N

LANCASTER DRIVE

S.W.OUTFALL

FULL DRAIN

BRIDGE

OPEN SPACE

ACOUSTIC BARRIER (4·00m High)

200 high c.b. fence

MOUNDED BANK (to 1·20m high)

WORKS

SEAGATE ROAD

500

Space for Electric Pumping Station

PRIVATE CARRIAGEWAY (TARMAC)

Kirkstone

Dorset House

The Toy

VISIBILITY SPLAYS
4·50m x 80·00m (To North)
4·50m x 120·00m (To South)

DRAIN

S.W.Outfall

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
M	ENGLISH OAK	: QUERCUS ROBUR

FOR EXTERNAL MATERIALS, SEE SEPARATE SCHEDULE Ref RTW/RKE/HH/CSLS/1

GENERAL

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

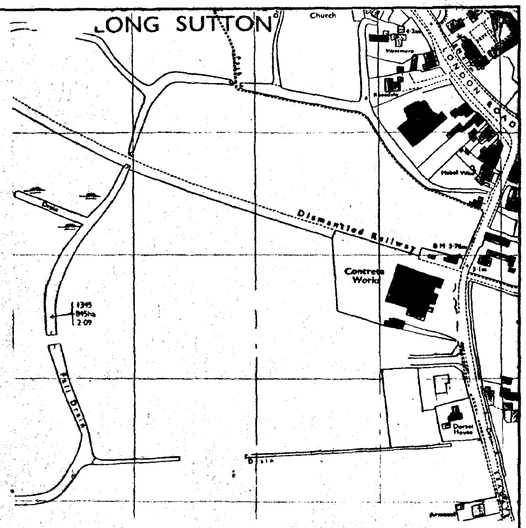
ALL FOUL WATER INTO SEWERS FOR A.W.A. ADOPTION.
ALL SURFACE WATER FROM ROOFS TO SOAKAWAYS MIN 5m FROM BUILDINGS.

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.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: 0913/94

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON
RESIDENTIAL DEVELOPMENT
JD 02 B DEC '96 1:500

P.LELY (CONTRACTORS) LTD.
SITE LAYOUT
ROGER WRIGHT architect



LOCATION PLAN SCALE 1/2500

5 Poplars
8'H conifers
willow
8'H conifers x 3/4 width
2 FIRS.
OPEN
8 conifers 8 Privet
1.2m wall
1.5m wall
Chainlink
4FT Fence
15 conifers 2m Fence
4' Fence
This Bank not surveyed
S.W.I.D.B. 9m BYELAW ZONE
FELL DRAIN
Corner cut back
Bridge
Pricked
MAIN DRAIN
DRAIN
This Bank not surveyed
Edge of concrete apron
Shed
SEAGATE ROAD
Entrance details from Dwg. Feb '94
Hedge Centres

A — C	282·5
C — D	238·35
D — E	171·75
E — F	57·5
F — B	110·3
F — G	66·91
G — A	88·3

Rec'd 09/3/94

Number — 3
York — 8
Lincoln — 8
Ross — 13
SLEAF — 14
Suss — 2
STRAT. — 12

Ouse/w 2x2
Ouse 3
Welland 4
Hert — 6
OK S. — 1
OK D. — 3

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

PROJECT
CHAPMANS LAND
OFF SEAGATE ROAD
LONG SUTTON

DRAWINGS
MEASURED SURVEY

SCALES 1:500

DESIGN/PLAN No
KKE/CL/P/1

DATE MAY '94

DRAWN

LANCASTER DRIVE

N

LANDSCAPING DETAILS

1.0m HIGH VERTICAL CLOSE BOARDED FENCES TO B.S. 1722 and B.S.3470

0.45m HIGH KNEE RAIL FENCES

FRONT GARDENS SEEDED OR TURFED

SEEDED OR TURFED HIGHWAY VERGES

NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND PLANTED IN ACCORDANCE WITH BS4428:1989 AND AMENDMENT No. 1 (1991) AS FOLLOWING KEY

A	COMMON ASH	FRAXINUS EXCELSIOR
B	BEECH	FAGUS SYLVATICA
CA	CRAB APPLE	MALUS SYLVESTRIS
FC	FLOWERING CHERRY	PRUNUS SERRULATA
FM	FIELD MAPLE	ACER CAMPESTRE
H	HOLLY	ILEX AQUIFOLIUM
HN	HAWTHORN	CRATAEGUS OXYCANTHA
MA	MOUNTAIN ASH	SORBUS AUCUPARIA
O	COMMON OAK	QUERCUS ROBUR
S	SYCAMORE	ACER PSEUDOPLATANUS
SB	SILVER BIRCH	BETULA PENDULA
W	WHITEBEAM	SORBUS ARIA
WC	WILD CHERRY	PRUNUS AVIUM
SM	SNOWY MESPIL	AMELANCHIER LAMARCKII
FC	FLOWERING CHERRY	PRUNUS SUBHIRTELLA 'AUTUMNALIS'
C	COTONEASTER	COTONEASTER FRIGIDUS

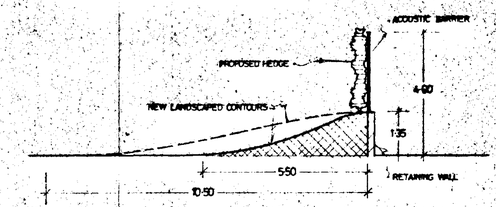
GENERAL

FOR EXTERNAL MATERIA... Ref RTW/RKE/RM/CSLS/2...

OPEN SPACES TO THE APPR... PARKS DEPARTMENT.
ROADS, FOOTWAYS, FOOTPATHS ... AND SURFACE WATER DRAINS TO ... ALL BLOCK PAVIORS TO BE H.M.O...

ALL FOUL WATER INTO SEWERS FOR ... ALL SURFACE WATER FROM ROOFS TO ... MIN 5m FROM BUILDINGS.

STREET LIGHT TO L.C.C. SPECIFICATION
STREET LIGHT TO L.C.C. SPECIFICATION &
ALL COLUMNS TO HAVE H.M.C. SUPPLIES.



SECTION AT WARRICKS BOUNDARY SCALE 1:100

ALTERATIONS TO PLANTING OK. NOTE: TYPE OF PLANTING DEPTH OF SOIL ETC TO BE AGREED WITH ENGINEER 16/11/98.

PRIVATE CARRIAGEWAY

PRIVATE CARRIAGEWAY

PRIVATE CARRIAGEWAY

OPEN SPACE

FOOTPATH

ACOUSTIC BARRIER (4m High)

KNEE RAIL FENCE

KNEE RAIL FENCE

BLOCK PAVIORS

BLOCK PAVIORS

FALL DRAIN

DRAIN

S.W.OUTFALL

S.W.OUTFALL

S.W.OUTFALL

BRIDGE

POSSIBLE NEW BANK LINE OF RE CONTOURED BANK

WARRICKS

Store

A.B. Tapered Down To 2·00m High

SEAGATE ROAD

E.M.E. SUB STATION

Kirkstone

Dorset House

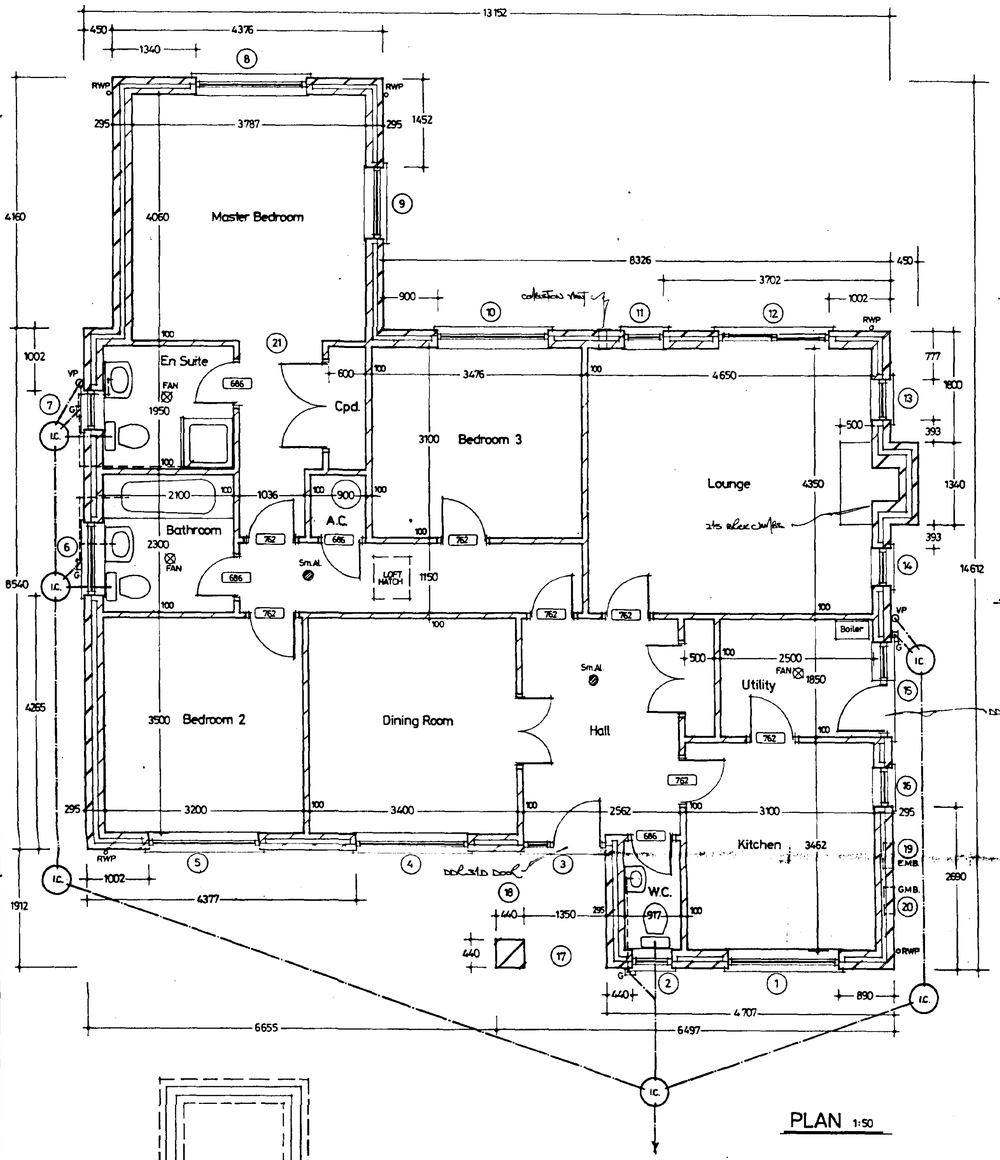
The Toy

VISIBILITY SPLAYS
4·50m x 80·00m (TO NORTH)
4·50m x 120·00m (TO SOUTH)

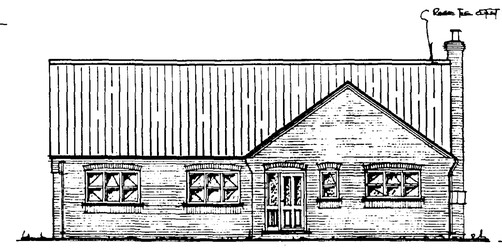
AMENDED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
09 NOV 1998
Ref. 97/3177

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON — P.L.ELY (CONTRACTORS) LTD.
RESIDENTIAL DEVELOPMENT — SITE LAYOUT
KD 02 (LR1) JULY '97 1:500 — ROGER WRIGHT architect

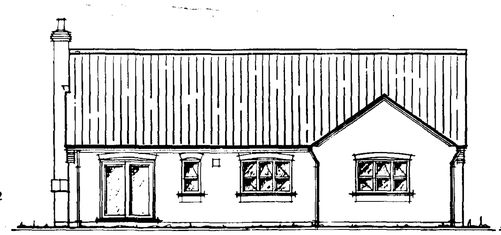


PLAN 1:50

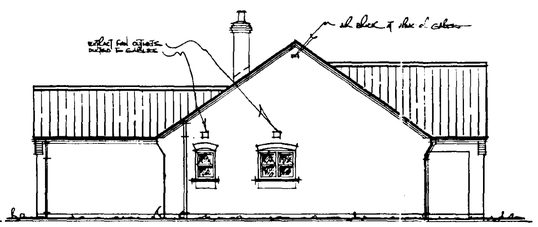


FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



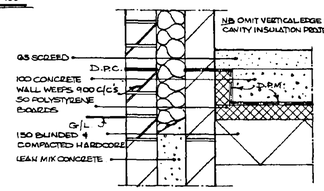
SIDE ELEVATION

FOUNDATION PLAN 1:100

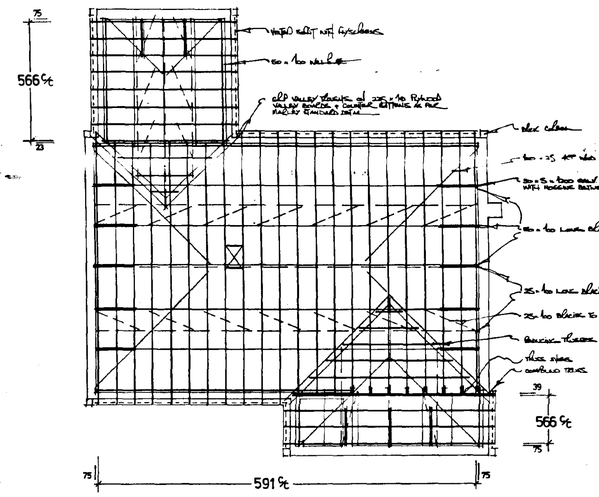
NO	JOINERY	LINTEL	LENGTH
1	H 3/6 CDC.	U75R	2100
2	H 1160 D.	1	1050
3	RE. 1365 H (GAT)	1	1650
4	H 3/12 CDC.	1	2100
5	H 3/12 CDC.	1	1
6	H 2/6 CD (GAR)	1	1500
7	H 1160 D.	1	1050
8	H 3/12 CDC.	1	2100
9	H 2/12 CD (GAT)	1	1500
10	H 3/12 CDC.	1	2100

NO	JOINERY	LINTEL	LENGTH
11	H 1113 D.	U75R	1050
12	PAIR V 788 R.	1	2100
13	H 1113 D.	1	1050
14	H 1113 D.	1	1
15	MH H 1160 (GAR)	1	1950
16	H 1160 D.	1	1050
17	———	1	1650
18	———	1	1800
19	———	MBL	750
20	———	1	1
21	———	BB2	1650

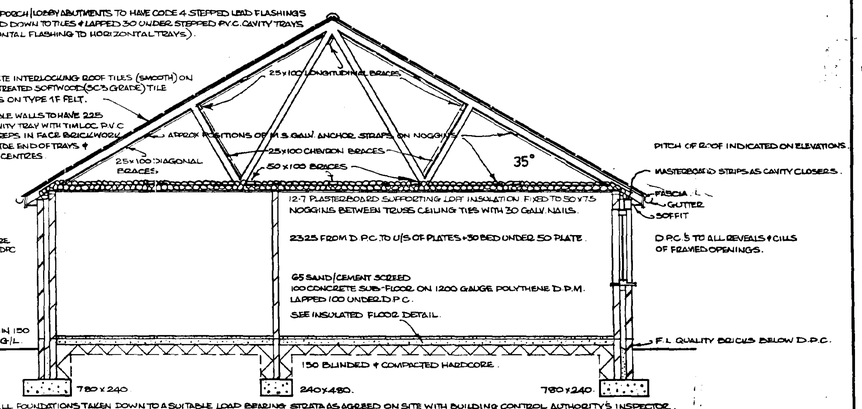
JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



ROOF PLAN 1:100 35° PITCH



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

TYPICAL BUNGALOW SECTION 1:50

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 OMISSIONS 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 THIS 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. INNER LEAF TO BE 100 LOAD BEARING MTAL CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, M TIE. MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 Ø JAMBS. ALL LINTELS TO HAVE INSULATED CORZEB 4 MIN. 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN 11 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. 1 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 BYPASSING.

