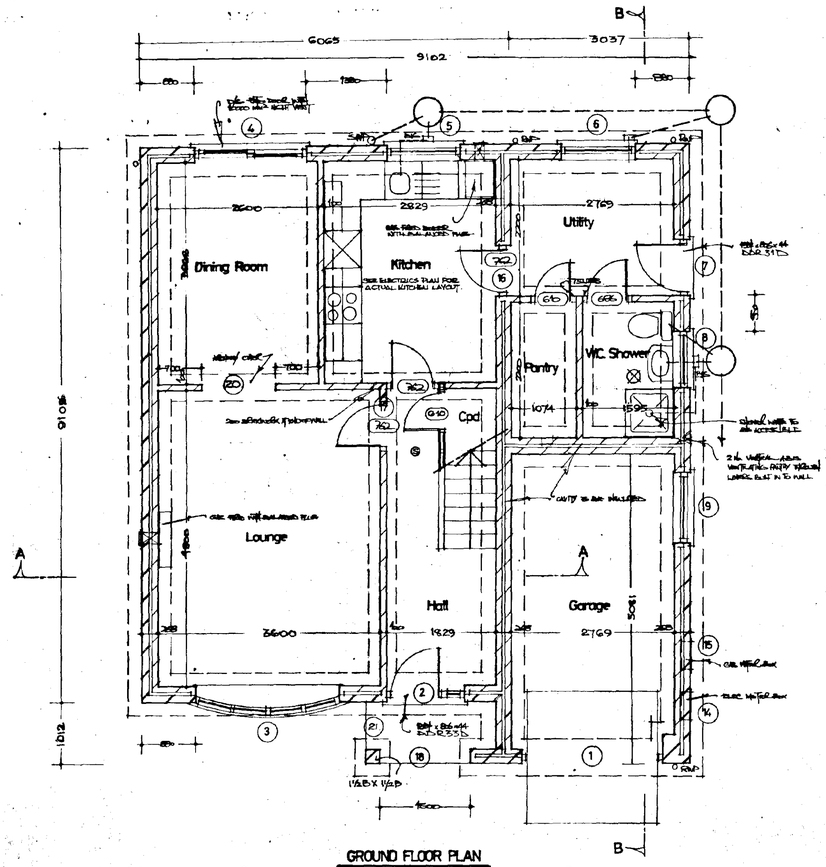
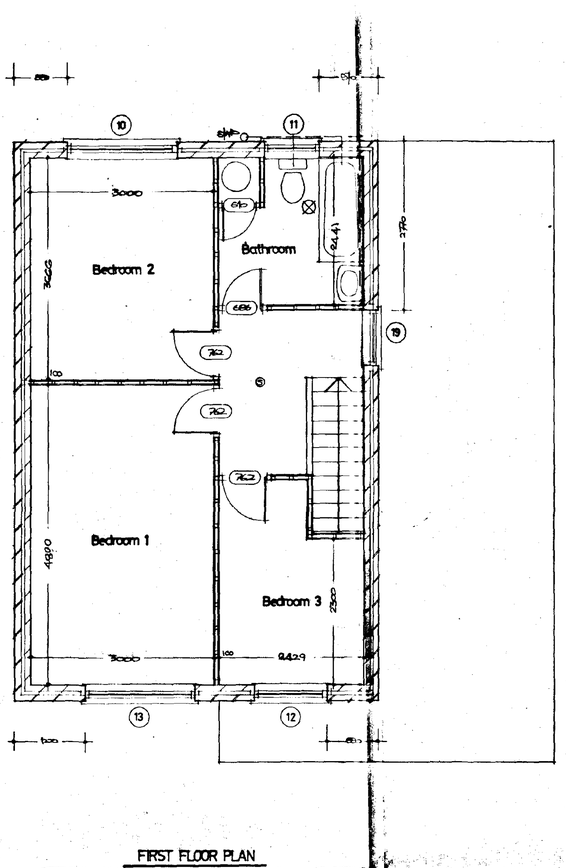
RE DETAILS OF FACING BRICKS & ROOF TILES. REFER TO SITE PLAN



