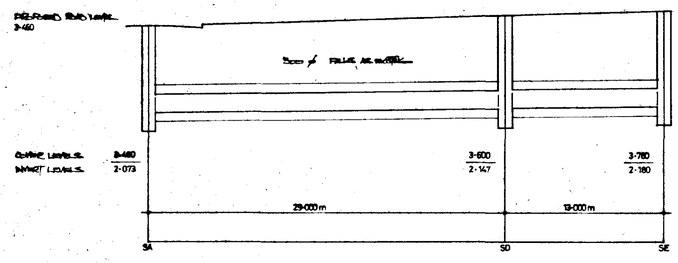


HIGHWAY SURFACE WATER

SCALES - VERTICAL 1:50, HORIZONTAL 1:250



EXISTING HIGHWAY SURFACE WATER DIVERSION

SCALES - VERTICAL 1:50, HORIZONTAL 1:250

CARRIAGEWAY

WEARING COURSE - 40 MM THICK CLOSE GRADED MACADAM 10 MM NOMINAL SIZE TO CLAUSE 2·11·3
BASE COURSE - 100 MM THICK DENSE BITUMEN MACADAM 20 MM NOMINAL SIZE TO CLAUSE 2·11·1
SUB BASE - TYPE 1 AGGREGATE TO CLAUSE 2·10·1, CONSTRUCTION THICKNESS
4 USE OF GEOTEXTILE TO BE AGREED AFTER SITE TESTS
TACK COAT TO BASECOURSE SURFACE TO CLAUSE 2·11·2 AS REQUIRED

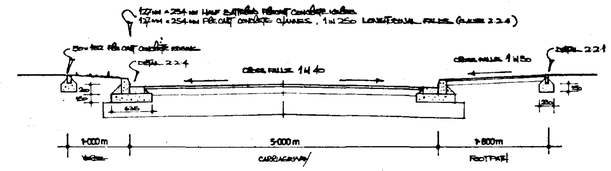
FOOTWAY

WEARING COURSE - 25 MM DENSE BITUMEN MACADAM 6 MM NOMINAL SIZE TO CLAUSE 2·11·4 (2·1·5)
BASE COURSE - 50 MM THICK DENSE BITUMEN MACADAM 20 MM NOMINAL SIZE TO CLAUSE 2·11·1 (2·1·5)
SUB BASE - 100 MM THICK TYPE 1 AGGREGATE TO CLAUSE 2·1·2 (2·1·5)
VEHICLE CROSSINGS TO CLAUSE 2·1·6 SECTION A

MANHOLES

CAST IRON MANHOLE COVERS & FRAMES TO BS 497
GRADE 'A' HEAVY DUTY TRIANGULAR IN CARRIAGEWAY
GRADE 'B' MEDIUM DUTY CIRCULAR IN DRIVES & VERGES
75 MM THICK PRE CAST CONCRETE RINGS TO BS 5511
150 MM THICK CONCRETE SURROUND
225 MM THICK CONCRETE BASE
STEP IRONS TO BS 1247 AS REQUIRED

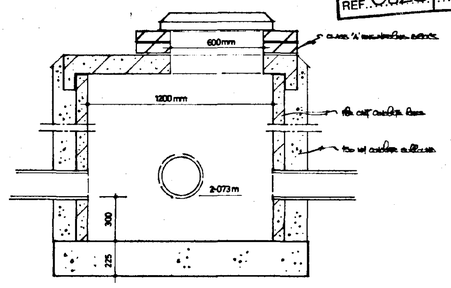
THE SPECIFICATION IN ALL RESPECTS SHALL BE THE CURRENT
"MAYOUT GUIDE & SPECIFICATION FOR DEVELOPMENT ROADS"
IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION



CARRIAGEWAY CROSS SECTION 1:50

TO CLAUSE 2·1·10

SOUTH ... PLAN ...
25 AUG 1994
REF. 0826/94

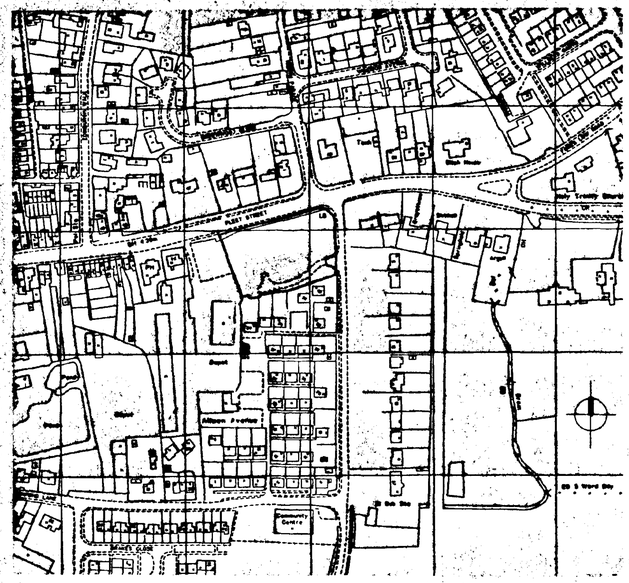


SURFACE WATER MANHOLE 1:20

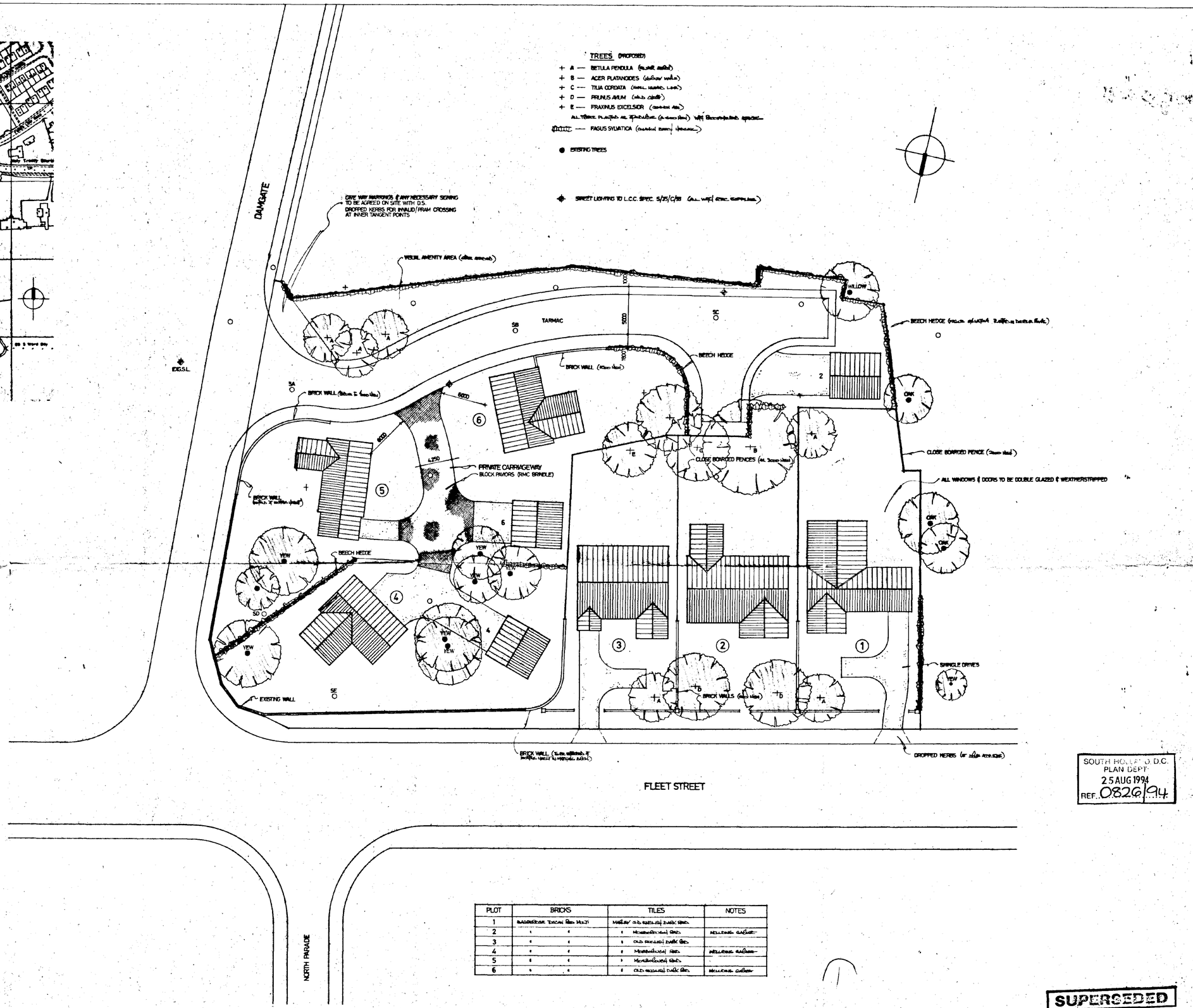
FLEET STREET, HOLBEACH — P.L.ELY (CONTRACTORS) LTD.

CARRIAGEWAY DETAILS (ACCESS OFF DAMGATE)

HD 7 — AUGUST '94 — VARIOUS SCALES — ROGER WRIGHT architect



LOCATION PLAN 1:2500



PLOT	BRICKS	TILES	NOTES
1			
2	"	"	
3	"	"	
4	"	"	
5	"	"	
6	"	"	

SITE PLAN 1:250

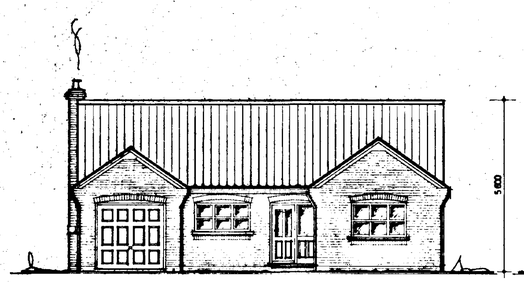
SOUTH HOLLAND D.C.
PLAN DEPT.
25 AUG 1994
REF. 0826/94

SUPERSEDED

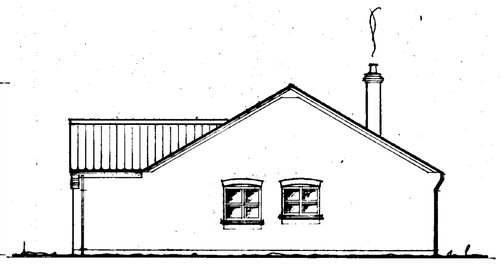
FLEET STREET, HOLBEACH — P.LELY (CONTRACTORS) LTD.

SITE PLAN (FORMER MATTIMORE HOUSE SITE, FLEET STREET - DAMGATE)

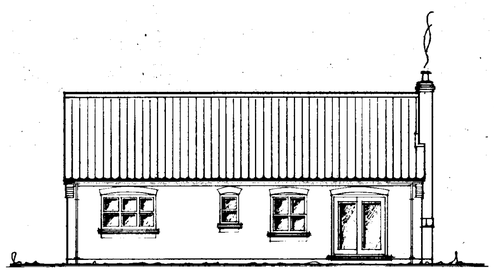
HD 0 — AUGUST '94 — 1:250 — ROGER WRIGHT architect



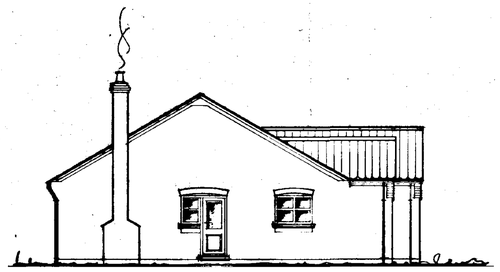
FRONT ELEVATION



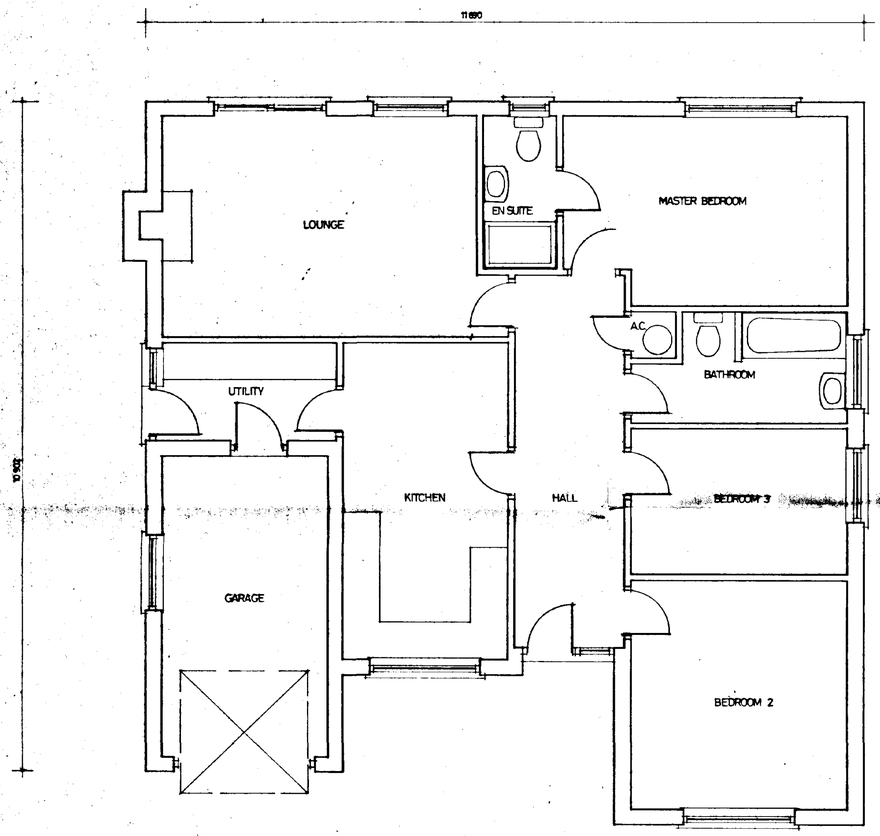
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLAN

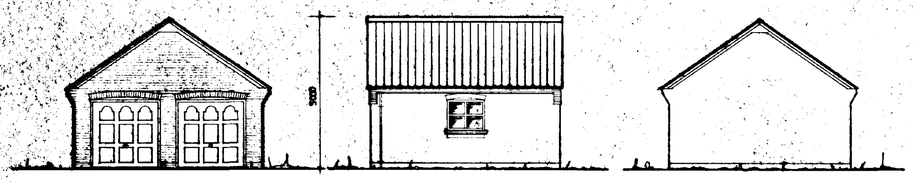
SOUTH HOLLAND D.C.
PLAN DEPT
25 AUG 1994
REF. 0826/94.