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 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 & LOFT BRACES. ALL CONSTRUCTED TO B.S. 5268 PT 3 1985. UPVC GUTTERING. GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF ST 4 CONCRETE TO SIZES SHOWN ON SECTIONS. ST 15 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 750 IN DEPTH OVER LOOSE OR MADE UP GROUND. STEPPED FOOTINGS TO BE IN ACCORDANCE WITH B.S. 8103 PT 1 1995 TABLE 3. ALL FOUNDATIONS TO BE MIN 1000 BELOW NATURAL GROUND LEVEL. ALL FOUNDATIONS TO BE TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR. ALL FOUNDATIONS TO BE IN ACCORDANCE WITH B.S. 8004 1986.

FLOORS. GROUND FLOORS TO BE 65 SAND/CEMENT SCREED, 100 ST 3 CONCRETE SUB-FLOORS (OR AS WHERE REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER. 75 MAXI PLUS SD IN GRADE EX PANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN. 150 RAMMED & 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. 200 FIBREGLASS TO ROOF SPACE. 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 PLASTERED OVER. & PLATES COVERED WITH 6 MM MASTERBOARD STRIPS.

JOINERY. WINDOWS DOORS & FRAMES TO BE AS BOOKLET & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TOP/SIDE VENTS (MIN. 8000 MM² PER ZOOM) & SEALED DOUBLE GLAZED UNITS WITH 12 MM AIR 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 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 CL. 1 SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B.S 5910 : 1 SECT 2.

CHIMNEYS. C1 BASIC. TO BE SEMI H.P. FAN FLUED GAS. H.W. & SPACE. INSULATION OVER TO BE 50 MM 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 UPWIST TO B.S 1181 PT 1 & PT 3. 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.S 693 PT 1, 12 & 13.

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 75 DIAMETER ——— ALL TO HAVE 76 DEEP SEAL TRAPS & BOSSED INVERTS AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE 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 (FOUL 1 IN 40, S.W. 1 IN 100). PIPES PASSING THROUGH PERIMETER WALL TO HAVE S.I. OR STEEL LINTEL OVER. (EACH LINE) & TO BE SURROUNDED BY A RIGID SHEET M.I. OR ALMIN. TS 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 EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BOSSED ALE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE. GRADE C COVERS GRANOLLY 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 . ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOC'T. B. I.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES TO U.S.E.C.1 BATHROOM : 15L KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) ALL BRICKWORK IN LOFT SPACE TO BE NEW FACED.

REVISIONS :
combustion air vent to be formed "blank block" but from inside room to have hollowed comb style cover.
main loft hatches to be insulated & draught proofed.
All PVC- U/A windows to have min. 6.5 mm wide chamber.

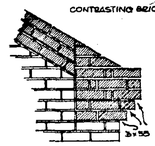
SHDC
Planning & Development
- 8 JUN 2002
Ref 913/97



FLUSH QUOINS

AMENDED PLAN
Ref. 97

CONTRASTING BRICKS TO SHADED AREAS.

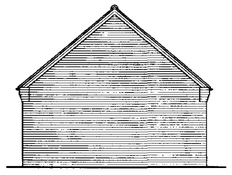


CORBEL DETAIL

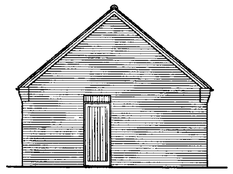


DIAMOND FEATURE

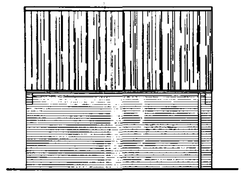
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT	
DRAWN R	DATE JULY '98	TYPE STAFFORD	NO HO2D-473



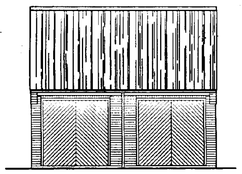
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

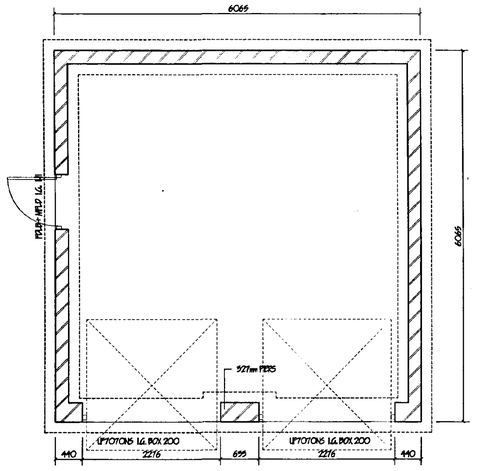
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to match existing to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/c to a pitch of 35 deg. CHECK ON SITE. 38 x 100 rider node binder 38 x 100 ceiling binder. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All

WALLING.
Face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 100mm Tarmac Hemelite insulation block to form 215mm wall

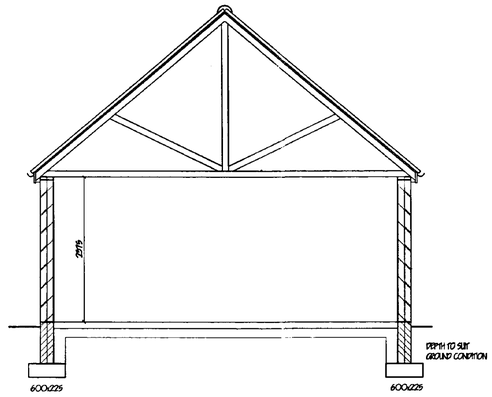
SUB STRUCTURE WALLING.
2 x 100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Brickwork below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm 5:1:4 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm : 150 blinded and consolidated hardcore

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 all 5:1:4 mix to B.S. 5928 1990
All foundations taken down to bear on load bearing strata a min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level.



FLOOR PLAN



SECTION

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes. 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with m'facturs' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Lintels in garage to be underlined with 12.7 firelite board or receive 12mm render and skim.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

AMENDED PLAN
Ref. A7

SHDC
Planning & Development
- 8 JUN 2002
Ref 913/97

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BROWNLOW, HOCKLESGATE, HOLBEACH, SPALDING, LINCS. PE12 8LF
Tel/Fax : 01406 423782
Mobile : 0410 280852

Client.
PATTERSON HOMES LTD

Project.
PROPOSED DOUBLE GARAGE
PLOT 33 , OFF SEAGATE ROAD
LONG SUTTON
SPALDING, LINCS.

Drawing.
FLOOR PLAN & ELEVATIONS

Scale 1:50 1:100	Drawing No. 0104-5
Date. JULY 02	Drawn. GRM

LEVELS RELATED TO T.B.M. ON KERB
SUPPLIED BY MESSRS ELY. VALUE 3.094 M.

revision	date	init.	revision details.
A	JUNE '02	J.C.	PLOTS AMENDED

COOPER ARCHITECTURAL DESIGN
WRIGHTS MEWS, 12A PARK ROAD,
HOLBEACH, SPALDING, LINC'S PE12 7EE
Tel/Fax : 01406 423762
Mobile : 07808 125 778

Client.
PATTERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT
SEAGATE ROAD
LONG SUTTON
SPALDING
LINC'S.

AMENDED PLAN
Ref. H

SHDC
Planning & Development
- 8 JUN 2002
Ref 913/97

Drawing.
BOUNDARY & GARAGE CO-ORDINATES
D.P.C. LEVELS.

Scale 1:250	Drawing No. 0104-02-A
Date. JANUARY '02	Drawn. J.C.

LANCASTER DRIVE

N

DRAIN

S.W OUTFALL

FOOTPATH

PRIVATE CARRIAGEWAY

PRIVATE CARRIAGEWAY

PRIVATE FOUL DRAINS 100 P

FOUL SEWERS FOR ADOPTION

KNEE RAIL FENCE

KNEE RAIL FENCE

OPEN SPACE

WATER MAIN, GAS L.V. & H.V. ELECTRICITY

ACOUSTIC BARRIER (4m High)

The specification for the lighting columns are:-

- 5M steel – column
  35 w sodium – lantern
  All night photocell – controls

Yours sincerely,

B. Slack
Direct Services Manager

WARRICKS

Store

Kirkstone

Dorset House

The Toy

E.M.E. SUB STATION

BLOCK PAVIORS

BLOCK PAVIORS

SEAGATE ROAD

A.B. Tapered Down To 2.00m High

VISIBILITY SPLAYS
4.50m x 80.00m (TO NORTH)
4.50m x 120.00m (TO SOUTH)

POSSIBLE NEW BRINK LINE OF RE CONTOURED BANK

S.W OUTFALL

PROPOSED 1m HIGH CHAIN LINK SAFETY FENCES ON 75mm x 75mm TREATED TIMBER POSTS WITH GATE TO EACH PLOT.

S.W OUTFALL

LANDSCAPING DETAILS

1.8m HIGH VERTICAL CLOSE BOARDED FENCES TO B.S. 1722 and B.S.3470

0.45m HIGH KNEE RAIL FENCES

FRONT GARDENS SEEDED OR TURFED

SEEDED OR TURFED HIGHWAY VERGES

NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND PLANTED IN ACCORDANCE WITH BS4428:1989 AND AMENDMENT No. 1 (1991) AS FOLLOWING KEY

A	COMMON ASH	FRAXINUS EXCELSIOR
B	BEECH	FAGUS SYLVATICA
CA	CRAB APPLE	MALUS SYLVESTRIS
FC	FLOWERING CHERRY	PRUNUS SERRULATA
FM	FIELD MAPLE	ACER CAMPESTRE
H	HOLLY	ILEX AQUIFOLIUM
HN	HAWTHORN	CRATAEGUS OXYCANTHA
MA	MOUNTAIN ASH	SORBUS AUCUPARIA
O	COMMON OAK	QUERCUS ROBUR
S	SYCAMORE	ACER PSEUDOPLATANUS
SB	SILVER BIRCH	BETULA PENDULA
W	WHITEBEAM	SORBUS ARIA
WC	WILD CHERRY	PRUNUS AVIUM
SM	SNOWY MESPIL	AMELANCHIER LAMARKII
FA	FLOWERING CHERRY	PRUNUS SUBHIRTELLA 'AUTUMNALIS'
C	COTONEASTER	COTONEASTER FRIGIDUS

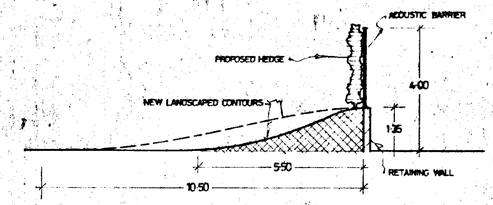
GENERAL

FOR EXTERNAL MATERIALS SEE SEPARATE SCHEDULE Ref RTW/RKE/HN/CSLS/2/G

OPEN SPACES TO THE APPROVAL OF S.N.D.C'S PARKS DEPARTMENT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL.
ALL BLOCK PAVIORS TO BE R.M.C. BRINDLE.

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

STREET LIGHT TO L.C.C. SPECIFICATION S/35/C/73
STREET LIGHT TO L.C.C. SPECIFICATION S/35/EL/93
ALL COLUMNS TO HAVE R.E.C. SUPPLIES.



SECTION AT WARRICKS BOUNDARY SCALE 1:100

REVISION OCTOBER 2001 OPTIONAL GRAVEL PARKING SPACES PLOTS 55, 56, 59, 64 & 65

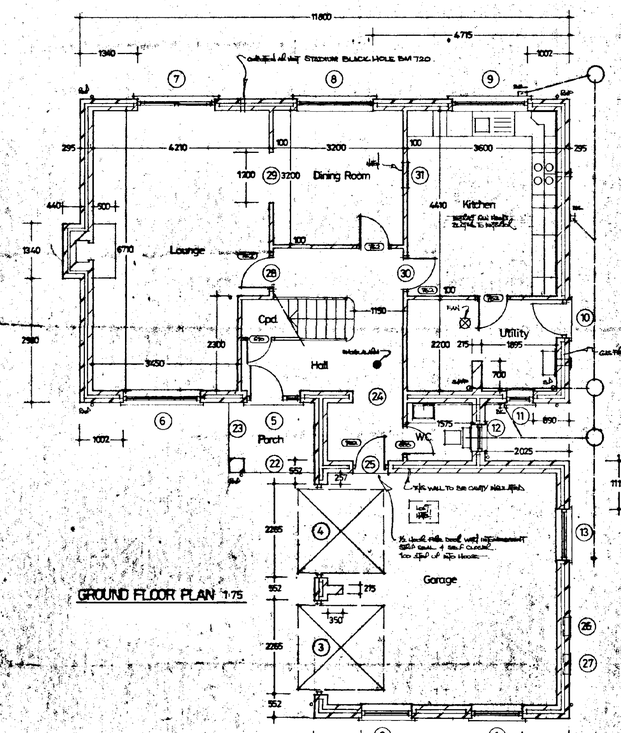
REVISION JUNE 2000 : A; SHARED PRIVATE CARRIAGEWAYS TO BE TARMAC FINISH B; ADDITIONAL FOOTPATH TO OPEN SPACE FROM PLOTS 42.-45.

