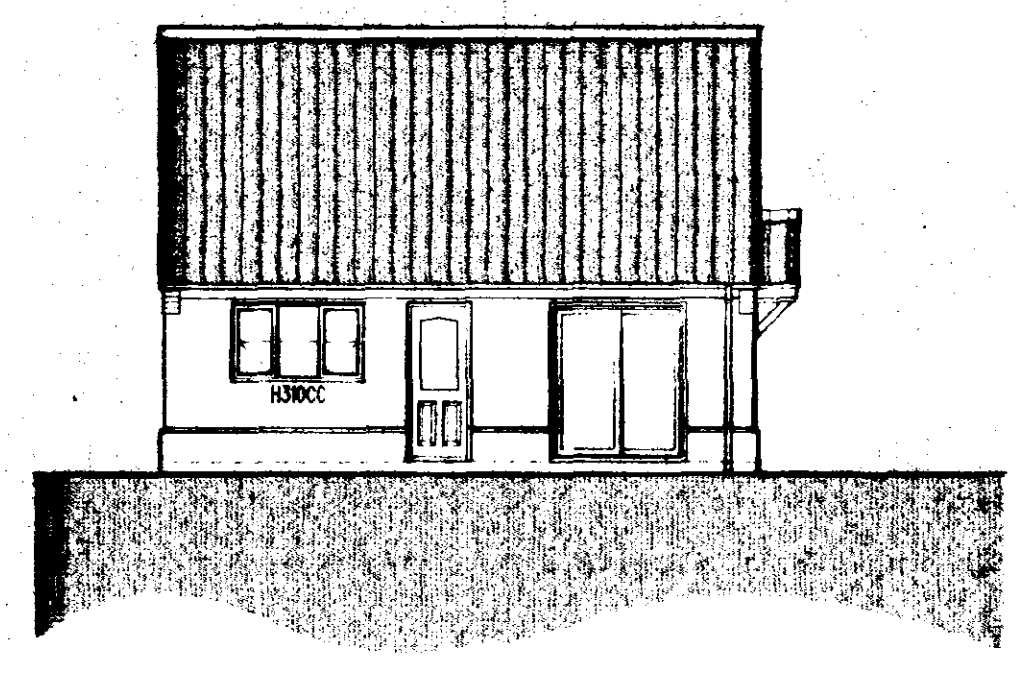
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). Mibarge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



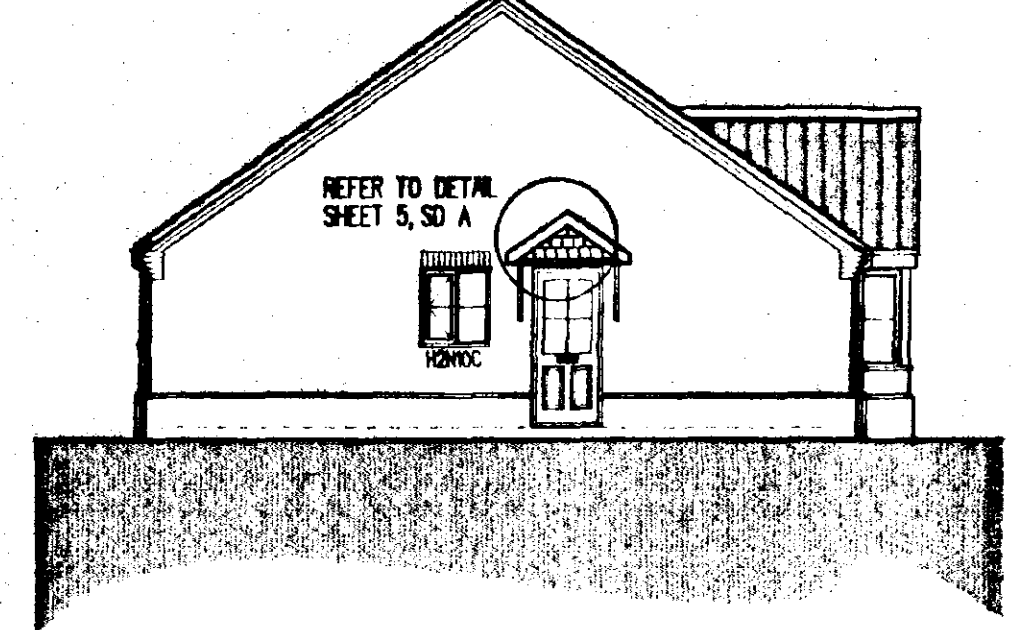
GROUND FLOOR PLAN



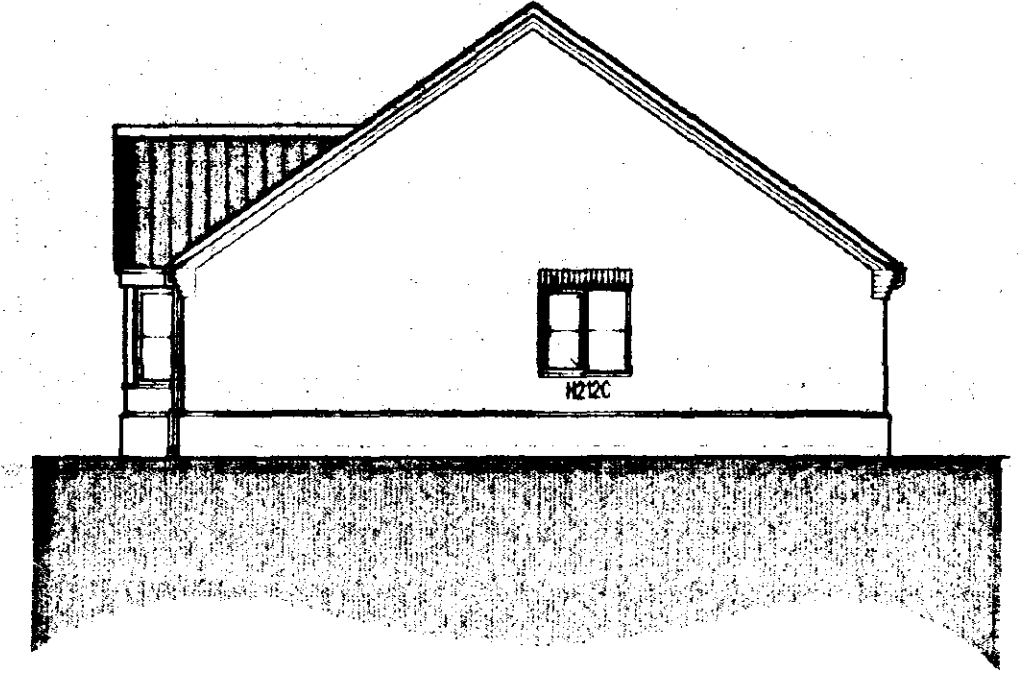
FRONT ELEVATION



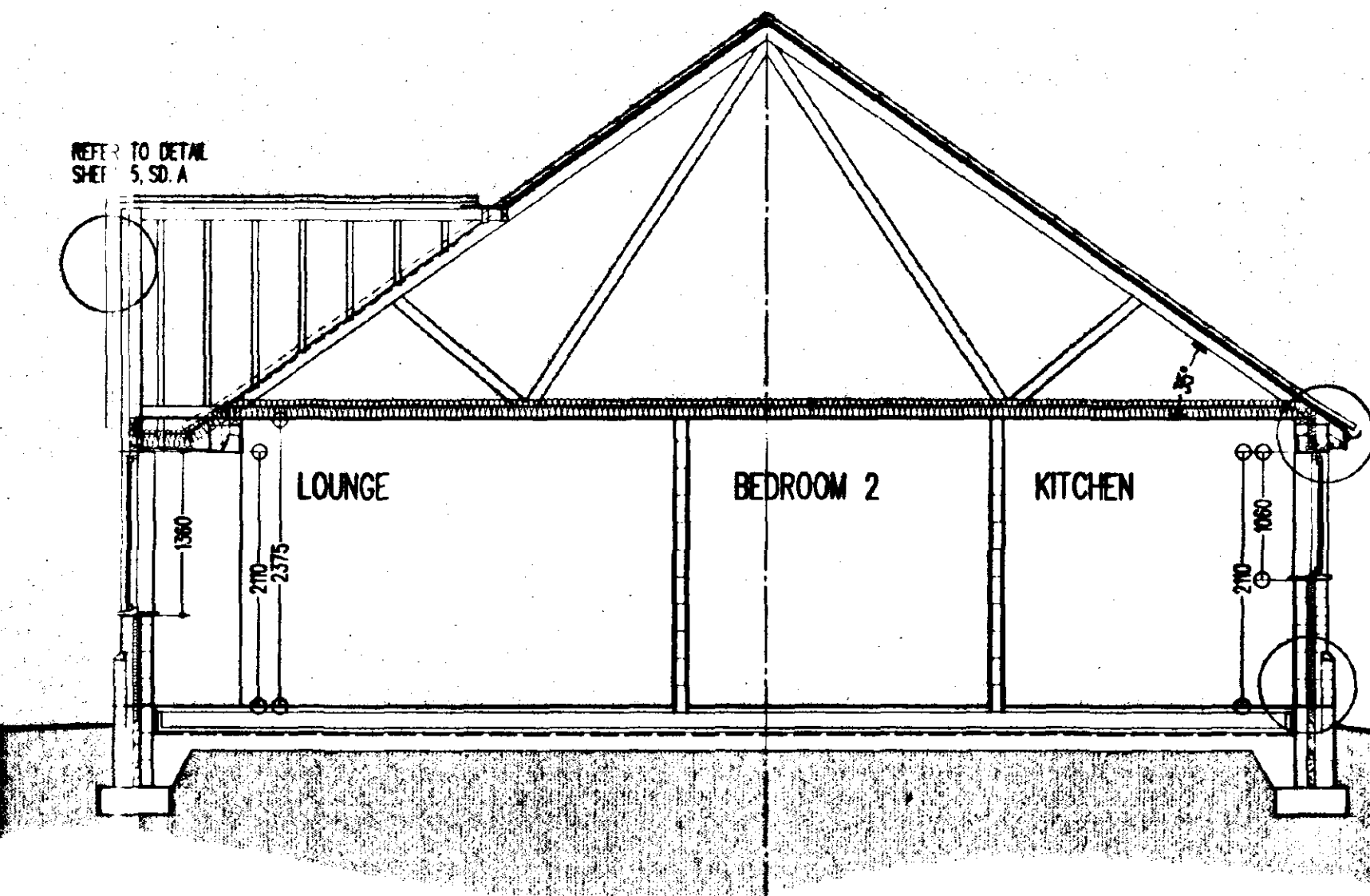
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

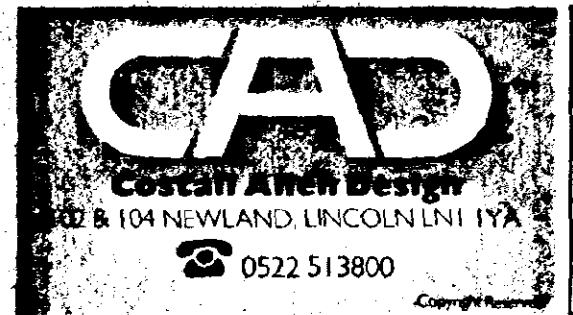
REFERENCES:
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:
• denotes mechanical extract positions
• all external dimensions taken above plinth level.
• internal door openings to suit grounds to achieve full architrave moulding all round.
• all cavities in external walls to be min. 65mm.
• brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS
A. gable features changed to tile hanging, windows to be painted, finishes added to specification, specification and side door amended. 31/5/95.
B. amended as requested by client. 7/6/95.
C. interferences updated. 26/6/95.

EB2E

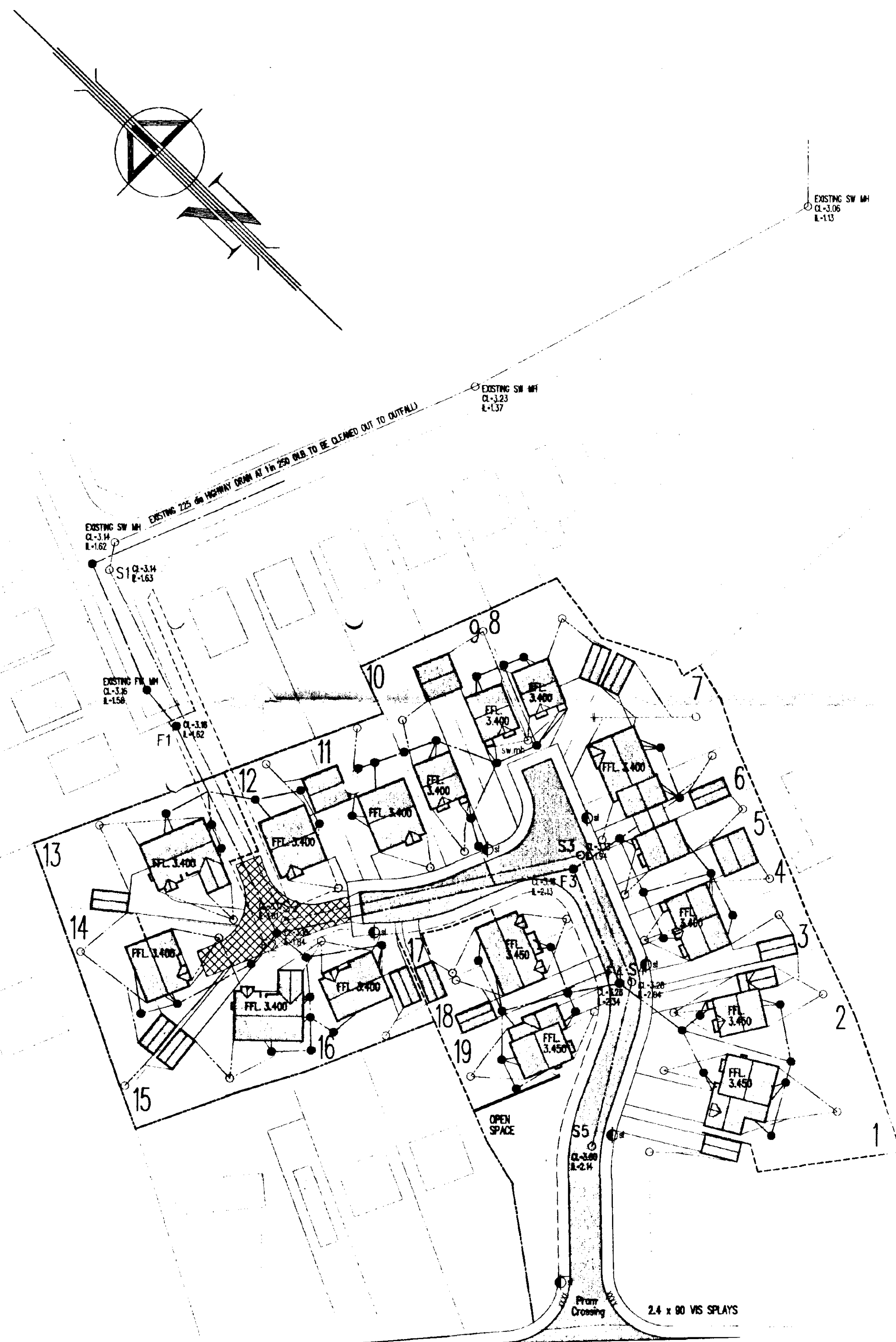
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD



WORKING DRAWING TYPE EB2E				DRAWING
1:50	1:100	SCALE	JAN 95.	DATE
2081E/94/11 c				DRAWING No.

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

Rev	Revisions	Dr.	Chkd.	Date
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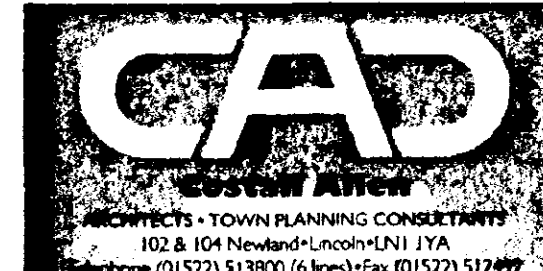
SITE LAYOUT 1:500

THIS DRAWING TO BE READ IN CONJUNCTION
WITH ROADS AND SEWERS DRAWING 2081E/94/21.

REVISIONS

rev A, foul sewers amended, private sewers adjusted accordingly, slab levels amended to plots 17,18,19. 28/3/95.
rev B, drainage computerised and plots 3-8 inclusive amended. 31/3/95.
rev C, street lighting added, footpath and service margin amended and notes added. 5/4/95.
rev D, various amendments in accordance with clients instructions. 27/4/95.
rev E, drawing revised in accordance with drawing 2081E/94/30b. 18/4/96.
rev F, SW drainage 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. 10/5/96.
rev J, drainage to plot 1 amended, finished floor levels added. 27/6/96.

DOMESTIC DRAINAGE LAYOUT
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD

	DOMESTIC DRAINAGE LAYOUT			
	1:500	JAN 95	MJE	RAW
	SCALE	DATE	Dr.	Chkd.
	2081E/94/22			

SPECIFICATION

DRAINAGE

100mm diameter "Osmo" 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 "Osmo" 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof line manufacturer's approved the vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Douglas" 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 "Osmo" or similar approved uPVC half round gutters with 63mm diameter 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 AND SLAB

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. Install K12 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. N.B.C. Standards section 21/ BT table. on 38mm thick "Jablet" floor insulation or similar 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 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 joints of openings. Incorporate damp proof courses and cavity trays to head, above and below all external openings. Cavities closed at openings by "Thermobate" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotric" combined metal lintels as specified on plans with minimum and 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. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5M/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

"Button and Pin" standard joinery windows or similar as specified on elevations, stained in minimum two coats "Dux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors front and back double glazed as windows. Patio doors double glazed in 14mm units and to have minimum 10,000mm sq. openable vent. All windows to have night vents.

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 wall plate 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/piles at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggin 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.

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 to have mechanical extract as indicated, minimum capacity 80 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 4000mm 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 wall plate balled 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

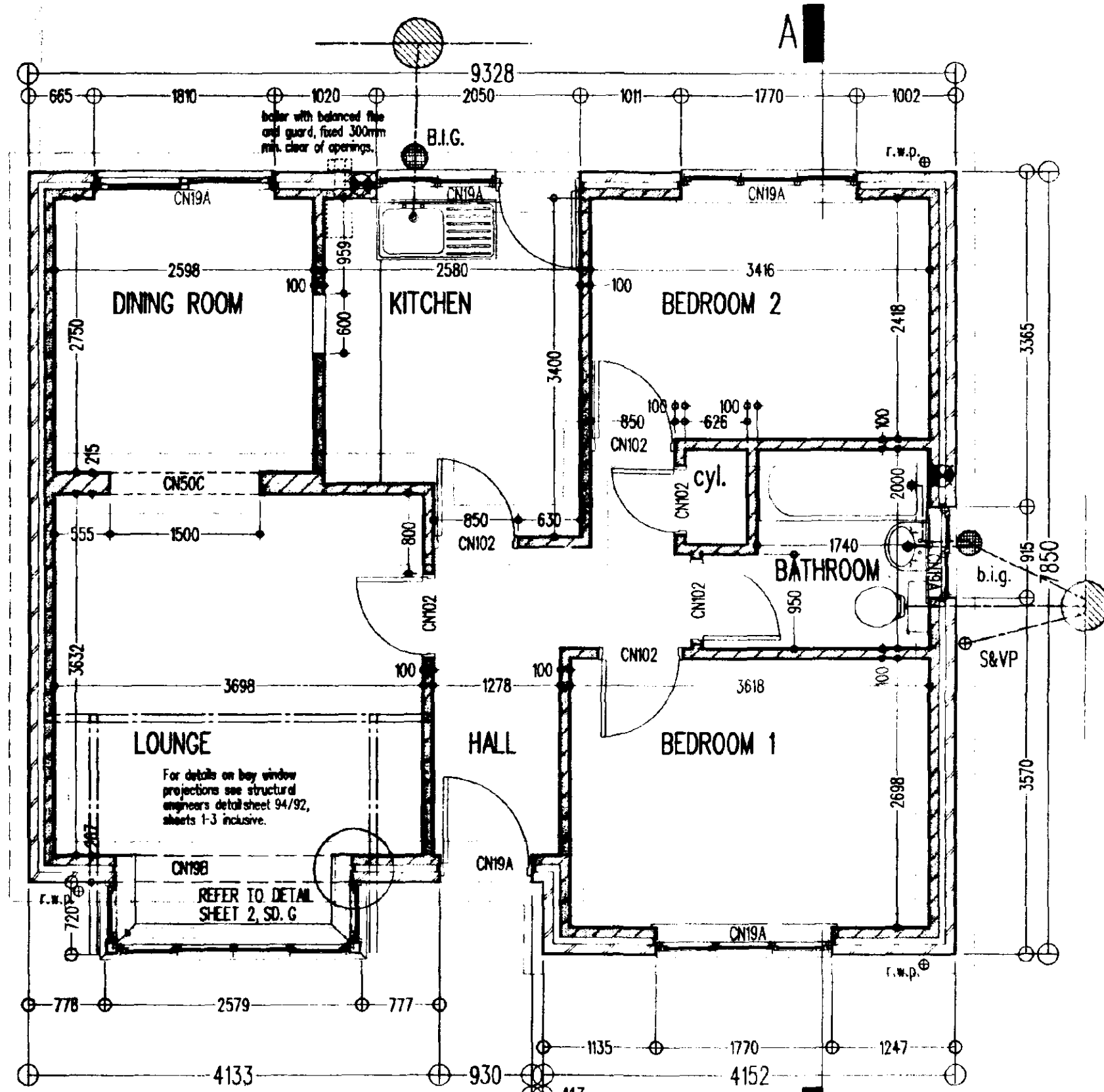
All glazing located in critical zones (Approved Doc N1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm or maximum 50mm. 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. Provide solid waste storage minimum 0.12m within 25m of vehicular access.

FINISHES

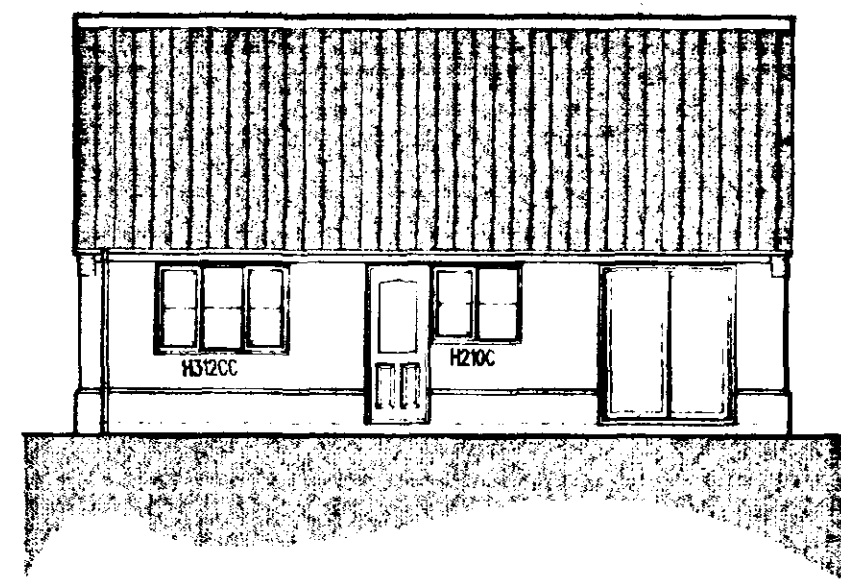
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dux Woodcare" or similar approved light base coat.



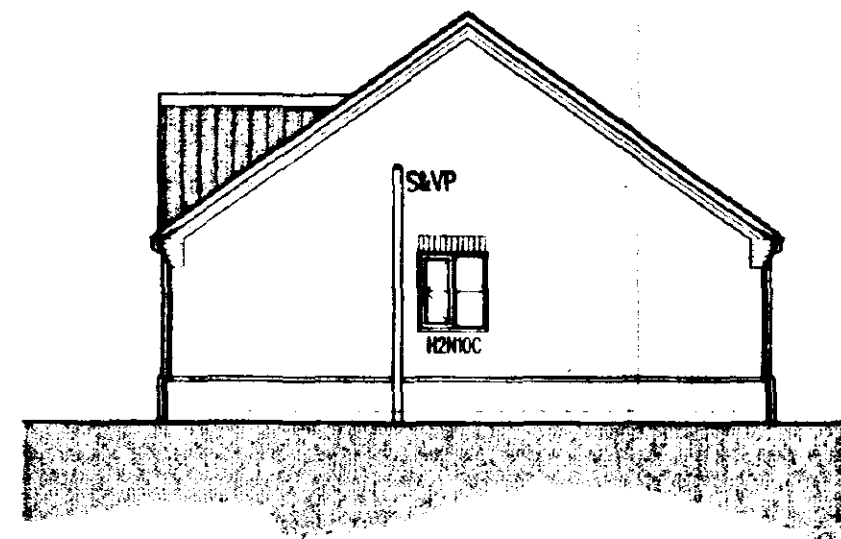
FLOOR PLAN



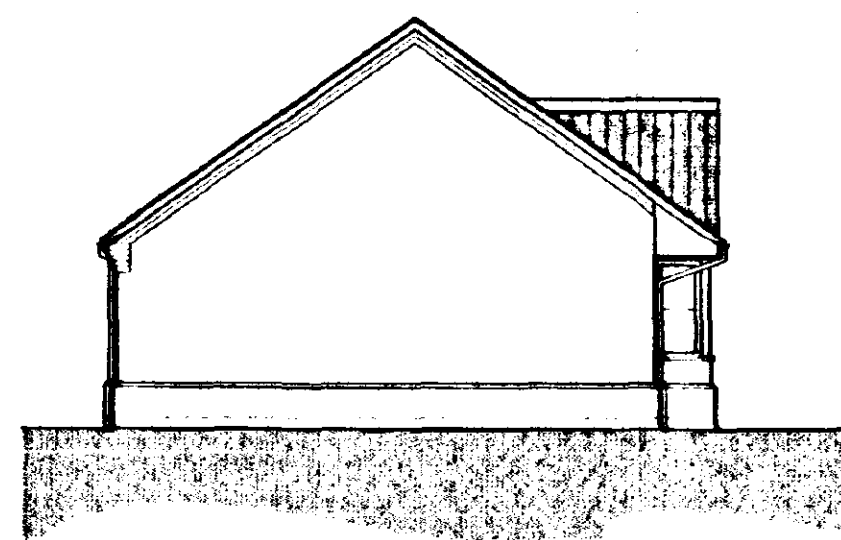
FRONT ELEVATION



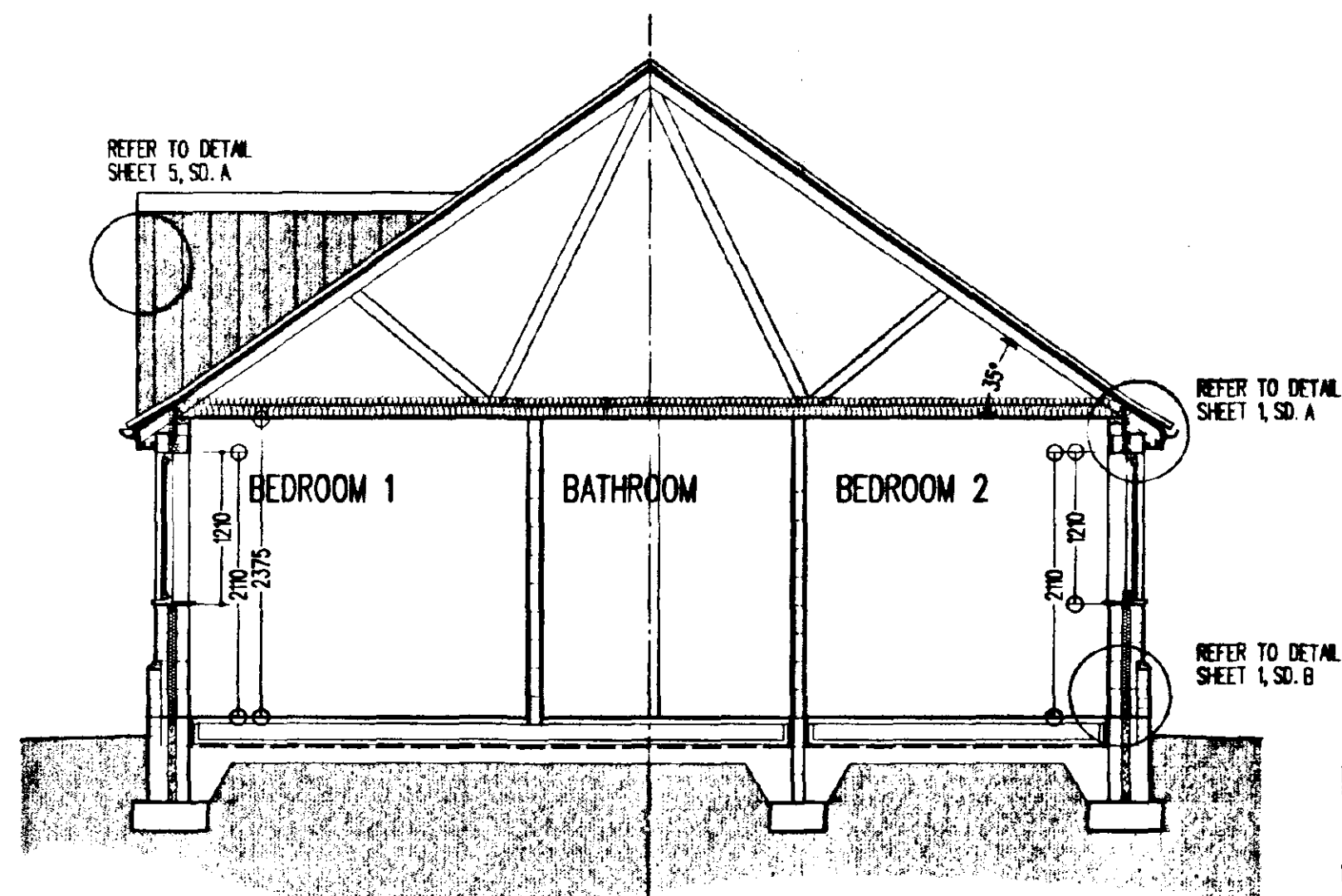
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:

- denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

FEN COTTAGE
EB2C

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

16/14

WORKING DRAWING for 2 BED BUNGALOW

1:50 1:100 JAN 95

2081E/94/10 c

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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof line manufacturer's approved vent terminal with flexible pipe connector. All other soilpipes to be fitted with "Hunter Douvres" or similar approved or admittance valve. Internal soilpipes 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 air/tight 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 half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

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. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt II, tables 5 & 6. N.B.C. Standards section 2:1 / B1 table, on 38mm thick "Joffite" floor insulation or similar 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 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermabrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cathric" combined.

Internal walls as specified on plans with minimum end bearing of 150mm. Glass 'N' 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 600mm centres on 75 x 50mm softwood bearing plate. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 50mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

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

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, weatherproofed and constructed in accordance with BS 5268 - Part 3: 1985. 100 x 50mm softwood wallplate secured with 30 x 5mm mild steel straps at minimum 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 noggin 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 18mm 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.

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 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 4000mm sq. ventilation to night vents.

CANOPY

Tiles as specification on 25 x 38mm tanalised softwood battens on unseparable 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

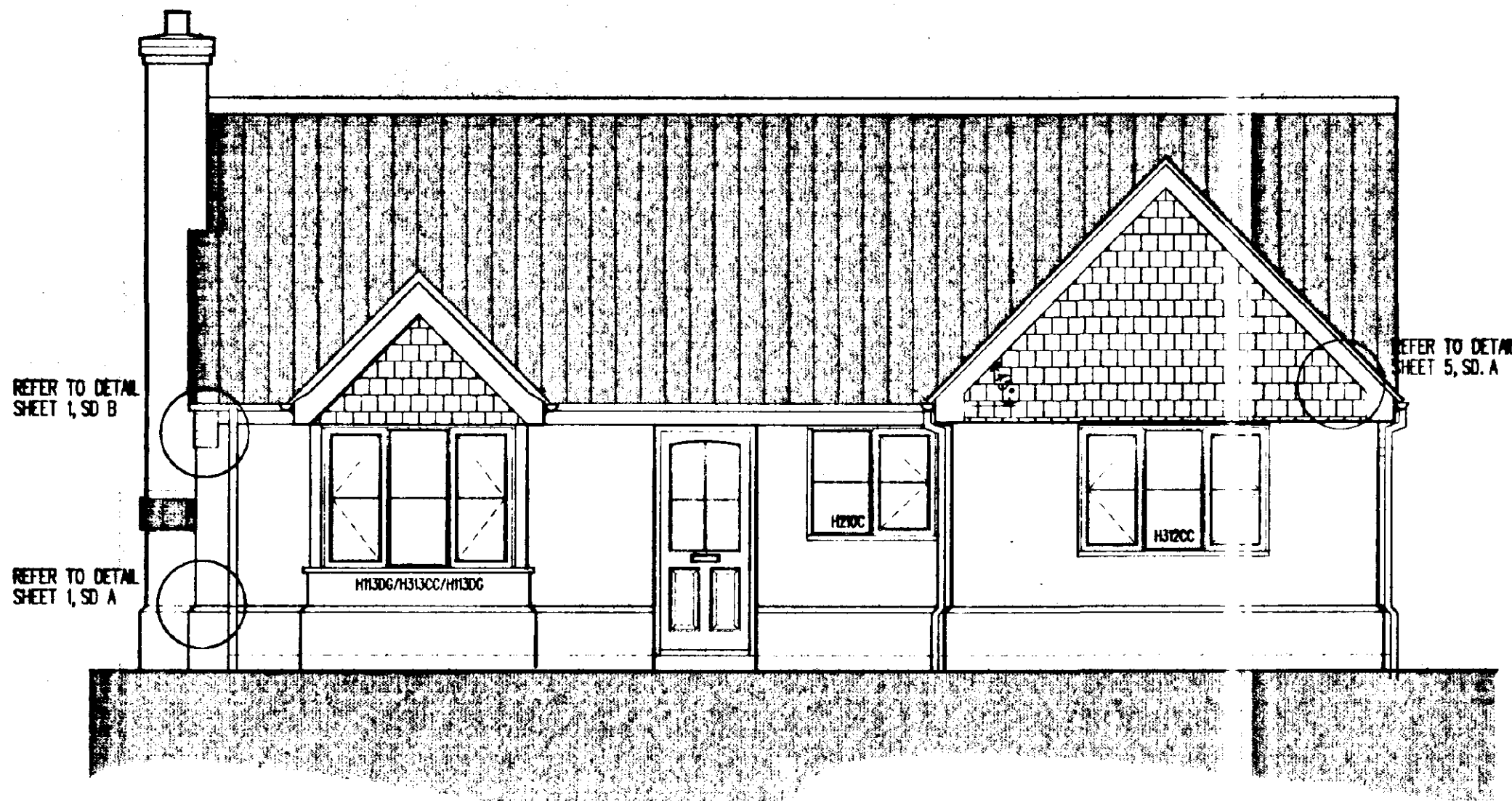
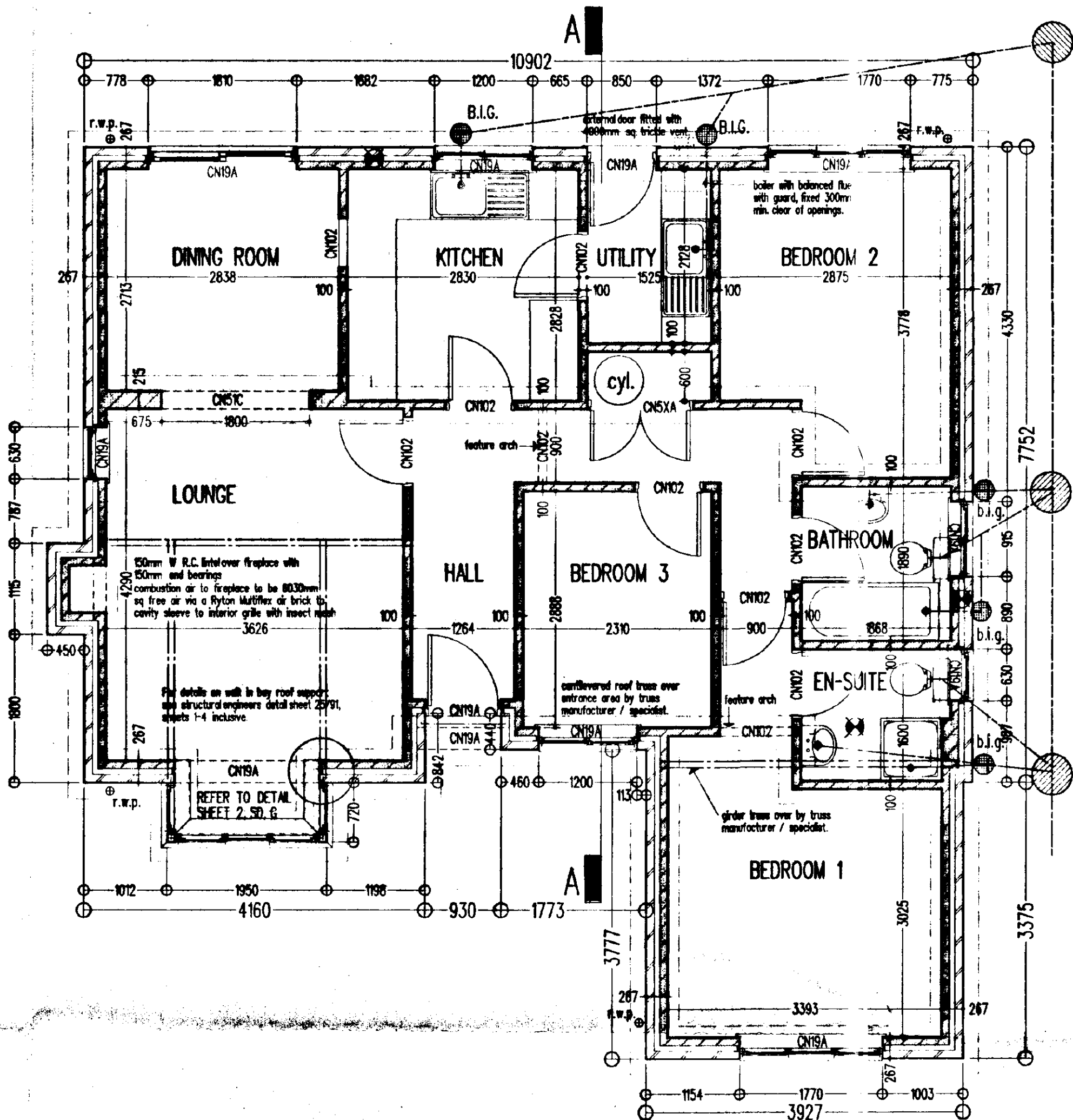
All glazing located in critical zones (Approved Doc W 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

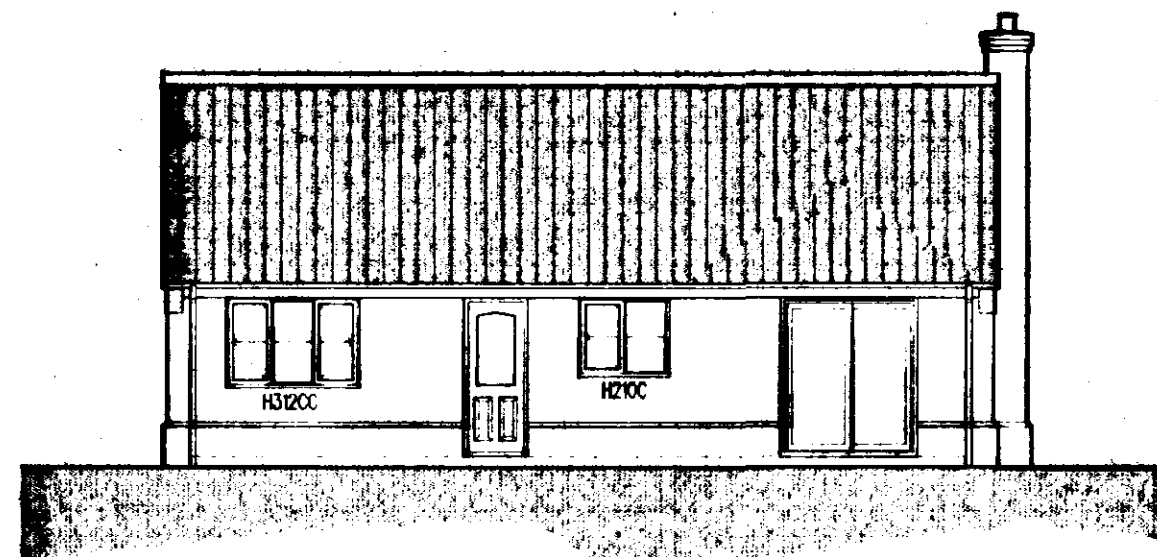
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

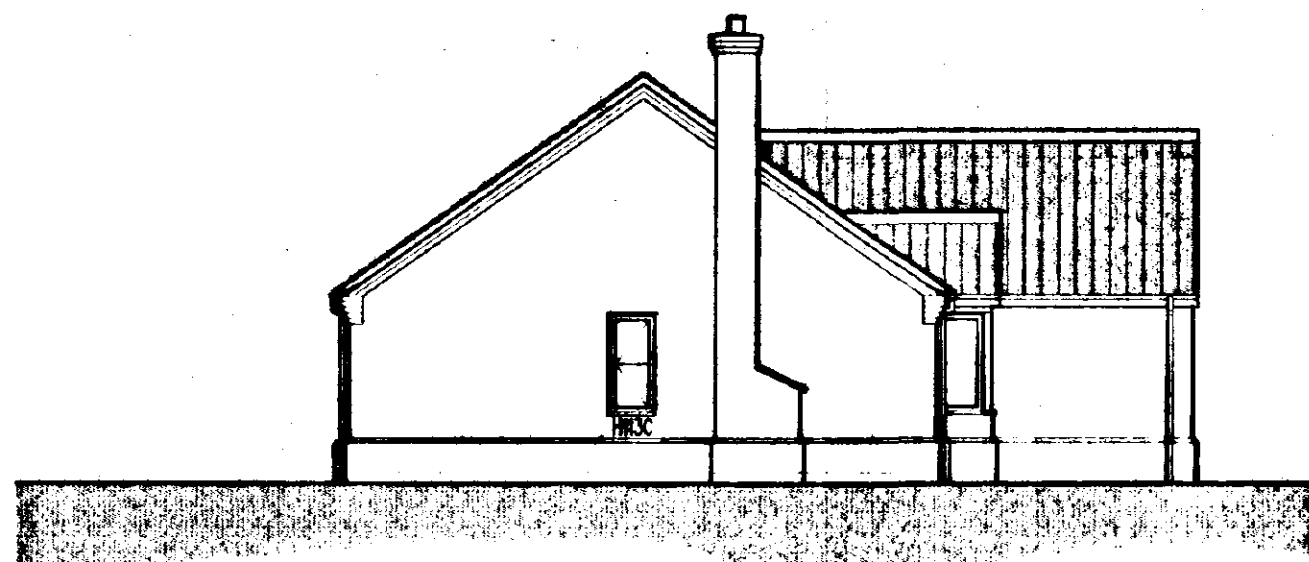
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



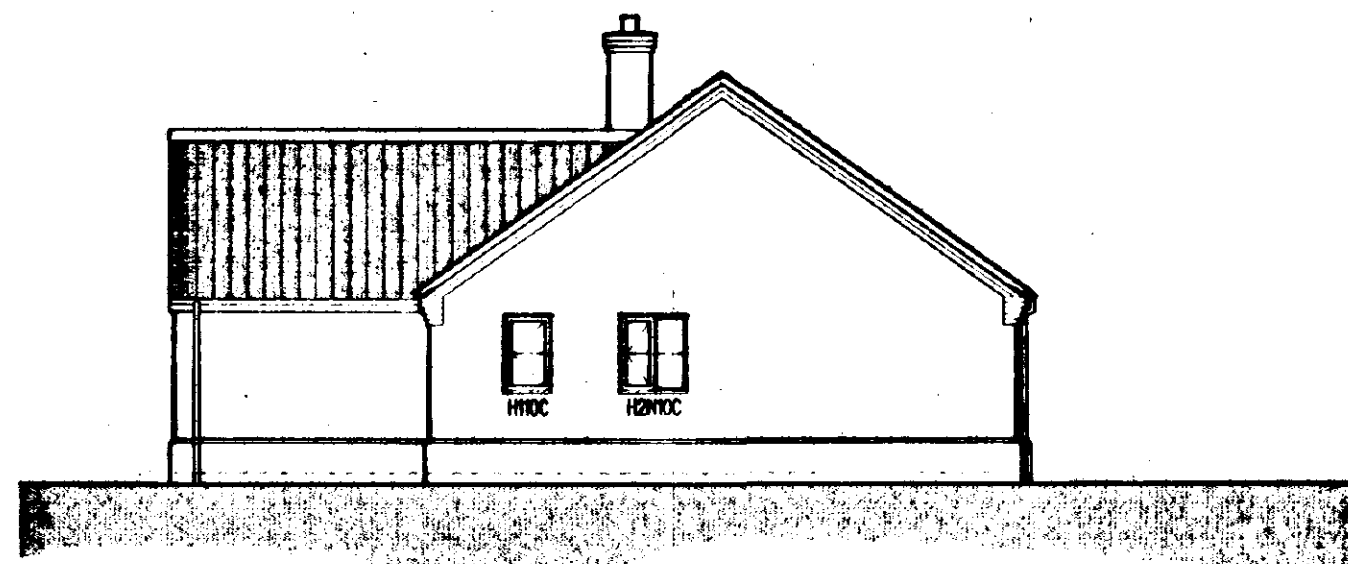
FRONT ELEVATION



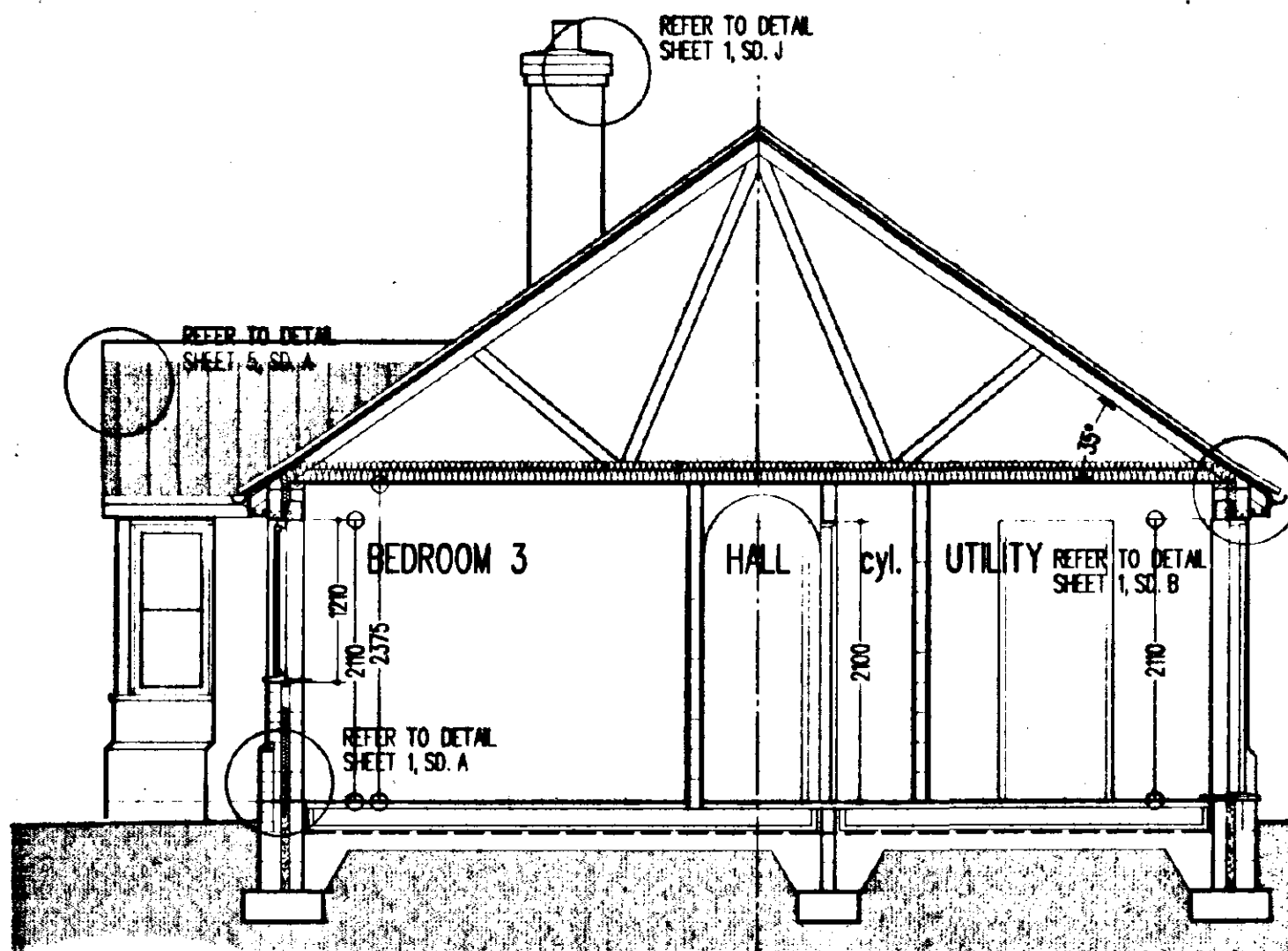
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A

DETERMINED
PLAN

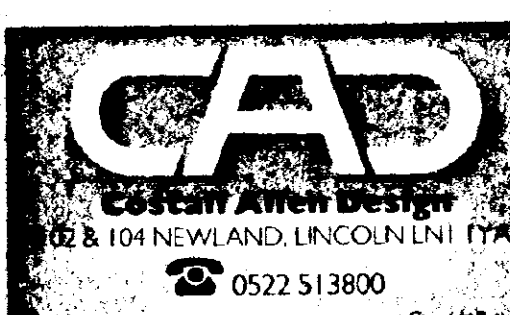
125 OCT 1995
Ref: 1034 195

- REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5, & 6.
 - DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.
- NOTES:
- denotes mechanical extract positions
 - all external dimensions taken above plinth level.
 - internal door openings to suit grounds to achieve full architrave moulding all round.
 - all cavities in external walls to be min. 65mm.
 - brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

THE POACHER
EB3A
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD

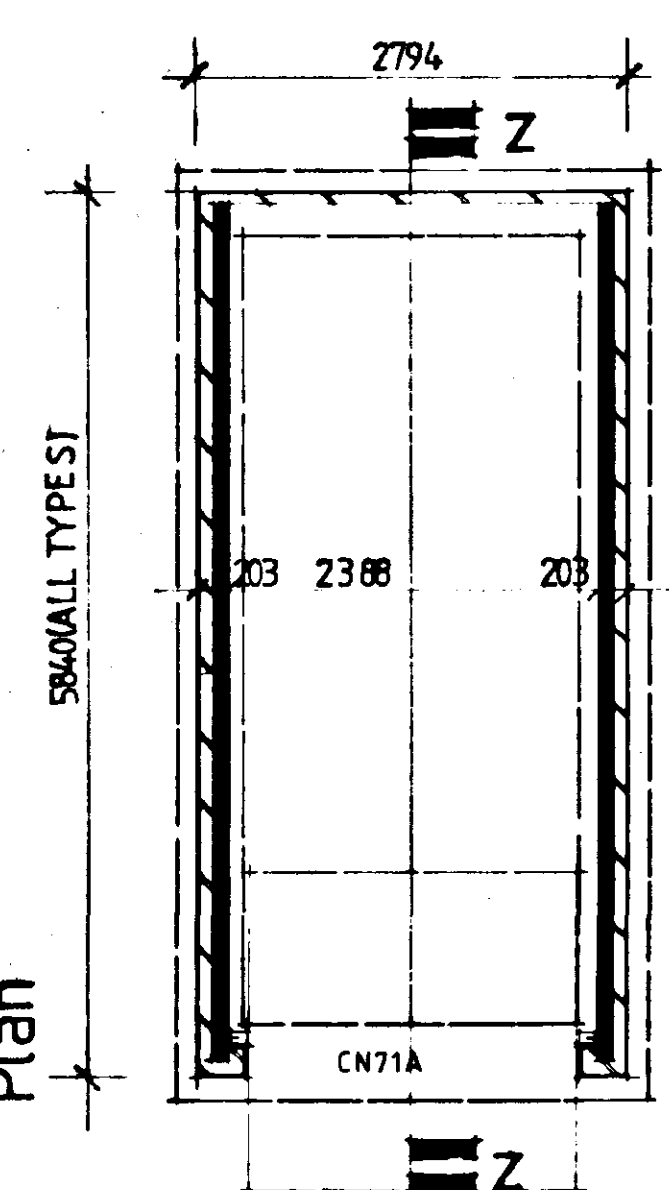
REVISIONS
Agable features changed to tile hanging, windows to be painted, finishes added to specification, specification amended, 30/3/95.
B. amended as client requested, 7/6/95.
C. Interferences updated 28/6/95.

Pts 13 + 15



WORKING DRAWING TYPE EB3A				DRAWING
1:50	1:100	SCALE	JAN. 95.	DATE
2081E/94/12 c				DRAWING NO.

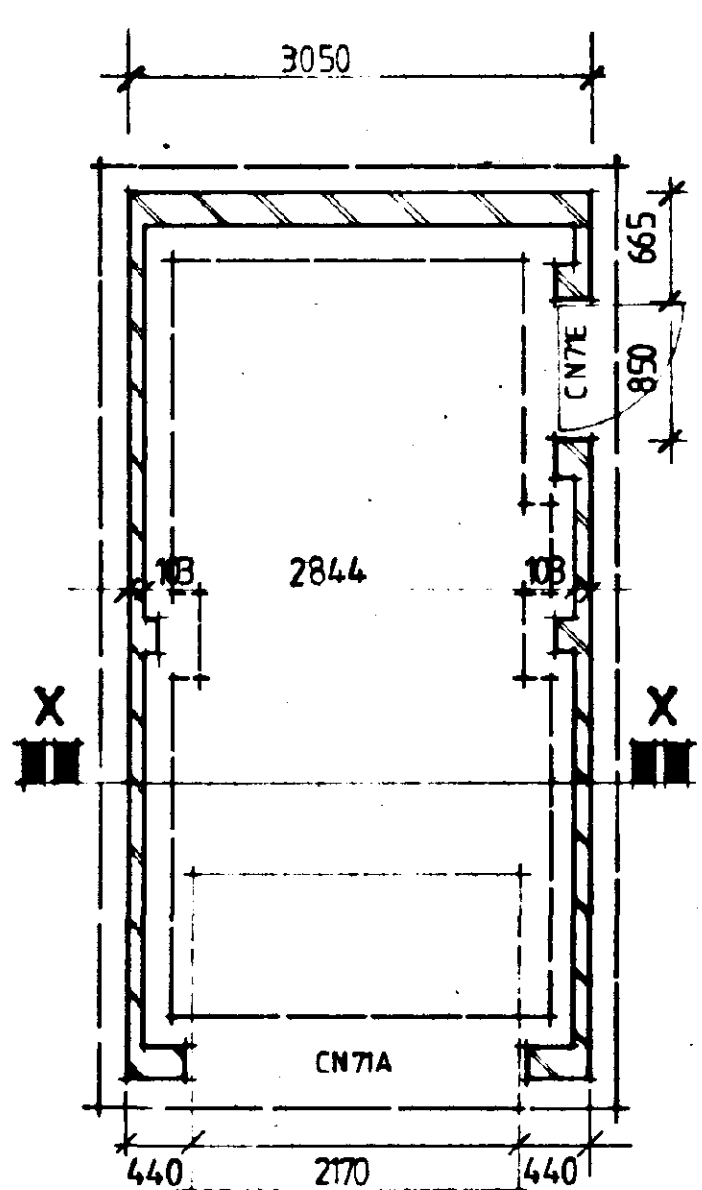
Plan



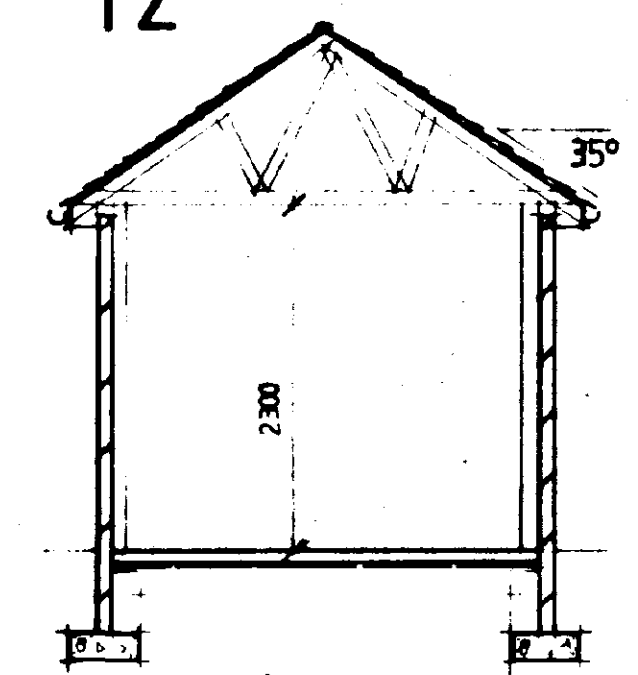
Small single garage
TYPE 1
T1

T1.1
Where ridge runs length of garage construct side walls in 103 brwk with intermediate piers as T2 front and rear walls brwk / blk 203 tk.

