

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 granular bed and surround. Where drains pass through external walls, include a 75mm high concrete lintol over 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 and fitted with vermin cage. Internal soil and vent pipes to terminate to roof line manufacturer's approved vent terminal with flexible pipe connector. All other soilpipes to be fitted with "Hunter Nouveau" 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 air tight waste adaptor connected to a trap.

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

Rainwater goods to be "Osma" or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular fill 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 extend 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 "Jable" 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 65mm thick "Diththerm" or similar approved insulation, 100mm thick blockwork inner leaf and 15mm thick sand/cement render and skim. External 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 "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/brick as specified on plans with minimum end bearing of 150mm. Class 'M' 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.

WINDOWS AND DOORS

"Double 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 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 (unsealed) 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 noggins and lapped in 75mm. All gables, for 30 x 5mm mild steel straps to 3 no. rafters/joists at maximum 2000mm centres turned down wall minimum 125mm. Fir 75 x 50mm softwood noggins in between 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood backing over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 8mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit with equivalent 10, 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 300mm away from any opening. Radiators to all rooms.

VENTILATION

Kitchens and Utilities 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. Mother and child rooms to have minimum 1/20th of floor area and minimum 8000mm sq. ventilation to night vents.

CANOPY

As per specification on 25 x 38mm (unsealed) softwood battens on unventilated roofing felt or 100 x 38mm rafters at 400mm centres natched 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 natched together. 150mm glass fibre insulation to area over bay.