AMENDED PLAN
Ref. A5

SOUTH HOLLAND DC
HOUSING & PLANNING
22 OCT 2001
Ref: S/13/97

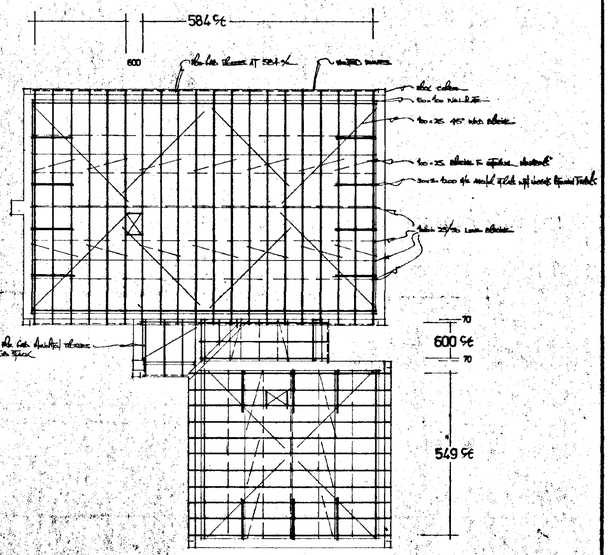
CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON — P.L.ELY (CONTRACTORS) LTD.
RESIDENTIAL DEVELOPMENT — SITE LAYOUT
KD 02 (LR1) JULY '97 1:500 — ROGER WRIGHT architect


SCHEMATIC SKETCH
DO NOT SCALE ANYTHING!
(ORIGINAL CONCEPT PLAN)
SOUTHAMPTON AND DO
10 AUG 1967
REV. A

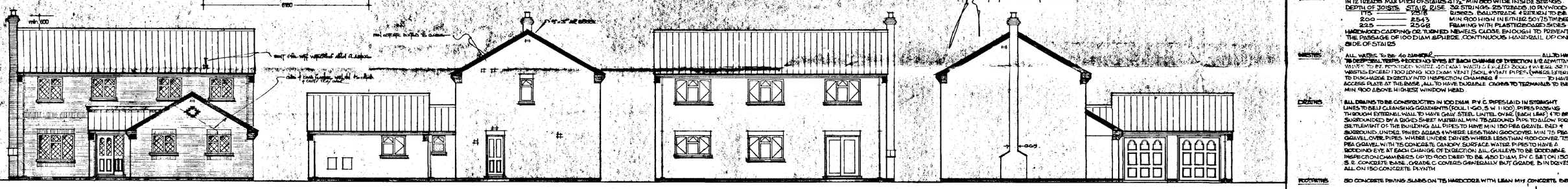


GROUND FLOOR PLAN 1:75

FIRST FLOOR PLAN 1:75



ROOF PLAN 30° PITCH
1:100



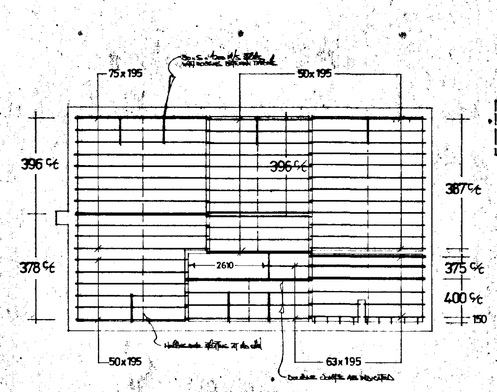
FRONT ELEVATION

SIDE ELEVATION

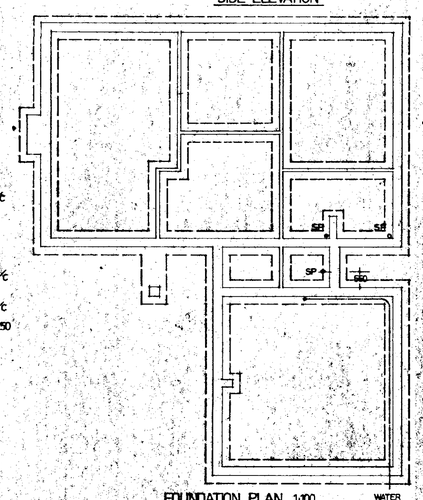
REAR ELEVATION

SIDE ELEVATION

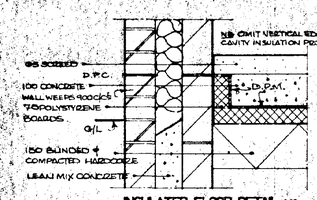
ALL ELEVATIONS 1:100



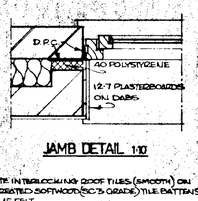
FIRST FLOOR JOISTS 1:100



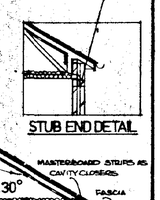
FOUNDATION PLAN 1:100



INSULATED FLOOR DETAIL 1:10



JAMB DETAIL 1:10



STUB END DETAIL

TYPICAL GARAGE SECTION 1:75

TYPICAL HOUSE SECTION 1:75

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

NO	JOINERY	LINTEL	LENGTH
1	2160 W (SS) OPP	OL. 275	1 500
2	2160 W (SS) CAT	1	1 500
3	DP 7070 RB	1	2 700
4	DP 7070 RB	1	2 700
5	FR 1565 F (DPD)	1	1 650
6	2685 C.V.C. (SS)	1	2 100
7	PAIR V RB (SS)	1	2 100
8	3415 C.V.C. (SS)	1	2 100
9	3415 C.V.C. (SS)	1	2 100
10	PATIO	1	1 200

NO	JOINERY	LINTEL	LENGTH
11	1160 W (SS)	OL. 275	1060
12	1060 W (SS)	1	1 060
13	2160 W (SS) OPP	1	1 500
14	2160 W (SS) OPP	1	1 500
15	2160 W (SS) OPP	1	1 500
16	2160 W (SS) CAT	1	1 500
17	2810 W (SS) CAT	1	1 500
18	3412 C.V.C. (SS)	1	2 100
19	3412 C.V.C. (SS)	1	2 100
20	3412 C.V.C. (SS)	1	2 100

NO	JOINERY	LINTEL	LENGTH
21	1212 V (SS)	OL. 275	1 650
22		1	1 650
23		1	1 650
24		1	1 500
25	F2 0 FR	1	1 200
26		MBL	900
27		1	750
28		NW 1	1 200
29		1	1 500
30		1	1 200

NO	JOINERY	LINTEL	LENGTH
31		100 / 1	900
32			
33			
34			
35			
36			
37			
38			
39			
40			

PREAMBLE. UNLESS THESE CONSTRUCTION NOTES REFER TO B.S. 8215 OR APPROVED DOCT THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THERE IN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITHIN RESTRICTED 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, 90 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING 7·0 N/mm² DENSITY THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S. 1243. WITH MAY SPACINGS 750 HORIZONTALLY 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES & MIN 150 END BEARING. 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 (OR EQUAL) PLASTERED TWO COAT OR 75 FIELD PARTITIONS WITH SKIM 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. 1:8 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 TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BRACING STRAPS ON 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 & GABLE BRACES. ALL CONSTRUCTED TO B.S. 5268 (PTS 1 1988 & DMC). GAIN WATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. P.V.C. DOWN PIPES.

FOUNDS. STRIP FOUNDATIONS OF 20:1 CONCRETE TO SIZES SHOWN ON SECTIONS. BETWEEN MINUS 0·450 AND PLUS 2·000 ABOVE ORDNANCE DATUM. BY INSPECTION MIN 750 UNDERCLOAD. 4 30 KD 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. (ASSUMED FOUNDATION CONCRETE = 20:20)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 20:1 CONCRETE SUB-FLOORS (UNREINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER 75 HAVEPLAS SD IN GRADE EPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN 150 RUNDED & 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 SYSTEM TO BE APPROVED BY INSPECTOR UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12·7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE CENTRED OVER & PLATES COVERED WITH 63 MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS + FRAMES TO BE AS BROCHURE & PLANS. CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12mm AIR GAP. ARGON GAS FILLED CAVITY & HEAT REFLECTING PILKINGTONS 'K' GLASS TO INTERIOR PANE (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 : 1981.

HEATING. SPACE HEATED HEATING TO BE AS BROCHURE / BELOW :-
GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C.H.S. HOT WATER STORAGE CYLINDER & ALL EXPOSED PIPES TO BE INSULATED TO B.S. 5422 PT 1 1990.
BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B. REGS. L1 SECT 2.
EXTRACT FANS TO BE TRAX N.F. FAN RUNS TYPE 4W OR SIMILAR. VENTILATION DUCT TO BE 50MM TO BE LINED WITH FLUES OF MIN C.S. AREA OF 31 420 mm² (IE 200 DIAM.) IF 200 DIAM FLUES USED MIN 34 225 mm² C.S.A. (IE 185 x 185) ALL WITH SOCKETS UPWARDS TO B.S. 1181 PT 1 & PT 7. 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. J2 & J3.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 15 RISERS, 2700 GOING IN 12 TREADS. MAX PITCH OF STAIRS 41½° MIN 800 WIDE INSIDE STRINGS.

DEPTH OF JOISTS	STAIR RISE	
175	2518	38 STRINGS, 25 TREADS, 18 PLYWOOD RISERS. BALUSTRADE & HEREON TO BE
200	2543	MIN. 900 HIGH IN EITHER 50 x 75 TIMBER,
225	2568	FRAMING WITH PLASTERBOARDED SIDES &

HARDWOOD CAPPING OR TURNED NEWELS, CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM SPHERE. CONTINUOUS HANDRAIL UP ONE SIDE OF STAIRS.

WASTES. ALL WASTES TO BE 40 DIAMETER ALL TO HAVE 75 DEEPSEAL TRAPS. ACCESS EYES AT EACH CHANGE OF DIRECTION 1/2 ADMITTANCE VALVES TO BE PROVIDED WHERE 4 OR MORE WASTES EXCEED 2000 & WHERE 30 MAX WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & ——— TO HAVE ACCESS PLATE AT THE BASE. ALL TO HAVE DURABLE CAGING TO TERMINALS TO BE MIN 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (1 IN 40 L, 1 IN 60 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 BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE DEEPSEAL. 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.

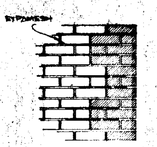
FOOTPATHS. 150 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE EDGING.

DRIVES. SEE BLOCK PLAN.

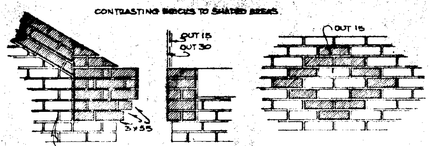
SMOKE ALARMS. INSTALL AS WHERE INDICATED ● ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOCT B. 1.

MECH VENT. CAPPED VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :-
EXTRACTION RATES IN L/SEC'S. UTILITY - 30, BATHROOM - 15, KITCHEN - 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
WHERE WINDOWS ⊕ PASSIVE STACK SYSTEM (100 DIAMETER) IN LIEU OF FANS ALL DUCTWORK IN LOFT SPACE TO BE INSULATED. (MIN 25 THICK)

DIMENSIONS. CONSERVATORY ROOF TO BE MIN. 0·500 m² OF GLASS PER METRE RUN OF WALL (6'-8" PER METRE)
METRIC BRICKS TO HAVE HORIZONTAL CAVITY TRAY ONLY.
MIN. LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.
GARAGE LOFT HATCH TO BE 700 PROOFED & HAVE NON-COMBUSTIBLE SEAL.
ALL PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 0·33m² UNOBSTRUCTED OPENINGS.



FLUSH QUOINS

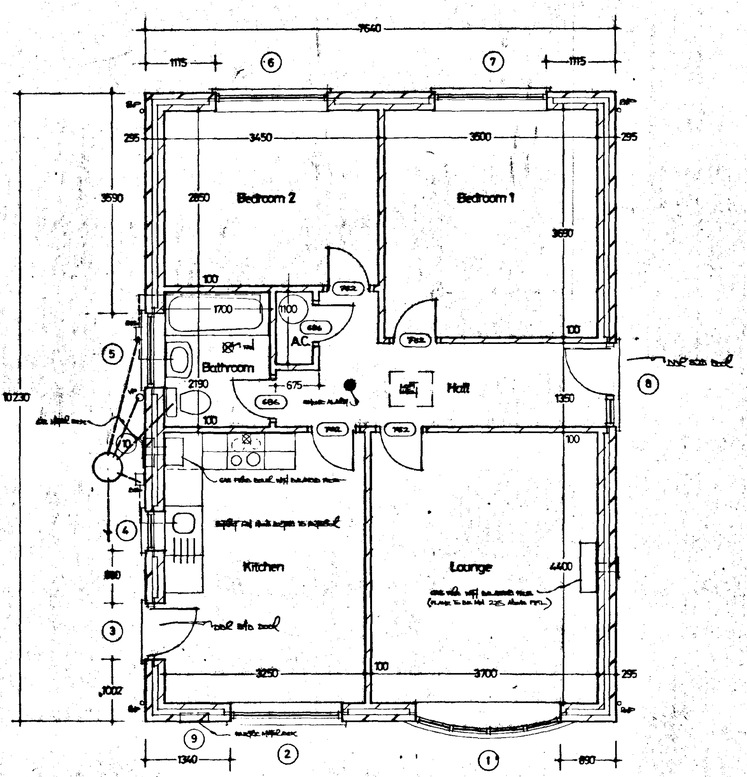


CORBEL DETAIL

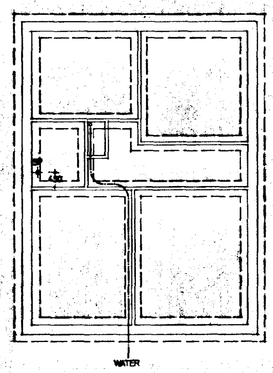
DIAMOND FEATURE

13 AUG 1997
0913/94

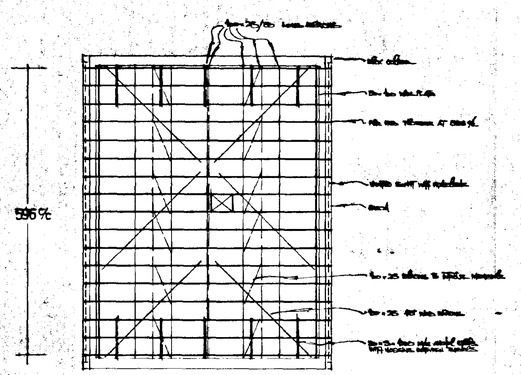
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS		PROJECT	CHAPMANS SITE - Seagate Road & Lancaster Drive, Long Sutton.
DRAWN	DATE JUNE '95	TYPE	GLOUCESTER 'B'
		NO	521



FLOOR PLAN 1:50

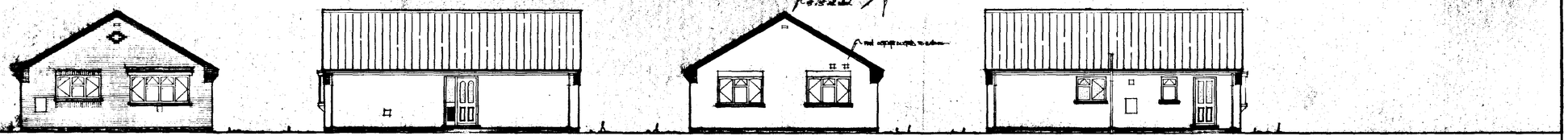


FOUNDATION PLAN 1:100



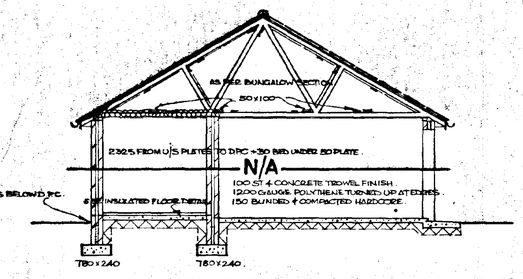
30° PITCH

ROOF PLAN 1:100



FRONT ELEVATION — SIDE ELEVATION — REAR ELEVATION — SIDE ELEVATION

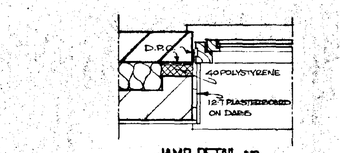
ALL ELEVATIONS 1:100



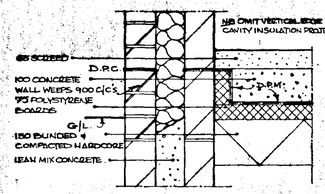
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	0885 t2 CVC (SS)	OL 375	2700
2	3/6 CVC (SS)	"	2100
3	FNS	"	1200
4	710 V (SS)	"	1085
5	3/6 O (SS) OPP	"	1800
6	3/12 CVC (SS)	"	2100
7	3/12 CVC (SS)	"	2100
8	PR FNS F (SS)	"	1650
9		NBK	900
10		"	780

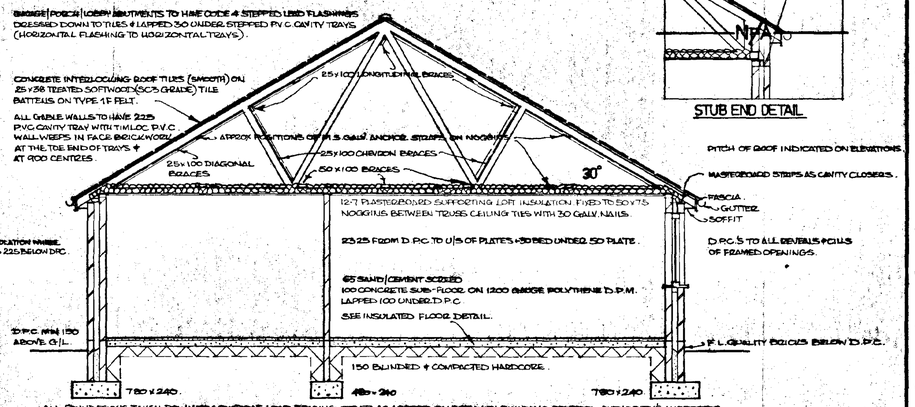
NO	JOINERY	LINTEL	LENGTH
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			



JAMB DETAIL 1:10

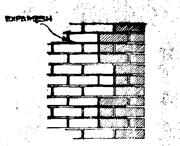


INSULATED FLOOR DETAIL 1:10



TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



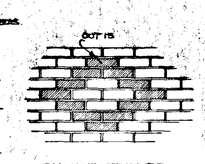
FLUSH QUOINS



CONTRASTING BRICKS TO BANDED AREAS.