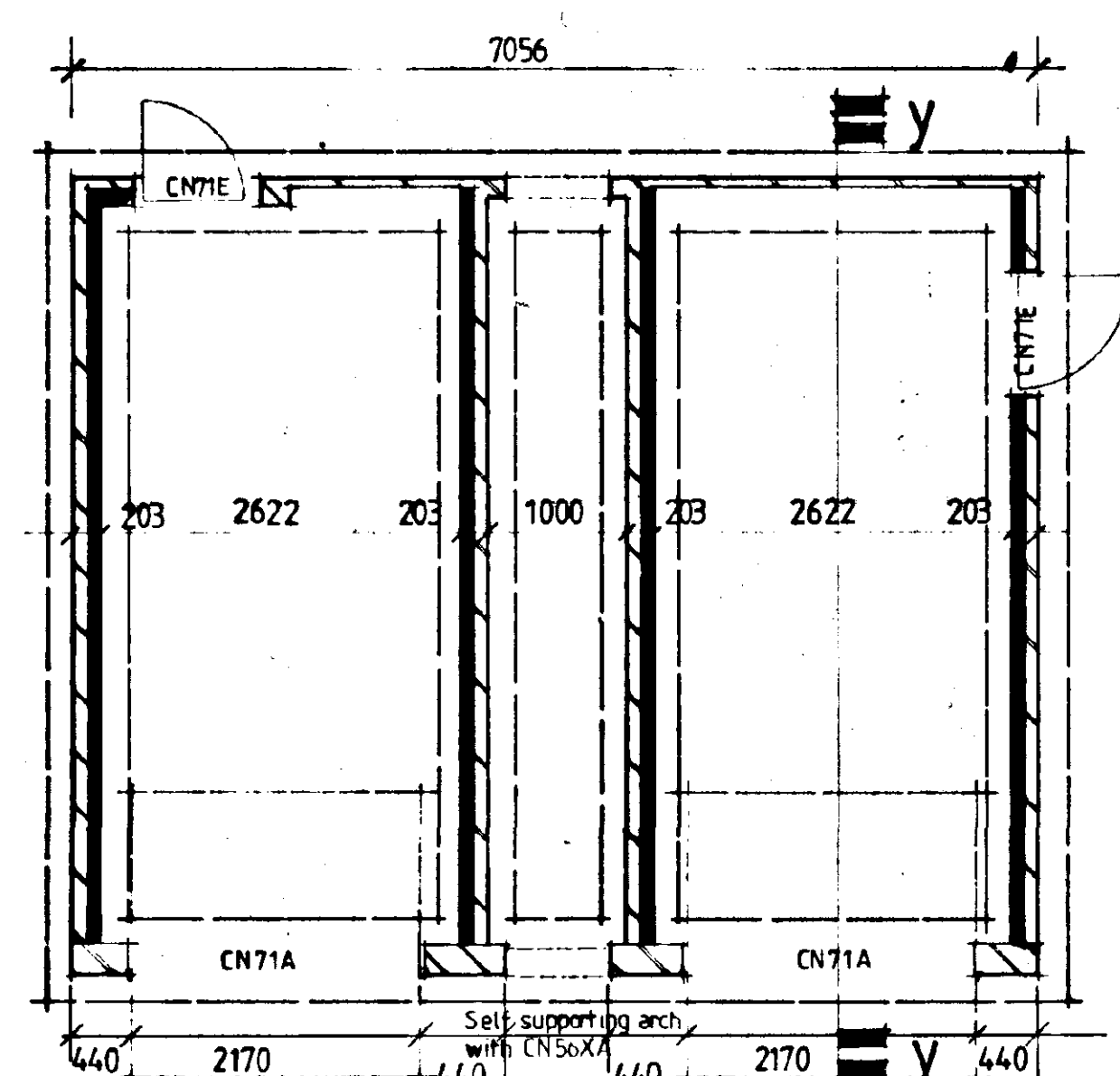
Section



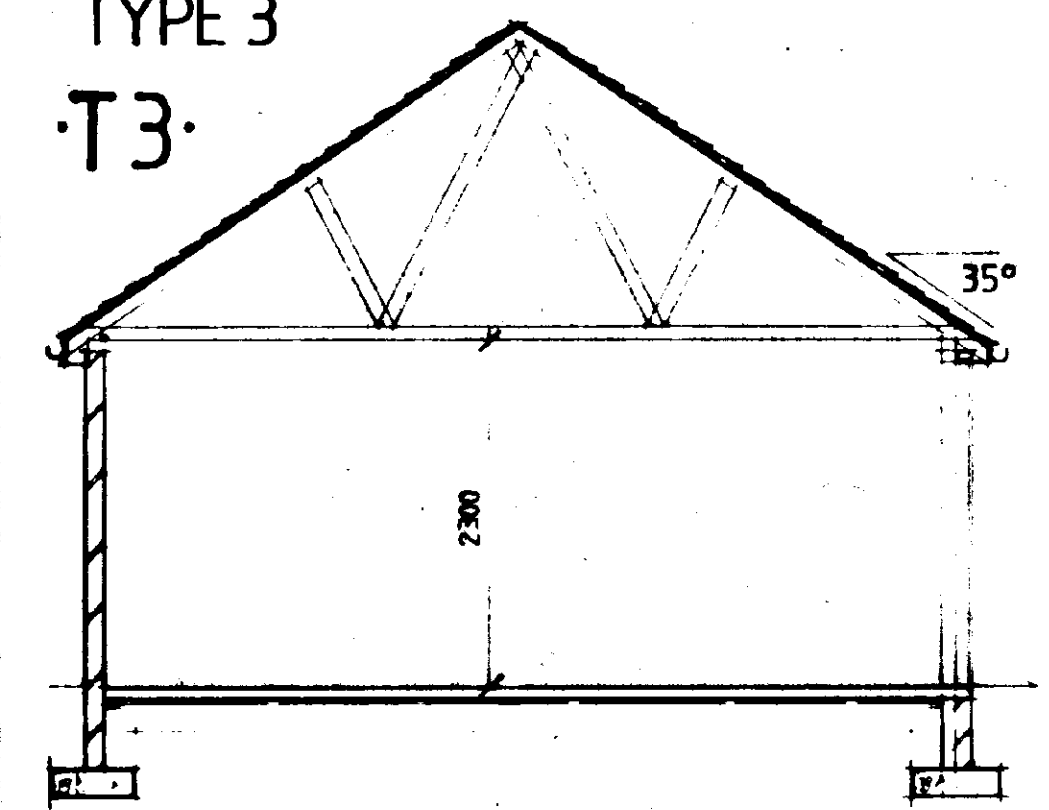
Single garage
TYPE 2
T2



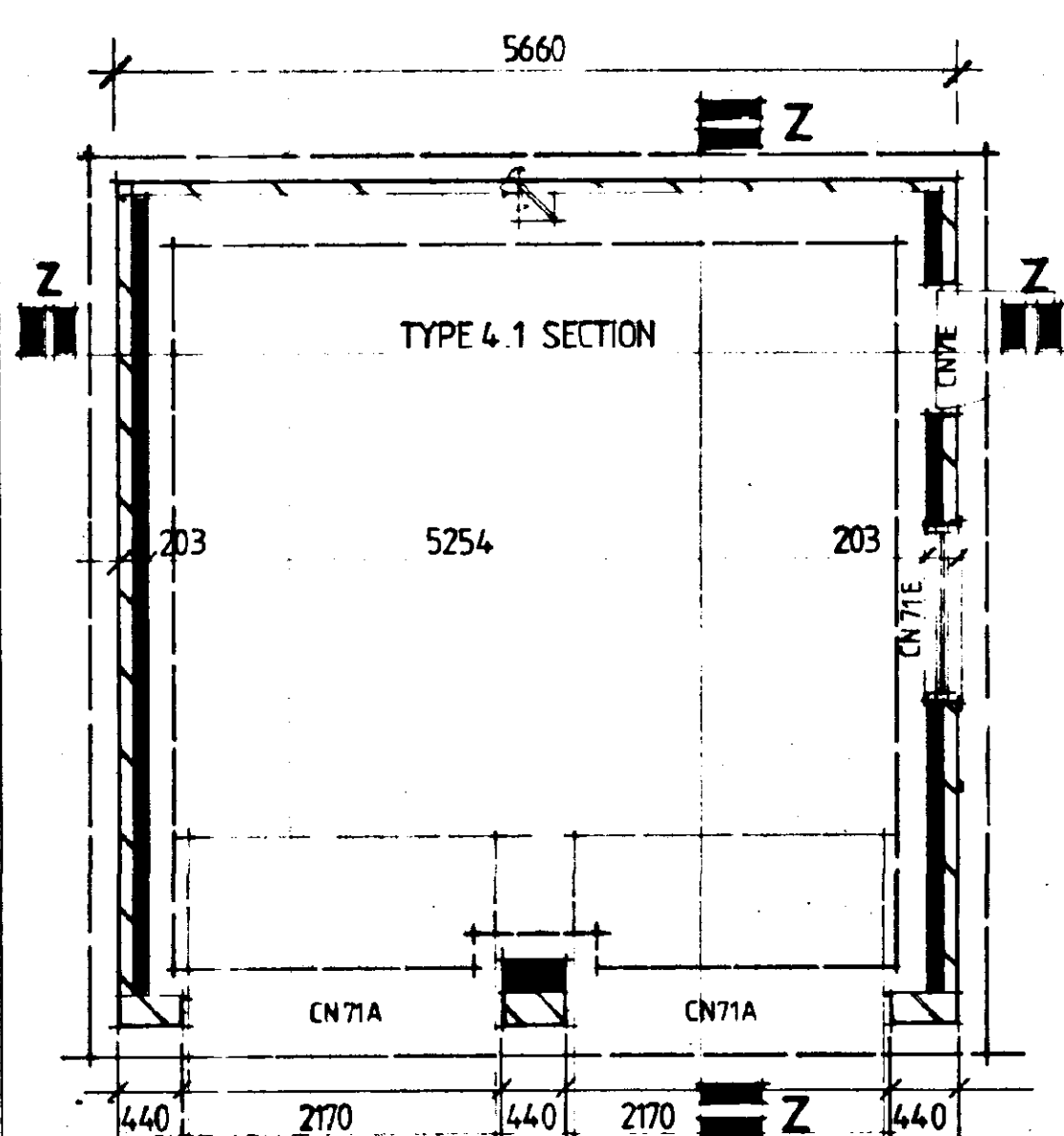
Section X-X



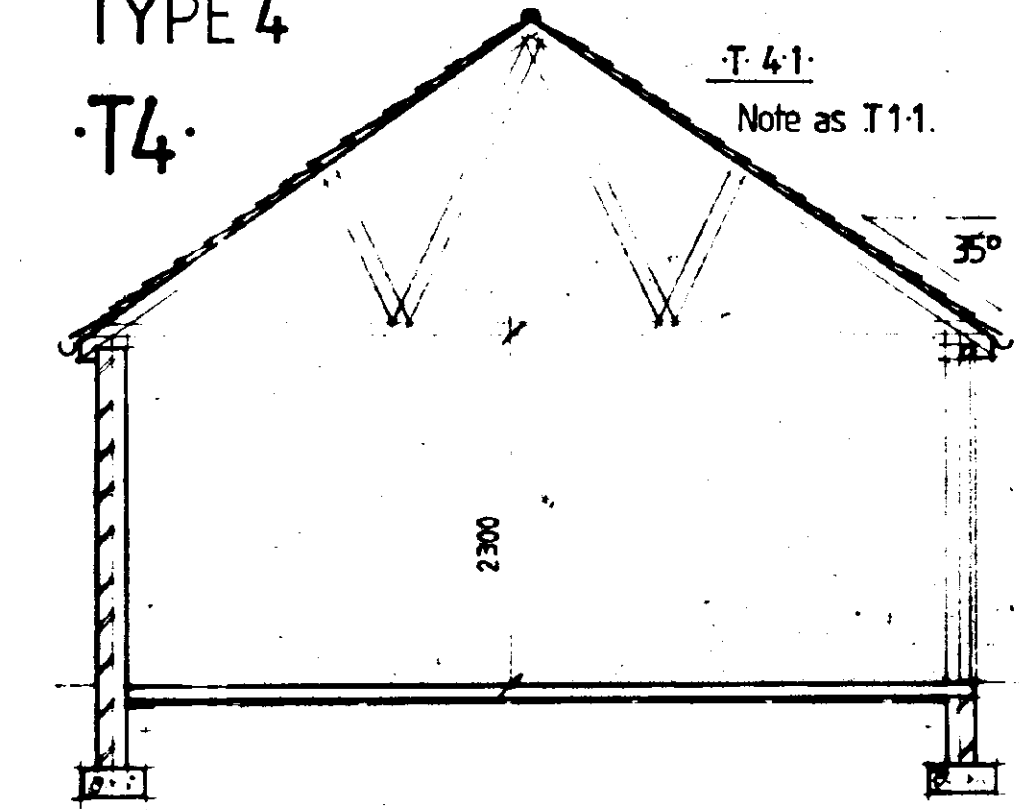
Single garage block
TYPE 3
T3



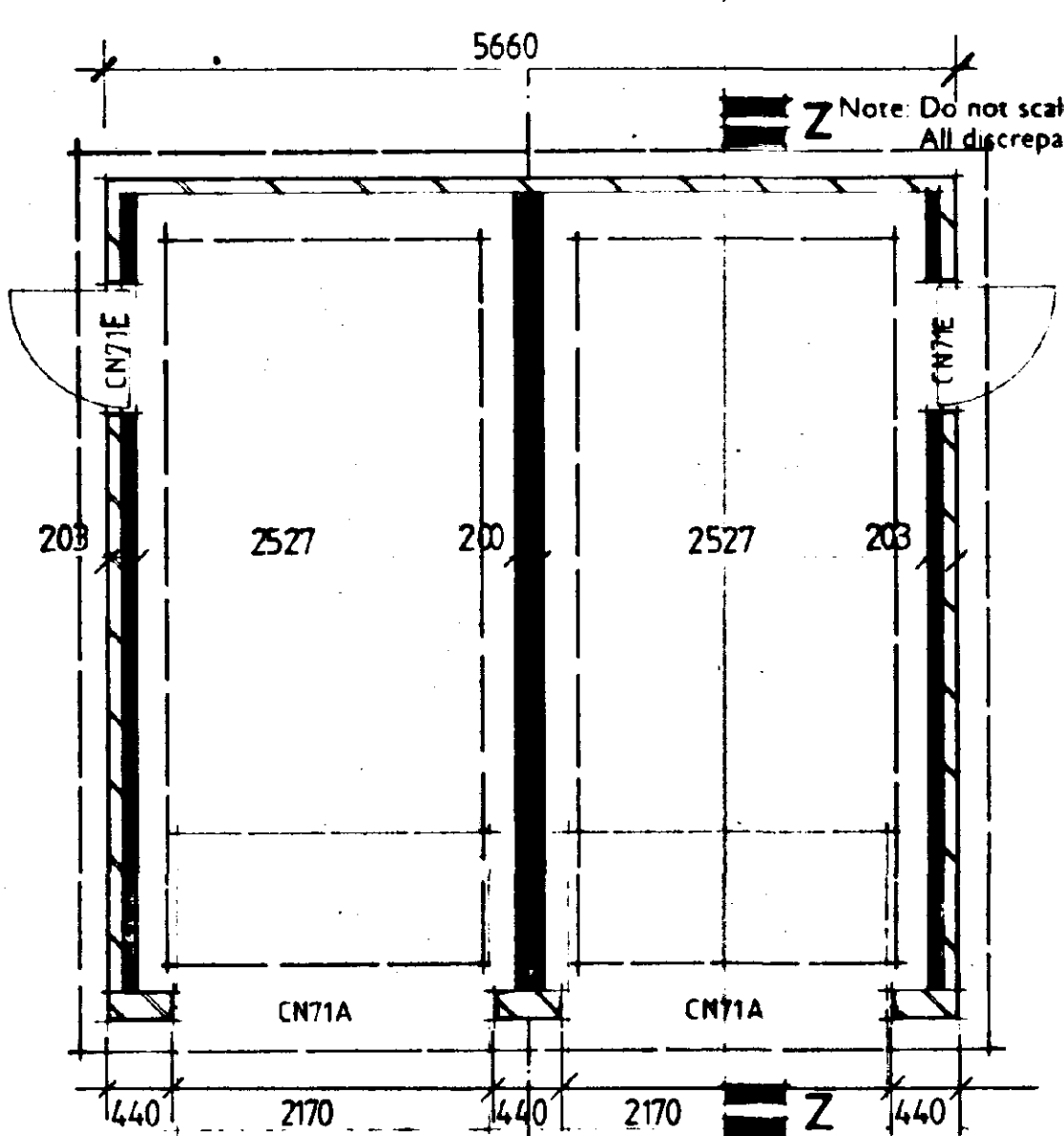
Section Y-Y



Double garage
TYPE 4
T4

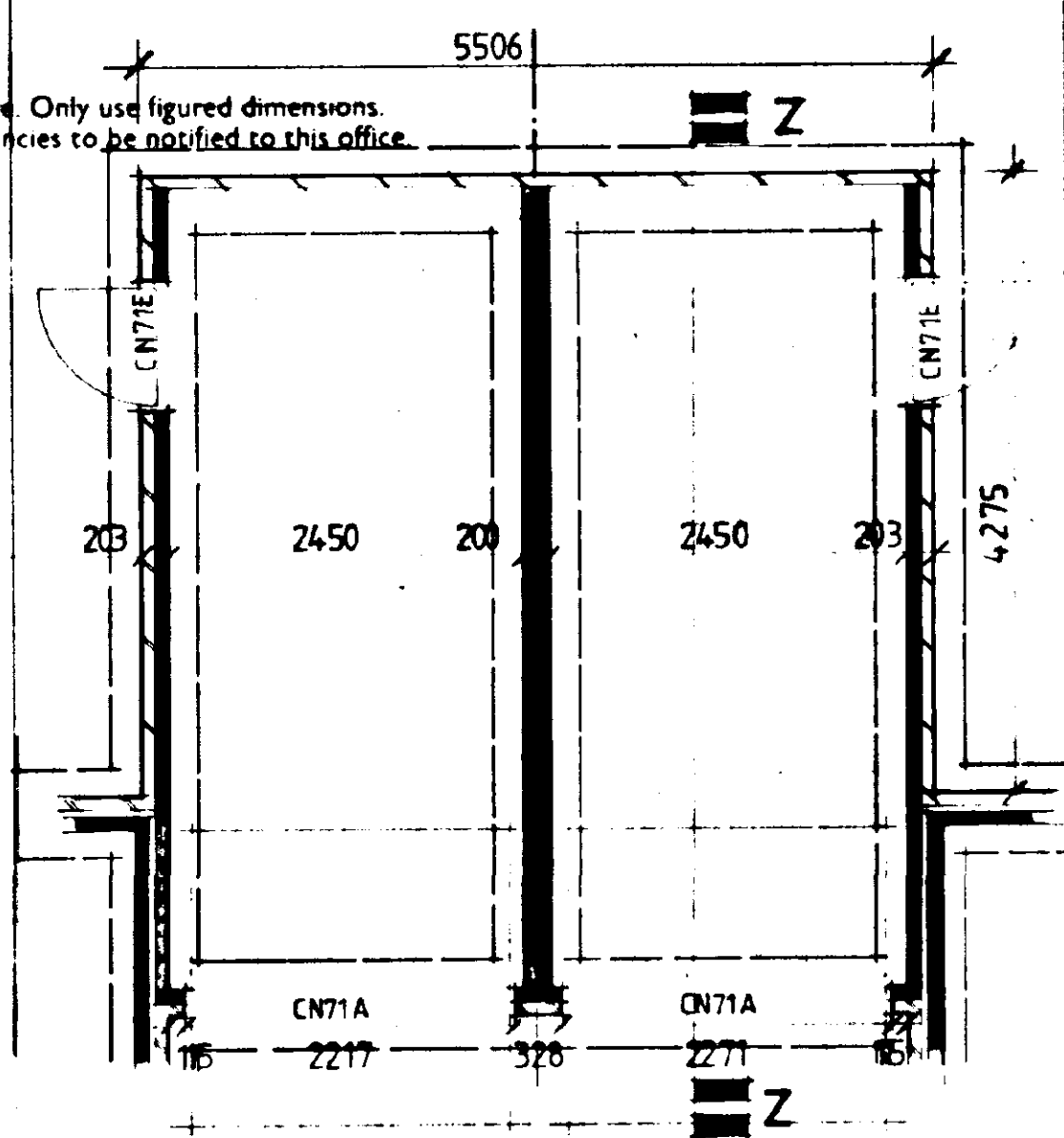


Section Z-Z



Two garage block
TYPE 5 T5

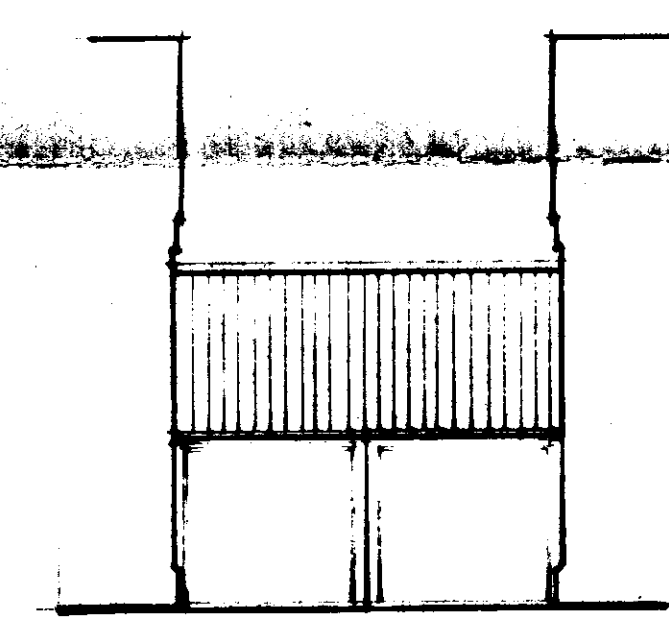
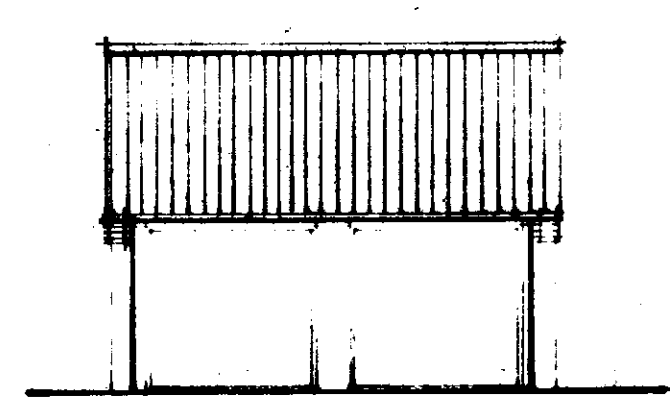
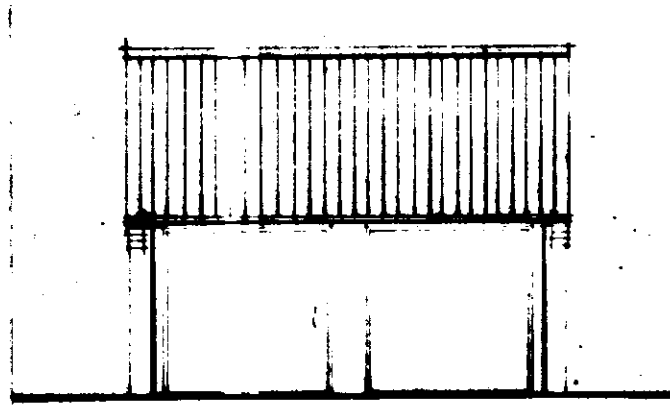
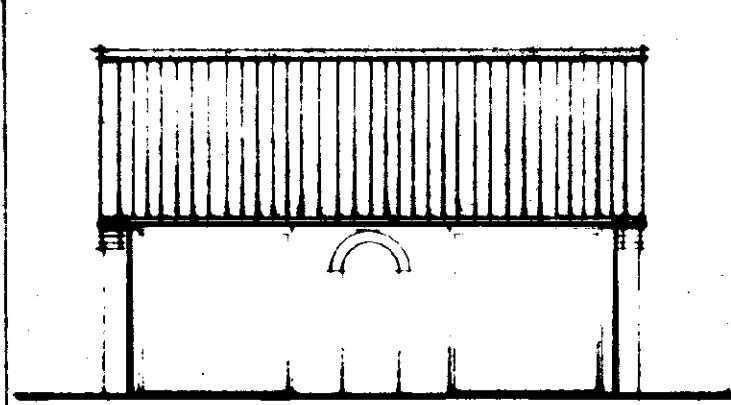
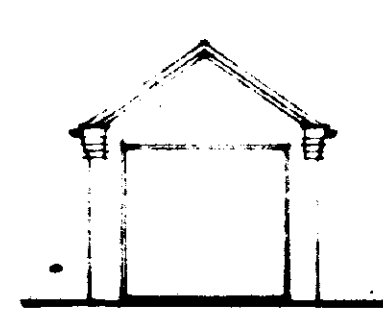
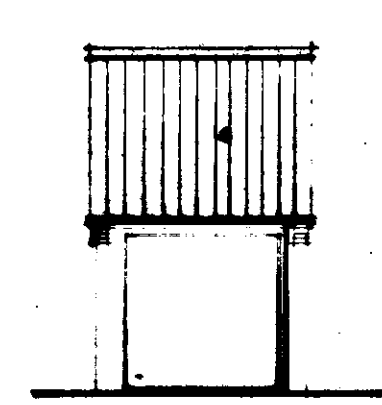
GARAGE SPECIFICATION
DRAINAGE
100mm diameter "Odom" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturers written instructions in 150mm thick granular bed and surround.
100mm diameter "Odom" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaway to be minimum 500mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.
FOUNDATION AND SLAB
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). 450 x 275mm concrete foundations to brick/block walls.
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 5328 : R18 C10P) on 300mm u.p. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.
WALLS
External Walls - 102.5mm facing brickwork to outer leaf with 100mm blockwork backing. Wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire ties at 225mm centres vertically at joints of openings.
Party Wall - Two skins of 100mm thick blockwork. Wire ties at 900mm centres horizontally and 450mm centres vertically staggered. Both skins of blockwork taken up to underside of roof construction and firestopped.



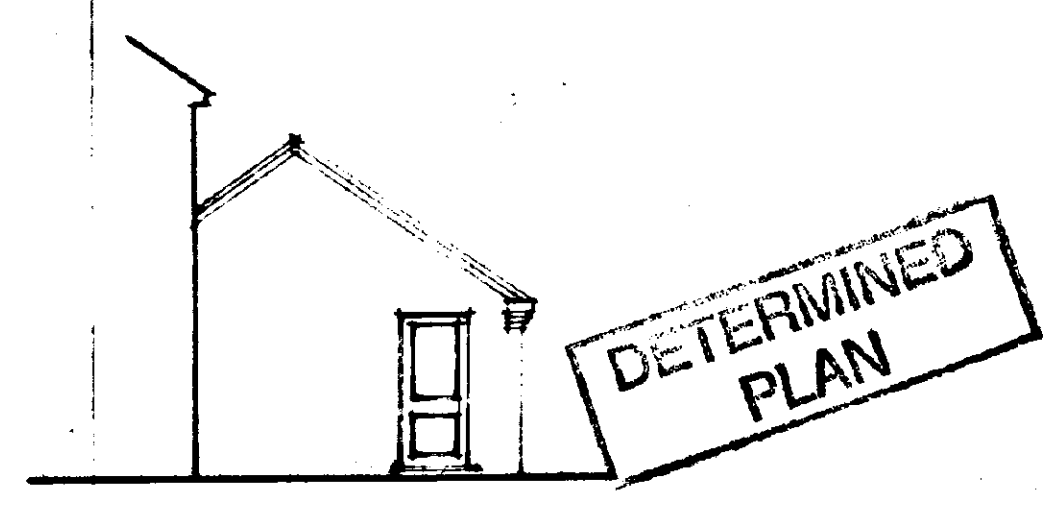
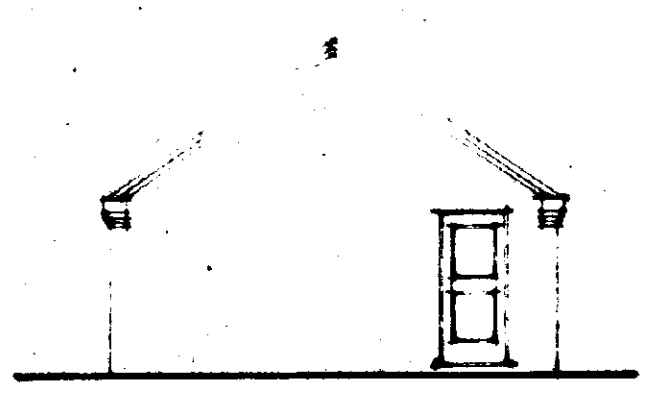
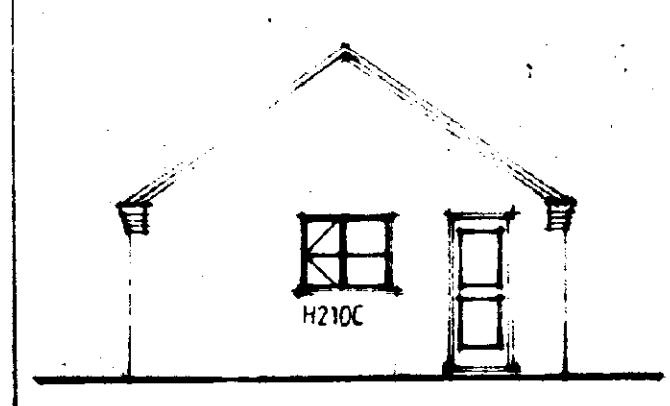
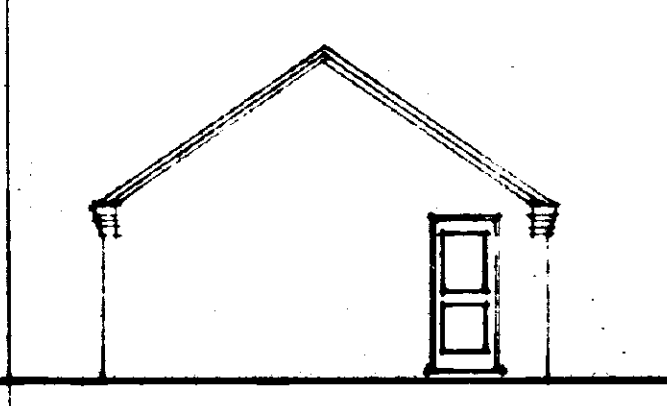
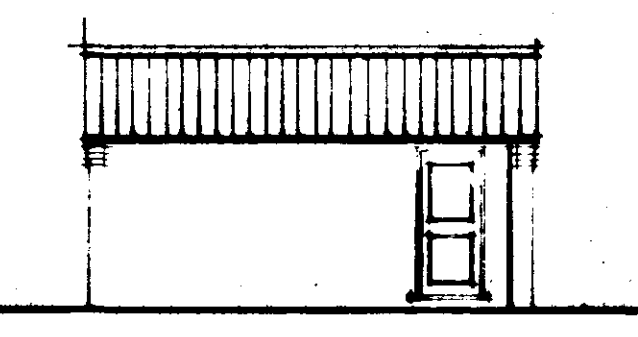
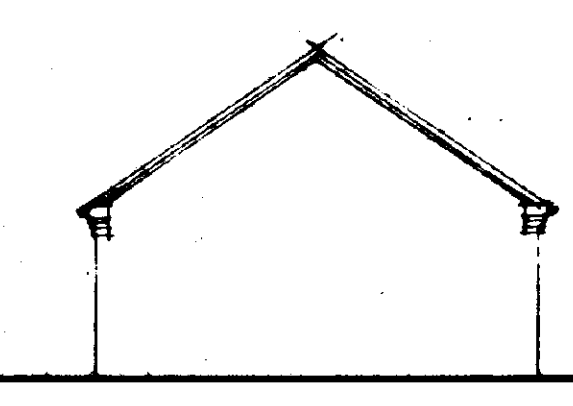
Attached two garage block
TYPE 6 T6

DOORS
Garage Doors - "Henderson" standard range as specified on elevations. 2130mm wide x 1980mm high in "Boulton & Paul" or similar approved 75 x 75mm softwood frame.
Side Door - "Crosby" standard door as specified on elevations. Stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Door single glazed in 6mm glass.
1.1.4.1. Side walls to be 102.5 brwk with intermediate piers at openings. Rear wall to be 203 brwk & blockwork.

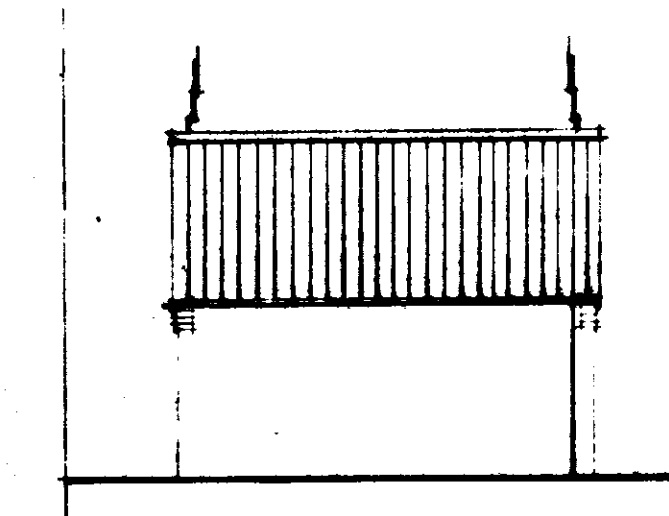
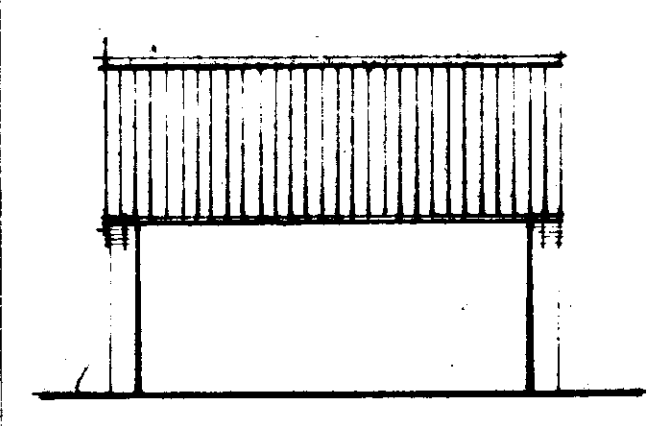
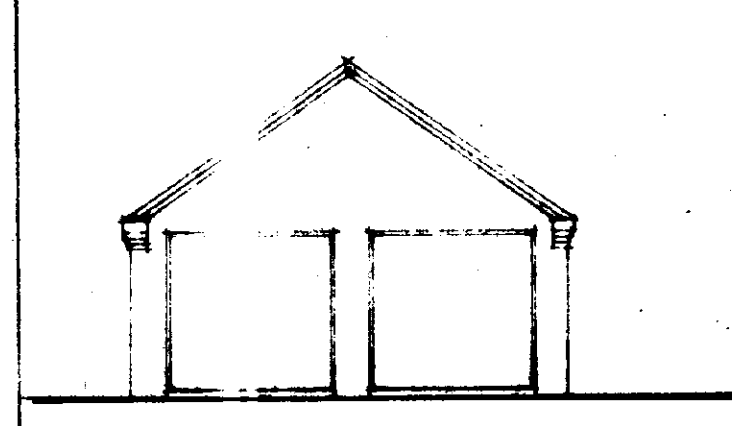
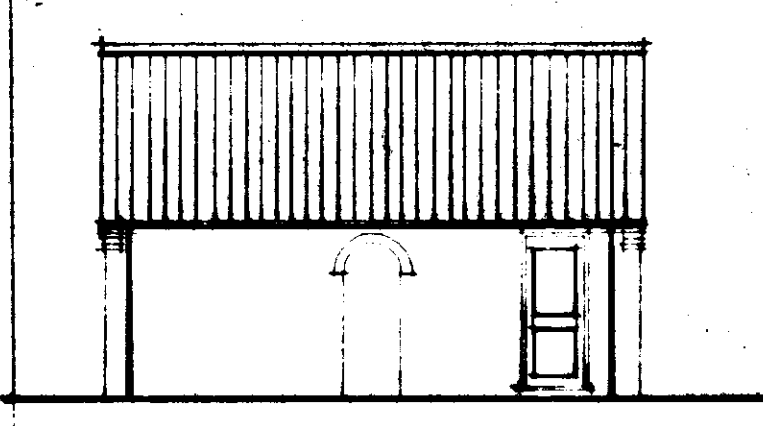
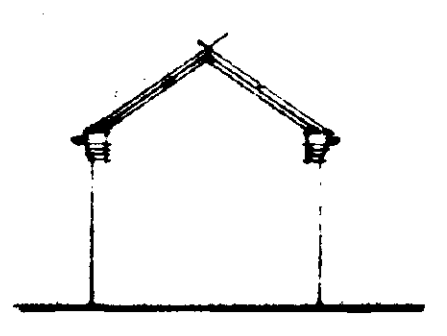
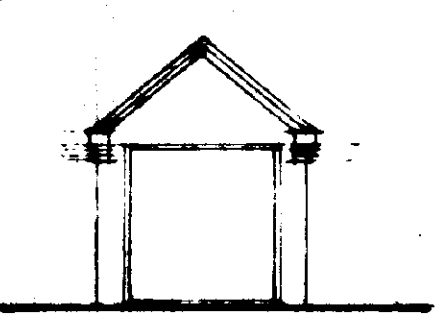
Front elevation



Side elevation



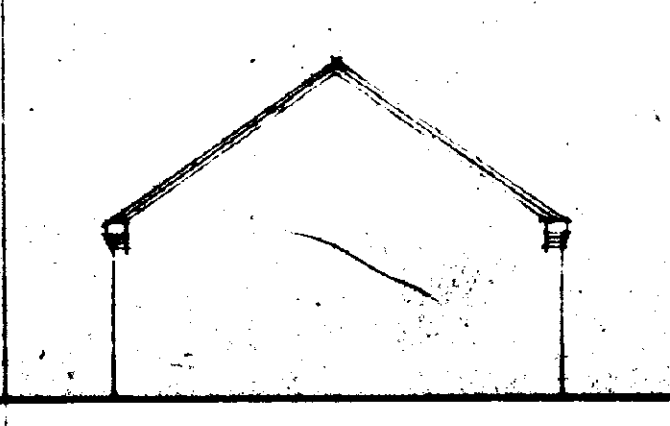
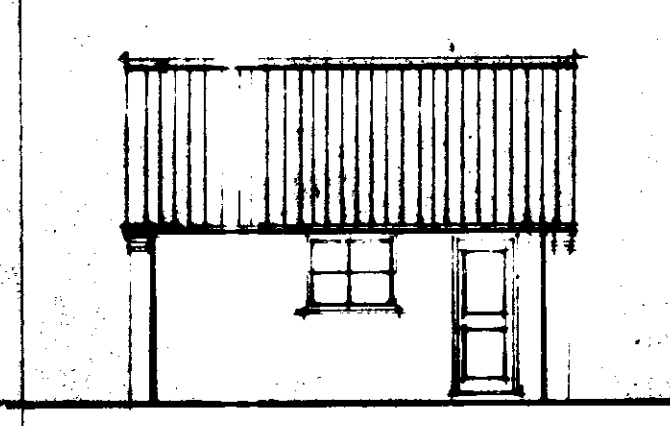
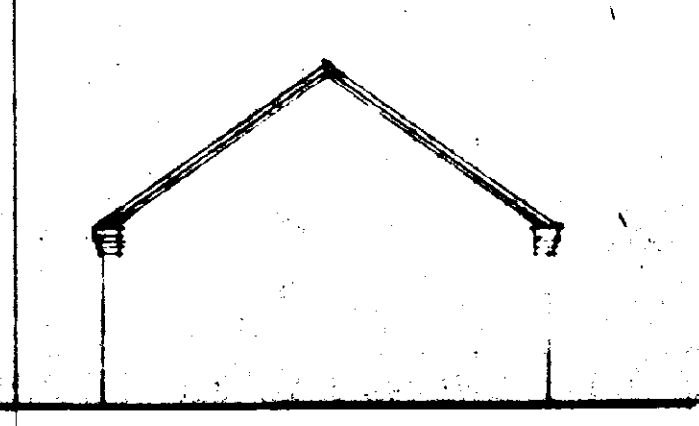
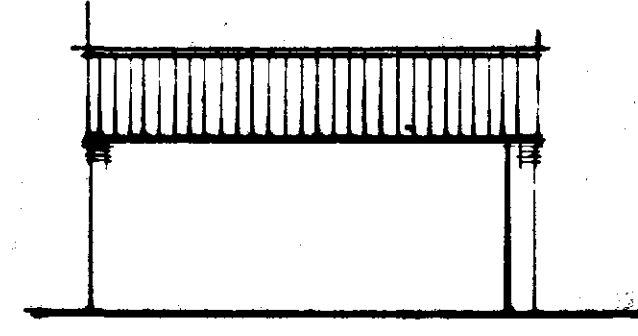
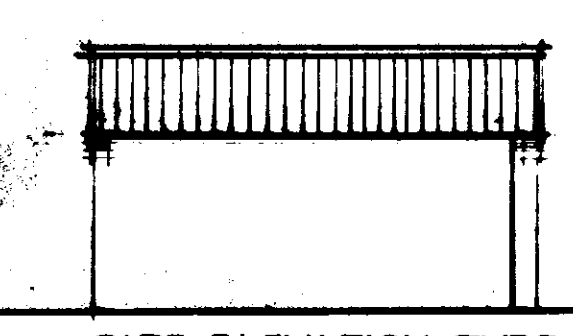
Rear elevation



FRONT ELEVATION TYPE 1.1

FRONT ELEVATION TYPE 4.1

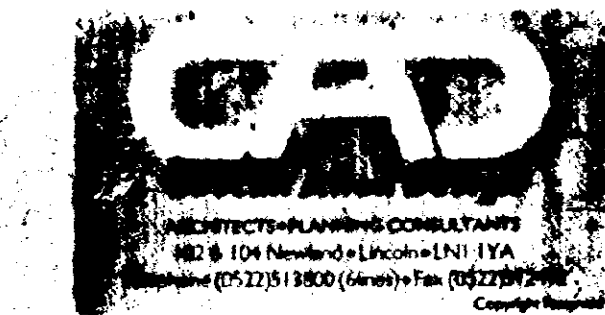
Side elevation



SIDE ELEVATION TYPE 1.1

SIDE ELEVATION TYPE 4.1

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH ST, GOSBERTON,
EASTMAN SECURITIES LTD.



STANDARD GARAGE DETAILS			
1:50 / 1:100	K.A.F.	Jan 95	RO
2081E:94:20			

SPECIFICATION

DRAINAGE

100mm diameter "Duro" or similar approved drainpipes of 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 gait collar to protect against settlement. Manholes to be "Duro" 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof the manufacturer's approved vent terminating with flexible pipe connector. All other soil pipes to be fitted with "Huntley Hoovers" or similar approved air admittance valve. Internal soil pipes to be bored 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 air tight waste adaptor connected to a trap.

Wastes:
W.C. - 100mm diameter "MultiWaste" 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 "Duro" or similar approved uPVC half round gutters with 63mm diameter 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 AND SLAB

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). 800 x 225mm concrete foundations to external walls. Install A12 mesh within slab, minimum 450mm wide beneath internal non-load bearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick acid/cement screed (83) on 125mm thick concrete slab to BS 5328 pt. 1, tables 5 & 6. N.B.C. Standards section 21/1, B1 table, on 38mm thick "Jedifit" floor insulation or similar on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

WALLS:

External Walls

102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Dritterm" or similar approved insulation, 100mm thick blackwork 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 joints of openings. Incorporate damp proof courses and cavity trays to head all external openings. Cover closed off openings by "Thermobats" or similar cavity closer to achieve 12 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotvic" combined metal/insulate as specified on plans with minimum and 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 stude of 800mm centres on 75 x 50mm softwood bearing plates on 2 no. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 3.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (rel. internal cavity walls and party walls).

WINDOWS AND DOORS

"Boulton and Paul" standard joinery windows or similar as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 4mm units. Doors front and back double glazed as windows. Patio doors double glazed in 4mm units and to have minimum 10,000mm sq. operable vent. All windows to have right vents.

FIRST FLOOR

18mm thick moisture resistant tongue and grooved chipboard grade 1/1 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 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 223mm with pitch of 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 tarred softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 800mm centres, windroof 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 nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood batten over ceiling joists from eaves to batters at 30 deg. 100 x 25mm softwood longitudinal batters at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 50mm 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.

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 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 4000mm sq. ventilation to right vents.

CANOPY

150mm H.C. Code 5 lead flashing and D.P.C. with Cavity Tray to all roof abutments.

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 naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicle access.

GARAGE SPECIFICATION

FOUNDATION AND SLAB

To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) or as follows:

GROUND FLOOR CONSTRUCTION

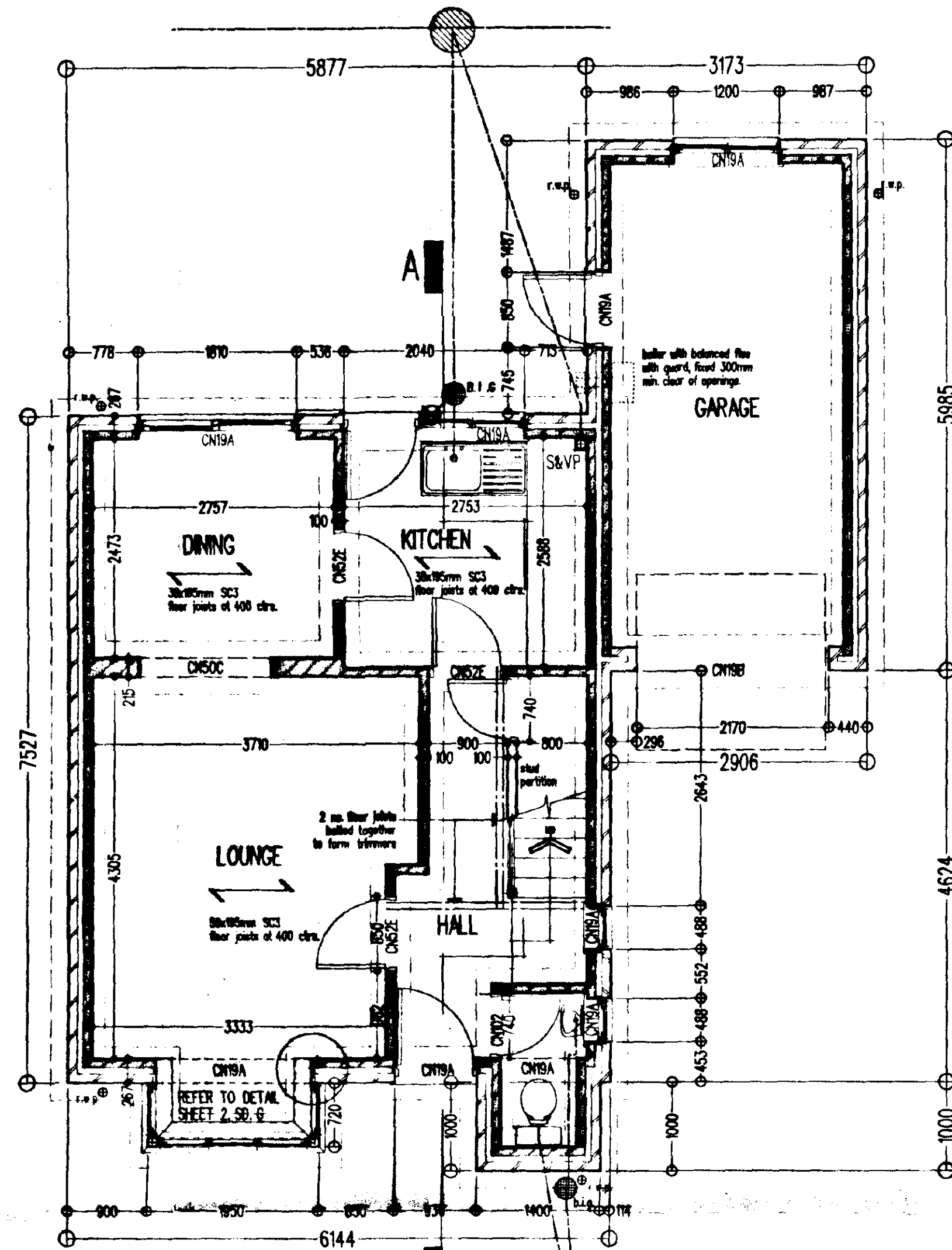
100mm thick concrete slab (BS 810 - Min C20P) on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

DOORS

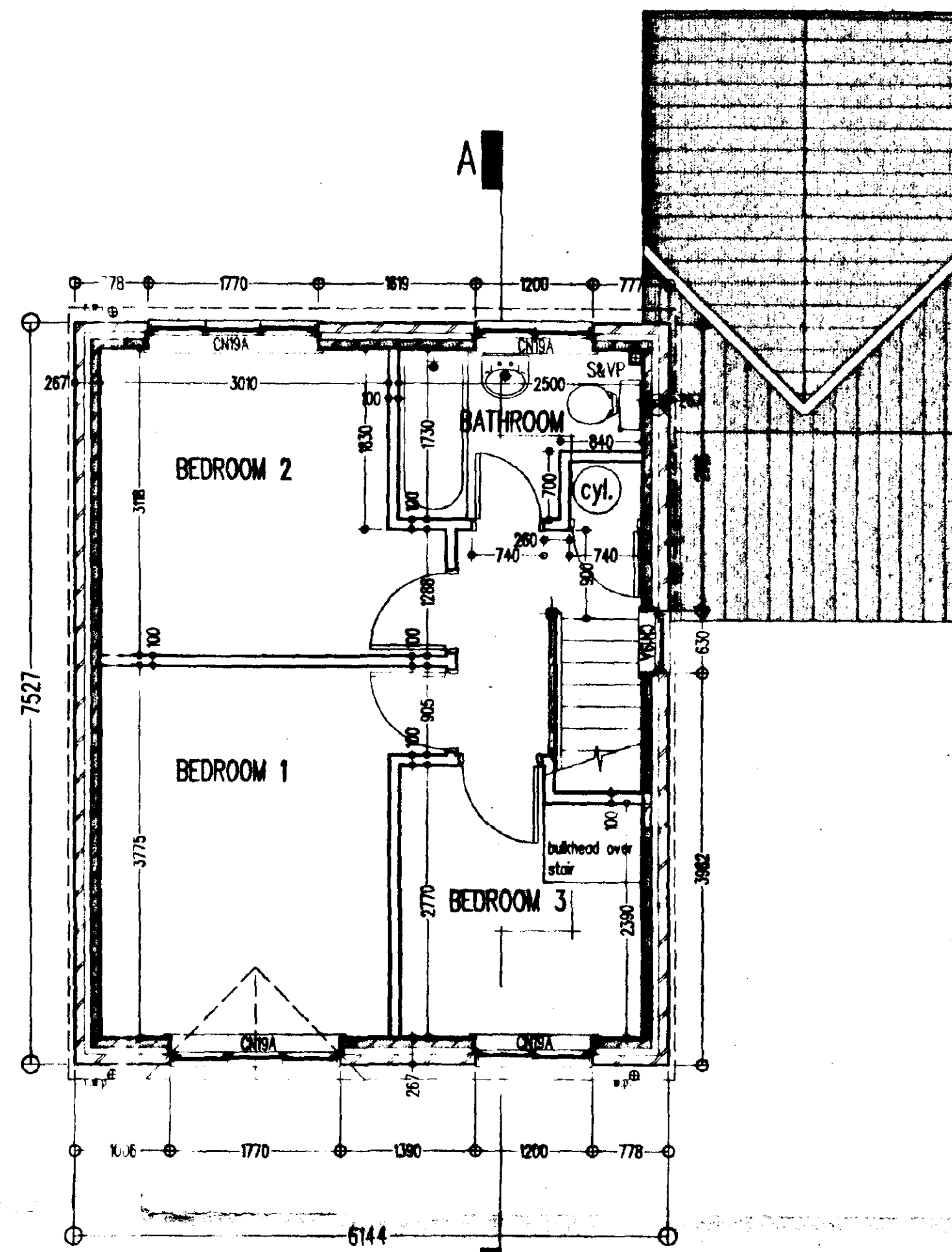
Garage Doors by approved manufacturer 2134mm wide x 1981mm high in "Boulton and Paul" or similar approved softwood frame.

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.



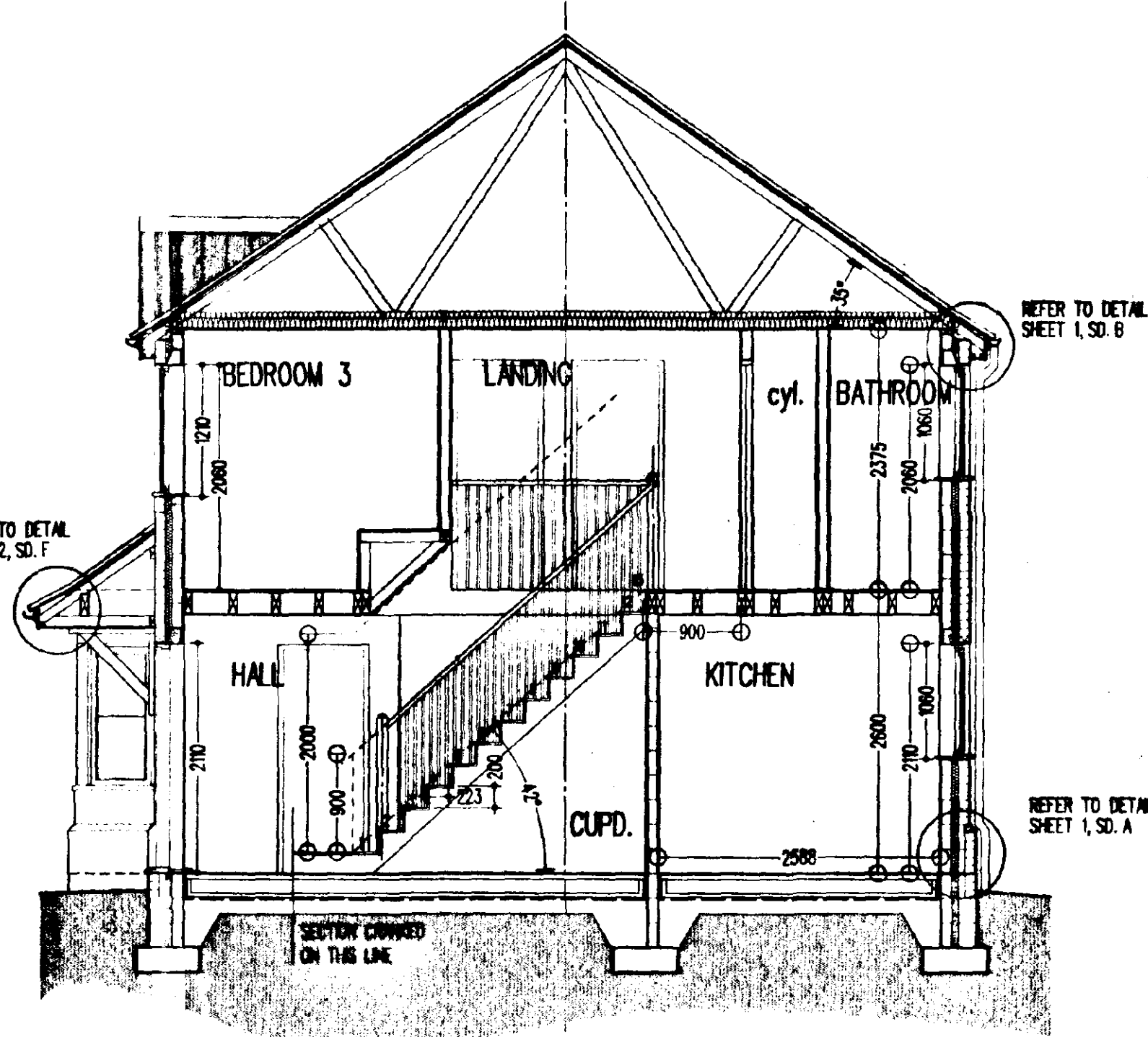
GROUND FLOOR PLAN



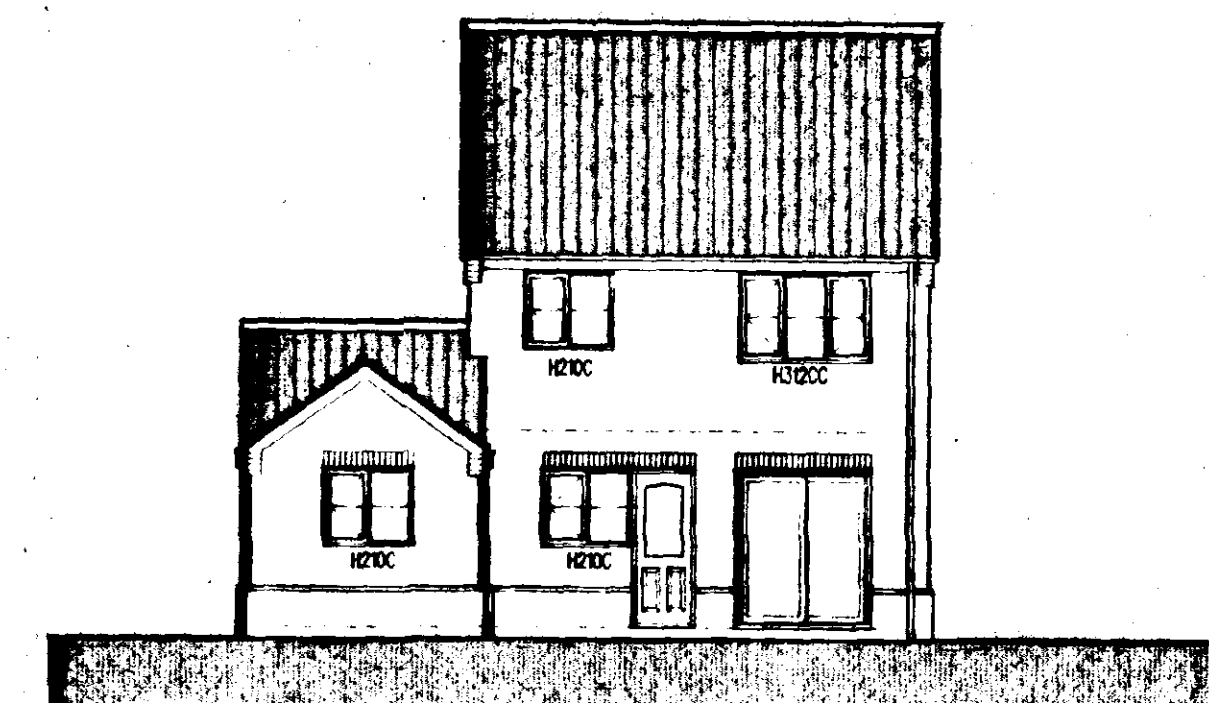
FIRST FLOOR PLAN



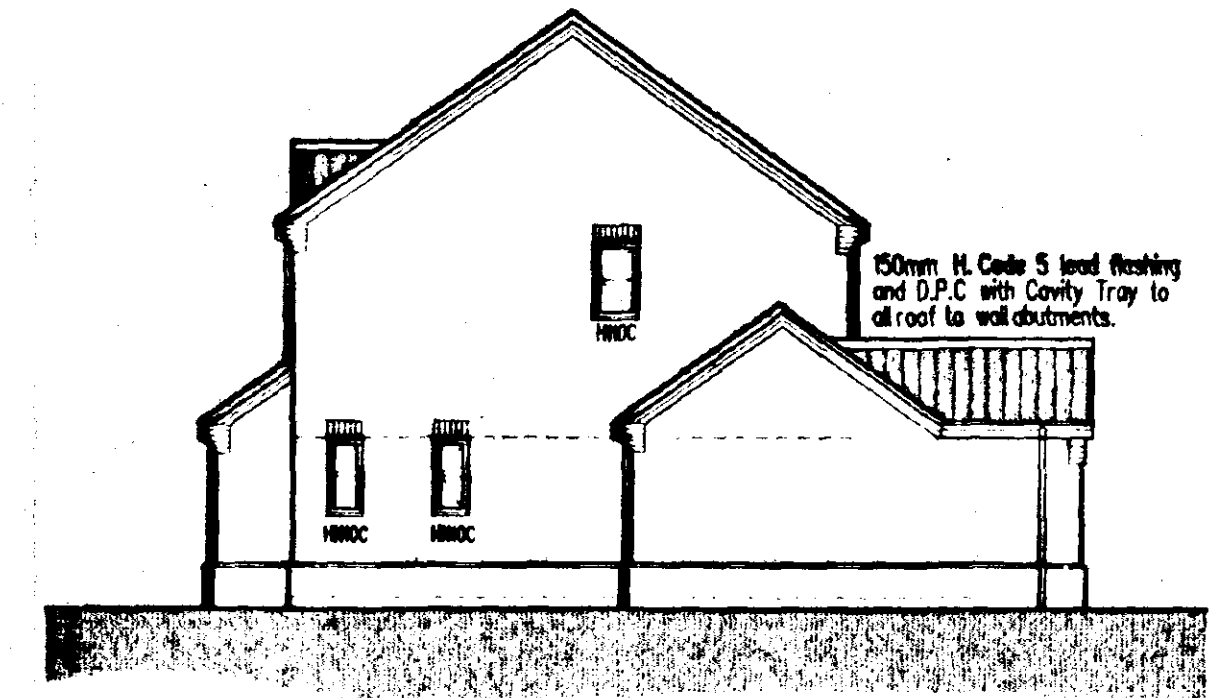
FRONT ELEVATION



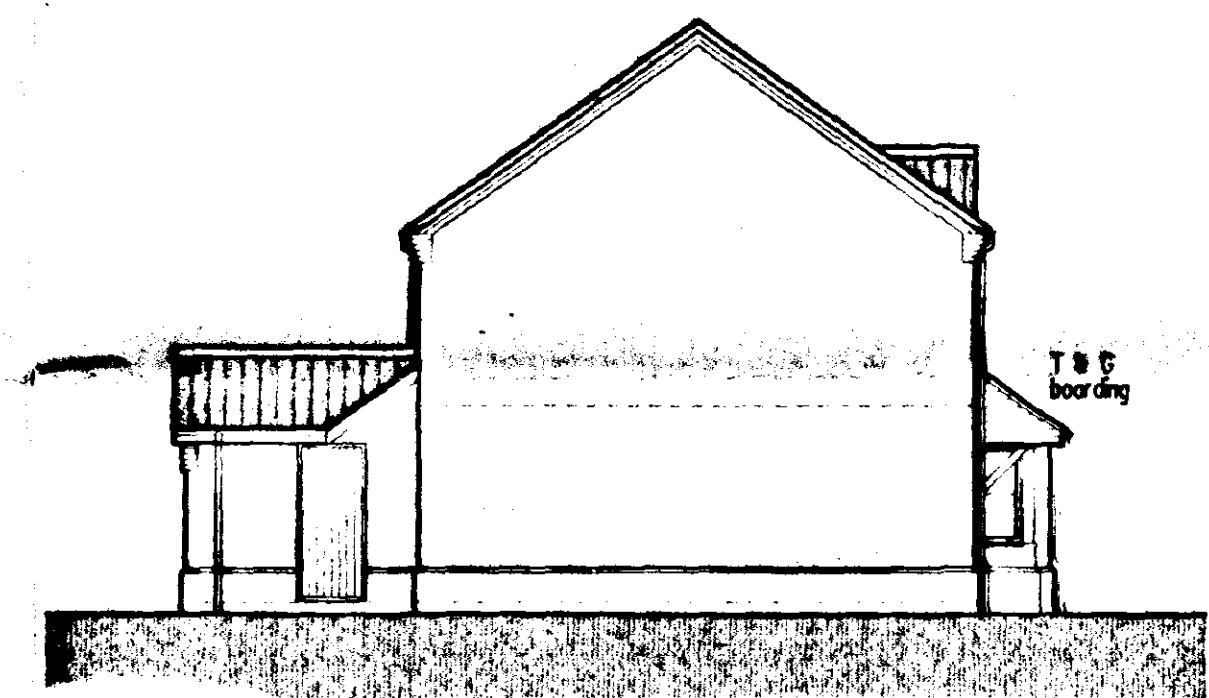
SECTION A - A



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

REFERENCES:

ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.

DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:

- denotes mechanical extract positions
- all external dimensions taken above pinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of pinth brickwork.

REVISIONS

- A. gable features changed to tile hanging, windows to be painted, finishes added to specification, specification and front door & garage door amended. 31/5/95.
- B. amended as client requested. 7/6/95.
- C. Interferences updated. 26/6/95.

THE KEEPER
EH3E

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

CAD
COSTAN ARCH DESIGN
62 & 104 NEWLAND, LINCOLN LN. L7A
0522 513800

WORKING DRAWING TYPE EH3E

1:50 1:100 SCALE JAN 95

2081E/94/15c

SPECIFICATION

DRAINAGE
100mm diameter "Duro" 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 lintol over with compressible gait collar to protect against settlement. Manholes to be "Duro" or similar approved 450mm diameter uPVC universal inspection chambers, 1050mm diameter if insert extends 1000mm below ground level. Surround in 50mm 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof like manufacturer's approved vent terminus with flexible pipe connector. All other soil pipes to be fitted with "Hunter Douvres" 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 Sill Gully or a double sealed air tight waste adaptor connected to a trap.
Wastes:
W.C. - 100mm diameter "Mittibank" 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 "Duro" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB
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. Install AH2 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (BS) on 125mm thick concrete slab to BS 5328 pt. 4, tables 5 & 6. W.H.C. Standard section 211 / B1, table 5 on 38mm thick "Jobite" floor insulation or similar 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 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermobreak" or similar cavity closer to achieve 12 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotcrete" combined metal/foam as specified on plans with minimum and 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 800mm 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 5.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (ref. internal cavity walls and party walls).

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

FIRST FLOOR
18mm thick moisture resistant tongue and grooved chipboard grade B18 throughout to BS 5869 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 both. Where floor joists span over 2500mm install herringbone strutting at centre points.

STAIRCASE
"Barton and Paul" or similar approved standard timber construction - 900mm wide, rise 200mm, going 225mm with pitch of 42 deg. minimum headroom of 2000mm measured vertically from pitch line of nosings. Handrails 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 (landed) 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 batten secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down and lapped in 75mm. All gables, fix 30 x 5mm mild steel straps to 3 no. rafters/joints at maximum 2000mm centres turned down 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 batten 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 18mm exterior quality softwood fascia. 6mm thick W.B.P. exterior quality plywood soffit with equivalent to 10mm side continuous air gap for roof void ventilation with approved insect mesh.

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.

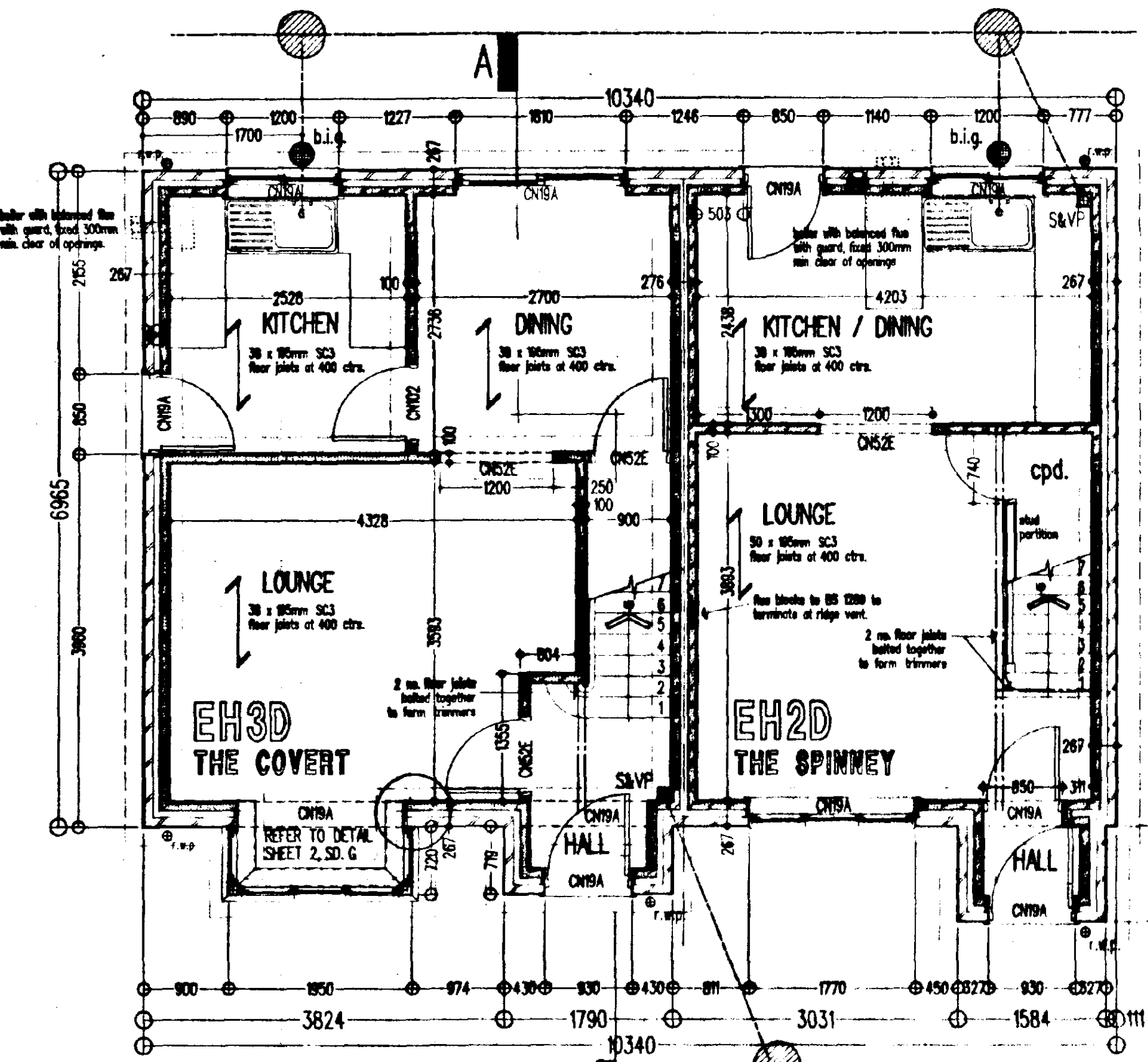
VENTILATION
Kitchens to have mechanical extract as indicated, minimum capacity 80 L/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 4000mm sq. ventilation to night vents.

CANOPY
Ties as specification on 25 x 38mm (landed) softwood battens on unobstructed 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 tongued and grooved boarding. Calves brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING
All glazing located in critical zones (Approved Doc W 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 naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store (total capacity 1.75m³) to be provided and vented to exterior air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

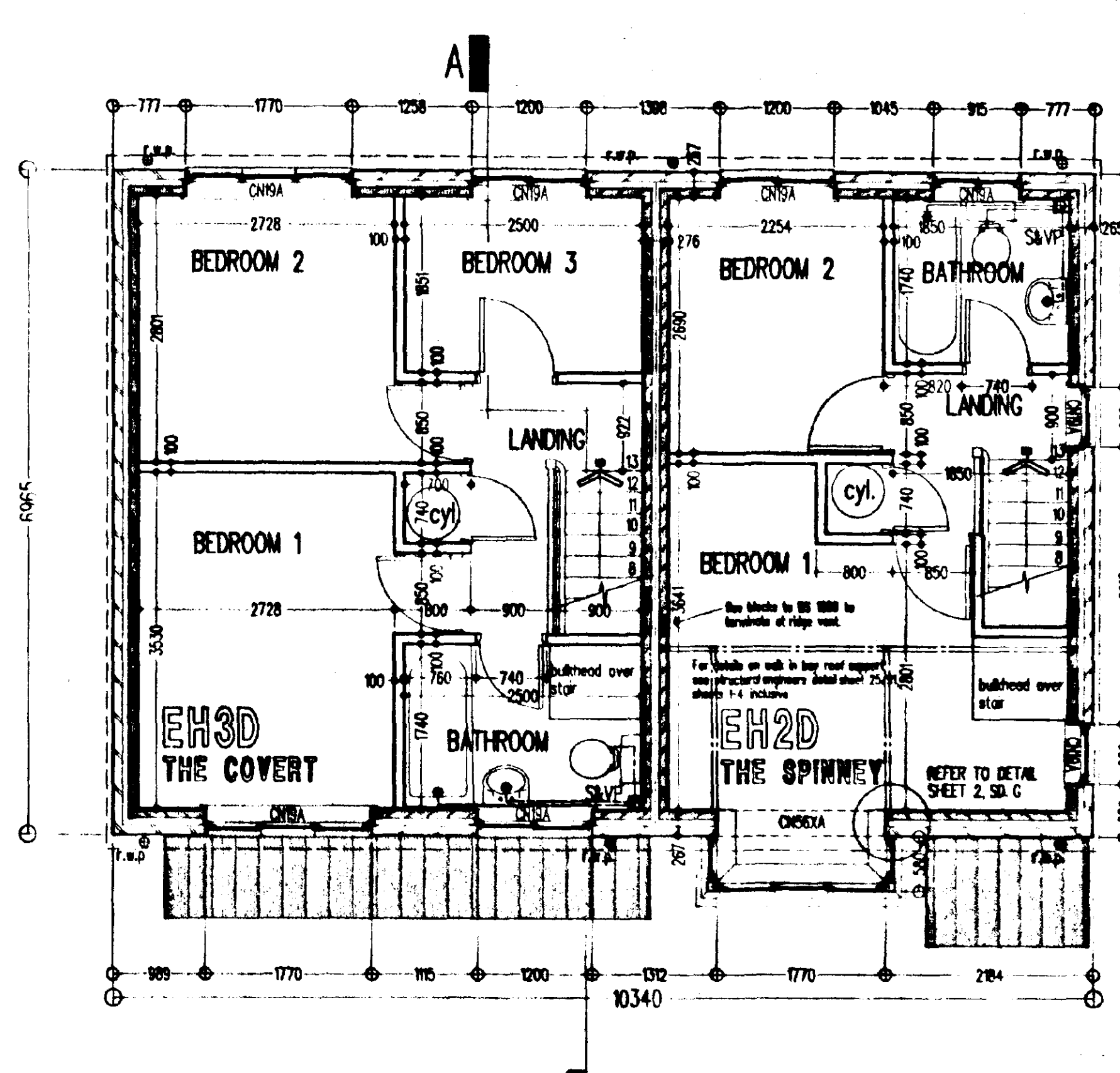
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



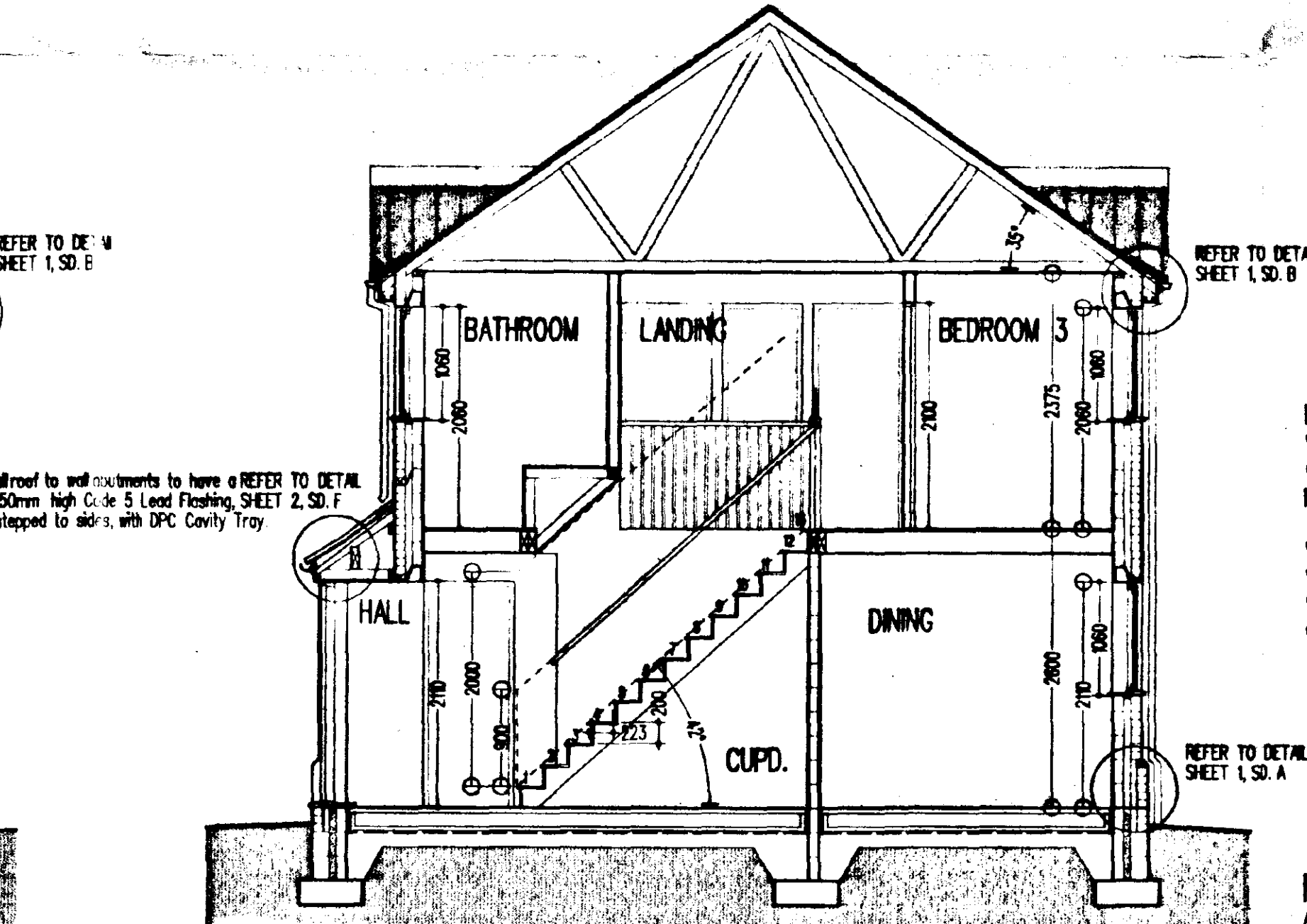
GROUND FLOOR PLAN



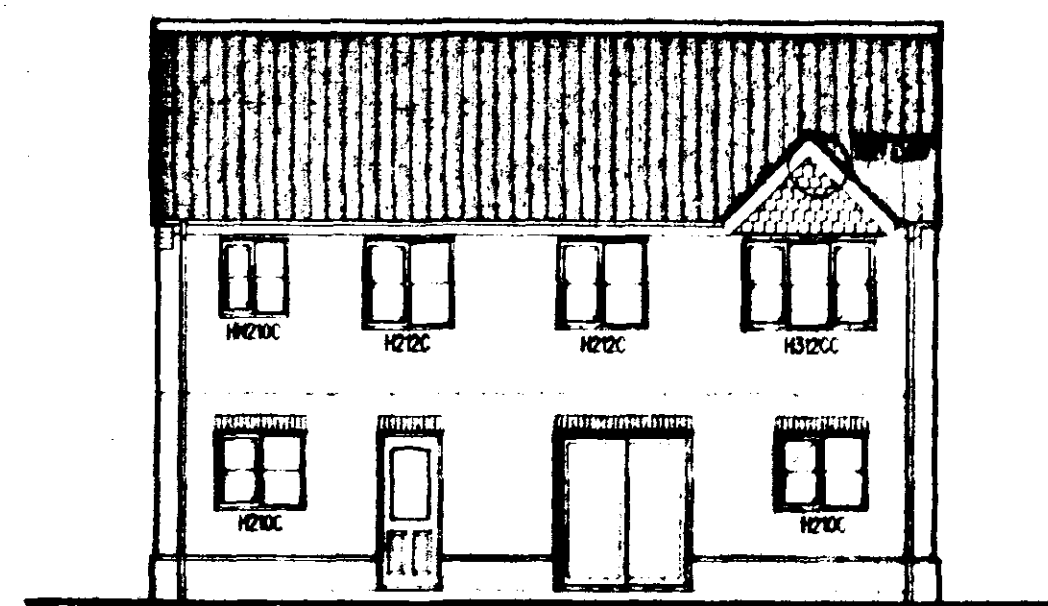
FRONT ELEVATION



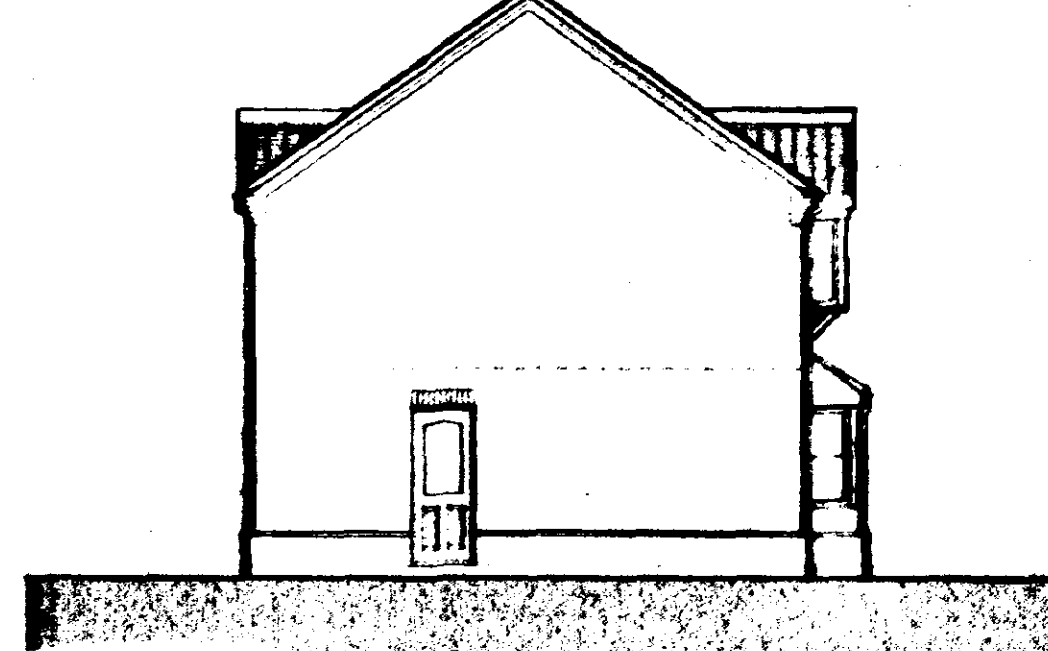
FIRST FLOOR PLAN



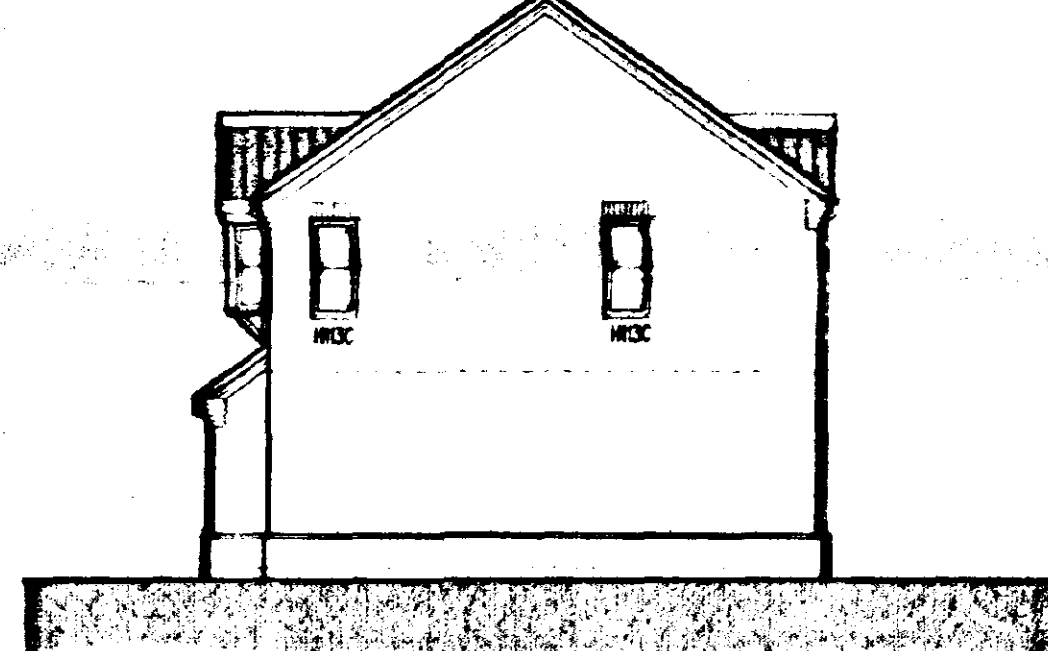
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

- REFERENCES:**
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

- NOTES:**
• 50 denotes mechanical extract positions
• all external dimensions taken above plinth level.
• internal door openings to suit grounds to achieve full architrave moulding around
• all cavities in external walls to be min. 65mm.
• brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS
A gable features changed to tile hanging, windows to be painted, finishes added to specification & garage specification omitted, specification amended 30/5/95.
B amended as client requested 7/6/95.
C interferences updated. 26/6/95.

THE COVERT / THE SPINNEY
EH3D / EH2D

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD Pkts 3, 4



WORKING DRAWING TYPE EH3D / EH2D			DRAWING
1:50	1:100	JAN 95	DATE
2081E/94/13 c			DRAWING NO.

SPECIFICATION

DRAINAGE

100mm diameter "Osmo" 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 lintol over with compressible gait collar to protect against settlement. Manholes to be "Osmo" 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof line manufacturer's approved like vent terminated with flexible pipe connector. All other soil pipes to be fitted with "Hunter Douvres" or similar approved air admittance valve. Internal soil pipes to be bored out with 12.5mm plasterboard and skim on 25 x 30mm softwood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double sealed air tight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Huntaluk" 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 "Osmo" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

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. Install A42 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. N.B.C. Standards section 2-1 / B1, table.

on 38mm thick "Jobite" floor insulation or similar 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 "Thermobate" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Colonic" 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 blackwork 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 blackwork to be minimum 3.5w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (Ref. internal cavity walls and party walls).

WINDOWS AND DOORS

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

FIRST FLOOR

18mm 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 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 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 22.5mm 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 tapered softwood battens on approved reinforced roof 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 nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to busses. 100 x 25mm softwood backing over ceiling joists from eaves to leaders 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 50mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit with equivalent, 10mm side continuous air gap for roof void ventilation with approved insect mesh.

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 to have mechanical extract as indicated, minimum capacity 80 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 4000mm sq. ventilation to night vents.

CANOPY

Tiles as specification on 25 x 38mm tapered softwood battens on antiseptic 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

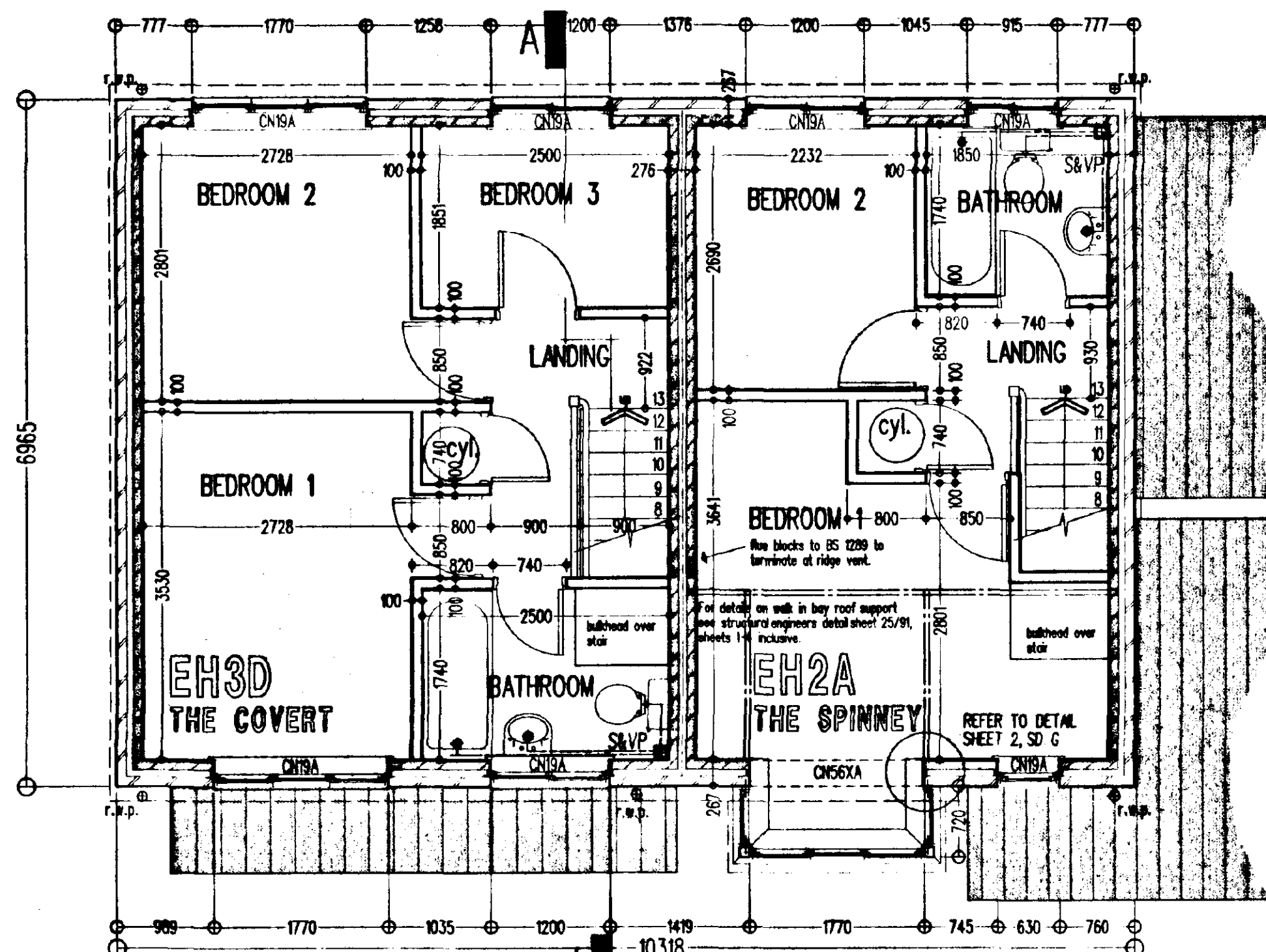
All glazing located in critical zones (Approved Doc N 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

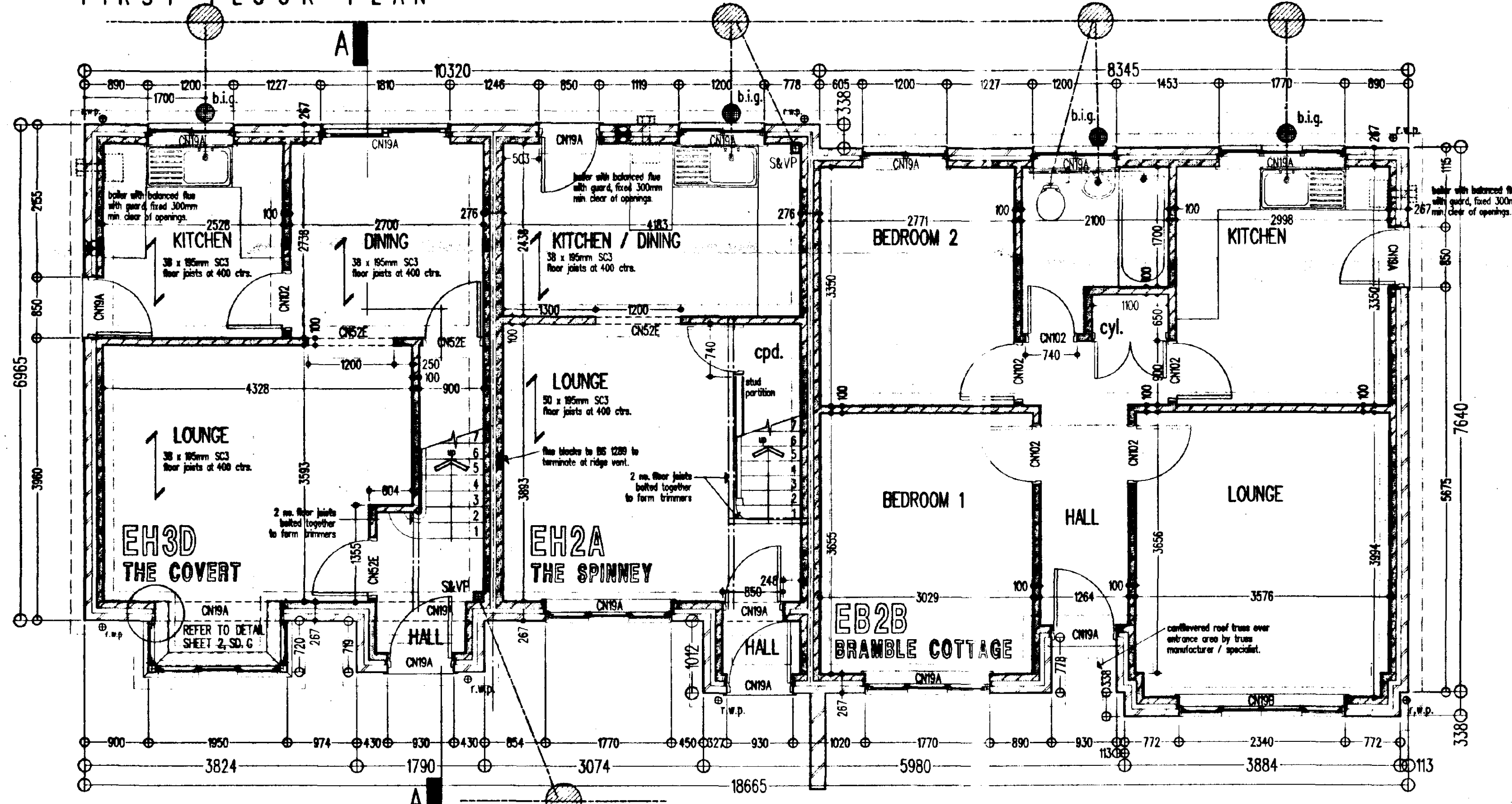
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm ductwork or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

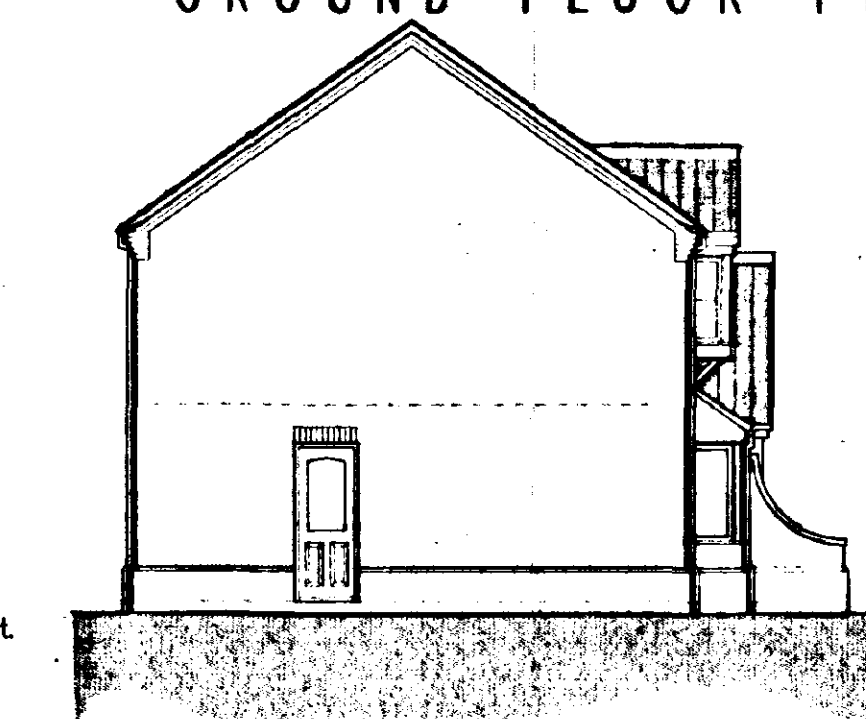
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



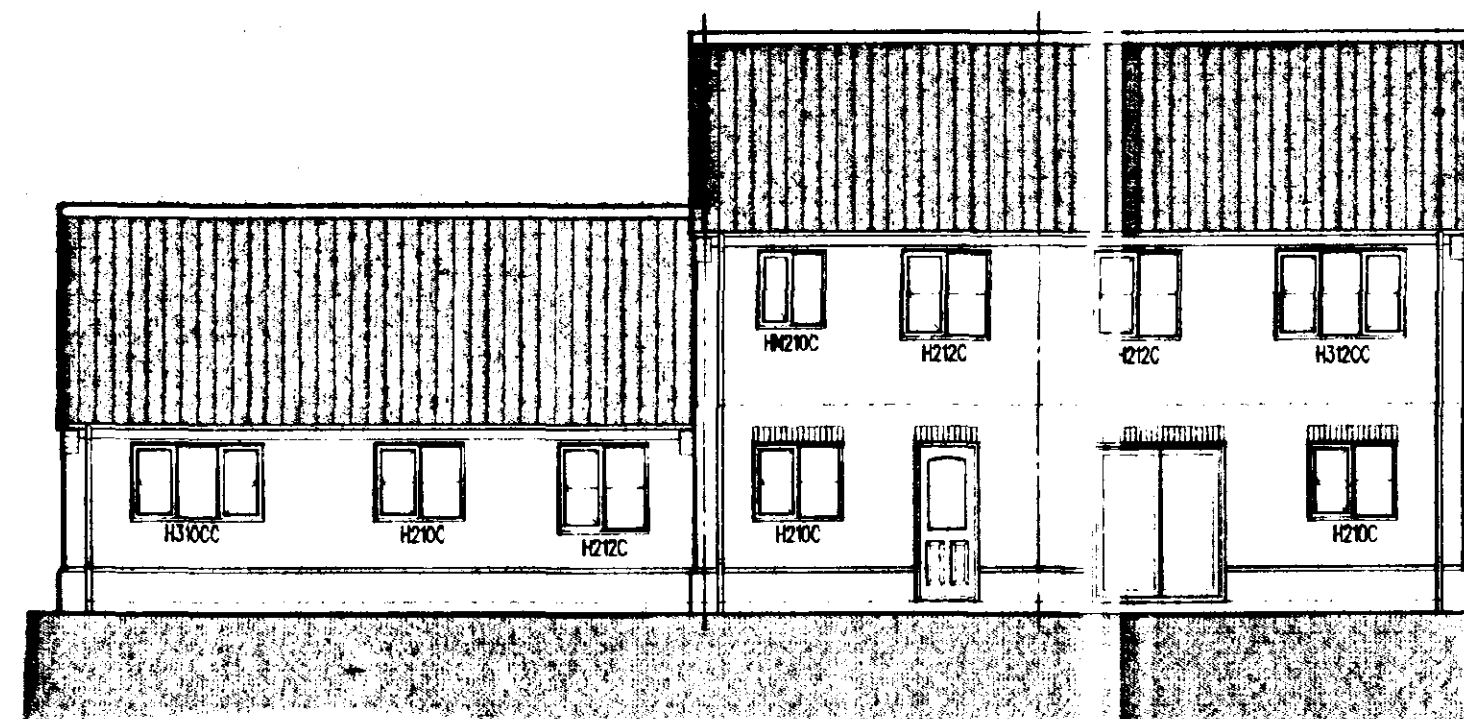
FIRST FLOOR PLAN



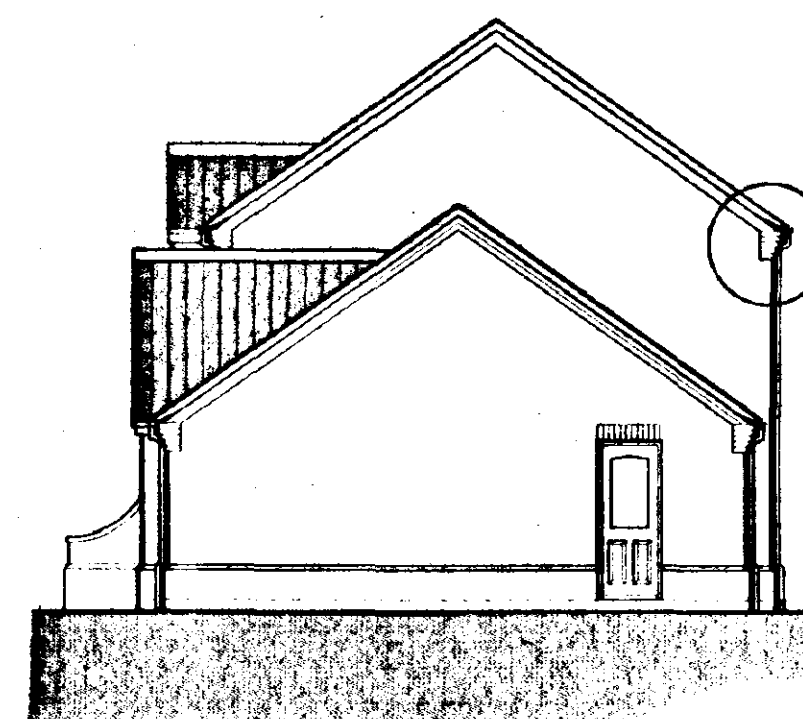
GROUND FLOOR PLAN



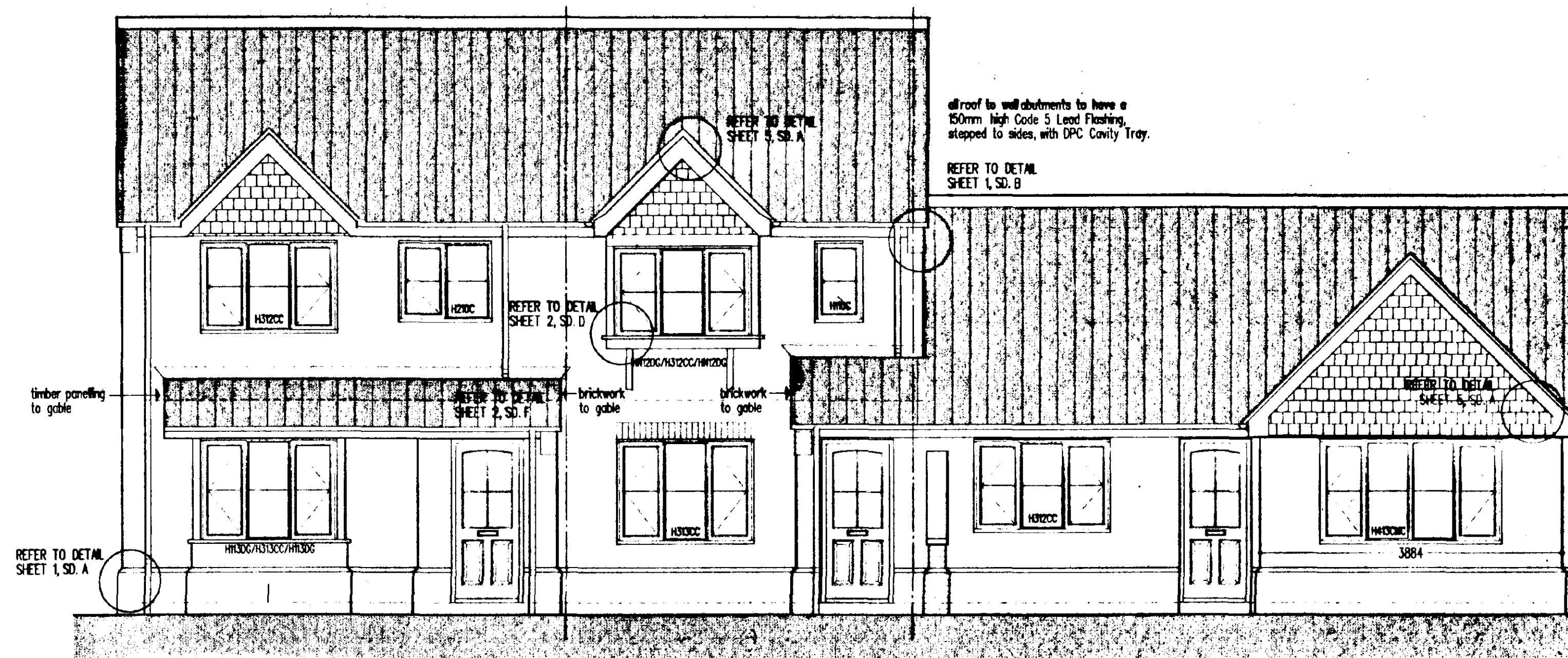
SIDE ELEVATION



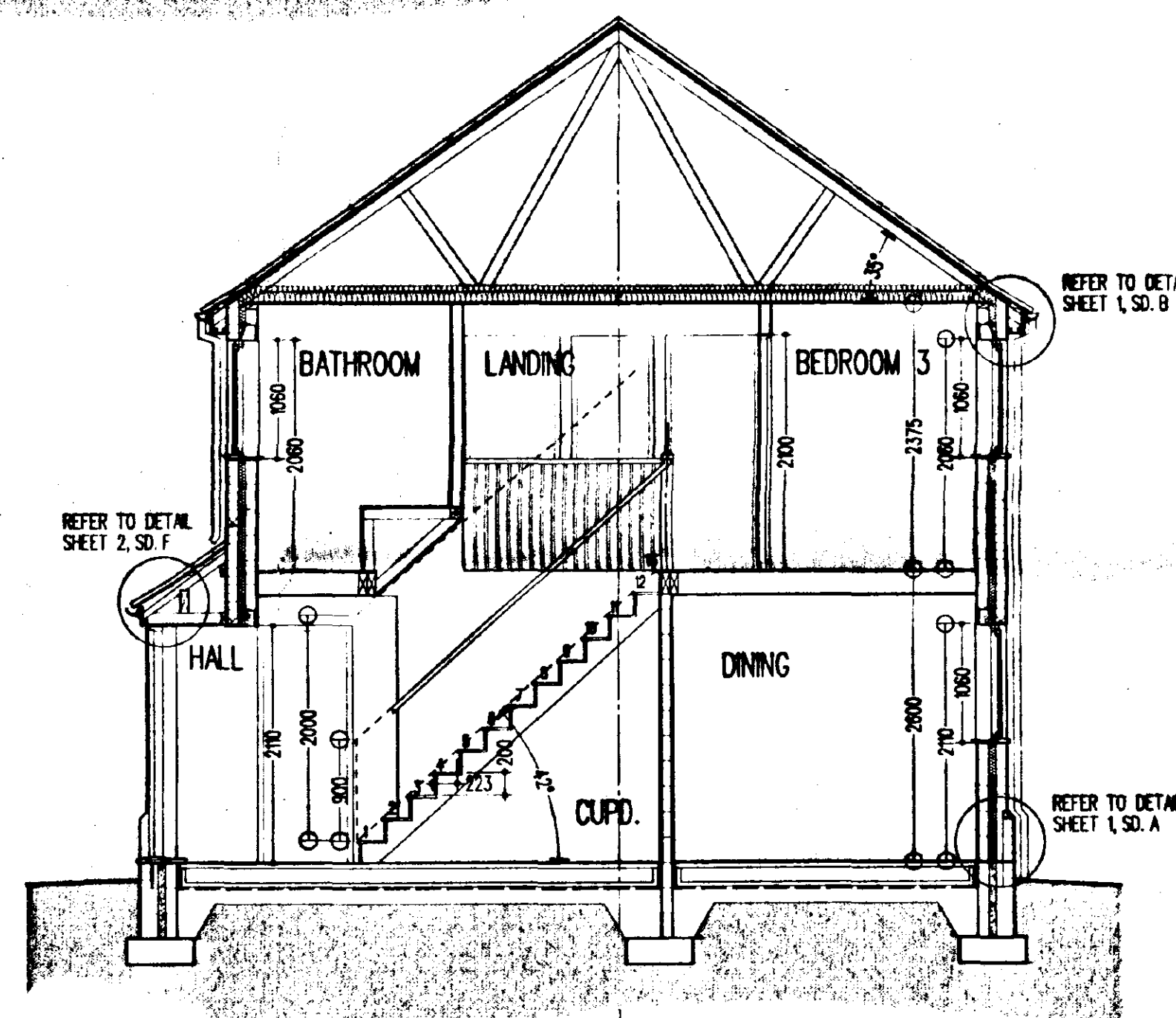
REAR ELEVATION



SIDE ELEVATION



SECTION A - A



REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:
- 13 denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

25 OCT 1995
Ref. 1034/95

REVISIONS

A. gable feature changed to the hanging, windows to be painted, finishes added to specification, garage specification omitted, specification amended. 31/5/95.
B. amended as requested by client. 7/6/95.
C. interferences updated. 28/6/95.

FOR VEHICULAR ACCESS BETWEEN PLOTS 5 & 6
SEE DRWG No. 2081E/94/19.

EHB3B EHB3D THE COVERT PLOT 5
EHB2A THE SPINNEY PLOT 6
EHB2B BRAMBLE COTTAGE PLOT 7

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

CAD COSBY ARCHITECTS
102 & 104 NEWLAND, LINCOLN LN. L1Y 4YA
0522 513800

WORKING DRAWING: 3 BLOCK, EHB3B
1:50 1:100 SCALE JAN 95
2081E/94/18 c
DRAWING No.

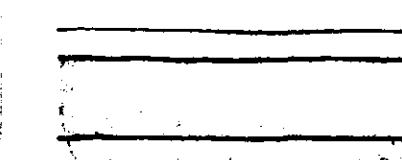
DETERMINED PLAN

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

Rev	Revisions	Dr.	Chkd.	Date
A	Changes on plots 9 and 10	RAW		24.10.95

LEGEND

ROADS



indicates 5.0m wide road (black top) with 1.8m wide footpath on one side and 1.8m wide service margin on opposite side.



indicates 4.25m wide private drive.
all roads Abolished to L.C.C. Highways Spec.

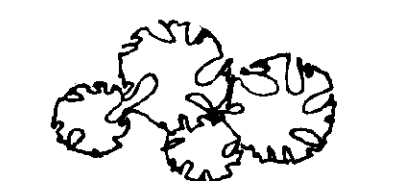
LANDSCAPING



indicates 1.8m high brick screen wall.



indicates 1.8m high stained close boarding.



indicates new tree planting planted as 25/27m high twice tied to 63mm stakes with rainbow ties. Planted to standard horticultural practices and to BS 2936 and BS 4428.

ma - mountain ash wb - whitebeam fm - field maple pc - flowering cherry
all existing trees and hedges to be retained where practical.

DWELLINGS

EB2B	2 bed detached bungalow	1
EB2C	2 bed detached bungalow	2
EB2E	2 bed detached bungalow	2
EB3A	3 bed detached bungalow	2
EH2A	2 bed semi det house	1
EH2D	2 bed semi det house	1
EH3A	3 bed detached house	2
EH3D	3 bed semi det house	2
EH3E	3 bed detached house	1
EH3F	3 bed detached house	3
EH3G	3 bed semi det house	2

19 no. total

MATERIALS

Plot Number	Butterfly Bricks	Plum Bricks	Marble Mosaic Tiles
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
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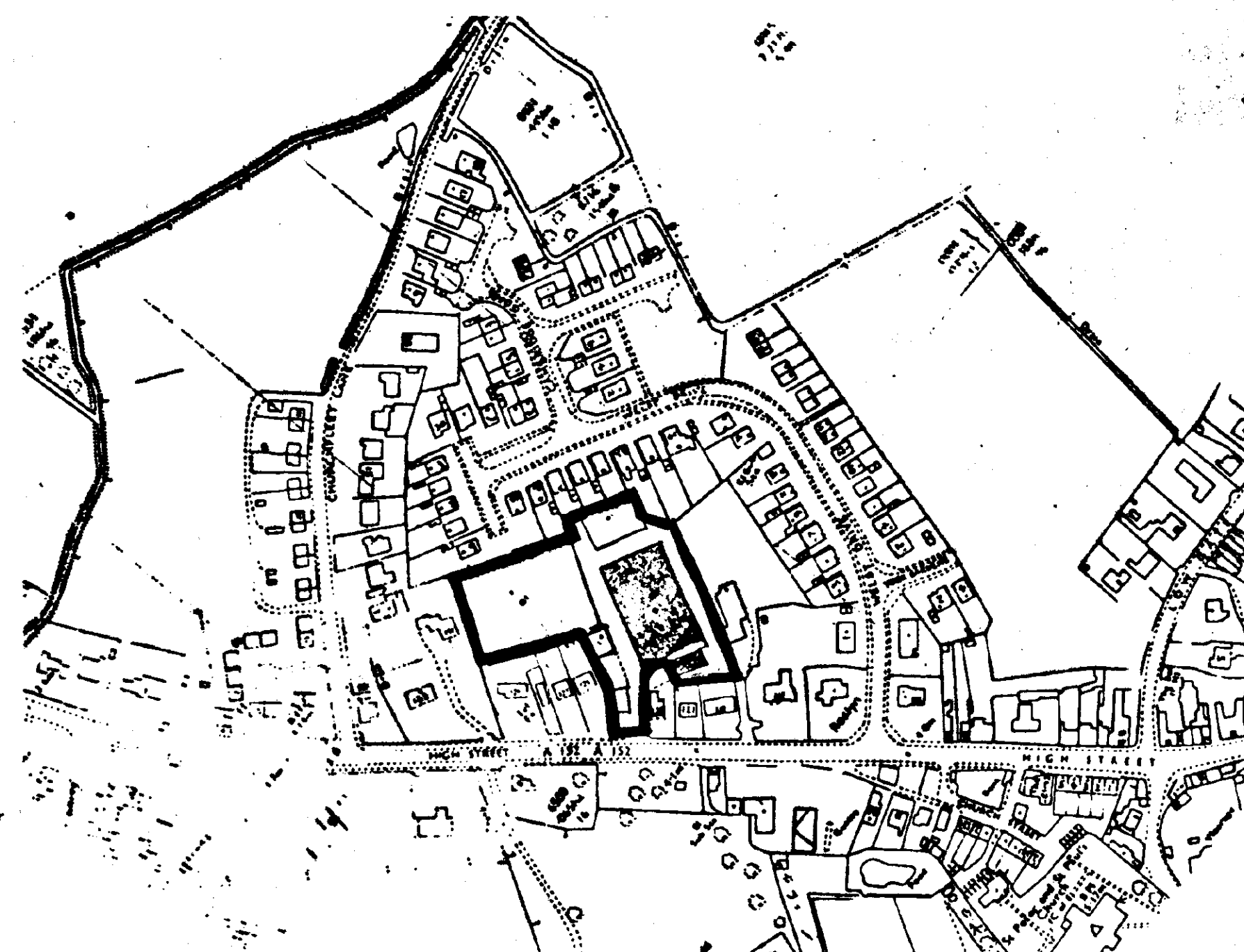
DETERMINED
PLAN

25 OCT 1995
Ref: 1034/95

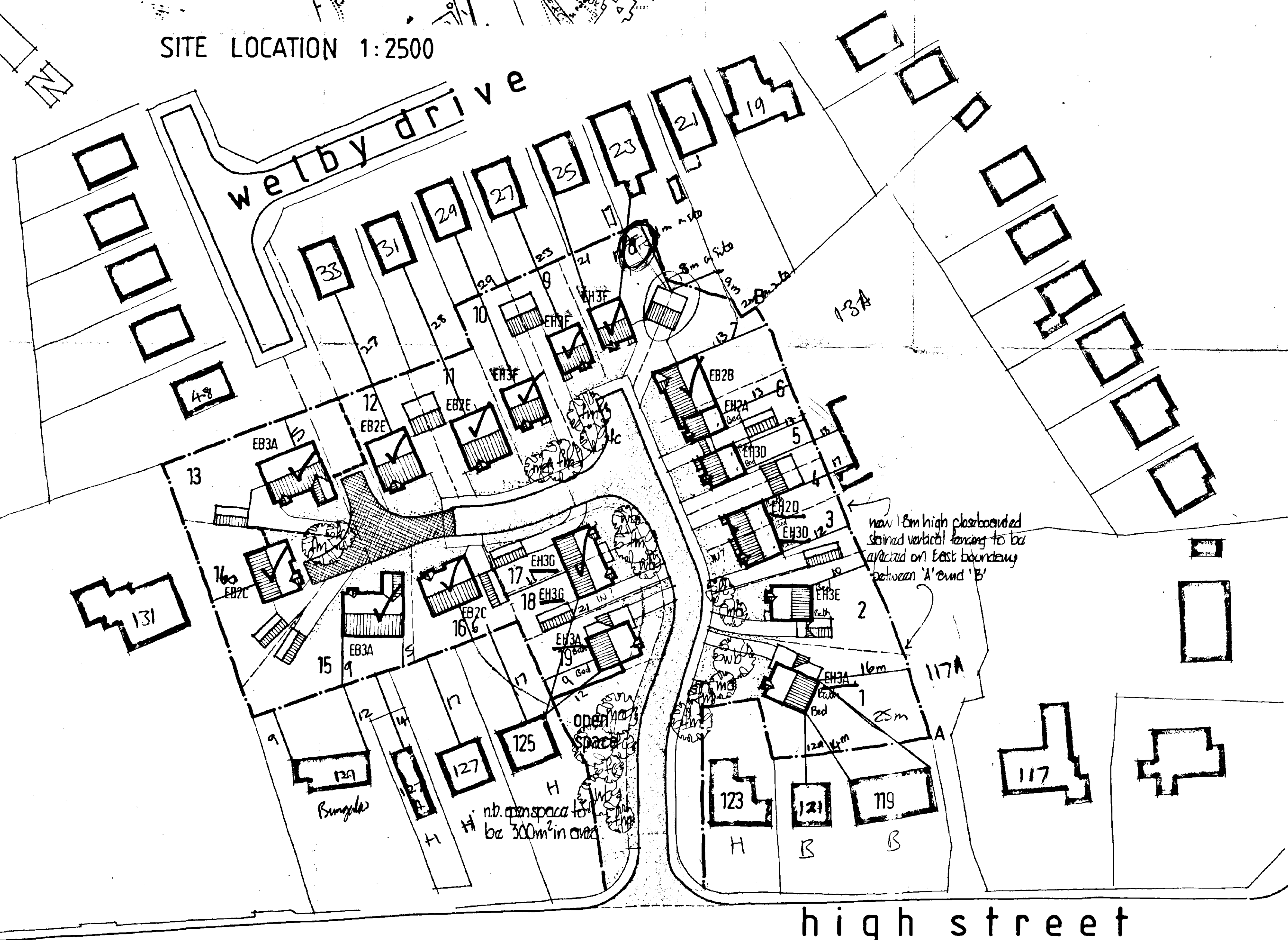
PROPOSED RESIDENTIAL DEVELOPMENT
HIGH STREET · GOSBERTON · Lincs
EASTMAN SECURITIES LIMITED



PROPOSED SITE LAYOUT		DATE	DR.	CHD.
1:500	SCALE	OCT 1995	RAW	
2081E-94-30A		DRAWING NO.		