GROUND FLOOR PLAN



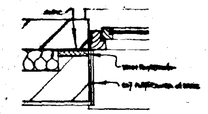
FIRST FLOOR PLAN

No	DESCRIPTION	REF.	LENGTH
1	102½ Ins.	OL.2	2700
2	100 x 225 (4")	OL.2	1650
3	CAVITY BAR	OL.6	2700
4	215 x 65	OL.	2100
5	0.2100m (84")	"	1500
6	"	OL.2	"
7	150	OL.2	1200
8	0.2450	"	"
9	0.2100 (84")	"	1500
10	0.2450	"	2100
11	0.2450	"	1200
12	0.2100 (84")	"	1500
13	0.2450	"	2100
14	——	RSJ	750
15	——	"	750
16	——	OL.2	1200
17	——	ESW1	"
18	——	OL.2	900
19	215 x 65	OL.2	1200

EXTERNAL CAVITY WALL TO BE OF ... ALL TO BE ... UNLESS NOTED OTHERWISE

ALL LINTELS INSTALLED TO MANUFACTURERS INSTRUCTIONS AND BRICK MANUFACTURERS RECOMMENDATIONS

No	DESCRIPTION	REF.	LENGTH
20	(ARCHWAY)	ESW1	1800
21	——	OL.2	900



CONSTRUCTION DETAILS

WALLS EXTERNAL WALLS OF 215 FACING BRICKS, CAVITY INSULATED WITH ... SHALL ONLY BE FACING BRICKS BONDED, MIXED AS ... TO BE 100 LAYERS THICK BRICKS PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS 1243 : 1978 WITH MAX SPACINGS 900 HORIZONTALLY AND VERTICALLY AT EVERY 22.5 AT JAMBS. ALL DOORS IN LOAD-BEARING WALLS TO BE LINTELLED. ALL BACKS UP BY D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LAYER BRICKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 9MM PLYWOOD. D.P.C. TO ALL DOOR & WINDOW OPENINGS. ETC.

ALL WALLS MIN 150 x 300 C/C BEING CONTINUOUS WITH D.P.M. FILL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & JAMBS. STEP CEMENT SUPPLY EAVES LEVEL TO AVOID TILE SIGNAL BANDING. ALL BRICKWORK BONDED DPC. TO BE MIN. "PLC QUALITY".

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 LAP ON 38 x 25 TORRETED S.W. BATTENS ON TYPE 1F ROOFING FELT LAPPING 150 LAP IN EACH DIRECTION.

TYPICAL PITCH PER ... FABRICATED TRUSS ROOF TRUSSES AT 450 CENTRES STRAPPED AT VERGE & CEILING LEVEL AT MAX 1800 CENTRES WITH 30 x 5 M.S. ANCHOR STRAPS 1200 LONG WALLPLATES 100 x 25 BEARING & HOOKED ROOF ALL AS DETAILED. CONSTRUCTED TO BS 5268 PT 3 1985

UPVC. RAINWATER GOODS TO BE EQUIVALENT TO 100 DIA. GUTTERS & 65 DIAM. DOWNPIPE

FOUNDS STRIP FOOTINGS TO ... OF 1:15:3 CONCRETE OR CROSSPANEL REINFORCEMENT (IF REQ.) ON ... CAVITY WALLS AS ... PRETTY OR BRICK PIER ... ONE-STOREY SINGLE STOREY CAVITY WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.I. & D.C. BUILDING INSPECTOR

FLOORS FIRST FLOOR TO BE 18 : 6 FLOORING GRADE CHIPBOARD (TYPE WITH MOISTURE RESISTANCE) ON ... ON 150 DEEP TRIMMER JOISTS ON ... GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C15P CONCRETE SUBFLOOR (OR C30P IF USED GROUND BEAM FOOTINGS) ON 1000 GAUGE POLYTHENE D.P.M. ON MIN 150 PLANED & COMPACTED HARDCORE

CEILINGS GROUND FLOOR CEILINGS TO BE 12.7 PLASTERBOARD. FIRST FLOOR CEILINGS TO BE 9.5 PLASTERBOARD. ALL TO HAVE ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOFSPACE VENTILATED TO BRS PR REQUIREMENTS. EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILS (TYPE SOFFIT BOARD) & TWO OPPOSITE EAVES VENTS. GARAGE CEILING & WALLS TO BE LINED WITH 2 LAYERS OF 9.5 WASTE BOARD WITH STAGGERED JOINTS OR EQUIVALENT