FLEET STREET, HOLBEACH
PLOT 3
HD 3
AUGUST '94 1:50, 1:100

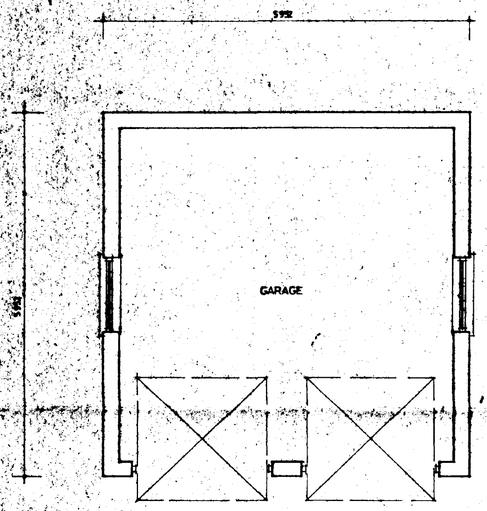
P.L.ELY (CONTRACTORS) LTD.

ROGER WRIGHT architect

PLOT 2

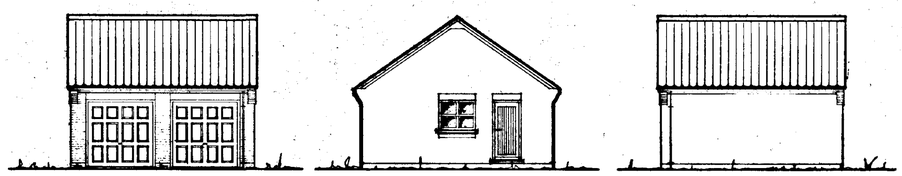


FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION

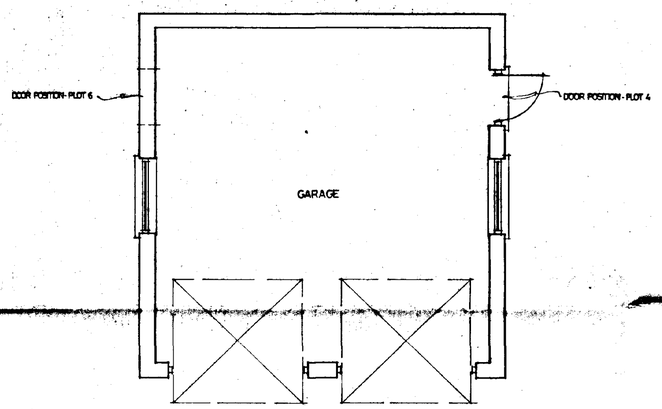


PLAN

PLOTS 4 & 6



FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION



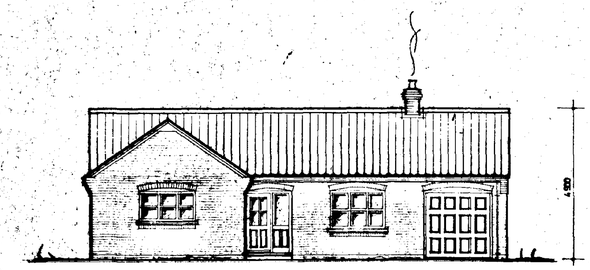
PLAN

SOUTH HOLLAND D.C.
PLANNING
25 AUG 1994
REF. 0826/94.

FLEET ROAD, HOLBEACH — P.L.ELY (CONTRACTORS) LTD.

PLOTS 2,4 & 6 – GARAGES

HD 6 — AUGUST '94 — 1:50, 1:100 — ROGER WRIGHT architect



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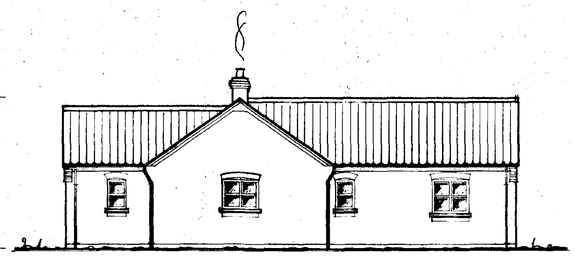
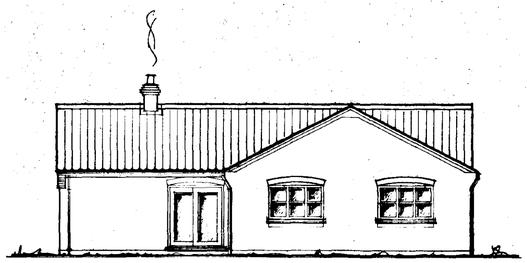
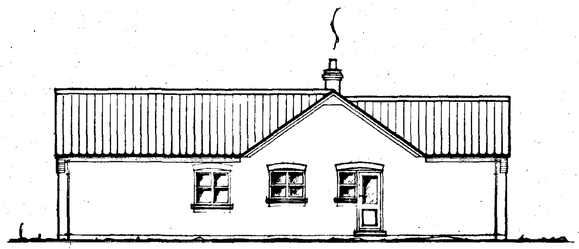


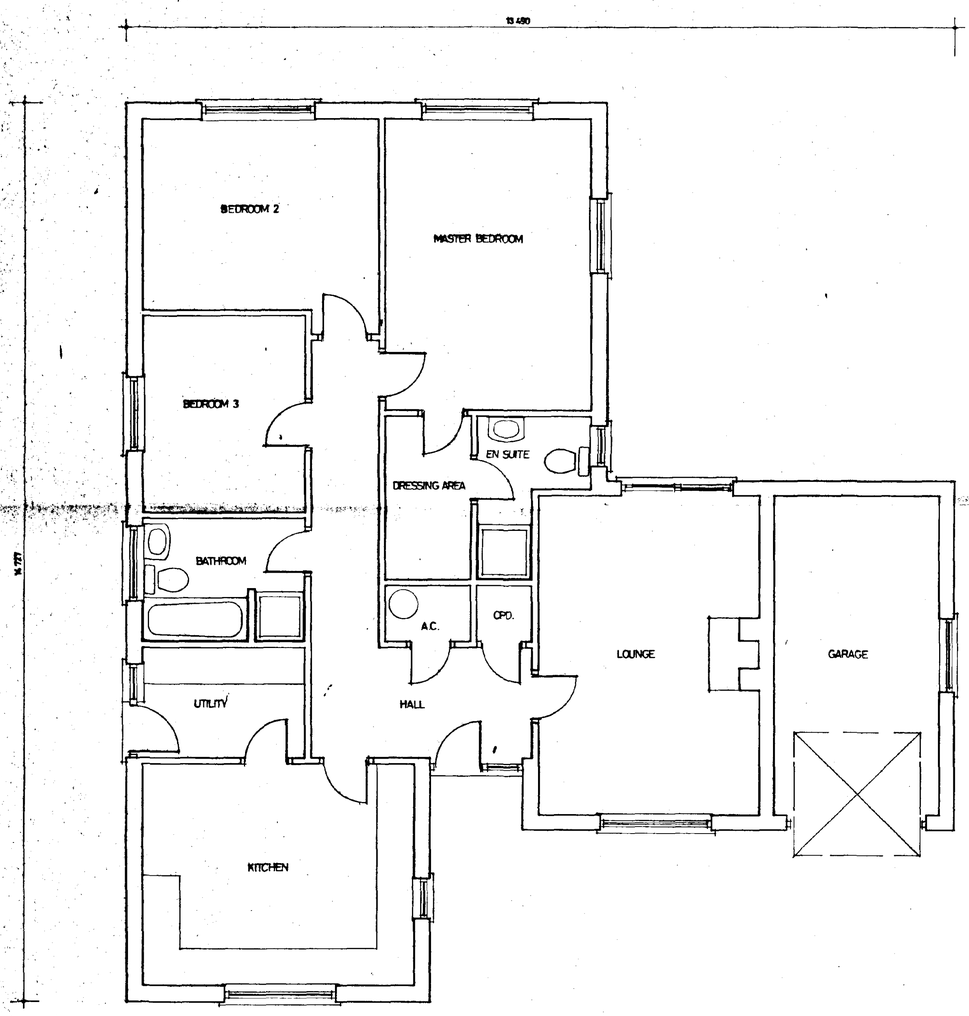
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLAN

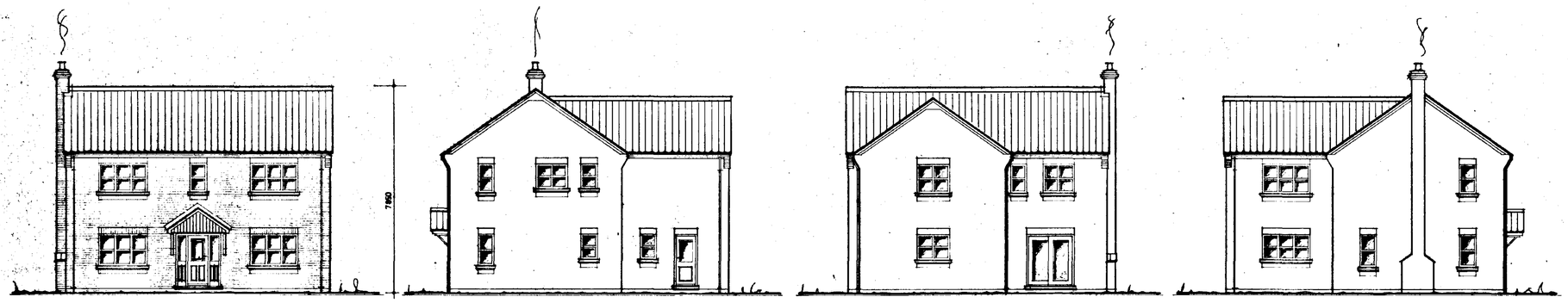
SOUTH HOLLAND D.C.
PLAN DEPT
25 AUG 1994
REF. 0826/94.

SURFACE2020

FLEET STREET, HOLBEACH — P.L.ELY (CONTRACTORS) LTD.