SITE LOCATION 1:2500



SITE LAYOUT

FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, eaves and fascias to be stained with two coats "Dulux Woodcare" or similar approved soft wax oil.



REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG..

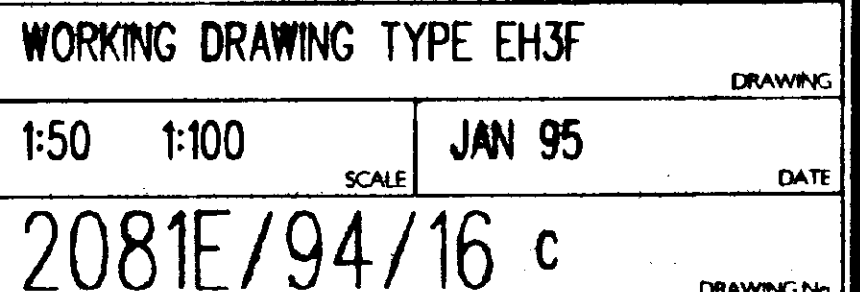
NOTES:

-  denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve full architrave moulding all round.
- all cavities in external walls to be min. 65mm.
- brickwork below d.p.c at external door openings to be set back 50mm from face of plinth brickwork.

A. gable feature changed to tile hanging, windows to be painted, finishes added to specification & garage specification omitted, specification and front door amended. 31/5/95.
B. amended as client requested. 7/6/95.
C. interferences updated. 28/6/95.

SOLD
 HOUSE
 26 OCT 1995
 Ref: 1034/95

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSH
EASTMAN SECURITIES LTD



SPECIFICATION

DRAINAGE

100mm diameter "Danco" 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 drain pass through external walls, include a 75mm high concrete lintel over with compressible gull collar to protect against settlement. Manholes to be "Danco" or similar approved 450mm diameter uPVC universal inspection chambers (1050mm diameter if inset) extends 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof (the manufacturer's approved the vent terminat with flexible pipe connector. All other soil pipes to be fitted with "Harter Noceva" or similar approved air admittance valve. Internal soil pipes to be bored 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 airight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Harter Noceva" 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 "Danco" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB

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. Install A42 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION

50mm thick sand/cement screed (S3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6, N.B.C. Standards section 21/1 B1 table, on 38mm thick "Jobite" floor insulation or similar on 300mm polythene damp proof membrane and sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS

External Walls

102.5mm facing brickwork outer leaf, 100mm cavity insulated with 65mm thick "Dittherm" 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and jamb of all external openings. Cavities closed at openings by "Thermoseal" or similar cavity closer to achieve 1.2 w/m sq. deg. C access and construction. Heads to openings supported with "Cotcrete" combined metal lintels as specified on plans with minimum and 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. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 150mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

WINDOWS AND DOORS

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

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, windroced 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 lapped in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 no. rafters/plats at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg applied 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. 100mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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.

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 to have mechanical extract as indicated, minimum capacity 80 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 4000mm sq. ventilation to night vents.

CANOPY

Tim as specification on 25 x 38mm tongued softwood battens on untreatable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wallplate batted 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 tongued and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

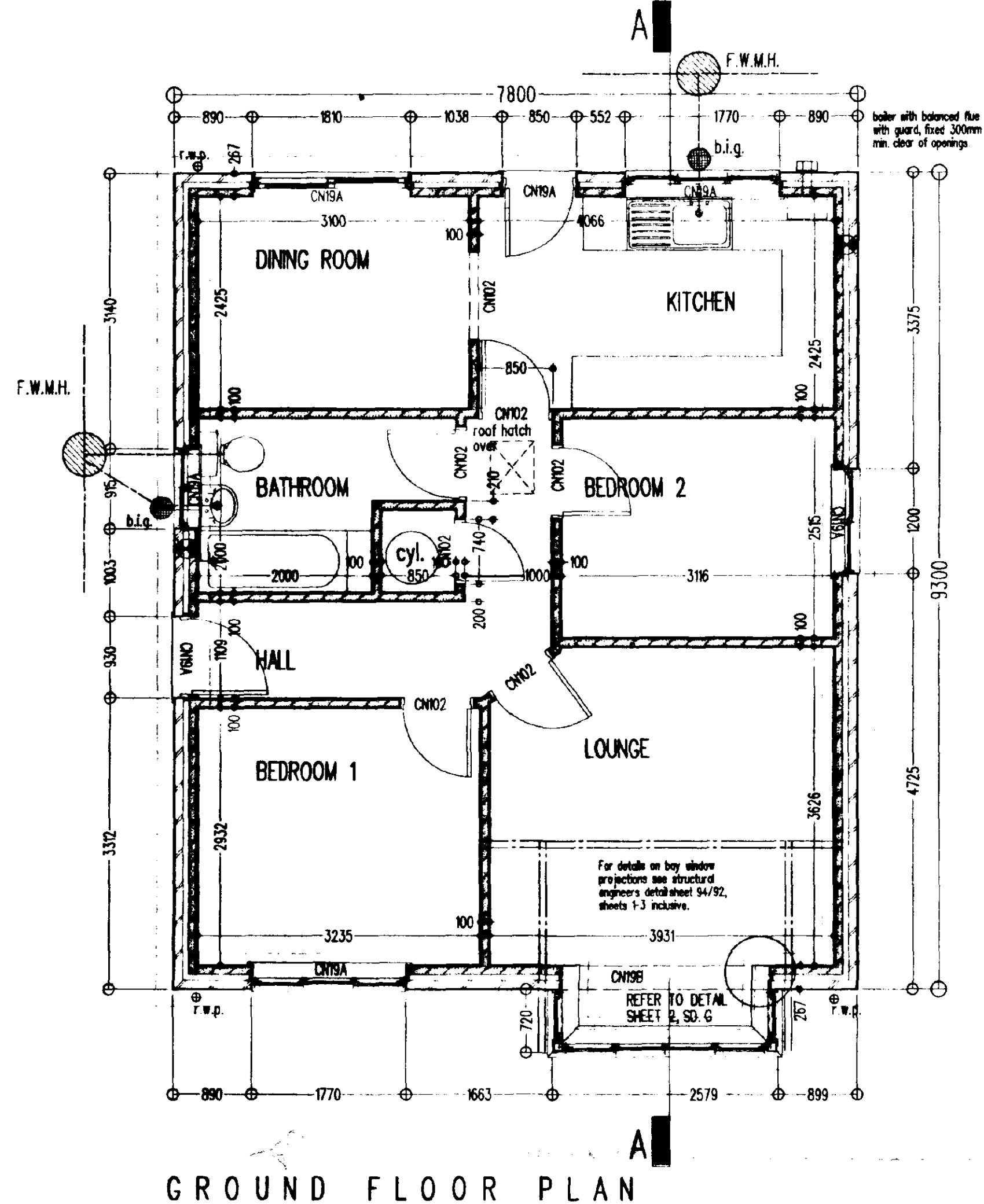
All glazing located in critical zones (Approved Doc. M 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm arbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

FINISHES

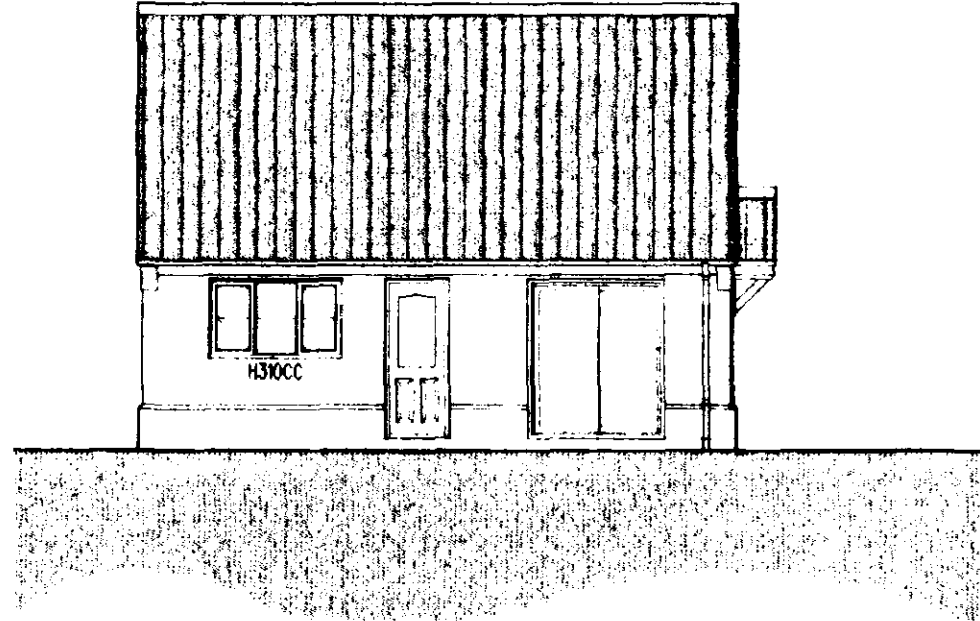
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



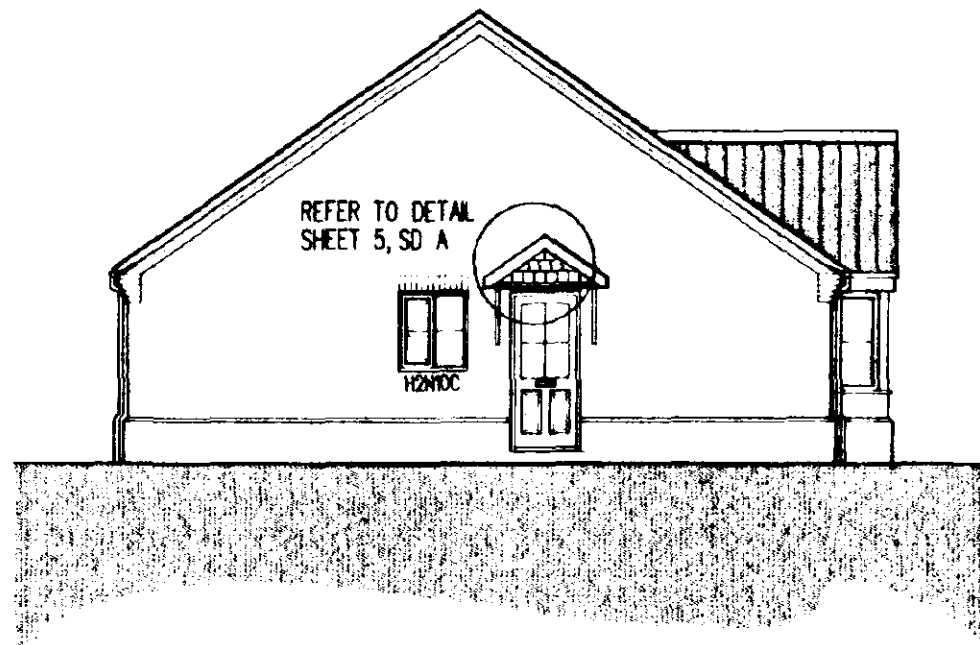
GROUND FLOOR PLAN



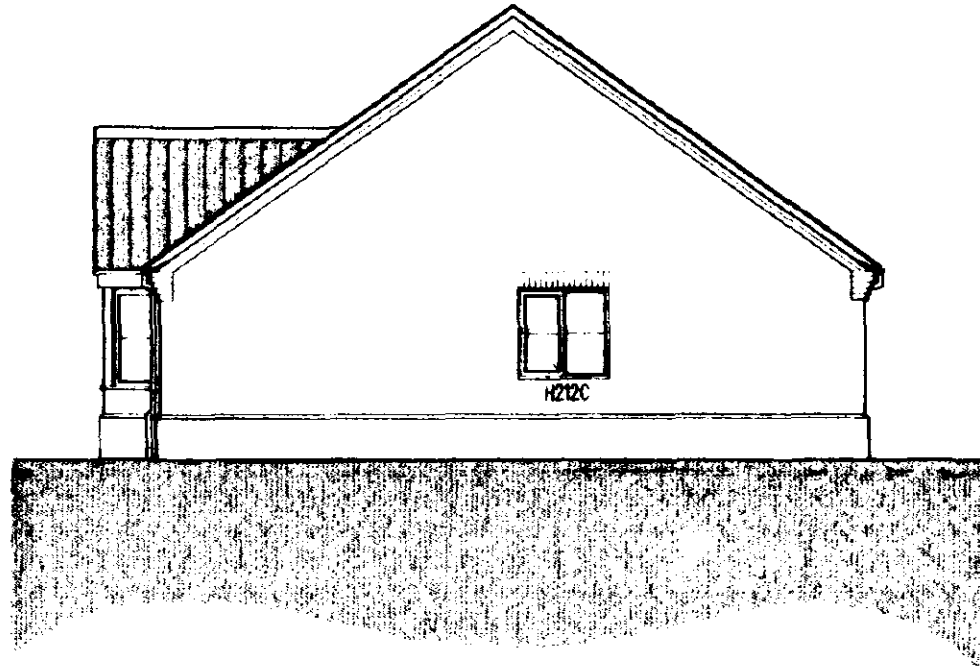
FRONT ELEVATION



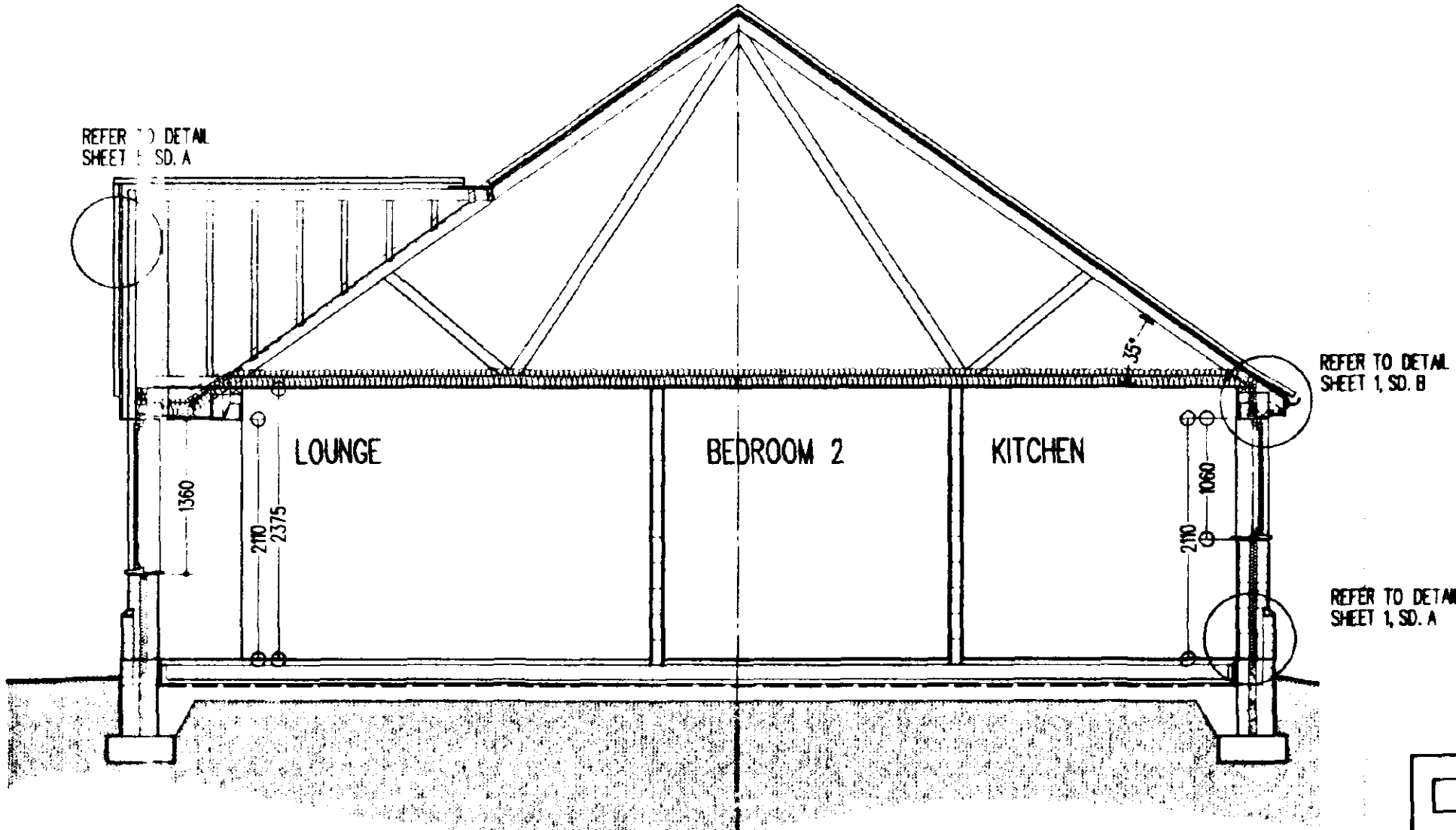
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

- REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
 - DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.
- NOTES:
- ⊗ denotes mechanical extract positions
 - all external dimensions taken above plinth level.
 - internal door openings to suit grounds to achieve full architrave moulding all round.
 - all cavities in external walls to be min. 65mm.
 - brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

- REVISIONS
- A. gable features changed to tile hanging, windows to be painted, finishes added to specification specification and side door amended. 31/5/95.
 - B. amended as requested by client. 7/6/95
 - C. Interferences updated. 26/6/95.

EB2E

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



WORKING DRAWING TYPE EB2E			
1:50	1:100	JAN 95.	DATE
2081E/94/11 c			



Pipes in roof void which do not help to heat building to be insulated to BS:5422, 1977.

WINDOWS AND DOORS
Windows and doors to be uPVC as required by client. All windows and doors to be double glazed (12mm sealed unit type). All other windows to be fitted with adjustable ventilators in each of frame head to give minimum 4,000 sq mm ventilation. Windows and doors to be fully draughtproofed.

TEL: HOLBEACH (01406) 490800

REVISIONS:

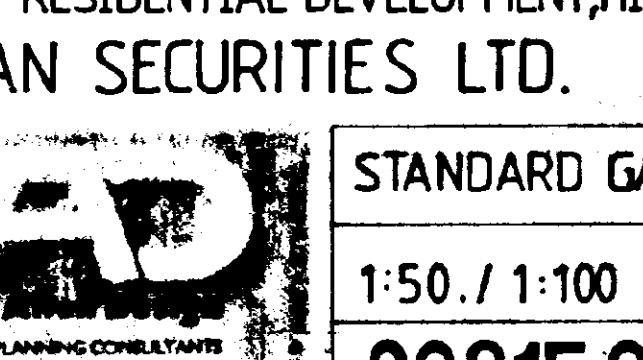
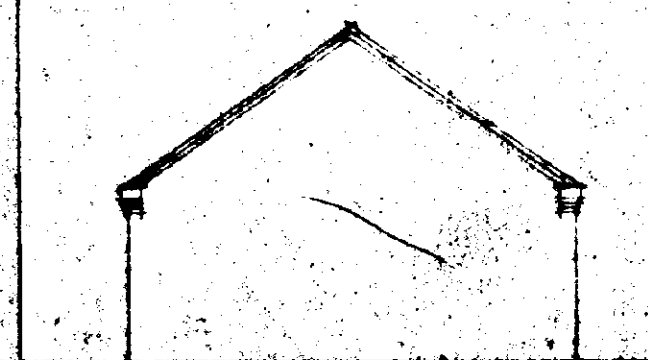
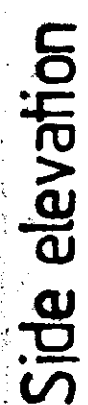
DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction. If such conditions are discovered, the design engineer should be contacted. Soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

POS	REF	LINTEL	LENGTH
1	FNS	LGL L/H/D	1200
2	HI13C	LGL L/S	1050
3	HI13C	LGL L/S	1050
4	HI13C	LGL L/S	1050
5	HI13C	LGL L/H/D	1050



DATE **BO**

DRAINAGE

100mm diameter "Dams" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturers' written instructions in 150mm thick granular bed and surrounded through the full length of the drain with 150mm concrete laid over with compressible gull collar to protect against settlement. Manholes to be "Dams" 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 any other services. All downspouts 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 "Hutterli Movement" or similar approved or admission valve. All soil pipes to be fitted with 150mm bored out to 150mm diameter and 150mm x 35mm soilroof framing. All manhole waste pipes to discharge into a Back Inlet Gully or a double sealed airight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Mullinix" or 75mm deep sealed trap
- W.H.B. - 32mm diameter uPVC with 75mm deep sealed trap
- Bath - 40mm diameter uPVC with 75mm deep sealed trap
- Both - 40mm diameter uPVC with 75mm deep sealed trap
- Shower - 40mm diameter uPVC with 75mm deep sealed trap

Refrigerator goods to be "Dams" or similar approved uPVC square gully with 85mm diameter soil pipe to discharge to sewer. All floor drains to discharge to sewer. All waterways to be minimum 500mm from any building or surface water system - see domestic drainage layout for surface water discharge method.

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).
- 800 x 220mm concrete foundations to extend walls.

GROUND FLOOR CONSTRUCTION

- 50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. 1, tables 5 & 6. N.B.C. Standards: section 2/11, B1, table.
- on 30mm thick "Jotite" floor insulation on 300mu polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

External walls
 102.5mm thick brickwork outer leaf, 65mm cavity insulated with 150mm thick 'Celotex' single approved insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External U value = 0.45 m² sq. deg. C. Weir cavity lies at 900mm centres horizontally and 450mm centres vertically staggered. Weir cavity lies 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 'thermatec' or similar cavity closer to achieve 12 m² sq. deg. C across wall construction. Needs to be openings supported with 'cavity' concrete lintels.
 100mm thick plasterboard on plans in minimum and 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 3.94/m² sq. unless noted otherwise. Weir cavity lies at 900mm centres horizontally and 450mm centres vertically staggered.

construction to be two layers of roofing shingles with felt underlayment (allowing for moisture equalizer),
walks taken up to underside of roofing felt, battens cut back and fire stopped.

WINDOWS AND DOORS

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.

10mm thick moisture resistant tongue and grooved chipboard grade WJ1 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.

2000mm, 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.

on 38 x 25mm laminated softwood battens on approved reinforced roofing underlay, lapped minimum 25mm horizontally and vertically on trussed rafters of maximum 600mm centres, timbered and constructed in accordance with BS 5268: Part 3: 1985. 100 x 50mm minimum softwood rafters with 30mm x 25mm metal washers and 3mm x 25mm bolts, turned down well and latched in 75mm. At gables, fix 30 x 50mm mild steel struts to 3 no. rafters/joints at maximum 2000mm centres turned down well maximum 175mm. Fix 75 x 50mm softwood noggin in between. 100 x 25mm softwood bicing from ridge to eaves at 45 deg spaced to trusses. 100 x 25mm softwood bicing over ceiling joists from eaves to ridge at 30 deg. 100 x 25mm softwood noggin and binders at maximum 2000mm centres. 100 x 25mm insulation battens over roof. 25mm x 25mm metal washers with 3mm bolts to ceilings. 200 x 28mm 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. Pipes passing through roof space to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm.

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.

any opening. Radiators to all rooms.

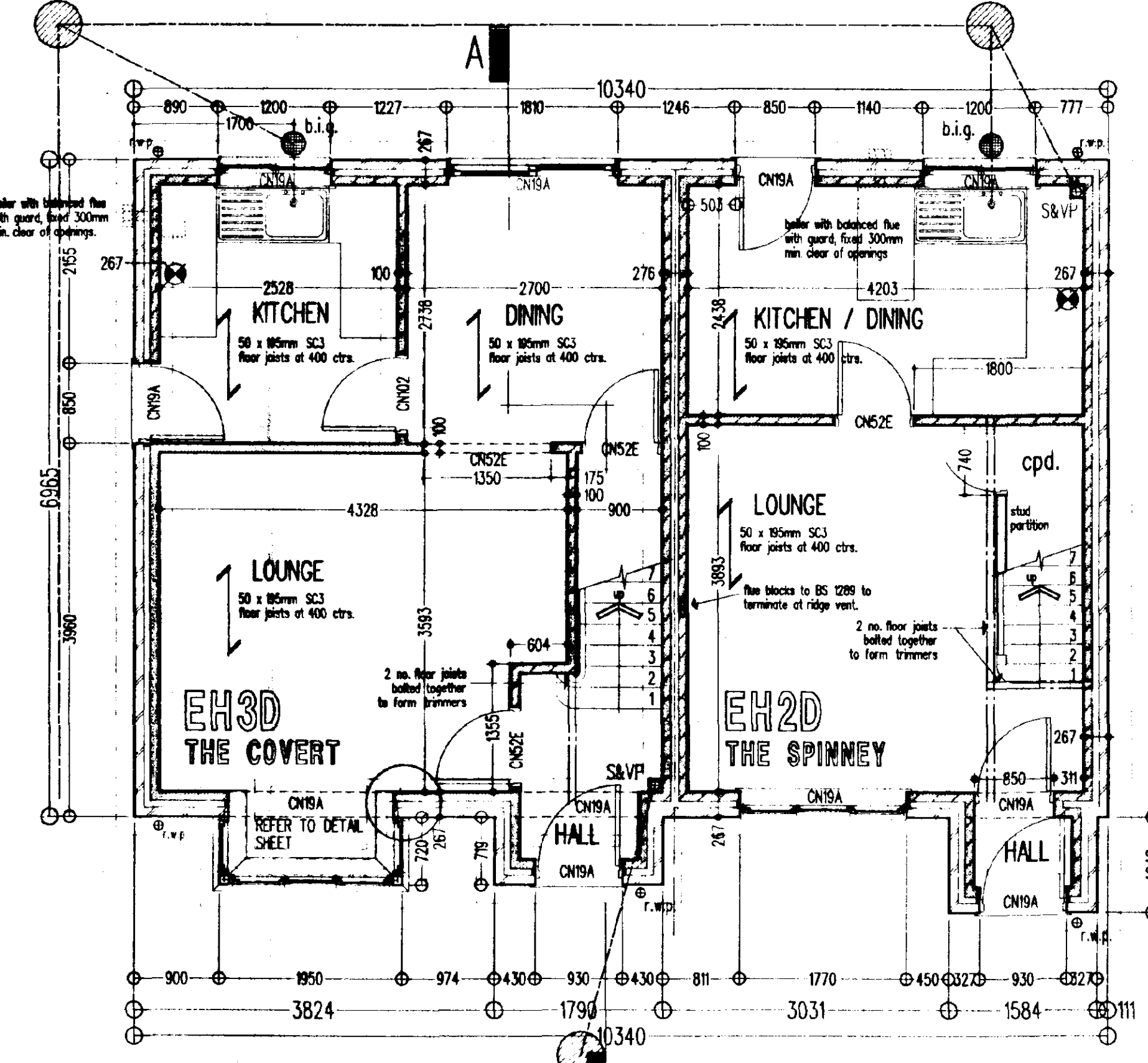
Kitchens to have mechanical extract as indicated, minimum capacity 60 L/s intermittent.
Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent.
All other habitable rooms to have minimum 1/20th of floor area and minimum 8000mm sq. ventilation to night vents.

100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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.

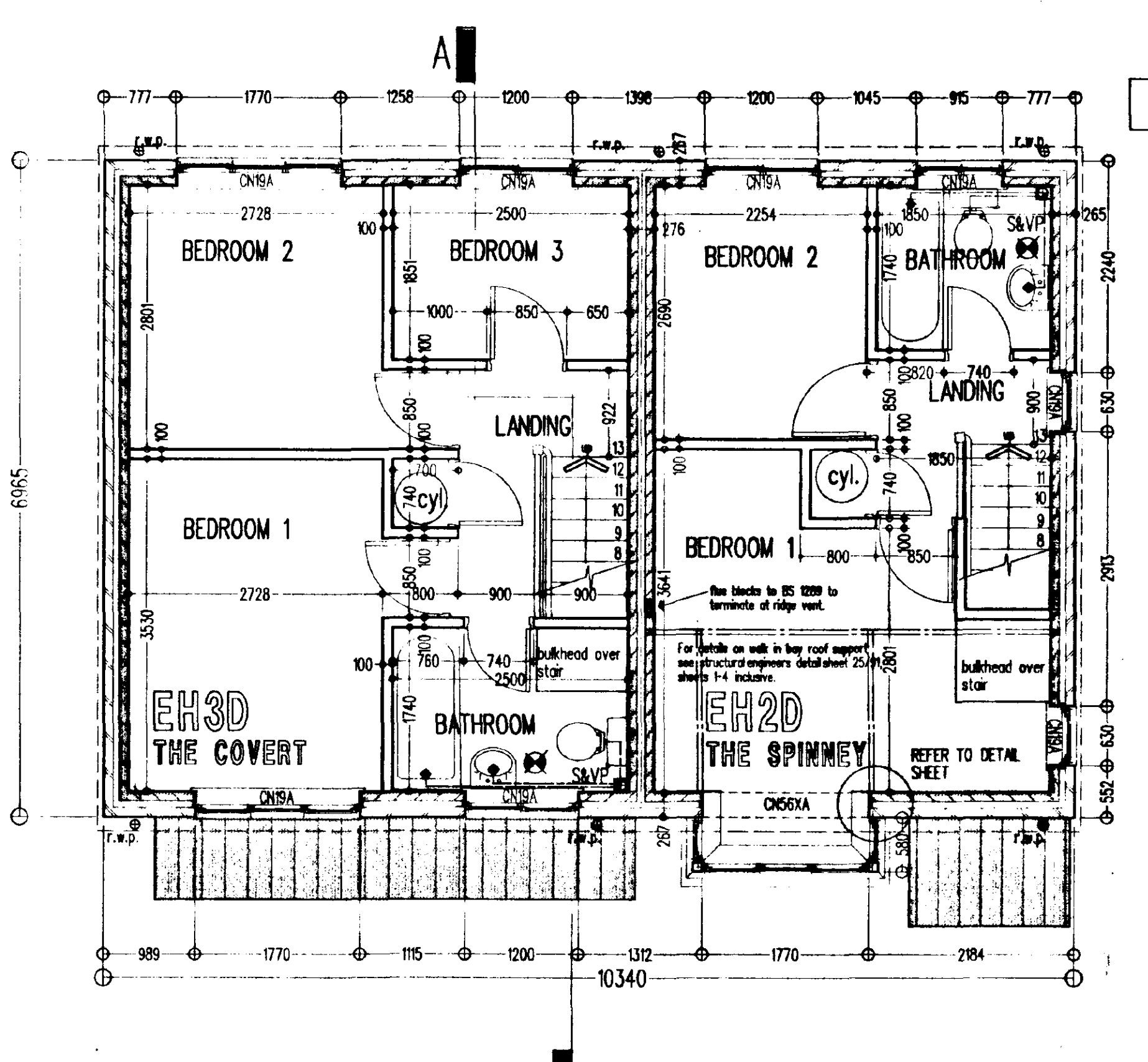
Performance requirements for flat and safety glass for the use in buildings.

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.

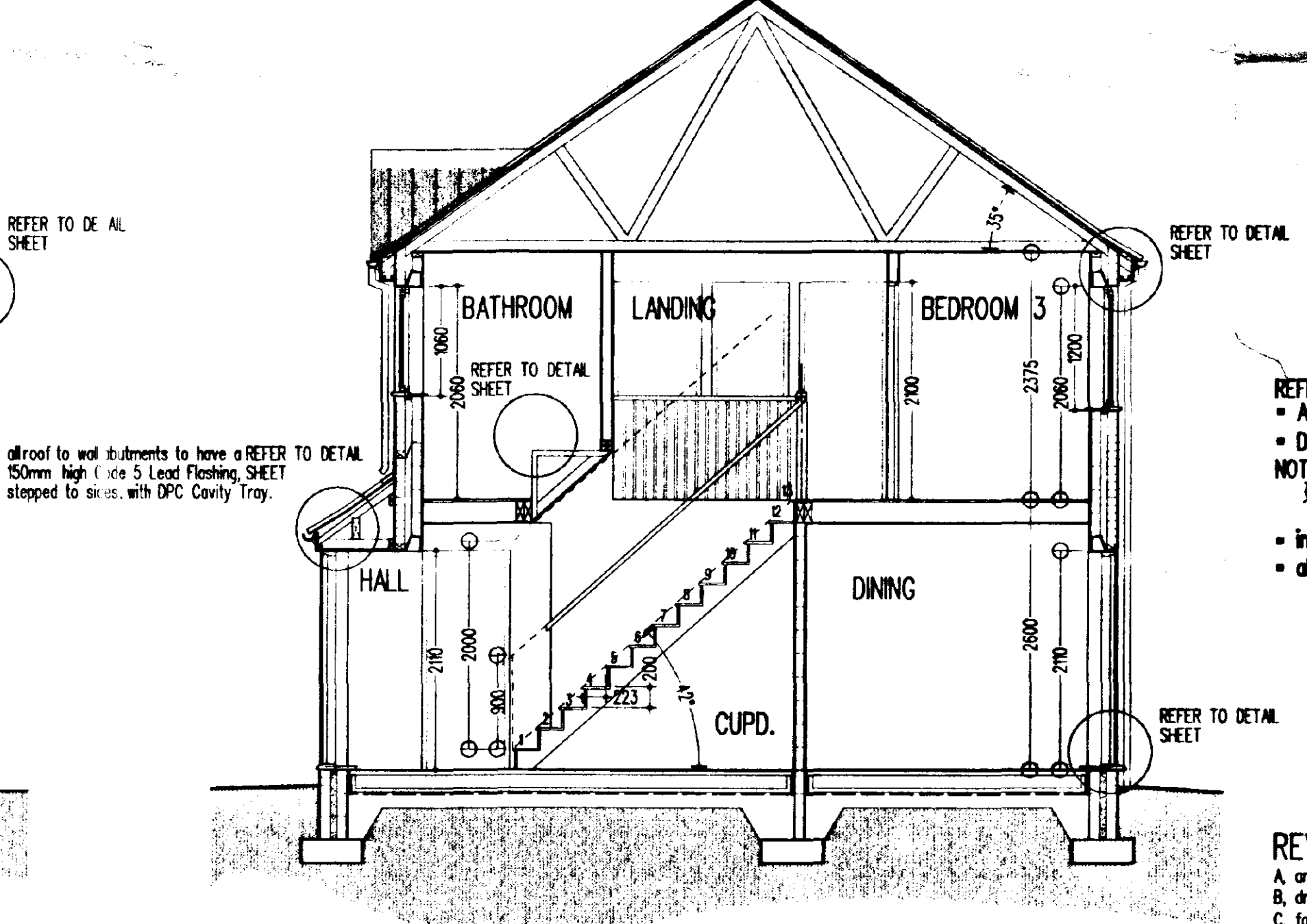
soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat



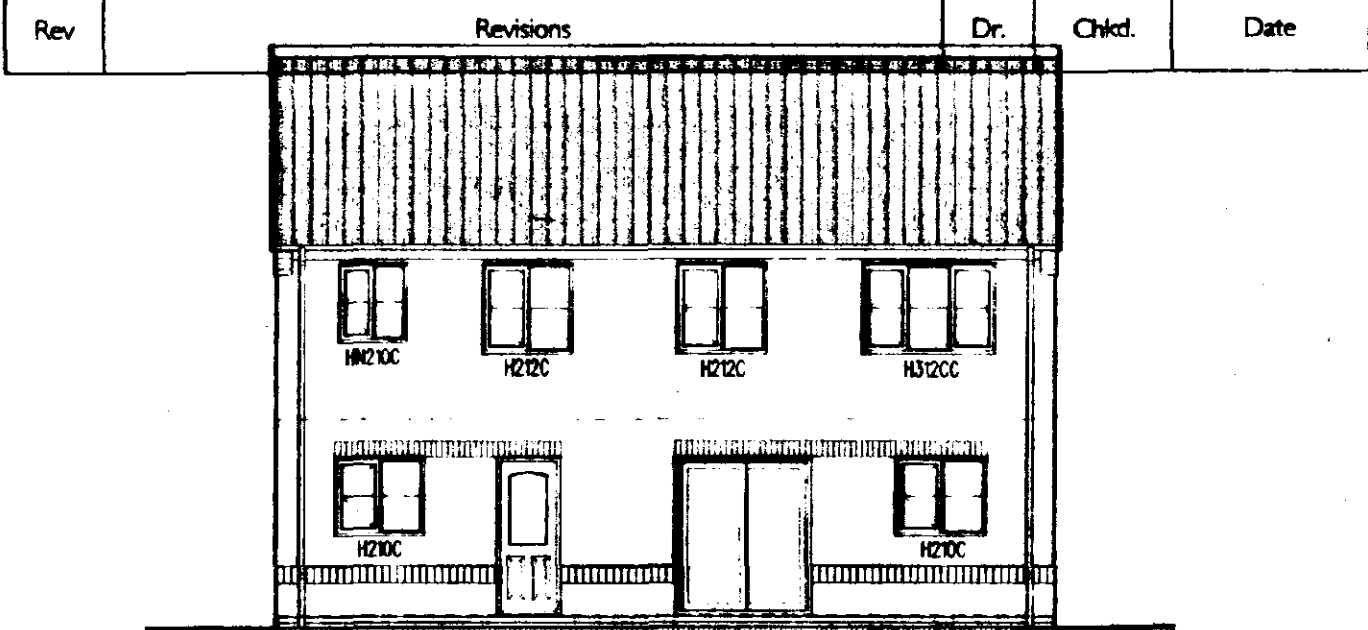
FRONT ELEVATION



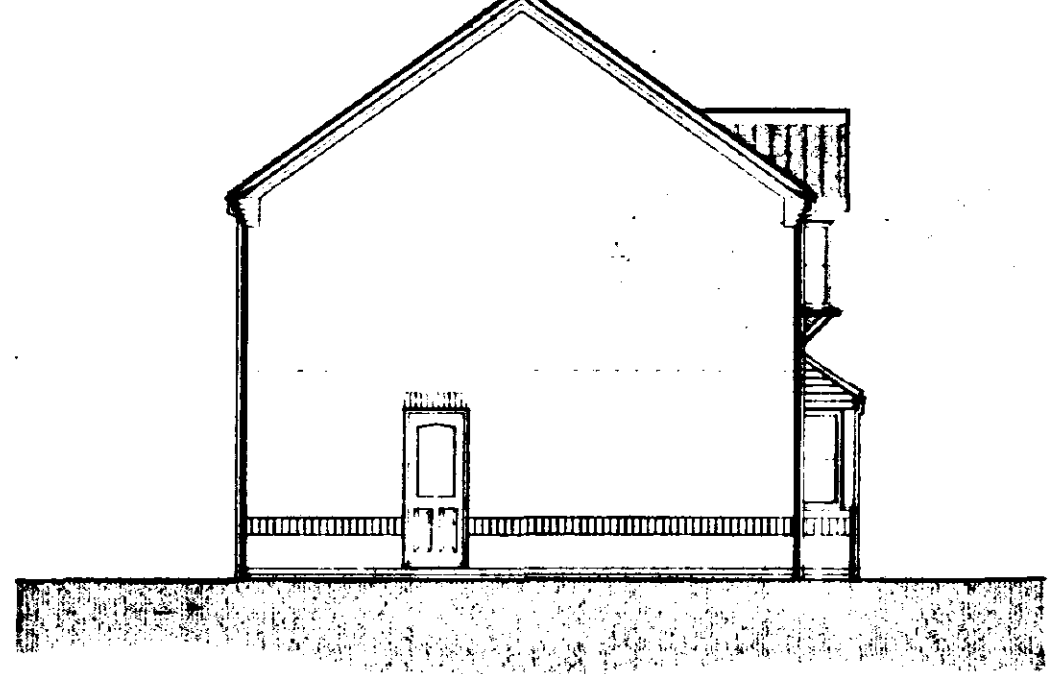
FIRST FLOOR PLAN



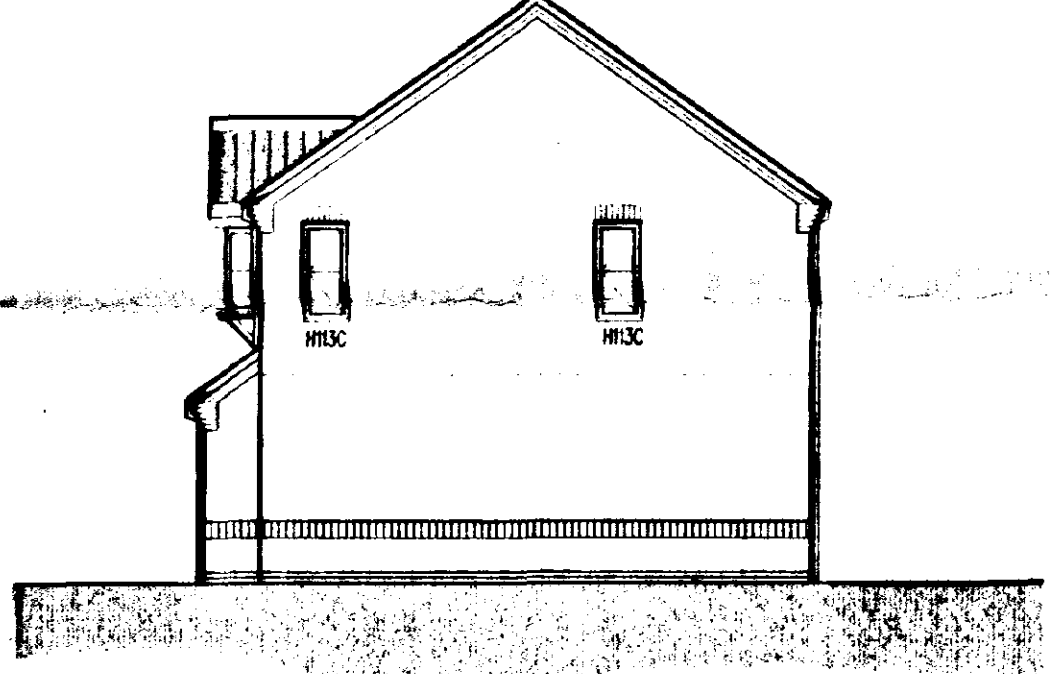
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

- REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1,2,3,5 & 6.
 - 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
 A, arch to dining room reduced to 1350 and base stair tread amended. 19/3/96
 B, drainage amended. 2/03/96
 C, fans repositioned. 2/4/96.

AMENDED PLAN

Ref: A1

THE COVERT / THE SPINNEY
EH3D / EH2D

PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD

 CAD Computer Aided Design 12060 HWY. 101, SUITE 100 DALLAS, TEXAS 75243-1011 Telephone: (214) 343-8800 (6 lines) • Fax: (214) 343-8801	WORKING DRAWING TYPE EH3D/EH2D		TH
			DRAWING
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SCALE		DATE	Dr. Chd
2486E/95/10		C	
Copyright Reserved		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
1	5.0m wide access way with 1.0m service margin and 1.8m footpath on opposite side. Block top finish.			
2	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.o. Mountain Ash (*Sorbus aucuparia*) w.b. Whitebeam (*Sorbus aria*) 1.1m Field Maple (*Acer campestre*) s.b. Silver Birch (*Betula pendula*) all to be planted at 2.2/2.75m 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 Incomshire post and 2 rail boundary fencing, see detail sheet 30.
- Indicates 1.8m high brick screen walls, see detail sheet 33.
- Indicates 1.8m high close boarded vertical screen fencing, see detail sheet 29.

DWELLINGS

Dwelling	2 bed Detached Bungalow	Plot No.	1
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
EH3C	3 bed Semi Detached House	Plot No. 17, 18	2
			19 Total

MATERIALS

Bricks		Sandtoft Double Pantle			
(K) Kempston (B) Butterley					
Plot No.	Kempston Multi Red (K)	Chatsworth Grey (B)	Chatsworth Buff Natural (K)	Ashby Light Buff (K)	Old English Russet (B)
1					
2					
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AMENDED PLAN

Ref. A2

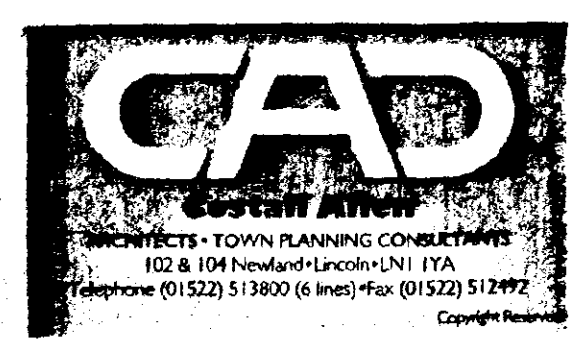
SOUTH HOLLAND DC
HOUSING & PLANNING
- 5 SEP 1996
Ref: 1034195

REVISIONS

- Rev A, dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SHDC 29/3/95.
- Rev B, street lighting, footpaths and service margins 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/94/306. 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	JAN 95	MJE	RAW
2081E/94/5		DATE	Chkd.

SITE LAYOUT 1:500

- Rev G, screen fence to plots 12 & 13 amended and added to plot 17, position of dwelling to plot 18 amended. 28/4/96.
- 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 details sheets amended to brick screen walls. 21/7/96.
- Rev N, RAINING TILES to plot 16 AMENDED 7.9.96 R.A.W.

SPECIFICATION

DRAINAGE

100mm diameter "Duro" 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 lintol over with compressible gait collar to protect against settlement. Manholes to be "Duro" 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 the manufacturer's approved ridge vent terminal with flexible pipe connector. All other soilpipes to be fitted with "Hunter Nouveau" or similar approved or admittance valve. Internal soilpipes to be bored 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 air tight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Multi-bulk" or similar approved connector
- W.H.B. - 32mm diameter uPVC with 75mm deep seated trap
- Sink - 40mm diameter uPVC with 75mm deep seated trap
- Bath - 40mm diameter uPVC with 75mm deep seated trap
- Shower - 40mm diameter uPVC with 75mm deep seated trap

Rainwater goods to be "Duro" 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, M40C. Standards section 2-1 / B1 table.

on 38mm thick "Jadeite" floor insulation on 300mm u.p. polythene damp proof membrane on sand bedding on 150mm thick consolidated clean stone hardcore.

WALLS:

External Walls

102.5mm facing brickwork water leaf, 65mm cavity insulated with 65mm thick "Ortherm" or similar approved insulation, 100mm thick blackwork inner leaf and 13mm thick sand/cement render and skim. External wall U/V 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 jamb of all external openings. Cavities closed at openings by "Thermobrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C. across wall construction.

Needs to openings supported with "Cobloc" combined metal/insulation as specified on plans with minimum bearing of 150mm. Class 'A' blocks below damp proof course. Damp proof course 60mm 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 600mm centres on 75 x 50mm softwood bearing plate, 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork to be minimum 3.5M/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS

"Bouton and Pail" standard joinery windows or similar 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.

ROOF

Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm galvanised softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, waterproofed and constructed in accordance with BS 5268 - Part 3: 1985: 100 x 50mm softwood wall plates secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and latched 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 noggin in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked over trusses. 100 x 25mm softwood backing over ceiling joists from eaves to windows at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre wall insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 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 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 in hall/adjacent bedrooms. 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 Utility to have mechanical extract as indicated, minimum capacity 60 L/s intermittent. Bedrooms 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

Tiles as specification on 25 x 38mm galvanised softwood battens on unwaterproofed roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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. Gallow brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

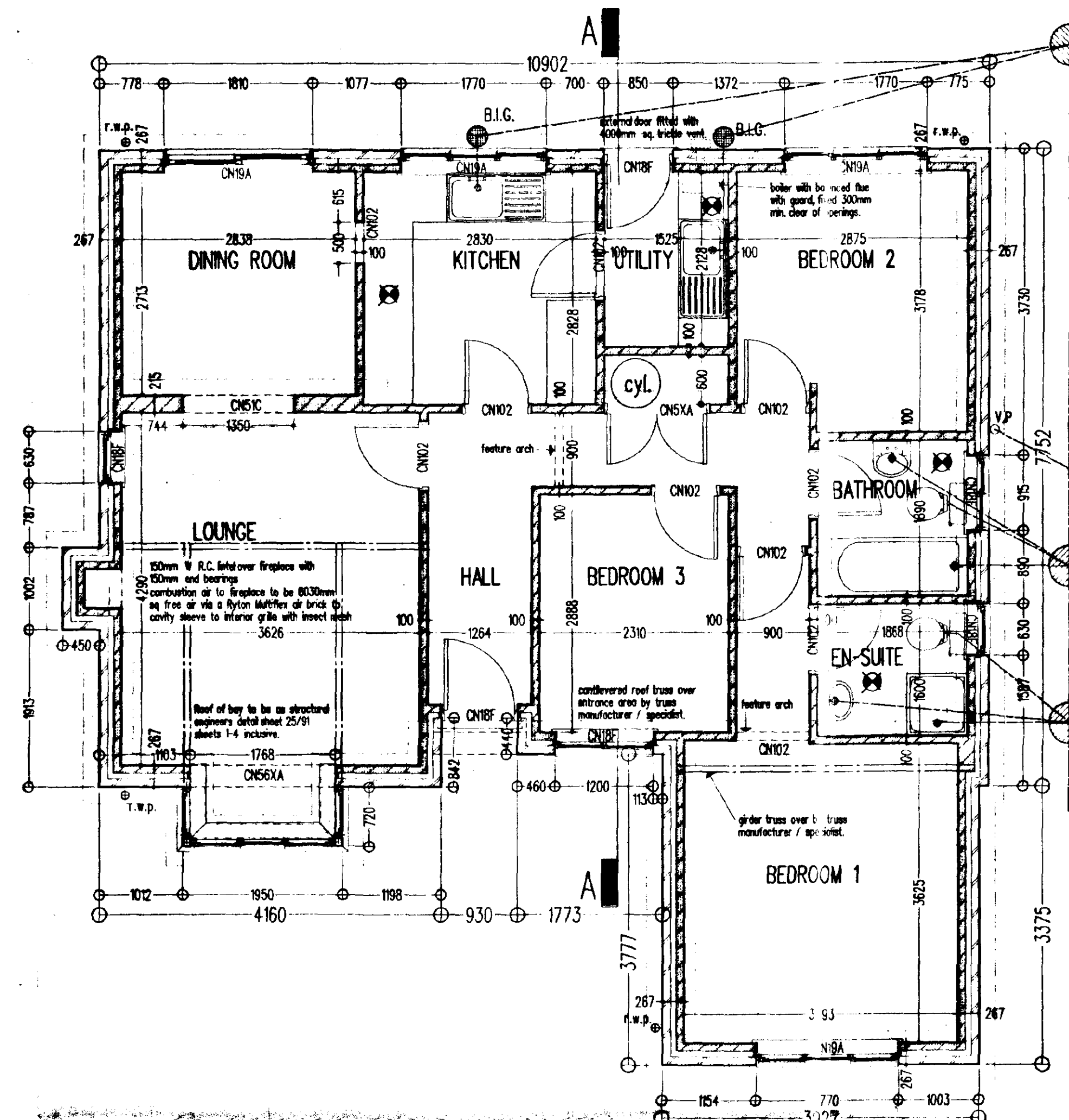
All glazing located in critical zones (Approved Doc M 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SCS and treated in copper naphenate or similar approved. Provision for a food store total capacity 1.75m³ to be provided and vented to exterior air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

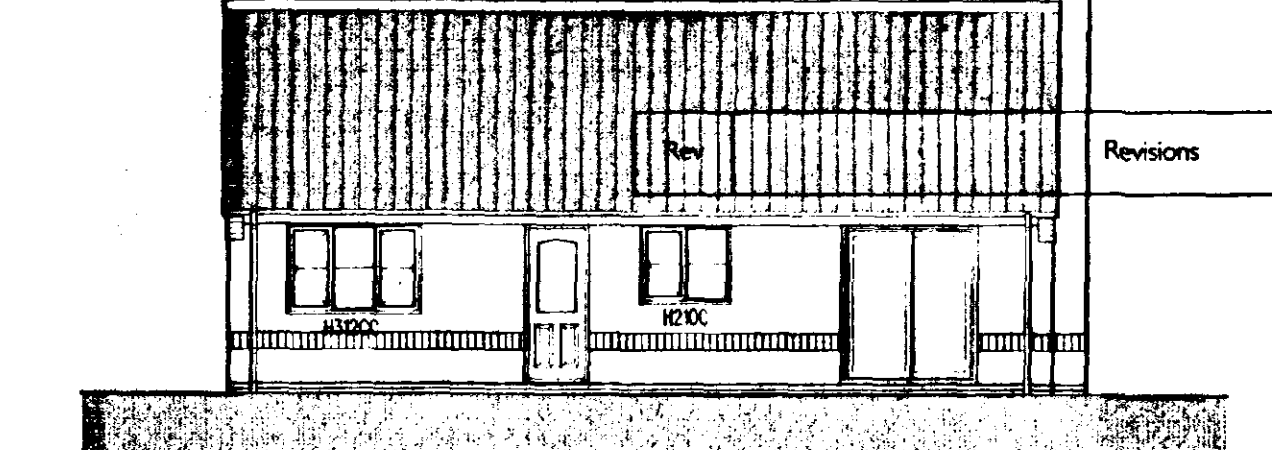
FINISHES

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.

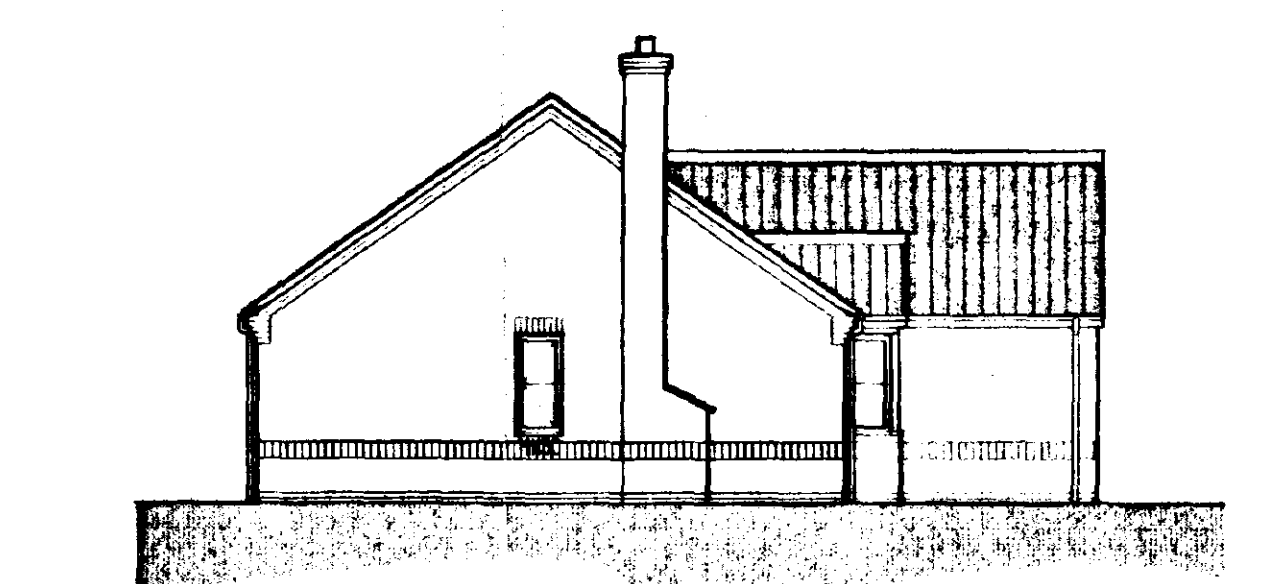


FRONT ELEVATION

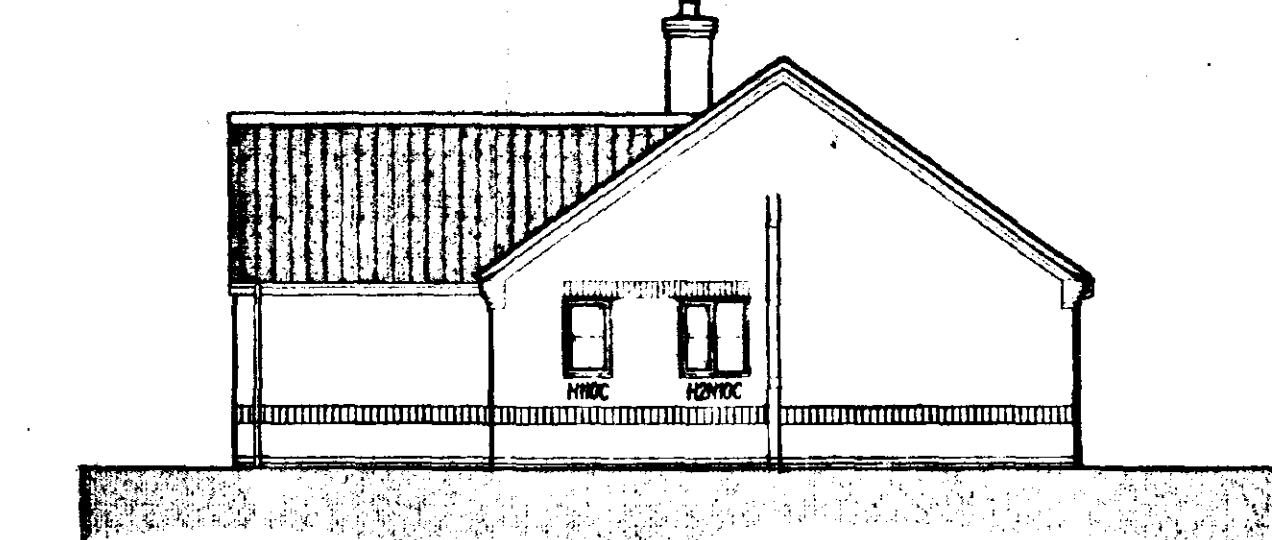
Note: Do not scale. Only use figured dimensions. All discrepancies to be referred to this office.