GLAZING

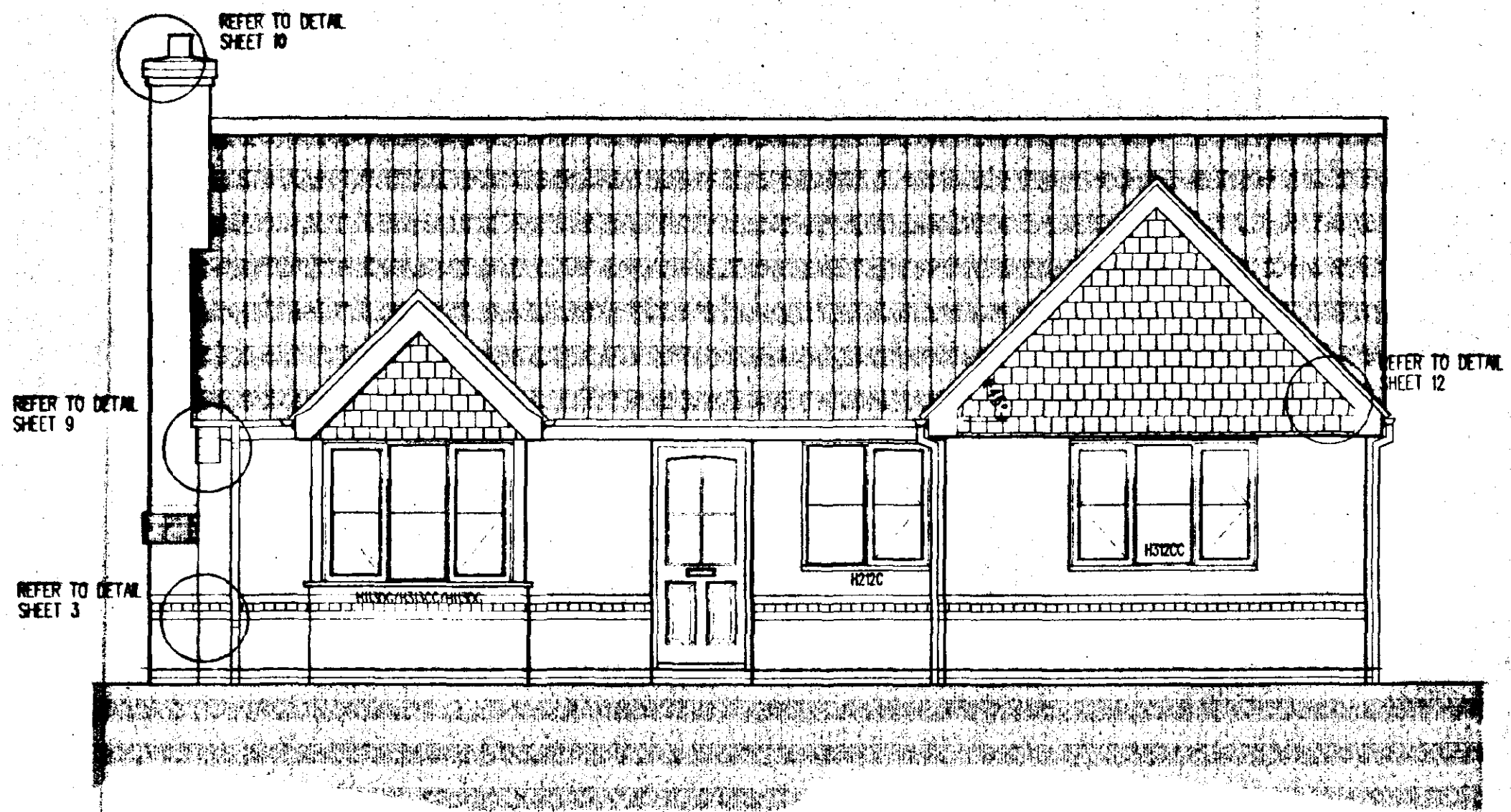
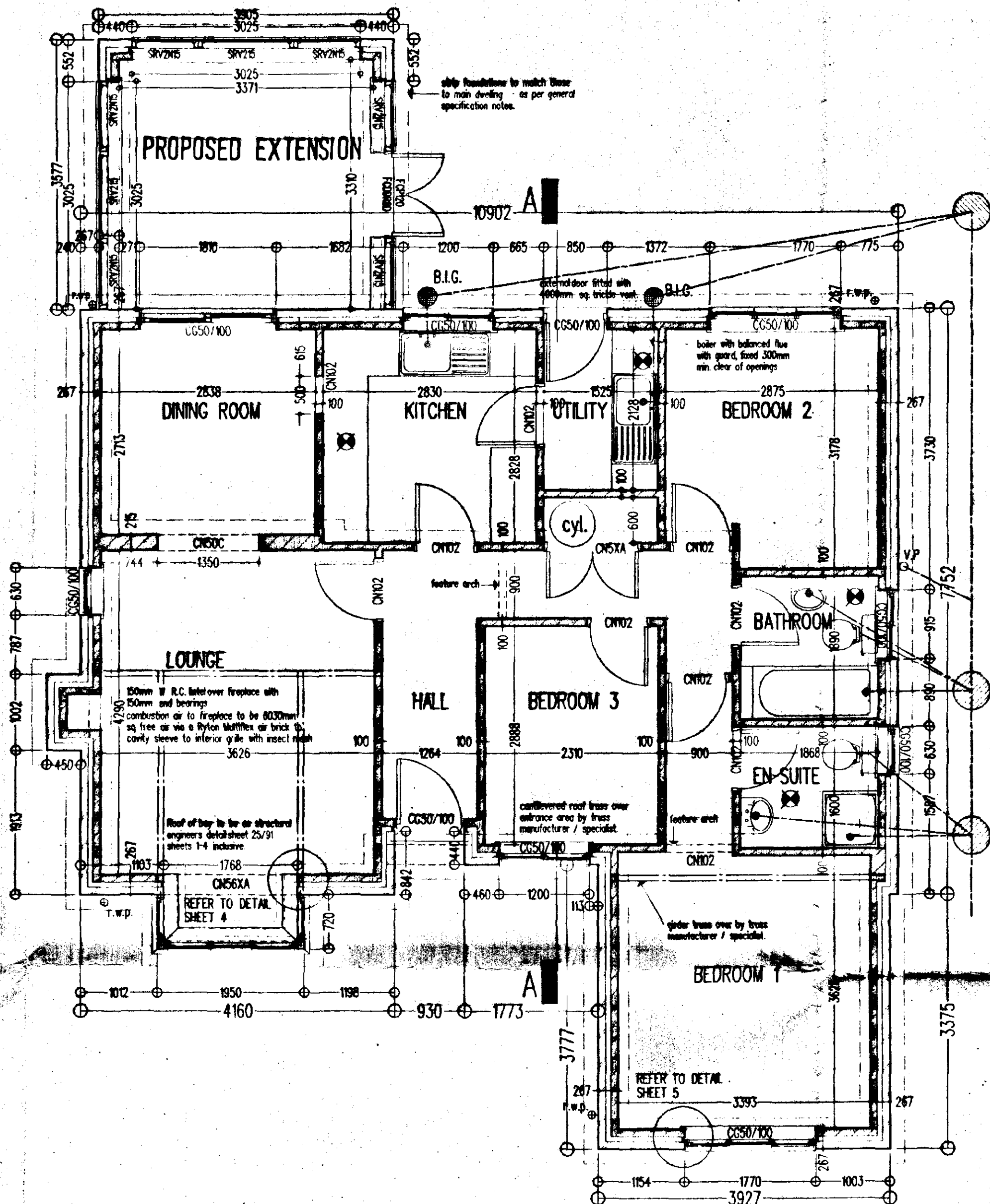
All glazing located in critical zones (Approved Dec 1992) to conform to BS 6206: 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphthenate or similar approved. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 90 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