PLOT 1

HD 1 — AUGUST '94 — 1:50 , 1:100 — ROGER WRIGHT architect

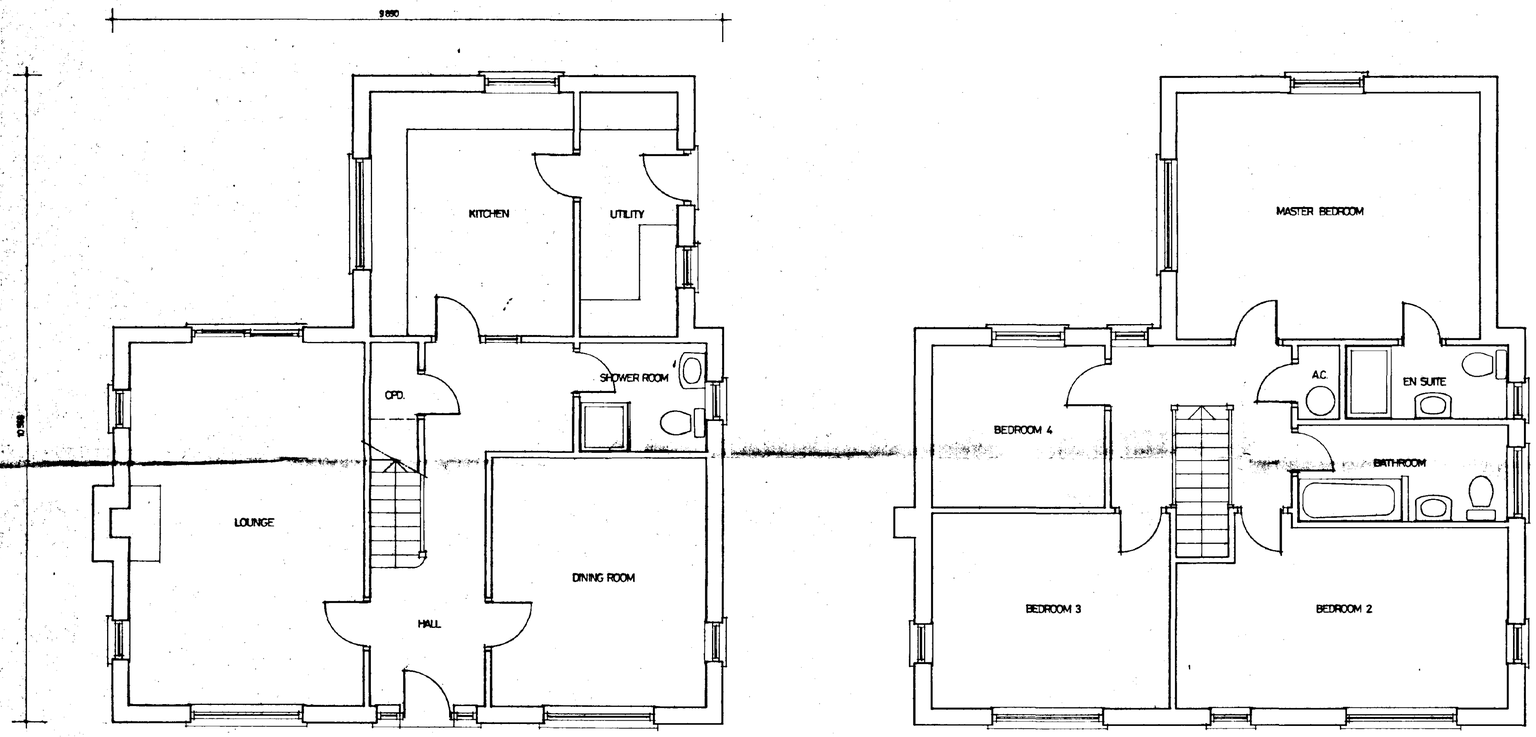


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
25 AUG 1994
REF. 0826/94

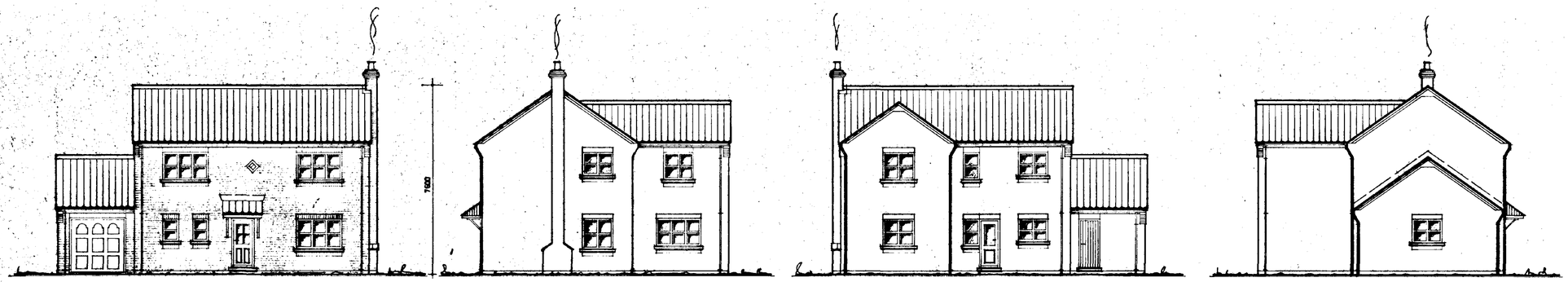
FLEET ROAD, HOLBEACH

PLOTS 4 & 6

HD 4 AUGUST '94 1:50, 1:100

P.L.ELY (CONTRACTORS) LTD.

ROGER WRIGHT architect

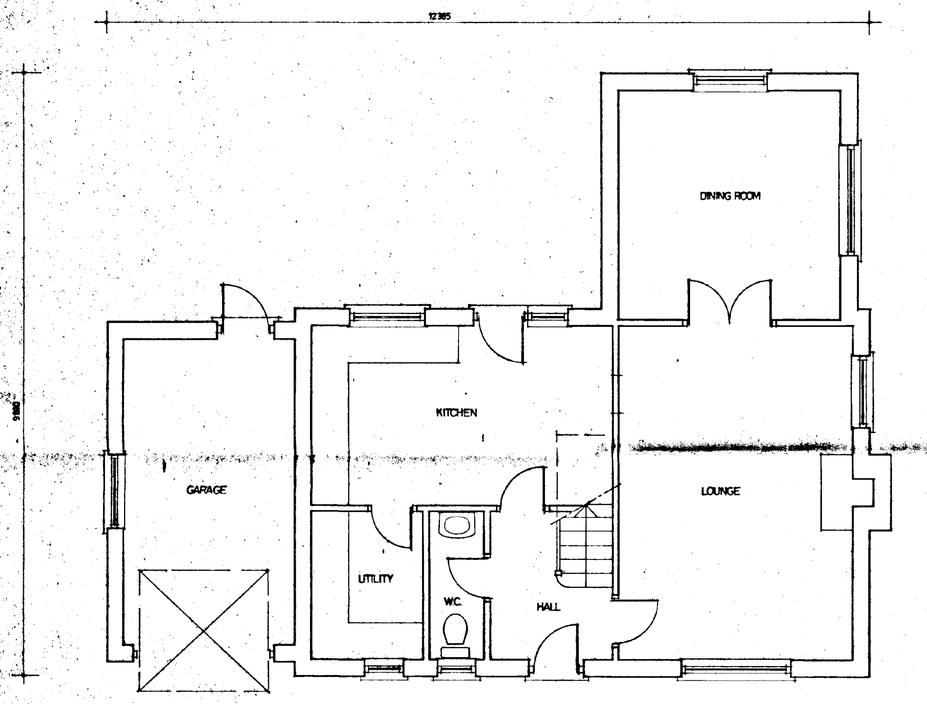


FRONT ELEVATION

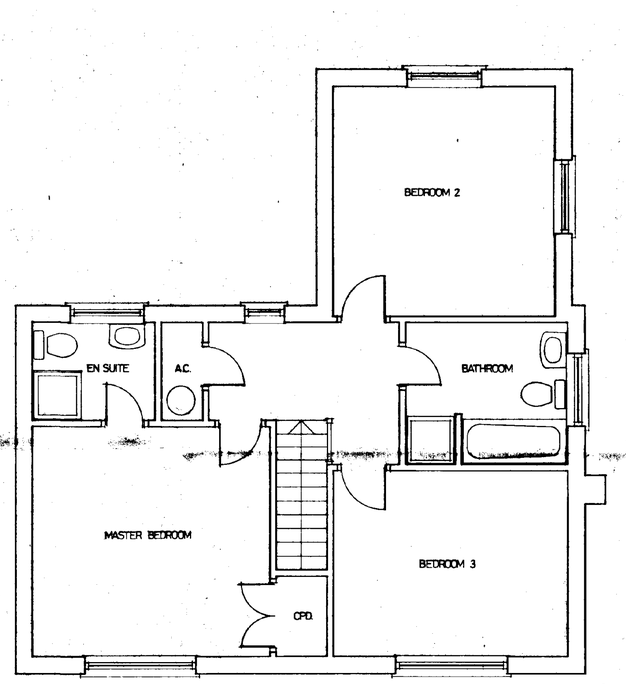
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOUTH HOLLAND D.C.
PLAN DEPT
25 AUG 1994
REF. 0826/94

FLEET ROAD, HOLBEACH

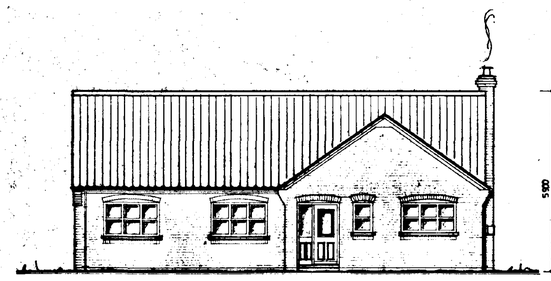
PLOT 5

HD 5

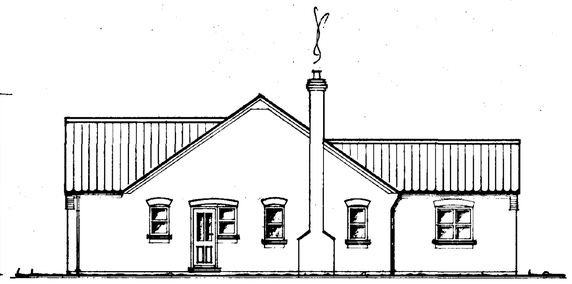
AUGUST '94 1:50, 1:100

P.L.ELY (CONTRACTORS) LTD.

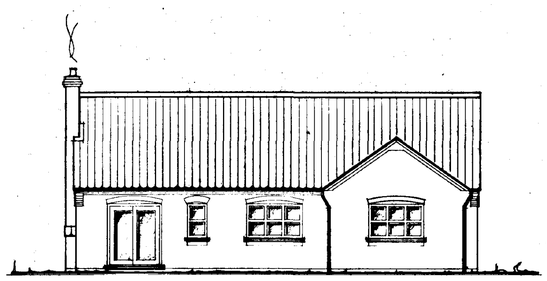
ROGER WRIGHT architect



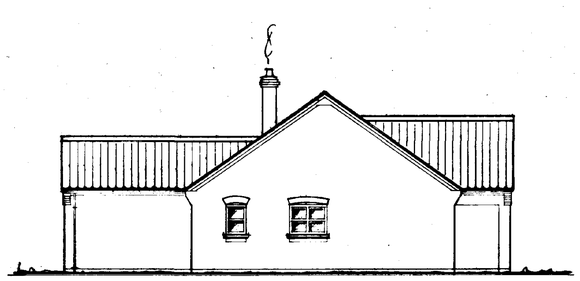
FRONT ELEVATION



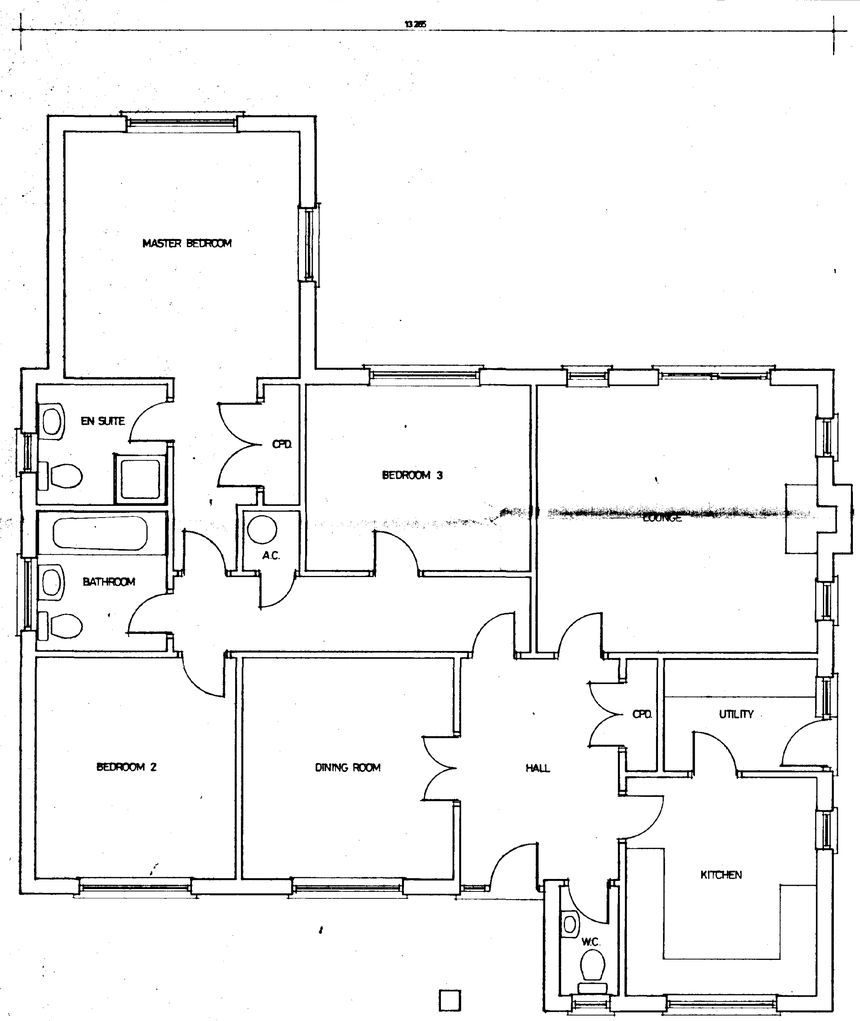
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PLAN

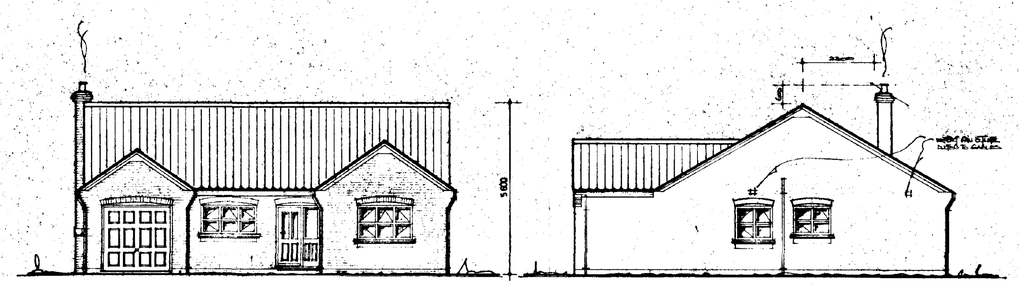
SOUTH HOLLAND D.C.
PLAN DEPT
25 AUG 1994
REF. 0826/94.