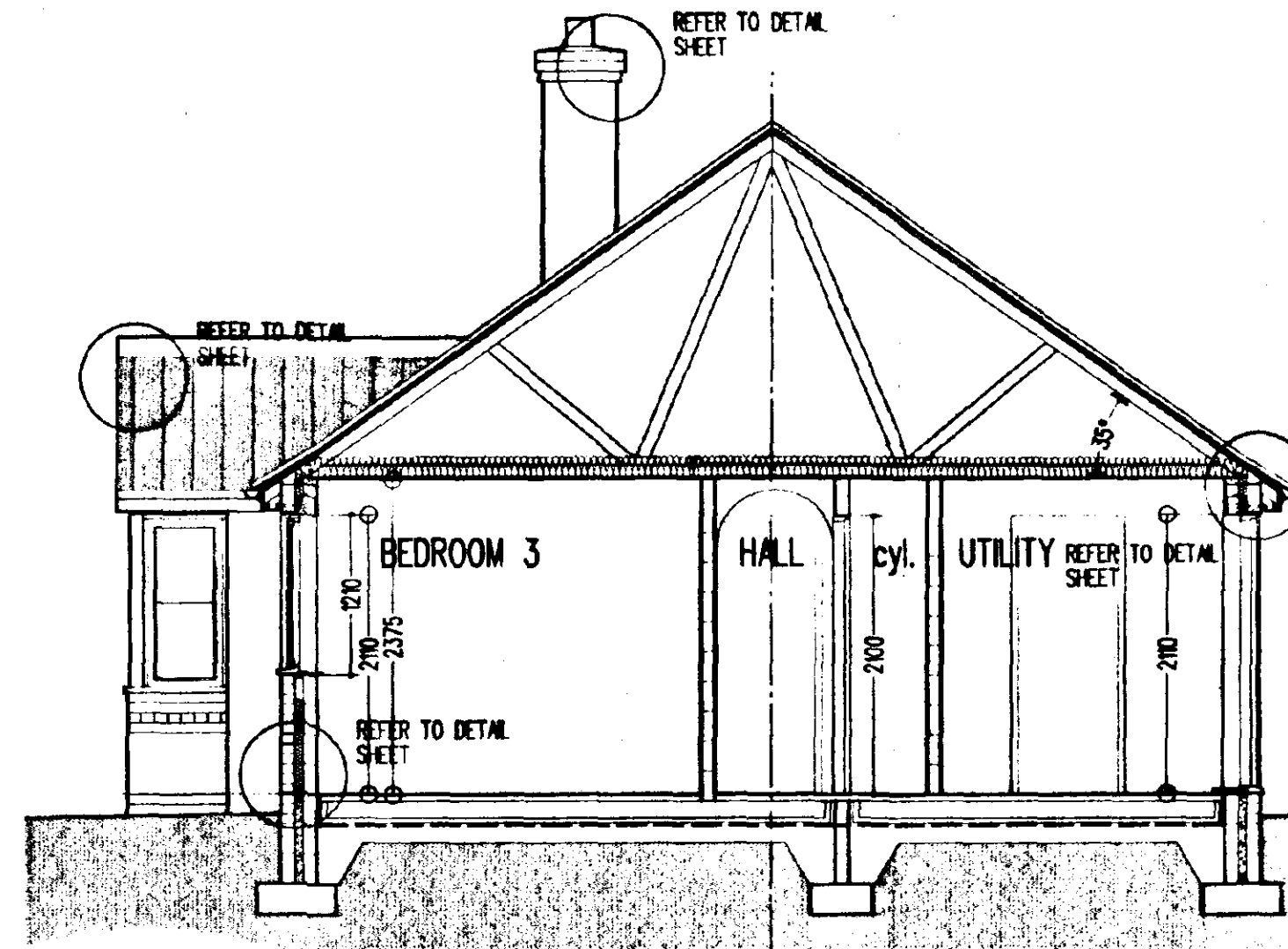
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

- REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5, & 6.
 - 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.

REVISION

A. arch to dining room reduced to 1350 and centred. 19/3/96.
B. drainage amended. 21/3/96.
C. lintol references amended, fans repositioned, vent pipe added to drain. 2/4/96.

THE POACHER
EB3A
PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD



Revisions	Dr.	Chkd.	Date
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1:50	1:100	JAN 96	MJE	RAW
SCALE		DATE	DR	CHKD
2486E/95/4		C		DRAWING No.

SPECIFICATION

DRAINAGE

100mm diameter "Osmo" or similar approved drainpipes of a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 50mm 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 "Osmo" 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 vent cap. Internal soil and vent pipes to terminate to roof via manufacturer's approved ridge vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Douvres" or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and skin on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double sealed airight waste adaptor connected to a trap.

Wastes:
W.C. - 100mm diameter "Huntaluk" 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 "Osmo" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular fill soakways 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. N.B.C. Standards: section 21/ B1, table, on 38mm thick "Jablet" floor insulation on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

WALLS:

External Walls

102.5mm facing brickwork outer leaf, 85mm cavity insulated with 65mm thick "Dritherm" or similar approved insulation, 100mm thick blackwork 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 joints of openings. Incorporate damp proof course and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermabate" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Catic" combined metal lintels as specified on plans with minimum and bearing of 150mm. Class 'K' blocks below damp proof course. Damp proof course 150mm above ground level.

Internal Walls

80mm 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 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 blackwork to be minimum 3.5mm 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

18mm 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 artex finish to ceiling. Where floor joists run parallel to external wall fix 30 x 5mm mild steelstraps at maximum 2000mm centres along 3 no. joists and turned down cavity 175mm. Fix 75 x 38mm 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 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 landseal 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 steelstraps at maximum 2000mm centres turned down wall 1 metre and lapped in 75mm. At gables, fix 30 x 5mm mild steelstraps to 3 no. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood nogging 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 batters at 30 deg. 100 x 25mm softwood longitudinal batters at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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 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 landseal softwood battens on unsealable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wallplate bolted to wall at maximum 2000mm centres. Rafter 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 W 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 naphenate 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

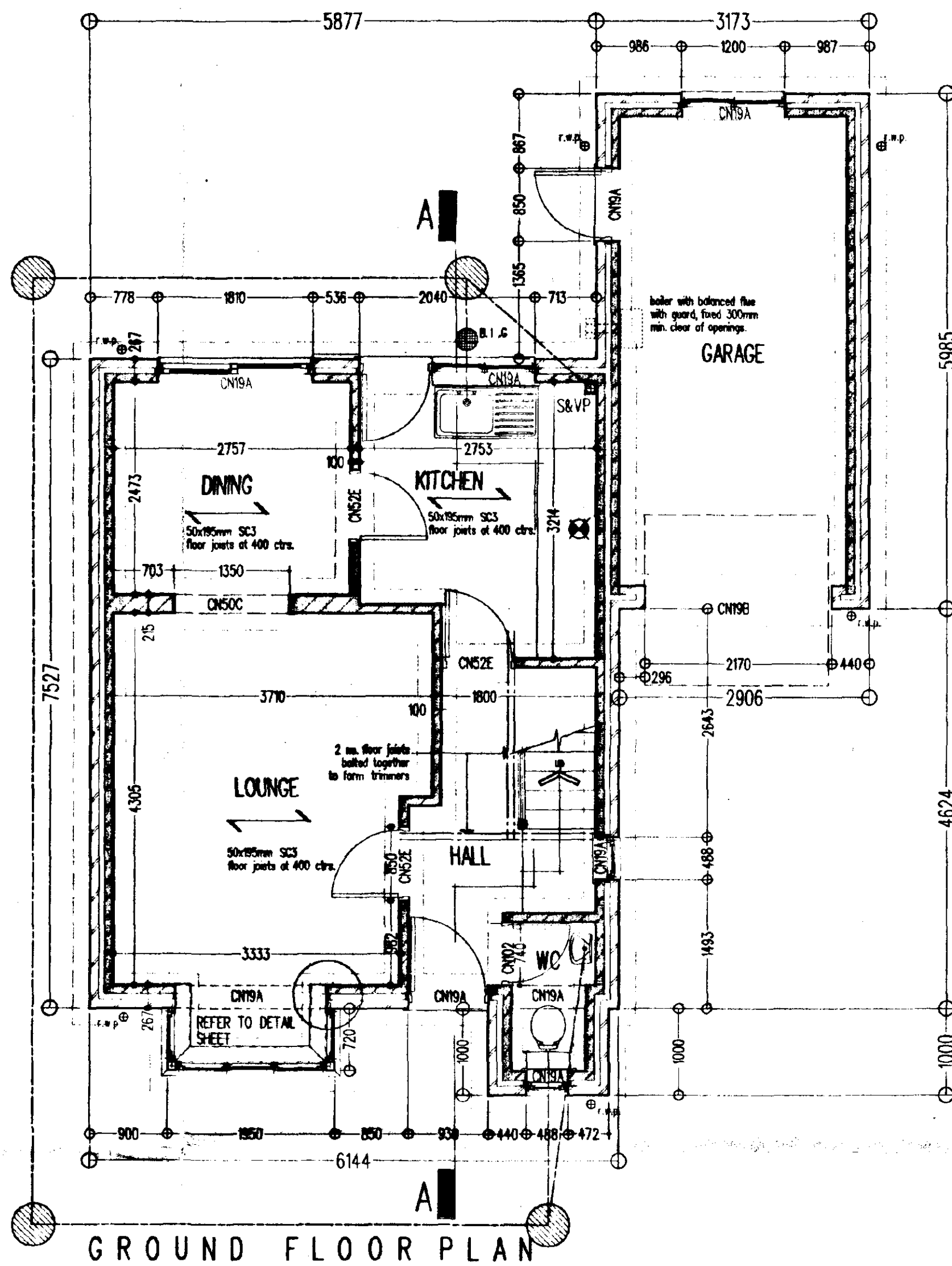
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 810 - M2 C20P) on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

DOORS

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

FINISHES

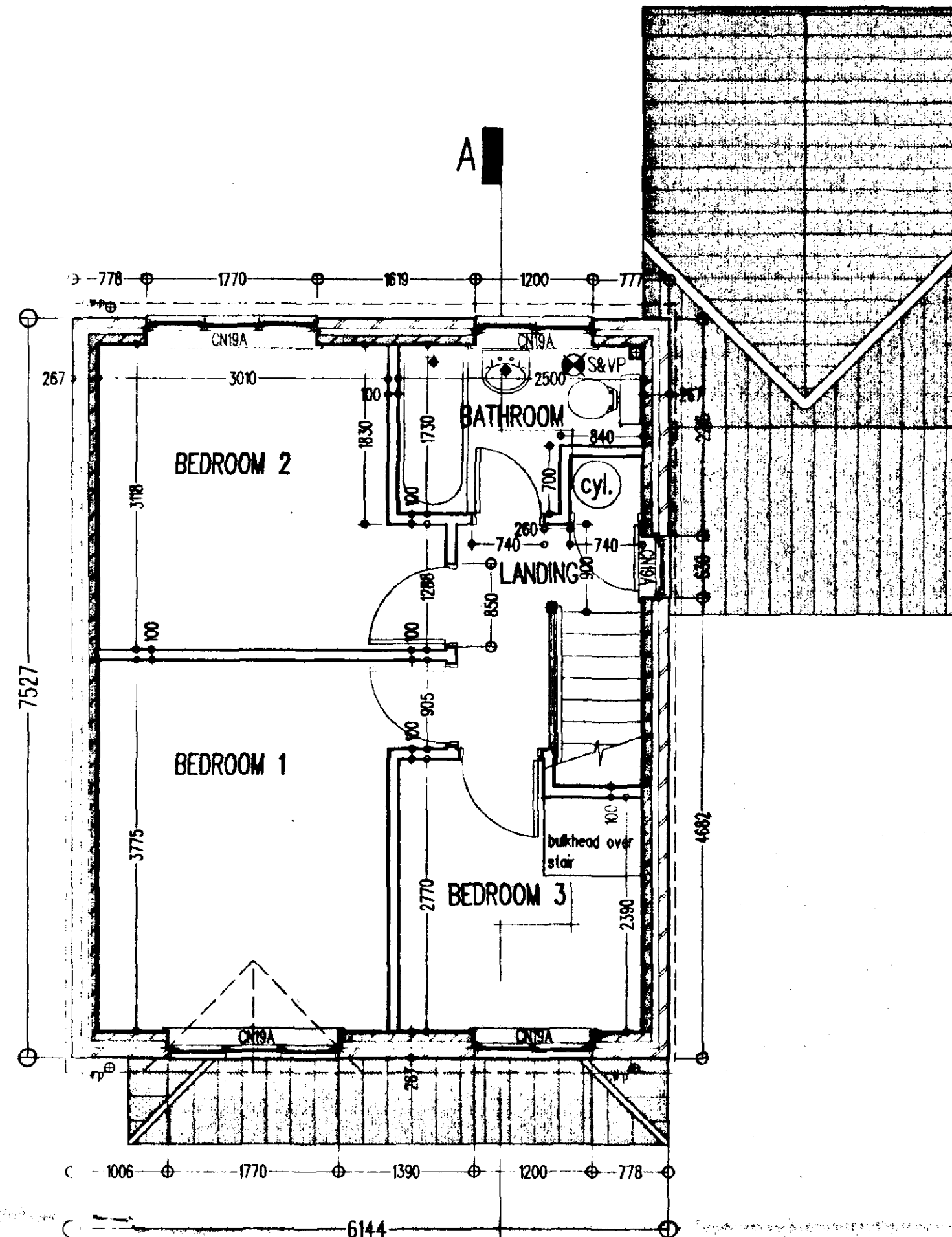
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



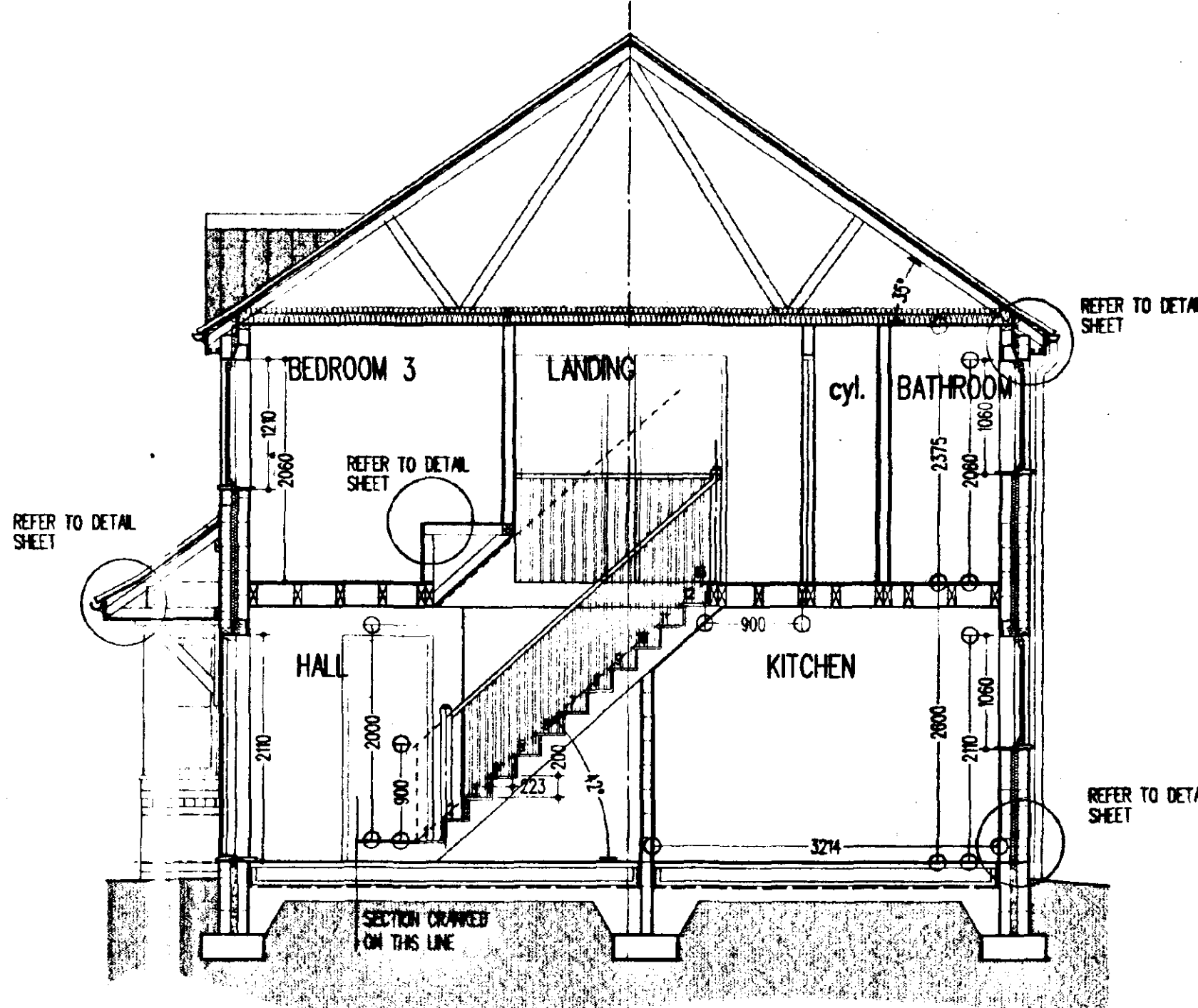
GROUND FLOOR PLAN



FRONT ELEVATION

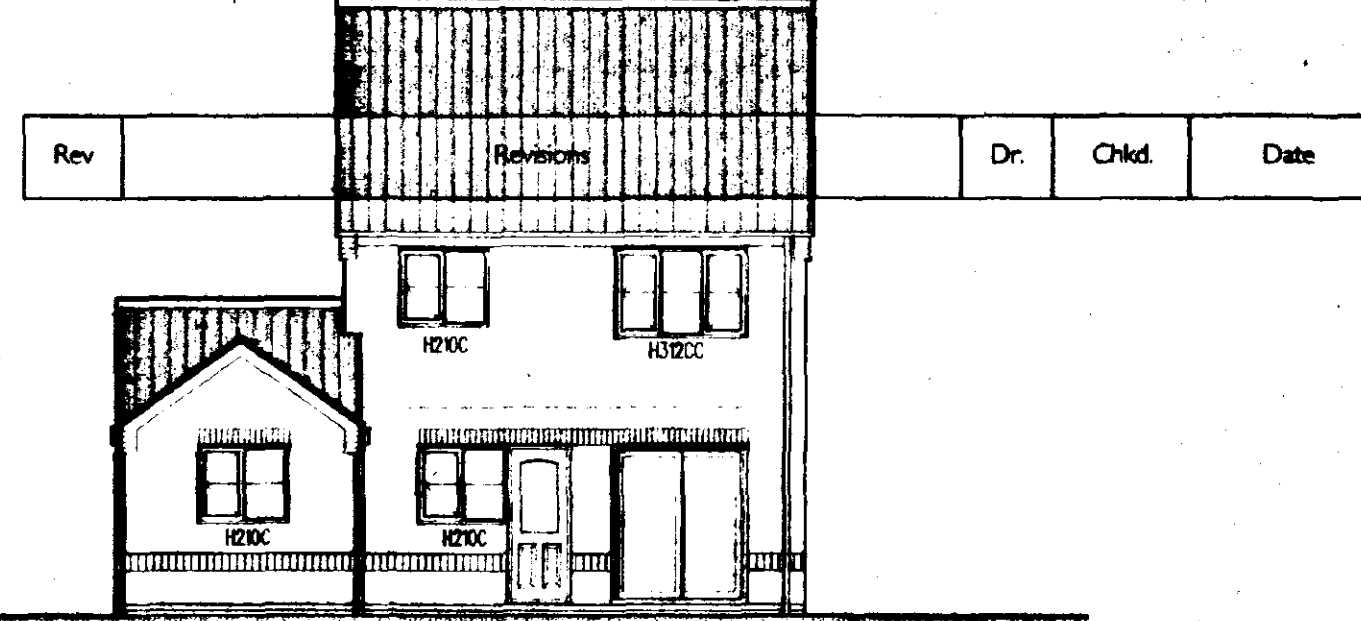


FIRST FLOOR PLAN

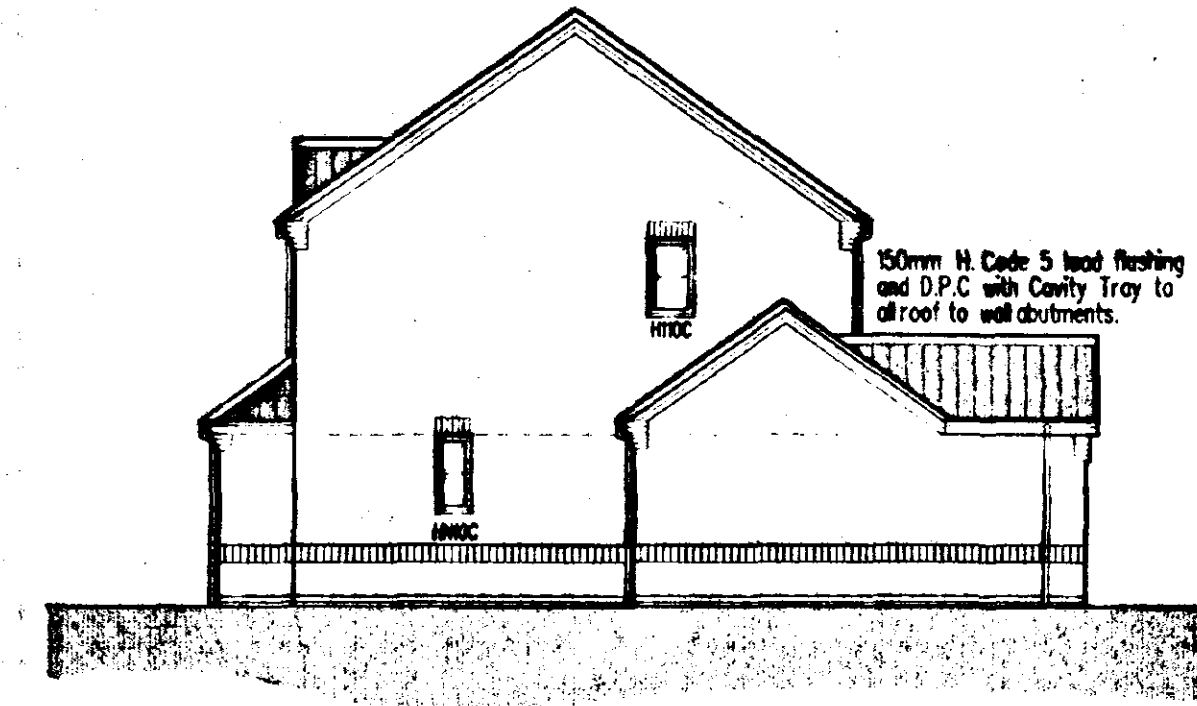


SECTION A - A

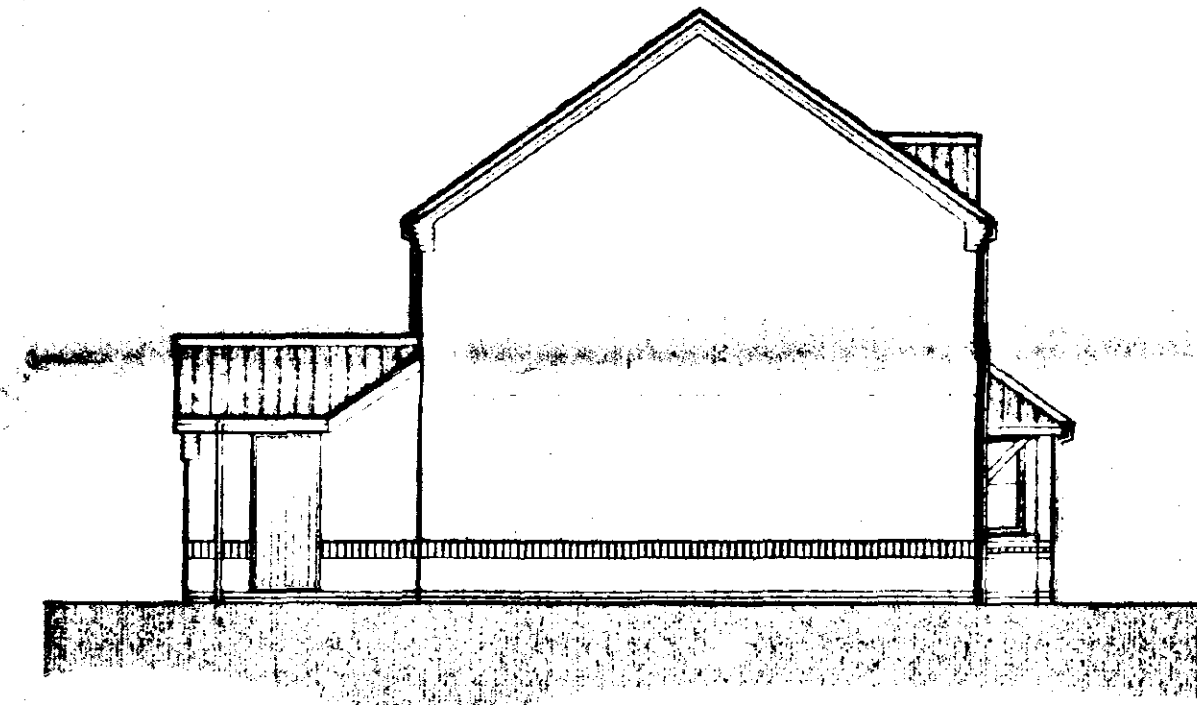
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- 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

A, arch to dining room reduced to 1350 and centralised. 19/3/96.
B, drainage amended. 20/3/96.
C, drainage amended to WC, fans repositioned. 2/4/96.

SOUTH LIND DC
HOUSE PLANNING
20 MAR 1996
Ref: 1634/95

THE KEEPER
EH3E

PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD

AMENDED PLAN
Ref. A

CAD
ARCHITECTS - TOWN PLANNING CONSULTANTS
102 B 104 Newland Lincoln LN1 1TA
Telephone: (01522) 513800 (6 lines) Fax: (01522) 512496
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WORKING DRAWING TYPE EH3E TH
1:50 1:100 SCALE JAN 96 DATE MJE RAW
2486E/95/6 c
DRAWING No.

SPECIFICATION

DRAINAGE

100mm diameter "Osmo" or similar approved drainpipes of 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 lintol over with compressible quilt collar to protect against settlement. Manholes to be "Osmo" 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 solid and vent pipe terminating minimum 1000mm above highest window level and fitted with vermin cage. Internal solid and vent pipes to terminate to roof like manufacturer's approved ridge vent terminated with flexible pipe connector. All other soil pipes to be fitted with "Hunter Noiseproof" or similar approved air admittance valve. Internal soil pipes to be bored 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 air tight waste adaptor connected to a trap.

Wastes:

- W.C. - 100mm diameter "Multi-vent" or similar approved connector
- W.H.B. - 32mm diameter uPVC with 75mm deep seated trap
- Sink - 40mm diameter uPVC with 75mm deep seated trap
- Bath - 40mm diameter uPVC with 75mm deep seated trap
- Shower - 40mm diameter uPVC with 75mm deep seated trap

Watermeter goods to be "Osmo" or similar approved uPVC square gullies with 65mm square uPVC downpipes. All surface water to discharge to either granular fill soakways 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). 800 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. M40C Standard section 2-1/8" table, on 38mm thick "Jabrite" floor insulation on 300mm u.p. polythene damp proof membrane on sand landing on 150mm thick consolidated clean stone hardcore.

WALLS:

External Walls

102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Giffiths" 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 "Thermabate" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Catic" combined metal/foam as specified on plans with minimum 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 3.5w/m 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 I/II 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 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 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 lapped 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 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 nogging in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spaced to trusses. 100 x 25mm softwood blocking over ceiling joists from eaves to ridges at 30 deg. 100 x 25mm softwood longitudinal bracing at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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 300mm 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 minimum 800mm sq. ventilation to night vents.

CANOPY

Tiles as specification on 25 x 38mm lapped softwood battens on unseparable 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. Gallow brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

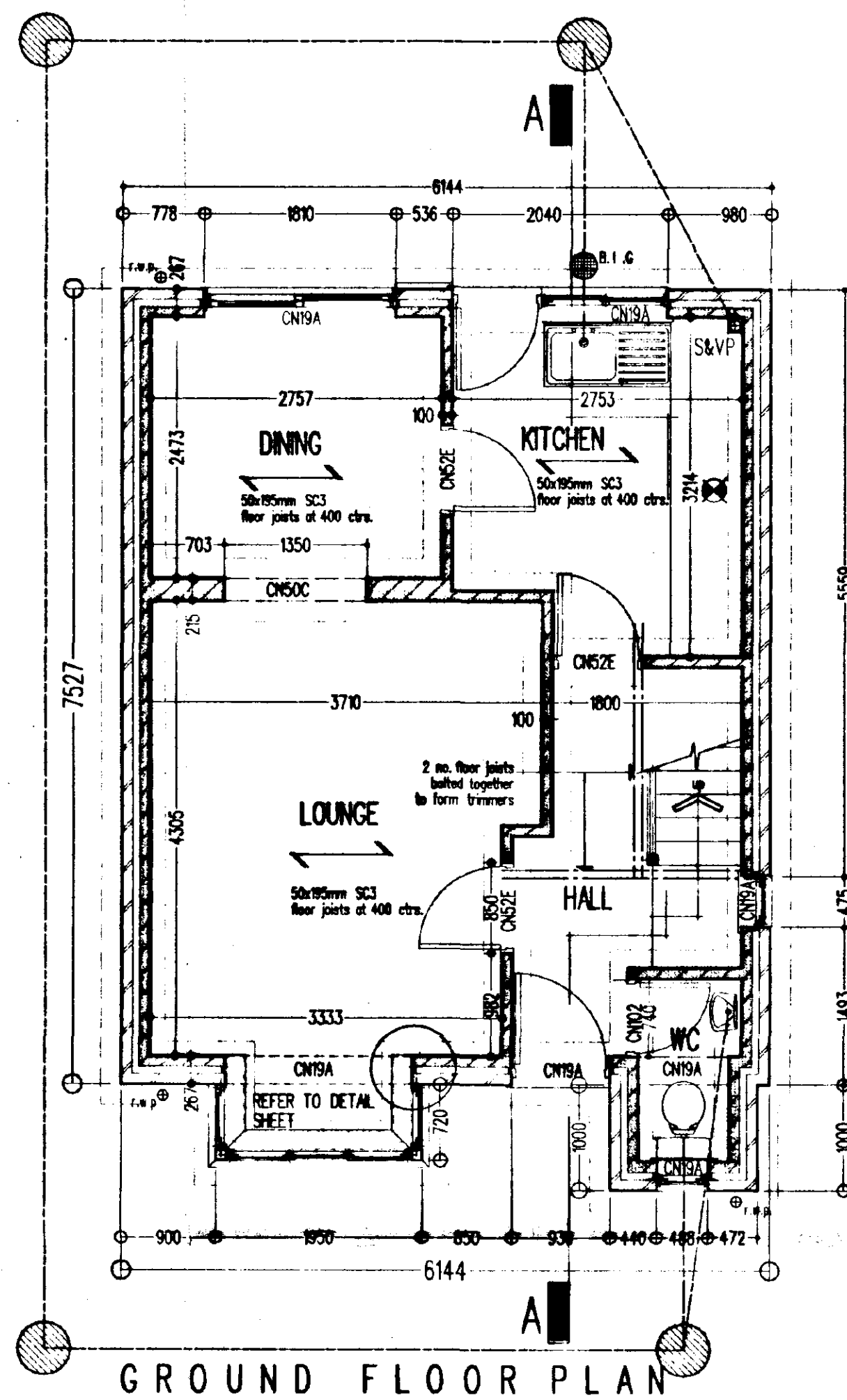
All glazing located in critical zones (Approved Doc M 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

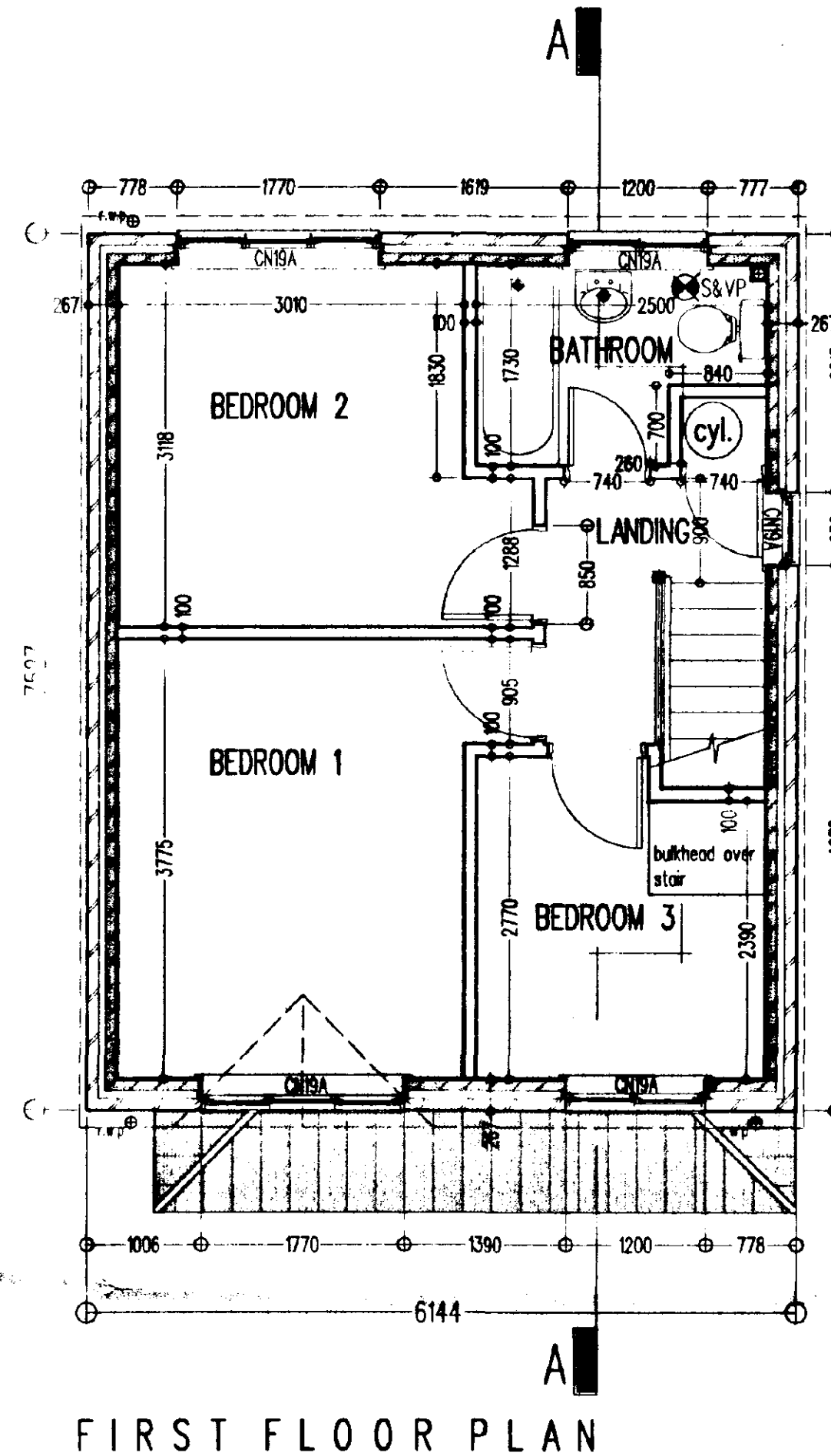
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. Provision for a food store total capacity 1.75m to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

FINISHES

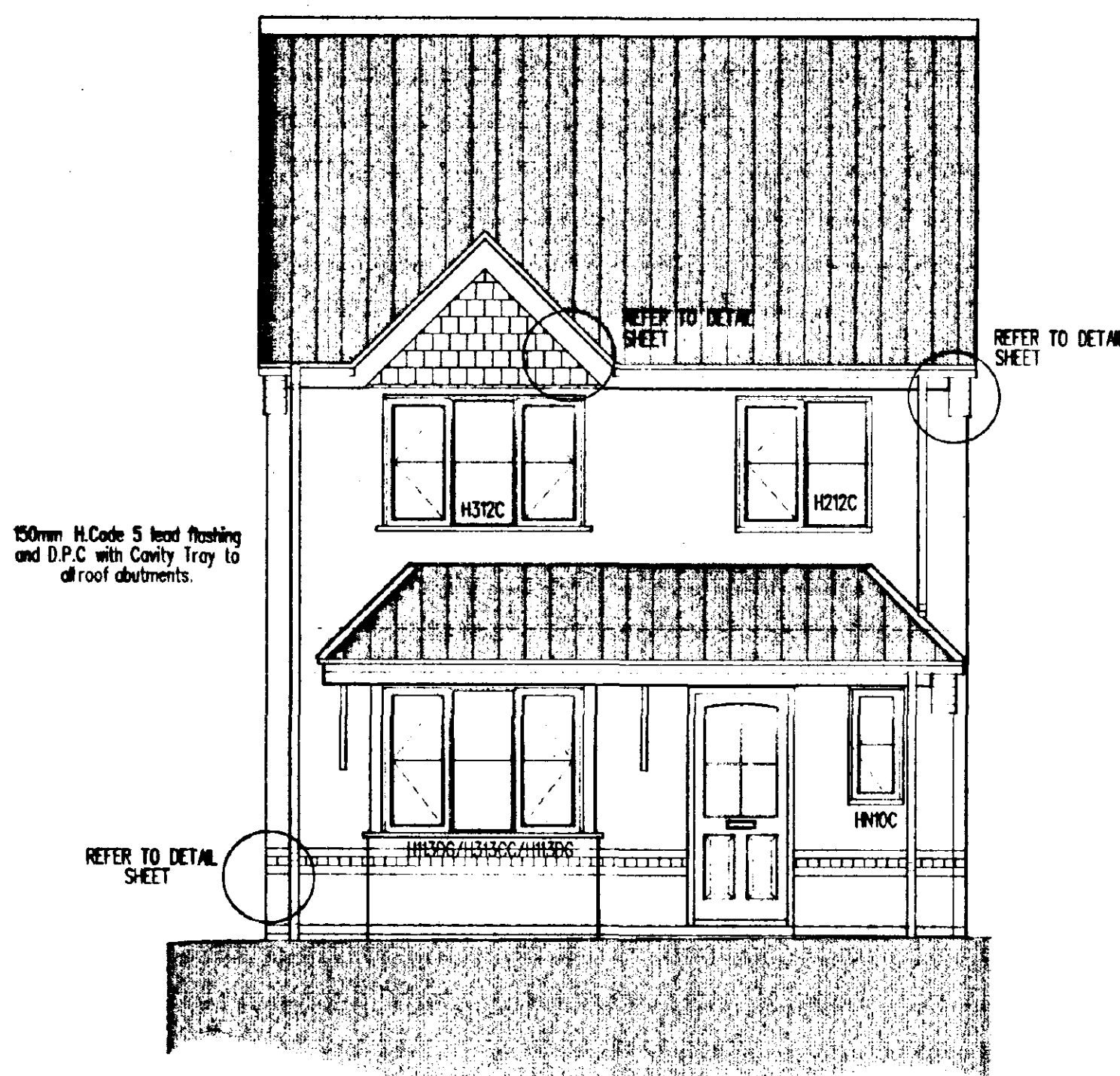
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



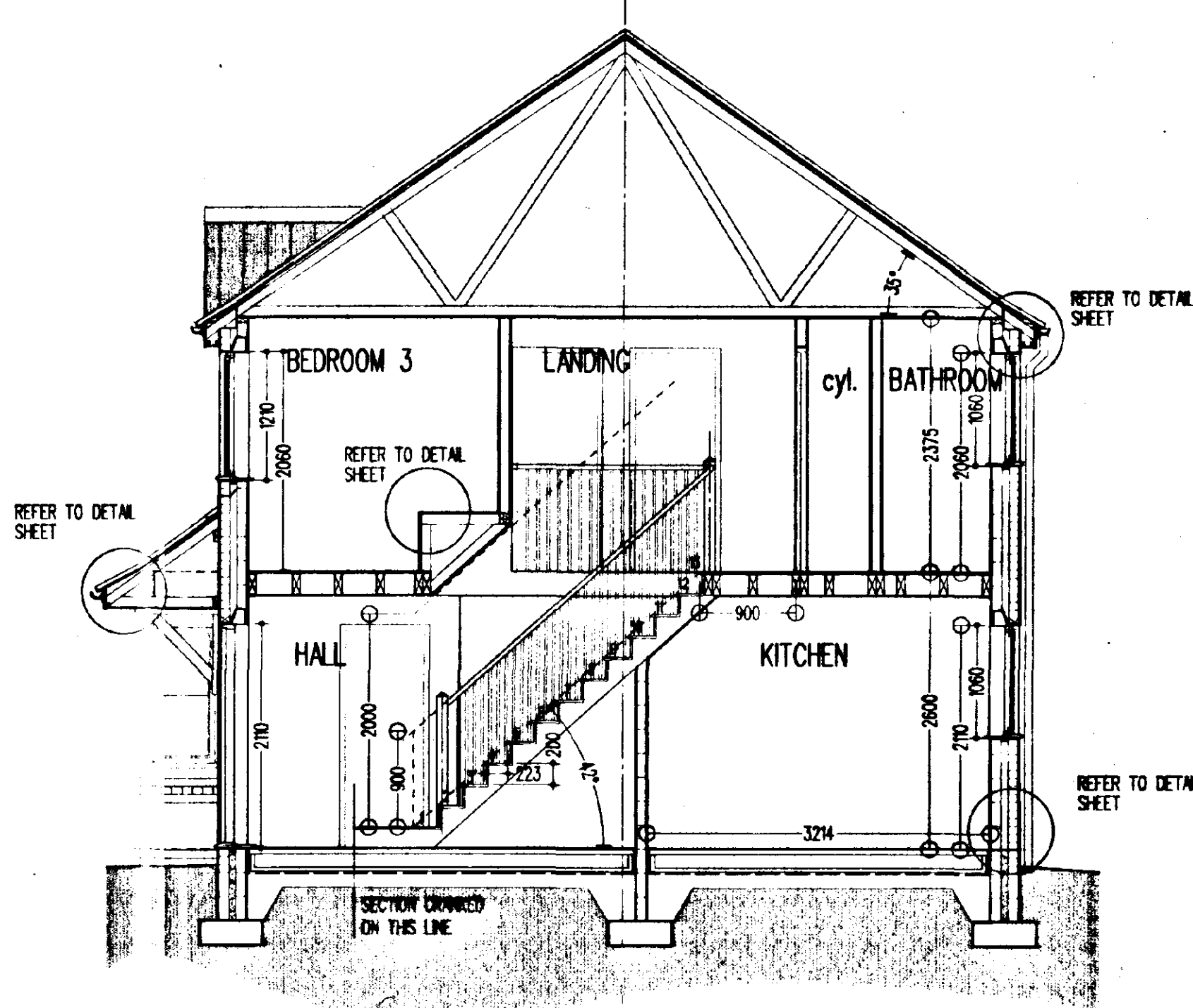
GROUND FLOOR PLAN



FIRST FLOOR PLAN

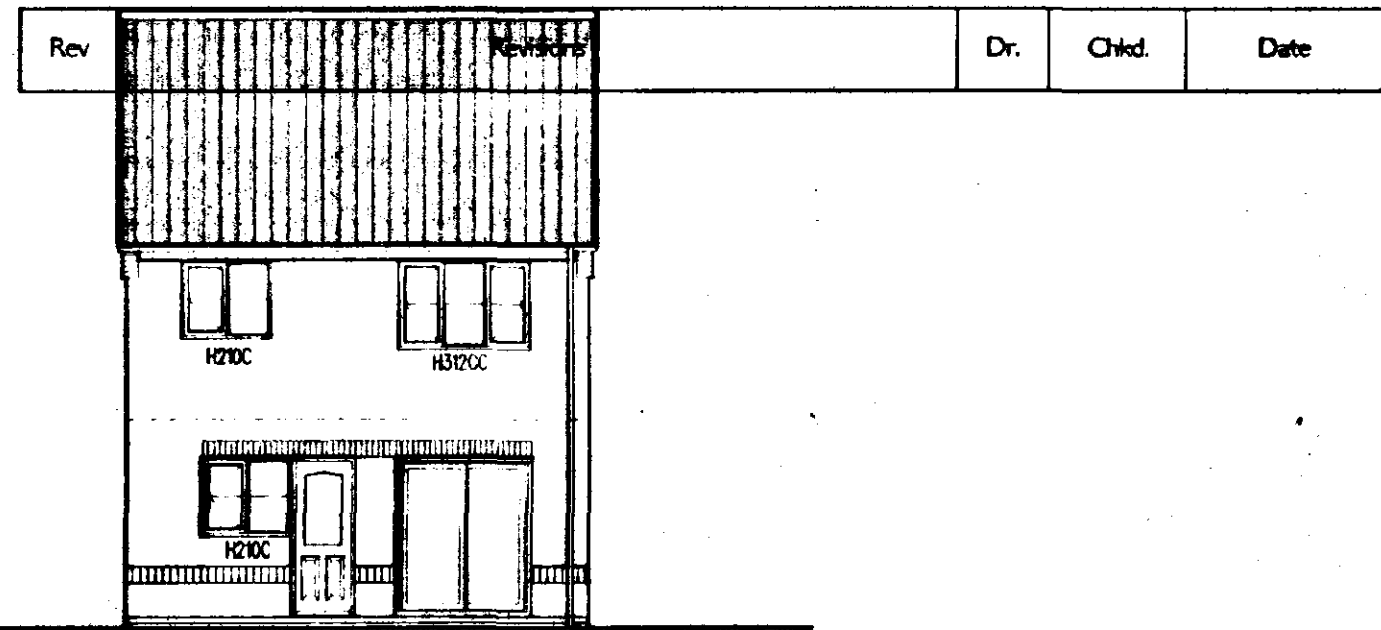


FRONT ELEVATION

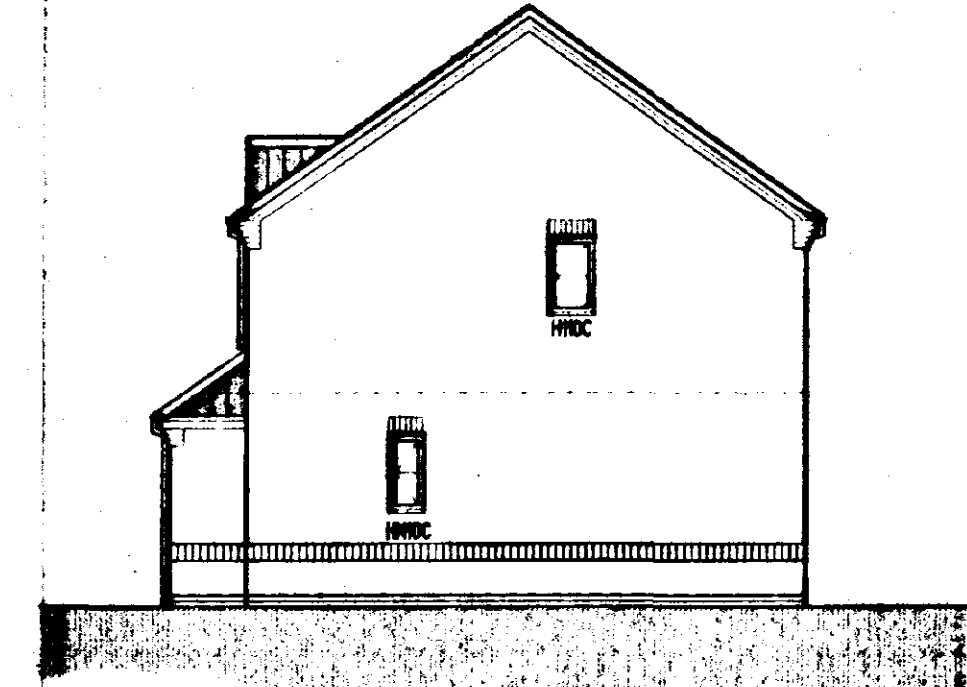


SECTION A - A

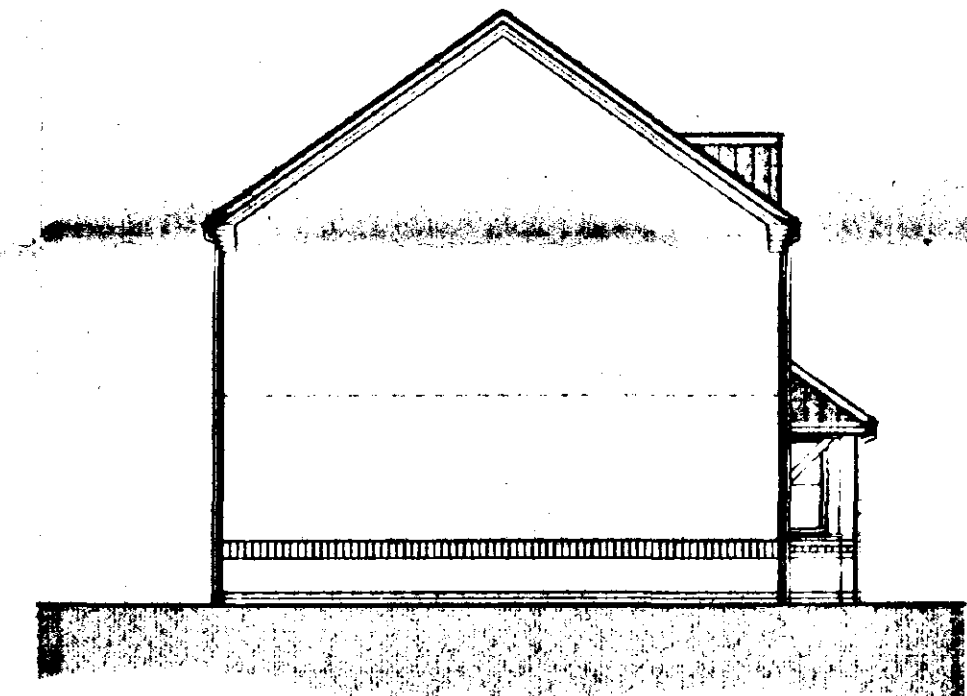
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

AMENDED PLAN

Ref. A1

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
- 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

- A. arch to dining room reduced to 1350 and centralised. 19/3/96
- B. drainage amended. 25/3/96
- C. drainage amended, fans repositioned. 2/4/96

THE KEEPER
EH3F

PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD



WORKING DRAWING TYPE EH3F TH				DRAWING	
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2486F/95/25				c	DRAWING NO.

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

SPECIFICATION

DRAINAGE

100mm diameter "Dams" or similar approved drippings 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 "Dams" 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 drippings 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 like manufacturer's approved ridge vent terminated with flexible pipe connector. All other soil pipes 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 air/light waste adaptor connected to a trap.

W.C. - 100mm diameter "Multi-Kit" 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 "Dams" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular fill soakways 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. NBC Standards section 2-1/1, Table 1.
on 38mm thick "Jablet" 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 "Thermobatt" 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 "Thermobatt" or similar cavity closer to achieve 1.2 w/m sq. deg. C. across wall construction. Heads to openings supported with "Cotcrete" concrete metal lintels as specified on plans with minimum and 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. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5w/m 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 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.

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, unbraced and constructed in accordance with BS 5268 - Part 3: 1985. 100 x 50mm softwood rafters spaced with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and lapped in 75mm. All gables, fix 30 x 5mm mild steel straps to 3 no. rafters/posts at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggin in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood batten 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 18mm exterior quality softwood fascia. 8mm thick W.B.F. exterior quality plywood soffit with equivalent to 10mm sq. 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 in hall adjacent bedrooms. 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.

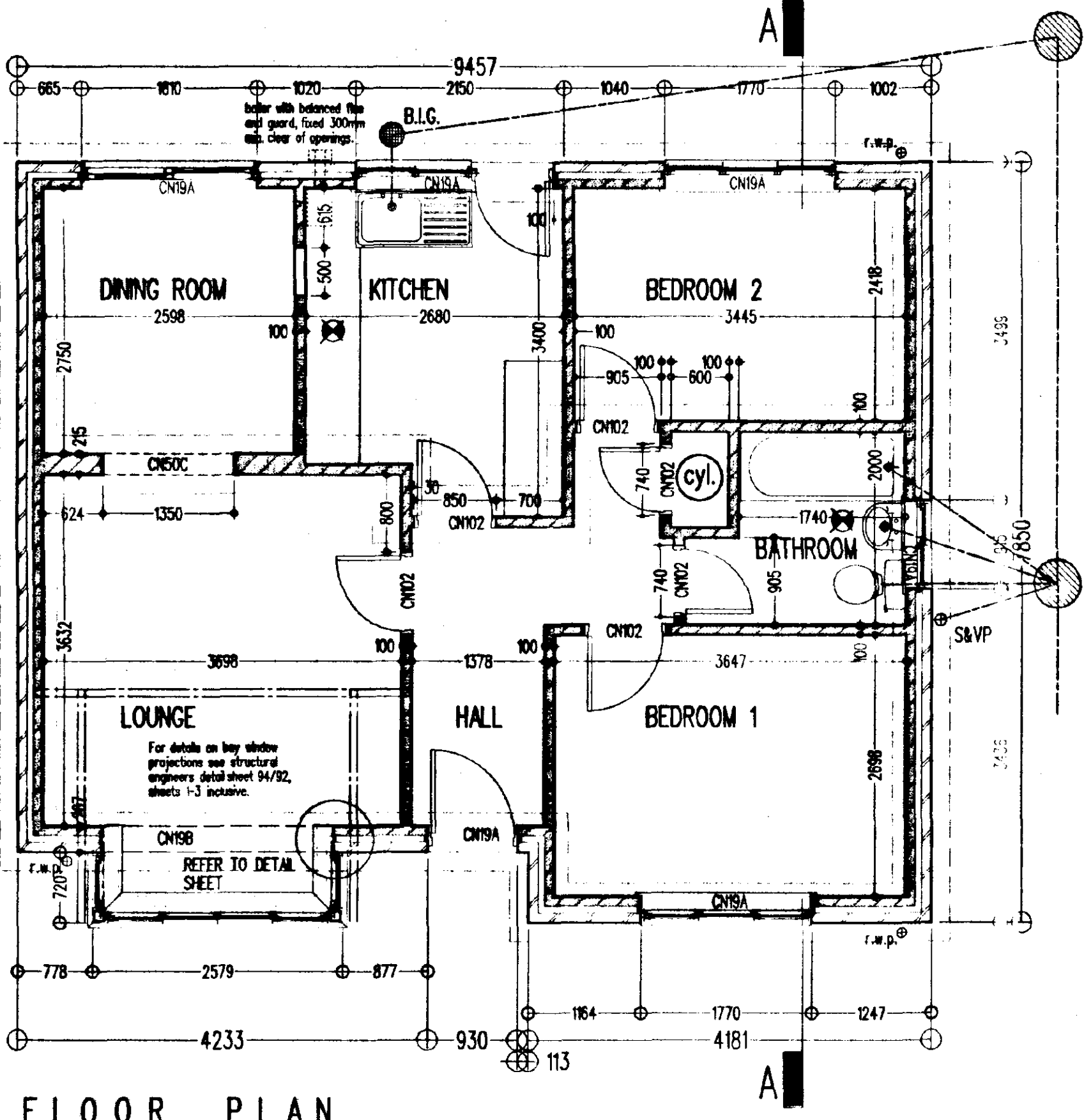
HEATING
Central heating to be gas fired balanced flue boiler. Flue to be minimum 300 mm away from any opening. Radiators to all rooms.

VENTILATION
Kitchens 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
Flies as specification on 25 x 38mm tanalised softwood battens on unbraced roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate 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 1981. Performance requirements for flat and safety glass for the use in buildings.

