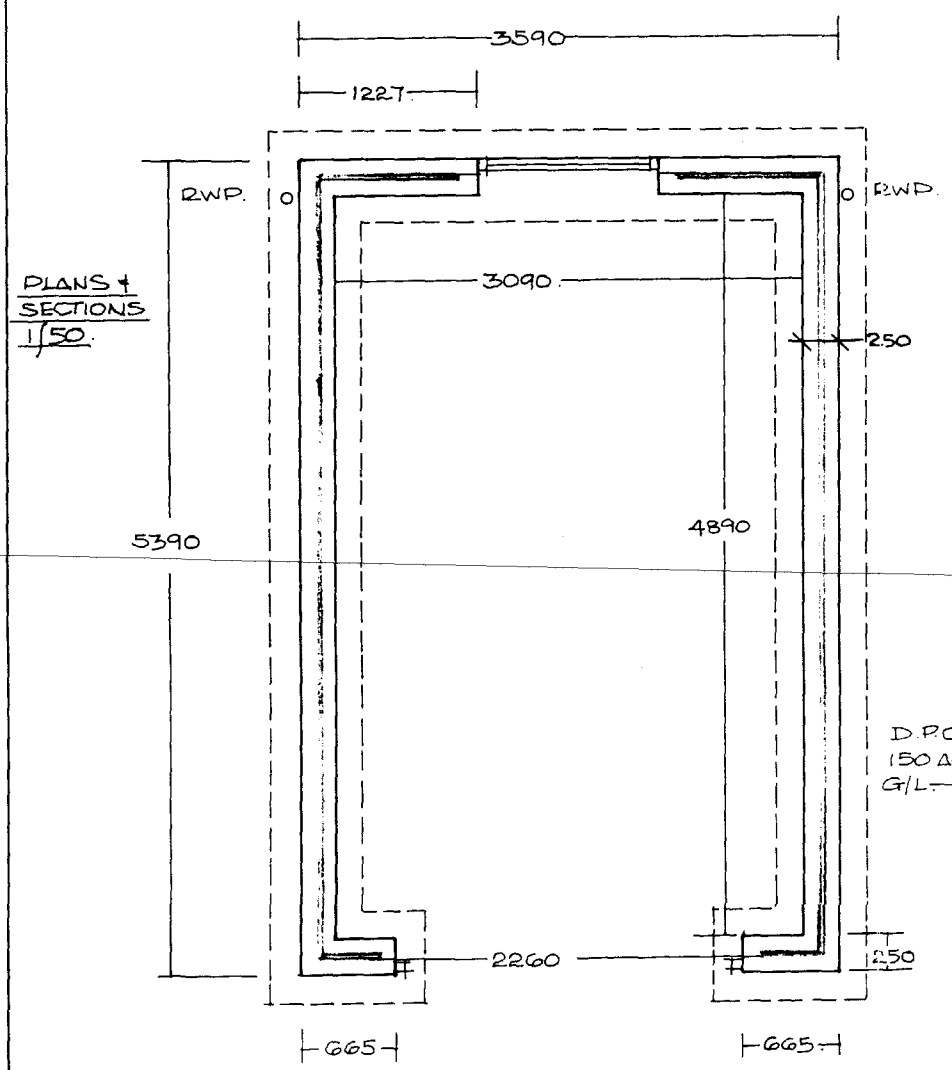
D/N. 244G.

PROPOSED STANDARD DETACHED GARAGES.

3/1/96
Oakwood Glade Holbeach
plots 4, 5, 6, 11 + 12.

SIDE WALL TO SIDE BOUNDARY
MIN 750
SEE SITE LAYOUT PLAN.

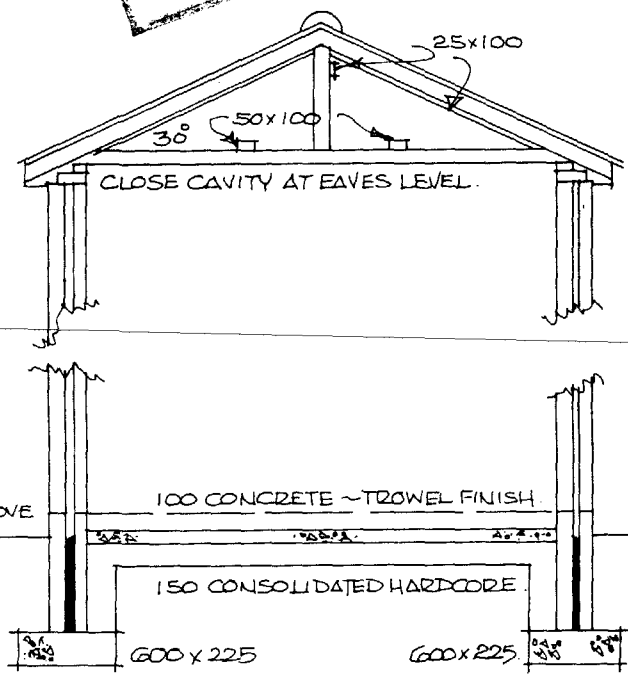
PLANS + SECTIONS 1/50.



PLAN.

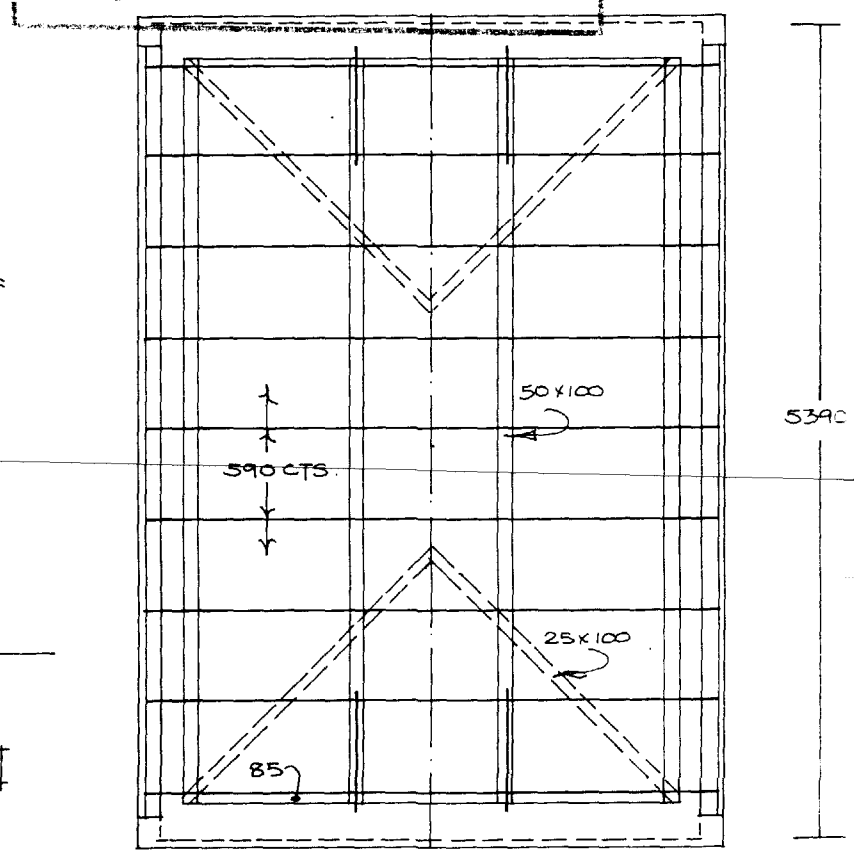
DETERMINED PLAN

APPROVED PLAN
T.L.A.



ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA.

SECTION



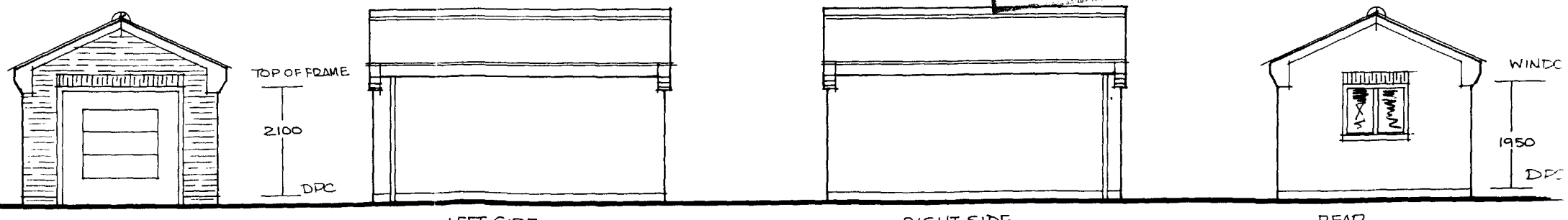
ROOF PLAN

SINGLE

Rev H09/1214/95.

EACH GARAGE
1 No UF7070NS
1 No 210CC (CAT)
1 No 2134 x 2134
1 No 2700 UHG
1 No 1500 UL2

ELEVATIONS 1/100.



FRONT.

LEFT SIDE
(24 BRICKS)

RIGHT SIDE

REAR
(16 BRICKS)

JUNE 1993

PROPOSED DENSITY = 6·32/ACRE.

CONIFER HEDGES.

PADDOCK HOUSE

10

11 C

2 D

D 10

3 C

C 9

4 B

8 A

7 C

6 B

5 D

Approx position
Foul sewer pipe

P2 S5 S4 S7 S3 S2

F1 F2 F3 F4 F5 F6

FARM SHED.

PLANNED PLAN
PNL A1

124/95

FARM ENTRANCE : PIPES TO BE PROTECTED
SEE SURROUND DETAILS ON SECTIONS

R/L = +3·106.

R/L = +3·236.

R/L = +3·220.

R/L = +3·089.

BLOCK PLAN.

3·0m WIDE EMERGENCY LINK FOOTWAY AS PER CONDITION 8 OF OUTLINE CONSENT H09/1187/93. WITH A CAMBER OF 1:30. CONSTRUCTED TO L.C.C. SPECIFICATIONS WITH FULL KERBS EACH END.
SURFACE WATER PIPES LOCATED UNDER EMERGENCY LINK & THEN ALONG VERGE OF NORTHONS LANE TO "HOLBEACH DRIVE"
INCIDENTAL GRASS AREA LANDSCAPED TO SHDC PARKS DEPT APPROVAL.

STREET LIGHTING COLUMNS WITH R.E.C. SUPPLIES TO LCC SPECIFICATIONS;
☒ 5/35/C/93
● 5/35/R4/93

ITEMS TO AGREE WITH DIVISIONAL SURVEYOR;
ANY SIGNS & ROAD MARKINGS. PERAMBULATOR CROSSINGS WITH TACTILE PAVING AT THE INNER TANGENT POINTS OF'A

	GENERAL WALLING BRICKS.	CONTRAST BRICK	ROOF TILES.
A.	BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI.	MOSBOROUGH RED.
B.	BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN.	OLD ENGLISH DK RED.
C	BAGGERIDGE TUSCAN RED MULTI.	GOLDEN BROWN	MOSBOROUGH RED.
D.	BELTON CAVENDISH ANTIQUE MULTI. F.L. QUALITY RICHMOND BRONZE BELOW DPC.	TUSCAN RED MULTI	OLD ENGLISH DK RED. SMOOTH MARLEY MINDIPS.

QUALITY HOMES Ely

P.L. Ely (Contractors) Ltd.
High Road, Whaplode, Spalding, Lincs PE12 6TG (Reg'd. Office)
Telephone: Holbeach (0406) 370483 Fax No. (01406) 371953

BUILDERS AND ESTATE DEVELOPERS

Your Ref: SD Our Ref: DCH Date:

F A X

Fax number of receiving station (01775) 710772..

Date and time ...Approx 4:35pm 29/1/96.

For the attention of Mr J. Blacklock: Housing + Planning.

Company ....SHDC.....

Number of pages (including this page) ..2.....

If you do not receive legible copies of all pages please call us back on (01406) 370483.

H09/1214/95

Message:

John As promised Sketch fax of revised layout herewith.

1 Plot 1 Reverse handed as discussed.

2 Plots 1-5 Spread sideways very slightly.

3 Plots 2+3 further from Paddock House.

4 Curved alignment to emergency link to enhance layout and deter joy riders on 2 wheels or 4.

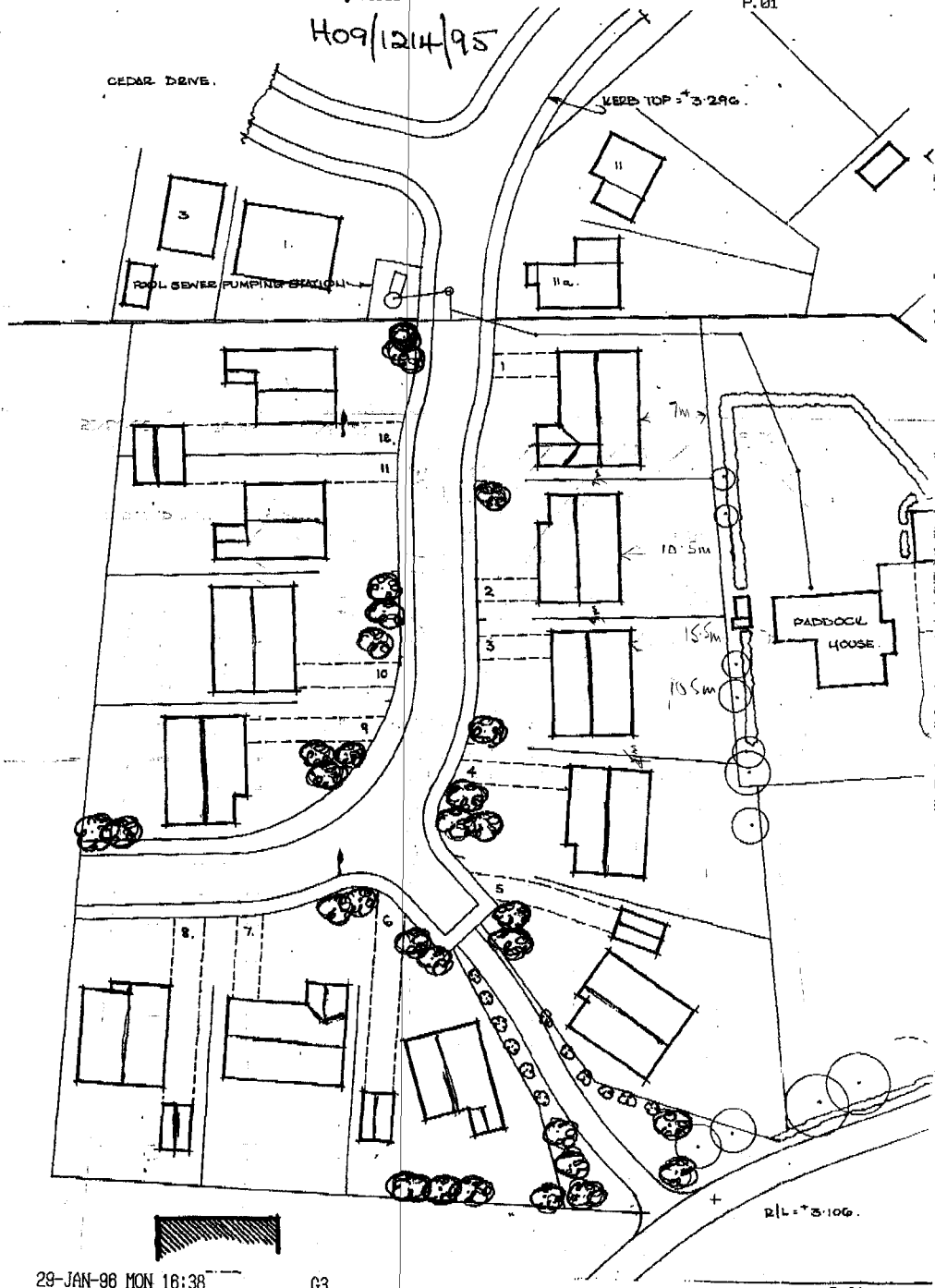
5 Soon to consider Elevations especially roof pitch plots 10, 11, 12 (Gable to road)