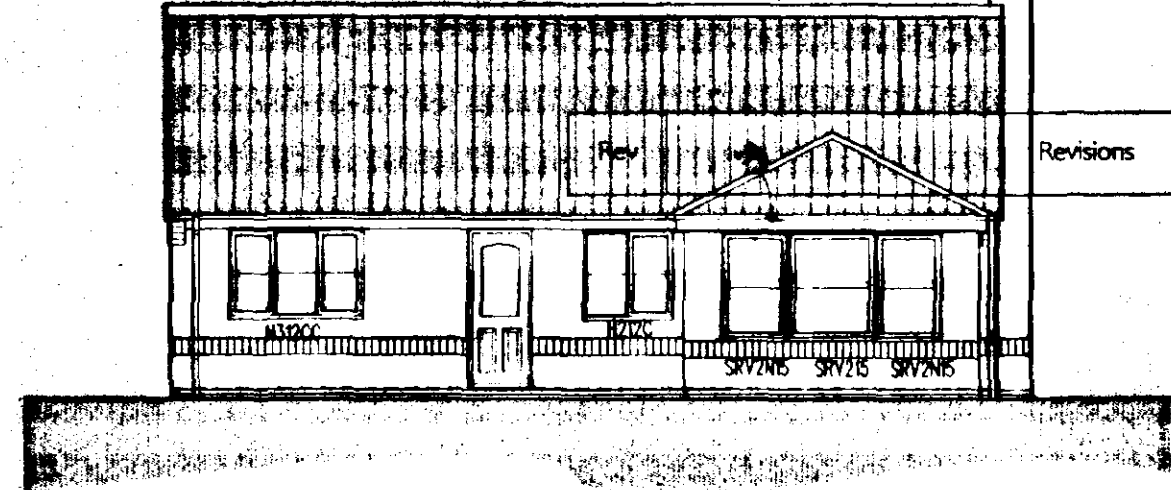
FINISHES

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.