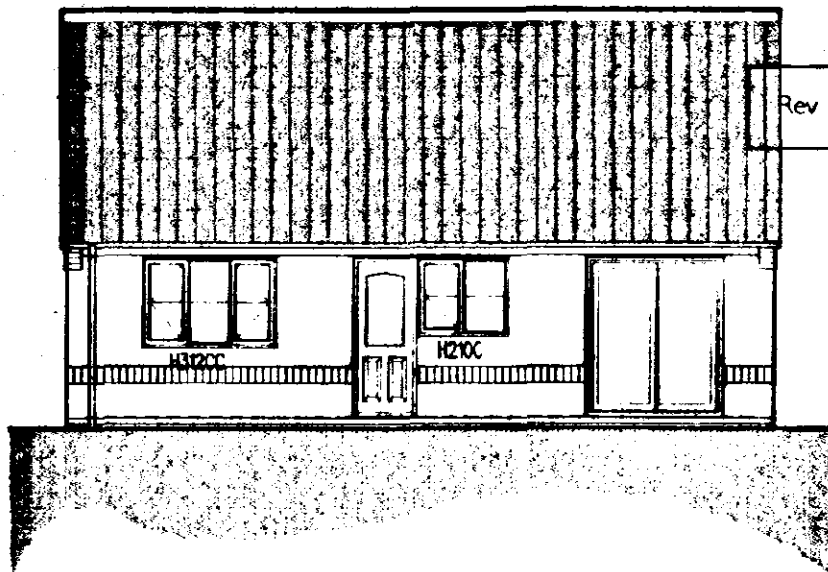
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



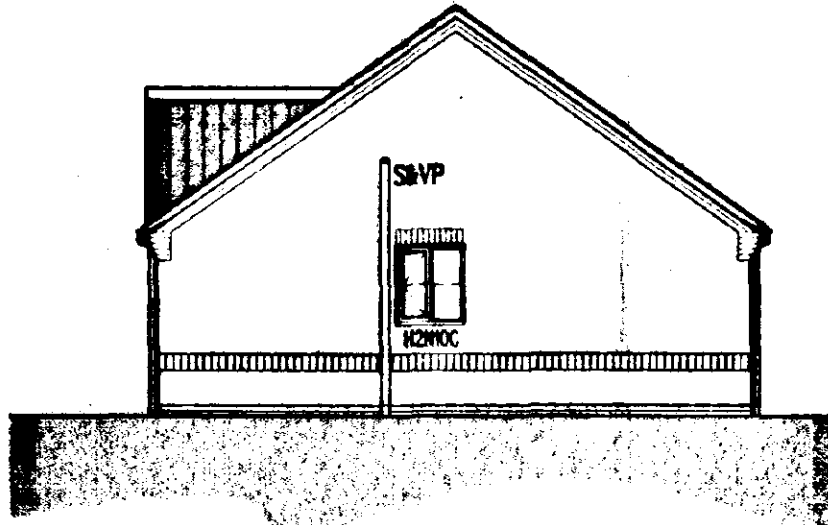
FLOOR PLAN



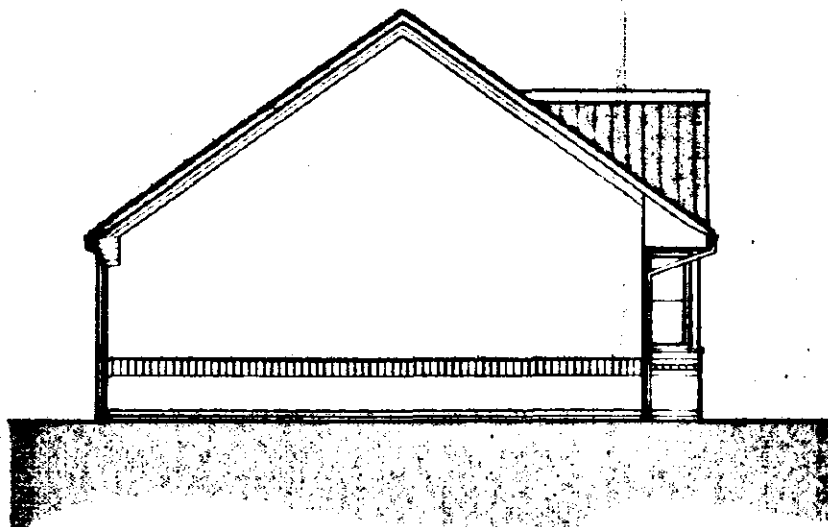
FRONT ELEVATION



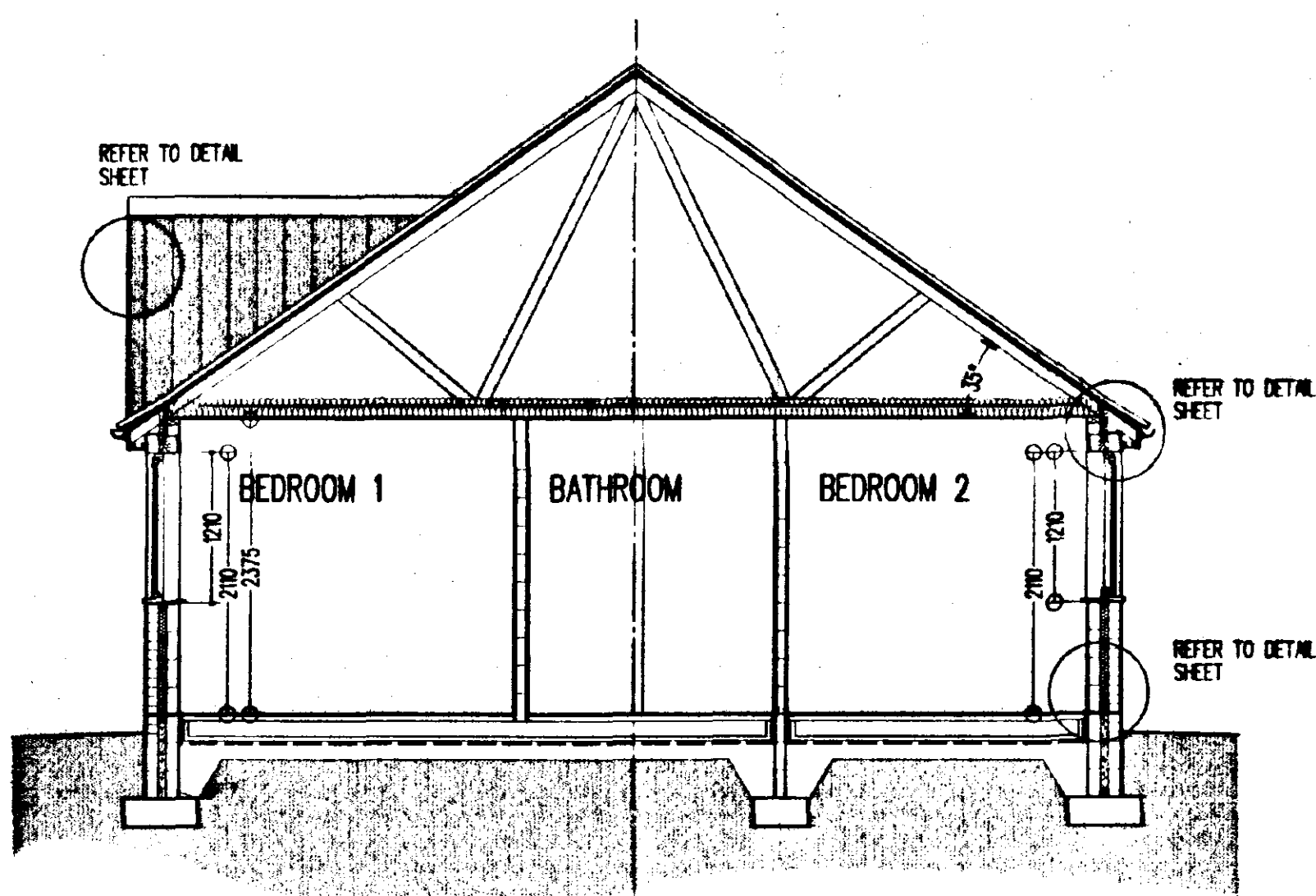
REAR ELEVATION



SIDE ELEVATION



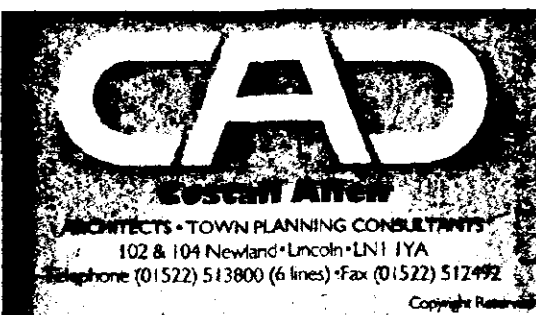
SIDE ELEVATION



SECTION A - A

- REFERENCES:
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• 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.

FEN COTTAGE
EB2C
PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD



WORKING DRAWING TYPE EB2C TH				DRAWING	
1:50	1:100	SCALE	FEB 96	DATE	MJE, RAW
2486E/95/23				c	DRAWING No.

SPECIFICATION

DRAINAGE

100mm diameter "Duro" 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 gait collar to protect against settlement. Manholes to be "Duro" 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 soil pipes to be fitted with "Hunter Douvres" or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and skid on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double socketed air tight waste adaptor connected to a trap.

W.C. - 100mm diameter "Muller" 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

Waterproof goods to be "Duro" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular fill soakways 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). 800 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. MHEC. Standards section 217 / B1, table 1, on 38mm thick "Jadite" 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 water test, 65mm cavity insulated with 65mm thick "Drittens" 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 jamba of openings. Incorporate damp proof courses and cavity trays to head, sill and jamba of all external openings. Cavities closed at openings by "Thermabrite" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Collec" combined metal lintels as specified on plans with minimum and bearing of 150mm. Dams 'N' 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. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 1.5 w/m sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered.

WINDOWS AND DOORS

"Goulton and Paul" standard joinery windows or similar 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.

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 wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and latched 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 nogging in between 100 x 25mm softwood backing over ceiling joists from eaves to eaves at 45 deg. spiked to trusses 100 x 25mm softwood backing over ceiling joists from eaves to eaves at 30 deg. 100 x 25mm softwood longitudinal briders at maximum 2000mm centres. 50mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with oiler finish to ceilings. 200 x 18mm 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 in hall adjacent bedrooms. 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 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

Tim as specification on 25 x 38mm tanalised softwood battens on unbraced roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate bolted to wall at maximum 2000mm centres. Rafter 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. Gallow brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

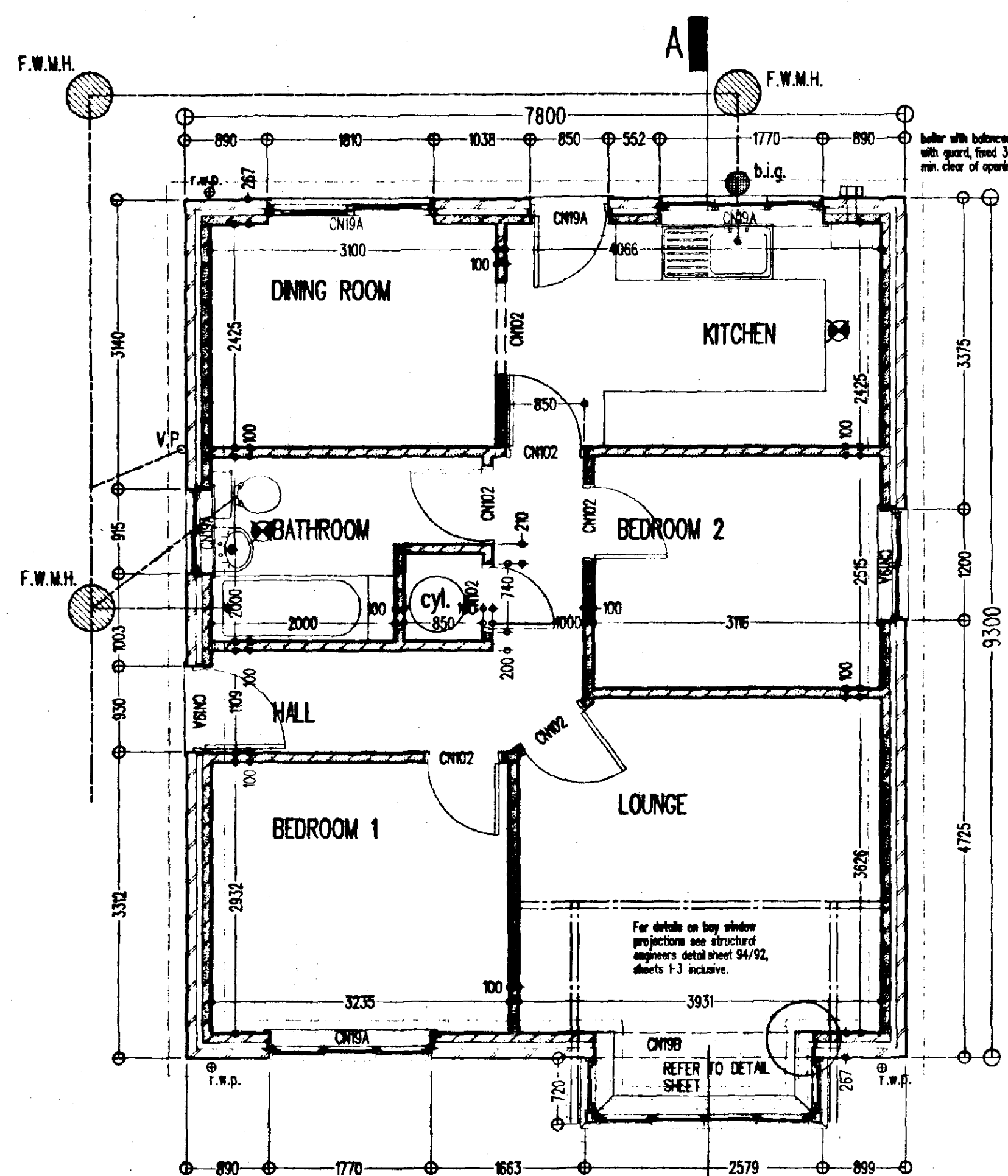
All glazing located in critical zones (Approved Doc 'N' 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

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

FINISHES

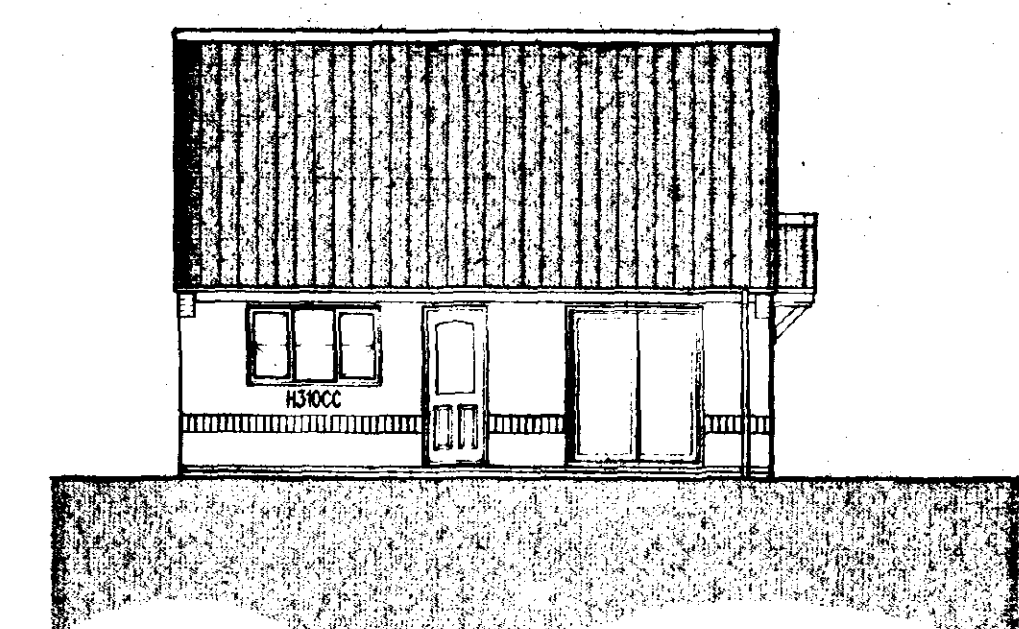
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



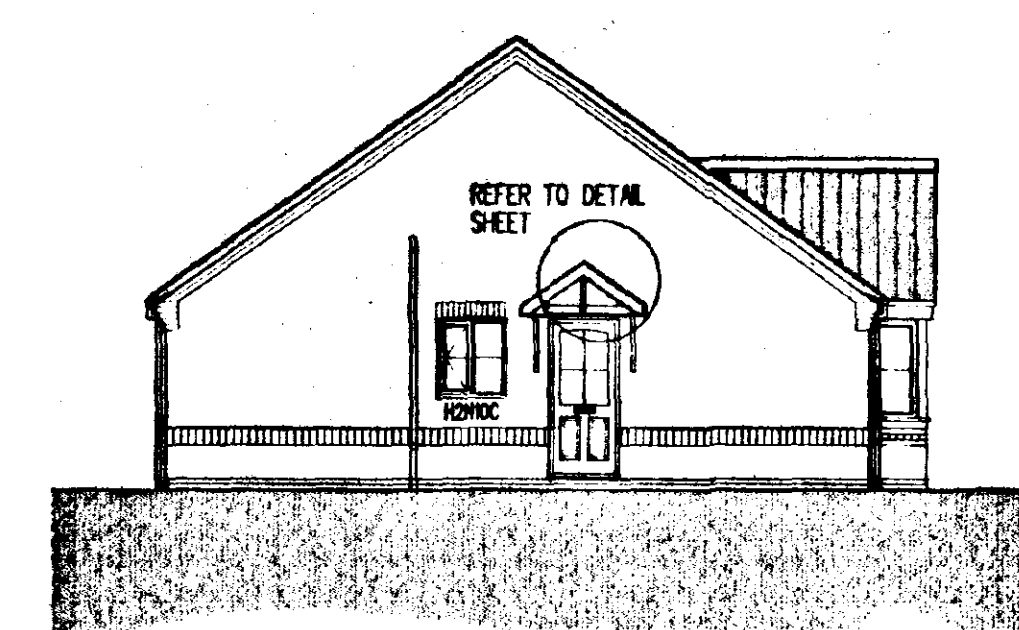
GROUND FLOOR PLAN



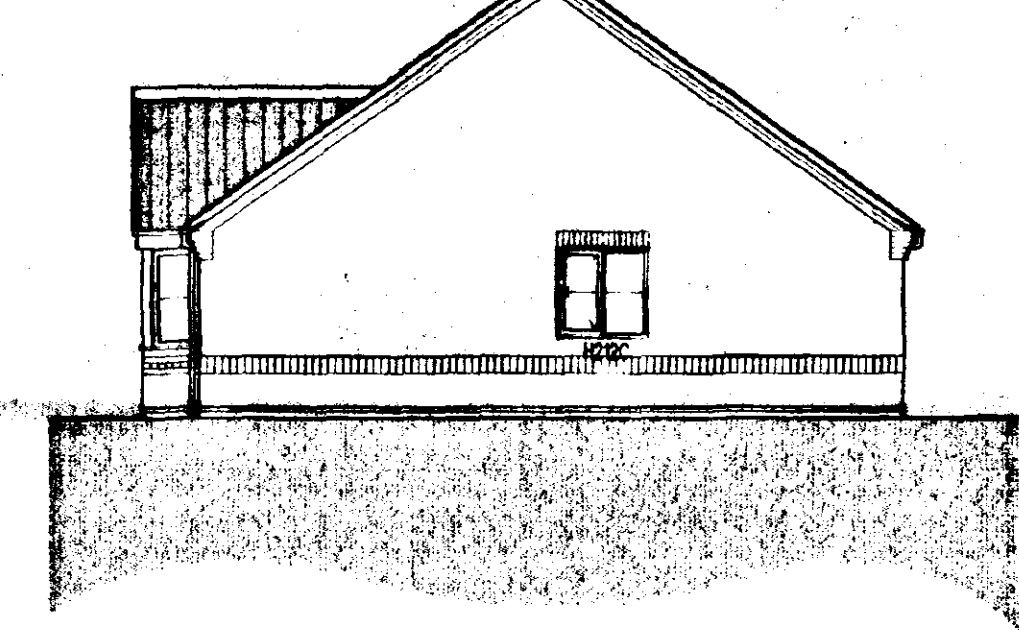
FRONT ELEVATION



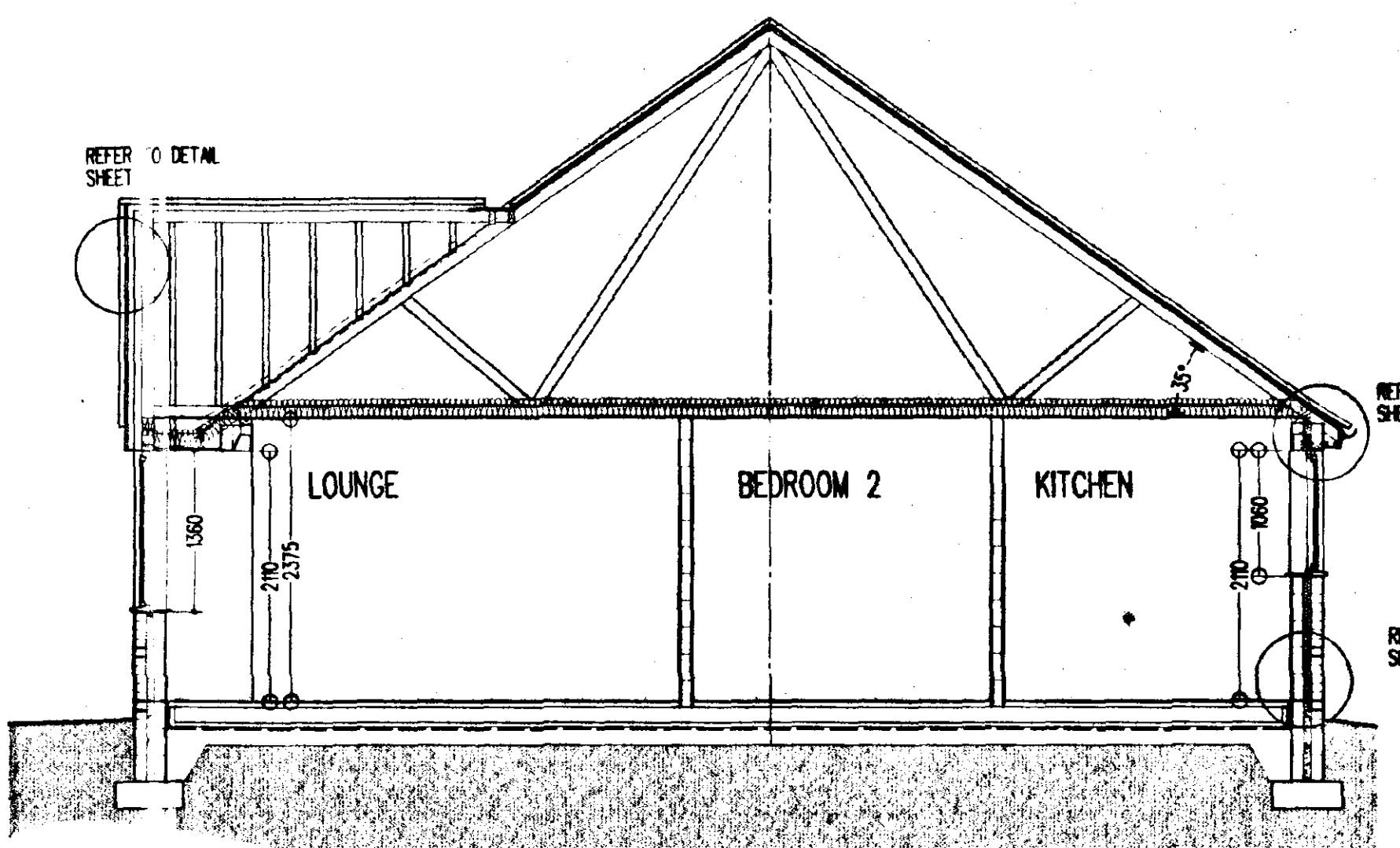
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

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

Rev	Revisions	Dr.	Chkd.	Date
A	drainage amended.	MJE	RAW	20/3/96
B	fans repositioned, hatch removed, vent pipe added to drain, door canopy amended.	MJE	RAW	2/4/96

- REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2 and 3.
 - DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.
- NOTES:
- denotes mechanical extract positions
 - internal door openings to suit grounds to achieve 75mm standard Torus architrave moulding all round.
 - all cavities in external walls to be min. 65mm.

SOUTHERN AND DC
HOUSING & PLANNING
20 MAY 1996
Ref: 1034/95
AMENDED PLAN
Ref. A1

EB2E
PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD

CAD
EASTMAN SECURITIES
ARCHITECTS & TOWN PLANNING CONSULTANTS
102 & 104 Newmarket Road, NEWTON, LIVERPOOL L24 7YX
Telephone (01522) 513800 (6 lines) Fax (01522) 512492

WORKING DRAWING TYPE EB2E TH

1:50	1:100	JAN 96	MJE	RAW
SCALE		DATE	Dr.	Chkd.
2486E/95/2		B	DRAWING No.	

SPECIFICATION

DRAINAGE
100mm diameter "Osmo" 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 gill collar to protect against settlement. Wastholes to be "Osmo" or similar approved 450mm diameter uPVC universal inspection chambers, 1050mm diameter if invert exceeds 150mm 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 terminal with flexible pipe connector. All other soilpipes to be fitted with "Hunter Douvres" or similar approved air admittance valve. Internal soilpipes 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 airight waste adaptor connected to a trap.

W.C.
W.C. - 100mm diameter "Multiwall" 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 "Osmo" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular floodways 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). 800 x 225mm concrete foundations to external walls.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (F3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. N.B.C. Standards section 21 / B1, table, on 30mm thick "Jablet" 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 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermabate" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotonic" combined metal lintels as specified on plans with minimum and 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 plate on 2 no floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing blackwork 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
10mm thick moisture resistant tongue and grooved chipboard grade W11 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 noggin between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install rafterbone 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 laminated softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, waterproofed 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. All 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 noggin in between 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spaced to trusses 100 x 25mm softwood backing over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders of 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 backup 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 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
Tiles as specification on 25 x 38mm laminated softwood battens on untreatable 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. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

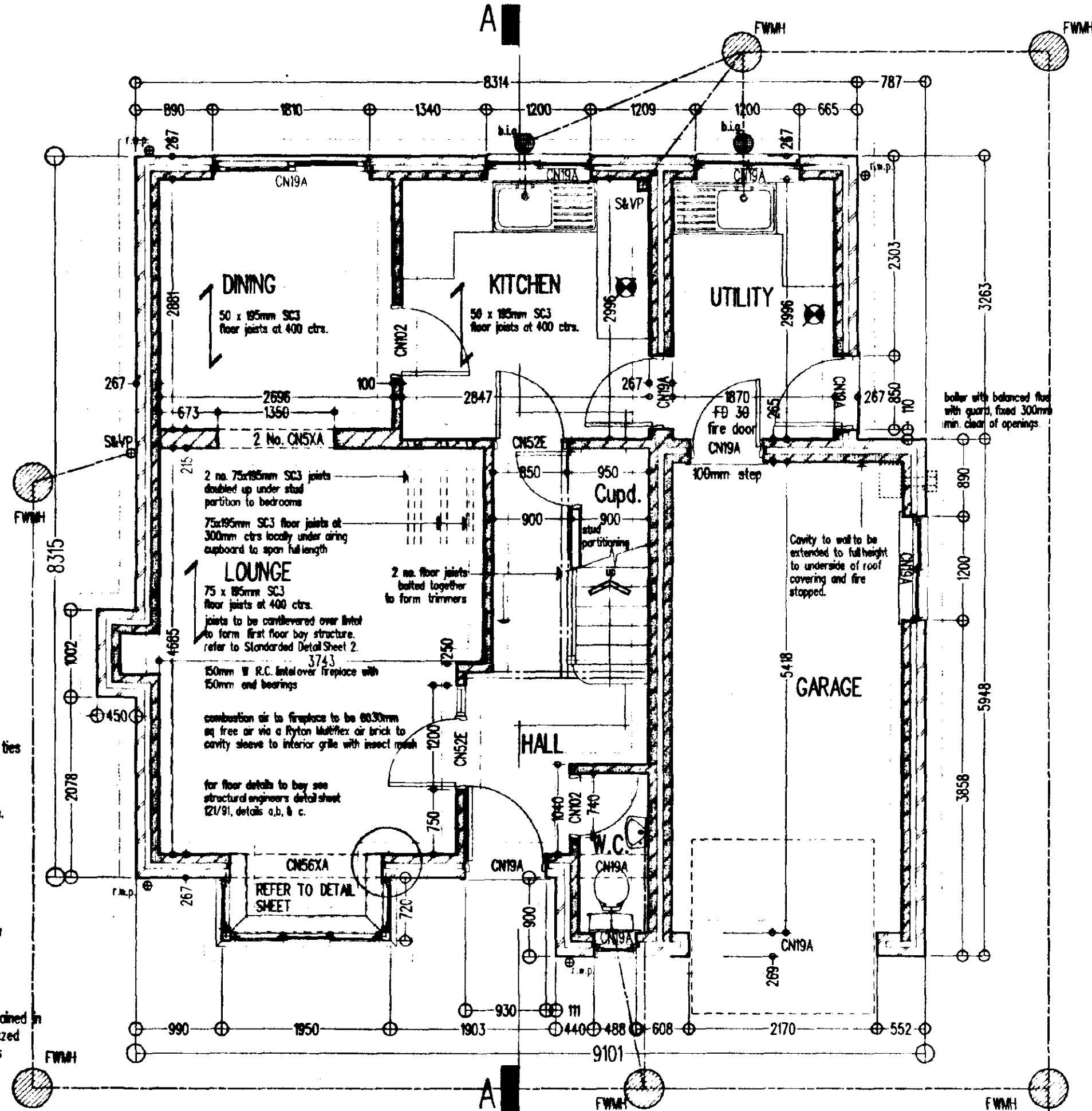
GLAZING
All glazing located in critical zones (Approved Doc N 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. Provision for a food store to capacity 1.75m to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 15 amp electrical socket.

GARAGE SPECIFICATION
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 8110 : Mix B20) 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.

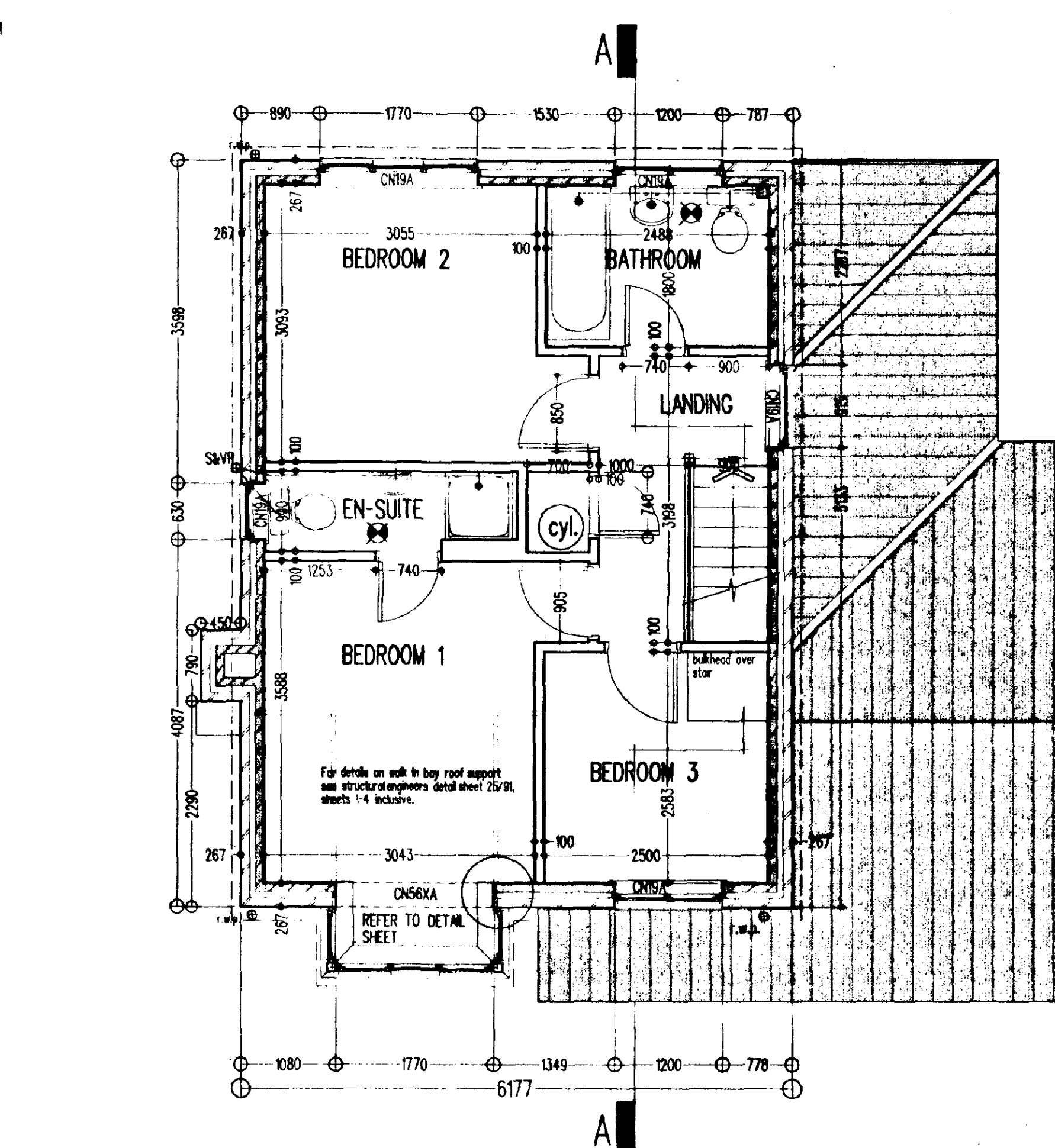
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



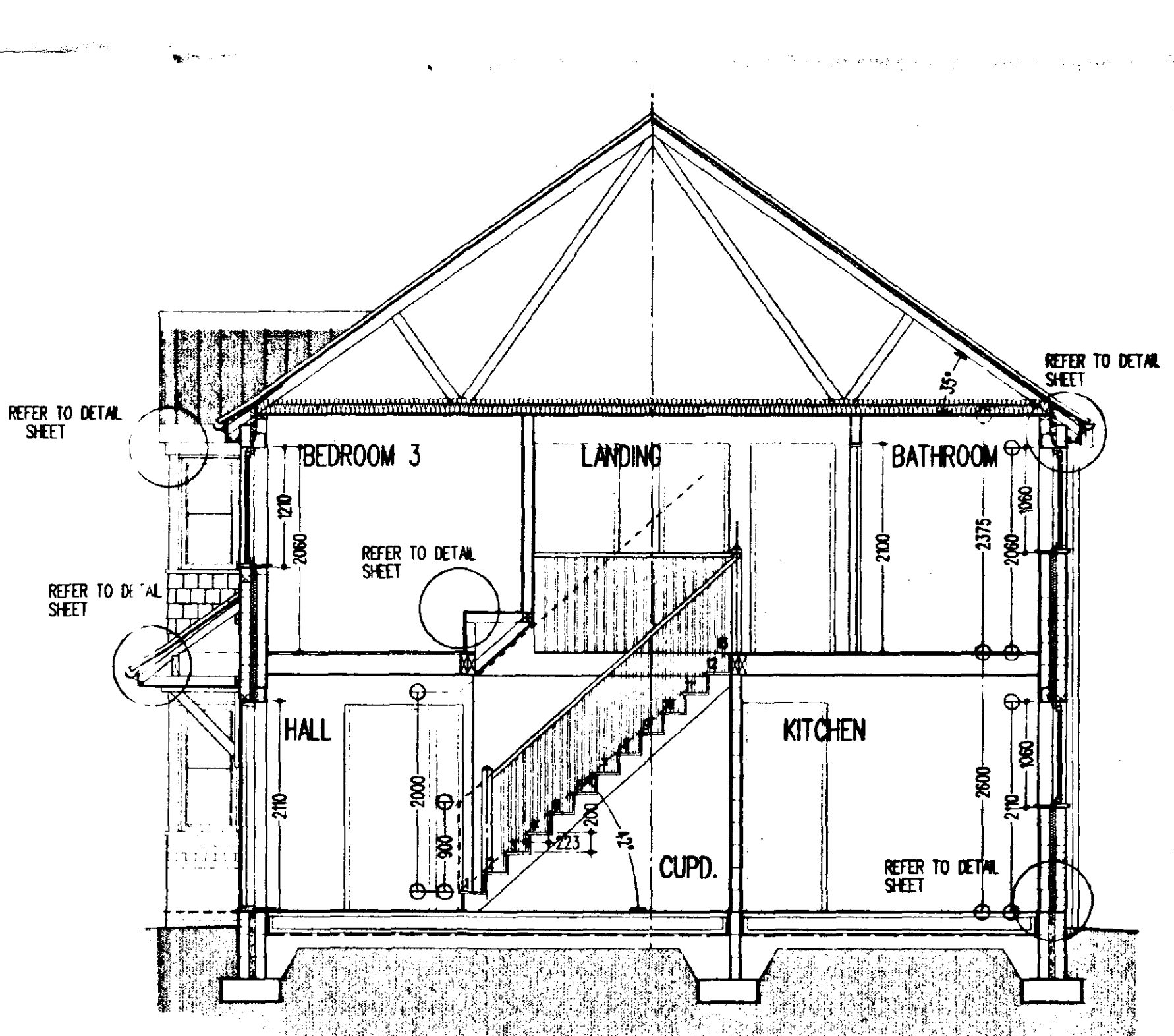
GROUND FLOOR PLAN



FRONT ELEVATION



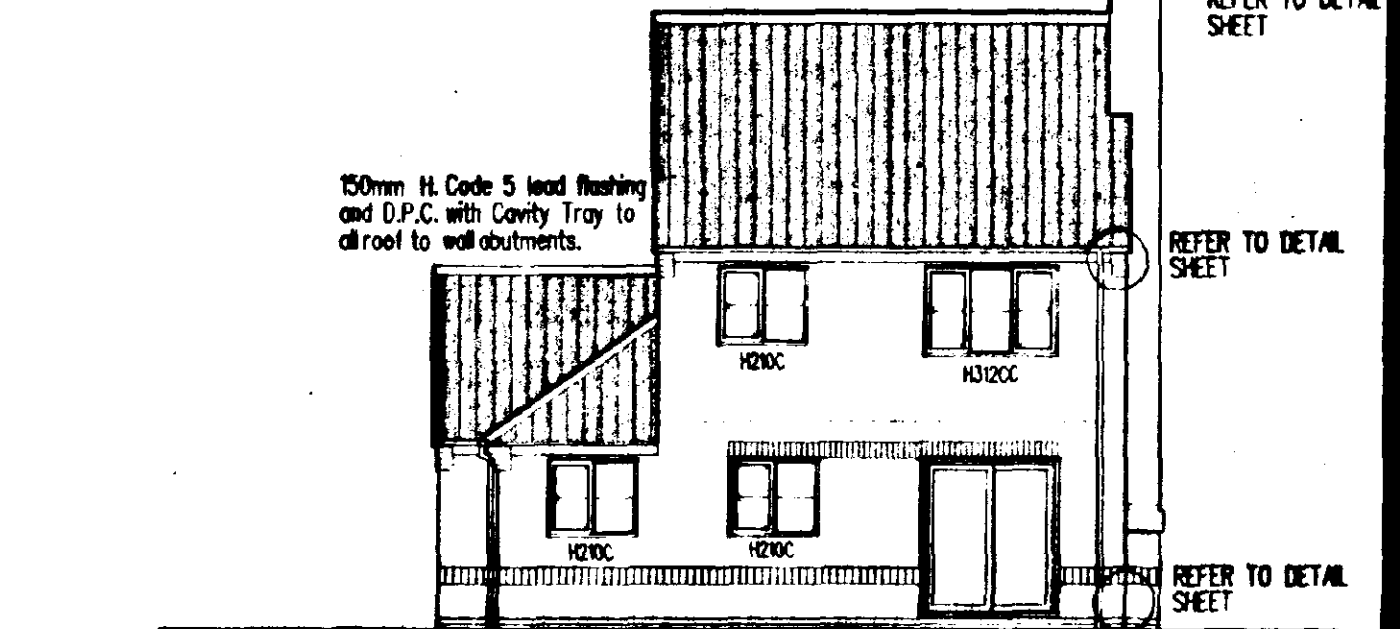
FIRST FLOOR PLAN



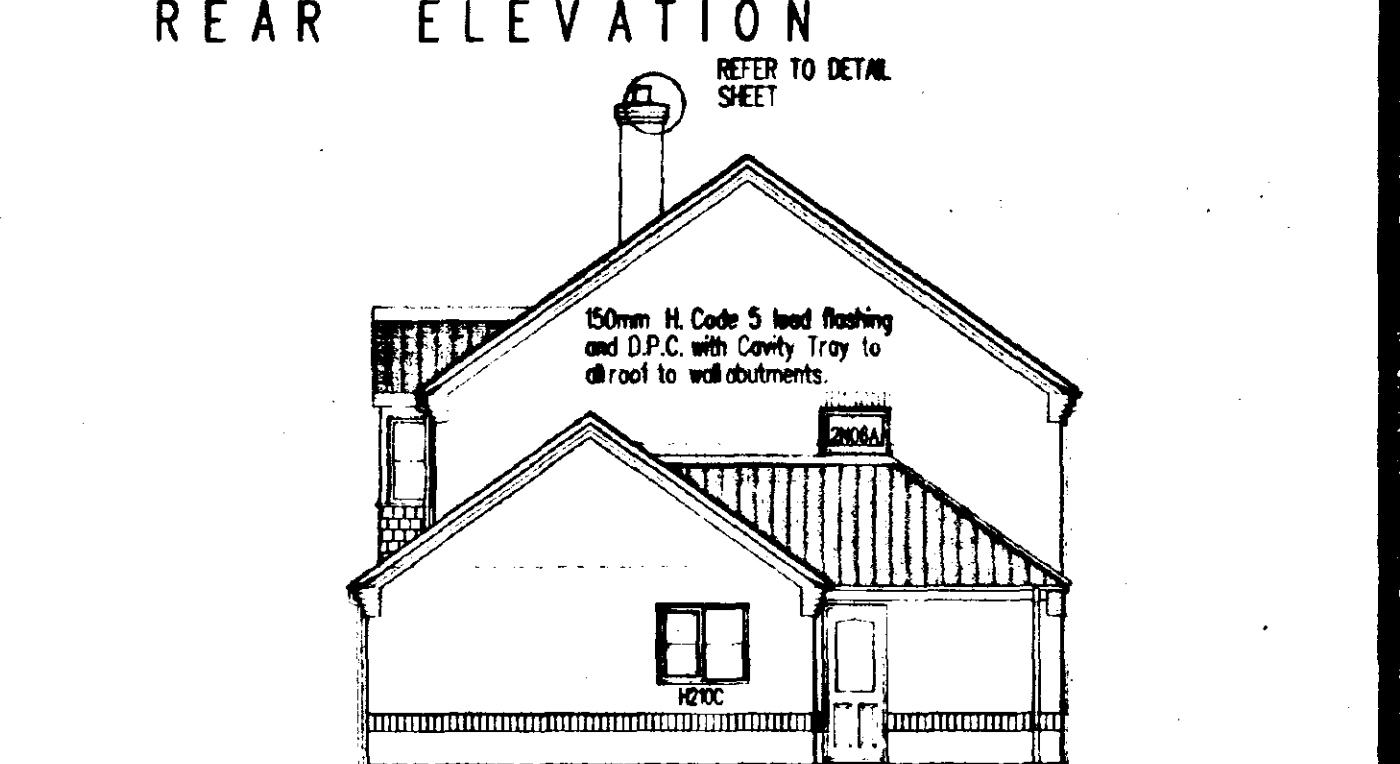
SECTION A - A

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

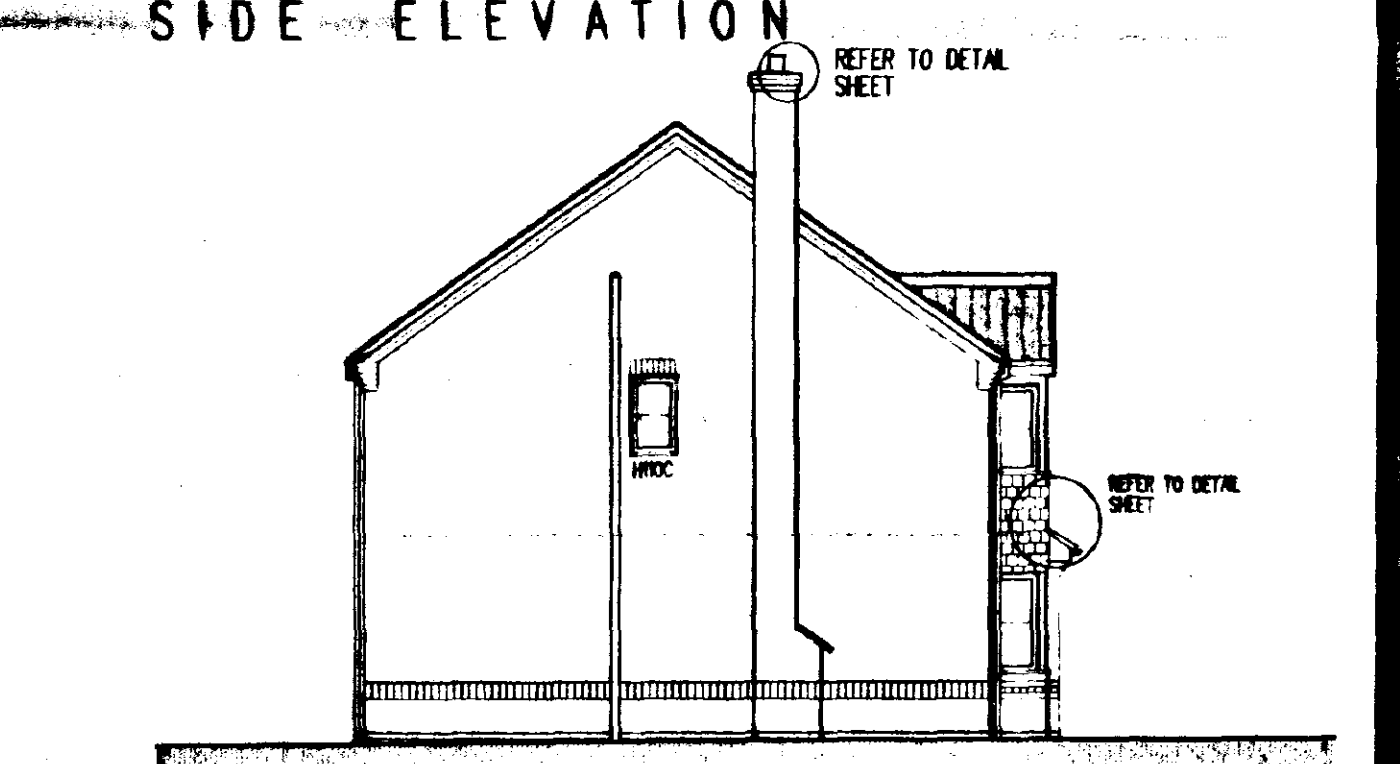
Rev	Revisions	Dr.	Chkd.	Date
A	garage lintel reference amended and arch to dining room reduced to 1350 and centralised.	MJE	RAW	19/3/96
B	drainage amended and garage/utility door lintel amended.	MJE	RAW	21/3/96
C	fans repositioned.	MJE	RAW	2/4/96



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:
• denotes mechanical extract positions

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

AMENDED PLAN
Ref. A1
20 MAY 1996
Ref. 1034/95

THE LODGE
EH3A
PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD



CAD
CONSULTANTS - TOWN PLANNING CONSULTANTS
102 & 104 Newland Lincoln LN1 1YA
Telephone (01522) 513800 (6 lines) Fax (01522) 512992
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WORKING DRAWING TYPE EH3A TH				DRAWING	
1:50	1:100	JAN 96	MJE	RAW	
2486E/95/15			DATE	Dr	Chkd
					C
					DRAWING No

SPECIFICATION

DRAINAGE
100mm diameter "Osma" or similar approved drainpipes of a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 150mm thick concrete 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 cap. Internal soil and vent pipes to terminate to roof the manufacturer's approved ridge vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Houder" or similar approved air admittance valve. Internal soil pipes to be bored out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Silt Gully or a double sealed air tight waste adaptor connected to a trap.

WASTES:
W.C. - 100mm diameter "Mullikwik" 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 other granular fill downwards 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. W.B.C. Standards section 21/1 B1, table, on 38mm thick "Jubilee" 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 "Ditherm" or similar approved insulation, 100mm thick brickwork 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 500mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically at openings. Incorporate damp proof courses and cavity trays to head, sill and jamb of all external openings. Cavities closed at openings by "Thermabate" or similar cavity closer to achieve 1.2 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotvic" combined metal lintels as specified on plans with minimum and bearing of 150mm. Class 'K' blocks below damp proof course. Damp proof course 150mm above ground level.
Internal Walls
100mm thick loadbearing brickwork 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 plate on 2 no. floor joists bolted together. 12.5mm plasterboard and skim to both faces. All non-loadbearing brickwork 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. operable vent. All windows to have right vents.

FIRST FLOOR
18mm 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 artex finish to ceiling. Where floor joists run parallel to external wall fix 30 x 5mm mild steel straps at minimum 2000mm centres along 3 no. joists and turned down cavity 175mm. Fix 75 x 38mm softwood nogging between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install horizontal 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 tongued softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, waterproofed and constructed in accordance with BS 5268 - Part 3: 1995. 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 nogging in between. 100 x 25mm softwood batten from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood batten over ceiling joists from eaves to leaders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2500mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 18mm 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 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 untrearable 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. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

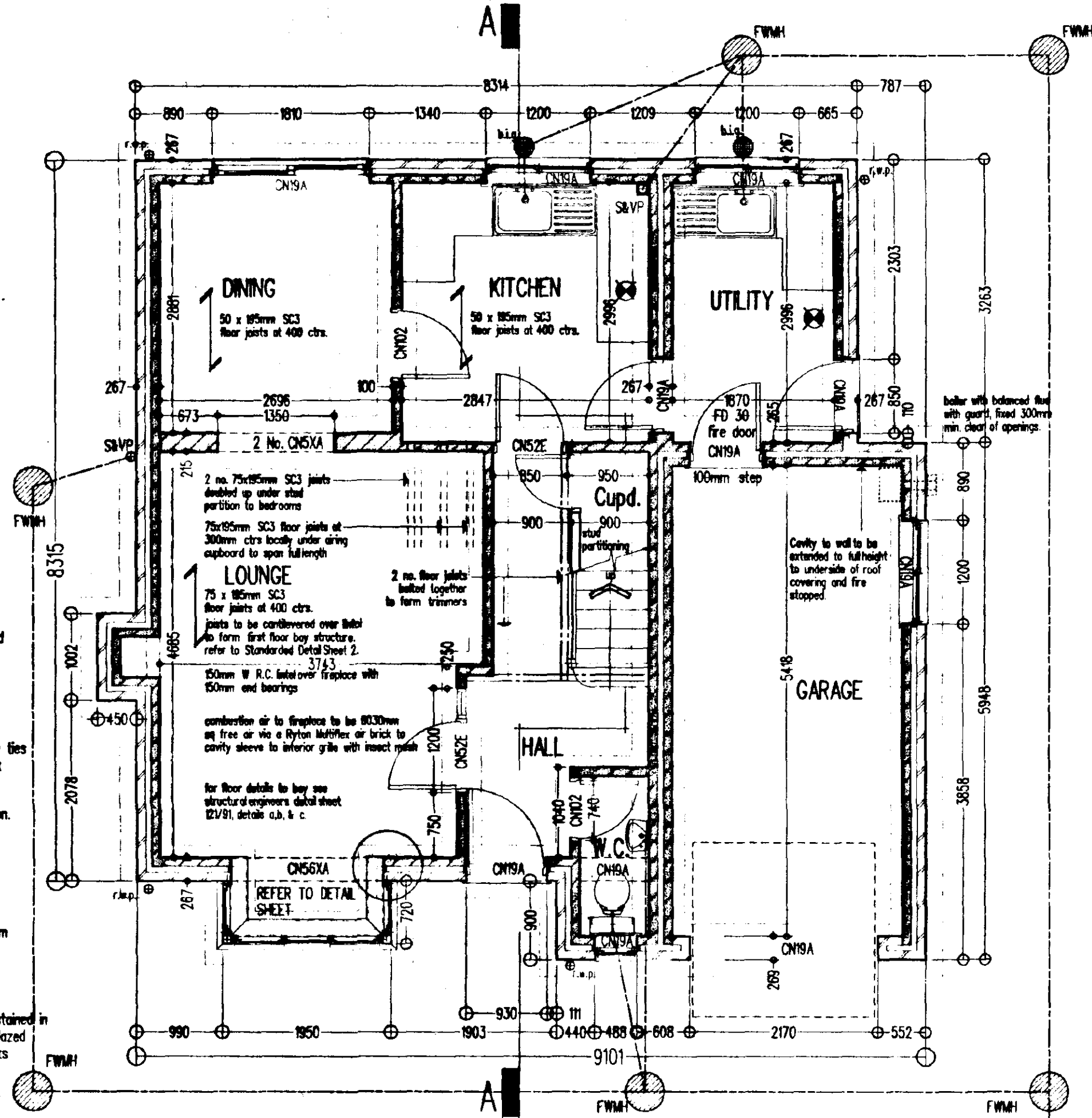
GLAZING
All glazing located in critical zones (Approved Doc M 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper naphenate 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 15 amp electrical socket.

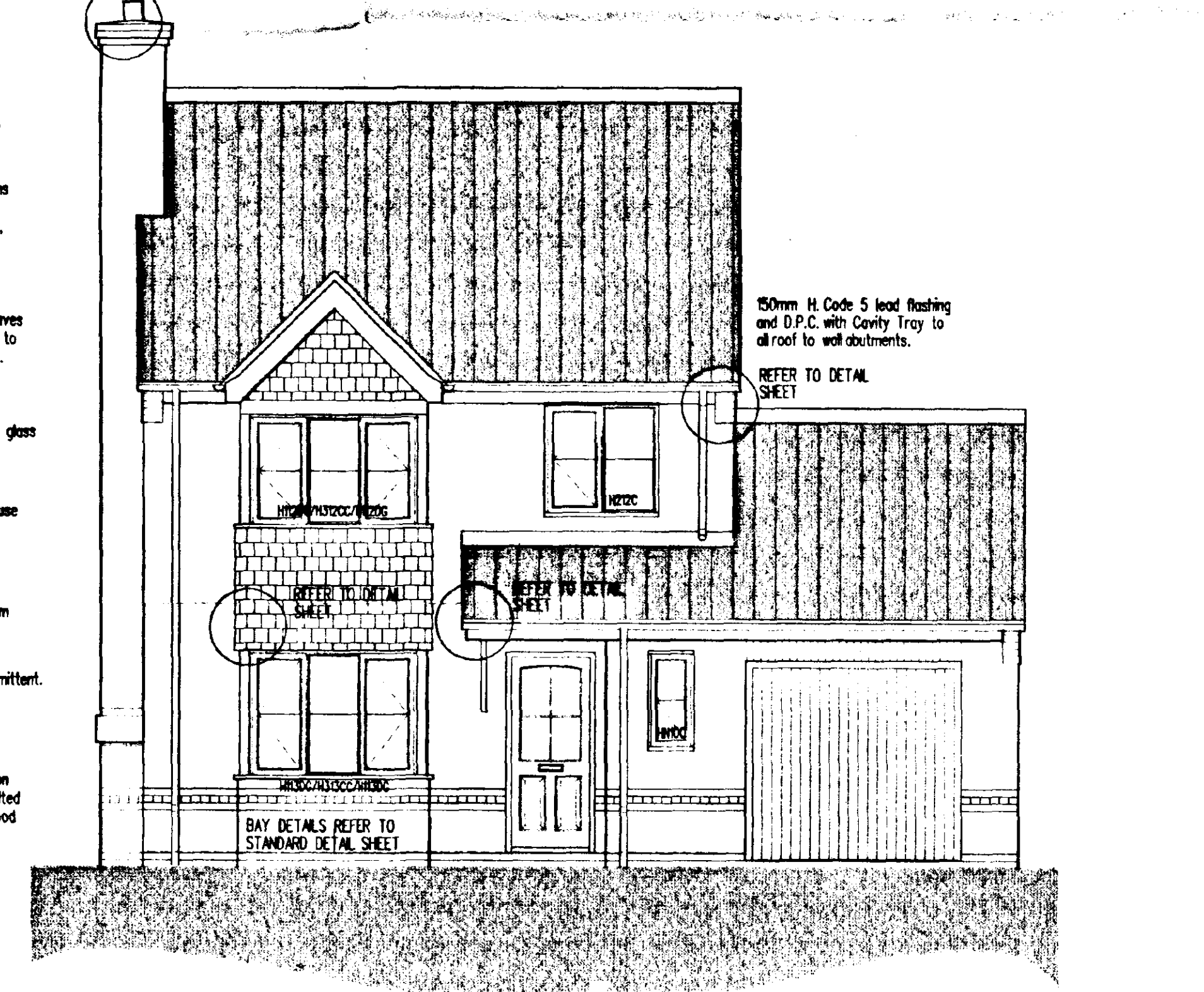
GARAGE SPECIFICATION
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 8170 - Mix C20P) on 300mm polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

DOORS
Garage doors by approved manufacturer 234mm wide x 188mm high in "Boulton and Paul" or similar approved softwood frame.