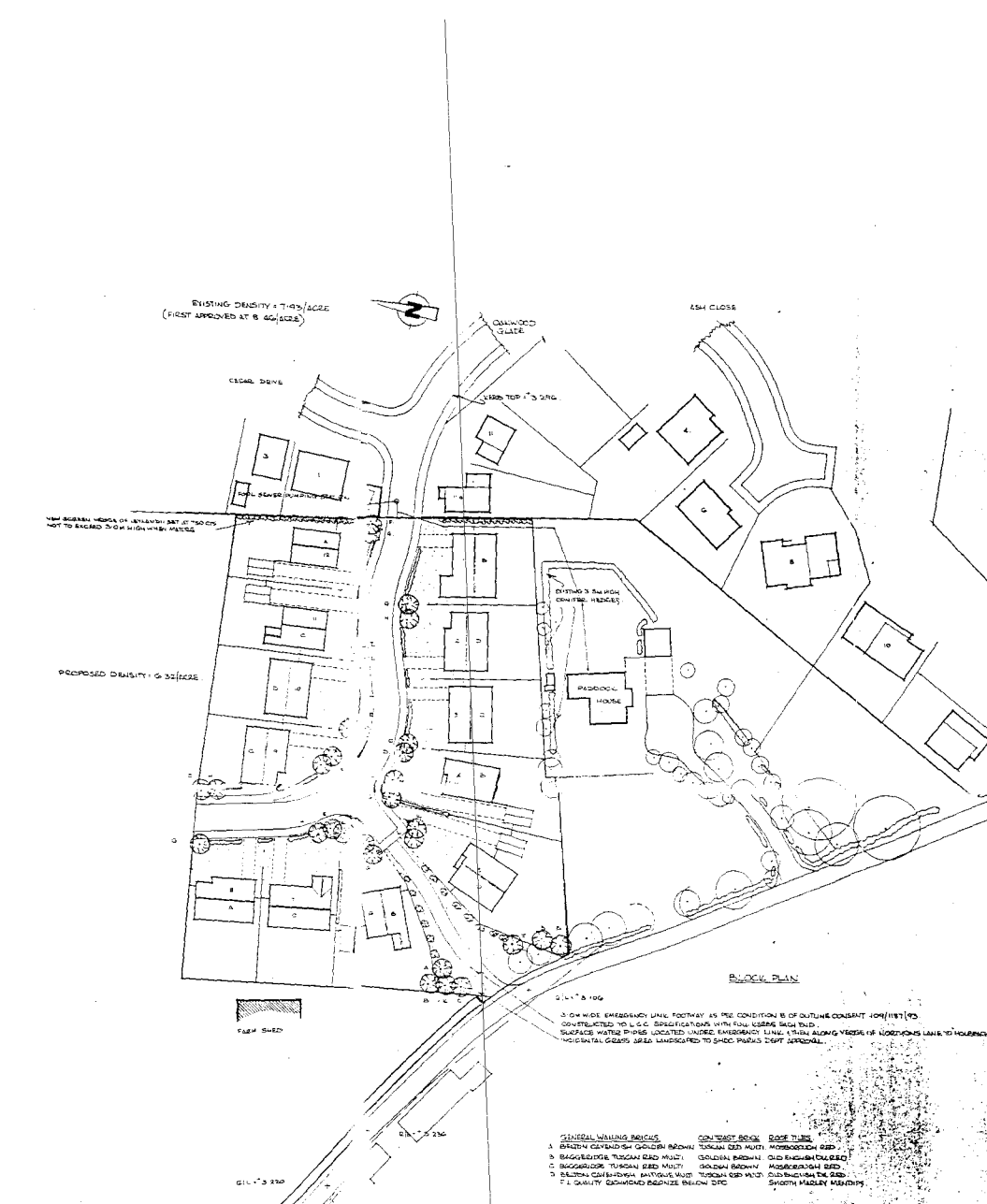
NB Confirm meeting 3pm This Thursday

Richard Ely.

PLEASE NOTE:
This fascimile is confidential and for the use of the person named above. If you have received this in error, please contact us immediately on (01406 370483). If you are not the person to whom this fax is addressed, please note that any disclousre of the contents of this fax is prohibited and that it should be returned to us immediately.

H09/1214/95


CEDAR DRIVE.
KERB TOP = +3.290.
POOL SEWER PUMPING STATION
3
1.
11
11a.
18.
11
10
9
1
7M
10.5m
2
3
15.5m
15.5m
4
5
6
7.
8.
PADDOCK
HOUSE
R/L = +3.106.



GENERAL WALLING BRICKS	CONTRAST BRICK	ROOF TILES
A BRITON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI	MOSSBOROUGH RED
B BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN	OLD ENGLISH CLASSIC
C BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN	MOSSBOROUGH RED
D BRITON CONISBROUGH ANTIQUE MULTI	TUSCAN RED MULTI	OLD ENGLISH PLAIN RED
F.L. QUALITY RICHMOND BRONZE BELOW DPC		SMOOTH MARLEY MEMBIPS

D/N 244G.

PROPOSED STANDARD DETACHED GARAGES.

Oakwood Glade / Northorpe Lane
Holbeach.

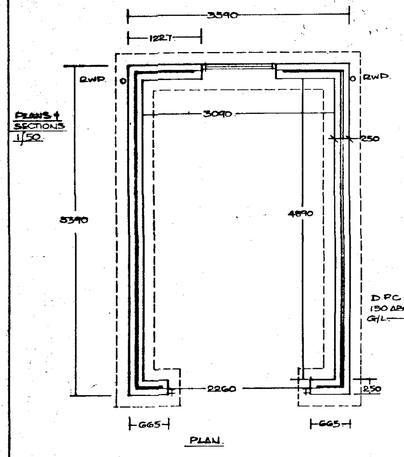
DETERMINED PLAN
S... ...CC
...ING
10 DEC 1995
Ref. 1214/95

PITCH TWIN PLATE ROOF TRUSSES IN ACCORD WITH BS 5268 PT 3 1985 † APPROVED DOCUMENT A STRUCTURE REQUIREMENTS. MAY GOOD CRITTIES.
50 x 100 PLATES + CEILING BINDERS. 25 x 100 DIAGONAL BRACES & APEX BINDERS.
25 x 175mm P.S.E. FASCIA. 10 x 150 PLYWOOD SOFFITS. P.V.C. RAINWATER GOODS.

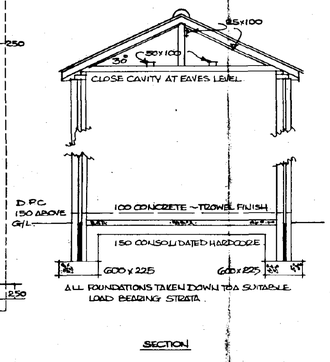
CAVITY WALLS 250 O/A OF 100 BRICK, 50 OPEN CAVITY & 100 L.B. CLINKER BLOCK. BELOW DPC + BRICKS, F.L. QUALITY, BLOCKS CLASS A - DENSE CONCRETE.
WALL TIES EVERY 900 HORIZONTALLY & 450 VERTICALLY (225 AT JAMBS). VERTICAL DPC AT ALL OPENING REVEALS.

CONCRETE INTERLOCKING ROOF TILES ON REINFORCED FELT WITH 25 x 38 TREATED TILE BATTENS.
ALL STRUCTURAL TIMBERS TO BE SC3 GRADE.
BRICKS & TILES TO MATCH ADJACENT DWELLING.

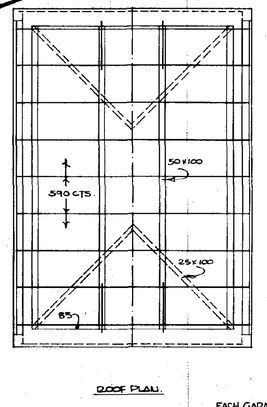
PLANS & SECTIONS 1/50



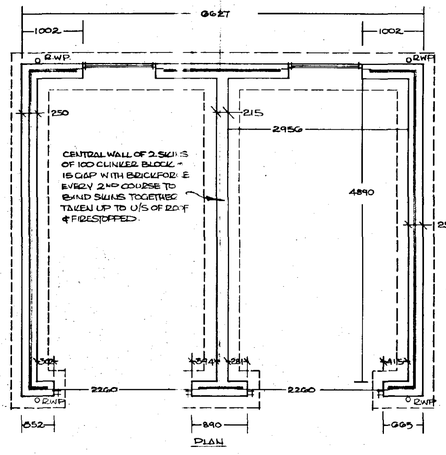
PLAN.



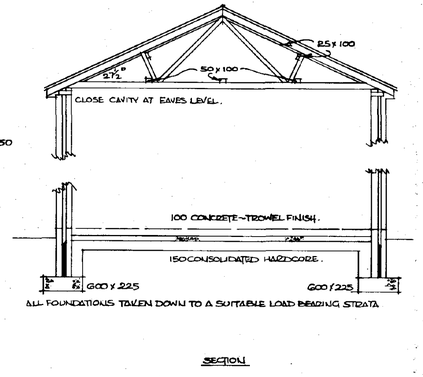
SECTION



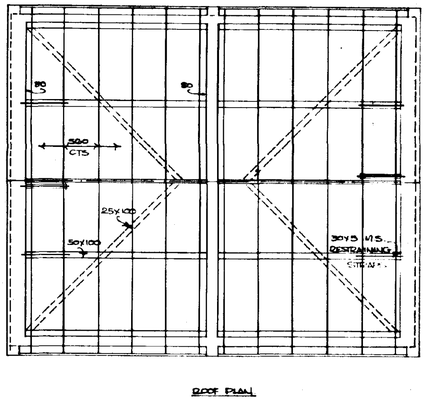
ROOF PLAN.



PLAN



SECTION



ROOF PLAN

SINGLE PLOTS 5, 6 & 8

EACH GARAGE
1 No UFTOTONS.
1 No 2100 CC (CAT)
1 No 2134 + 2134 MERLIN UHD 2000.
1 No 2700 UHG LINTEL BY DORMAN LONG
1 No 1500 UL2. " " " "

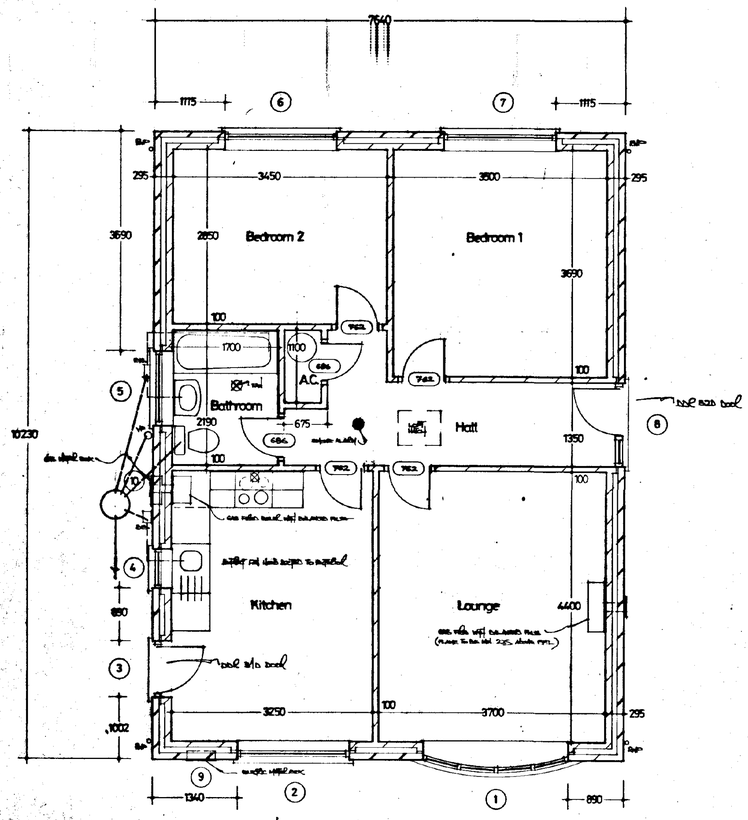
ELEVATIONS 1/100.

FRONT
LEFT SIDE (24 BRICKS)
RIGHT SIDE
REAR (16 BRICKS)

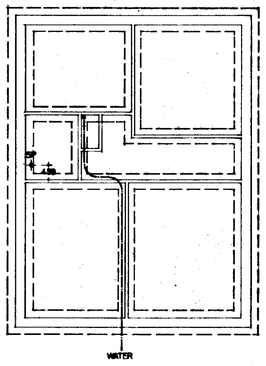
DOUBLE. PLOTS 11/12

FRONT
LEFT SIDE (24 BRICKS)
REAR (29½ BRICKS)

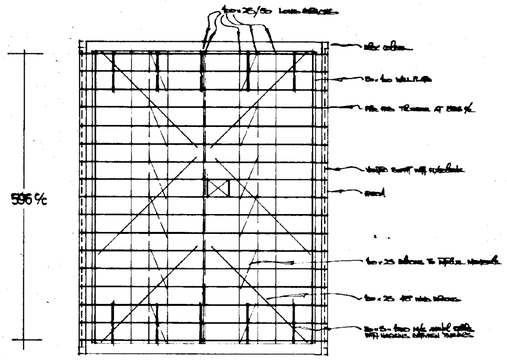
P.L. BAY (CONTRACTORS) LTD.