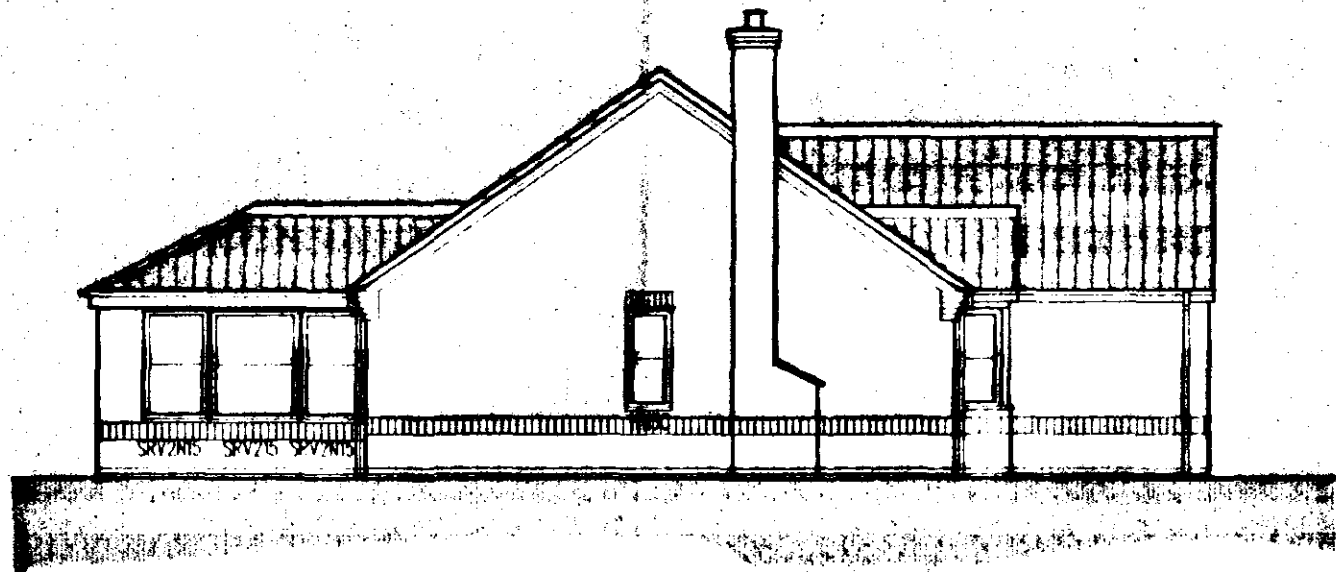


FRONT ELEVATION

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



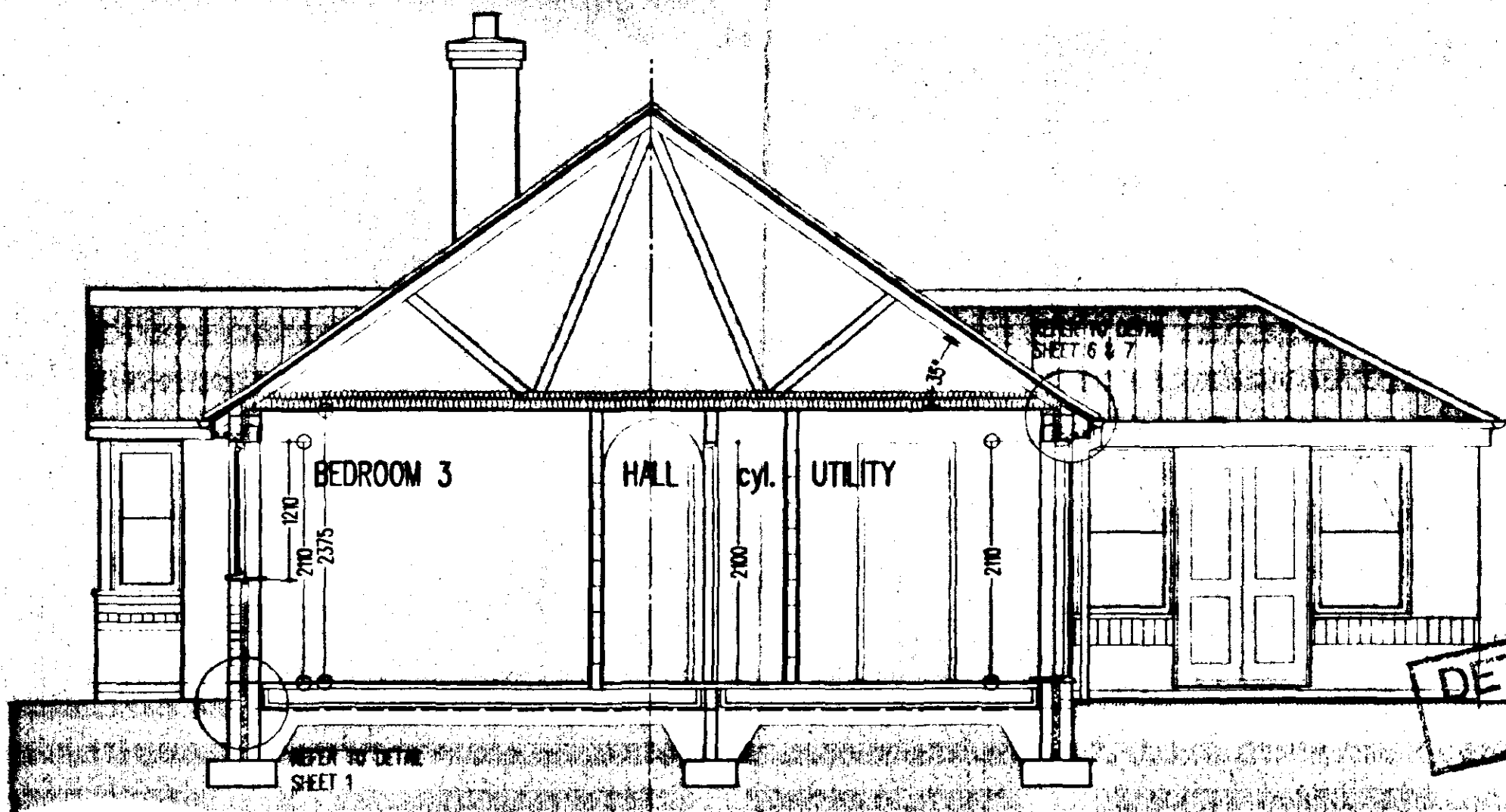
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A