CORBEL DETAIL



DIAMOND FEATURE

PREAMBLE. UNLESS THESE CONSTRUCTION NOTES REFER TO S. BRICKS OR OTHERWISE EXPECT 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 SM² 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 LYTAG, CLINKER, THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH BS 5 628 5: 1978. MOVEMENT JOINTS TO BE HORIZONTALLY, AT 9M 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 SUM THINK 6 PC'S TO ALL JAMBS & CILLS OF FRAMED OPENINGS. 0 PC MIN 150 ABOVE G/L & LAPPED 100 OVER D P M TO FLOORS. 50 LEAN MIX CAVITY FILL OPTD 225 BELOW D PC. 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 & APEX BRACES. ALL CONSTRUCTED TO BS. 5268 PT 3: 1985. UPVC GUTTERING, GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 1:3:6 CONCRETE TO SIZES SHOWN ON SECTIONS. ST 185 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 750 BELOW LEVEL & EXPOSED END. LARGE 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 FOLDING. (REMOVE NON-APPLICABLE CHOICES & GLASS)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST 4 CONCRETE SUB-FLOORS (OR IN SITU CONCRETE) 1200 GAUGE POLYTHENE D P M OVER 75 MIN. PLUS 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 NOGGINGS & WITH ARTEX FINISH & COVED EDGES MIN 25mm FIBREGLASS TO ROOF SPACE. 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 OVERLAPING & ARTEX FINISH, ALSO LINTELS TO BE 12MM DEZED OVER & PLATES COVERED WITH 6 MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

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 12 MM AIR SPACE FILLED ONLY & INCORPORATING PILKINGTON'S 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20 TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & DELIGHTS 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 CONNECTED TO THE HTRC WITH THERMOSTATIC RADIATOR VALVES.

HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE CYLINDER TO BE INSULATED TO B. REG L. 1 SECT. 3. 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. (4) (b) (c) & (d). 1 NO. 9 LITRE EXPANSION VESSEL TO BE FITTED TO SEALED HEATING SYSTEM.

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 SOOTDOORS. OPPOSITE 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. REGS 31, 32 & 33.

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 & BOSSED EYES AT EACH CHANGE OF DIRECTION W/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 & 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. PV.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (1 IN 60 L. 1 IN 90 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 BOSSED EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE DEEP SEALE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. PV.C SET ON 150 S. R. CONCRETE BASE, GRADE C COVERS GENERALLY BUT GRADE B IN DRIVES. ALL 150 CONCRETE PLINTH.

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

DRIVES. SEE BLOCK PLAN.

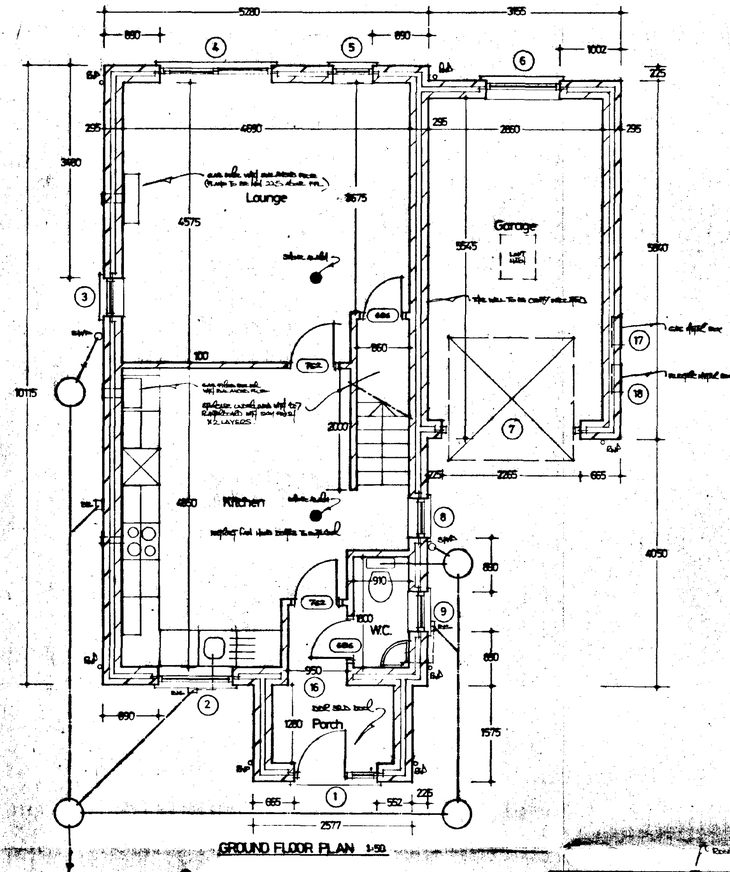
SMOKE ALARMS. INSTALL WHERE INDICATED (S). ALL TO BE INTERCONNECTED & MAINS POWERED, WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOCT. B. 1.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES - H. LISC. 1 : BATHROOM 15 L/S. KITCHEN 60 L/S (30 WHERE COOKER & EXTRACT HOODS FITTED) WHERE INDICATED (P) PASSIVE STACK SYSTEM (NO NUMBER) IN LIEU OF FANS. ALL FLEXIBLE DUCTWORK TO BE INSULATED (MIN 25 THK).

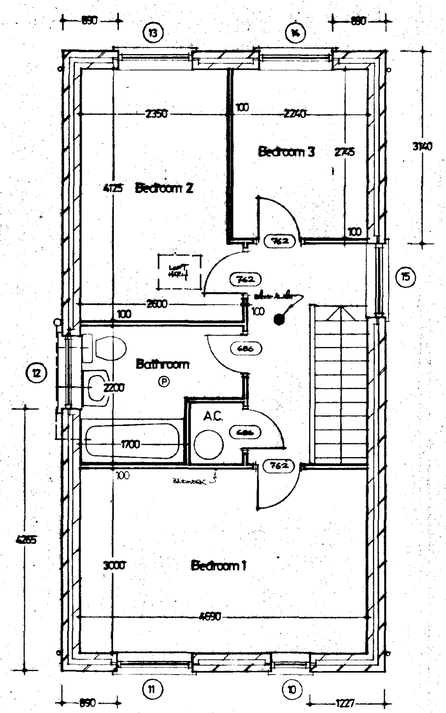
REVISIONS :

HEAT BASIC TO MAIN HABITABLE ENTRY BY ONE.
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.
PASSIVE STACK SYSTEMS TO COMPLY WITH BS5250 PART 1 1989.
ALL FIRE ESCAPE WINDOWS TO HAVE 550 MM WIDE OPENINGS.

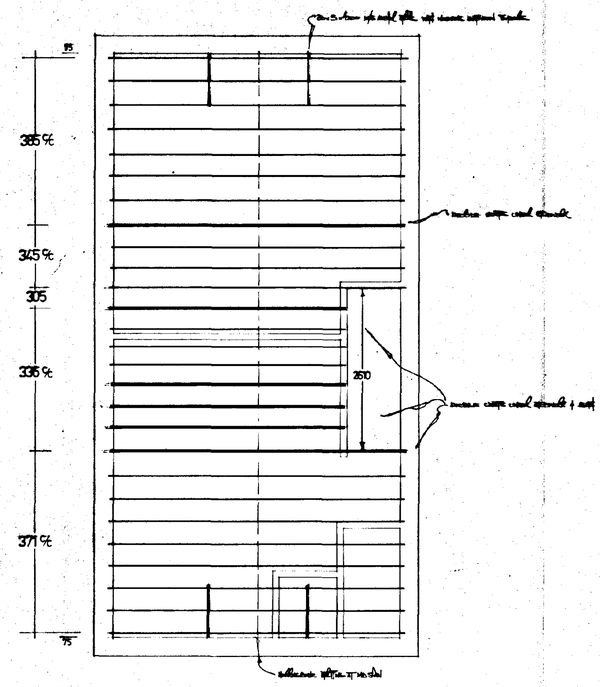
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT: CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton
DRAWN	DATE: JUNE '96
TYPE: WORK	DRG. No: 452
SCALE: 1:50	NO. 452



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



FIRST FLOOR JOISTS 1:100

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO B.S. CODES 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 103 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION, IN NSE LEAF TO BE 100 LOAD BEARING LYTAG OR AERATED THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243: 1978 MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES 4 MIN 150 END BEARING. ALL BLOCKS UPTO D.P.C. TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN 'E' L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH. 15 P.C.'S TO ALL JAMBS & CILLS OF FORMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. RE-FILL MIX CAVITY FILL OPTO 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 & KEY 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 15N CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 ON EDGE COVER & 50 SIDE END LAPS. WHERE HISTORY AND / OR SITE, PLOT LOCATION INDICATES CONTAMINATION, LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE (SIZE / TYPE) NEED UPGRADING. (CONCRETE TO BRITISH STANDARD 8500 - 1986)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 15N CONCRETE SUB-FLOORS (OR IN-SITU REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER 25 HIGH PLAS. SD IN GRADE EX PANDED 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 RENDERED ON 22. & PLATES COVERED WITH 6MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS EVOLUTION 4 PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 16MM AIR SPACE FILLED CAVITY & INCORPORATING NO PLANTONITS 'U' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20 TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL, ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206: 1981.

HEATING. SPACE & WATER HEATING TO BE AS SHOWN AS BELOW:-
GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C/S HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 5422 L.1 SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORDANCE WITH B.S. 5422 L.1 SECT. 2.
CH BOILER TO BE IDEAL 'S' FAN FLUED TYPE. HW CYLINDER MEGAFLOW DUAL TO BE 15 GALLON

CHIMNEYS. (WHERE APPLICABLE) TO BE LINED WITH FLUES OF MIN. C.S.A. OF 39,430 MM² (6 200 DIAM.) IF SQUARE FLUES USED MIN 34225 MM² C.S.A. (185 x 185) ALL WITH SOCKETS UPWOST. 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. 6431, 12 & 13.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 13 @ 2825, 2700 GOING IN 12 TREADS MAX PITCH OF STAIRS 41½° MIN 800 WIDE INSIDE STRINGS

DEPTH OF JOISTS	STAIR RISE	
175	2518	2 STRINGS, 25 TREADS, 10 PLYWOOD RISERS, BALUSTRADE & RETURN TO B.R.
200	2543	MIN. 900 HIGH IN EITHER 50 x 75 TIMBER
225	2568	FRAMING WITH PLASTERBOARDED SIDES & HARDWOOD CAPPING OR TURNED NEWELS, CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM. SPHERE. CONTINUOUS HANDRAIL UP ONE SIDE OF STAIRS

WASTES ALL WASTES TO BE 32 DIAMETER. ALL TO HAVE 75 DEEP SEAL TRAPS & 300 END RODDING EYES AT EACH CHANGE OF DIRECTION. 1/2 AD MITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM. WASTES EXCEED 3000 & WHERE 32 DIAM. WASTES EXCEED 1100 LONG. 100 DIAM. VENT / SOIL & VENT PIPES. (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & ——— 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 (ROLLINGS. W. 1:100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A DPM SHEET MATERIAL MIN. 75 AROUND PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED & SURROUND, UNDER TWIED ROADS & WHERE LESS THAN 600 COVER, MIN. 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDINABLE. INSPECTION CHAMBERS, UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE, GRADE C, COVERS GENERALLY BUT GRADE B IN DRIVES. ALL ON 150 CONCRETE PLYNTH.

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

DRIVES. SEE BLOCK PLAN.

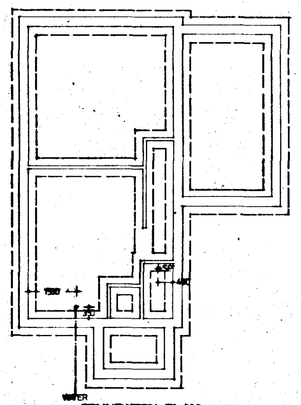
SMOKE ALARMS. INSTALL WHERE INDICATED (S). ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOCT B. I.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC.:
KITCHEN 60 (30 WHERE COOKER & EXTRACT HOODS FITTED)
UTILITY, TOILETS (P) & SHOWER ROOMS (100 DIAMETER) 15 LITRES OF AIR/SEC.
ALL DUCTWORK TO BE AS SHORT AS POSSIBLE & AS STRAIGHT AS POSSIBLE. (MIN. 25 RADIUS)

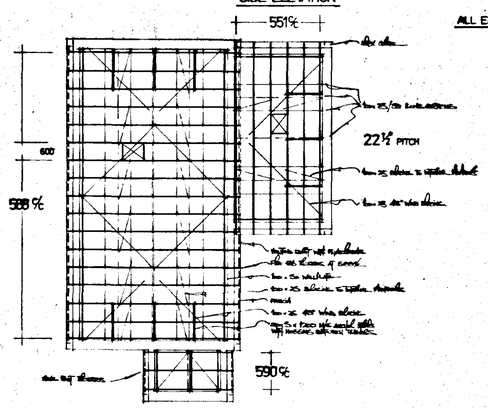
REVISIONS:

WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS 1991 AND APPROVED DOCUMENTS.
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.
GARAGE LOFT HATCH TO BE FIRE RESISTANT & HAVE NO OPENINGS OF ANY KIND.
PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 550MM WIDE OPENINGS.