FLOOR PLAN 1:50

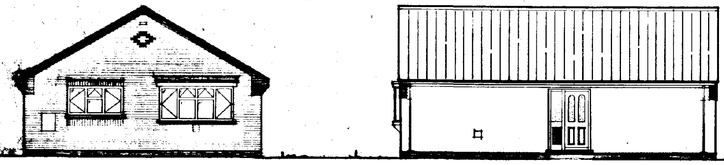


FOUNDATION PLAN 1:100



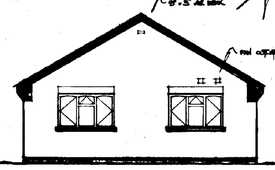
30° PITCH

ROOF PLAN 1:100

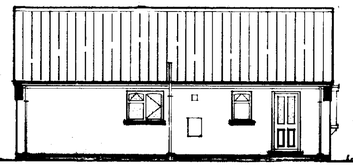


FRONT ELEVATION

SIDE ELEVATION

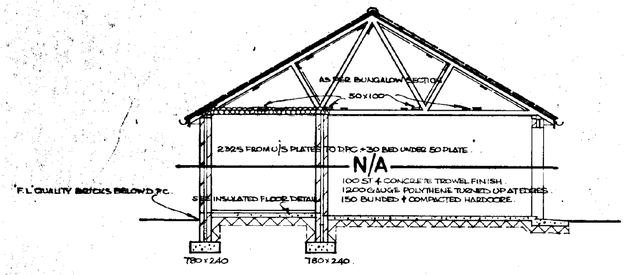


REAR ELEVATION



SIDE ELEVATION

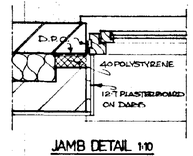
ALL ELEVATIONS 1:100



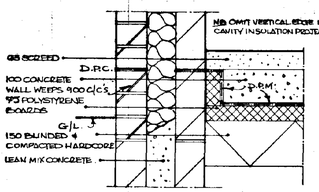
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	6DAS 12 CVVC (SR)	UL 2/75	2.700
2	3/0 CVC (SR)	"	2.400
3	PAIR	"	1.200
4	1/0 CV (SR)	"	1.050
5	2/0 CV (SR) OPP	"	1.800
6	2/12 CVC (SR)	"	2.100
7	2/12 CVC (SR)	"	2.100
8	1/0 FDS C (SR)	"	1.050

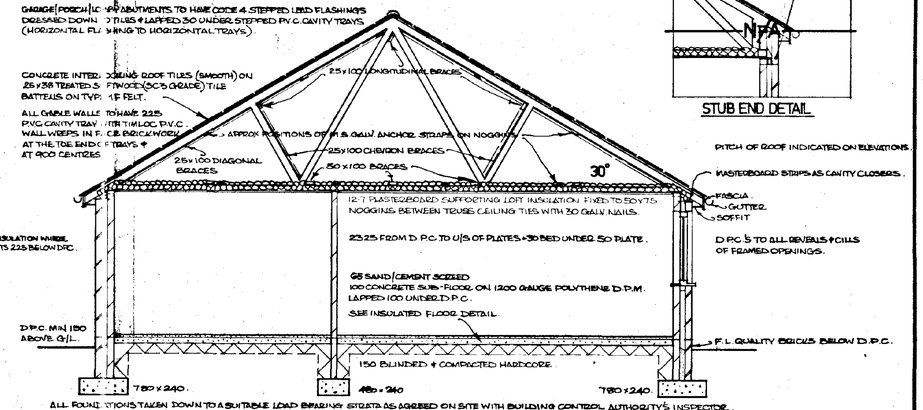
NO	JOINERY	LINTEL	LENGTH
11			
12			
13			
14			
15			
16			
17			
18			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL

GENERAL

WHERE THESE CONSTRUCTION NOTES REFER TO BUILDING REGULATIONS 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 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 103 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING LW/DC CLINKER THERMAL BLOCKS (02 GRADE) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B S 1243, M TIE MAY SPACINGS 750 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 (50 GRADE) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH. 13 PCS TO ALL JAMBS + 6 OU 1.5 OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L. 4 LAPPED 100 OVER D.P.M. TO FLOORS. 12:1 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 BESTRONG STRAPS ON NOGGINS 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 & SPAY 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 15:4 CONCRETE TO B/Z25 SHOWN ON SECTIONS. B18.5 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE. MIN 750 UNDER COVER. 450 GRID 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 OF MODIFYING. (Insert site investigation engineer's details)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS (@ MAX MESH REINFORCED), 1200 GAUGE POLYTHENE D.P.M OVER 75 MAYAPLAS 50 IN GRADE EXPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

CEILINGS. ALL CEILINGS TO DWELLING LINED WITH 12·7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & COVED EDGES. MIN 80mm FIBREGLASS TO ROOFSPACE. EAVES VENTED TO B.REGS 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. ALL 1/2 HOURS TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKTON & TRULS, CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 MM² PER 2000W) & SEALED DOUBLE GLAZED UNITS WITH 12 MM AIR 6G-16G-6G OR 6MM FILLED CAVITY & INCORPORATING 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 BS 6206 : 1981.

HEATING. SPACE HEATED HEATING TO BE AS SHOWN BELOW :- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS. ALL RADIATORS TO BE FITTED WITH THERMOSTATIC BALANCE VALVES. HOT WATER SYSTEM TO BE VENTED TO O/S HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.REG L.1. SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B.REG L.1. SECT 2. OIL STORE TO BE 2500 L.T. OR FLUE TYPE. (IF SEPARATE WALL FROM GARAGE TO BE 100 MM).

CHIMNEYS. (where applicable) 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 SOCKETS UPMOST TO B.S. 1181 PT 1 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.REGS T1, J2 & J3.

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

WASTES. ALL WASTES TO BE 40 DIAMETER ——— ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED 'S' BYES AT EACH CHANGE OF DIRECTION W.G. 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 DUCTILE 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 (BOOK 1 1960, S.W. 1100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER. (EACH END) & TO BE SURROUNDED BY A DIGI'S SHEET MATERIAL MIN. 75 AROUND 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 BOSSED 'S' BYE AT EACH CHANGE OF DIRECTION. ALL VALLEYS TO BE DOUBLE. 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 D IN DRIVES. ALL ON 150 CONCRETE PLINTH.

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

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 DOC. B. 1.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES IN L/SEC :- BATHROOM 15. KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) WHERE INDICATED (P) PASSIVE STACK SYSTEM (ZEDAIR OR SIMILAR) IN LIEU OF FANS. ALL EXTRACTOR & INLET GRILLES TO BE NEUTRAL (WHITE OR SIMILAR).

REVISIONS :

Construction of walls to be cavity instead of solid where shown & alterations to roof pitches.

Hearth bases to have horizontal cavity tray over.

Main loft hatch to be insulated & draught proofed.

DETERMINED

AMENDED PLAN

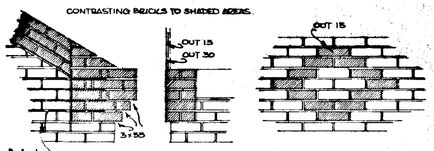
Ref.

SOUTH [illegible] DC
HOUSING [illegible]
02 FEB 1996
Ref: HOG/1814/95.

EXPA MESH

FLUSH QUOINS

CONTRASTING BRICKS TO SHADED AREAS.



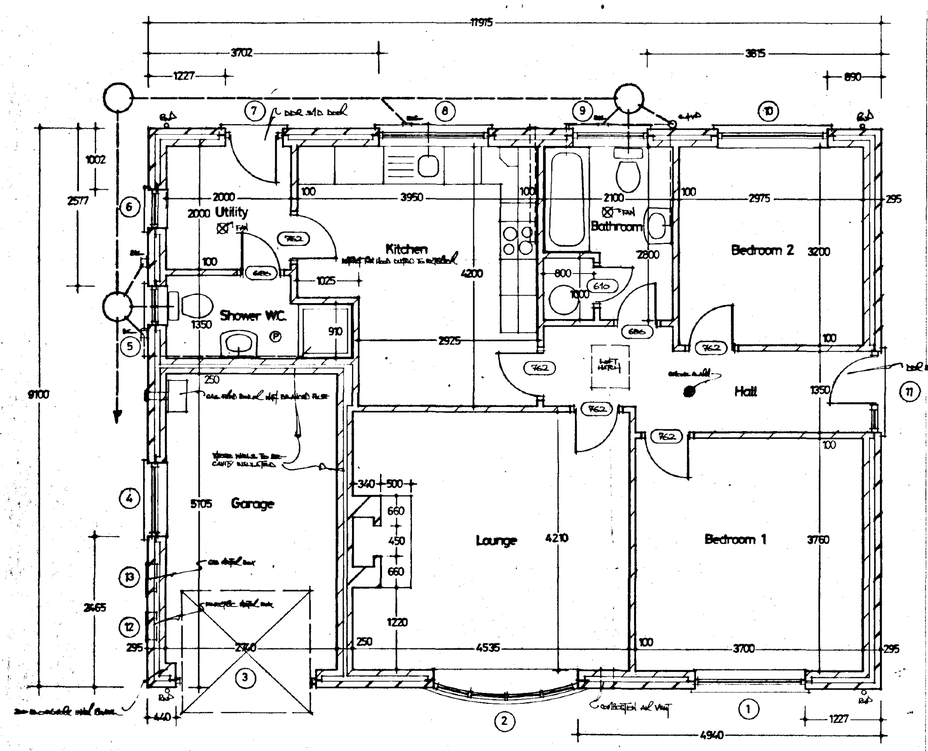
CORBEL DETAIL

DIAMOND FEATURE

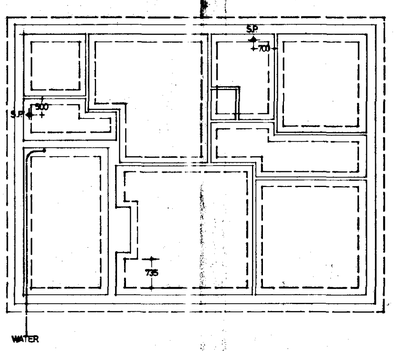
31/1/96

PROJECT	
DRAWING TITLE	ELEVATIONS, PLANS & SECTIONS
SCALE	1:100, 1:50, 1:10, 1:75
DRAWN	
DATE	JAN 1996
DRAWING NO.	
REVISIONS	

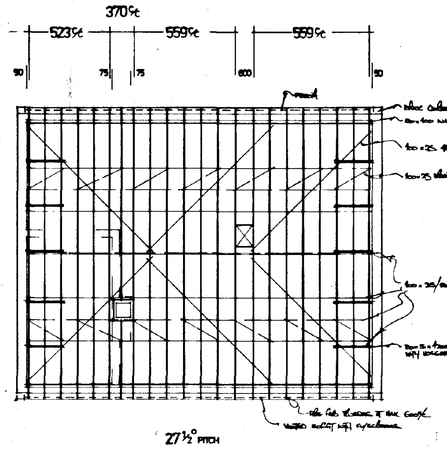
ELY QUALITY HOMES



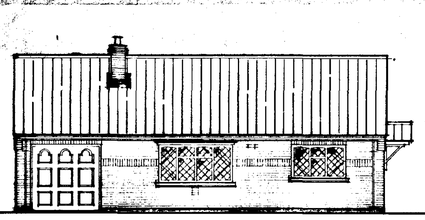
FLOOR PLAN 1:50



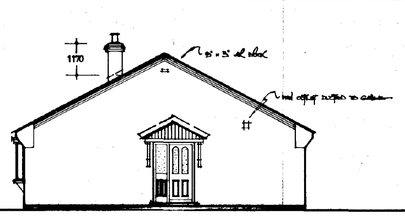
FOUNDATION PLAN 1:100



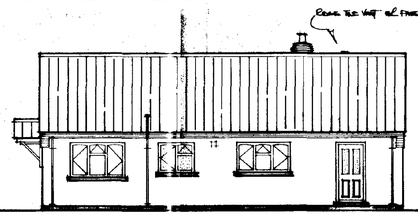
ROOF PLAN 1:100



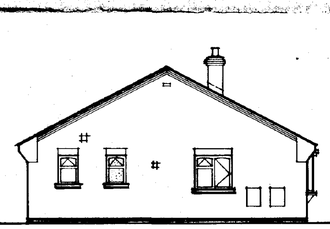
FRONT ELEVATION



SIDE ELEVATION

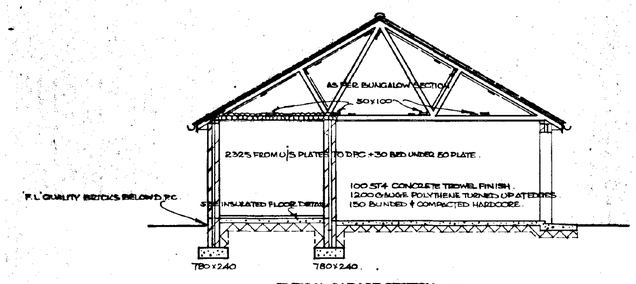


REAR ELEVATION

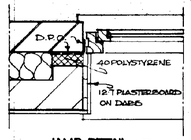


SIDE ELEVATION

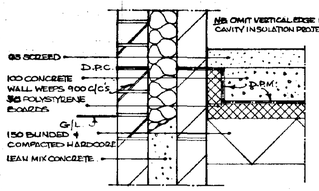
ALL ELEVATIONS 1:100



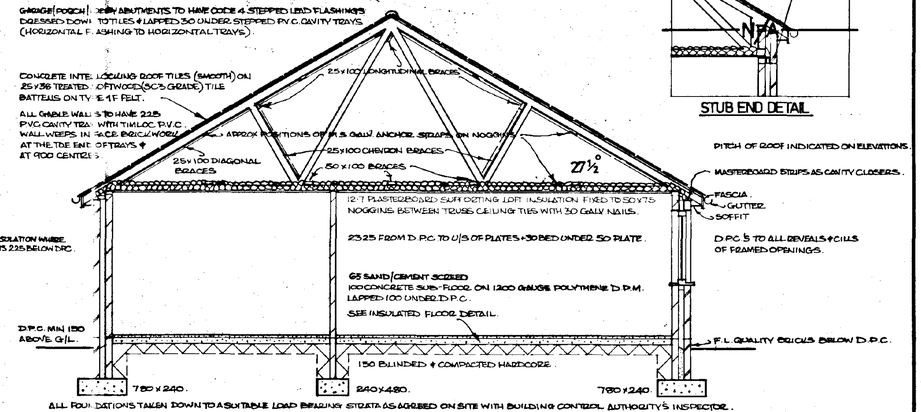
TYPICAL GARAGE SECTION 1:75



JAMB DETAIL 1:10

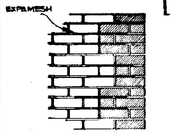


INSULATED FLOOR DETAIL 1:10

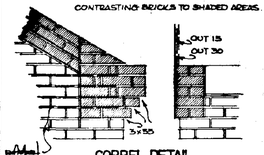


TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



FLUSH QUOINS



CORBEL DETAIL

DIAMOND FEATURE

NO	JOINERY	LINTEL	LENGTH
1	3½ O/C (SE)	OL 275	2 700
2	CRGD 4 HSCWE (SE)	1	2 700
3	GE GARAGE DR.	1	2 700
4	2½ O/C (SE) DF	1	1 800
5	HSW (SE)	1	1 050
6	HSW (SE)	1	1 050
7	44/5	1	1 200
8	3½ O/C (SE)	1	2 700
9	2½ O/C (SE) DF	1	1 800
10	3½ O/C (SE)	1	2 700