FLEET STREET, HOLBEACH — P.L.ELY (CONTRACTORS) LTD.

PLOT 2

HD 2 — AUGUST '94 — 1:50 , 1:100 — ROGER WRIGHT architect


Albion Avenue
Depot
Depot
Pond
Community Centre
Sub Sta
Trinity Church
Town Hall
Bowling Green
Tennis Courts
Allotments
Sub Sta
Sub Sta
Sub Sta



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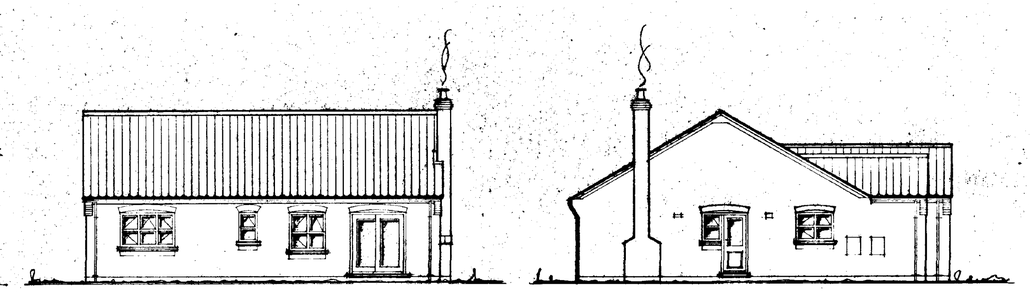
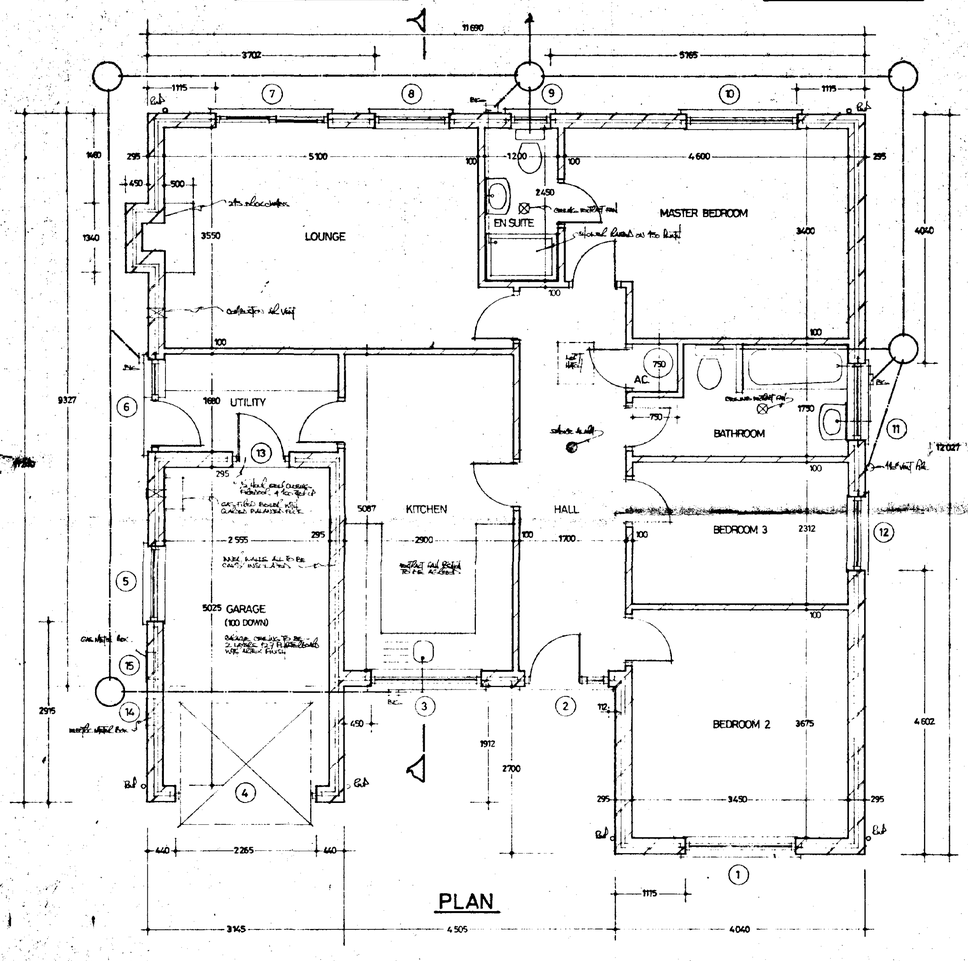
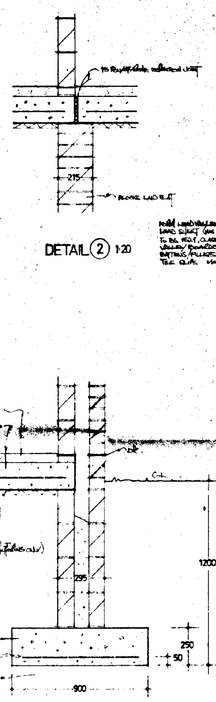


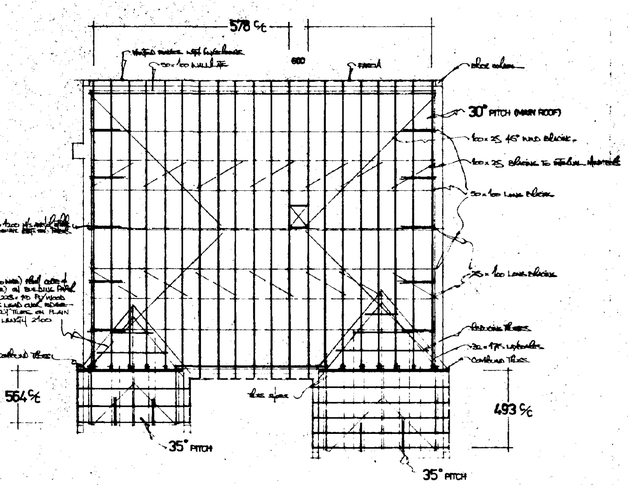
SIDE ELEVATION

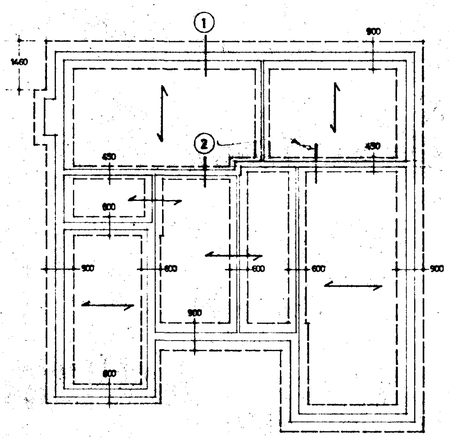
REAR ELEVATION

SIDE ELEVATION



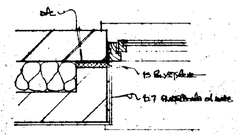






FOUNDATION PLAN

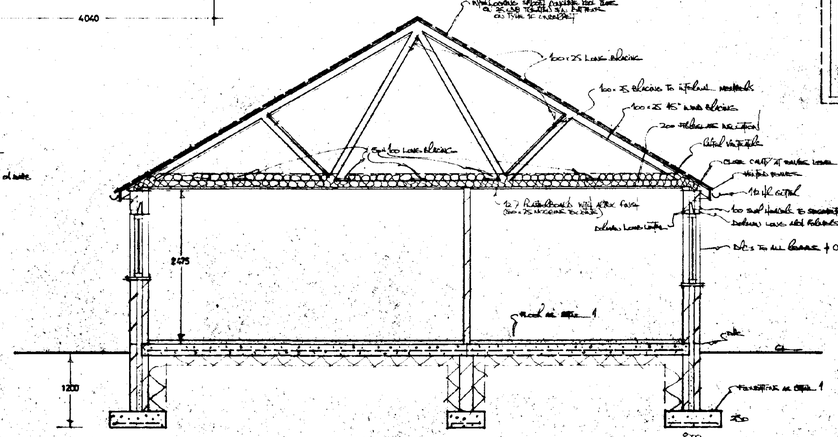
250 THICK ; ST5 CONCRETE ; B785 MESH



JAMB DETAIL 1:10

NO	JOINERY	LINTEL	LENGTH
1	H 3/12 CC.	OL 275	2 500
2	FIX 1525 F	1	1 650
3	H Mod CC.	1	2 650
4	GF 1575 NS	1	3 750
5	H 2/6 CC.	1	1 550
6	MH. H 1/6 CC.	1	1 650
7	PAD V 181	1	2 500
8	H 2/6 CC.	1	1 800
9	H 1/6 CC.	1	1 050
10	H 3/12 CC.	1	2 400
11	H 2/6 CC.	1	1 800
12	H 3/12 CC.	1	1
13	FIX P 26	1	1 200
14	—	MIN.	950
15	—	1	1

ALL LINTELS TO BE TIMBER LONG MELFED BUILDING LONG ARE EXAMPLES TO BE USED IN CONJUNCTION WITH ABOVE SCHEDULE.



SECTION A-A

FOUNDATIONS & GROUND FLOOR SLABS AS ADVISED & DESIGNED BY S.R.C. LTD.

CONSTRUCTION DETAILS

PREAMBLE UNLESS THESE CONSTRUCTION NOTES REFER TO S.I. ITEMS OR APPROVED DOCT THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS ELEVATIONS WITHIN PROTECTED AREAS NOT OVER 5.5m² TO BE MIN 1/2m FROM BOUNDARY OF THE PLOT. FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS.

WALLS. EXTERNAL WALLS OF 103 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING TOTAL CLOSED THERMAL BLOCKS (0.2 EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, PTB. MAY SAVINGS. 900 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES 4 MIN. 150 END BEARING. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN F.L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (0.2 EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH. 11 P.C.'S TO ALL TIMBER CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. 38 LEAN MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT FRAME REVEALS TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

ROOF SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN. 75 HEADLAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BESTRAINING STRAPS ON NOGGINGS TO ALL RAFTERS & CEILING TIES AT GABLES MAX 1800 CENTRES. 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25 x 100 DIAGONAL LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268 PT 3. 114 RHS. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF ST5 CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 750 IN DEPTH & 300 RED END LAPS. WHERE HISTORY AND/OR SITE / PLOT LOCATION INDICATES CAUTION LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND. CONCRETE / SIZE / TYPE NEED UPGRADING.

FLOORS. GROUND FLOORS TO BE 150 MIN. (OR AS REQ'D TO ACHIEVE FINISHED FLOOR LEVELS) OF ST5 CONCRETE ON 1200 GAUGE POLYTHENE DPM WITH B.785 MESH, 150 ABOVE ANY HIGHER DPM'S OR DPC'S IN CAVITY WALLS AT ENTRANCES & LAPPED WITH DPC. ALL ON 50 SAND BLINDING ON CLEANED & PREPARED CONCRETE OR HARDCORE.

CEILINGS ALL CEILINGS TO DWELLING LINED WITH 12.7 PLASTERBOARD TO NOGGINGS & WITH ARTEX FINISH & CORNER BEADS. MIN. 300 FIBREGLASS TO ROOF'S PITCH. EAVES VENTED TO B.S.5250 REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP USING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE RENDERED OVER & PLATES COVERED WITH 6 MM MASTERBOARD STRIPS.

JOINERY WINDOWS, DOORS & FRAMES TO BE AS SCHEDULE & PROFILES CORRESPONDENTED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 6MM AIR 12.00 ARGON GAS FILLED CAVITY & HYDROPHOBIC PILKINGTONS 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT. N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 (1981).

HEATING. SPACE HEATED HEATING TO BE AS SHOWN IN BELOW:- GAS FIRED BOILER, WITH BALANCED FLUE & RADIATORS.

HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 5422 L.I SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER. IN ACCORD WITH. B.S. 5449 L.I SECT. 2.

CHIMNEYS. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,420 mm² (16 200 DIAM.) IF STORAGE FLUES USED MIN 34225 MM² PC. S.A (185 x 185 / 152). ALL WITH SOCKETS UPWARDS TO B.S. 1181 PT 1 & PITTS. SPACE BETWEEN FLUE LINERS & INSULATED STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN. 40 FROM CHIMNEY. ALL HEARTHS TO B.S. 8303-31, 32 & 33.

SOILWAYS. SURFACE WATER PIPES TO DISCHARGE TO MIN 1 M² BIOLOGICAL SOAKAWAYS SITUATED AT LEAST 5M FROM ANY BUILDINGS.

WASTES. BATH, SINK & SHOWER WASTES TO BE 40 DIAM. BASIN WASTES TO BE 32 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED INVERTS AT EACH CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE 4.0 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES, (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE. ALL TO HAVE DOUBLE CAGES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (1:40, 1:60, S.W. 1:100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A DISH-SHEET MATERIAL MIN. 75 ABOVE INVERT PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER, MIN. 75 PEA GRAVEL OVER. PIPES IN WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BOSSED INVERT AT EACH CHANGE OF DIRECTION AS. GULLEYS TO BE BOSSED AS. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C SET ON 150 S.R. CONCRETE BASE. GRADE C COVERS GENERALLY BUT GRADE B IN DRIVES ALL ON 150 CONCRETE PLYNTH.

FOOTPATHS. 150 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE BED.

DRIVES. SEE BLOCK PLAN.

SMOKE ALARMS INSTALL WHERE INDICATED (S). ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOCT. B. 1.

MECH. VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:- EXTRACTION RATES IN L/SEC:- KITCHEN 60 (30 WHERE COOKER & EXTRACT HOODS FITTED) BATH 15 / 20 W/C 15, SHOWER ROOM / UTILITY 30, UTILITY OR WASH ROOM 15 ALL TO BE IN ACCORDANCE WITH APPROVED DOCUMENT F.

REVISIONS:

AMENDED PLAN
Ref. A1

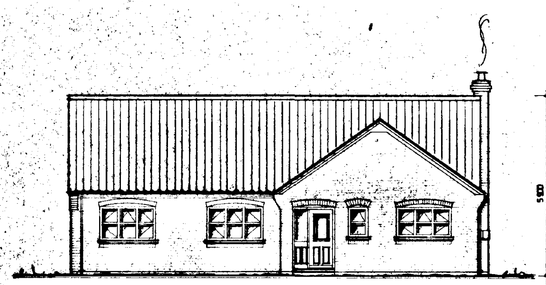
SOUTH ... D.C.
PLANS DEPT.
20 FEB 1995
REF ...0826/94

FLEET STREET, HOLBEACH
PLOT 3
HD 3 B

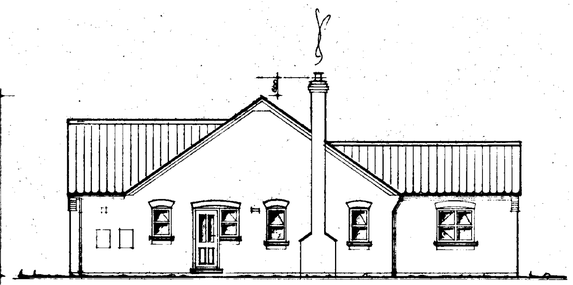
P.LELY (CONTRACTORS) LTD.

AUGUST '94 1:50, 1:100

ROGER WRIGHT architect



FRONT ELEVATION



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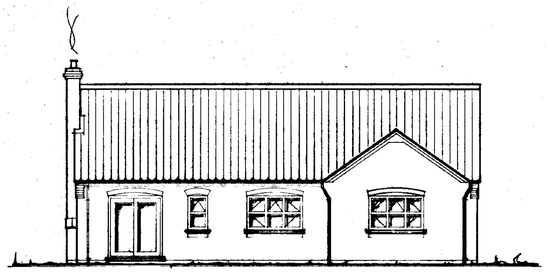
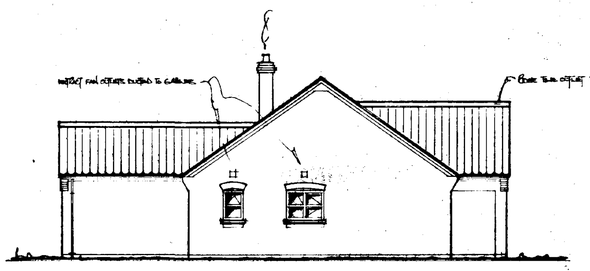


REAR ELEVATION



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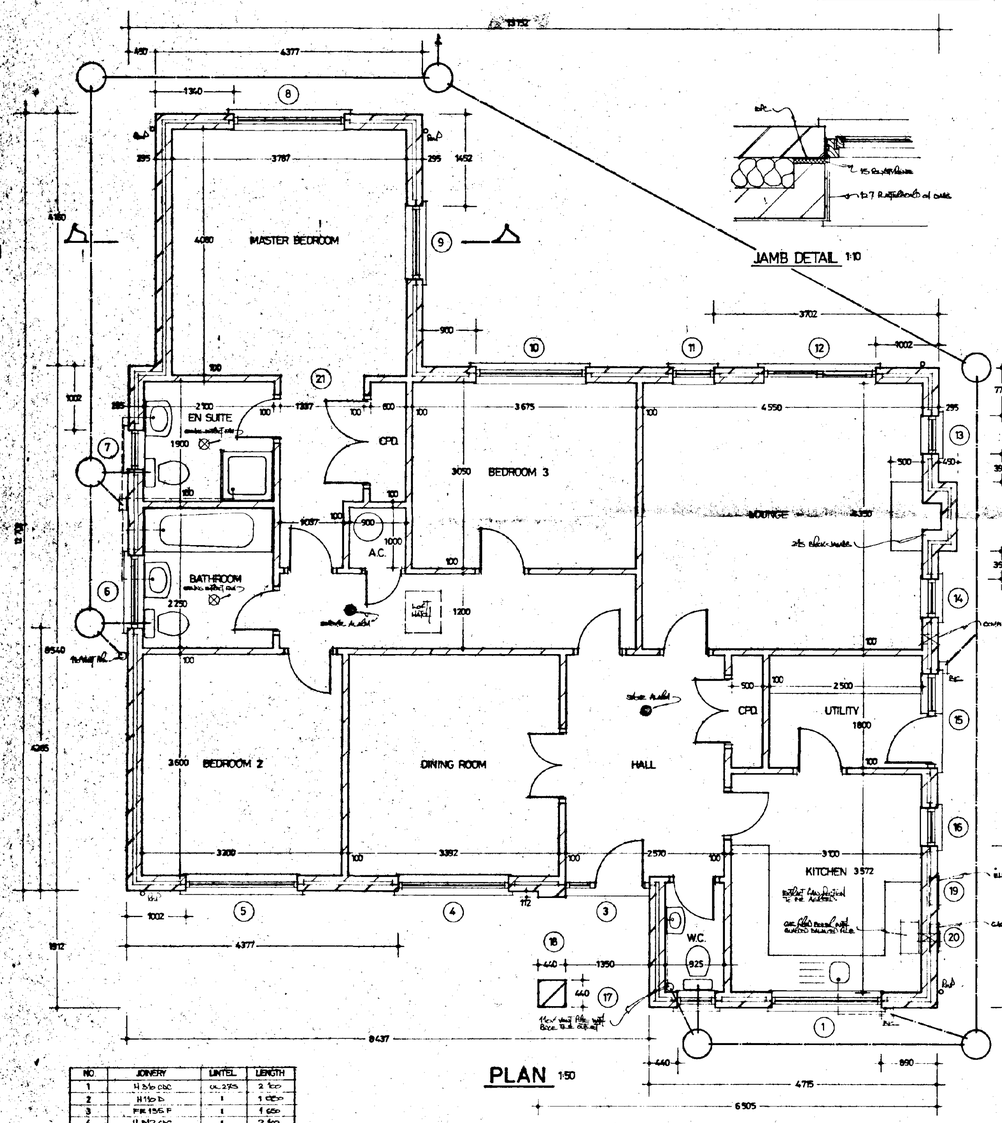
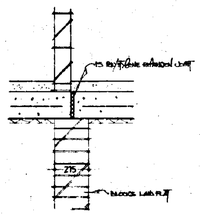


PLAN 1:50

JAMB DETAIL 1:10



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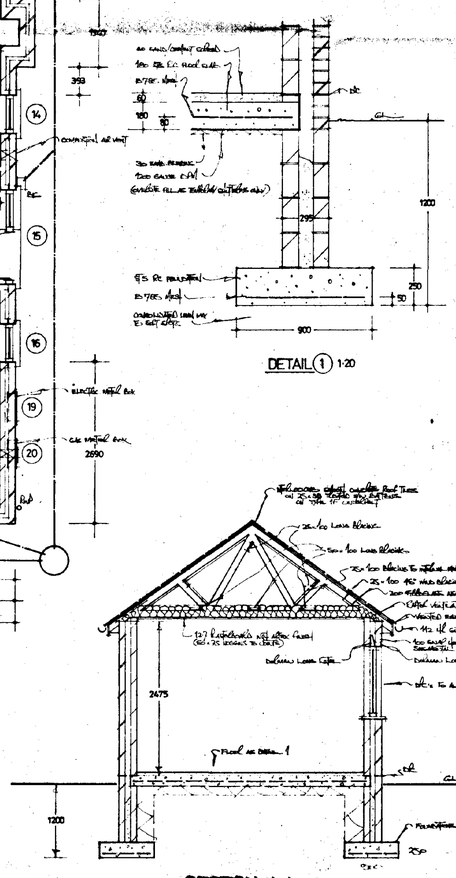
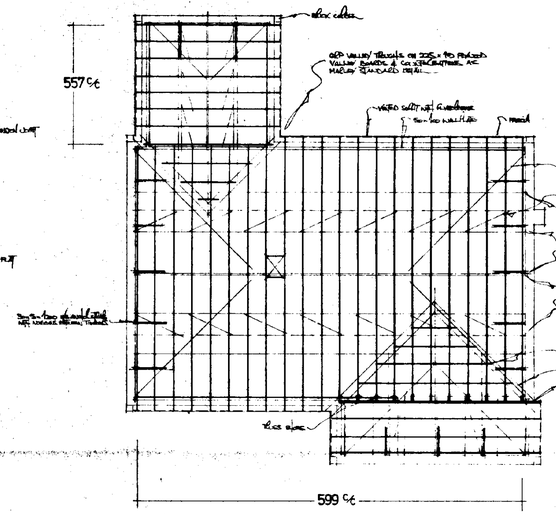
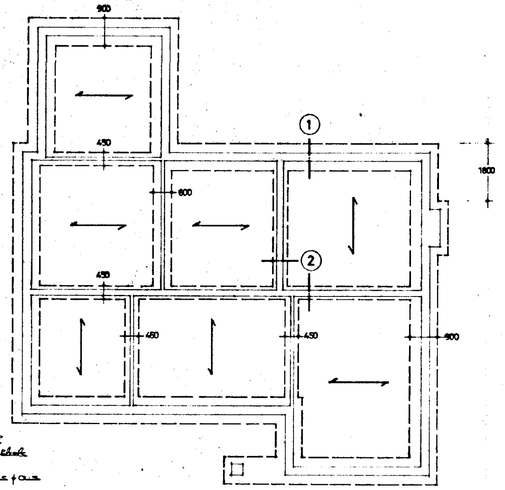


DETAIL (1) 1:20



ROOF PLAN 35° PITCH

SECTION A-A



FOUNDATION PLAN

250 THICK, ST5 CONCRETE, B785 MESH

NO	JOINERY	LINTEL	LENGTH
1	H 36 DBC	OL 2385	2 700
2	H 30 D	1	1 050
3	FIR 1596 P	1	1 650
4	H 312 DBC	1	2 100
5	H 312 DBC	1	1
6	H 24 CD	1	1 500
7	H 18 D	1	1 050
8	H 312 DBC	1	2 100
9	H 24 CD	1	1 500
10	H 312 DBC	1	2 100
11	H 112 D	1	1 050
12	PAIR V 18 R	1	2 100
13	H 112 D	1	1 050
14	H 112 D	1	1
15	NH H 112 D	1	1 050
16	H 118 D	1	1 050
17	——	1	1 650
18	——	1	1 800
19	——	NIL	950
21	——	1	1
22	——	BLIND	1 650

ALL LINTELS TO BE RONDAL LINTEL INCLUDING RONDAL LINTEL ANY ELEMENTS TO BE USED IN CONJUNCTION WITH ABOVE LINTELS.

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'B.S.' 'BSI' OR 'APPROVED DOCT' THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY DEVIATIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITH UN-PROTECTED AREAS NOT OVER 5.5m² TO BE MIN 1.0m FROM BOUNDARY OF THE PLOT. FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS.