JOINERY WINDOWS TO BE FROM TYPE B & P STANDARD RANGE. ALL TO HAVE MIN 4000MM² TRICKLE VENTILATORS (EXCEPT GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA. ALL D/GLAZED WINDOWS IN PILKINGTONS 'K' GLASS

STAIRS STRAIGHT FLIGHT STAIRS TOTAL RISE 2600 IN 13 NO RISERS, 12 NO GOING IN 2 NO FLIGHTS. PITCH OF STAIRWAY NOT TO EXCEED 42° GOING OF ALL TREADS OF 12 NOS 32 STRINGS 25 TREADS PLYWOOD RISERS BALUSTRADE/HANDRAILING & RETAINING WALL (SEE DETAIL) TO BE OF 50 x 175 TIMBER FRAMING LINED BOTH SIDES WITH PLASTERBOARD & SKIMMED & PAINTED HARDWOOD CAPPING HANDRAIL TO BE CONTINUOUS UP ONE SIDE OF STAIRS TERMINATING IN A SCROLL

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO BS: 1.I. SPECIFICATION. ALL PIPES TO HAVE EXPANSION LOOPS, BENDS ETC. & WHERE CHANGE IN ACCELERATION NOT LESS THAN 1.0 m.

WASTES BATH, SINK & BASIN 32 NOMINAL TO BE 40 DIAM WASTES TO BE 30 DIA. TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. THE ADMITTANCE VALUES TO BE REQUIRED FOR PIPE LENGTHS EXCEED 3000 (10 WASTES & 1000 (3 WASTES) 100 DIAM S.V. PIPES TO HAVE ACCESS PLATES AT BASE & DURABLE CAGES AT TERMINALS MIN 900 ABOVE UPPER MOST WINDOW HEADS

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM APPROVED PVC PIPES LAID IN STRAIGHT LINES TO SUIT CLEARANCE GRADIENTS POOL 1:400 S.W. 1:400 INVERT PEGGING BELOW ALL EXTERNAL WALLS PIPES TO HAVE B.C. UNTIL COVERED & TO BE SUITABLY PROTECTED BY A RIGID SURROUND MATERIAL. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BEDD SURROUND WHERE NOT UNDER A DRIVE & HAVING LESS THAN 600 COVER PIPES TO BE PROTECTED BY PRYMES SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE BEDDING ABOVE NOT LESS THAN 75 PEA GRAVEL.

SURFACE WATER DRAINS TO HAVE BOSSING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BRICKWORK. WASTES TO BE ALL BRONZE OPEN WHERE PASSING THROUGH WALLS, CASED SLEEVE MATERIAL TO BE USED & TO BE FIRE STOPPED

I. Cs. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON 150 THICK CONCRETE BASE. CURVE 'C' COVERS USED GENERALLY & CURVE 'B' WHERE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINAGE TO DISCHARGE INTO MIN 1.8m³ BRICK RUBBLE SOAKAWAYS SITED MIN 5m FROM ANY BUILDING

DRIVEWAY 50 (2" CLEAR) WASHED GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE

FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX

MECH. VENT RAPID VENTILATOR EXTRACTOR FANS TO BE PROVIDED TO BATHROOM (MIN 15 LITRES/SEC) & TO KITCHENS (BY COOKER HOOD VENTILATED TO OUTSIDE MIN 30 LITRES/SEC). DUCTS IN LOFT SPACE TO BE INSULATED

FAN DETAILS : - BATHROOM CAPE 240 SHOWER ROOM CAPE 240.

SMOKE ALARMS PROVIDE AS INDICATED, MIN ONE TO EACH FLOOR, ALL TO BE INTERCONNECTED & MAINS OPPERATED WITH SEPARATE FUSE. TO BS 5446-PT1 & TO APPROVED DOCUMENT B1

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE TOUGHENED GLASS TO BS 6206 CLASS A.