NO	JOINERY	LINTEL	LENGTH
11	FR 18S F (SE)	OL 275	1 650
12		MBM	925
13		1	925
14			
15			
16			
17			
18			
19			
20			

PREAMBLE. UNLESS THESE CONSTRUCTION NOTES REFER TO B.S. 8103 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 PD STE TED 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 103 FACING BRICK, 102 CAVITY INSULATED AS DETAILED ON SECTION, IN USE LEAD TO BE TO LOAD BEARING WALL, CLADDED WITH THERMAL BLOCKS (102.63 WALL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243, 1978. MAY SPACINGS 900 HORIZONTALLY AND VERTICALLY 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES 4 MIN. 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW DPC TO BE MIN. F.L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (SEE PLANS) PLASTERED TO 12.7, OR 75 STUD PARTITIONS WITH 9.5MM FINISH. D PCS TO ALL JAMBS 4 COURSES OF FRAMED OPENINGS. D PC MIN 150 ABOVE G/L. 4 LAPPED 100 OVER D.P.M. TO FLOORS BETWEEN 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 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 RESTRAINING STRAPS ON NOGGINS 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, 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 15:1 CONCRETE TO SIZES SHOWN ON SECTIONS. ST 85 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN. 75 UNDER COVER, 4 300 GRID 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 ROUND CONCRETE / BASE / TYPE NEEDS UPGRADING. (Guide Line, not strict control - 0.2 NPE)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS (REINFORCED WHERE INDICATED), 1200 GAUGE POLYTHENE D.P.M. OVER. 25 HAMPLAS 500 INSULATION EXPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN. 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

CEILINGS. ALL CEILINGS TO DWELLING LINED WITH 12.7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & COVED EDGES. MIN 300 FIBREGLASS TO ROOFS PACE. EAVES VENTED TO B.S. 5250 REQUIREMENTS EQUAL TO A 10MM CONTINUOUS DIFFUSING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH 30 MINS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE ENCASED OVER & PLATES COVERED WITH 9MM MASTERBOARD STRIPS. ALL JOINTS TO BE TAPED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & BRAND CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12MM AIR OR ARGON GAS FILLED CAVITY & INCORPORATING PLANISTONE 'K' GLASS TO INTERIOR PANE (EXCEPT 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.
ALL RADIATORS TO BE STEEL WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C/S. HOT WATER STORAGE CYLINDER TO BE 4 ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 5422 L.1. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GRADIZYS, THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORDANCE WITH B.S. 5449 L.1. SECT. 2.
CAL BOILER TO BE IDEAL N.F. FAN FLUED TYPE. HSW CYLINDER INSULATION QUILT TO BE 80MM

CHIMNEYS. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,420 mm² (IE 200 DIAM) IF SINGLE FLUES USED MIN 34,225 mm² C.S.A. (IE 185 x 185). ALL WITH SOCKETS UPMOST. 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.S. 8303 PT. 1, 2 & 3.

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

WASTES. ALL WASTES TO BE 40 DIAM PVC ALL TO HAVE 75 DEEP SEAL TRAPS + BIDDING EYES AT EACH CHANGE OF DIRECTION & ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1500 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE EAVES, ALL TO HAVE DURABLE 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 (SOIL 1-40, S.W. 1-100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV STEEL LINTEL OVER (EACH LEAF) TO BE SURROUNDED BY A DIGHD SHEET MATERIAL MIN. 75 AROUND 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 BIDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BIDDABLE. 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 PLINTH.

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

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 DOC T. Bs. 1.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :-
EXTRACTION RATES IN L/SEC ; BATHROOM : 15 , UTILITY : 30 ,
KITCHEN : 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
WHERE INDICATED (P) PASSIVE STACK SYSTEM (SEE DRAWING) IN LIEU OF FANS.
ALL DUCTWORK IN LOFT SPACE TO BE INSULATED (MIN 25 thick)

REVISIONS :

CONNECTION ALL WASTE TO BE VIA STRAIGHT OF ROOF, WHERE ABOVE OF ATTACHED (E.G. OF ALL ELEVATIONS)
WASTE PIPES TO HAVE HORIZONTAL CAVITY TRAY OVER
LOFT HATCH TO BE MOVED & DRAUGHT PROOFED.

DETERMINED PLAN

AMENDED PLAN
Ref.

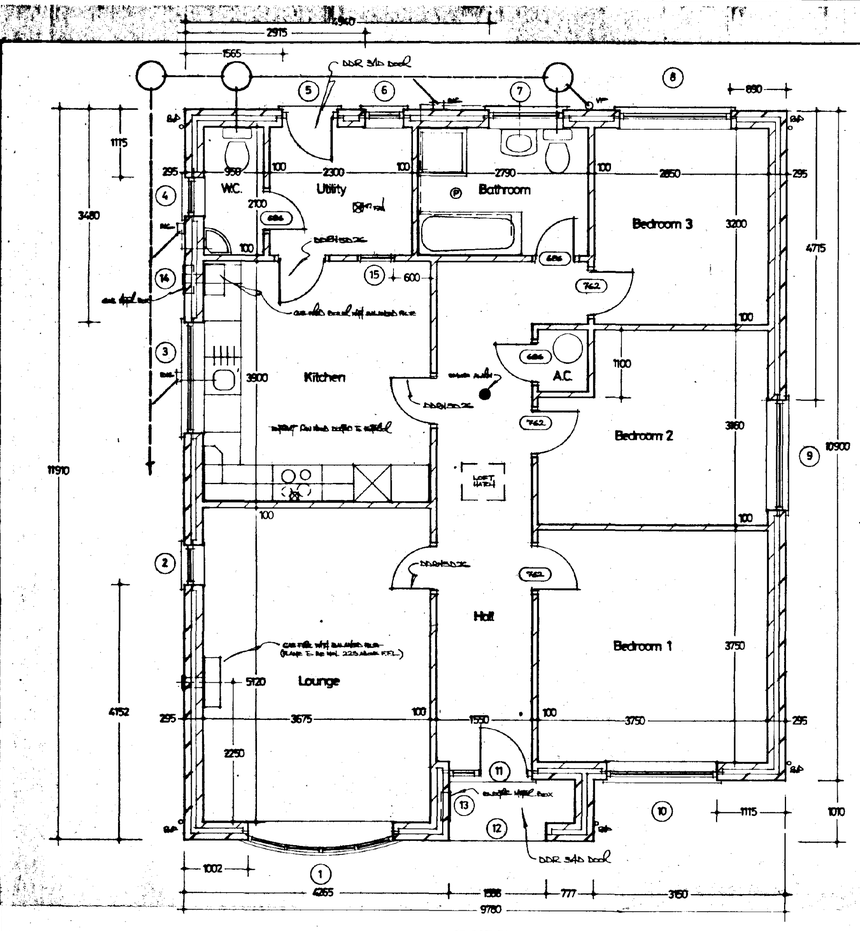
SOUTH ... DC HOUSING ... ING
02 FEB 1996
Ref: H09/1214/95.

31/1/96.

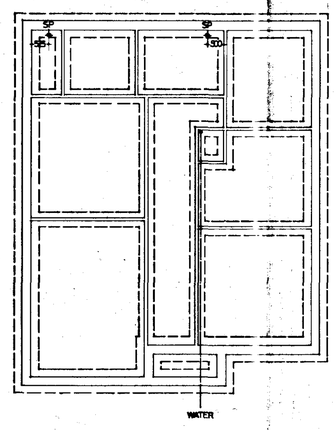
ELY QUALITY HOMES
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

PROJECT Oakwood Glade Holbeach.
Plot 3 as this plot is opposite.

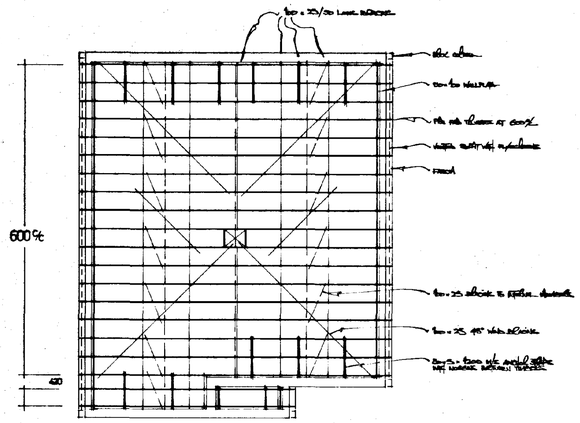
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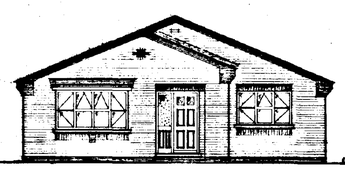
FLOOR PLAN 1:50



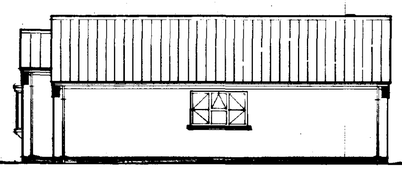
FOUNDATION PLAN 1:100



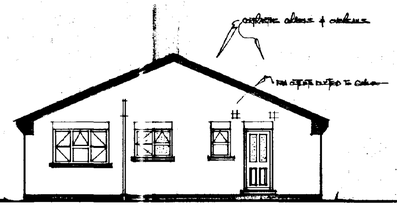
22½° PITCH
ROOF PLAN 1:100



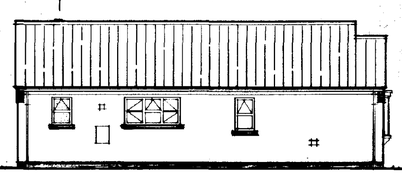
FRONT ELEVATION



SIDE ELEVATION

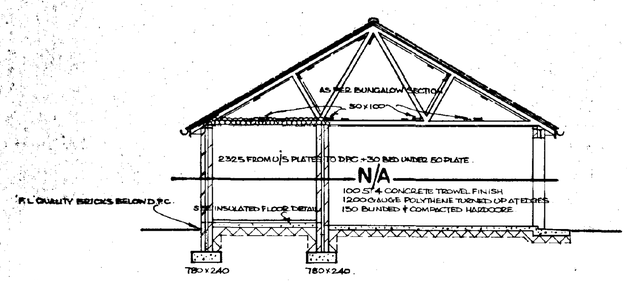


REAR ELEVATION



SIDE ELEVATION

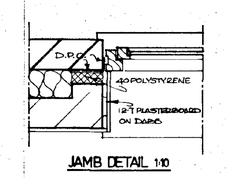
ALL ELEVATIONS 1:100



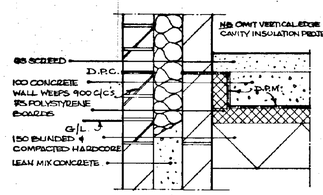
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	CR46 H413 DBDC	UL 275	2700
2	H 1128	1	1650
3	H 1812 CBC	1	2100
4	H 1110 B	1	1650
5	FNS	1	1200
6	H 1110 B	1	1650
7	H 2412 DBDC	1	1500
8	H 1812 CBC	1	2100
9	H 1812 CBC	1	2100
10	H 1812 CBC	1	2100

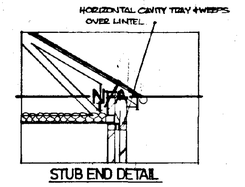
NO	JOINERY	LINTEL	LENGTH
11	FE 1515 F (CAT)	UL 275	1650
12		1	1950
13		MBL	750
14		1	750
15		D 600	900
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



STUB END DETAIL

TYPICAL BUNGALOW SECTION 1:50

ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

PREAMBLE WHERE THESE CONSTRUCTION NOTES REFER TO 'B.S.' OR 'APPROVED DOC' 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 SUBMITTED. WITHIN 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 103 FACING BRICK, 75 CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 140 LOAD BEARING 'ICTAL' CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, 1978. MAY SPACINGS 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 BLOCKWORK (OR SOUND INSULATED TWO COAT) OR 75 STUD PARTITIONS WITH SKIM FINISH. 5 P.C.'S TO ALL JAMBS 4 CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L, LAPPED 100 OVER D.P.M. TO FLOORS. RE: 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 BESTRAINING STRAPS ON NOGGINS 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 & 'V' BRACES. ALL CONSTRUCTED TO B.S. 5268 : PT 3 : 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. D.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 600 CONCRETE TO SIZES SHOWN ON SECTION. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 750 NOT COVERED. 450 RAD 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 REINFORCED CONCRETE / SIZE / TYPE NEED UPGRADING. (CONFIRM WITH BUILDING CONTROL - DELETE)

FLOORS GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 4TH CONCRETE SUB-FLOORS (OR 50 HYDREZ REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER 75 HAVAPLAS SD IN GRADE EXPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

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.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 GENEROUSLY OVER & PLATES OVERSIZED WITH 6 MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & PLANS CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 MM AIR GAP BETWEEN PANES FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOC'T 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 ASSIGNED BELOW:-
GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 5422 : 1977 SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B.S. 5449 : 1 SECT. 2.
OIL STORAGE TO BE 1500 L. 45° PAN BUNDED TYPE. W/C OIL FIRED INSULATION CORE TO BE 80 MM

CHIMNEYS (double wherever possible) TO BE LINED WITH FLUES OF MIN C.S. AREA OF 31,420 MM² (IE 200 DIAM) IF SINGLE FLUES USED MIN 34,225 MM² C.S.A (IE 185 : 185). ALL WITH SOCKETS UPMOST. 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 HEADINGS TO B. REGS 31, J2 & J3.