WALLS. EXTERNAL WALLS OF 100 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 7½ LOAD BEARING LIGHT WEIGHT THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S. 1243: 1978. MAY SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES MIN. 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN. F.L. QUALITY. INTERNAL WALLS TO BE: 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT; OR 75 STUD PARTITIONS WITH SKIM FINISH. 3 PCS TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G.L. & LAPPED 100 OVER D.P.M. TO FLOORS. RE-I LEAN MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT FRAME REVEALS TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

ROOF SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN. 76 HEADLAP ON 25×38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH 38×5 BESTRAINING STRAPS ON NOGGINS TO ALL RAFTERS & CEILING TIES AT GABLES MAX 1800 CENTRES. 50×100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25×100 DIAGONAL LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268: PT 3: 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF ST5 CONCRETE TO SIZES SHOWN ON SECTION A-A. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 ON BED COVER, 450 END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE / SIZE / TYPE NEED UPGRADING.

FLOORS. GROUND FLOOR TO BE OF CONCRETE CONSTRUCTION OF THE QUALITY SPECIFIED BY BUILDING REGULATIONS. REINFORCED WITH A 785 MESH, 1200 GAUGE POLYTHENE DPM / RADON BARRIER TO COMPLY WITH B.S. 8102: 1990 AT EDGES & LAPPED WITH DPC. ALL ON 50 SAND BLINDING ON CLEAN & FILLED CONCRETE AS DETAIL 1.

CEILINGS. ALL CEILINGS TO DWELLING LINED WITH 12.7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & COVED EDGES. MIN. 300 FIBREGLASS TO ROOF SPACE. EAVES VENTED TO B. REGS REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP USING STRIPS TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH. ALSO LINTELS TO BE CENTERED OVER & PLATES COVERED WITH 63MM MASTERBOARD STRIPS.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKTON & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 6MM AIR OR ARGON GAS FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20 TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT. N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206: 1981.

HEATING. SPACE & WATER HEATING TO BE AS SHOWN BELOW:- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.

HOT WATER SYSTEM TO BE VENTED TO C.H. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. REG L.I. SECT 3. ALL BALANCED PIPES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. REG L.I. SECT 2.

CHIMNEYS. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,400 mm² (OR 200 DIAM) FF SINGLE FLUES LISTED IN 3 OF 225 mm² C.S.A. (OR 185 / 185). ALL WITH SOCKETS BPMCST. TO B.S. 1181: 1971 & 1977. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN. 40 FROM CHIMNEY. ALL HEARTHS TO B. REG SECT. 37 & 43.

SOAKAWAYS. SURFACE WATER PIPES TO DISCHARGE TO MIN 1 m³ BRICK RUBBLE SOAKAWAYS SITUATED AT LEAST 5M FROM ANY BUILDINGS

WASTES. BATH, SINK & SHOWER WASTES TO BE 40 DIAM., BASIN WASTES TO BE 32 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS & ACCESS EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE. ALL TO HAVE DOUBLE CAGES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (EQUAL 1 IN 60, 5 W. 1 IN 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH END) & TO BE SURROUNDED BY A DISC SHEET MATERIAL MIN. 75 ABOVE PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN. 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER, MIN. 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A SCEDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE SCEDDING. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S. R. CONCRETE BASE, GRADE C. COVERS GENERALLY BUT GRADE B IN DRIVES. ALL ON 150 CONCRETE PLYNTH.

FOOTPATHS. 150 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE BED.

DRIVES. SEE BLOCK PLAN.

ABOVE ALARMS. INSTALL WHERE INDICATED ● ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPERATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 AND APPROVED DOCT. B. I.

MECH VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:- EXTRACTION RATES IN L/SEC:- KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) BATH 20 DM: 15. WC 15. SHOWER ROOM (WC) 30 UTILITY OR WASHROOM 15 ALL EXTRACTS AT MAXIMUM TO BE INDICATED.

REVISIONS:

AMENDED PLAN
Ref. A1

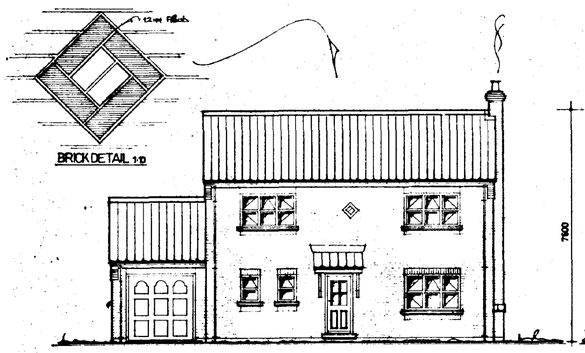
SOUTH BUCKS D.C.
PLAN DEPT.
20 FEB 1995
REF ...0826/94

FOUNDATIONS & GROUND FLOOR SLABS AS ADVISED & DESIGNED BY S.R.C. LTD.

FLEET STREET, HOLBEACH — PLOT 2 — HD 2 B — AUGUST '94 — 1:50, 1:100

P.L.ELY (CONTRACTORS) LTD.

ROGER WRIGHT architect



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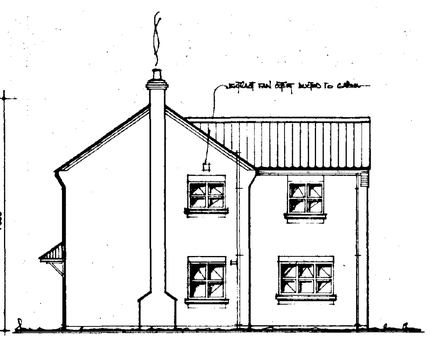

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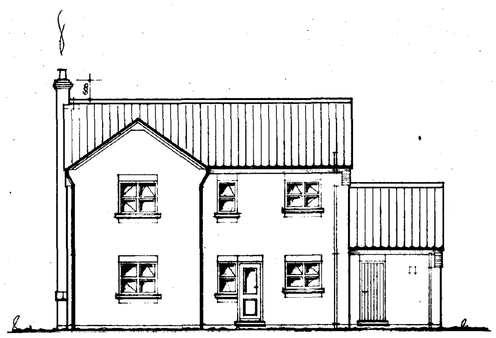
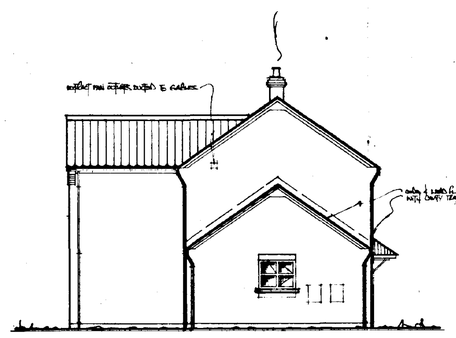
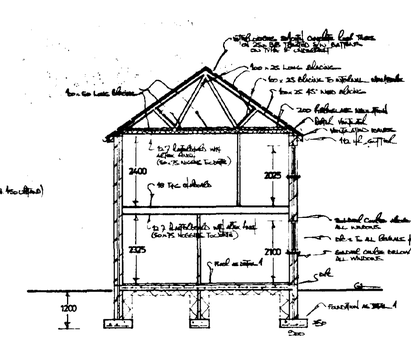


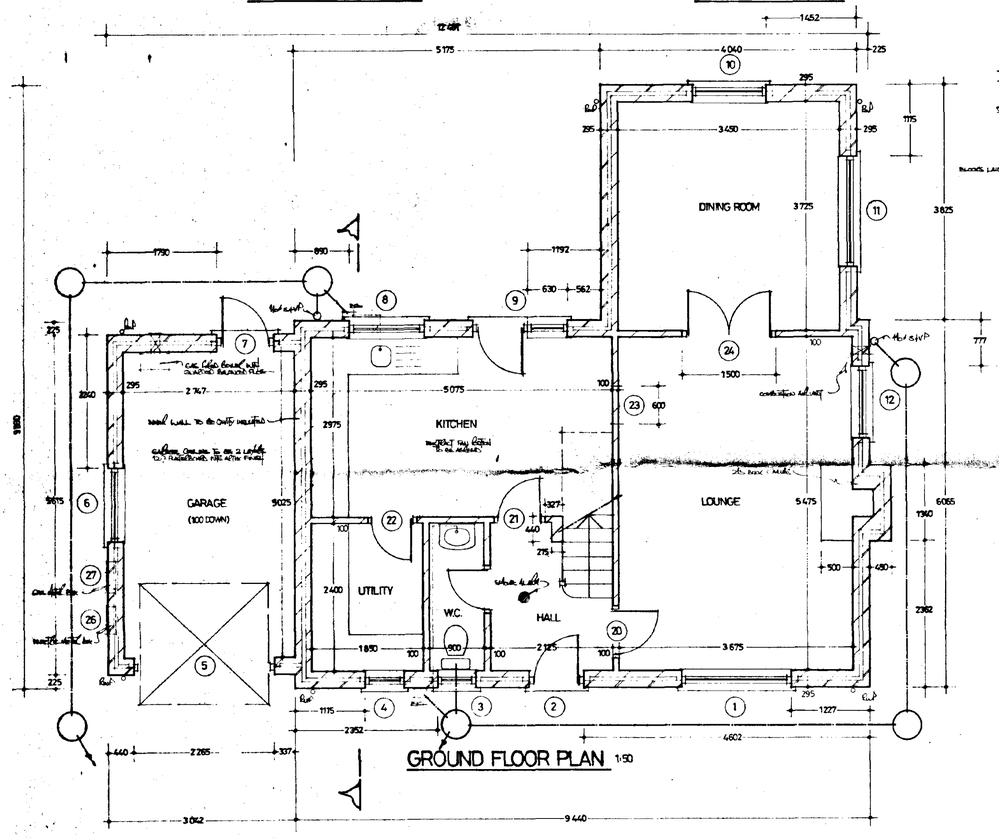
REAR ELEVATION



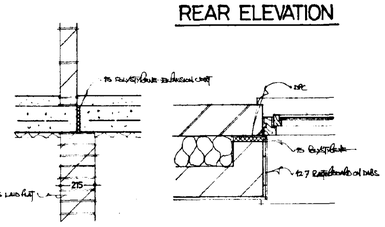
SIDE ELEVATION



SECTION



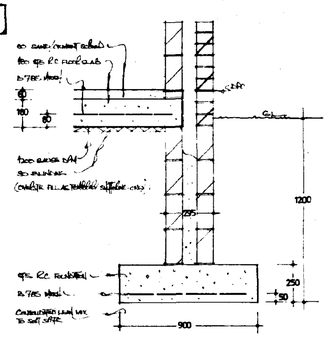
GROUND FLOOR PLAN 1:50



DETAIL (2) 1:20

JAMB DETAIL 1:10

FIRST FLOOR PLAN 1:50



DETAIL (1) 1:20

CONSTRUCTION DETAILS

NO.	JOINERY	LINTEL	LENGTH
1	W.3.15 CBC	GA. 275	2 700
2	FWS	1	1 200
3	W 1.16 D	1	1 050
4	W 1.16 D	1	"
5	DSF 2.40 NS	1	2 700
6	W 2.16 CD	1	1 500
7	FWS	1	1 200
8	W 2.16 CD	1	1 500
9	MW W 1.16 D	1	1 050
10	W 2.12 CD	1	1 500
11	W 3.12 CBC	1	2 700
12	W 2.16 CD	1	1 500
13	W 3.12 CBC	1	2 700
14	W 3.12 CBC	1	"
15	W 2.16 CD	1	1 500
16	W 1.16 D	1	1 050
17	W 2.12 CD	1	1 500
18	W 2.12 CD	1	"
19	W 2.16 CD	1	"
20	—	RSJ 2	"
21	—	1	"
22	—	1	"
23	—	1	"
24	—	1	900
25	—	1	1 200
26	—	MAS.	750
27	—	1	"

ALL LINTELS TO BE CAVITY LINE MATERIAL

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO B. CODE OR APPROVED DOCT. THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITHIN PROTECTED AREAS NOT OVER 5·5m TO BE MIN 1·0m FROM BOUNDARY OF THE PLOT. FOR DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS.

WALLS. EXTERNAL WALLS OF 103 FACING BRICK, 92 CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 100 LOAD BEARING / U'VALUE CLOSER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S.1243, 1978 - MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CODES MIN. 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN. F.L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKWORK (OR EQUAL) PLASTERED TWO COAT; OR 75 STUD PARTITIONS WITH SKIM FINISH BOTH SIDES TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. RE-I LEAN MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT FRAME REVEALS TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

ROOF. SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN. 70° HEADLAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BRACING STRAPS ON HOGGINS TO ALL RAFTERS. ✱ CEILING TIES AT GABLES. MAX 1500 CENTRES. 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25 x 100 DIAGONAL LONGITUDINAL CHEVRON ✱ EPEY BRACES. ALL CONSTRUCTED TO B.S. 5268 : PT 5 : 1989. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 15N CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 150 UNDISTURBED ✱ 300 END LAPS, WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION. LOAD BEARING ✱ CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE GRADE / TYPE NEED UPGRADING.