SOUTH HOLLAND DISTRICT COUNCIL
13 AUG 1997
Ref: 0913/94

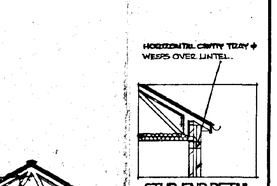


FRONT ELEVATION

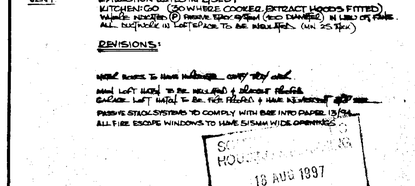


SIDE ELEVATION

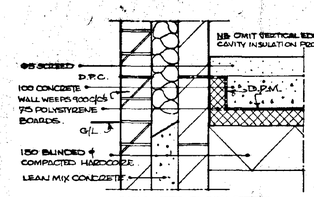
ALL ELEVATIONS 1:100



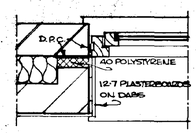
REAR ELEVATION



SIDE ELEVATION

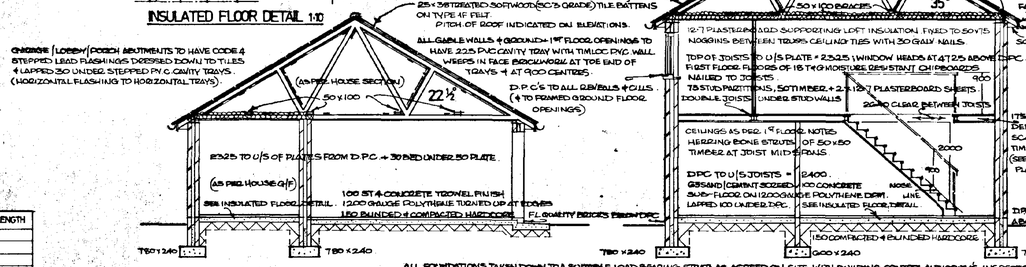


INSULATED FLOOR DETAIL 1:10



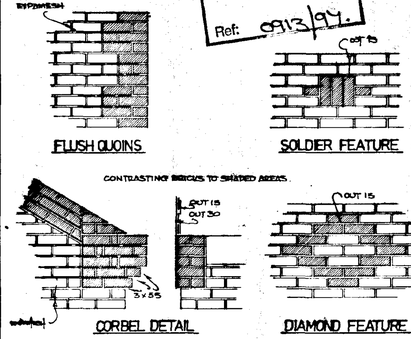
JAMB DETAIL 1:10

STUB END DETAIL



TYPICAL GARAGE SECTION 1:75

TYPICAL HOUSE SECTION 1:75



FOUNDATION PLAN 1:100

NO	JOINERY	LINTEL	LENGTH
1	FE 1355 F (GRP)	GL 225	1 650
2	C 2100 CD (GRP)	"	1 500
3	C 1712 A	"	1 650
4	PAIR Y 781 L	"	2 100
5	C 1415 D	"	1 050
6	C 2400 CD (GRP)	"	1 500
7	UF 7670 NB	"	2 300
8	C 1410 D	"	1 050
9	C 1110 D	"	1 050
10	C 1410 D	"	1 050

NO	JOINERY	LINTEL	LENGTH
11	C 2712 CD (GRP)	GL 225	1 500
12	C 2100 CD (GRP)	"	1 500
13	C 2712 CD (GRP)	"	1 500
14	C 2712 CD (GRP)	"	1 500
15	2266 A	"	1 500
16		"	1 350
17		MIN.	1960
18		"	"
19			
20			

ROOF PLAN 35° PITCH 1:100

NO	JOINERY	LINTEL	LENGTH
21			
22			
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ELY QUALITY HOMES
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

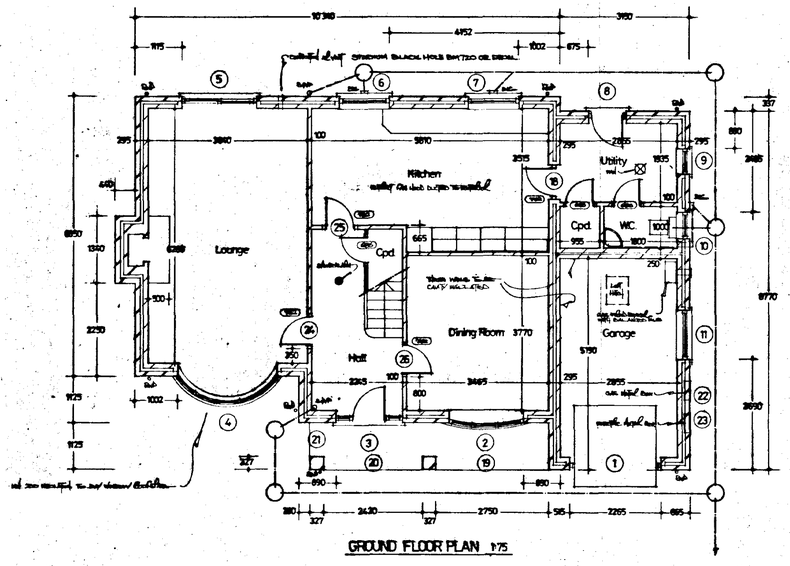
PROJECT CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton

DRAWN

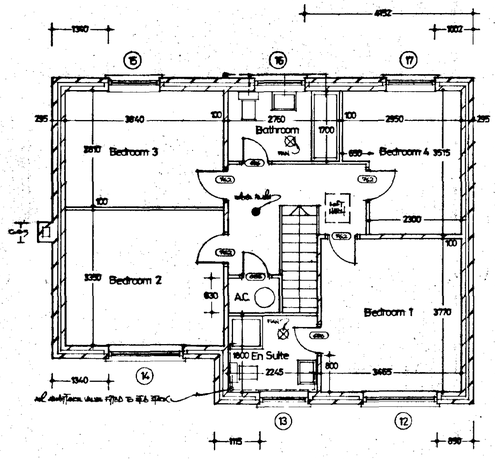
DATE JUNE '95

TYPE WELLAND OPP= DWN SOM

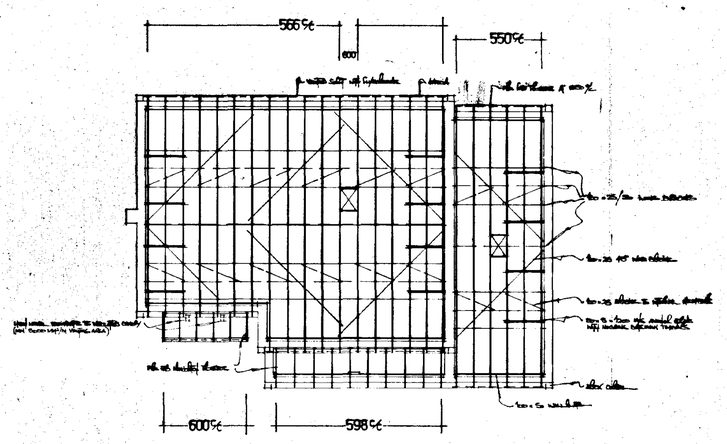
NO 505



GROUND FLOOR PLAN 1:75



FIRST FLOOR PLAN 1:75



ROOF PLAN 25° PITCH
1:100

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO "S. BEDS. CO. APPROVED DOCS" 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 ON-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, 92 CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 100 LOAD BEARING LYTAG BLOCKWORK THERMAL BLOCKS (60 EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, PART 1. MASONRY TIES POSITIONED 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED COVERS & MIN. 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN 'FL' QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (60 EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SWIM FINISH. PROVIDE PCS TO ALL JAMBS & CILLS OF REMOVED OPENINGS. D.P.C MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. 'B' 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. TG 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 C&W 30 x 5 DIAGONAL BRACING STRAPS ON NOGGINGS TO ALL RAFTERS & CEILING TIES AT 0.6 & 1.5 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 6FT. CONCRETE TO SIZES SHOWN ON SECTIONS B.T.R.S MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 750 x 300 DEEP & 300 BEND LAPS WHERE HISTORY & INVESTIGATION OF 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. (DIMENSIONS FOUNDATION CONCRETE - RC 25).

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 6FT4 CONCRETE SUB-FLOORS (6.35 m WHERE REINFORCED) 1200 GAUGE POLYTHENE D.P.M OVER. 75 HAMPLAS 5D 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 (2.7) PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH & CORNER BEADS. MIN 180 FIBREGLASS TO ROOF SPACE. 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 (2.7) PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE PLASTERBOARDED ON BOTH SIDES & PLATES COVERED WITH 6mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE WELL 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 12mm AIR GAP. BEDROOM GLASS FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20 TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCS '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 & CONTROLS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C/S. HOT WATER STORAGE CYLINDER & ALL EXPOSED PIPES TO BE INSULATED TO B. REG L. | SECT 5. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER. IN ACCORD WITH B. REG L. | SECT 2 (4) (a) (c) TO BE REAL AIR FIRE FLUED TYPE. WW SHALL NOT BE ALLOWED TO BE USED.

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 SOCKETS UP TO B.S 1181 PART 1 & PART 2. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B. REG S11, 12 & 13.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 15 D SIZES, 2700 GOING IN 12 TREADS. MAX PITCH OF STAIRS 41½° MIN 800 WIDE INSIDE STRINGS

DEPTH OF JOISTS	STAIR RISE	
175	2518	32 STRINGS, 25 TREADS, 10 PLYWOOD RISERS, BALLUSTRADE & NEWEL TO BE
200	2543	MIN 900 HIGH IN ETHER 50x75 TIMBER
225	2568	FRAMING WITH PLASTERBOARD SIDES &

HARDWOOD CAPPING OR TURNED NEWELS CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM SPHERE. CONTINUOUS HANDRAIL OF ONE SIDE OF STAIRS

WASTES. ALL WASTES TO BE AS BELOW/OTHERWISE — ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED INVERTS AT EACH CHANGE OF DIRECTION & ANTI-SIPHONAGE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1100 LONG. 100 DIAM VENT / SOIL & VENT PIPES (UNLESS EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & — 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 (1 FOR 1 - 60, 5 W. 1 IN 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A BOSS SHEET MATERIAL MIN. 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 CAP OVER. SURFACE WATER PIPES TO HAVE A BOSSED EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BOSSED. ALL INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S. & CONCRETE BASE, GRADE C COVERS GENERALLY BUT GRADE D IN DRIVES ALL ON 150 CONCRETE PLYNTH.

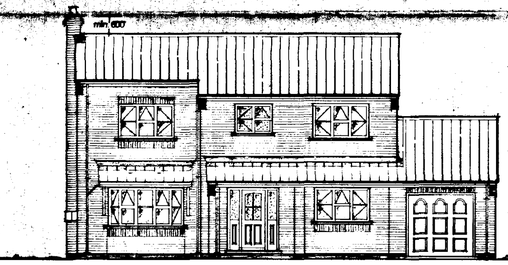
FOOTPATHS. 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX. CONCRETE BED

DRIVES. SEE BLOCK PLAN.

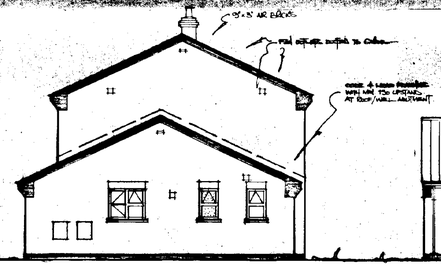
SMOKE ALARMS. INSTALL WHERE INDICATED (S). ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOC B. (.)

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)
WHERE INDICATED (P) PASSIVE STACK (30 DIAM PIPE) IN LIEU OF FANS.
ALL DOMESTIC W.C'S TO BE FOR NEW BUILDS. (MIN 225 THICK)

REVISIONS :
CONFIRM ALL WORKS TO BE WITHIN CURTILAGE OF SITE / PLOT AND CLEAR OF ADJACENT (OR OTHER) LAND OR PROPERTIES.
PROVIDE BOUNDARY TREATMENT TO WORKS AREA.
WORKS LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.
CHECK LOFT HATCH TO BE MIN 450 x 450 & LEVEL TO PROVIDE MIN 600 CLEAR OPENING.
ALL PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 850mm WIDE OPENINGS.



FRONT ELEVATION



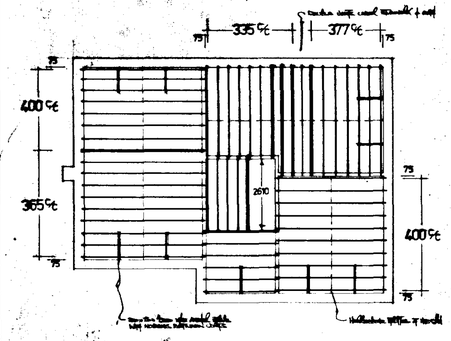
END ELEVATION



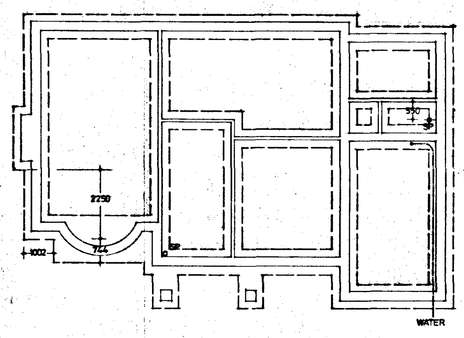
REAR ELEVATION

END ELEVATION

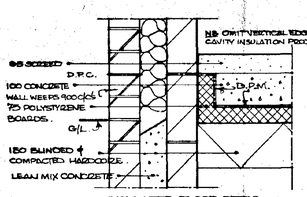
ALL ELEVATIONS 1:100



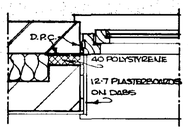
FIRST FLOOR JOISTS 1:100



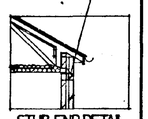
FOUNDATION PLAN 1:100



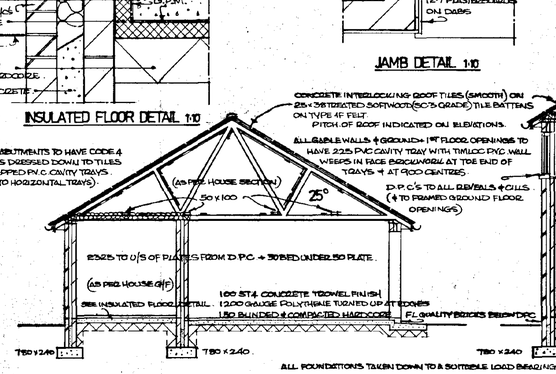
INSULATED FLOOR DETAIL 1:10



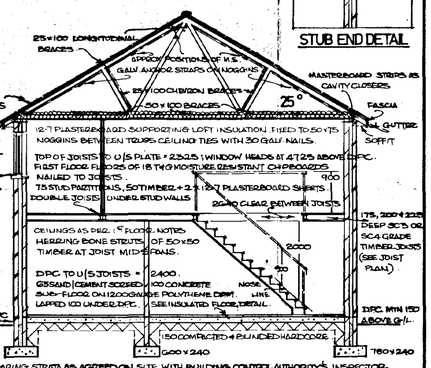
JAMB DETAIL 1:10



STUB END DETAIL



TYPICAL GARAGE SECTION 1:75



TYPICAL HOUSE SECTION 1:75.