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

WASTES ALL WASTES TO BE 40 DIAMETER ALL TO HAVE 75 DEEP SEAL TRAPS & EOD BACK INTO AT EACH CHANGE OF DIRECTION & / OR 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 CHAMBERS & WITH 300 INTERNAL TO HAVE ACCESS PLATE AT THE BASE. ALL TO HAVE SUGARLE 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 (SOIL 1 : 60, S.W. 1 : 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL ON SET (EACH LEAF) & TO BE SURROUNDED BY A LOOSE SHEET MATERIAL MIN 75 AROUND 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 EVE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE DOUBLE 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 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE EDGE.

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 DOC B, 1.

MECH. VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :-
EXTRACTION RATES IN L/SEC : 1 UTILITY / 30
KITCHEN / 60 (30 WHERE COOKER HOOD EXTRACT HOODS FITTED).
WHERE INDICATED (P) PASSIVE STACK SYSTEM (NO FANS) IN LIEU OF FANS.
ALL EXTRACTORS IN LOFT SPACE TO BE INSULATED (MIN 25 THK)

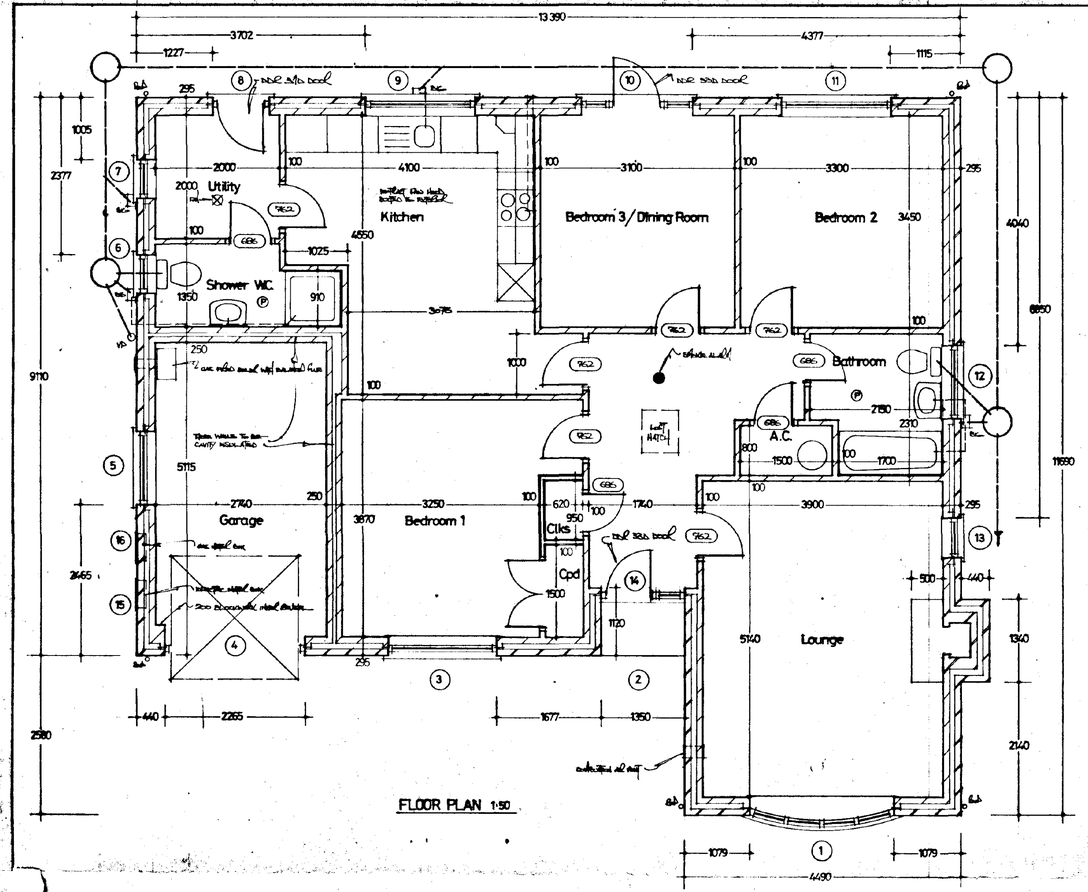
REVISIONS
CHIMNEY STACK ADJUSTED TO SUIT NEW POSITION OF ROOF. WIDTH AREA OF ARCHWAYS (OR PIER WIDTHS)
HEIGHT ADJUSTED TO HAVE HORIZONTAL CAVITY TRAY OVER
MAIN LOFT HATCH TO BE RELOCATED & REDUCED IN SIZE.

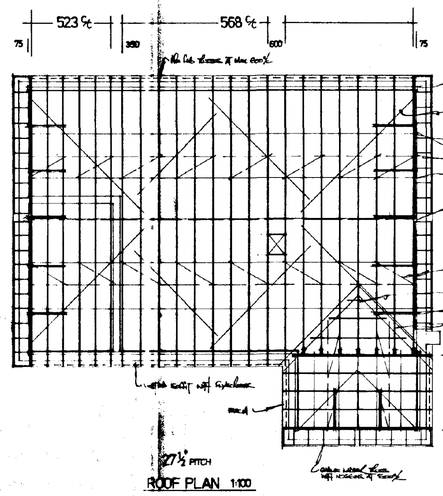
AMENDED PLAN
Ref.
HOU... BUILDING
02 FEB 1996
Ref: H09/1214/95.
DETERMINATION PLAN

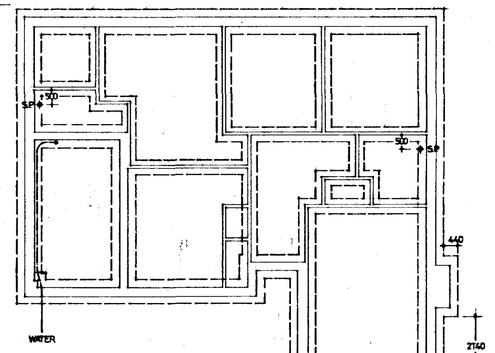
EXPA MESH
FLUSH QUOINS
CUT TO
SOLDIER FEATURE
CONTRASTING BRICKS TO SHADED AREAS.
CUT 15
CUT 30
CUT 115
CORBEL DETAIL
DIAMOND FEATURE

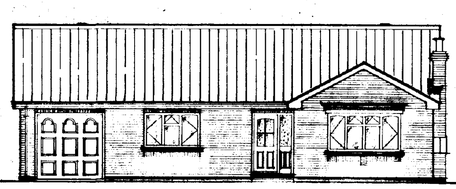
31/1/96

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT Plots 4 + 5 Oakwood Glade Holbeach	
DRAWN CL	DATE JUNE '95	TYPE STRATFORD
		NO. 452

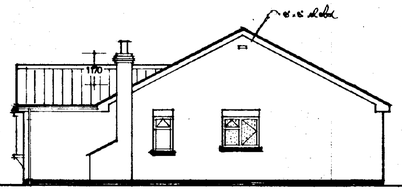




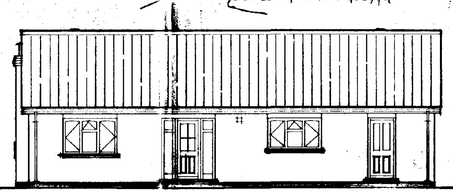




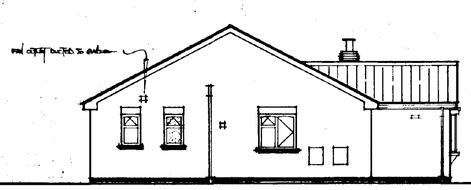
FRONT ELEVATION



SIDE ELEVATION

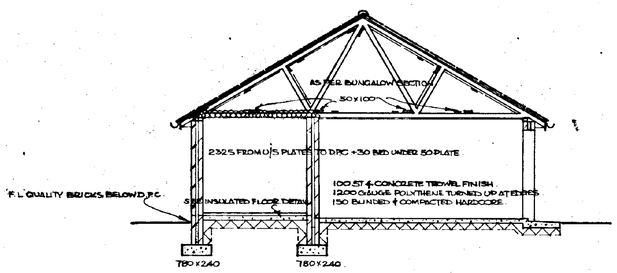


REAR ELEVATION



SIDE ELEVATION

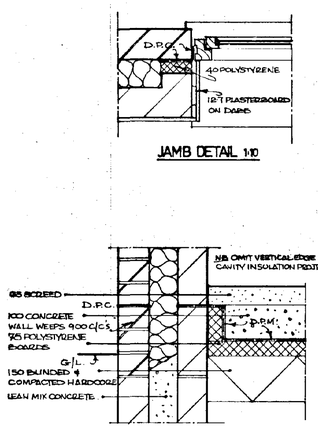
ALL ELEVATIONS 1:100



TYPICAL GARAGE SECTION 1:75

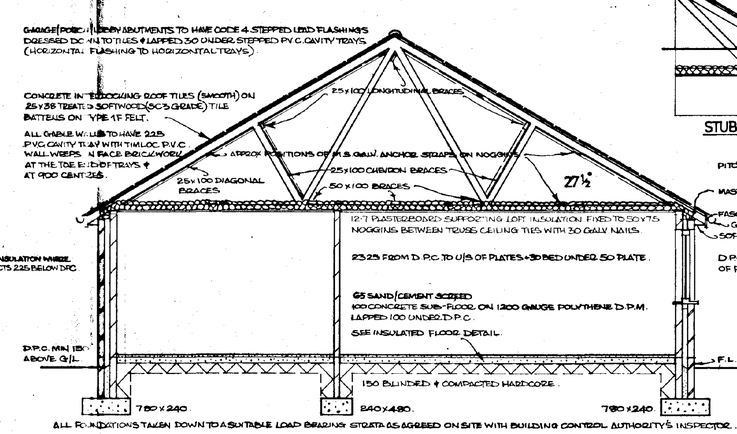
NO	JOINERY	LINTEL	LENGTH
1	CR45 415 CVC (SL)	GL. 275	2 700
2		1	1 650
3	3/12 CVC (SL)	1	2 100
4	UF 76 76 NS	1	2 700
5	212 CV (SL) cPP	1	1 800
6	110 V (SL)	1	1 050
7	110 V (GL)	1	1 050
8	ENS	1	1 200
9	3/6 CVC (SL)	1	2 100
10	FCS 180 FFFP	1	2 100

NO	JOINERY	LINTEL	LENGTH
11	3/12 CVC (SL)	GL. 275	2 100
12	2½ CV (SL) cPP	1	1 800
13	1/12 V (SL)	1	1 050
14	PR 155 F (SP)	1	1 650
15	——	MBL	750
16	——	1	750
17			
18			
19			
20			

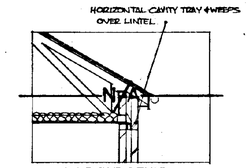


JAMB DETAIL 1:10

INSULATED FLOOR DETAIL 1:10

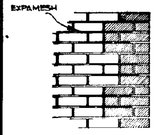


TYPICAL BUNGALOW SECTION 1:50



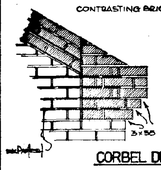
STUB END DETAIL

PITCH OF ROOF INDICATED ON ELEVATIONS.
MASTERBOARD STRIPS AS CAVITY CLOSERS.
FASCIA.
GUTTER.
SOFFIT.
D.P.C'S TO ALL REVEALS & CILLS OF FRAMED OPENINGS.

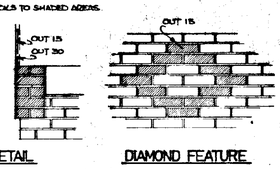


FLUSH QUOINS

CONTRASTING BRICKS TO SHADED AREAS.



CORBEL DETAIL



DIAMOND FEATURE

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO B. REGS 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 UN-PROTECTED AREAS NOT LESS THAN 1·5m 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 (GL. GL.) CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 100 LOAD BEARING LTAC. CLINKER THERMAL BLOCKS (GL. BLK. GL.) PLASTERED TWO COAT INTEGRALLY WALL TIES TO COMPLY WITH B.S 1243, WITH MAX 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 (GD. EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SLIM FINISH. D.P.C'S TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L. & LAPPED 100 INCREASED TO 1 M. TO FLOORS. RE-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 RESTRAINING STRAPS ON NOGGINS 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. 5268-3: PT 3: 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 1M² CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 300 LAPS NO. 4 BARS END LAPS. WHERE HISTORY AND / OR SITE / PILOT LOCATION INDICATES CAUTION LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS, BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE SIZES / TYPE NEED UPGRADING. (Details to suit local conditions - 02.85)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 1M² CONCRETE SUB-FLOORS (NOT REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER. 75 HAMPLAS SD IN GRADE BY PANDED POLYSTYRENE BOARDS TO B.S. 3837/PT1/1986 ON MIN. 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

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 SYSTEMS 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 PLASTERED ON BOT. & PLATES COVERED WITH 6 mm MASTERBOARD STRIPS. ALL JOISTS / RAFTERS TO BE MIN. 44mm.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 6mm A/2 mm AIR GAP FILLED CAVITY & INCORPORATING 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 / WATER HEATING TO BE AS SHOWN BELOW:- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS. ALL RADS. TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES. HOT WATER SYSTEM TO BE VENTED TO O/S HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. REG L. 1. SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS, THERMOSTATIC & TIMER CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. REG L. 1. SECT 2. CYLINDER TO BE 0·4m² MIN. FIN PLATE TYPE. H/W CYLINDER INSULATION JACKET TO BE 80mm MIN

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 SOOTERS. UPMOST TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN. 40 FROM CHIMNEY. ALL HEARTHS TO B. REG'S 37, 2 & 3.