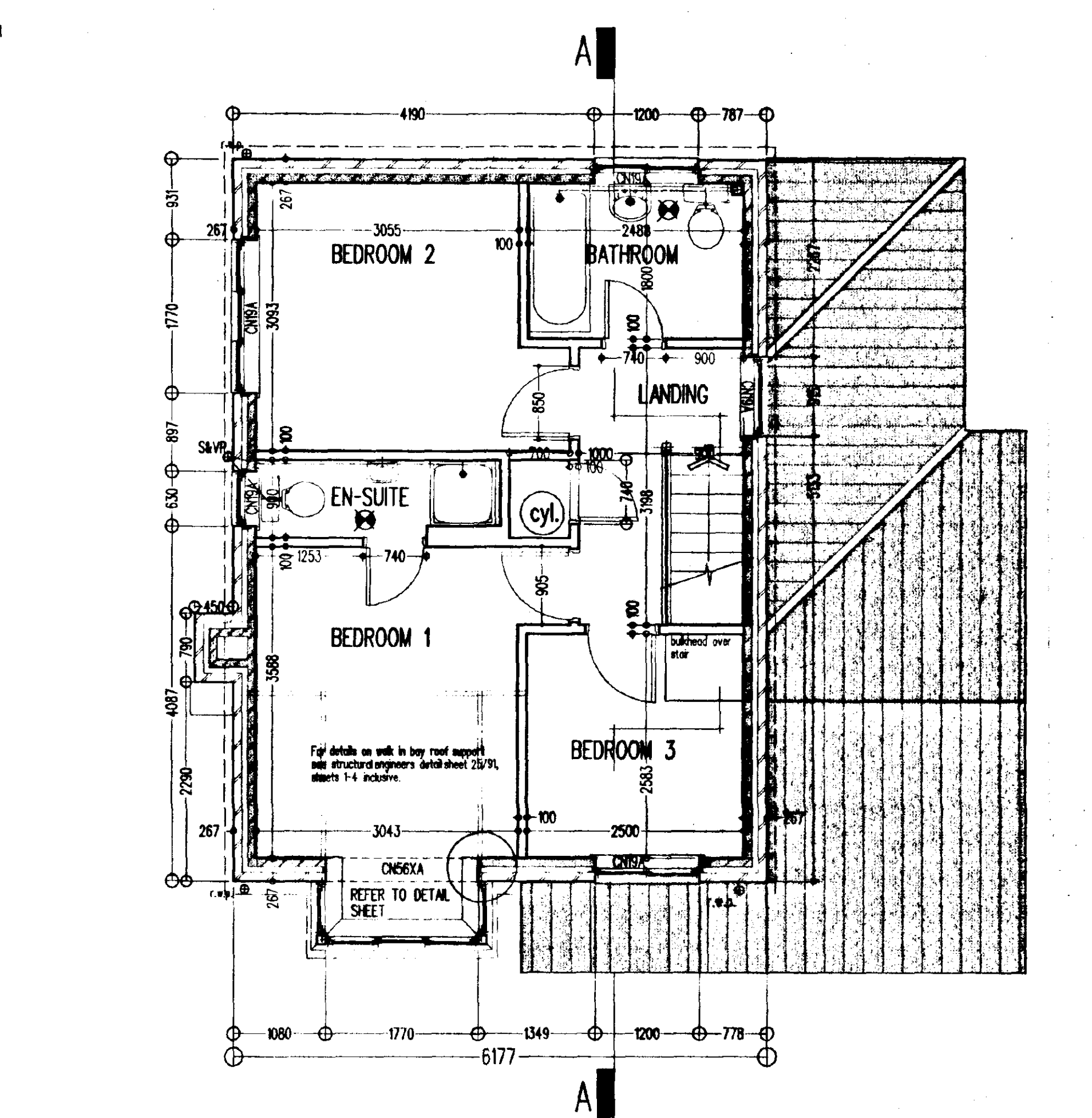
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



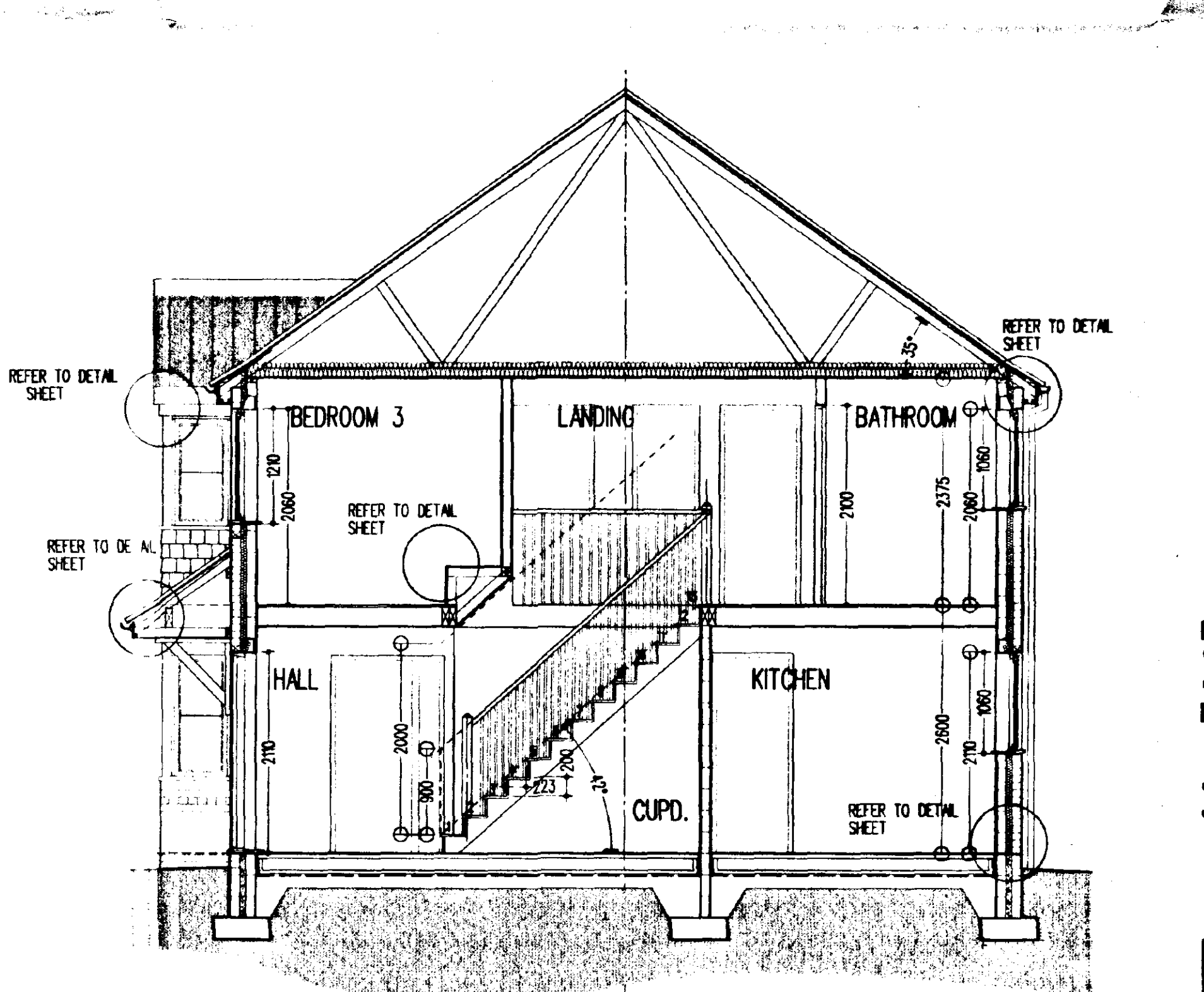
GROUND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

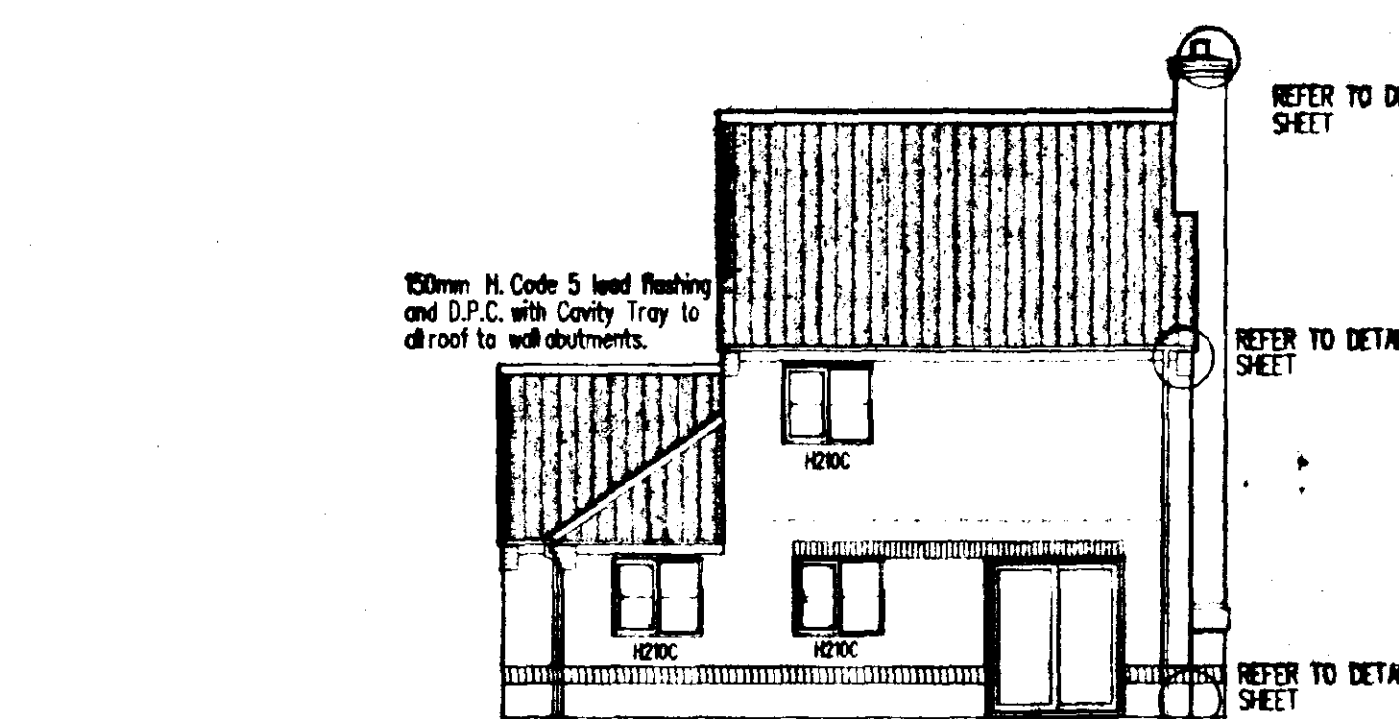


SECTION A - A

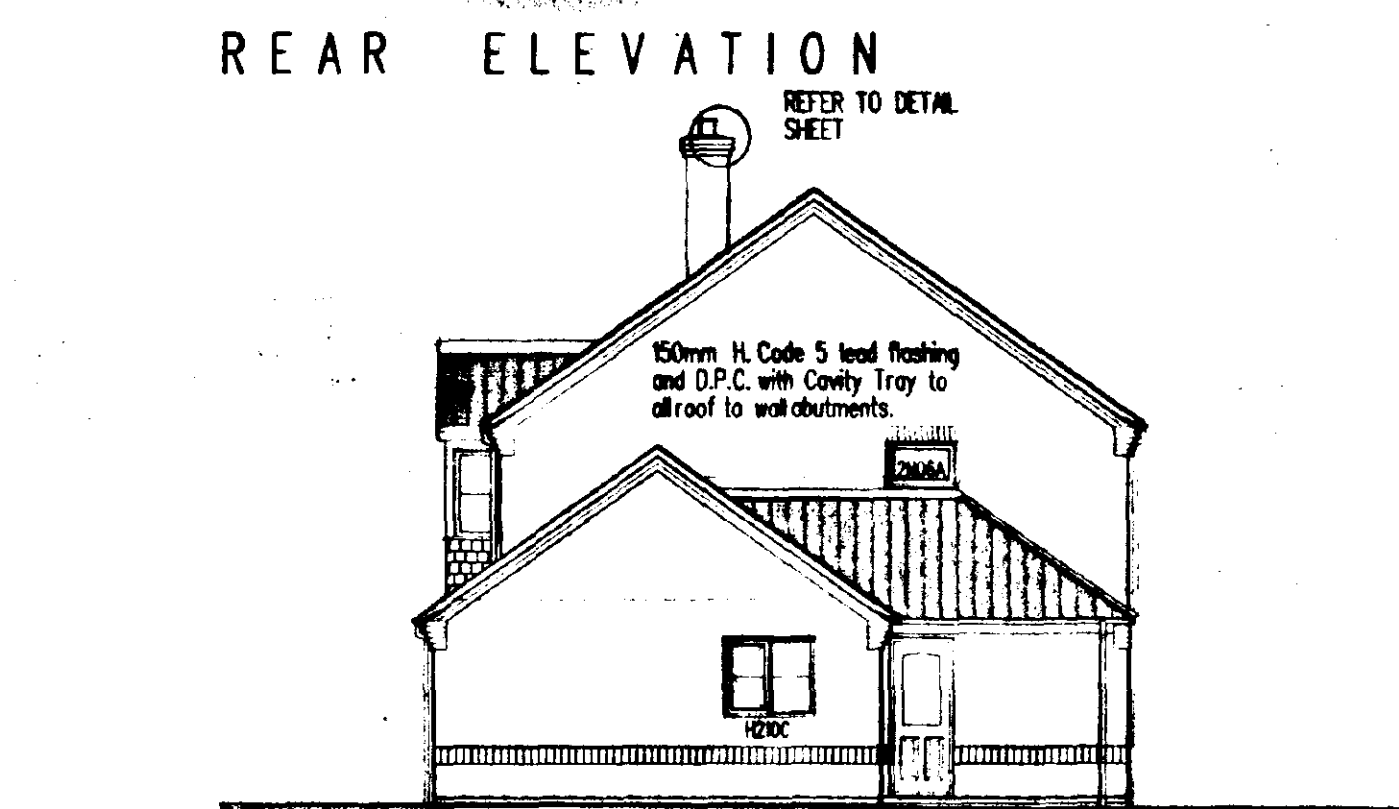
- A, feature bay window changed to tie hanging, windows to be painted, finishes added to specification, specific iton amended, 30/5/95.
- B, amended as client requested 7/6/95.
- C, lintel references updated, 26/6/95.
- D, dimensional amendment to chimney, 15/9/95.
- E, dimensional amendment to chimney, 25/9/95.
- F, bed 2 alternative position of window to plot 19, 11/12/95.
- G, drawing updated to show revised house type, 3/5/96.

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

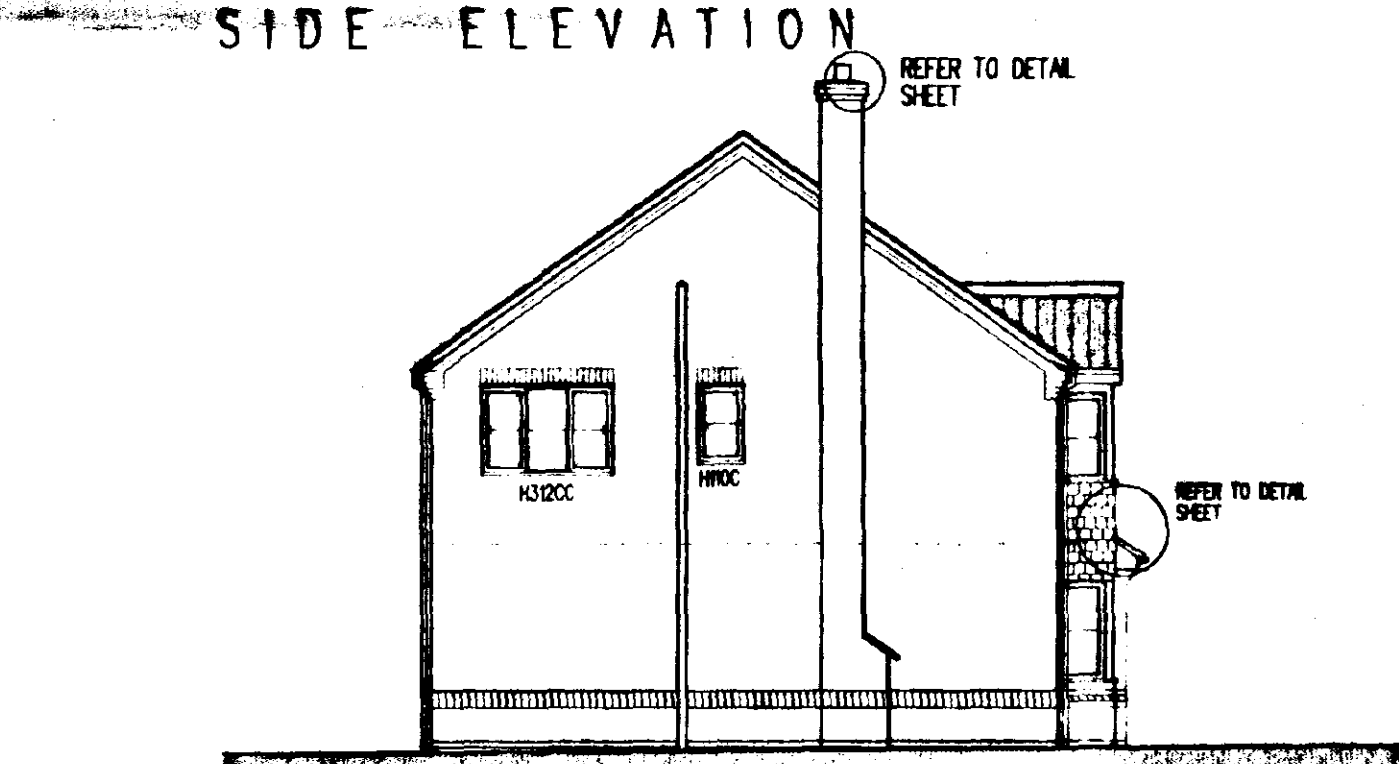
Rev	Revisions	Dr.	Chkd.	Date



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2 AND 3.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.
NOTES:
• denotes mechanical extract positions
• internal door openings to suit grounds to achieve 75mm standard Torus architrave moulding all round.
• all cavities in external walls to be min. 65mm.

THE LODGE PLOT 19
EH3A
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD

Ref. A1
20 MAY 1996
Ref: 1034/95

CAD
ARCHITECTS - TOWN PLANNING CONSULTANTS
102 & 104 Newland - Lincoln LN1 1YA
Telephone (01522) 513900 (6 lines) Fax (01522) 512992

WORKING DRAWING TYPE EH3A TH plot 19
1:50 1:100 SCALE JAN 95 DATE MJE RAW
2081E/94/14 G DRAWING NO.

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

LEGEND

ROADS	Revisions	Dr.	Chkd.	Date
6.0m 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*) m.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 tied 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
----- indicates 1.8m high brick screen walls
----- indicates 1.8m high close boarded vertical screen fencing

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. 1, 19	2
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
EH3G	3 bed SemiDetached House	Plot No. 17, 18	2
			19 Total

MATERIALS

Plot No	Butterley Bricks			Plinth Bricks			Morley Mendip		
	Old Harvest Multi Faced	Chalworth Grey	Old English Rose	Blue	Red	Brown	Old English Dark Red	Heritage Burnt Red	Smooth Brown
1									
2									
3									
4									
5									
6									
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8									
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16									
17									
18									
19									

SOUTH HOLLAND
HOUSING & PLANNING
20 MAY 1996
Ref: 1034/95

AMENDED PLAN

Ref: A

REVISIONS

Rev A dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SHDC 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 18, 16, & 19 amended as revised sketch layout. 25/5/95.
Rev E drawing revised in conjunction with 2081E/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
2081E/94/5 H		DRAWING NO.	

SITE LAYOUT 1:500

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

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 gait 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 drains 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 weevil cap. Internal soil and vent pipes to terminate to roof the manufacturer's approved ridge vent terminating with flexible pipe connector. All other soilpipes to be fitted with "Hunter Douvres" or similar approved air admittance valve. Internal soilpipes to be bored out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Siphon Gully or a double sealed air tight 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 gully or soakways 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 (H3) on 125mm thick concrete slab to BS 5328 pt. 1, tables 5 & 6. N.B.C. Standards section 21/1, B1, table 1.

on 30mm thick "Jabite" floor insulation on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

WALLS:

External Walls

102.5mm facing brickwork outer leaf, 65mm cavity insulated with 85mm thick "Drittherm" 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and jambs of all external openings. Cavities closed at openings by "Thermadote" or similar cavity closer to achieve 1/2 w/m sq. deg. C across wall construction. Needs to openings supported with "Cubic" combined metal/insulation 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.

Party Walls

Construction to be two leaves of 100mm block with 76mm cavity (300kg per metre squared), walls taken up to underside of roofing felt, battens cut back and fire stopped.

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

18mm thick moisture resistant tongue and grooved chipboard grade I/A 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 30mm softwood nogging 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 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 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 nogging 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 60mm 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 gap to be insulated with approved glass fibre insulation - as 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. Flue 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 minimum 8000mm sq. ventilation to night vents.

CANOPY

Ties as specification on 25 x 38mm tongued softwood battens on unsheathed 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 tongue and grooved boarding. Gables brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

GLAZING

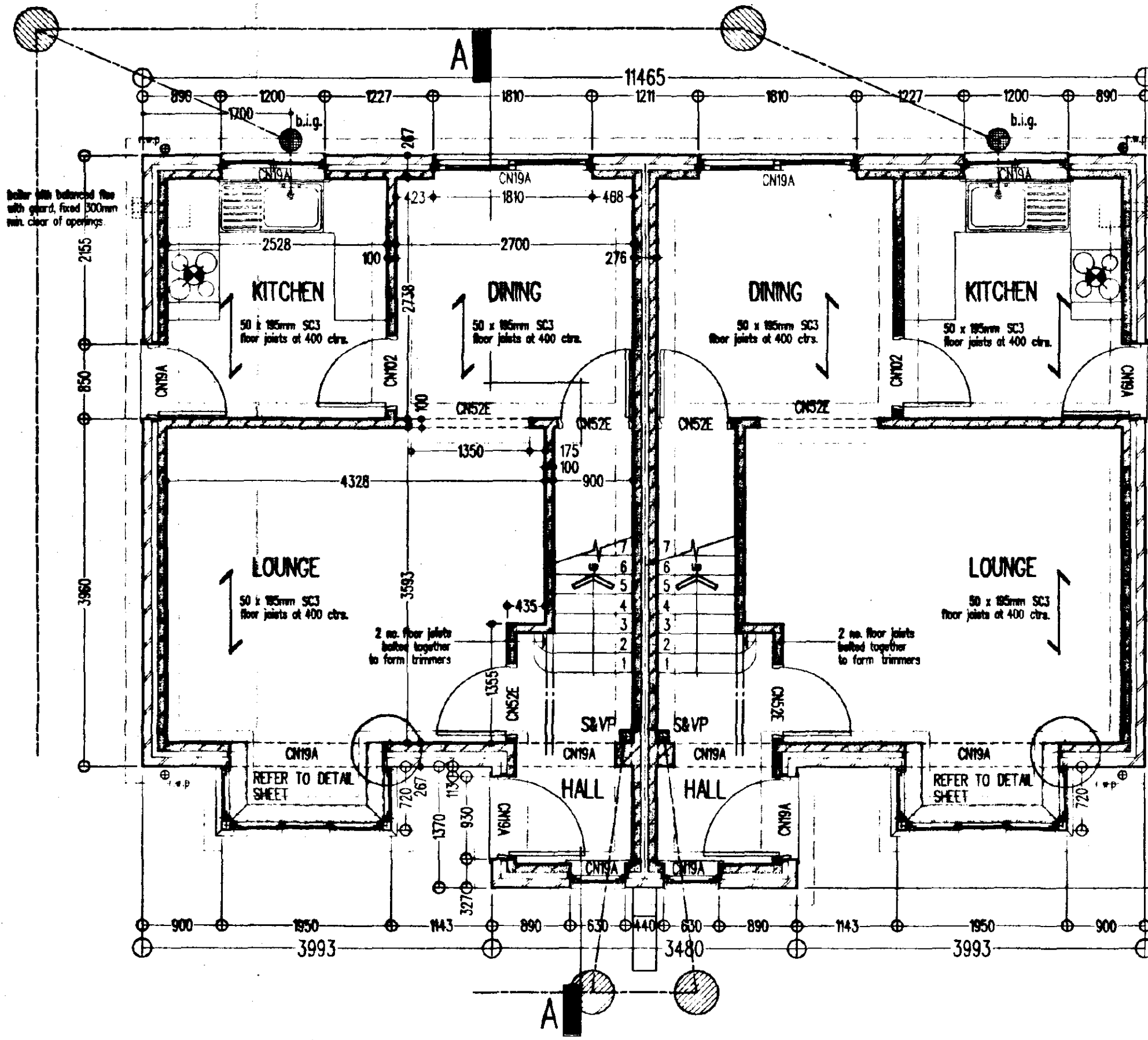
All glazing located in critical zones (Approved Doc N 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

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

FINISHES

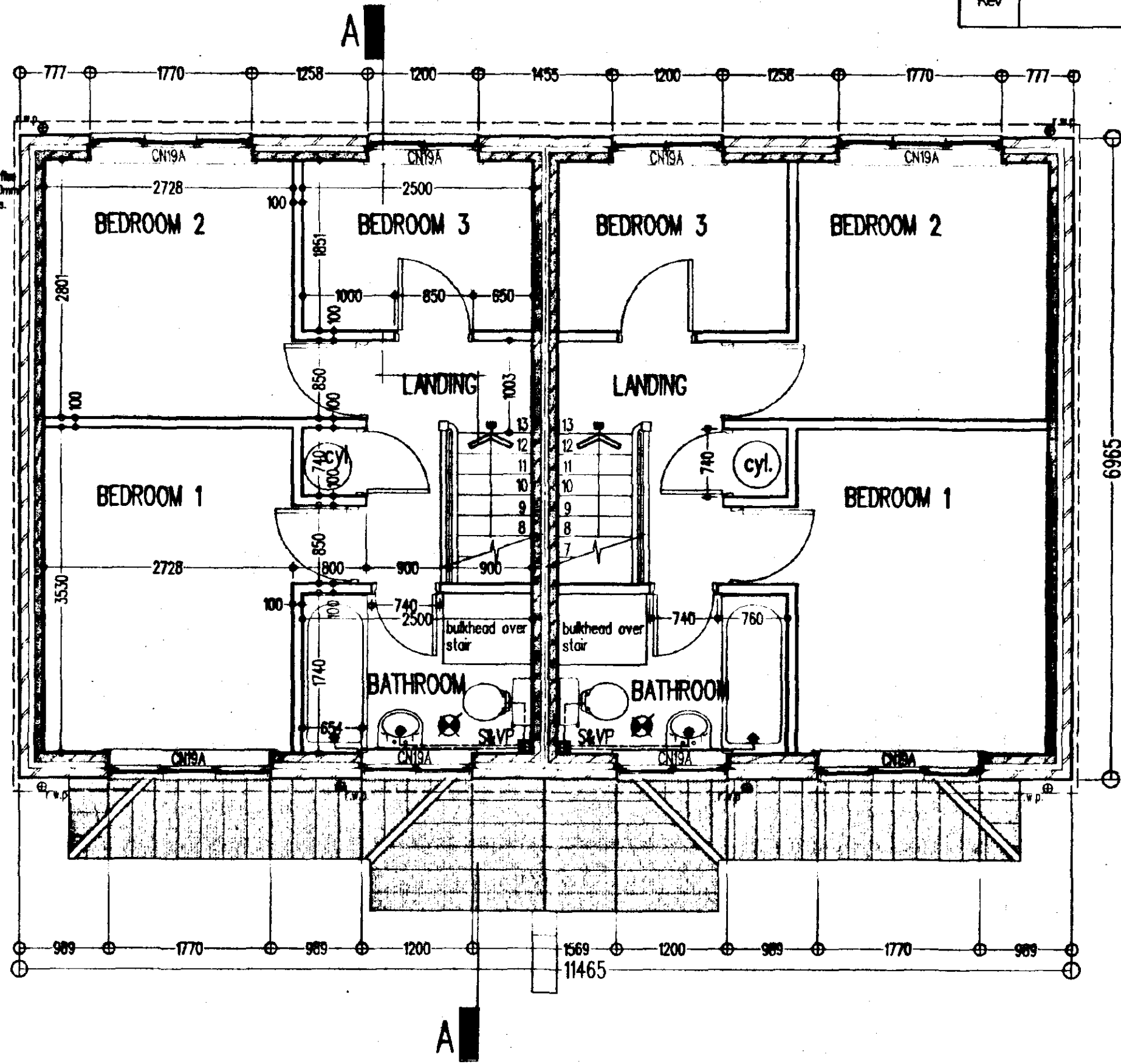
All doors and windows to be painted (colour by Eastman Securities Limited). All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



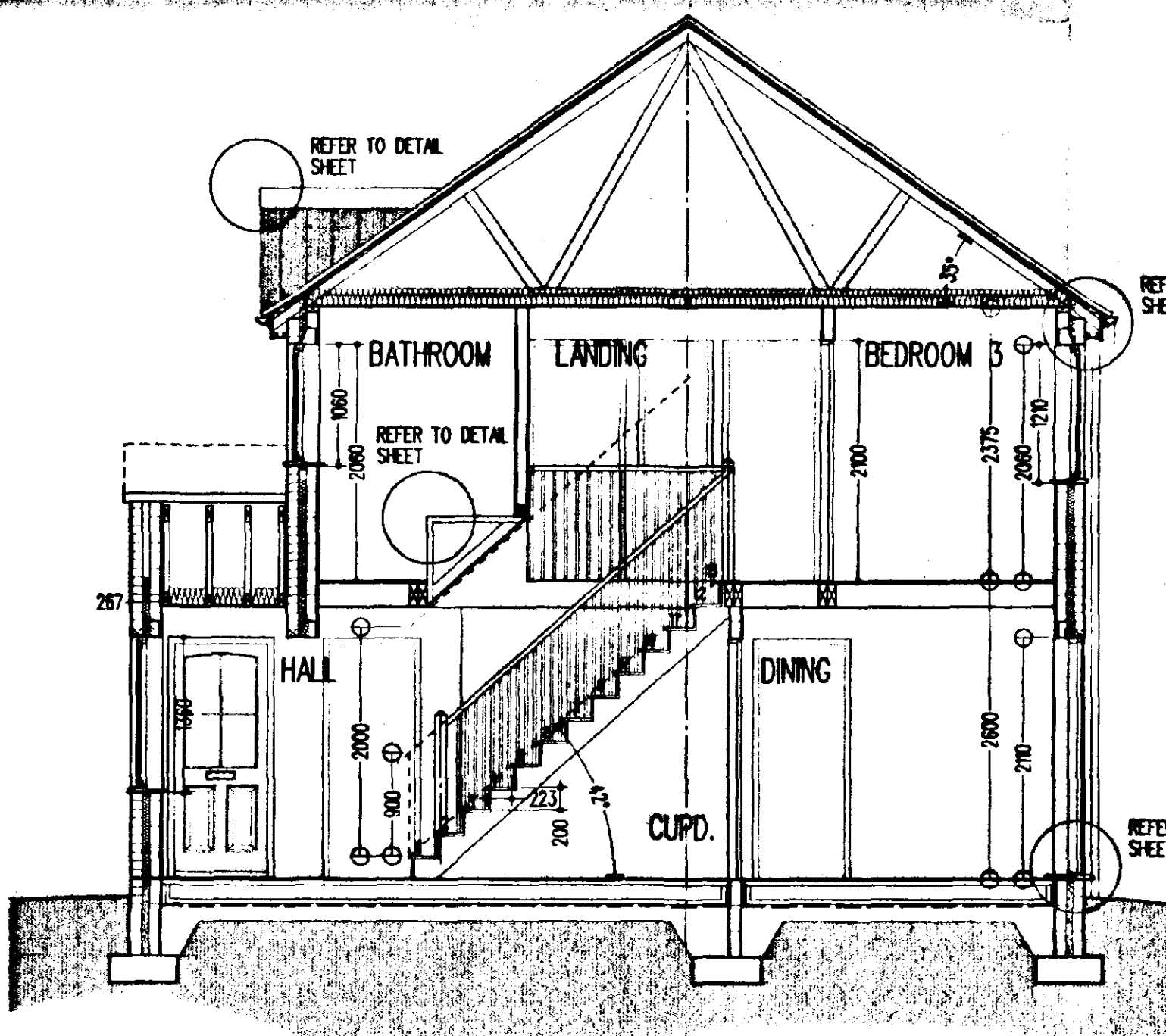
GROUND FLOOR PLAN



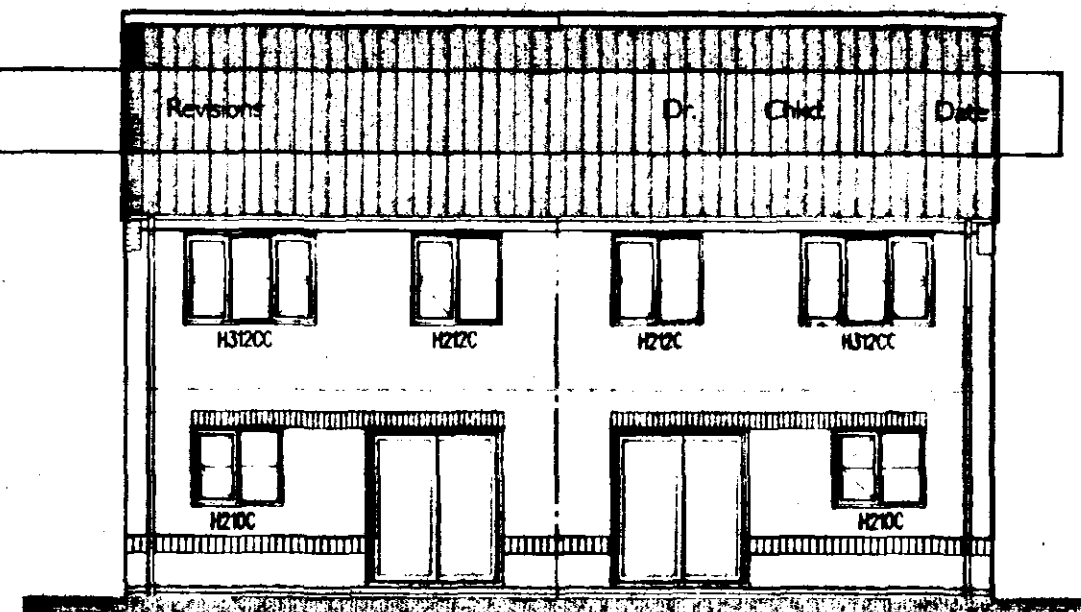
FRONT ELEVATION



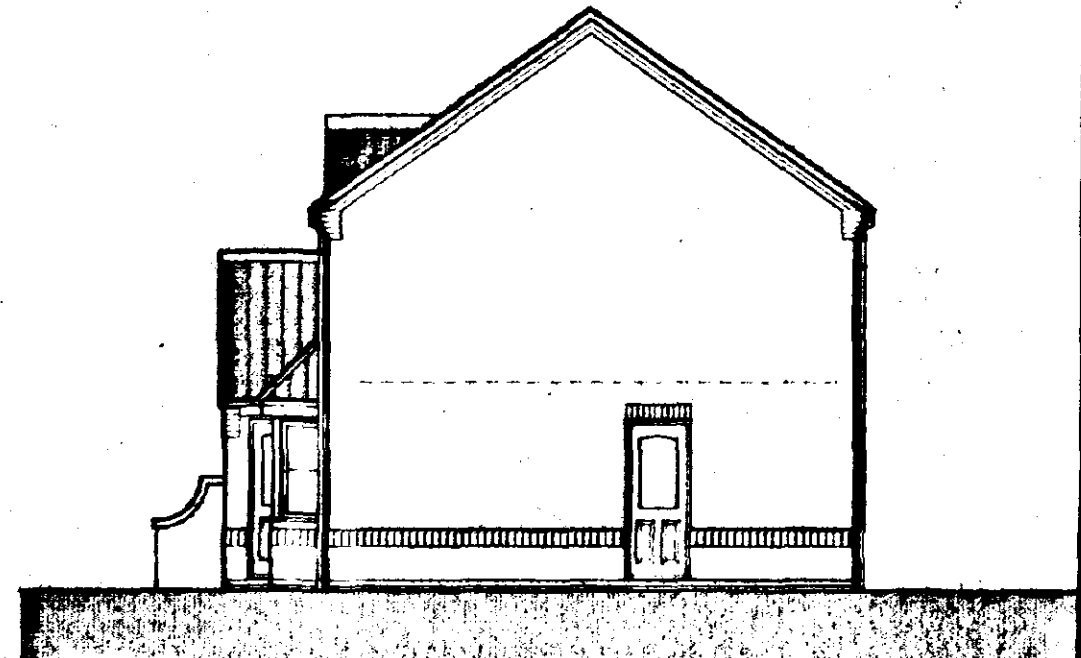
FIRST FLOOR PLAN



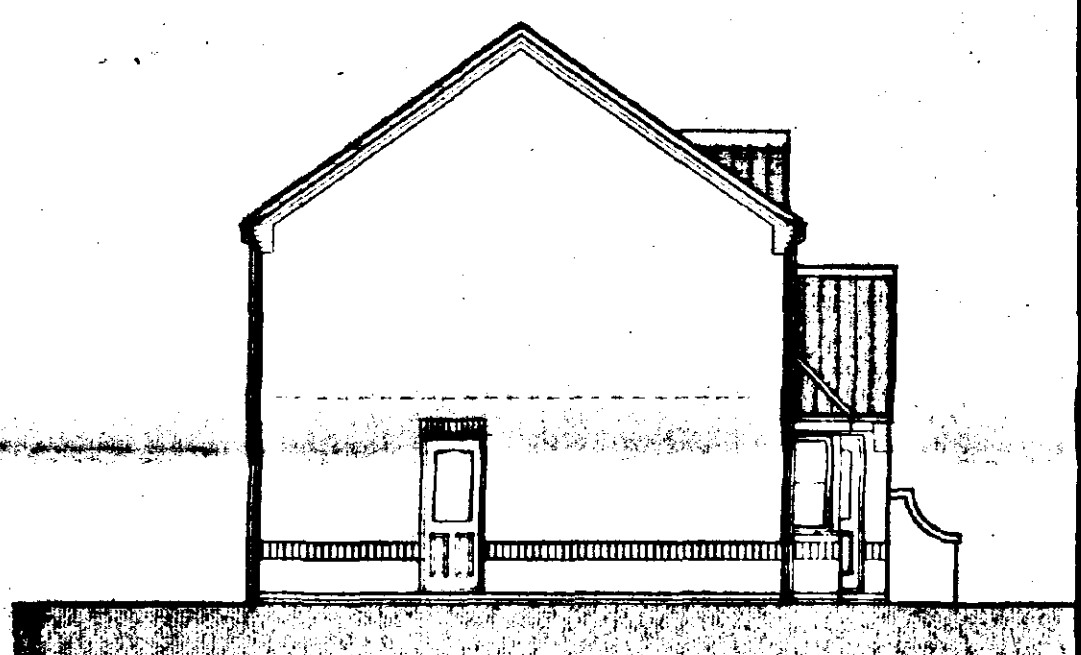
SECTION A - A



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

AMENDED PLAN
Ref. A1

SCHEMATIC AND PC
HOUSEWORK
20 MAY 1996
Ref: 1034/95

REFERENCES:

- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
 - DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRAWING
- NOTES:
- denotes mechanical extract positions

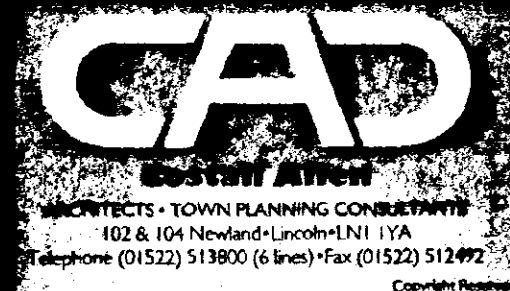
- internal door openings to suit grounds to achieve full 75mm Torus architrave moulding all round.
- all cavities in external walls to be min. 65mm.

REVISIONS

A, arch to dining room reduced to 1350 and base stair tread amended. 19/3/96.
B, drainage amended. 21/3/96.
C, drainage amended, fans repositioned. 2/4/96.

THE COVERT / THE COVERT
EH3G / EH3G

PROPOSED RESIDENTIAL DEVELOPMENT,
EASTMAN SECURITIES LTD



WORKING DRAWING TYPE EH3G/EH3G TH				DRAWING	
1:50	1:100	JAN 96	DATE	MJE	RAW
2486E/95/12				c	

DRAINAGE

100mm diameter "Osmo" or similar approved driptapes of a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 150mm thick granular bed and surrounded. Where drains pass through external walls, include a 75mm high concrete lintol over with compressible gully collar to protect against settlement. Manholes to be "Osmo" or similar approved 450mm diameter uPVC universal inspection chambers, 1000mm diameter if invert is above finished ground level. Surface drains, 150mm diameter, their system must include cast iron cover and frame. All drains and manholes to be minimum 1000mm from foundations. See site layout and domestic drainage layout for drainage layout. Head of drain varied with 100mm diameter uPVC solid vent pipe terminating minimum 1000mm above highest window level fitted with vermin cone. Internal solid vent pipes to terminate to roof (see manufacturer's approved ridge vent terminated with flexible pipe connector. All other soilpipes to be fitted with "Hunter Douvres" or similar approved or alternative valve. All external pipes below ground with 100mm diameter uPVC square girders with 25mm wall/round framing. All external waste pipes to discharge into a Black Night Gully or a double ended airbrill waste pipe 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

Reinwater gully to be "Osmo" or similar approved uPVC square girders with 25mm square uPVC driptapes. All surface water to discharge to either granular filter/skimmers to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

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.

50mm thick sand/cement screed (F3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. NHEC Standards: section 2-1 / B1 table.,
on 38mm thick "Jobite" floor insulation on 300m.u. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

External Walls

102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick 'Ditherrm' or similar approved insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall U value: 0.45 W/m² deg C. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically in joints of openings. Incorporate damp proof courses and ties to external walls at all external openings. Cavities closed off openings by 'thermatec' or similar cavity closer to achieve 12 w/m² sq deg C across wall construction. Heads to openings supported with 'Cattic' combined metal infills as specified on plan with minimum and bearing of 150mm. Class 'K' 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 partition walls 100mm thick vertical studs at 450mm centres with horizontal studs at 800mm centres at 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.

Construction to be two leaves of 100mm block with 76mm cavity (300kg per metre squared), walls taken up to underside of roofing felt, battens cut back and fire stopped.

"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.

10mm thick moisture resistant tongue and grooved chipboard grade 1/11 throughout to BS 5669 on floor joists as specified on ground floor plan. 12.5mm plasterboard to ards 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 nogging between floor joists. Double up floor joists below both. Where floor joists span over 2500mm install herringbone strutting at centre points.

"Bouton 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.

Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 8 x 25 mm (angled) stainless steel battens on approved reinforced (roofing) underlay, lapped 100 mm. Tiles to be fitted in accordance with BS 6828: Part 3: 1985, 100 x 50 mm (angled) tiles, windproof and constructed in accordance with BS 2626: Steps 3: 1985, 100 x 50 mm (angled) stainless steel battens secured with 3 x 5 mm mild steel straps at maximum 2000 mm centres turned down wall 1 metre and tucked in 75 mm. At gables, fix 3 x 5 mm mild steel straps to 3 no. rafters (plus maximum 2000 mm centres) turned down wall minimum 175 mm. Fix 75 x 50 mm stainless steel battens in between 100 x 25 mm stainless steel purlins from ridge to eaves at maximum 1000 mm centres. Turn down 100 x 25 mm stainless steel purlins from ridge to eaves at 30 deg. 100 x 25 mm stainless steel longitudinal binders at maximum 2000 mm centres. Minimum 200 gsm glass fibre quilt insulation to roof void. 12.5 mm plasterboard at apex finish to ceilings. 200 x 100 mm exterior quality stainless steel fascia. 8 mm W.B.P. exterior quality plywood soffits with, equivalent to, 10 mm side continuous air space for roof void ventilation. 100 x 50 mm stainless steel batten secured with 3 x 5 mm mild steel straps. 100 x 50 mm glass fibre insulation at pipe thickness of maximum 50 mm.

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.

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

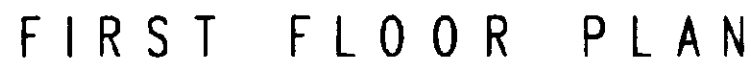
Kitchens to have mechanical extract as indicated, minimum capacity 60 L/s intermittent.
Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent.
All other habitat rooms to have minimum 1/20th of floor area and minimum 8000mm sq. ventilation to night vents.

Trusses as specification on 25 x 38mm kiln-dried 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 joints 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.

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

All softwood to be structural grade SC3 and treated in copper naphenate 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.

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.



Rev	Revisions	Dr.	Chkd.	Date



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.

SOUTH HONOLULU HOUSING
20 MAY 1990
Ref: 6034/95

A, gable features changed to tie hanging, windows to be painted, finishes added to specification & garage specification omitted, specification amended. 30/5/95.
B, amended as client requested. 7/6/95.
C, interreferences updated. 26/6/95
D, drawing updated to show revised house type. 3/5/96.

C, Interferences updated. 26/6/95
D, drawing updated to show revised house type. 3/5/96.

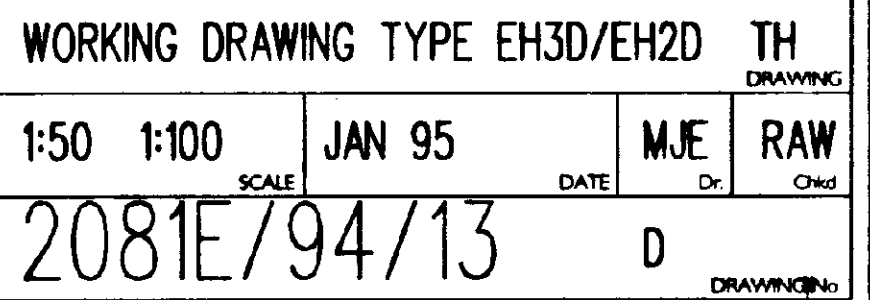
PLOT 3 & 4

THE COVERT / THE SPINNEY

EH3D / EH2D

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTO

EASTMAN SECURITIES LTD



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

LEGEND

ROADS

Rev	Revisions	Dr.	Chkd.	Date
1	5.0m wide access way with 1.5m service margin and 1.8m footpath on opposite side. Block top finish.			
2	4.25m wide private drive to be formed surface.			

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

LANDSCAPING

New tree planting consisting of m.o. Mountain Ash (*Sorbus aucuparia*) w.b. Whitebeam (*Sorbus aria*) 1m Field Maple (*Acer campestre*) s.b. Silver Birch (*Betula pendula*) all to be planted as 2.5/2.75m high, twice tied 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 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 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) Kempston (B) Butterley					Sandtoft Double Pantle			
	Marble Multi Red (K)	Chesham Grey (B)	Shelburne Buff Natural (K)	Abby Light Buff (K)	Old English Russet (B)	Rustic	Dark Heather	Brown	Old Red
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REVISIONS

Rev A dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SHDC 29/3/95.
Rev B street lighting, footpath and service margin amended and notes added. 5/4/96.
Rev C various amendments in accordance with clients instructions. 24/4/96.
Rev D position of plots 18-16, & 19 amended as revised sketch layout. 25/5/96.
Rev E drawing revised in conjunction with 2081E/94/30b. 16/4/96.
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

1:500	JAN 95	MJE	RAW
SCALE	DATE	Dr.	Chkd.
2081E/94/5 R			
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 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.

SOUTH HOLLAND DC
HOUSING & PLANNING
09 DEC 1996
Ref: 1034/95

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

LEGEND

ROADS		Revisions	Dr.	Chkd.	Date
Rev	5.0m wide access way with 1.0m service margin and 1.0m 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 arbuscula) 7m Field Maple (Acer campestre) s.b. Silver Birch (Betula pendula) all to be planted as 2.5/2.5m high twice bed to 6.3mm 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 sheet 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 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) Kempston (B) Butterley						Sandtoft Double Pantile			
	Kendal Multi Red (K)	Oldbury Grey (B)	Sherborne Buff Natural (K)	Light Buff (K)	Old English Rustic (B)	Rustic	Dark Heather	Brown	Old Pant	
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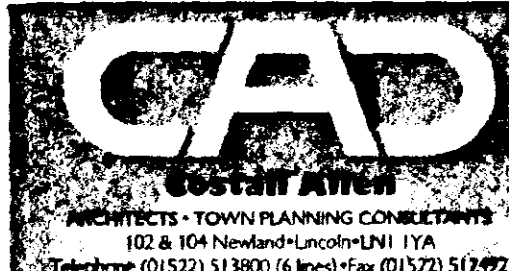
SOUTH
HOUSING
23 OCT 1996
Ref: 1034/95

AMENDED PLAN
Ref: A3

REVISIONS

- Rev A, dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SHDC 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 18-16, & 19 amended as revised sketch layout. 25/5/95.
- Rev E, drawing revised in conjunction with 2081E/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



ARCHITECTS - TOWN PLANNING CONSULTANTS
102 & 104 Newland - Lincoln LN1 1YA
Telephone (01522) 513800 (4 lines) Fax (01522) 513492

MASTER SITE PLAN

1:500 SCALE

JAN 95 DATE

MJE Dr. RAW

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 detail sheets added to landscaping schedule. 15/7/96.
- Rev M, reference to detail sheets amended to brick screen walls. 21/7/96.
- Rev N, PAVING TILES to plot 16 AMENDED 3/9/96 B.M.

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. 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 alba*) 1m Field Maple (*Acer campestre*) s.b. Silver Birch (*Betula pendula*), all to be planted at 2.5/2.75m high, twice tied to 63mm stakes with rainbow plastic ties. Planting to standard horticultural practices and to B.S. 3536 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 verticalscreen 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 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) Kempston (B) Butterley					Sandtoft Double Pantile			
	Kempston Multi Red (K)	Chatterley Grey (B)	Shearwater Buff Mature (K)	Light Buff (K)	Old English Russet (B)	Russet	Dark Heather	Drum	Old Pant
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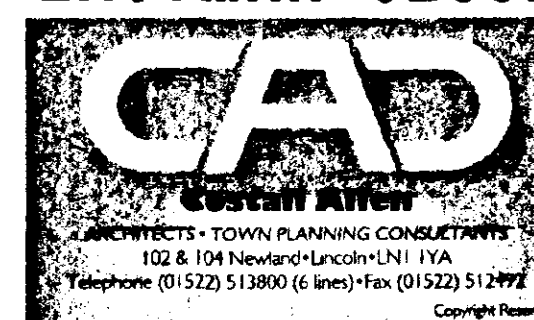
AMENDED PLAN
Ref. A5

SOUTH HOLLAND DC
HOUSING & PLANNING
- 7 MAR 1997
Ref: 1034/95

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 18-16, & 19 amended as revised sketch layout. 25/5/95.
Rev E, drawing revised in conjunction with 2081E/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	SCALE	JAN 95	DATE
		MJE	Dr. RAW
2081E/94/5T		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 detail sheets added to landscaping schedule. 15/7/96.
Rev M, reference to detail sheets amended to brick screen walls. 3/7/96.
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.
T brick type to plot 15 amended 5-7-97.

SPECIFICATION

DRAINAGE
100mm diameter "Dura" or similar approved drainpipes of 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 lintol over with compressible quilt collar to protect against settlement. Manholes to be "Dura" 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. Internal soil and vent pipes to terminate 1000mm above highest window level to roof the manufacturer's approved vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Houze" or similar approved air admittance valve. Internal soil pipes to be bored 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 ended airight waste adaptor connected to a trap.
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 "Dura" or similar approved uPVC half round gutters with 63mm diameter 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 clay soil). 600 x 225mm concrete foundations to external walls.

GROUND FLOOR CONSTRUCTION
100mm thick sand/cement screed (F3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. 140mm Standard section 217/31 table 10. 100mm thick granular bed and surround. 100mm thick "Jubilee" floor insulation or similar on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

WALLS:
External Walls
102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Ditherm" 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 joints of openings. Incorporate damp proof courses and cavity trays to head, sill and joints of all external openings. Cavities closed at openings by "Thermobatt" or similar cavity doors to achieve 12 w/m sq. deg. C across wall construction. Heads to openings supported with "Cotvic" combined metal lintols as specified on plans with minimum 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 135mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. (ref. internal cavity walls and party walls).

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

FIRST FLOOR
10mm thick moisture resistant tongue and grooved chipboard grade 1/8 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 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 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 landisced softwood battens on approved reinforced roofing underlay, 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 latched 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 nogging in between 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spaced 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. 50mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceiling. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffits with equivalent to 10mm side continuous air gap for roof void ventilation with approved insect mesh.

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 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 4000mm sq. ventilation to night vents.

CANOPY
Flies as specification on 25 x 38mm landisced softwood battens on unbraced 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 joist hangers. Soffit and gables in tongued and grooved boarding. Gables braced in timbers notched together. 150mm glass fibre insulation to area over bay.

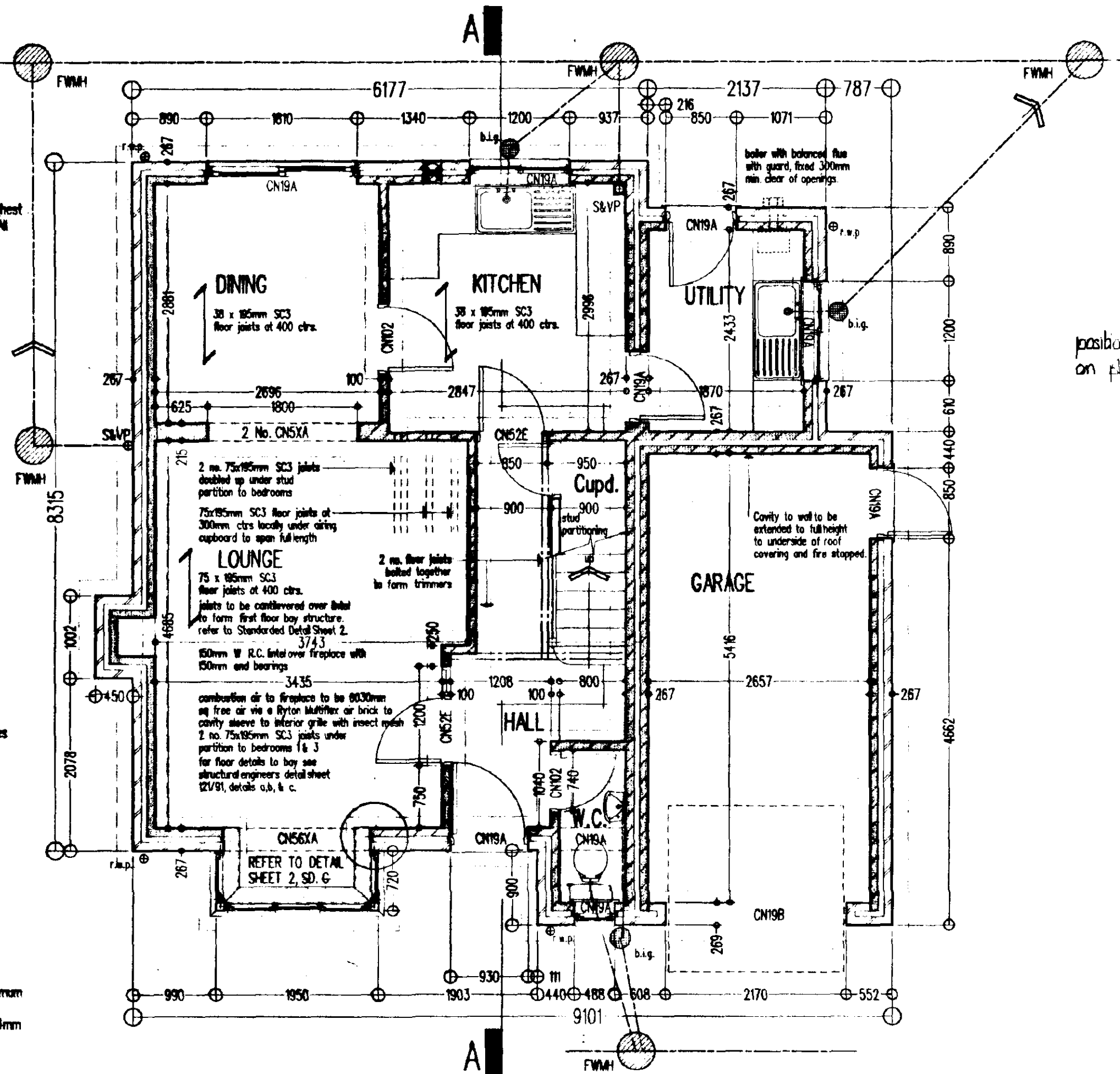
GLAZING
All glazing located in critical zones (Approved Dec 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m³ to be provided and vented to exterior air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m³ within 25m of vehicular access.

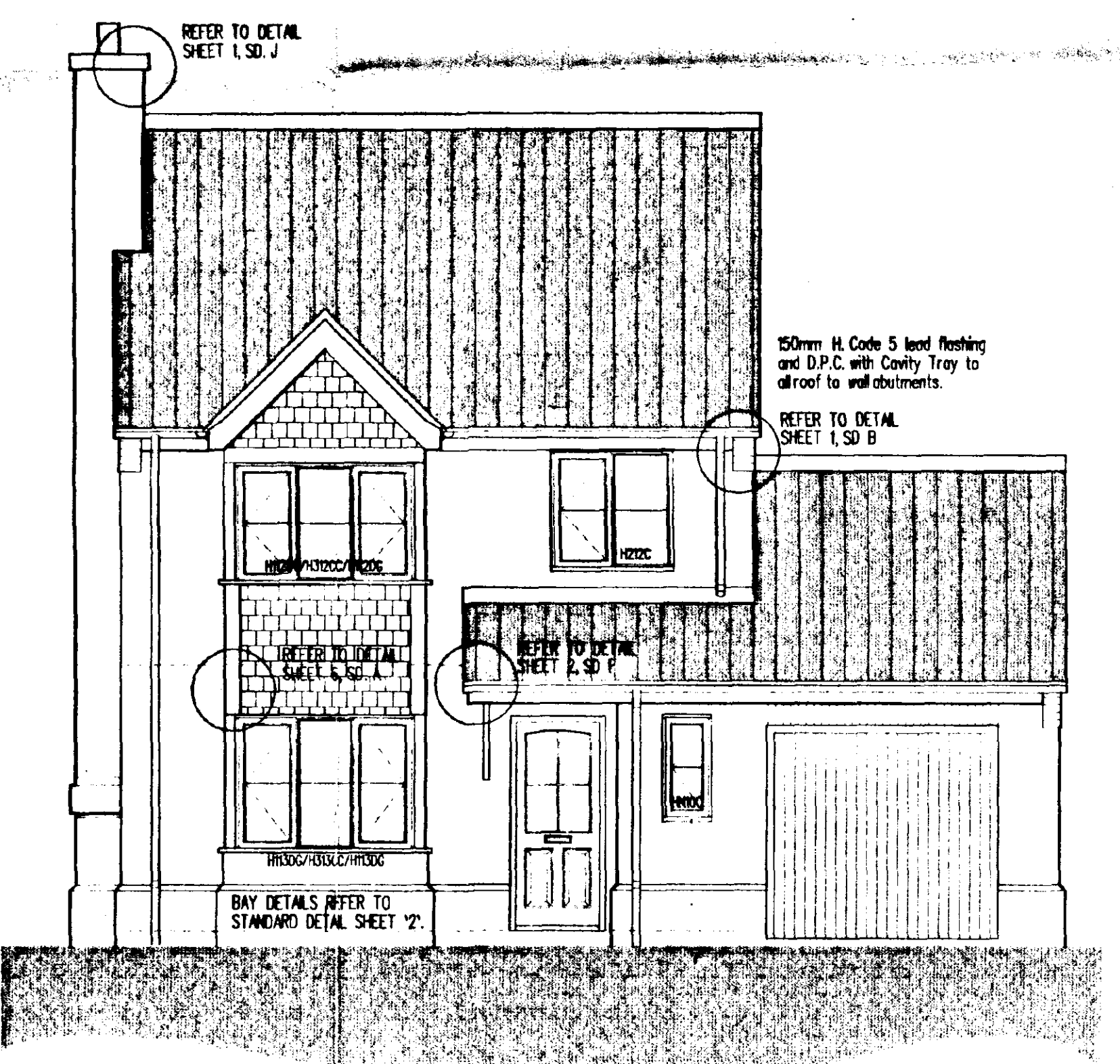
GARAGE SPECIFICATION
FOUNDATION AND SLAB
To be strictly in accordance with Structural Engineer's designs and calculations (when applicable).
GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (BS 810 - Min C20P) on 300mm polythene damp proof membrane on sand binding on 150mm thick consolidated clean stone hardcore.