REVISION - 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 200
12·5mm Plasterboard ceilings in lieu of 9·5mm

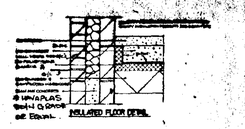
AMENDED PLAN
Ref. A1

SOUTH ... HOUSE ... 12 OCT 1995
Ref: H/10491/95



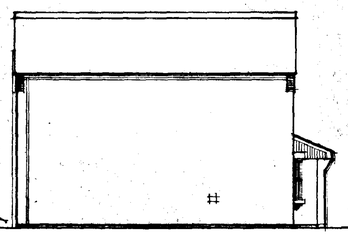
ROOF PLAN

FIRST FLOOR JOISTS

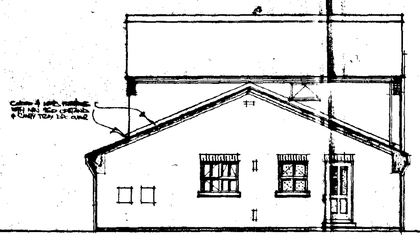




FRONT ELEVATION



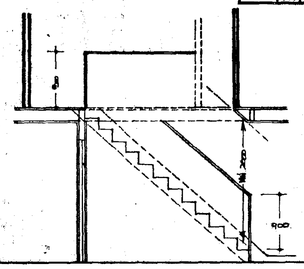
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



STAIR DETAIL

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

PROJECT
HEREFORD TYPE HOUSE

DRAWINGS:
STATION ROAD (WEST), LONG SUTTON;
Plots: 29

SCALES 1/50 & 1/100 | DESIGN/PLAN No. 271

DATE: JULY '94 | DRAWN: RW

U0001390

PLOT	DES N°	MATS	PLOT	DES N°	MATS	PLOT	DES N°	MATS
1	260	C	23	251	A	45	251	A
2	352	A	24	257	A	46	250	A
3	251	B	25	254	C	47	353	C
4	251	A	26	265	A	48	255	B
5	254	C	27	250	A	49	256	B
6	256	B	28	363	B	50	257	C
7	353	B	29	271	A	51	255	C
8	246	B	30	269	B	52	253	B
9	269	C	31	269	B	53	255	A
10	269	C	32	243	A	54	250	C
11	549	A	33	247	C	55	352	C
12	549	A	34	353	A	56	255	B
13	242	C	35	270	B	57	250	C
14	269	A	36	246	C	58	257	B
15	269	A	37	270	A	59	353	A
16	269	B	38	273	C	60	255	A
17	269	B	39	549	A	61	261	C
18	352	C	40	549	A	62	251	B
19	254	B	41	270	B	63	261	B
20	256	A	42	251	B	64	258	C
21	257	A	43	257	C	65	259	B
22	251	C	44	255	C	66	262	A

A = BELTON CAVENDISH PURPLE MULTI: OLD ENGLISH DARK RED
B = BELTON CAVENDISH GOLDEN BROWN: SMOOTH BROWN
C = BELTON CAVENDISH ANTIQUE BROWN: MOSBOROUGH RED

ALL TILES ARE SMOOTH MARLEY MENDIPS

GENERAL

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

ALL FOUL WATER INTO SEWERS FOR A.W.A. ADOPTION
ALL SURFACE WATER FROM ROOFS TO SOAKWAYS 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

LANDSCAPING DETAILS

—— 1.5m HIGH VERTICAL CLOSE BOARD FENCES TO B.S.1722 & B.S.3470

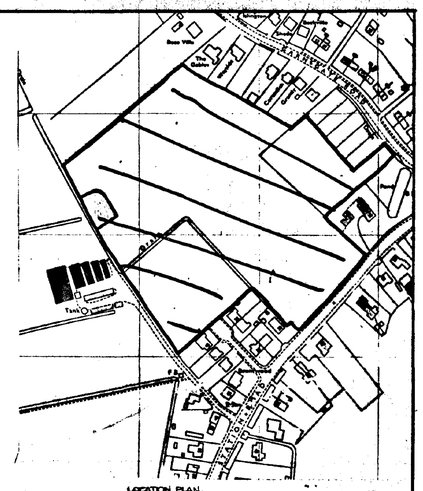
FRONT GARDENS SEEDED OR TURFED
NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN ROWS & 450mm BETWEEN PLANTS

NEW TREES TO BE STANDARDS & SECURED TO TREATED STAKES WITH 2N° TREE TIES

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



BLOCK PLAN



LOCATION PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
10 MAY 1995
Ref: 0491/95