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

WASTES. ALL WASTES TO BE 40 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS & BOLLARD PIPES AT EACH CHANGE OF DIRECTION & ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM. WASTES EXCEED 2000 & WHERE 32 DIAM. WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHOLE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DURABLE 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 (SOIL 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 RIGID SHEET MATERIAL MIN 75 AROUND 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 BOSSHEAD EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE TRAP TRAP. 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 D IN DRIVES, ALL ON 150 CONCRETE PLYNTH.

FOOTPATHS. 50 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 DOC B. 1.

MECH VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:- EXTRACTION RATES IN L/SEC: 1 OR 1 / 30 KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) WHERE KITCHEN (P) REMOTE TIMER SYSTEM (300 MAXIMUM) IN LIEU OF FANS ALL BATHROOMS IN COMPLIANCE TO BE ENSURED. (MIN 25 Mths)

REVISIONS:

CONSERVATORY AND WINDOWS TO REAR ELEVATION OF PLOTS 1 AND 4 AMENDED (AS SHOWN ON AMENDED PLANS) WITH ADDITIONAL TO MAIN HOUSE ROOF. CAVITY TRAY OVER. MAIN LIGHT WINDOW TO BE INSULATED & ALARMED PREVENTED.

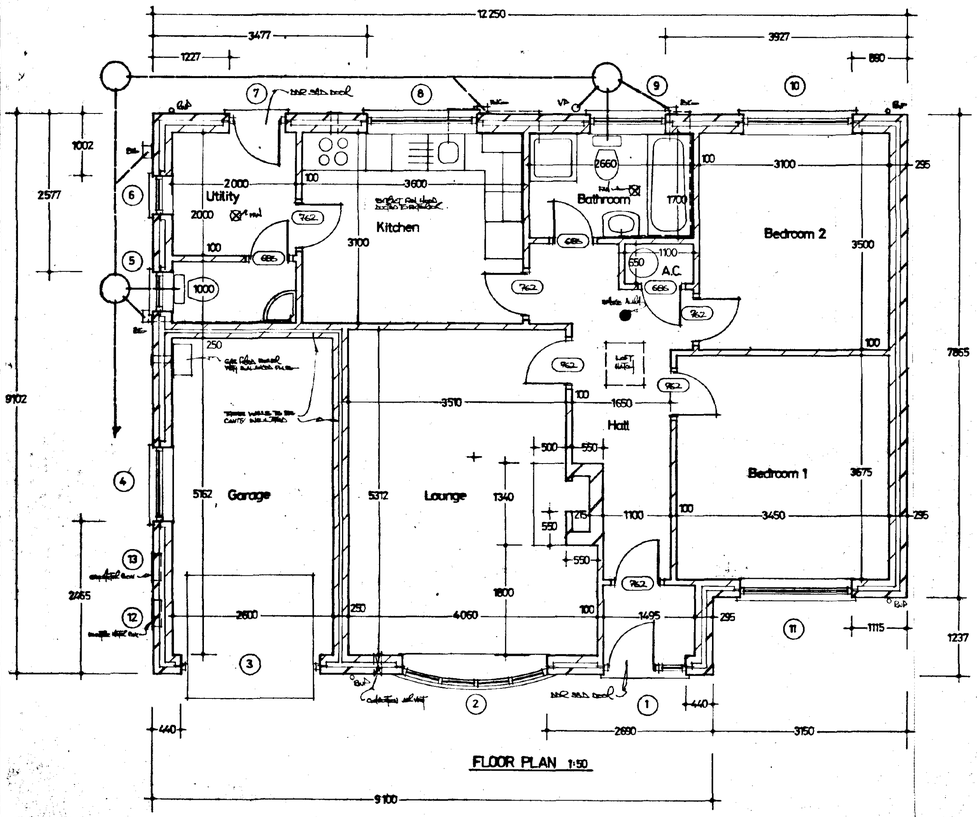
DETERMINED PLAN

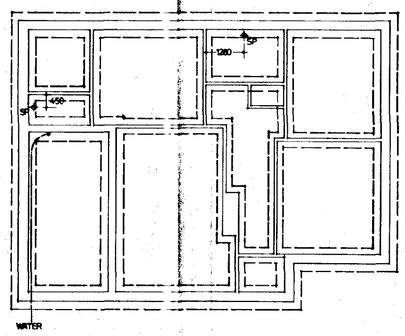
AMENDED PLAN
Ref.

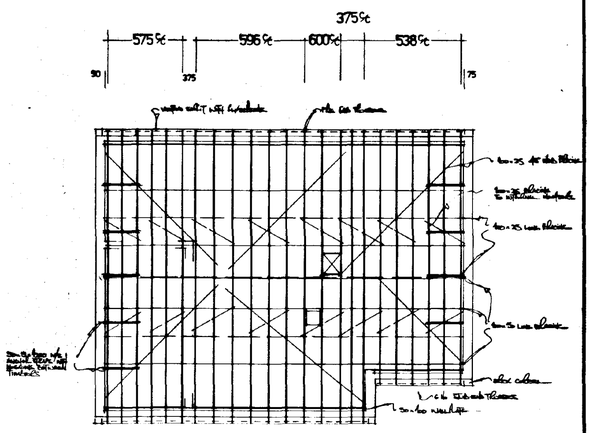
SOUTH HOLLAND DC HOUSING & PLANNING 02 FEB 1996 H09/1214/95.

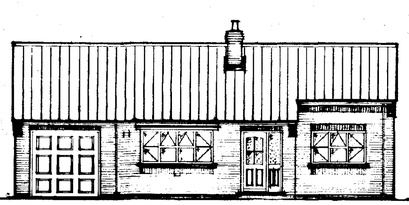
31/1/96

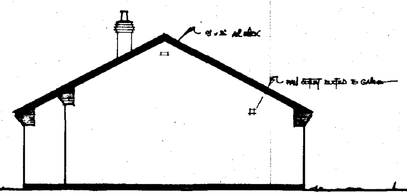
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT Oakwood Glade Holbeach Plot 1 as this, plot 4 opposite	
DRAWN	DATE JUNE '95	TYPE SURREY	NO. 464

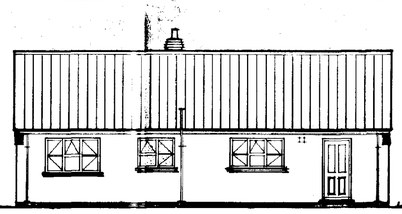


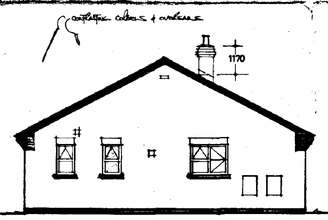




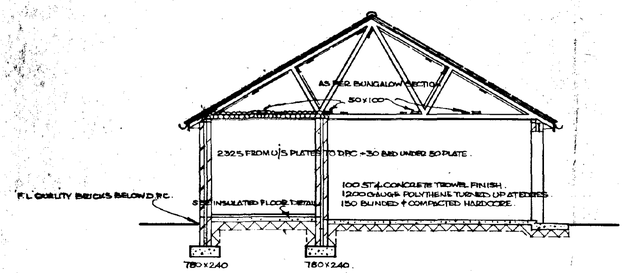

FRONT ELEVATION


END ELEVATION


REAR ELEVATION


END ELEVATION

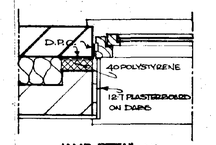
ALL ELEVATIONS 1:100



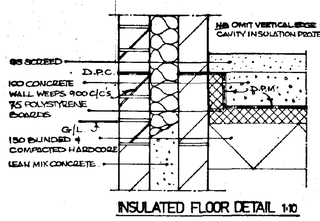
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	FB 1350 (6P)	ex. 275	1 650
2	CR4b H 4120 CBC	1	3 700
3	OF 3FRONTS	1	1
4	H 2160 b (6P)	1	1 800
5	H 1160 b	1	1 050
6	H 1160 b	1	1
7	FRDS	1	1 200
8	H 2460 CBC	1	2 400
9	H 2460 CB (6P)	1	1 500
10	H 2760 CBC	1	2 700

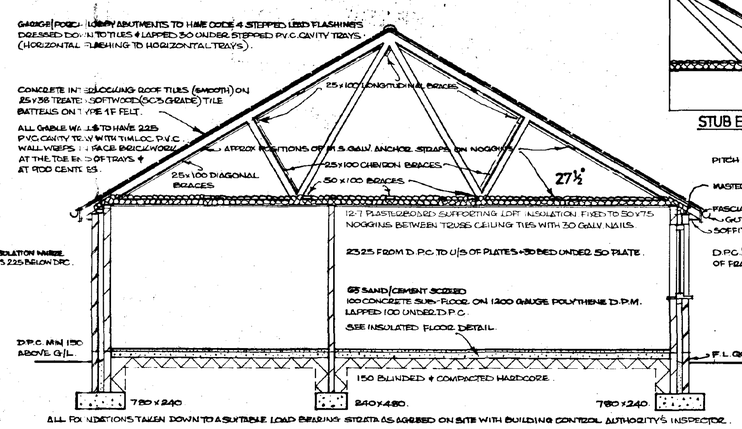
NO	JOINERY	LINTEL	LENGTH
11	H 2760 CBC	ex. 275	2 700
12		MAS	750
13		1	1
14			
15			
16			
17			
18			
19			
20			



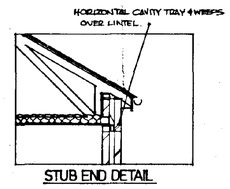
JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10

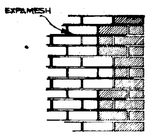


TYPICAL BUNGALOW SECTION 1:50



STUB END DETAIL

PITCH OF ROOF INDICATED ON ELEVATIONS.
MASTERBOARD STRIPS AS CAVITY CLOSERS.
FASCIA.
GUTTER.
SOFFIT
D.P.C.'S TO ALL REVEALS & CILLS OF FRAMED OPENINGS.

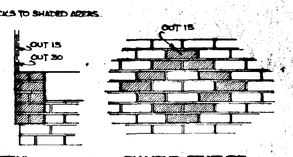


FLUSH QUOINS

CONTRASTING BRICKS TO SHADED AREAS.



CORBEL DETAIL



DIAMOND FEATURE

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'E.R.B.S 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 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 (nr. 8n. CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 8n 100 LOAD BEARING LTAC CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243, M 78 MAY SPACINGS. 900 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' QUALITY. INTERNAL WALLS TO BE: 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT. OR 75 STUD PARTITIONS WITH SKIM FINISH. TO 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-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 x 38 TREATED SOFTWOOD BATTENS ON 1VF1 FELT ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 RESTRAINING STRAPS ON NOGGINS 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 : 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. 2 W DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 3/1 CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTOR. MIN 75 UNDERCOVER & 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 IE FOUND CONCRETE / SIZE / TYPE NEED UPGRADING. (Conc. to match Found. Concrete + Reinf.)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS, (REINFORCED) 1200 GAUGE POLYTHENE D.P.M OVER. 75 HAMPLAS 50 IN GRADE IV RIGID EXPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN. 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

CEILINGS. ALL CEILINGS TO DWELLING LINED WITH 12·7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & COVED EDGES. MIN 300 FIBREGLASS TO ROOF SPACE. ROOF SPACE VENTED TO B. 8266, 2500 EQUIVALENTS EQUAL TO 10 mm 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 BONDED OVER. & GARAGE DOOR STOPS COVERED WITH 6 mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOLTON & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 mm AIR OR ARGON GAS FILLED CAVITY & INCORPORATING PLUNGIONS. 'K' GLASS TO INTERIOR PANE. (EXCEPT 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 & CAC HOT2CB.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES.
HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. 5422 : 1. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATS & TIMER CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B. 5422 : 1. SECT. 2.
(All boilers to be Brad. N.F. fan flued type. Min. cylinder insulation thickness to be 80 mm)

CHIMNEYS. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31 420 mm² (16 200 DIAM) IF SQUARE FLUES USED MIN 34225 mm² C.S.A (185 x 185) ALL WITH 300 CENTS. UPMOST TO BE S 1811/1971 & 1977. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE & NON-COMBUSTIBLE MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B. 8423/1, 2 & 3.

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

WASTES. ALL WASTES TO BE AS DIAGRAM ALL TO HAVE 75 DEEP SEAL TRAPS & RODDING EYES AT EACH CHANGE OF DIRECTION & READMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM. WASTES EXCEED 2000 & 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 DURABLE CAGES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. PVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 : 40, S.W. 1 : 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A RIGID SHEET MATERIAL MIN. 75 AROUND 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 EVE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE GODDARD'S INSPECTION CHAMBERS, UP TO 900 DEEP TO BE 450 DIAM. PVC SET ON 150 S.R. CONCRETE BASE, GRADE C COVERS GENERALLY BUT GRADE D IN DRIVES. ALL ON 150 CONCRETE PLYNTH.

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

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 DOC'T. B. 1.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC: UTILITY 30, BATHROOM 15, KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
WARM AIRFLOW (P) PASSIVE STACK SYSTEM (TERMINAL IN LEAD OF PARE).
ALL DUCTWORK IN HABITABLE TO BE MIN. 750 (MIN. 25 SWG)

REVISIONS:
CONNECTION AND WORK TO BE WITHIN CURTILAGE OF OWNERS PROPERTY (DO NOT ENCROACH).
NOTE CHANGE TO MAIN STAIRCASE. CAMP TOPIC ONLY.
MAIN LOFT HATCH TO BE RELOCATED & DOUBLE PEDESTAL.