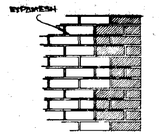
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

NO	JOINERY	LINTEL	LENGTH
1	OF 70 70 HS	OL 275	2 700
2	CE&S. H 3/12 CDC	"	2 100
3	FED 1650FF	"	1 950
4	CE&SD. H 3/12 CDC	OH 6715	2 700
5	PAV V 18 L	OL 275	2 700
6	H 24 6 CD (GAR)	"	1 200
7	H 21 6 CD (EAT)	"	1 350
8	PNS	"	1 200
9	H 1906	"	1 050
10	H 1906	"	1 050

NO	JOINERY	LINTEL	LENGTH
11	H 2506 CD (EAT)	OL 225	1 500
12	H 3812 CDC	"	2 100
13	H 2106 CD (GAR)	"	1 500
14	H 3812 CDC	"	2 100
15	H 3712 CD (GAR)	"	1 800
16	H 2106 CD (GAR)	"	1 500
17	H 2112 CD (GAR)	"	1 650
18		"	1 200
19		OL 325	2 050
20		"	2 700

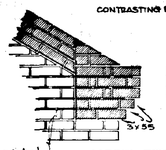
NO	JOINERY	LINTEL	LENGTH
21		OL 275	1 050
22		MBL	950
23		"	950
24		BW 1	1200
25		"	1200
26		"	1200
27			
28			
29			
30			

NO	JOINERY	LINTEL	LENGTH
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32			
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36			
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39			
40			

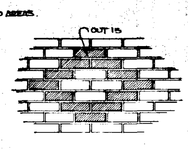


FLUSH QUOINS

CONTRASTING BRICKS TO SHADED AREAS.



CORBEL DETAIL



DIAMOND FEATURE

BOLTON, EVELAND & CO
HOUSING & PLANNING
18 AUG 1997
Ref. 0913/PM

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

PROJECT: CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton

TYPE: OXFORD S.G. OF 2 IN SITE

DRAWN

DATE: JUNE '95

5/5

GROUND FLOOR PLAN 1:50

FIRST FLOOR PLAN 1:50

BAY WINDOW RETURN DETAIL 1:20

FIRST FLOOR JOISTS 1:50

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

ALL ELEVATIONS 1:100

FOUNDATION PLAN 1:100

ROOF PLAN 25° PITCH 1:100

INSULATED FLOOR DETAIL 1:10

JAMB DETAIL 1:10

STUB END DETAIL

TYPICAL GARAGE SECTION 1:75

TYPICAL HOUSE SECTION 1:75

FLUSH QUOINS

CORBEL DETAIL

DIAMOND FEATURE

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'B.S. 5628', 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 ON-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, 92 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING LYTAC CLINKER THERMAL BLOCKS (60 EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 5628, PT 3. MAY BE USED AS 'BUTTERFLY' TIES HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES 4 MIN. 150 END BEARING & IN BLOCK 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 (60 EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH E.P.C.'S TO ALL STAIRWELLS OF FORMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER 2.5 P.M. TO FLOORS. 1:1 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. 7° HEADLAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BRACING STRAPS ON NOGGINGS TO ALL RAFTERS & CEILING TIES AT GABLES MAX 1800 CENTRES. 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 25 x 100 DIAGONAL LONGITUDINAL CHEVRON & PURLIN BRACES ALL CONSTRUCTED TO B.S. 5268 PT 3, 1985. UPVC RAIN WATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 9N. CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 mm RECOVER & 300 END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION. LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE / SIZE / TYPE NEED UPGRADING. (Brickwork to external concrete = 450)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 SLT CONCRETE SUB-FLOORS (BY KENMORE REINFORCED) 1200 GAUGE POLYTHENE D.P.M. OVER. TO 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 & BEVELLED EDGES. MIN. 300 FIBREGLASS TO ROOF SPACE. 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 JNTS OVERLAPING & ARTEX FINISH. ALSO LINTELS TO BE PLASTERED OVER. & PLATES COVERED WITH 9mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & PRUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 mm. ALUMINIUM SPACERS FILLED WITH DRY CAVITY & INCORPORATING PILKINGTON'S '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 RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S. 5422, L.1. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS, THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. REGS L.1 SECT 2.
GAS BOILER TO BE ALL 'A' RATED FLUED TYPE, W/W OUTPUT NOT EXCEEDING 24kW. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,420 mm² (ie 200 DIAM.) IF SQUARE FLUES USED MIN 34225 mm² C.S.A. (ie 185 x 185) ALL WITH SOOTDOORS UP NOT TO EXCEED 1811 mm & 14775 mm 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. REGS S1, J2 & J3.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 13 TO 15 RISERS, 2700 GOING IN 12 TREADS MAX PITCH OF STAIRS 41½° MIN 800 WIDE INSIDE STRINGS.

DEPTH OF JOISTS	STAIR RISE	38 STRINGS 25 TREADS 10 PLYWOOD RISERS, BALUSTRADE & HANDRAIL TO BE MIN 900 HIGH IN EITHER 50x75 TIMBER FRAMING WITH PLASTERBOARD SIDES &
175	2518	
200	2543	
225	2568	

HARDWOOD CAPPING OR TURNED NEWELS CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM SPHERE. CONTINUOUS HANDRAIL OF ONE SIDE OF STAIRS

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

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (EQUAL 1 in 80, S.W. 1:100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A DIGID SHEET MATERIAL MIN. 75 AROUND. PIPE TO ALLOW 100 SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN. 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 900 COVER. MIN. 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES & WHERE LESS THAN 900 COVER. 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION & I.C. GULLEYS TO BE 900 DEEP MIN. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 B. & CONCRETE BASE, GRADE C. COVERS GENERALLY BUT GRADE B IN DRIVES. ALL ON 150 CONCRETE PLYNTH.

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

DRIVES. SEE BLOCK PLAN.

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

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC.: UTILITY 30, BATHROOM 15
KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED).
WHERE SHOWN (P) PROVIDE TIMED OVERRUN (NON-MANUAL) IN LIEU OF PANIC.
ALL DUCTWORK IN LOFT SPACE TO BE WELL INSULATED. (MIN 25 thick)

REVISIONS:-

CONDITION ALL VENTS TO BE MIN. 450 mm OFF CEILING WITHOUT USE OF ARTIFICIAL (8" x 9" not allow)
METAL DUCTS TO HAVE WATERPROOF OUTER VENT CAP.
MIN LOFT HATCH TO BE 560 x 450 & DRAUGHT PROOFED.
GARAGE LOFT HATCH TO BE FIRE PROOFED & HAVE RESISTANCE SPRING CATCH.
PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL HABITABLE ROOMS TO HAVE WINDOWS TO HAVE MIN. 0.33 sq.m. OPENINGS.

NO	JOINERY	LINTEL	LENGTH
1	OP 760 x 1981	OL 275	2 700
2	PE 755 P (GRP)	1	1 650
3	CP38 - 04 - 2100 - CP/W	DW 675	2 100
4	CP38 D	OL 275	1 650
5	PAU V 781	1	2 100
6	CP60 CD (GRP)	1	1 500
7	FN3	1	2 400
8	CP60 D	1	1 200
9	CP60 D	1	1 050
10	CP60 CDD	1	2 100

NO	JOINERY	LINTEL	LENGTH
11	CP12 CDC	OL 275	2 100
12	CP60 CD (GRP)	1	1 350
13	2400 CA	1	1 350
14	CP12 CD (GRP)	1	1 500
15	CP12 CDC	1	2 100
16	CP60 D	1	1 050
17	P26 P2	1	1 200
18		1	1 200
19		SW 1	1 200
20		842	1 200

NO	JOINERY	LINTEL	LENGTH
21	"	842	1 500
22	"	M84	750
23	"	" 1 "	750
24			
25			
26			
27			
28			
29			
30			

NO	JOINERY	LINTEL	LENGTH
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			

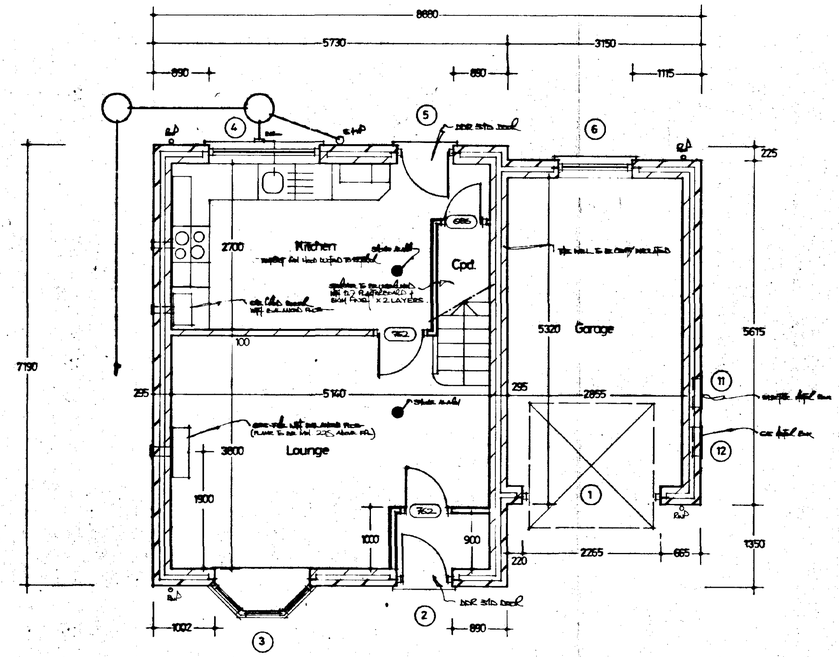
ELY QUALITY HOMES
HIGH ROAD, WHAPLODE, SPALDING, LINCS.

DRAWN — DATE JUNE '95

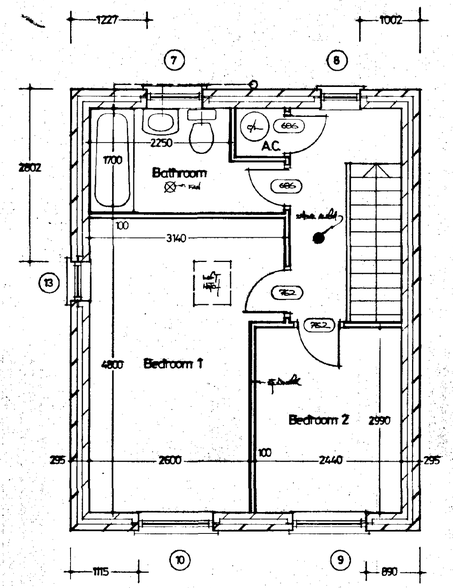
PROJECT CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton

TYPE HERTFORD OPP-DIN 506 — NO 507

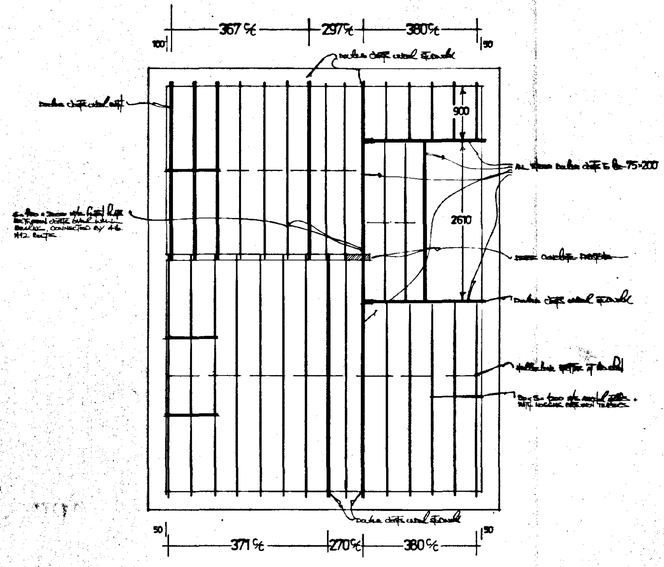
Ref. 0913/01



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



FIRST FLOOR JOISTS 1:50

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO B.S. CODES 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 15.5M² 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, 62 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING W.T.AC. CLINKER, THERMAL BLOCKS, (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243, 1978. MAY SPACINGS 950 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, (OR EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH B.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. RE-CLEAN MIX CAVITY FILL UP TO 225 BELOW D.P.C. CAVITY CLOSERS AT REVEALS TO BE INSULATED AS SHOWN. CAVITIES CLOSED AT EAVES BY USING MASTERBOARD STRIPS TO AVOID THERMAL BRIDGING.

ROOF. SMOOTH CONCRETE INTERLOCKING ROOF TILES MIN. 70 HEADLAP ON 25 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BRACING STRAPS ON NOGGINGS TO ALL FLATTISES & 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 GAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 6:1 CONCRETE TO 5/225 SHOWN ON SECTIONS. BT 85 MESH REINFORCEMENT WHERE DIRECTED BY INSPECTORATE MIN 750 UNDER COVER & 530 BD 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 FOUNDED CONCRETE SIZE / TYPE NEED UPGRADING. (Reinforced, re-inforced concrete - re-ref).

FLOORS. GROUND FLOORS TO BE 65 SAND/CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS (E-35 WHERE REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER. 95 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. REGS REQUIREMENTS EQUAL TO A 10MM CONTINUOUS GAP USING GRITTED TO BE APPROVED BY INSPECTORATE UPON COMPLETION. INTERNALLY & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH JOINTS OVERLAPING & ARTEX FINISH, ALSO LINTELS TO BE PLASTERED OVER & PLATES COVERED WITH 63 MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & TABLE CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 5000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 MM AIR OR ARGON GAS FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION TO BE MIN. 1/20TH OF 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 RADIATOR VALVES. HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. REG L1 SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B. REG L1 SECT 2. GAS FIRE TO BE BALANCED FLUE TYPE. NO CLOSER THAN 300 FROM OPENABLE WINDOW.

CHIMNEYS. ALL FLUES TO BE 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 & PT 3. FACE 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 J1, J2 & J3.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL R/SE AS BELOW IN 13 @ 192.5, 2700 GOING IN 12 TREADS. MAX PITCH OF STAIRS 41½° MIN 800 WIDE IN SUIT STRINGS.

DEPTH OF JOISTS	STAIR RISE
175	2518
200	2543
225	2568

3/2 STRINGS. 25 TREADS. 10 PLYWOOD R/SERS. BALUSTRADE & RETURN TO BE MIN. 900 HIGH IN EITHER 50/75 TIMBER FRAMING WITH PLASTERBOARD SIDES & HARDWOOD CAPPING OR TURNED NEWELS, CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM SPHERE. CONTINUOUS HANDRAIL DP ONE SIDE OF STAIRS.