DETERMINED PLAN

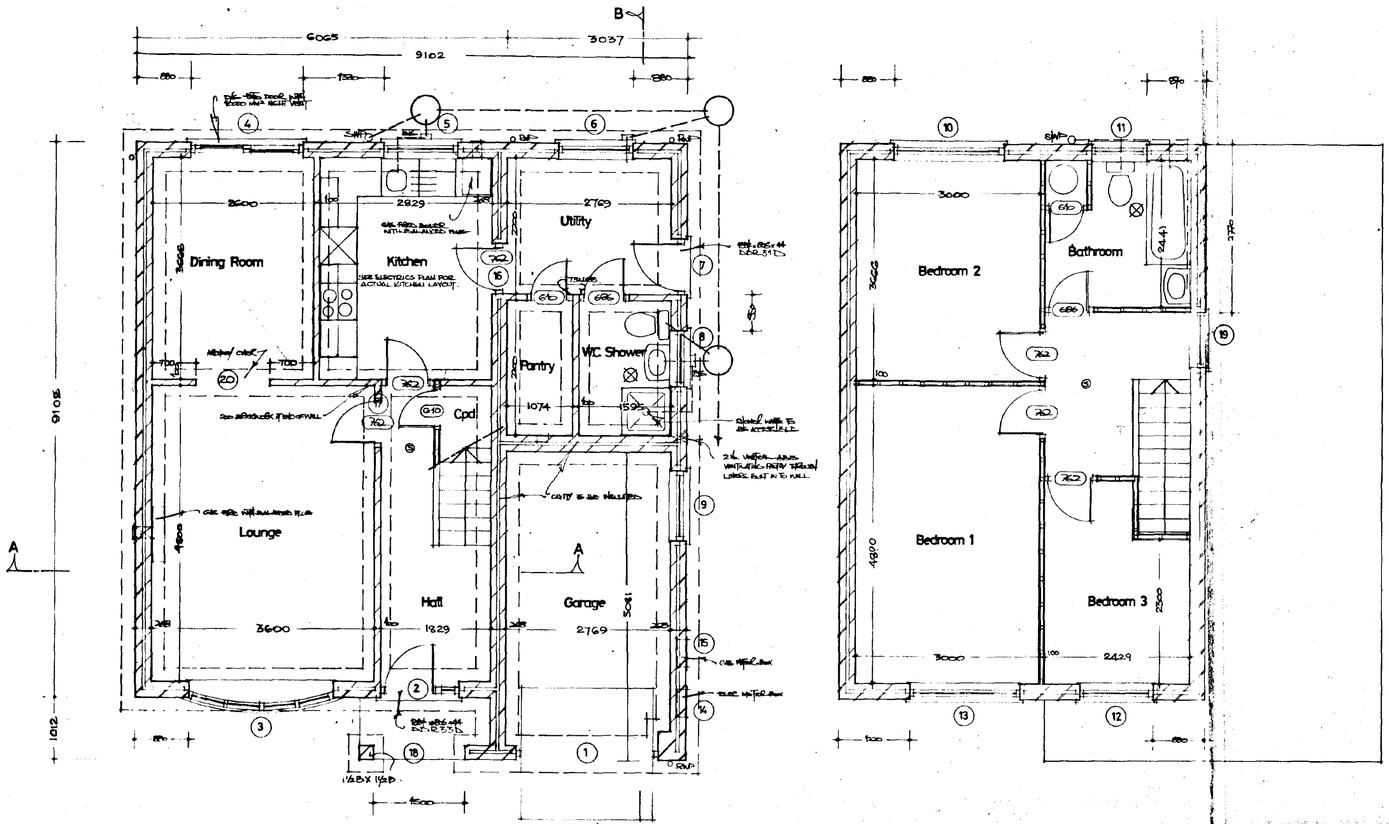
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT AT STATION ROAD (WEST) AND GARNEGATE ROAD LONG SUTTON.

DRAWINGS:
BLOCK PLAN, LOCATION PLAN.

SCALES: 1/500, 1/2500
DESIGN/PLAN No
DATE: JANUARY 1995
DRAWN: D.J.CHARD ELY.

D0003396


B
6065
3037
9102
Dining Room
Kitchen
Utility
Pantry
WC
Shower
Lounge
Hall
Garage
Cpd
Bedroom 2
Bathroom
Bedroom 1
Bedroom 3
A
9105
1012
4980
3600
2769
1829
2429
3000
2500
1074
2829
2709
1500
1800
2400
2440
3000
3028
2744
2700
1700
1500
1800
2500
1000
1500
1800
2400
2500
3000
3600
4500
1500
1800
2500
3000
3600
4500
1500
1800
2500
3000
3600
4500
1500
1800