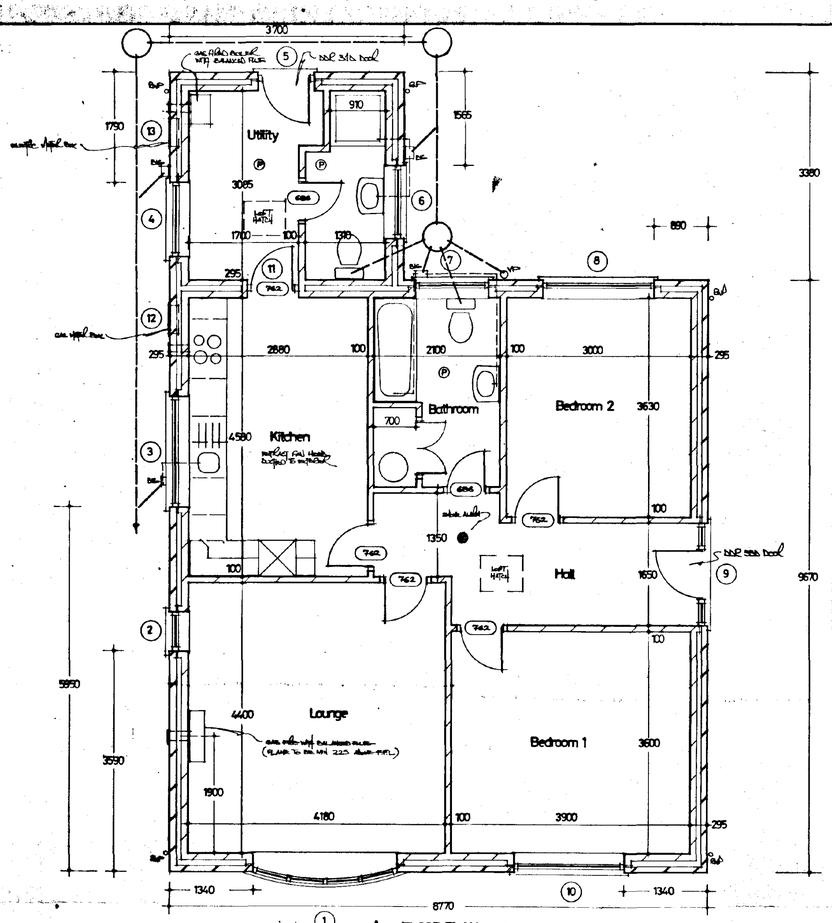
DETERMINING PLAN

AMENDED PLAN
Ref.

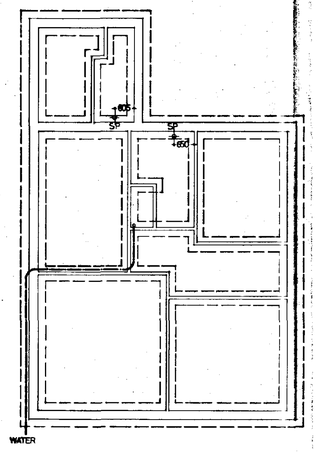
SOUTH HOLLAND DDC HOUSING DEPARTMENT
02 FEB 1996
Ref: H09/1214/95.

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT	Oakwood Glade Holbeach Plots 3 as this plots 2 & 9 opposite
DRAWN	DATE JUNE '95	TYPE	SLEAFORD NO. 458

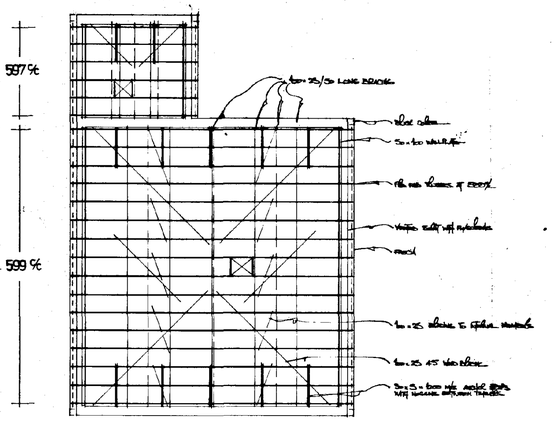
31/1/96



FLOOR PLAN 1:50



FOUNDATION PLAN 1:100



ROOF PLAN 1:100

PREAMBLE WHERE THESE CONSTRUCTION NOTES REFER TO B.S. 0216'S OR APPROVED DOCT THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS TH EREIN TOGETHER WITH ANY DEVIATIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS ELEVATIONS WITHIN UN-PROTECTED AREAS NOT OVER 5·5m² TO BE MIN 1·0m FROM BOUNDARY OF THE PLOT REF. DETAILS OF FACING BRICKS & ROOF TILES REFER TO SITE / BLOCK PLANS.

WALLS EXTERNAL WALLS OF 103 FACING BRICK OL. 92 CAVITY INSULATED AS DETAILED ON SECTION, UNDER LEAD TO BE 5m LOAD BEARING LIGHT WEIGHT THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S. 1243: PART 1 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 3MM FINISH. D.P.C.'S TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. BE 'CLEAN' 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 7½ 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 NOGGINS TO ALL RAFTERS & CEILING TIES AT GABLES. MAX 1500 CENTRES 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 225 x 100 DIAGONAL, LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268 : PT 5 : 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 5:1 CONCRETE TO B.S.2.2.5. SHOWN ON SECTIONS. B.I.85 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 UNDER COVER, 450 RAD END LAPS WHERE HISTORY AND FOR 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. (Semi-detached foundation concrete - 22.5N)

FLOORS GROUND FLOORS TO BE 65 SAND/CEMENT SCREED, 100 ST 4 CONCRETE SUB-FLOORS (REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER. 75 KINGSPAN RIGID INSULATION BOARDS TO B.S. 4370 PT 1 1988 ON MIN 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

CEILINGS ALL CEILINGS TO DWELLING LINED WITH 12·7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH TAPERED EDGES MIN 300 FIBREGLASS TO ROOF SPACE ABOVE, VENTED TO B.S.5250. DESIGN REGARDS FOR A CONTINUOUS VAPOUR 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 UNLESS TO BE DENSE FIRED 60 MIN. & PLATES CONCEALED WITH 6mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY WINDOWS, DOORS & FRAMES TO BE AS BOOKTON & PAULIN CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12mm AIR GAP BETWEEN PANES FILLED CAVITY & MOISTURE TRAP. PLUMBING'S 'K' GLASS TO INTERIOR FINISH (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 & WATER HEATING TO BE AS SHOWN BELOW :- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS. ALL RADIATORS TO BE FITTED WITH THERMOSTATIC CONTROL VALVES. HOT WATER SYSTEM TO BE VENTED TO CISTERN. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 6.30 L.1. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GRADDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B.S. 5.15 L.1. SECT. 2. OIL BOILER, TO BE SMALL N.F. FAN FLUED TYPE. H.W. CYLINDER INSULATION COMPT. TO BE 80 MM TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,420 mm² (IE 200 DIAM) IF SQUARE FLUES USED MIN 342.25 mm² C.S.A. (IE 185 x 185). ALL WITH SOCKETS UPMOST 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 HEIGHTS TO B.S. 6651, 7.2 & 7.3.

CHIMNEYS (GAS & OIL APPLIANCES)

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

WASTES ALL WASTES TO BE 40 DIAMETER ALL TO HAVE 75 DEEP SEAL TRAPS. RODDING EYES AT EACH CHANGE OF DIRECTION & ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM. WASTES EXCEED 2000 & WHERE 32 DIAM WASTES EXCEED 1100 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 DOMABLE 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 BEAR CLEANSING GOAMENTS (FOUL 1 : 60, S.W. 1 : 100). PIPES PASSING THROUGH EXTERNAL WALLS TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A RIGID SHEET MATERIAL MIN 75 AROUND. 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 OR HOPE SURFACE WATER PIPES TO HAVE A RODDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDINGABLE INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.R. CONCRETE BASE. (GRADE C CONCRETE GENERALLY BUT GRADE B IN DRIVES) ALL ON 150 CONCRETE PLINTH.

FOOTPATHS 60 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE EDGING.

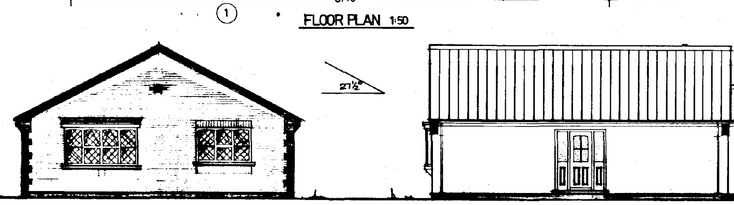
DRIVES SEE BLOCK PLAN.

SMOKE ALARMS INSTALL WHERE INDICATED ●. ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOC'T. B.1.

MECH VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES IN L/SEC ; KITCHEN/GO (30 WHERE COOKER, EXTRACT HOODS FITTED) WASH ROOMS (D) (8 PASSIVE TERC STACK (NO POWER) IN LIEU OF FANS. ALL EXTRACTS IN KITCHENS TO BE REMOTELY (MIN 2m TERC)

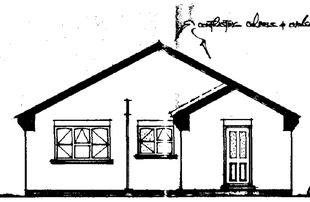
REVISIONS :

combustion air vents to be min 550 mm² of unobstructed area (or as shown) WHERE SHOWN TO HAVE BALANCED CAVITY TRAY OVER MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.

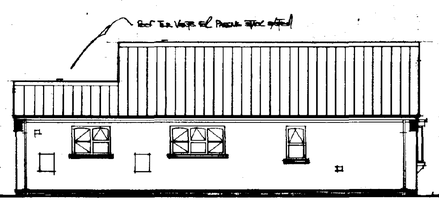


FRONT ELEVATION

SIDE ELEVATION

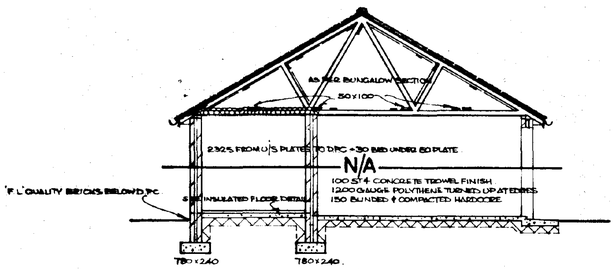


REAR ELEVATION



SIDE ELEVATION

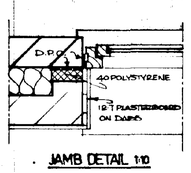
ALL ELEVATIONS 1:100



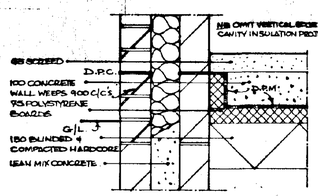
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	0245 1H 1P SDC (GE)	OL 275	2700
2	H 1P 2L (GE)	"	900
3	H 1P SDC (GE)	"	2700
4	H 2P 60 CA (GE) CAT	"	1500
5	FNS	"	1200
6	H 2P 60 CA (GE) CAT	"	1500
7	H 2P 60 CA (GE) CAT	"	1500
8	H 3P 2L SDC (GE)	"	2400
9	FPD, 1RS FF	1	1980
10	H 4P 2L SDC (GE)	"	2700

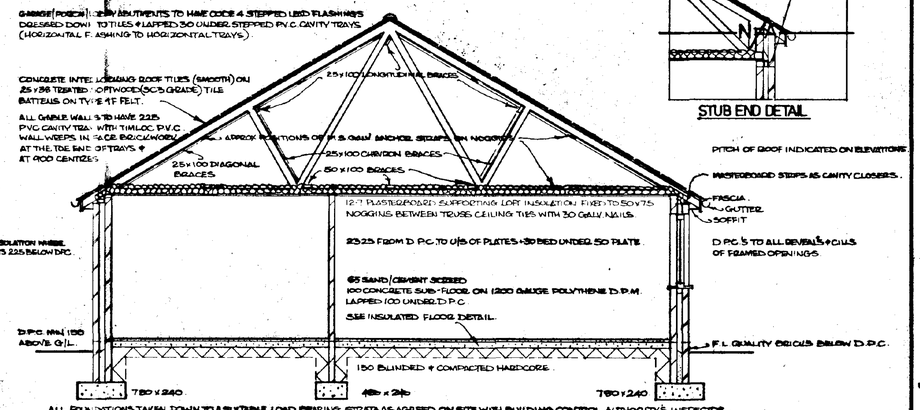
NO	JOINERY	LINTEL	LENGTH
11		OL 275	1200
12		MBL	900
13		1	900
14			
15			
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



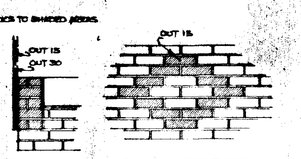
FLUSH QUOINS



SOLDIER FEATURE



CORBEL DETAIL

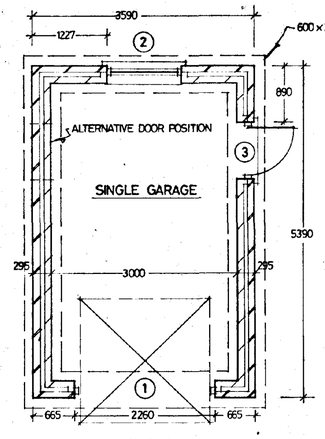


DIAMOND FEATURE

DETERMINATION PLANNING APPROVED PLAN Ref. 02 FEB 1996 Ref: H09/1214/95/.. sht 15

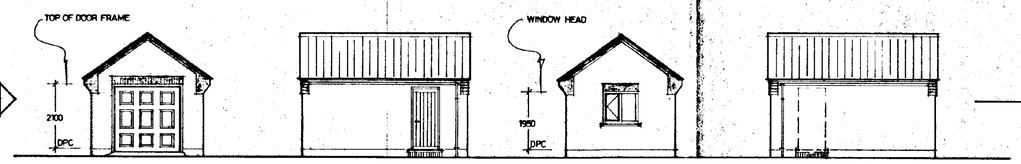
31/1/96

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT Oakwood Glade Holbeach Plots 6 + 11.	
DRAWN	DATE JUNE '95	TYPE SUSSEX	NO 460



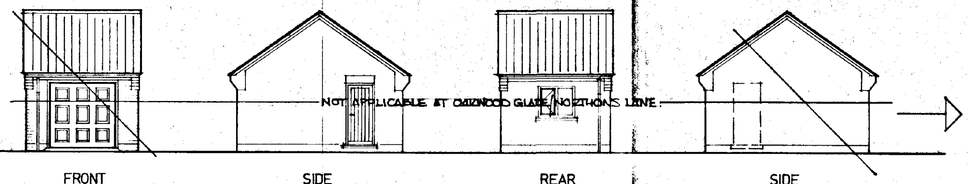
PLAN 1:50

SINGLE GARAGE			
NO.	JOINERY	LINTEL	LENGTH
1	UF 3070 NS. + boot	UL 275	2 700
2	210 cc. (CAT)	UL175	1 500
3	FX 28 + FLD 28	UL175	1 200