WASTES. ALL WASTES TO BE AS BUILDING REGS. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION & RE-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 & 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 (FOUL 1 in 40, S.W. 1 in 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GAW STEEL LINTEL OVER (EACH LEAF) & TO BE SUBDIVIDED BY A DPC SHEET MATERIAL MIN 75 AT 200 MM. & PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER. MIN 75 PEA GRAVEL OVER PIPES, WHERE UNDER DRIVES WHERE LESS THAN 900 COVER. 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BEDDABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S. S. CONCRETE BASE. GRADE C. COVERS GENERALLY BUT GRADE D IN DRIVES ALL ON 150 CONCRETE PLYNTH.

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

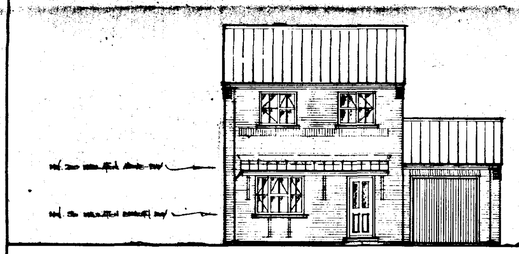
DRIVES. SEE BLOCK PLAN.

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

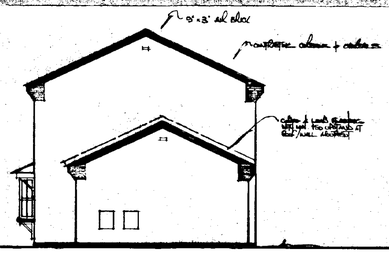
MECH. VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:- EXTRACTION RATES IN L/SEC; BATHROOM 15, KITCHEN 60 (30 WHERE COOKER & EXTRACT HOODS FITTED) WHERE REQUIRED (F) PROVIDE 15W SYSTEM (NON DUCTED) IN LIEU OF FANS. ALL DUCTWORK IN LOFT SPACE TO BE INSULATED (MIN 25 THK)

REVISIONS:

PLANS AMENDED TO SUIT BUILDING CONTROL OFFICER'S COMMENTS.
MAIN LOFT HATCH TO BE RELOCATED & DETAILED ON PLANS.
PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 450MM WIDE OPENINGS.



FRONT ELEVATION

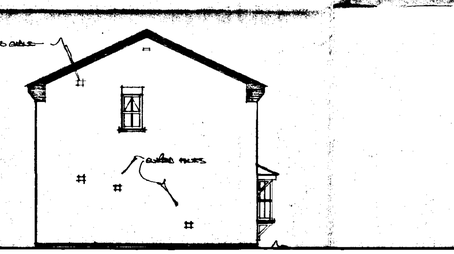


SIDE ELEVATION

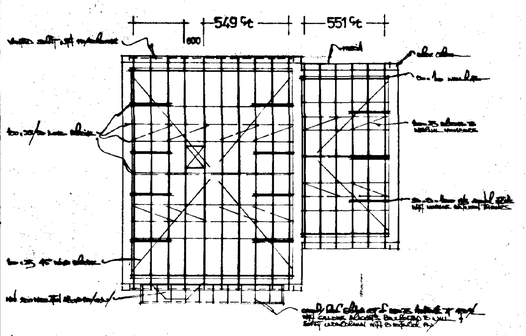
ALL ELEVATIONS 1:100



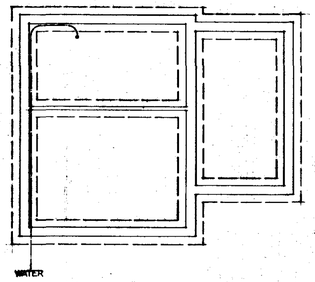
REAR ELEVATION



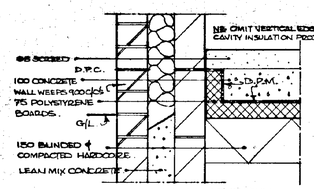
SIDE ELEVATION



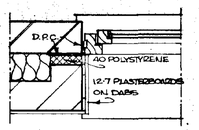
ROOF PLAN 1:100



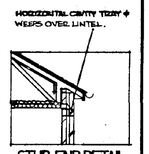
FOUNDATION PLAN 1:100



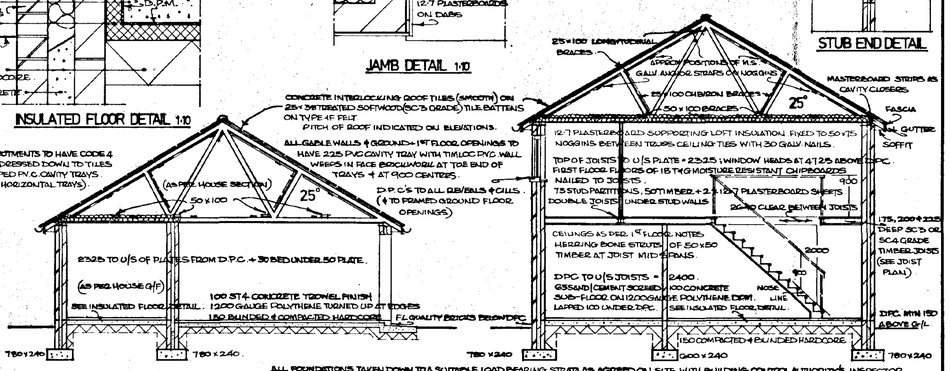
INSULATED FLOOR DETAIL 1:10



JAMB DETAIL 1:10



STUB END DETAIL



TYPICAL GARAGE SECTION 1:75

TYPICAL HOUSE SECTION 1:75

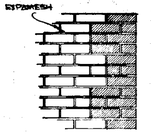
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING NO STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

NO	JOINERY	LINTEL	LENGTH
1	OF 7070 NS	GAL 2/75	2700
2	FNS	"	1200
3	8P1 CASEMENT	"	1950
4	C5/10 CASC	"	2400
5	FNS	"	1200
6	C2/10 CD (EXT)	"	1350
7	C2N10 D	"	1200
8	C1P2C (GD)	"	1050
9	C2P2 CD (OPP)	"	1800
10	C2P2 CD (EXT)	"	1350

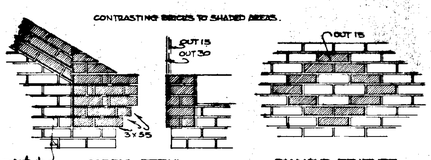
NO	JOINERY	LINTEL	LENGTH
11		MAL	750
12		"	950
13	C1P2 D	GAL 2/75	1050
14			
15			
16			
17			
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19			
20			

NO	JOINERY	LINTEL	LENGTH
21			
22			
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30			

NO	JOINERY	LINTEL	LENGTH
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			



FLUSH QUOINS



CORBEL DETAIL DIAMOND FEATURE

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: 0913/94.

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT: CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton
DRAWN	DATE: JUNE '95
TYPE: OUSE OPP= D/N 502	NO: 503

5 POPLAR TREES
2·4M HIGH CONIFERS
WILLOW TREES
OPEN
2·4M HIGH CONIFERS
2 FIR TREES
OPEN
2·4M HIGH CONIFERS
2·4M HIGH FENCE
1·2M HIGH BRICK WALL
Access Road
1·5M HIGH BRICK WALL
CHAIN LINK FENCE
1·2M HIGH FENCE
5M HIGH CONIFERS
2M HIGH FENCE
1·2M HIGH FENCE

This Bank not surveyed

FALL DRAIN

CONCRETE 2·22

Bridge

FALL DRAIN

This Bank not surveyed

DRAIN +0·97

DRAIN +0·97

DRAIN +1·15

This Bank not surveyed

Edge of concrete apron

Shed

SEAGATE ROAD

Entrance details from Dwg. No 'B'

GIVEN LEVEL
MH 4427-CL=3·20

Present Boundary

Proposed Boundary

3·5M HIGH CONIFERS

A — C	282·5
C — D	238·35
D — E	171·75
E — F	57·5
F — B	110·3
F — G	66·91
G — A	89·3

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref. S97/874

ALL LEVEL POSITIONS ARE APPROXIMATE

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

PROJECT

CHAPMANS LAND
OFF SEAGATE ROAD
LONG SUTTON
SITE APPRAISAL SHEET No 3.

DRAWINGS:

MEASURED SURVEY (MAY 1997).

SCALES: 1:500

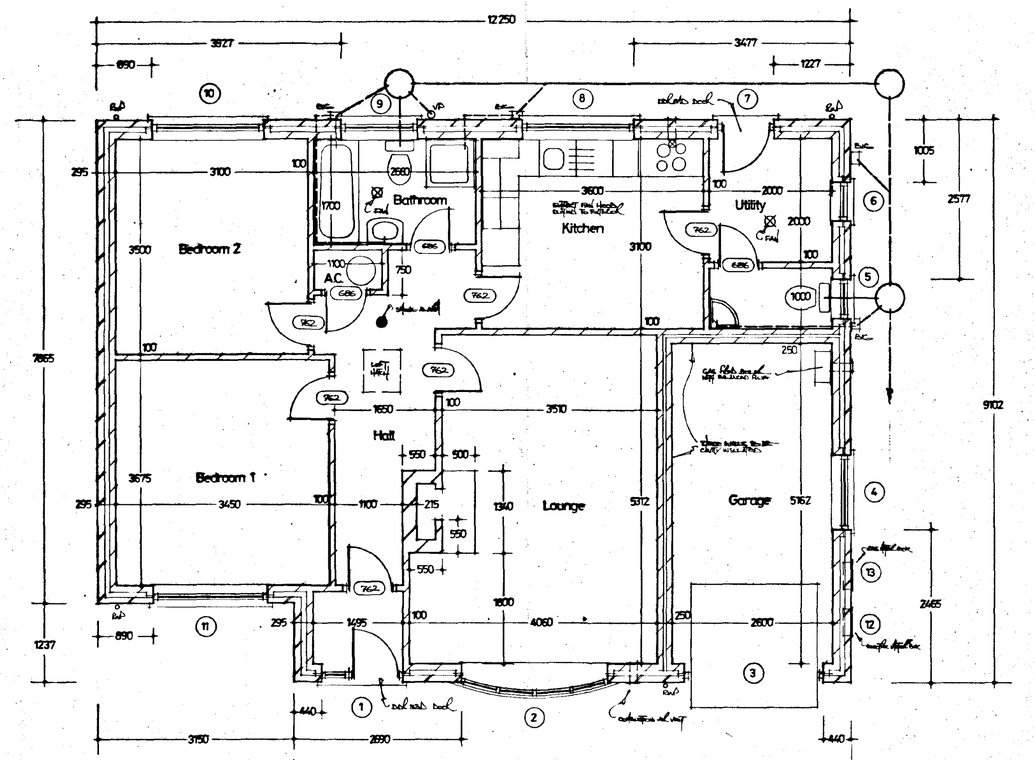
DESIGN/PLAN No

DATE: MAY '97

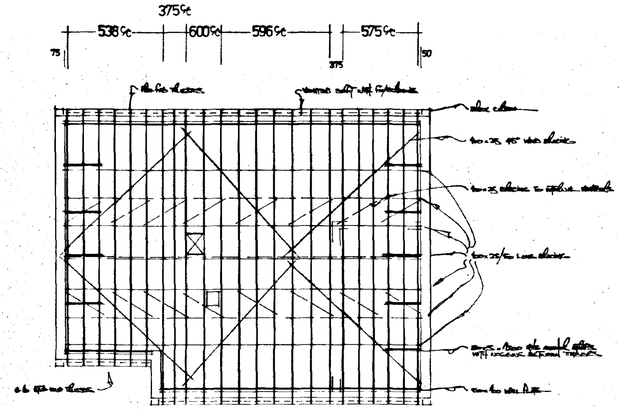
DRAWN

0868/3/98

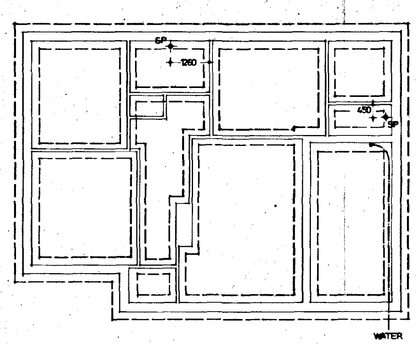
* REVISED TO LEFT OF (11) = BDO (WINDOW MEAN 1995 on DWG=458) !!



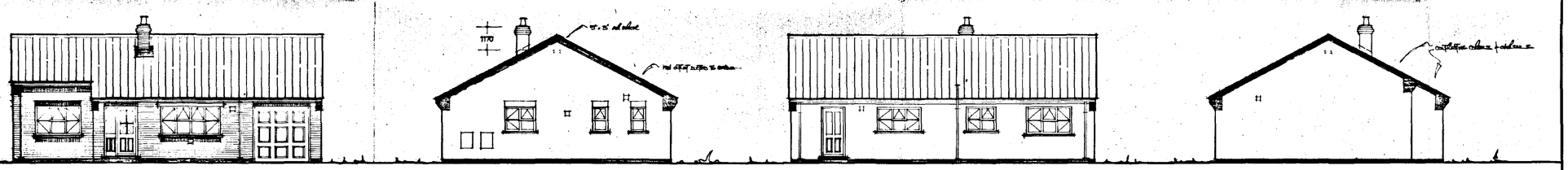
FLOOR PLAN 1:50



ROOF PLAN 1:100



FOUNDATION PLAN 1:100



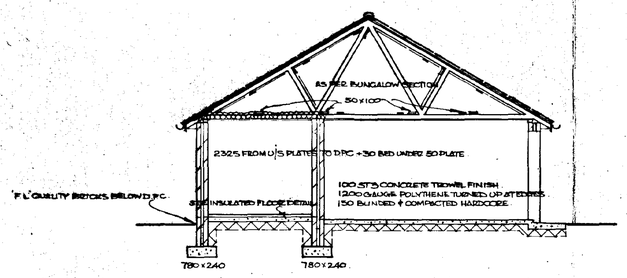
FRONT ELEVATION

END ELEVATION

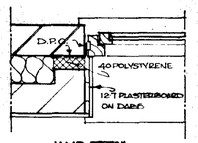
REAR ELEVATION

END ELEVATION

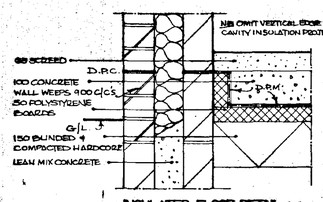
ALL ELEVATIONS 1:100



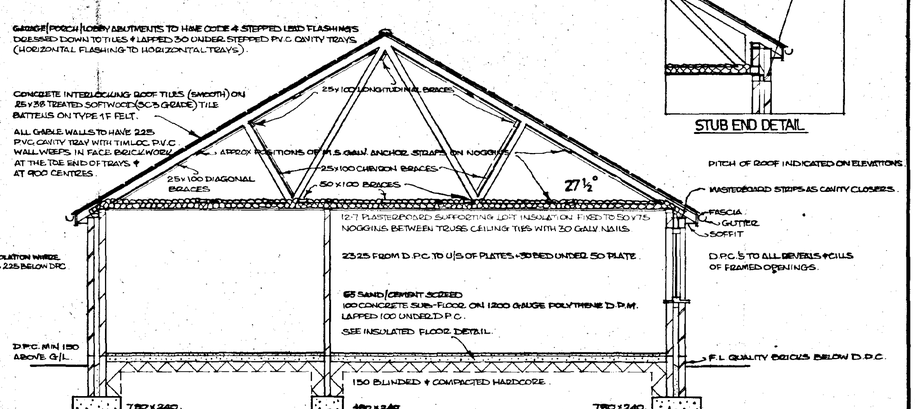
TYPICAL GARAGE SECTION 1:75



JAMB DETAIL 1:10

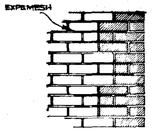


INSULATED FLOOR DETAIL 1:10

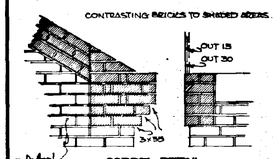


TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



FLUSH QUOINS



CORBEL DETAIL

DIAMOND FEATURE

NO	JOINERY	LINTEL	LENGTH
1	PE 1515 (EXT)	as 275	1 650
2	CRAM. WM12. CASE.	1	2 700
3	OF 36/70 HR.	1	1
4	W 2400 CD (EXT)	1	1 500
5	H 1905	1	1 050
6	H 1905	1	1
7	FNS.	1	1 200
8	H 1905 CASE.	1	2 100
9	W 2400 CD (EXT)	1	1 500
10	H WM2 CASE.	1	2 100