FLOORS. GROUND FLOOR: 5 cm (or equivalent screed of 150 kg/m² reinforced in 65 concrete roof) BLINDED WITH 38 PEA GRAVEL ON 1200 GAUGE POLYTHENE DPM TAKING UP TO OUTER SLAB & LAPPED WITH DPC, TYPE ALL ON 50 SAND BLINDING OVER CLEANED & COMPACTED SUBSOIL. AS DETAIL 1.
FIRST FLOORS TO BE 18 THICK V.3.5 CHIPBOARD ON ASSISTED JOISTS, AND SIZES SHOWN ESPANS & MAX 1600 c/c WITH 30 x 5 x 1200 M/S STRAPS.

CEILINGS. ALL CEILINGS TO DWELLINGS LINED WITH 12·7 PLASTERBOARD TO INSULATING ✱ WITH ARTEX FINISH ✱ COVED EDGES. MIN. 200 FIBREGLASS TO ROOFSPACE. EAVES VENTED TO B.2555 REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP USING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL ✱ ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12·7 PLASTERBOARD WITH 300 MTS OVERLAPPING ✱ ARTEX FINISH. ALSO LINTELS TO BE REINFORCED OVER. ✱ PLATES COVERED WITH 6 mm MASTERBOARD STRIPS.

JOINERY. WINDOWS, DOORS ✱ FRAMES TO BE AS BOOKLYN ✱ PAULS. CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 mm² PER ROOM) ✱ SEALED DOUBLE GLAZED UNITS WITH 6mm AIR OR ARGON GAS FILLED CAVITY ✱ INCORPORATING PILKINGTONS 'K' GLASS TO KITCHEN, PANE (EXCL. BEDS/GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT. N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS ✱ SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 : 1981.

HEATING. SPACE ✱ WATER HEATING TO BE AS SHOWN BELOW:-
GAS FIRED BOILER WITH BALANCED FLUE ✱ RADIATORS.

HOT WATER SYSTEM TO BE VENTED TO O/S HOT WATER STORAGE CYLINDER. ALL DISTRIBUTION PIPES TO BE INSULATED TO B.6.6.1. SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC ✱ TIME CONTROLS TO BOILER ✱ HOT WATER CYLINDER, IN ACCORD WITH B. REG'S. L. SECT 2.

CHIMNEYS. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,420 mm² (IE 200 DIAM) IF SQUARE FLUES USED MIN 34225 mm² C.S.A. (IE 185 x 185). ALL WITH SOOTDOORS UP HOST TO B.S. 1181 : 1971 ✱ 1977. SINGLE BATTY THIN FLUE LINERS ✱ INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLES STRUCTURAL MATERIALS MIN. 40 FROM CHIMNEY. ALL HEARTHS TO B. REG'S. J, J2 ✱ J3.

SOAKAWAYS. SURFACE WATER PIPES TO DISCHARGE TO MIN 1 M³ BRICK RUBBLE SOAKAWAYS SITUATED AT LEAST 5M FROM ANY BUILDINGS.

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 13 @ 185, 2700 GOING IN 12 TREADS MAX PITCH OF STAIRS 41½° MIN 800 WIDE INSIDE STRINGS.

DEPTH OF 30 SITE	STAIR RISE
175	2218
200	2543
225	2568

50 STRINGS, 225 TREADS IN PLYWOOD RISERS, BALUSTRADE ✱ RETURN TO BE MIN. 900 HIGH IN EITHER 50 x 75 TIMBER FRAMING WITH PLASTERBOARD SIDES ✱ HARDWOOD CAPPING OR TURNED NEWELS, CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM. SPHERE. CONTINUOUS HANDRAIL UP ONE SIDE OF STAIRS.

WASTES. BATH, SINK ✱ SHOWER WASTES TO BE 40 DIAM. BASIN WASTES TO BE 32 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS ✱ BEDDING EYES AT EACH CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 ✱ WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL ✱ VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER ✱ WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE. ALL TO HAVE BOSSABLE CAPES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 in 40, S.W. 1 in 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) ✱ TO BE SURROUNDED BY A DIGESTIBLE SHEET MATERIAL. TRUNDLING PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN. 150 PEA GRAVEL BED ✱ SURROUND, UNDER PAVED AREAS ✱ WHERE LESS THAN 600 COVER, MIN. 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BEDDABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE, GRADE C. COVERS GENERALLY BUT GRADE B IN DRIVES ALL ON 150 CONCRETE PLYNTH.

FOOTPATHS. 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE BKRD.

DRIVES. SEE BLOCK PLAN.

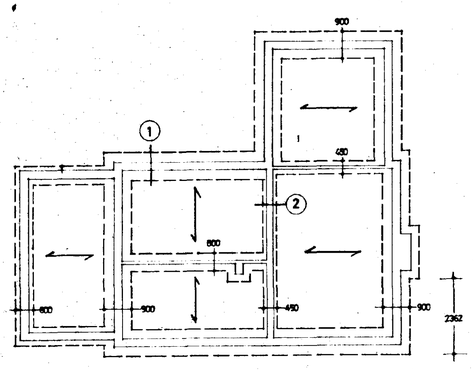
SMOKE ALARMS. INSTALL WHERE INDICATED (S) ALL TO BE INTERCONNECTED ✱ MAINS POWERED WITH SEPARATE FUSE ✱ RESERVE BATTERY TO BS 5446 PT 1 ✱ TO APPROVED DOCT B-1.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC:
KITCHEN: 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
BATHROOM: 15 W/C: 15, SHOWER ROOM / WC: 30 UTILITY OR WASHROOM: 15
ALL DUCTWORK IN LOFTSPACE TO BE INSULATED.

REVISIONS:

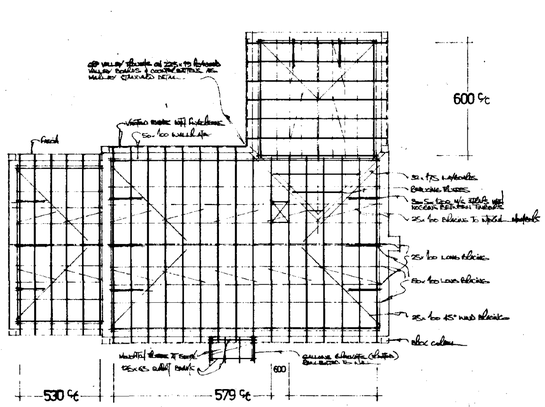
AMENDED PLAN
Ref. A1

SOUTH CAMBRIDGESHIRE D.C.
PLANNING DEPT.
20 FEB 1995
REF. 0836/94

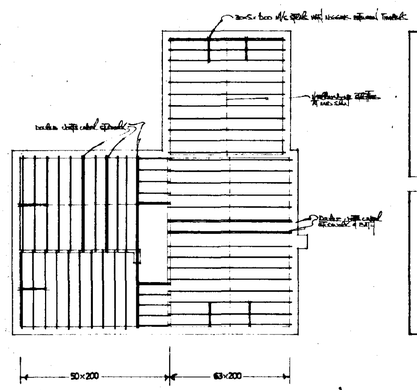


FOUNDATION PLAN

250 THICK, ST5 CONCRETE, B785 MESH

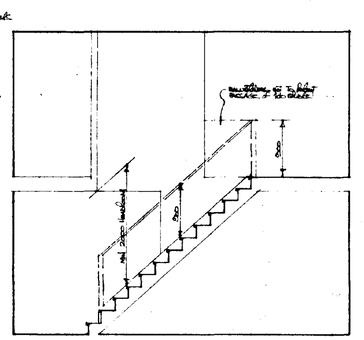


ROOF PLAN 35° PITCH



FIRST FLOOR JOISTS

50/63 x 200, MAX. 400 c/c, SC 3 TIMBER.



STAIR DETAIL 1:50

FOUNDATIONS & GROUND FLOOR SLABS AS ADVISED & DESIGNED BY S.R.C. LTD.

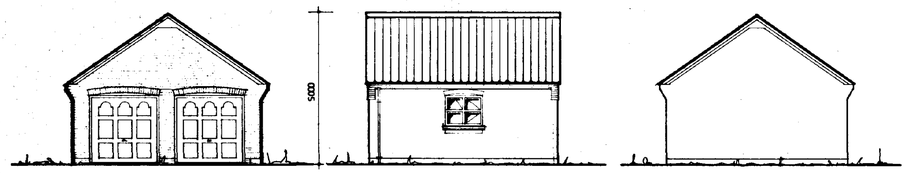
FLEET ROAD, HOLBEACH — P. ELY (CONTRACTORS) LTD.

PLOT 5

HD 5 B — AUGUST '94 — 1:50, 1:100

ROGER WRIGHT architect

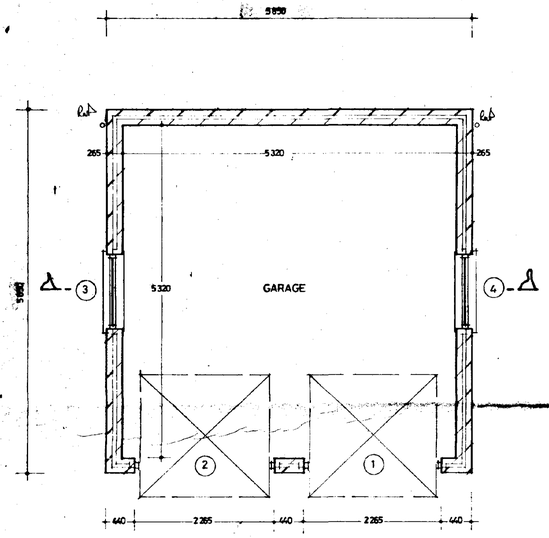
PLOT 2



FRONT ELEVATION

SIDE ELEVATION

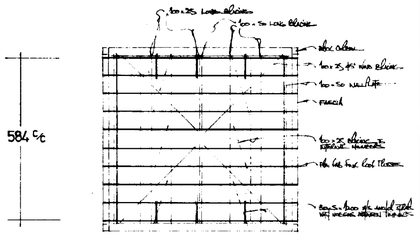
REAR ELEVATION



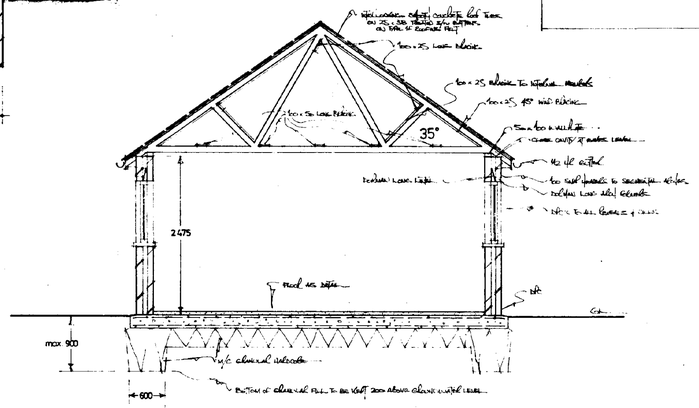
PLAN

NO	JOINERY	LINTEL	LENGTH
1	0/F 762 NS	GL.2	2700
2	0/F 762 NS	1	1
3	H 2340 CD	1	1500
4	H 2340 CD	1	1

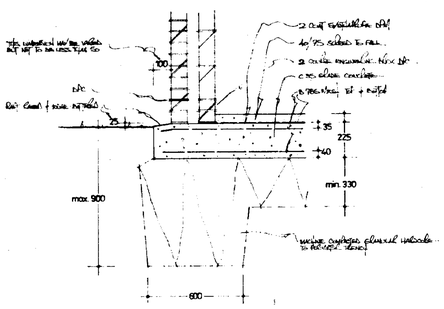
ALL LINTELS TO BE BOLTED LOOSE -
INTERNAL LOAD BEARING TO BE CHECKED W/ BUILDING CONTROL BEFORE ORDERING



ROOF PLAN 35° PITCH



SECTION



RAFT DETAIL 1:20

CONSTRUCTION DETAILS

WALLS — 215 thick cavity of 7N 7.0 N/mm² blocks with 10 N/mm² mortar (1:1:6 cement:lime:sand) in all courses. Walls below dpc to be of 7N blocks bedded in class A engineering brick mortar (1:3 cement:sand) with bed joints reinforced every 2nd course with 2 No. 3.15 dia. wires. Cavity to be filled with lean mix concrete (1:15 cement:all in aggregate) to within 150 of ground level. Cavity wall ties at 900 centres horizontally and 450 centres vertically staggered. Provide vertical dpc at jambs of openings. Cavity trays over openings as detailed.