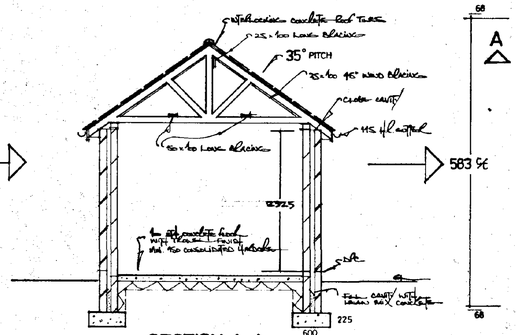


SINGLE GARAGE DN 444 G·A

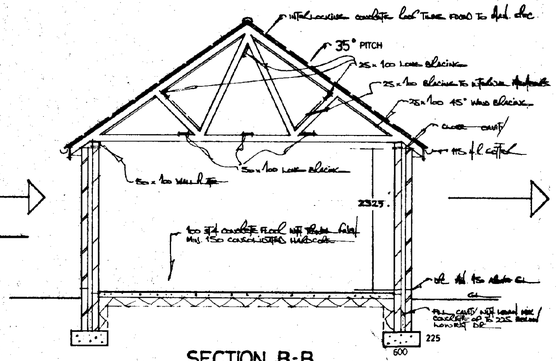
ALL ELEVATIONS 1:100



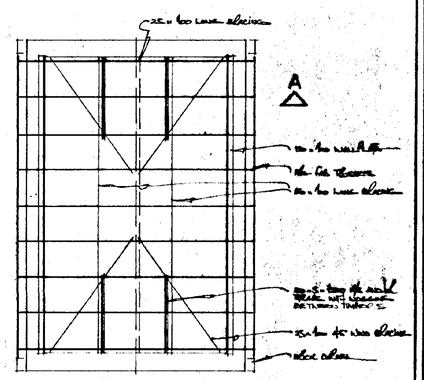
SINGLE GARAGE DN 444 G·B



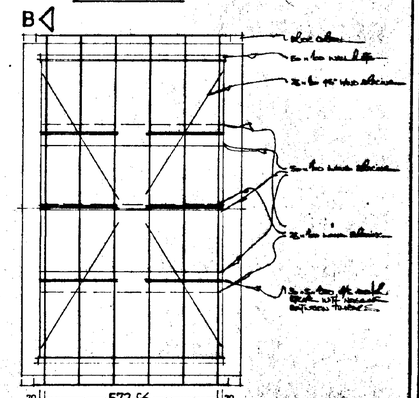
SECTION A-A



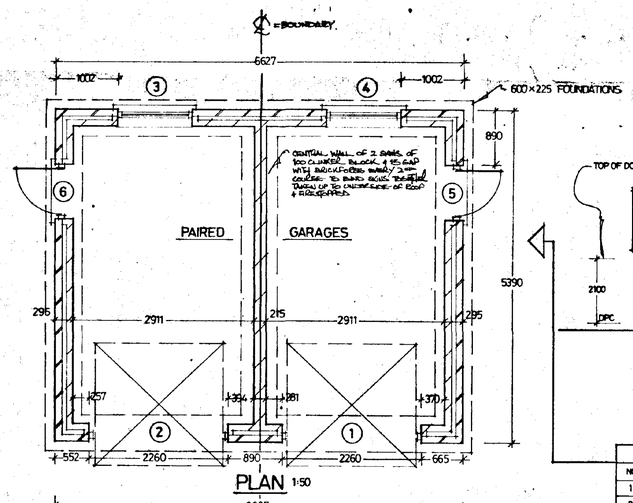
SECTION B-B



ROOF PLAN 1:50

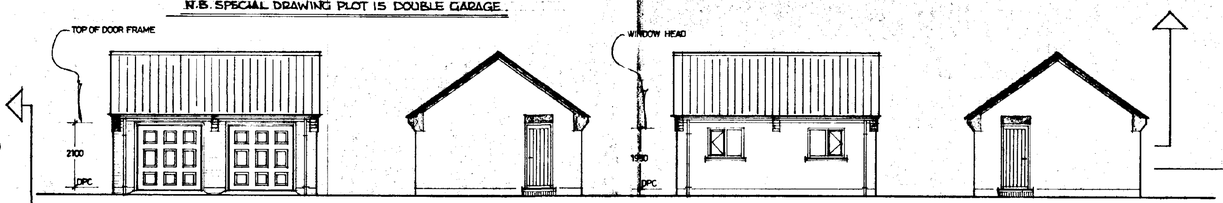


ROOF PLAN 1:50



PLAN 1:50

N.B. SPECIAL DRAWING PLOT IS DOUBLE GARAGE.

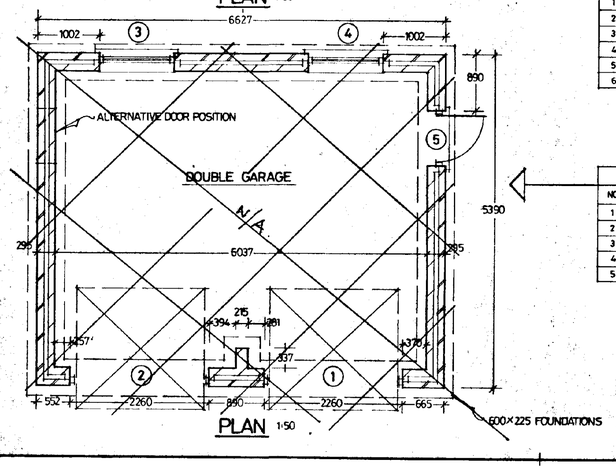


PAIRED GARAGES DN 444 G·C

DOUBLE GARAGE DN 444 G·D

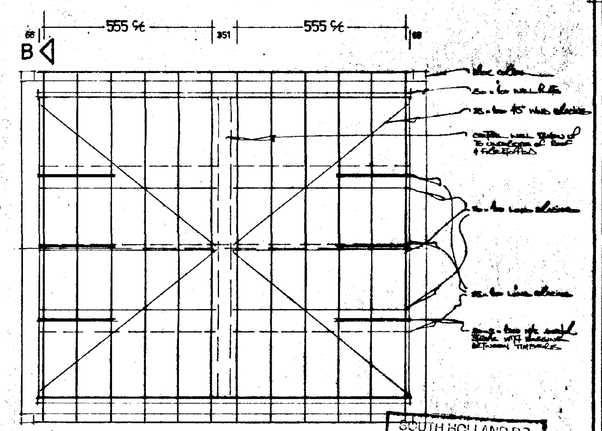
FOR DOUBLE GARAGE (IN SINGLE PLOT) :—
OMIT CENTRAL CORBELS, EXTRA DOWNPIPES
AND INCLUDE ONLY ONE PERSONNEL DOOR

PAIRED GARAGES			
NO.	JOINERY	LINTEL	LENGTH
1	UF 3070 NS. + boot	UL 275	2 700
2	UF 3070 NS. + boot	UL 275	2 700
3	210 cc. (GAT)	UL175	1 500
4	210 cc. (CAT)	UL175	1 500
5	FX 28 + FLD 28	UL175	1 200
6	FX 28 + FLD 28	UL175	1 200



PLAN 1:50

DOUBLE GARAGE			
NO.	JOINERY	LINTEL	LENGTH
1	UF 3070 NS. + boot	UL 275	2 700
2	UF 3070 NS. + boot	UL 275	2 700
3	210 cc. (GAT)	UL175	1 500
4	210 cc. (CAT)	UL175	1 500
5	FX 28 + FLD 28	UL175	1 200



ROOF PLAN 1:50

Concrete Interlocking Roof Tiles fixed to manufacturers specification, on Type 1F Roofing Felt on Treated Softwood Battens.
35° pre-fabricated Roof Trusses fixed at indicated centres and braced, all in accordance with BS5268, Part 3 and Approved Document 'A'.
50 x 100 Wall Plates and Long Bracing (ceiling level), 25 x 100 Long Bracing (rafter level), Wind Bracing and Bracing to Internal Members.
All Structural Timbers to be minimum SC3 grade.
25 x 175 PSE Fascia, 9 x 150 Plywood Soffits, 112 Half Round UPVC Gutters and 68 Diameter Down Pipes.

Strip foundations to be 600mm wide x 225mm thick, ST4 Concrete, taken down to suitable Load Bearing Strata.

External Walls of 103 Facing Brick with 92 Cavity and Inner Leaf of 100 Loadbearing Clinker Block.
All Blocks below DPC to be Dense Concrete and all Bricks below DPC to be minimum F1 quality.
Wall Ties to comply with BS1243, 1973, with maximum spacings of 750mm Horizontally, 450mm Vertically but every 225mm at Jambs.
All Lintels to be Dorman Long, installed in accordance with manufacturers specification, with minimum 150mm end bearing.
Install DPCs to Jambs and Cills of all Framed Openings.
All Joinery to be from the Boulton and Paul Standard range.
Garage Door to be from the Henderson Standard range.

Rainwater Pipes to discharge into minimum 1 cubic metre Brick Rubble Soakaways situated at least 5 metres from any Building.

Bricks and Tiles to match Adjacent Dwellings unless otherwise noted.

Distance from External Walls to Boundary to be minimum 1 metre.

AMENDED PLAN
A3

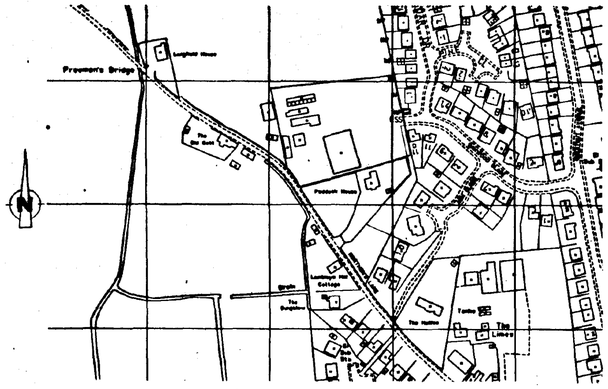
SOUTH HOLLAND DC
HOUSING & PLANNING
-9 APR 1998
Ref: 1214/95

P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT
OAKWOOD GLADE/NORTHONS LANE, HOLBEACH (EXCLUDING PLOT 15).
Single = Plots 4, 5, 6, 11 & 12.
Double = Plots 13/14.

DRAWINGS
STANDARD GARAGES DRAWING
Revised Design.

SCALES: 1:50, 1:100
DATE: JULY '97
DESIGN/PLAN No. 444 G (A,B,C & D)
DRAWN:



LOCATION PLAN.

EXISTING DENSITY = 7·93/ACRE
(FIRST APPROVED AT 8·46/ACRE).

OAKWOOD GLADE.

ASH CLOSE.

CEDAR DRIVE.

KERB TOP = +3.29G.

FOUL SEWER PUMPING STATION.

NEW SCREEN HEDGE OF LEYLANDII SET AT 750 CTS. NOT TO EXCEED 3·0M HIGH WHEN MATURE.

EXISTING 3·5M HIGH CONIFER HEDGES.

PADDOCK HOUSE

PROPOSED DENSITY = 6·32/ACRE.

NORTHONS LANE.

FARM SHED.

TBM TOP OF HEADWALL COPING = +3.734.

BLOCK PLAN.

K/L = +3·106

3·0M WIDE EMERGENCY LINK FOOTWAY AS PER CONDITION 8 OF OUTLINE CONSENT H09/1187/93.
CONSTRUCTED TO L.C.C. SPECIFICATIONS WITH FULL KERBS EACH END.
SURFACE WATER PIPES LOCATED UNDER EMERGENCY LINK & THEN ALONG VERGE OF NORTHONS LANE TO HOLBEACH DYKE.
INCIDENTAL GRASS AREA LANDSCAPED TO SHDC PARKS DEPT APPROVAL.

K/L = +3·236

K/L = +3·220

K/L = +3·089

K/L = +3·031

K/L = +2·934

K/L = +2·934

K/L = +3·089

DETERMINED PLAN

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
12 FEB 1996
Ref: H09/1214/95

LANDSCAPING DETAILS

1·8m HIGH VERTICAL CLOSE BOARD FENCES TO B.S. 1722 and B.S. 3470

FRONT GARDENS SEEDED OR TURFED
NEW COPPER BEECH HEDGES : FAGUS SYLVATICA, SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN ROWS AND 450mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND SECURED TO TREATED STAKES WITH 2M° TREE TIES, AS KEY;

A	FIELD MAPLE	: ACER CAMPESTRE
B	PAPERBARK MAPLE	: ACER GRISEUM
C	SWEDISH WHITEBEAM	: SORBUS ARIA
D	WHITE WILLOW	: SALIX ALBA
E	FLOWERING RED HAWTHORN	: CRATAEGUS OXYCANTHA
F	SILVER BIRCH	: BETULA ALBA
G	WHITE BIRCH	: BETULA PENDULA VERRUCOSA
H	WILD CHERRY	: PRUNUS AVIUM
I	GOLDEN HORNET	: MALUS
J	NORWAY MAPLE	: ACER PLATANOIDES
K	COMMON ASH	: FRAXINUS EXCELSIOR
L	SMALL LEAVED LIME	: TILIA CORDATA

GENERAL

OPEN SPACES TO THE APPROVAL OF S.H.D.C.'S PARKS DEPT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL.

ALL FOUL WATER INTO SEWERS FOR A.W.A. ADOPTION.
ALL SURFACE WATER FROM ROOFS TO SOAKAWAYS MIN 5m FROM BUILDINGS.

STREET LIGHT TO L.C.C. SPECIFICATION 5/35/C/93
STREET LIGHT TO L.C.C. SPECIFICATION 5/35/RL/93
ALL COLUMNS TO HAVE R.E.C. SUPPLIES.

	GENERAL WALLING BRICKS	CONTRAST BRICK	ROOF TILES
A.	BELTON CAVENDISH GOLDEN BROWN	TUSCAN RED MULTI.	MOSBOROUGH RED.
B.	BAGGERIDGE TUSCAN RED MULTI	GOLDEN BROWN.	OLD ENGLISH DK RED.
C	BAGGERIDGE TUSCAN RED MULTI.	GOLDEN BROWN	MOSBOROUGH RED.
D.	BELTON CAVENDISH ANTIQUE MULTI.	TUSCAN RED MULTI.	OLD ENGLISH DK RED.
	F.L QUALITY RICHMOND BRONZE BELOW DPC		SWORTH HADLEY MIX DIPS.

P. L. ELY (CONTRACTORS) LTD,
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT.
PROPOSED RESIDENTIAL DEVELOPMENT OFF OAKWOOD GLADE & NORTHONS LANE, HOLBEACH.

DRAWINGS:
BLOCK & LOCATION PLANS.

SCALES: 1/500, 1/2500

DESIGN/PLAN No
H09/1214/95/REVISED.

DATE: 31/1/96.

DRAWN P.L.ELY.