REFERENCES:

• DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG.

NOTES:

• denotes mechanical extract positions

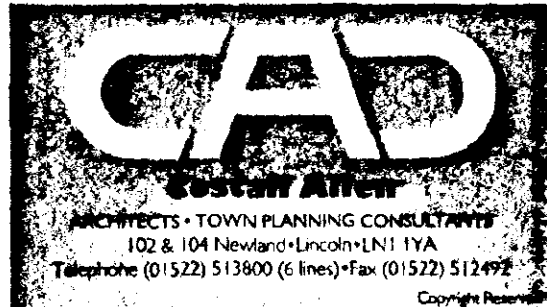
- internal door openings to suit grounds to achieve full 75mm Torus architrave moulding all round.
- all cavities in external walls to be min. 65mm.

REVISIONS

THE POACHER PLOT 15

EB3A

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



WORKING DRAWING TYPE EB3A TH			
1:50	1:100	NOV 96	MJE
SCALE		DATE	RAW
2081E/94/29			

SOUTH HOLLAND DC
HOUSING & PLANNING
05 DEC 1996
Ref: 116/96

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

LEGEND

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

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

LANDSCAPING

New tree planting consisting of: *Alnus incana* (saxifraga) w.b. Whitebeam (*saxifraga*)
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 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, 15	2
EB2E	2 bed Detached Bungalow	Plot No. 11, 12	2
EB3A	3 bed Detached Bungalow	Plot No. 13, 15	2
EH2A	2 bed Semi-Detached House	Plot No. 6	1
EH2D	2 bed Semi-Detached House	Plot No. 4	1
EH3A	3 bed Detached House	Plot No. 18	1
EH3D	3 bed Semi-Detached House	Plot No. 3, 5	2
EH3E	3 bed Detached House	Plot No. 2	1
EH3F	3 bed Detached House	Plot No. 8, 9, 10	3
EH4A	4 bed Detached House	Plot No. 1	1
EH3G	3 bed Semi-Detached House	Plot No. 17, 19	2
			19 Total

MATERIALS

Bricks (K) Kempston (B) Butterley		Sandtoft Double Puddle			
Plot No.	Specification Multi Red (K)	Outcrauth Grey (B)	Shelburne Buff Natural (K)	Abby Light Buff (K)	Old English Russet (B)
1					
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DETERMINED
PLAN

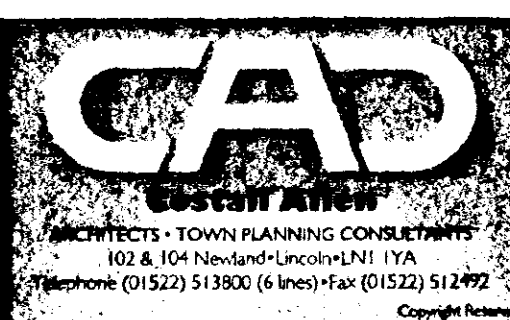
SOUTH HOLLAND DC
HOUSING & PLANNING
05 DEC 1996
Plot: 116/96

REVISIONS

Rev A dwellings on plot 3 to 8 inclusive moved towards road frontage as required by SHG 28/3/95.
Rev B street lighting, footpath and service margin amended and notes added. 5/4/95.
Rev C various amendments in accordance with clients instructions. 24/4/95.
Rev D position of plots 18-16, & 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	SCALE	JAN 95	MJE
		DATE	Dr. RAW
2081E/94/5 P		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 15 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 I, 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. 27/2/96.