ROOF — Concrete interlocking tiles to 35° pitch on 38 x 25 treated sawn softwood battens on 50 x 25 treated sawn softwood counter battens on roofing felt. Battens fixed to timber trusses at 600 centres. Trusses designed by manufacturer to suit roof loading and spans shown. Provide all necessary bracing, noggings, herringbone strutting, ridge boards, hangers, etc. to ensure adequate stability of roof structure. Provide 38 x 25 treated sawn softwood fascia boards, soffit boards and 150 dia. PVC gutters and 65 dia. PVC rainwater pipes. All connections to be screwed, not nailed. Roofers to provide all necessary flashings, soakers, etc. to ensure a watertight roof covering.

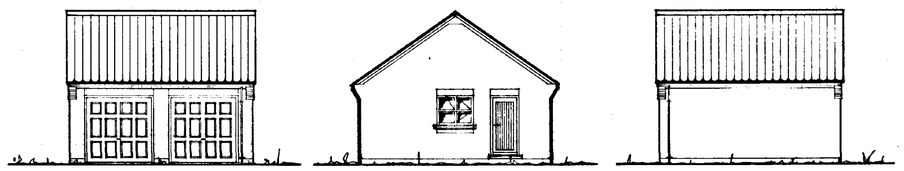
FLOOR — Note 2 — 40/75 sand cement screed (1:4 mix) on 2 coat waterproofing system on 100 thick concrete slab on 150 thick hardcore bed. Slab reinforced with 2 layers of A193 mesh. Top mesh 50 from top of slab, bottom mesh 25 from bottom of slab. Thickening strips to be provided locally where machinery loadings require. Slab to be isolated from walls by 100 thick expanded polystyrene.

Note 1 & 6 — 40/75 sand cement screed (1:4 mix) on 2 coat waterproofing system on 100 thick concrete slab on 150 thick hardcore bed. Slab reinforced with 2 layers of A193 mesh. Top mesh 50 from top of slab, bottom mesh 25 from bottom of slab. Thickening strips to be provided locally where machinery loadings require. Slab to be isolated from walls by 100 thick expanded polystyrene.

Note: Refer to engineer's calcs & specification.

CONTAINMENT — Rainwater pipes to discharge into 1 No. 450 dia. precast concrete inspection chamber on 150 thick bed on concrete surround.

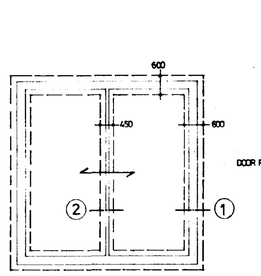
PLOTS 4 & 6



FRONT ELEVATION

SIDE ELEVATION

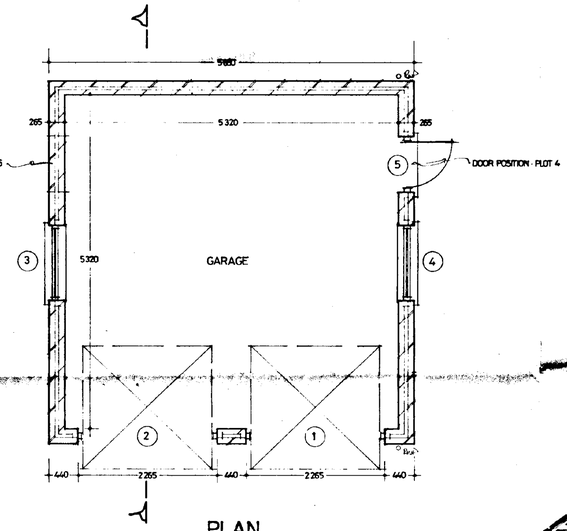
REAR ELEVATION



FOUNDATION PLAN

(PLOTS 4 & 6)

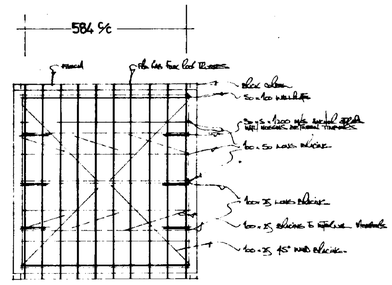
ST 5 CONCRETE, 250 THICK, B785 MESH



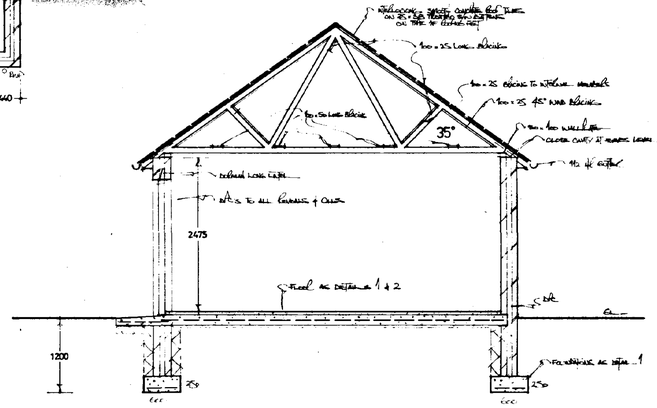
PLAN

NO	JOINERY	LINTEL	LENGTH
1	0/F 762 NS	GL.2	2700
2	0/F 762 NS	1	1
3	H 2340 CD	1	1500
4	H 2340 CD	1	1
5	FIXED	1	1200

ALL LINTELS TO BE BOLTED LOOSE



ROOF PLAN 35° PITCH



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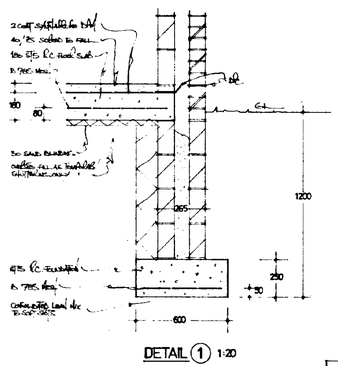
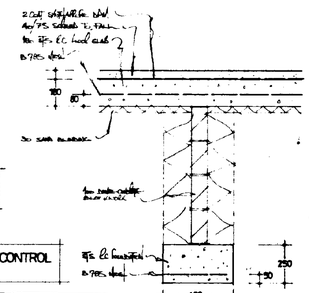


DETAIL (1) 1:20



DETAIL (2) 1:20

SOUTH HOLLAND D.C.
PLAN DEPT.
20 FEB 1995
REF. 0826/94

FOUNDATIONS, FLOOR SLABS & RAFT AS ADVISED & DESIGNED BY S.R.C. LTD.

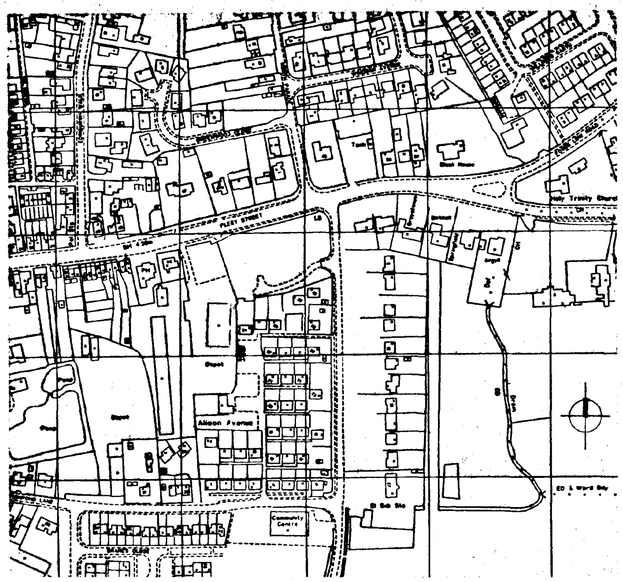
BELIEVED TO BE EXEMPT FROM BUILDING CONTROL BUT INCLUDED FOR INFORMATION ONLY.

AMENDED PLAN
Ref. A1

FLEET ROAD, HOLBEACH — PLELEY (CONTRACTORS) LTD.

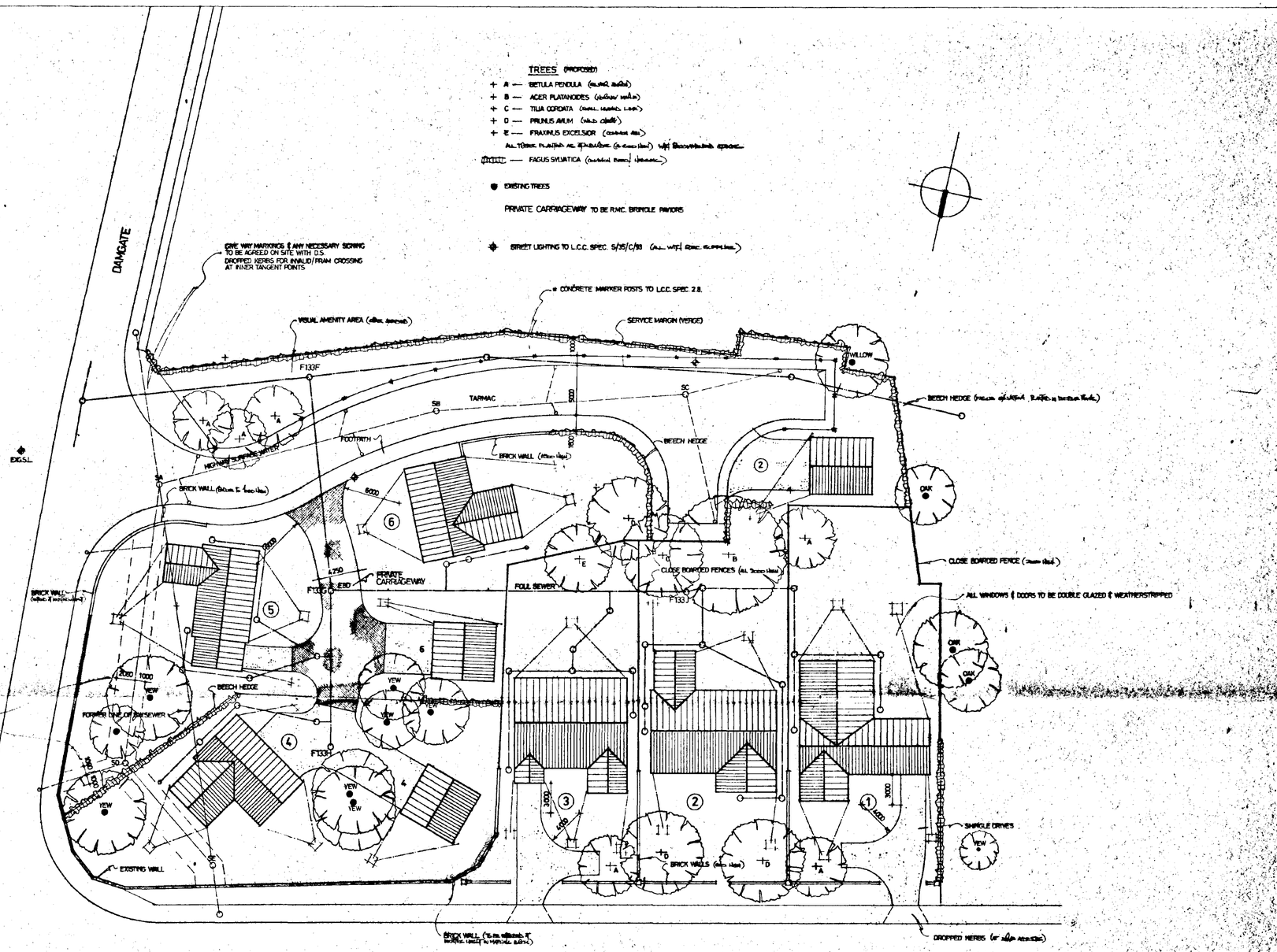
PLOTS 2,4 & 6 – GARAGES

HD 6 B — AUGUST '94 — 1:50, 1:100 — ROGER WRIGHT architect



LOCATION PLAN 1:2500

FOUL SEWER (EXISTING)			
NO	COVER	INVERT	NOTES
F133F	3·460	1·111	0·933 (manual, ground level)
F133G	3·560	1·275	
EBD	—	1·725	(private manhole)
F133H	3·630	1·485	
F133J	3·580	1·825	



PLOT	BRICKS	TILES	NOTES
1	RAGGEDSTONE TEXCAN (Red Multi)	MARLEY old English (Dark Red)	
2	"	"	MONASTERIAL (Red)	MELLOWED ANTIQUE
3	"	"	OLD ENGLISH (Dark Red)	
4	"	"	MONASTERIAL (Red)	MELLOWED ANTIQUE
5	"	"	MONASTERIAL (Red)	
6	"	"	OLD ENGLISH (Dark Red)	MELLOWED ANTIQUE

TILES TO BE MARLEY/ MINSTER WITH SMOOTH FINISH

SITE PLAN 1:250

AMENDED PLAN
Ref. A1

SOUTH [illegible] D.C.
PLAN[illegible]T.
20 FEB 1995
REF. 0827 | CHI

FLEET STREET, HOLBEACH — P.LELY (CONTRACTORS) LTD.
SITE PLAN (FORMER MATTIMORE HOUSE SITE, FLEET STREET / DAMGATE)
HD 0 E — AUGUST '94 — 1:250 — ROGER WRIGHT architect