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

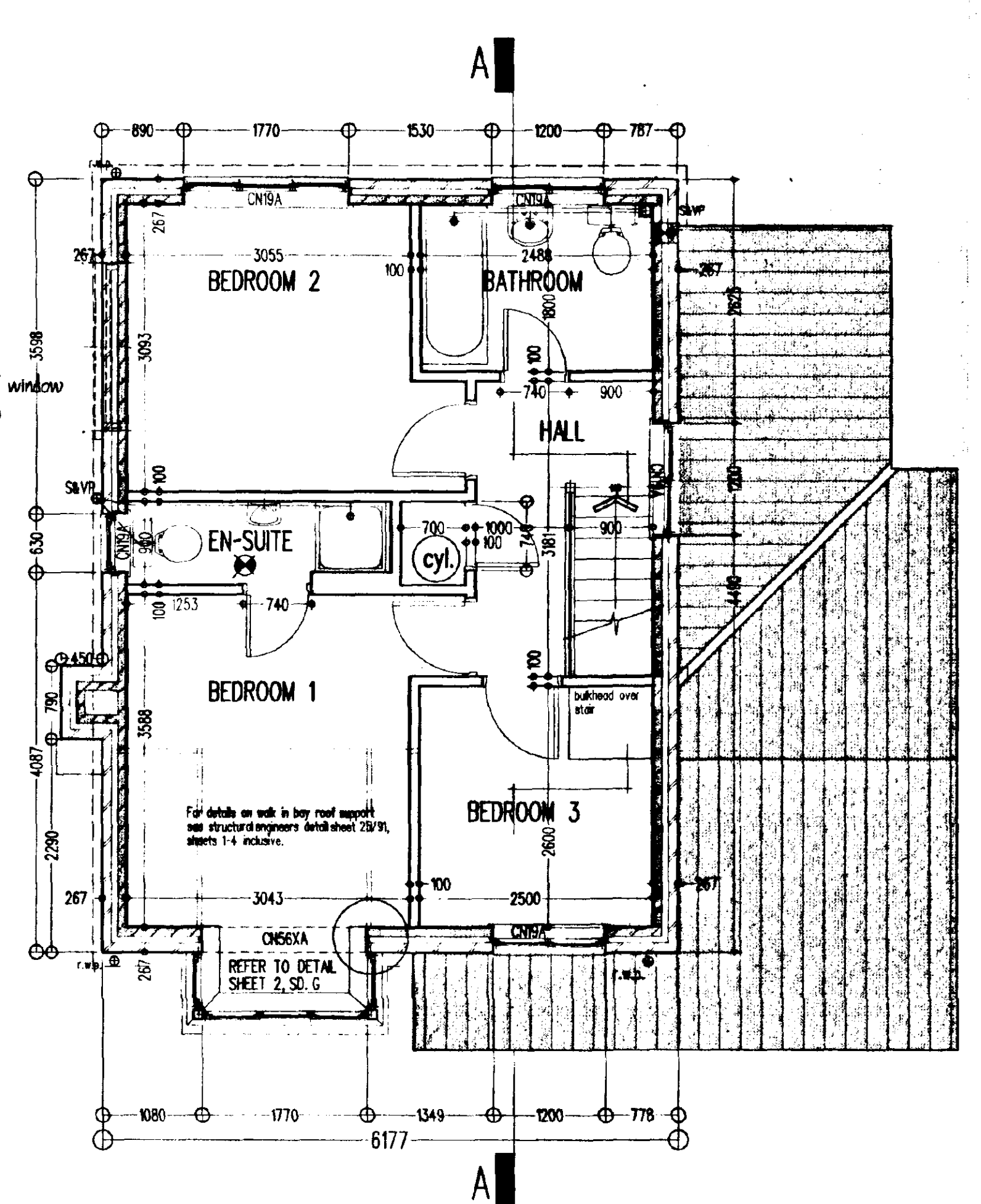
FINISHES
All doors and windows to be painted (colour by Eastman Securities Limited) All barge boards, soffits and fascias to be stained with two coats "Dulux Woodcare" or similar approved light base coat.



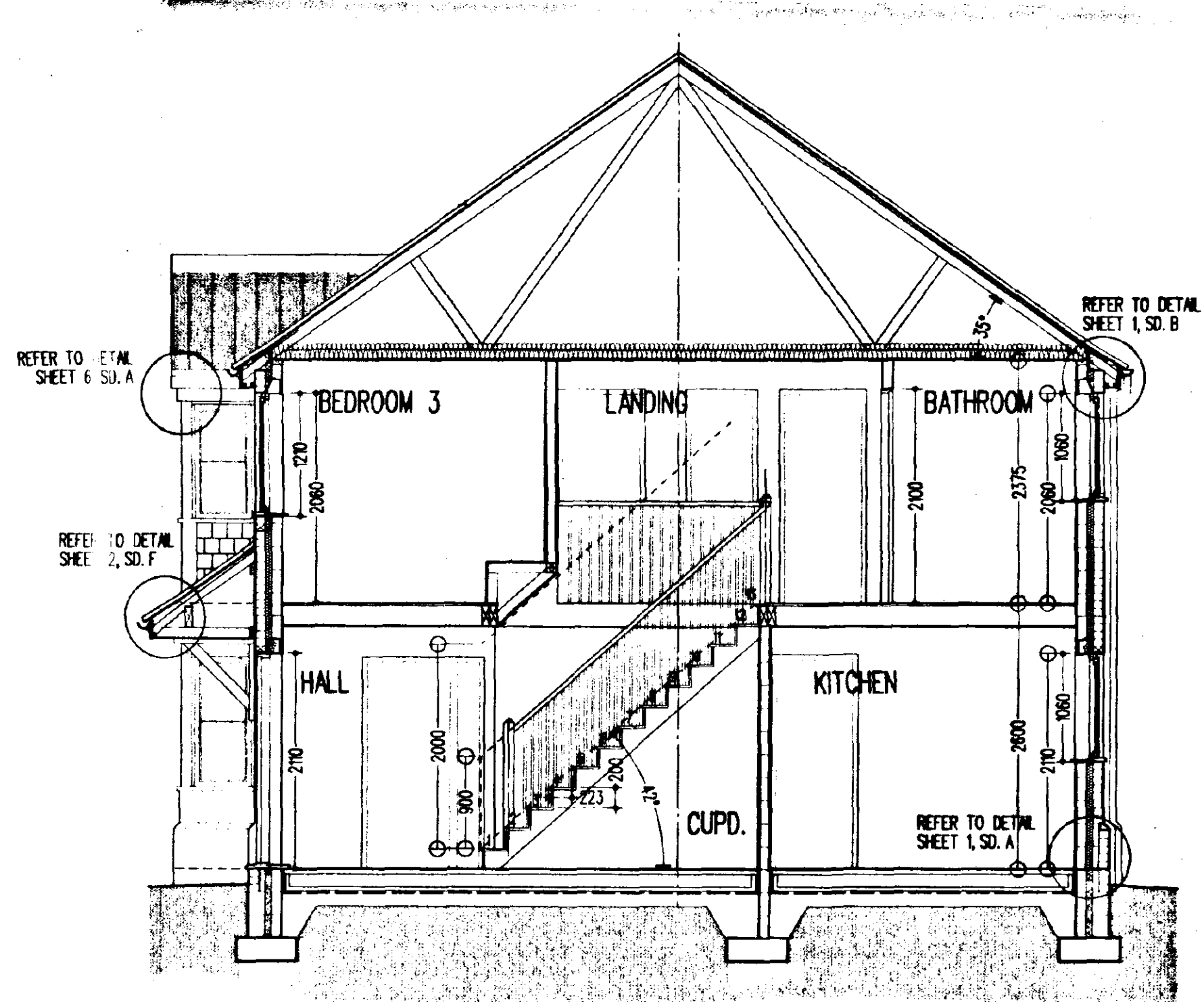
GROUND FLOOR PLAN



FRONT ELEVATION

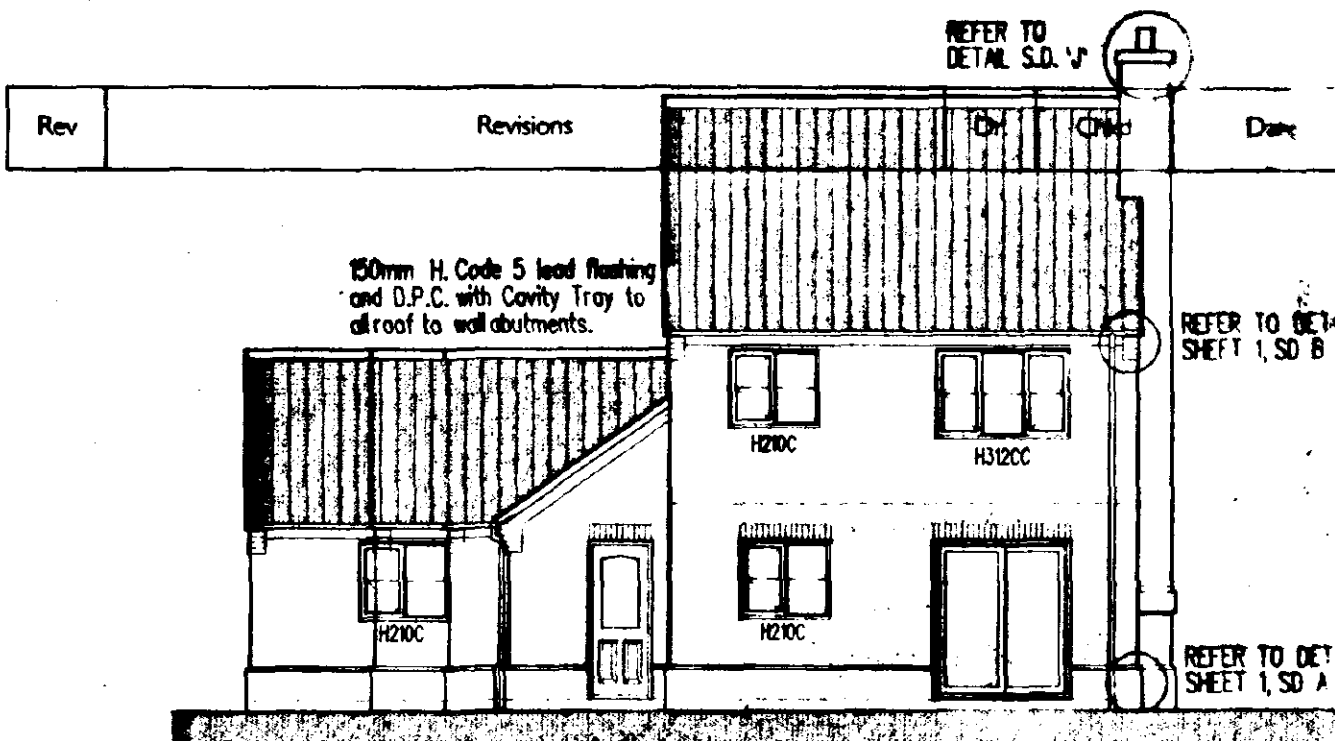


FIRST FLOOR PLAN

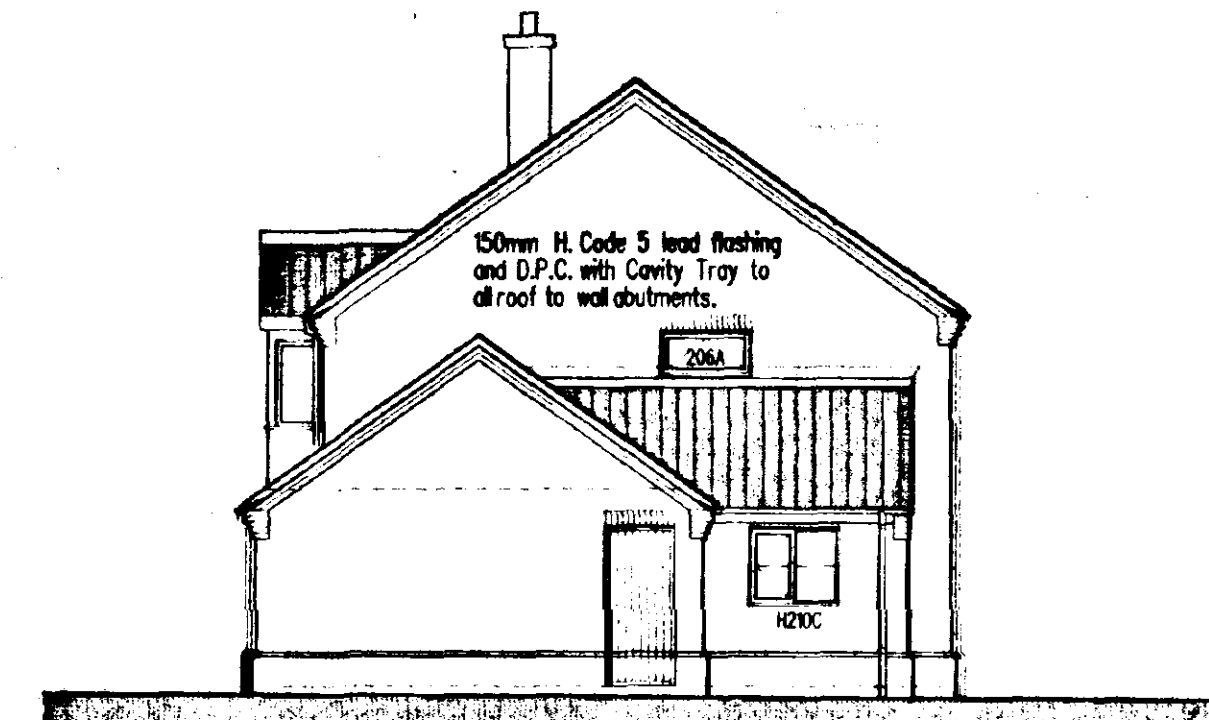


SECTION A - A

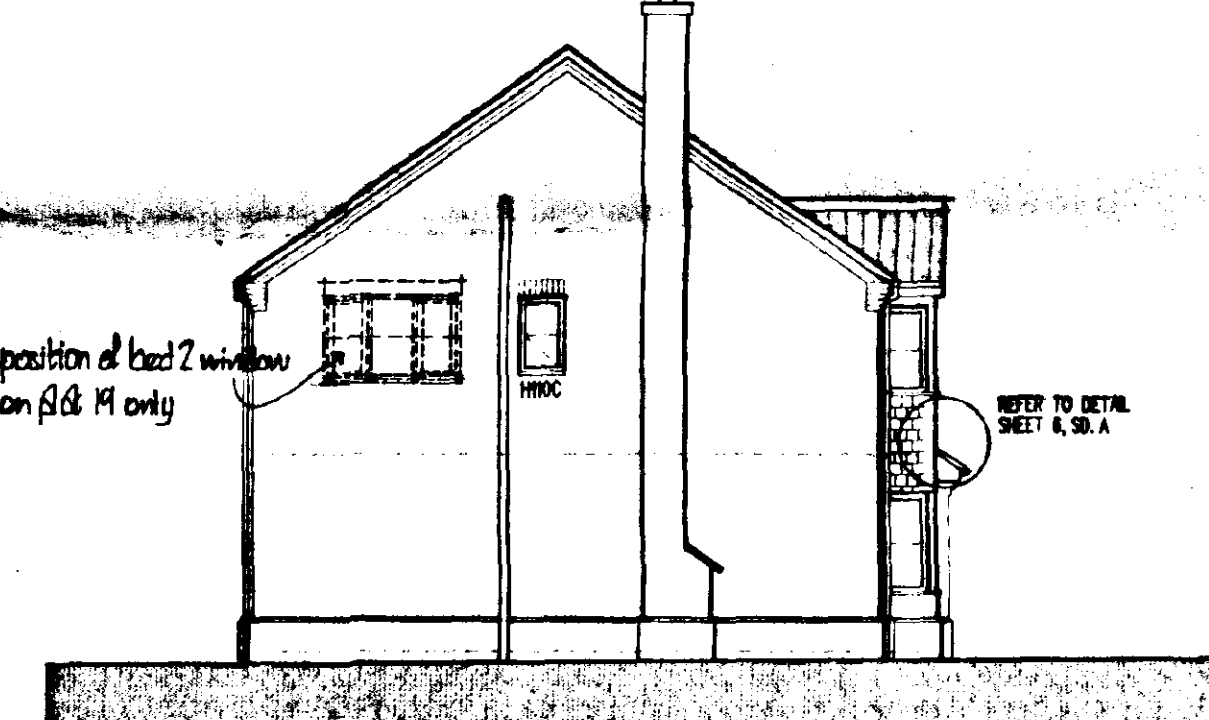
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

REFERENCES:
• ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2, 3, 5 & 6.
• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG..

NOTES:
• denotes mechanical extract positions
• all external dimensions taken above plinth level.
• internal door openings to suit grounds to achieve full architrave moulding all round.
• all cavities in external walls to be min. 65mm.
• brickwork below d.p.c. at external door openings to be set back 50mm from face of plinth brickwork.

REVISIONS
A. feature bay window changed to tile hanging, windows to be painted, finishes added to specification, specification amended 30/3/95.
B. amended as client requested 7/6/95.
C. interferences updated 26/6/95.
D. dimensional amendment to chimney 15/9/95.
E. dimensional amendment to chimney 25/9/95.
F. bed 2 alternative position of window pld 19 11-12-95

THE LODGE
EH3A
PROPOSED RESIDENTIAL DEVELOPMENT, HIGH STREET, GOSBERTON, LINCOLNSHIRE
EASTMAN SECURITIES LTD

CAD
WORKING DRAWING TYPE EH3A
1:50 1:100 SCALE JAN. 95. DATE
2081E/94/14 F
DRAWING

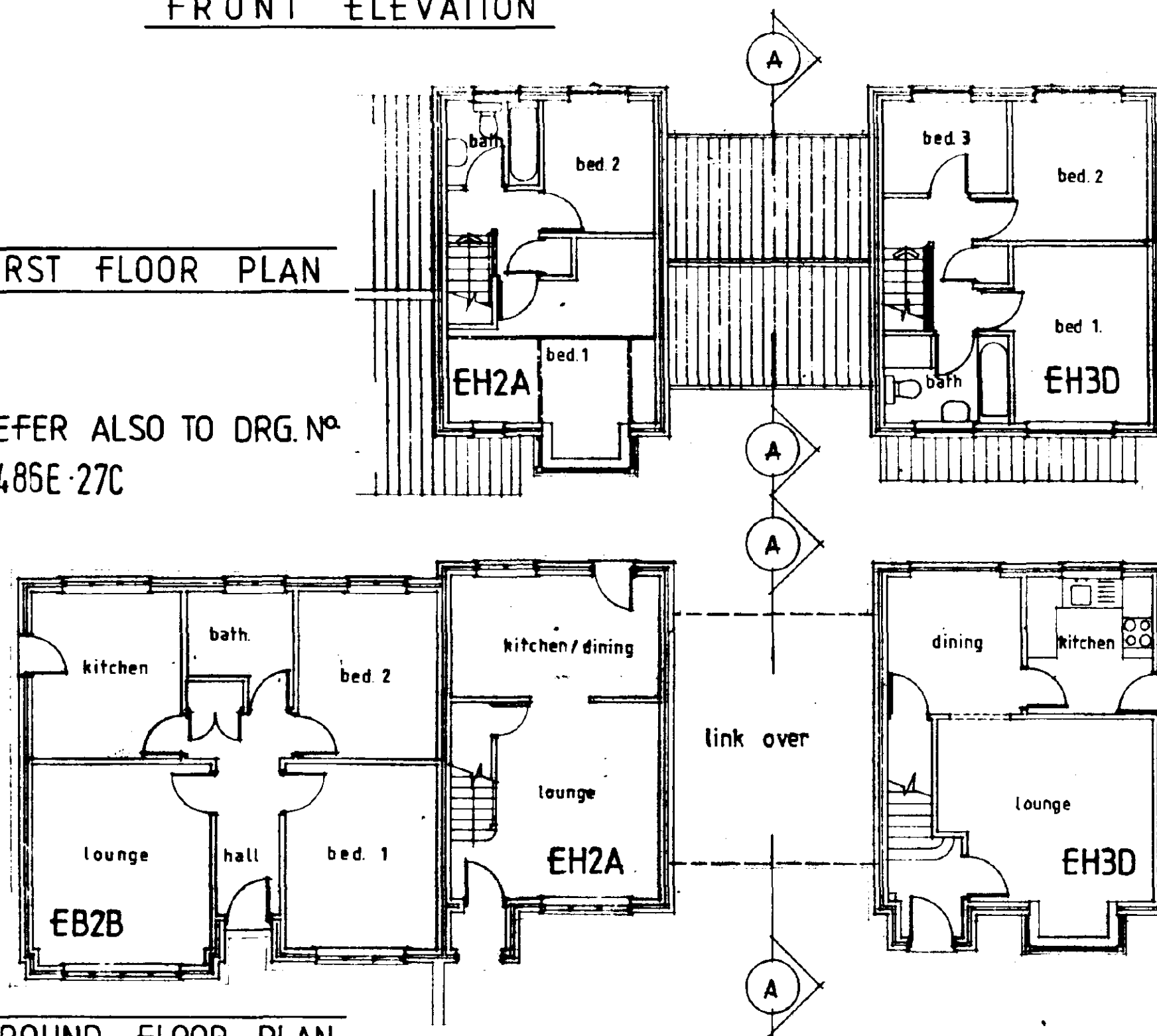
Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.



FRONT ELEVATION

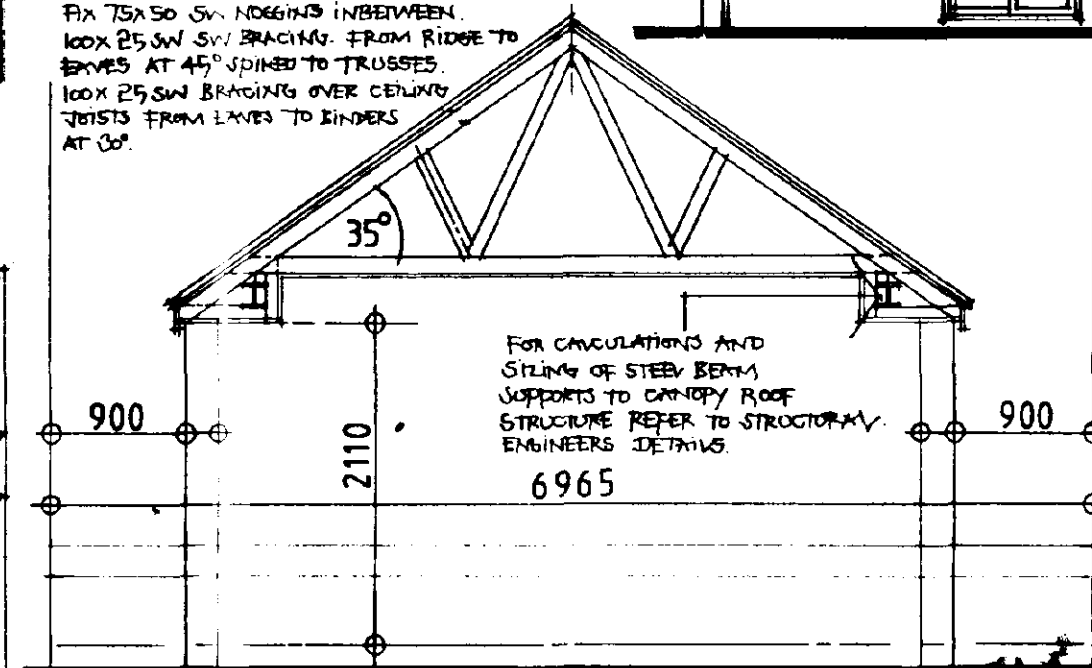
FIRST FLOOR PLAN

REFER ALSO TO DRG. No
2485E-27C



GROUND FLOOR PLAN

**VEHICLE ACCESS
CANOPY ROOF CONSTRUCTION.**
CONCRETE INTERLOCKING TILES FIXED STRONGLY IN
ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
ON 38x25mm THINPLAS S.W. BATTENS ON APPROVED
REINFORCED ROOFING UNDERLAY, LAPPED MINIMUM
150mm HORIZONTALLY AND VERTICALLY ON TRUSSED
RAFTERS AT MAXIMUM 600mm CTS. WINDBRACED AND
CONSTRUCTED IN ACCORDANCE WITH B.S. 5268: Pt 3: 1989
100x50mm S.W. WALLPLATE SHOT FIRRED TO STEEL
BEAM SUPPORTS WHICH ARE TO BE BUILT INTO
EXTERNAL CAVITY WALL LEAVED AND BENE ONTO
100mm WIDE x 150mm DEEP x 450 LONG CONCRETE
PILASTERS. AT GABLE ABUTMENTS FIX 30x5mm
GALVANISED STEEL STRAPS TO 3RD RAFTERS/JOISTS
AND TURNED DOWN WORK MINIMUM 175mm.
FIX 75x50 S.W. ROEGING IN BETWEEN.
100x25 S.W. BRACING FROM RIDGE TO
EAVES AT 45° SPACED TO TRUSSES.
100x25 S.W. BRACING OVER CEILING
JOISTS FROM EAVES TO RINKERS
AT 30°.



SECTION AT A:A



REAR ELEVATION

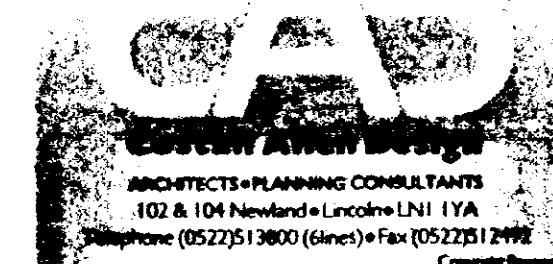
Rev. 26/11/1990
Ref: 1034/95

REVISIONS A PLINIS OMITTED AND SOLDIER COURSE ADDED

AMENDED PLAN

PROVISIONAL

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH ST, GOSBERTON,
EASTMAN SECURITIES LTD.



3 BLOCK. EH3D/EH2A/EB2B WITH VEHICLE ACCESS

1.50 / 1.100 SCALE jan 1995 DATE

2081E / 94 / 19A

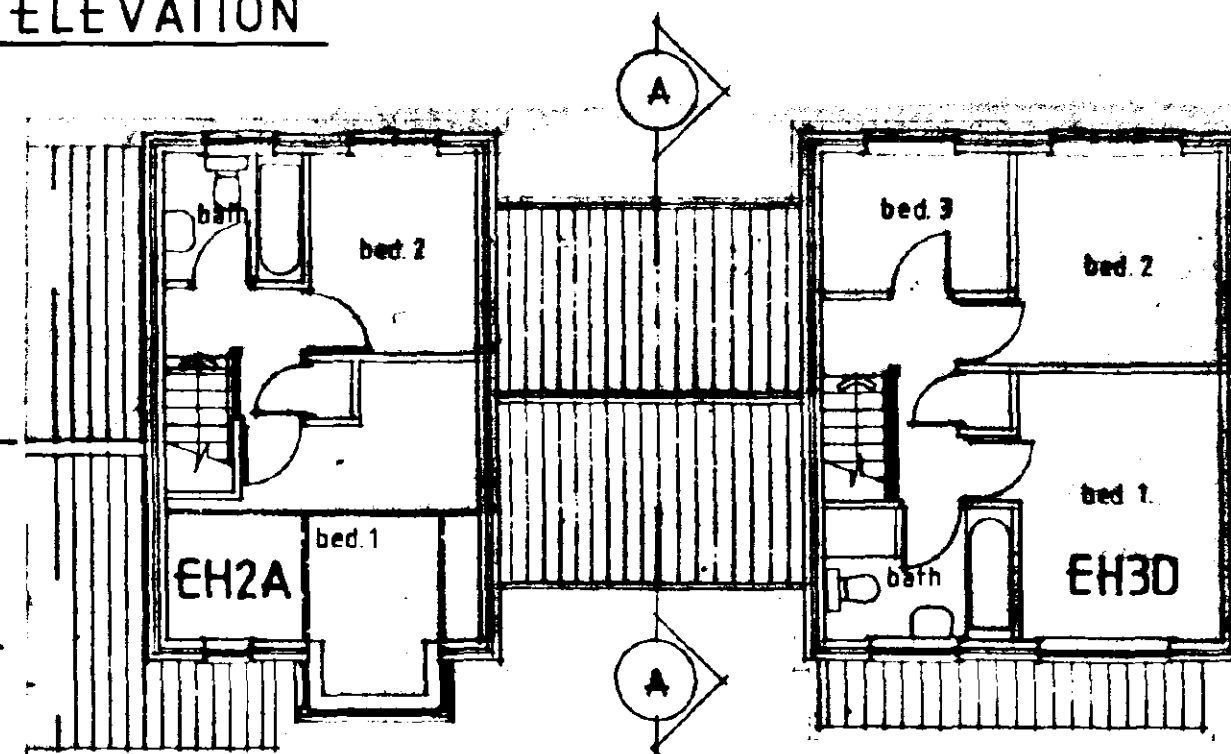
DRAWING No

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

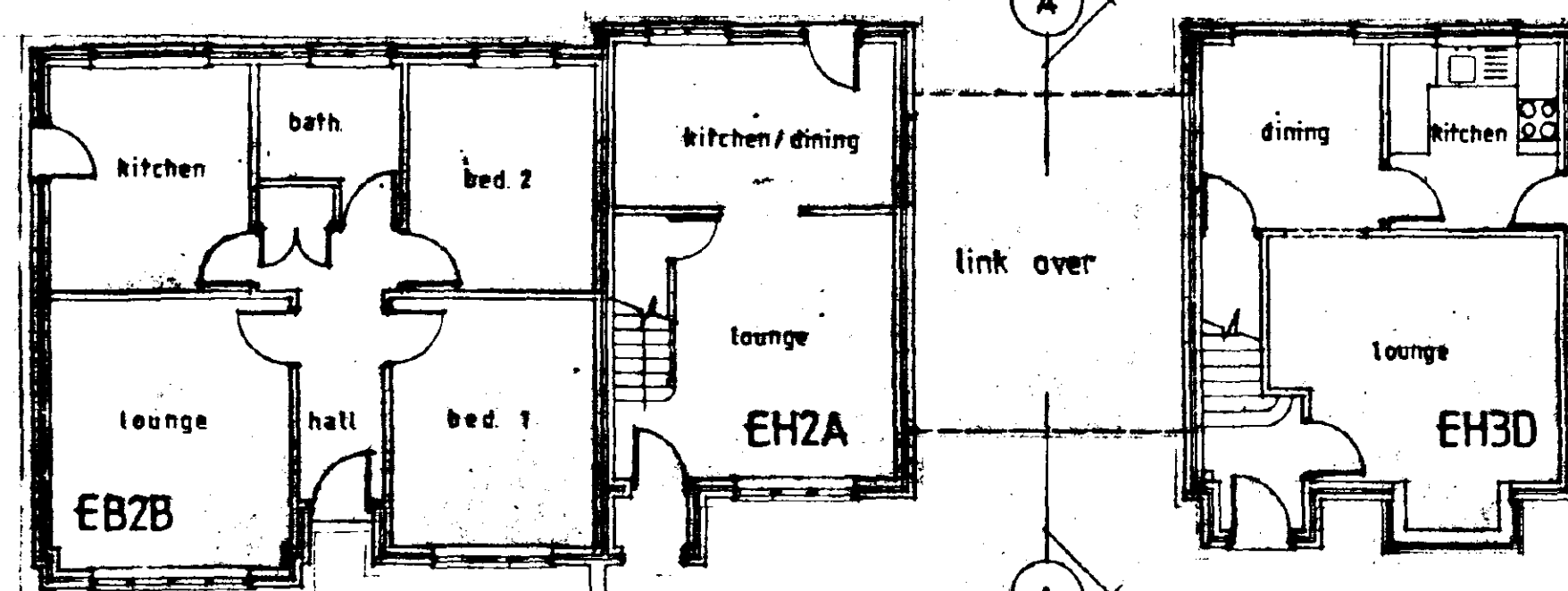


FRONT ELEVATION

FIRST FLOOR PLAN



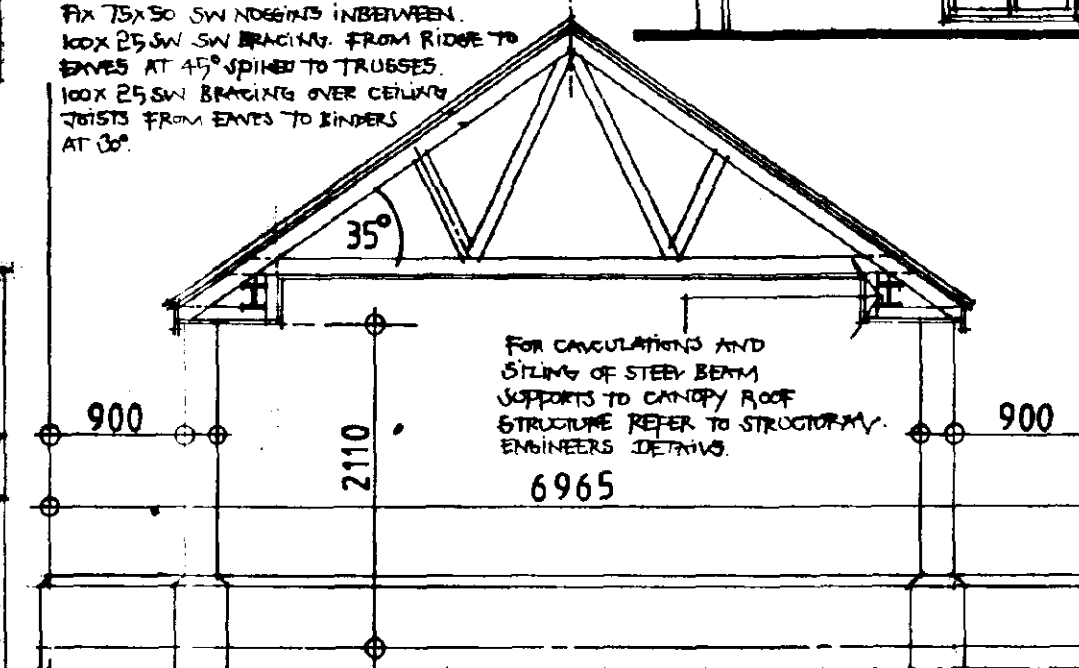
⊕ REFER ALSO TO DRG. NO
2081E / 94 / 18



GROUND FLOOR PLAN

VEHICLE ACCESS
CANOPY / ROOF CONSTRUCTION.

CONCRETE INTERVENING TIES FIXED STRONGLY IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS ON 38x25mm THIN PLATE S.W. BATTENS ON APPROVED REINFORCED ROOFING UNDERLAY, LAPPED MINIMUM 150mm HORIZONTALLY AND VERTICALLY ON TRIMMED RAFTERS AT MINIMUM 600mm CTS. WINDBRACED AND CONSTRUCTED IN ACCORDANCE WITH BS 5268: Pt 3: 1989. 100x50mm S.W. WEAVER PLATE SHOT FIRED TO STEEL BEAM SUPPORTS WHICH ARE TO BE BUILT INTO EXTERNAL CAVITY WALL LEAVED AND BEAR ONTO 100mm WIDE x 150mm DEEP x 450 LONG CONCRETE PIERSTONES. AT GABLE ABUTMENTS FIX 50x50mm GALVANISED STEEL STRAPS TO 3RD RAFTERS/JOISTS AND TURNED DOWN WALL MINIMUM 175mm. FIX 75x50 S.W. NOSSING IN BETWEEN. 100x25 S.W. BRACING FROM RIDGE TO EAVES AT 45° UP TO TRUSSES. 100x25 S.W. BRACING OVER CEILING JOISTS FROM EAVES TO BINDERS AT 30°.



SECTION AT A:A

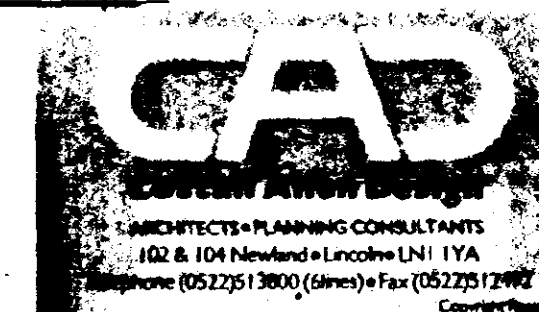


REAR ELEVATION

ST
HOUSE
25 OCT 1995
Ref: 1034 / 95

PROVISIONAL

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH ST, GOSBERTON,
EASTMAN SECURITIES LTD. *Plot 5, 6, 7.*



3 BLOCK EH3D/EH2A/EB2B WITH VEHICLE ACCESS DRAWING

1.50 / 1.100

SCALE DATE Drawn by

2081E / 94 / 19

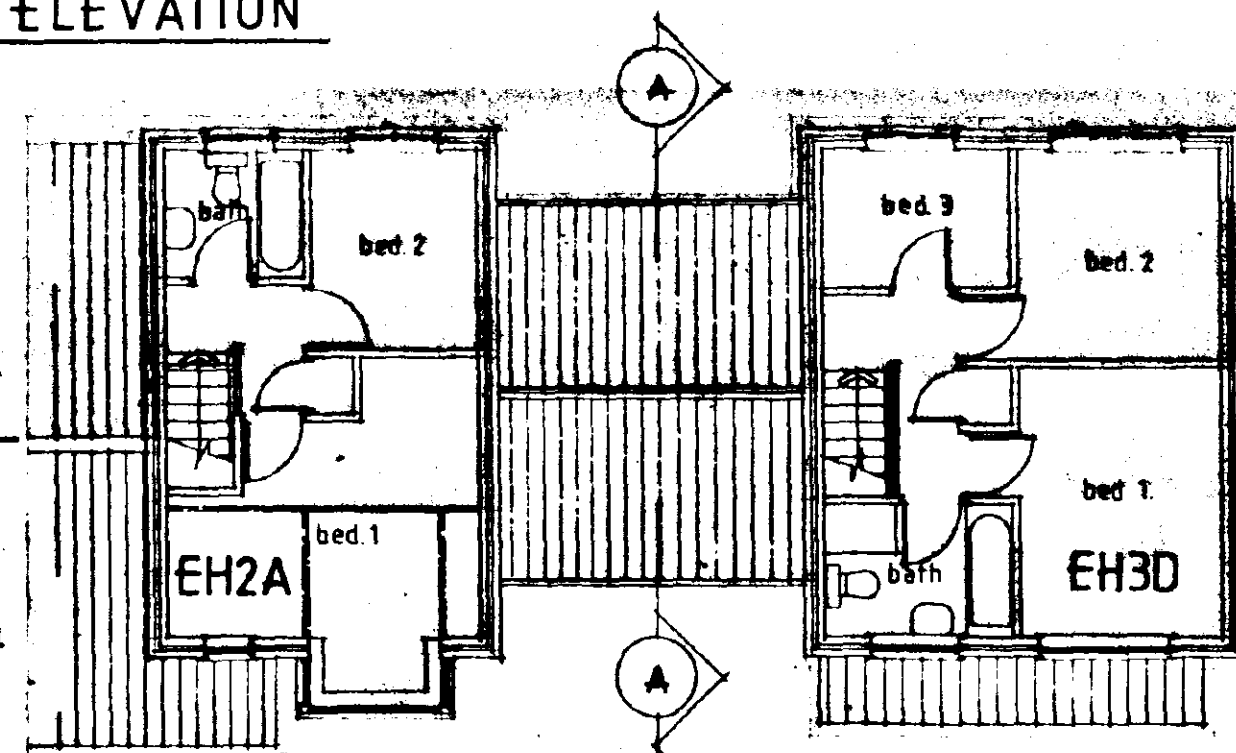
DRAWING No.

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



FRONT ELEVATION

FIRST FLOOR PLAN



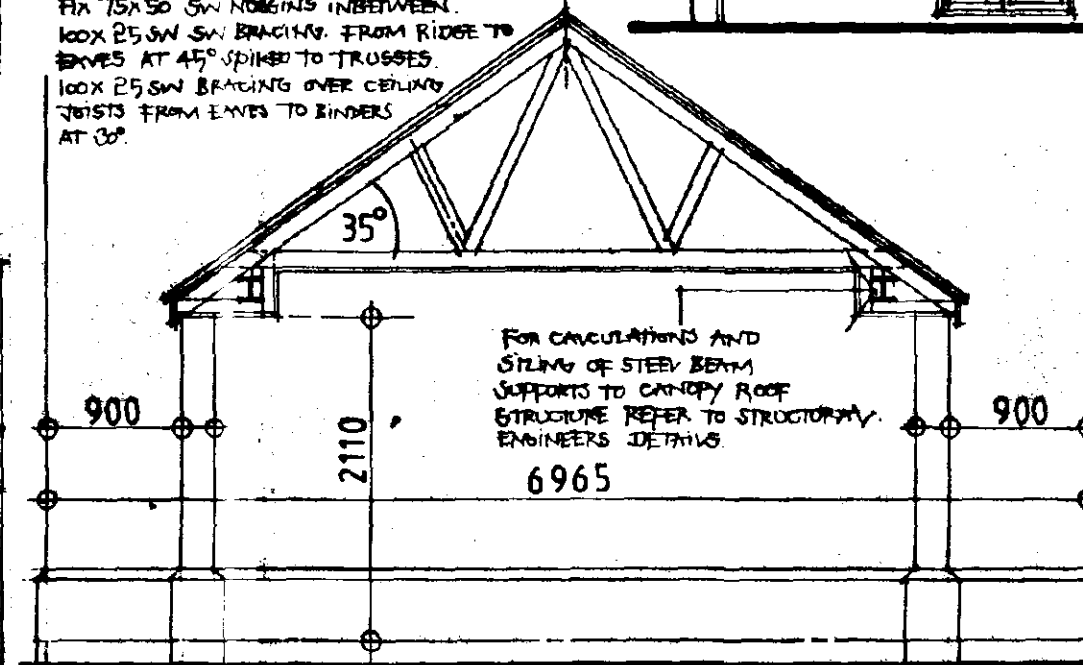
REFER ALSO TO DRG. N°
2081E / 94 / 18

VEHICLE ACCESS
CANOPY ROOF CONSTRUCTION.

CONCRETE INTERLOCKING TILES FIXED STRONGLY IN
ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
ON 38x25mm TYPICAL S.W. BATTENS ON APPROVED
REINFORCED ROOFING UNDERLAY, LAPPED MINIMUM
150mm HORIZONTALLY AND VERTICALLY ON TRUSSED
PARTS AT MINIMUM 600mm CTS. WINDBRACKED AND
CONSTRUCTED IN ACCORDANCE WITH B.S. 5268: Pt 3: 1905
100x50mm S.W. WEAVER PLATE SHOT FIRED TO STEEL
BEAM SUPPORTS WHICH ARE TO BE BUILT INTO
EXTERNAL CAVITY WALL LEAVES AND BENEATH
100mm WIDE X 150mm DEEP X 450 LONG CONCRETE
PROFILES. AT GABLE ABUTMENTS FIX 30x5mm
GALVANISED STEEL STRIPS TO SNO. PARTS/JOISTS
AND TURNED DOWN WALL MINIMUM 175mm.
FIX 75x50 S.W. ROBBING IN BETWEEN.
100x25 S.W. BRACING FROM RIDGE TO
EAVES AT 45° SPIRED TO TRUSSES.
100x25 S.W. BRACING OVER CEILING
JOISTS FROM EAVES TO BINDERS
AT 30°.



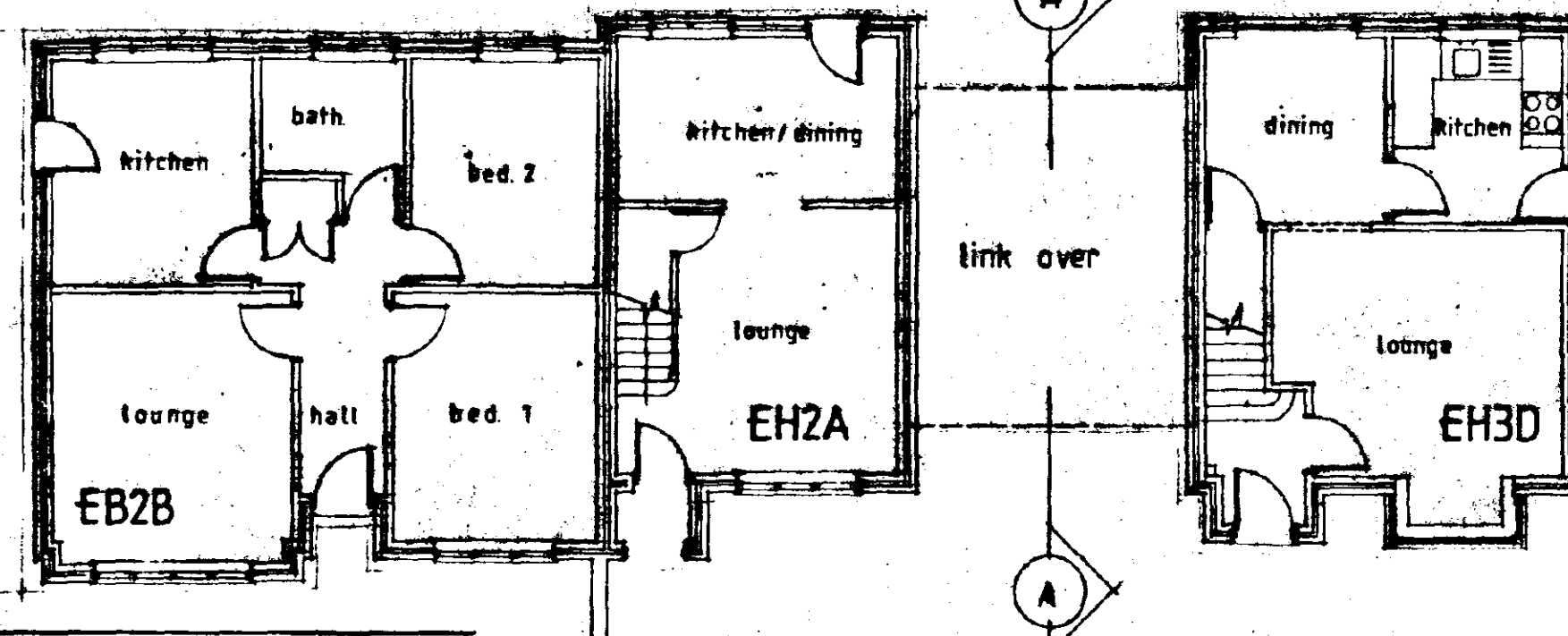
REAR ELEVATION



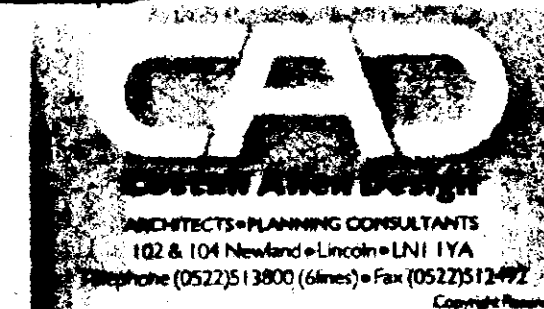
SECTION AT A-A

PROVISIONAL

PROPOSED RESIDENTIAL DEVELOPMENT, HIGH ST, GOSBERTON,
EASTMAN SECURITIES LTD.



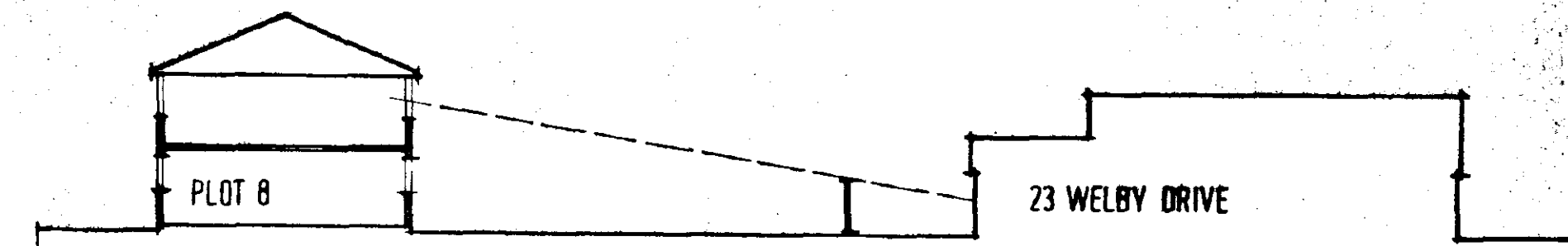
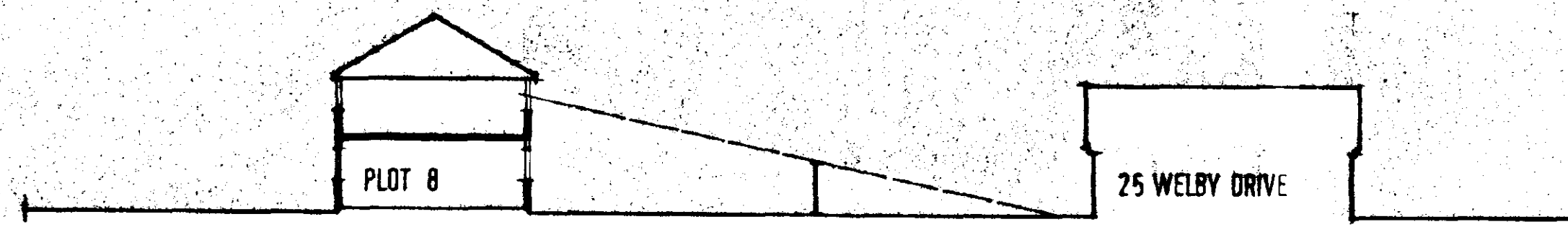
GROUND FLOOR PLAN



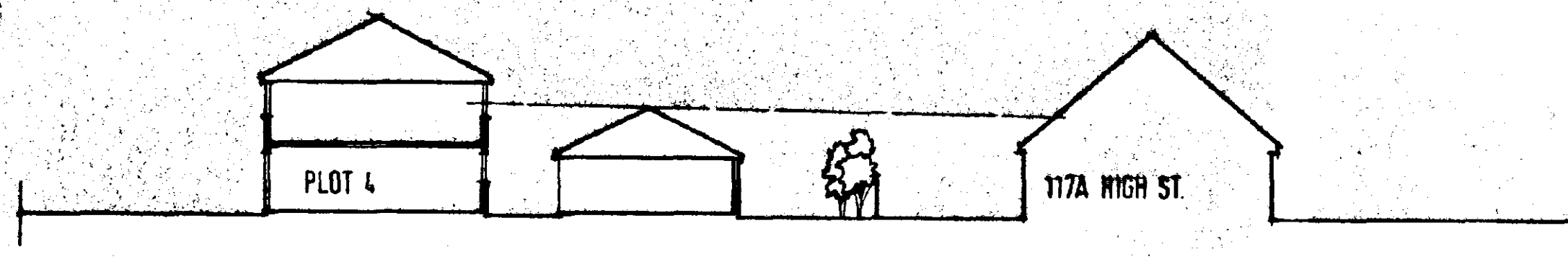
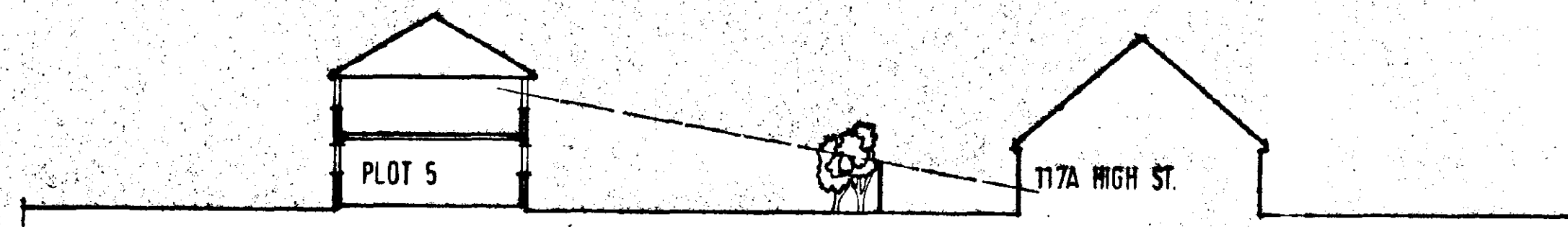
3 BLOCK - EH3D/EH2A/EB2B WITH VEHICLE ACCESS		DRAWING	
1.50 / 1.100	SCALE	jan 1995	DATE
2081E / 94 / 19		DRAWING N°	

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

Rev	Revisions	Dr.	Chkd.	Date
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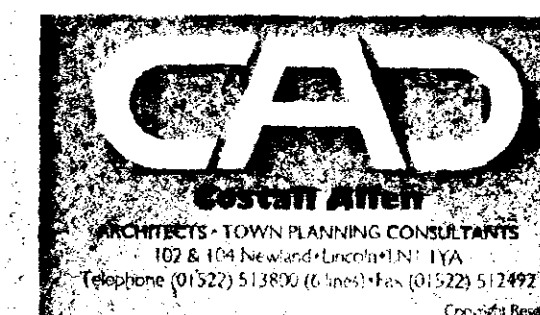


section based on drg no 2081E-94-04B



sections based on drg no 2081E-94-30B

PROPOSED RESIDENTIAL DEVELOPMENT
HIGH STREET · GOSBERTON · Lincs
EASTMAN SECURITIES LTD



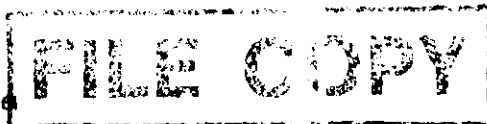
SECTIONS		DRAWING	
1:200	SCALE	JAN 1996	DATE
2081E-94-DOC 9		RAW	Dr. Chkd.
		DRAWING No	

DOCUMENT 9

MRS SALLY WALTHAM BA (Hons) FCIH. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 76116
Fax: (01775) 710772



Application no: H08/1034/95/A4

Applicant: Eastman Securities Ltd
Rand
Wragby
Lincoln
LN3 5NJ

Agent: Costall Allen Design
102 & 104 Newland
Lincoln
LN1 1YA

Description: Residential development

Location: High Street
Gosberton
Spalding
Lincs

Amendment: Amend position of bungalow slightly to the north-east to
enable widening of drive (Dwg no. 2081E/94/5R)

20-DEC-96

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Housing and Planning Services

PLANNING AMENDMENT

For office use only

Application No. H08/1034/95/A4

Date Registered

Case Officer 09 DEC 1996 PJ Udy

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Eastman Securities Ltd
Rand, Wragby
Lincoln LN3 5NJ

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Costall Allen
102 & 104 Newland
Lincoln LN1 1YA
Tel. No. 01522 - 513800 (Contact A Walshaw)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Plot 14, Poachers Hide, High Street, Gosberton, Lincolnshire

Please complete

APPLICATION No.

This amendment cannot be considered
unless the relevant reference is stated

H08/1034/95

Building Regulation reference relating to
same development (if any)

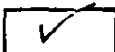
N/A

2. Please tick **one** box only

Amendment is proposed where
permission already granted

If yes, submit two forms and two plans.

A

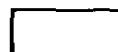


or

Amendment is to a proposal
currently being considered

If yes, submit four forms and four plans.

B



Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment.
I understand that the Council may require a fresh application, together with fee if appropriate. If the
amendment relates to a current application, I agree to an extension of the terminal date.

Signed Costall Allen Date 6th December 1996

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed

(Give a full detailed list of the changes, and
also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

Describe any part of the original development
which is excluded by virtue of the amendment,
and state any alteration to plot numbers

Amendment to position of
bungalow slightly to the north-east to
enable widening of the drive

4
2081E/95/5R

YES / NO

N/A

Has a similar amendment been submitted under Building Regulations?

☒ / No

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate

☐

Clarification/Details required:

Appears valid

☒

Registered

☒ LTW

DC Procedural Assessment

Is the information given correct?

~~Yes/No (If No, state above what details are needed)~~

Is it an amendment in principle?

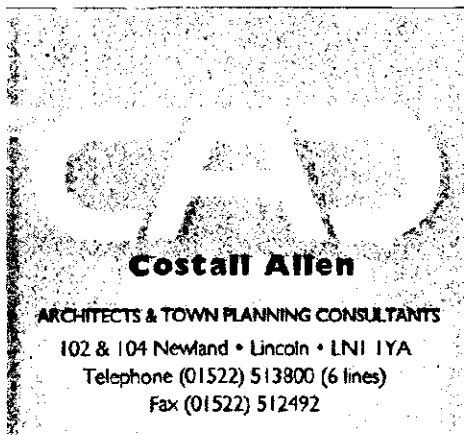
~~Immaterial/Needs new app~~

Confirmed:

PON 16-12

Give a revised description if the details accepted are different to the submission:

Acceptance issued: SAS 20/12



Costall Allen

ARCHITECTS & TOWN PLANNING CONSULTANTS

102 & 104 Newland • Lincoln • LN1 1YA

Telephone (01522) 513800 (6 lines)

Fax (01522) 512492

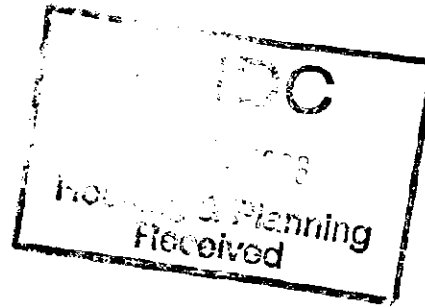


Ref. A4

RAW/SJF/2081E

6th December 1996

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire



For the attention of Mr P Udy

Dear Sir

Poachers Hide, High Street, Gosberton, Lincolnshire for Eastman Securities Ltd
Plot 14 - Planning Permission Ref H08.1034/95

On site inspection, it has become apparent that vehicular access to the proposed garage in the approved position on the above plot is restricted.

We enclose a Planning amendment application form, together with four copies of our revised layout drawing no 2081E/96/5R and would be pleased if you would confirm that it is possible to move the bungalow slightly north-east to enable widening of the drive.

We look forward to your approval in due course, but if you should have any queries, please do not hesitate to contact the writer at this office.

Yours faithfully

R Andrew Walshaw
COSTALL ALLEN

cc Mr I Pickwell, Eastman Securities Ltd