NO	JOINERY	LINTEL	LENGTH
11	H WM2 CASE.	as 275	2 100
12		MAL.	750
13		1	1
14			
15			
16			
17			
18			
19			
20			

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'THE BRDS OR 'APPROVED DOCT' THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY AMENDMENTS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS ELEVATIONS WITH UN-PROTECTED AREAS NOT OVER 2.5 M² 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 UNLESS LESS TO BE TO LOAD BEARING WORK. CLARIFY. THERMAL ENDOWS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, 1978 MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CASES MIN 150 BAD BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C TO BE MIN F.L QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKWORK, EQUALLY PLASTERED TWO COATS OR 75 STUD PARTITIONS WITH SKIM FINISH. 13 PC'S TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. 50:1 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. 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 BRESTRAINING 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 BS 5268 & PT 3 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. R.W DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF ST4 CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 UNDERCOVED. 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 UPGRADING. (OVERALL FOUNDATION CONCRETE - RC 25)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS (RC 30 WHERE REINFORCED), 1200 GAUGE POLYTHENE D.P.M OVER 75 HARDFILL BELOW & EXPANDED POLYSTYRENE BOARDS TO B.S. 2837/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 270 FIBREGLASS TO ROOF SPACE. EAVES VENTED TO B.S 5250 REQUIREMENTS BELOW TO A TOWN CONTINUOUS DAMPSPACE SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH 30 INTS OVERLAPPING & ARTEX FINISH. ALSO TO BATTELS TO BE RENDERED OVER & PLASTICS COVERED WITH 6 mm MASTERBOARD STRIPS.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOULTON & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 mm AIR FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE. (LIVING/GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20 TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT. N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S 6206 : 1981

HEATING. SPACE & WATER HEATING TO BE AS SHOWN BELOW :- GAS FIRED BOILER, WITH BALANCED FLUE & RADIATORS ALL CAPABLE TO BE ATTACHED WITH THERMOSTATIC VALVES. HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE OVERLINED & ALL DISTRIBUTION PIPES TO BE INSULATED TO B.S 2869 CL. 1 SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS, THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B.S 6291 : 1 SECT. 2. CENTRAL HEATING SYSTEM - H.W CYLINDER MANUFACTURER CERTIFICATE TO BE TO BE SUPPLIED.

CHIMNEYS. TO BE LINED WITH FLUES OF MIN C.S AREA OF 31,420 MM² (16 200 DIAM) IF SINGLE FLUES USED MIN 342.25 mm x 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 HEATHS TO B.S 6565 : PT 2 & 13.

SOAKAWAYS. SOAKAWAY 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 PIPES AT EACH CHANGE OF DIRECTION & 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 & 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. PV.C PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 in 40, S W 1 in 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A 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 900 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 EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BOSSED ABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. PV.C SET ON 150 S.S. 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 , ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOC'T B. 1.

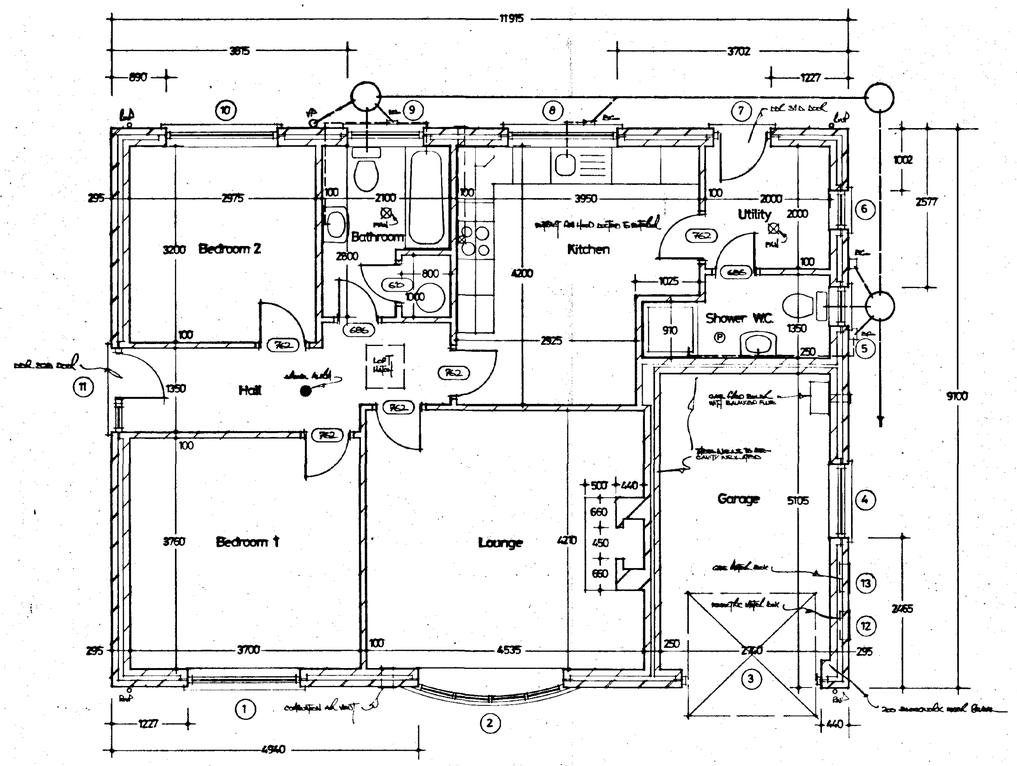
MECH. VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES IN L/SEC : BATHROOM : 15 KITCHEN : 60 (30 WHERE COOKER EXTRACT HOODS FITTED) ALL DUCTWORK IN LOFT SPACE TO BE INSULATED.

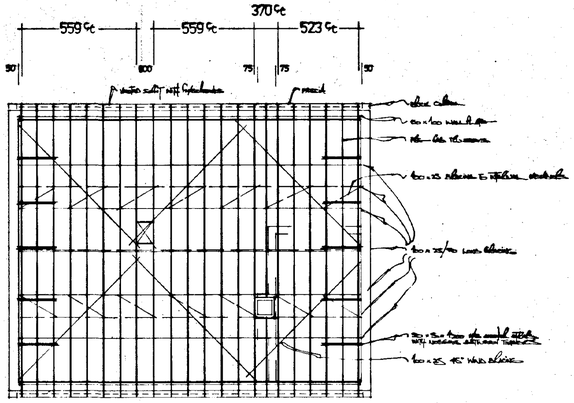
REVISIONS :

CORRECTION : AC VENT TO BE SHOWN 'WARM AIR' NOT 'COLD' HEATING IS HOT WATER CAVITY TRAYS OMIT MAIL LOFT HATCHES TO BE INSULATED & DRAUGHT PROOFED ALL FOR REAR WINDOWS TO HAVE SIDE OPENERS

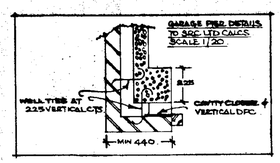


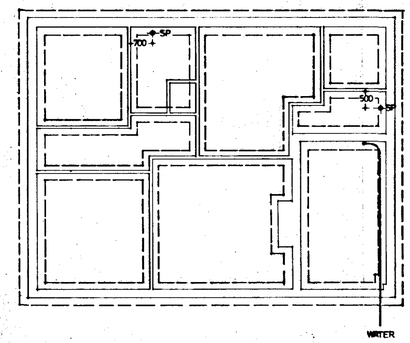
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT: CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton
DRAWN	DATE: MARCH '96
TYPE: SLEAFORD	NO. 458





ROOF PLAN 1:100





FOUNDATION PLAN 1:100

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'B.S. CODE OR APPROVED DOCT' THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. SUBSTRUCTURE WITH UNPROTECTED 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, 90 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 140 LOAD BEARING HTAC, CLINKER THERMAL BLOCKS (612.5 EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S. 1243, PART 1. MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 ∅ JAMBS. ALL LINTELS TO HAVE INSULATED CORES & 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 EQUAL) PLASTERED TWO COAT; 100, 75 STUD PARTITIONS WITH SKIM FINISH. 15 P.C.'S TO ALL TOPS & SILLS 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 125 x 38 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH GALV. 30 x 5 BRACING STRAPS ON NOGGINGS TO ALL RAFTERS & CEILING TIES AT GABLES. MAX 1800 CENTRES. 50 x 100 WALL PLATES & LONGITUDINAL CEILING TIE BRACES. 225 x 100 DIAGONAL LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268 PTS 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF ST 4 CONCRETE TO SIZES SHOWN ON SECTIONS. BTAS NOTE REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 UNDER COVER, 4 - 336 ø D END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION LOAD BEARING & CHEMICAL TESTS OF SOIL CONTENTS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE (SIZE / TYPE) NEED OF GROUND NG. (Combined foundation & ground beam - see 285)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST 4 CONCRETE SUB-FLOORS (10 35 WHERE REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER. 95 HAWAPLAS SD IN GRADE BY PANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1 1986 ON MIN 150 RUNDED & 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. 200 FIBREGLASS TO ROOF SPACE. EAVES VENTED TO B. REGS REQUIREMENTS EQUAL TO A 10mm CONTINUOUS GAP USING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILING TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH JOINTS OVERLAPING & ARTEX FINISH. ALSO LINTELS TO BE PLASTERED OVER. & PILLARS COVERED WITH 6mm MASTERBOARD STRIPS.

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 - FILLED CAVITY & INCORPORATING PILKINGTON'S 'K' GLASS TO INTERIOR PANE. (EXCLUDING 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 & SKYLIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 : 1981.

HEATING. SPACE & WATER HEATING TO BE AS SHOWN ON 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. REG L. I. SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS, THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. REG L. I SECT 2. (IN ROOMS TO BE EQUIVALENT FOR FUEL TYPE) HW / CH/ RANGE WALL TEMP. TO BE 15mm

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 SOCKETS UP MOST TO B.S. 1181 1970 & 1977. SPACE BETWEEN FLUE LINER & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLES STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B. REG'S SI, 32 & 33.

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 BOOKLET ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED EYES 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 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. PV.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (1 IN 1 - 40, 5 W / - 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 900 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 EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. PV.C. SET ON 150 S.R. CONCRETE BASE, GRADE C. COVERS GENERALLY BUT GRADE D IN DRIVES. ALL ON 150 CONCRETE PLINTH.

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

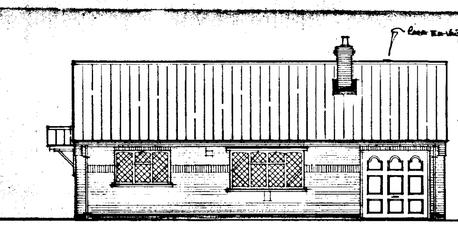
DRIVES. SEE BLOCK PLAN.

SMOKE ALARMS. INSTALL WHERE INDICATED ●, ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 & TO APPROVED DOC 'F' Bk. 1.

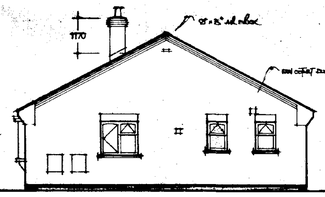
MECH. VENT. RAPID VENTILATION EXTRACTOR FANS, WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES IN L/SEC : KITCHEN 15 - UTILITY 15 - KITCHEN / CO (30 WHERE COOKER EXTRACT HOODS FITTED) MAIN VENTING (P) PASSIVE STACK ALTERN (600 DIAMETER) IN LIEU OF FANS. ALL DUCTWORK AT LOW LEVEL TO BE INSULATED (MIN 25 - 900)

REVISIONS :

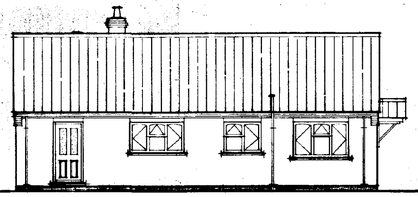
PLEASE SEND QUOTE TO QUALITY HOUSE, WHITTLESEY FOR ALL MATERIALS TO MATCH EXISTING WHERE POSSIBLE. CONSTRUCTION AIR VENTS TO BE 75dia 'STACK VENT' AND 750 ABOVE ROOMS TO HAVE INTERNAL CAVITY TRAY ABOVE. MAIN LIGHT SWITCH TO BE MOUNTED AT 1200 ABOVE FLOOR.



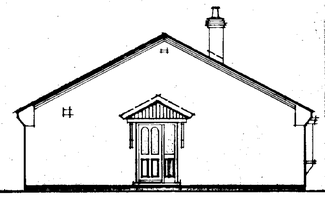
FRONT ELEVATION



SIDE ELEVATION

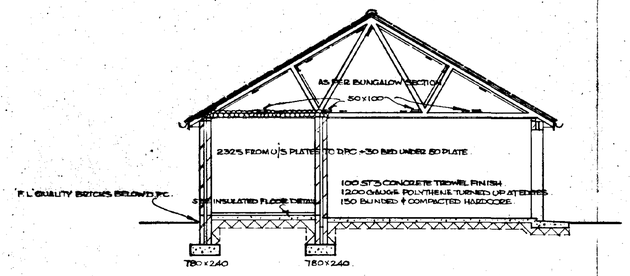


REAR ELEVATION



SIDE ELEVATION

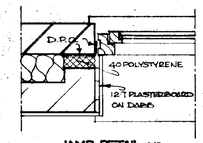
ALL ELEVATIONS 1:100



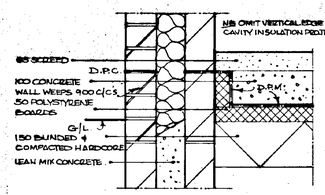
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	3D. CVE (SL)	UL 275	2 100
2	4Dpt. 415 CVC (SL)	1	2 700
3	4P 1800 HL	1	2 700
4	2D. CVE (SL) OUT	1	1 800
5	1800 V (SL)	1	1 050
6	1800 V (SL)	1	1 650
7	PATIO	1	1 200
8	3/4 CVE (SL)	1	2 100
9	2/3 CVE (SL) 4PP	1	1 350
10	3D. CVE (SL)	1	2 100

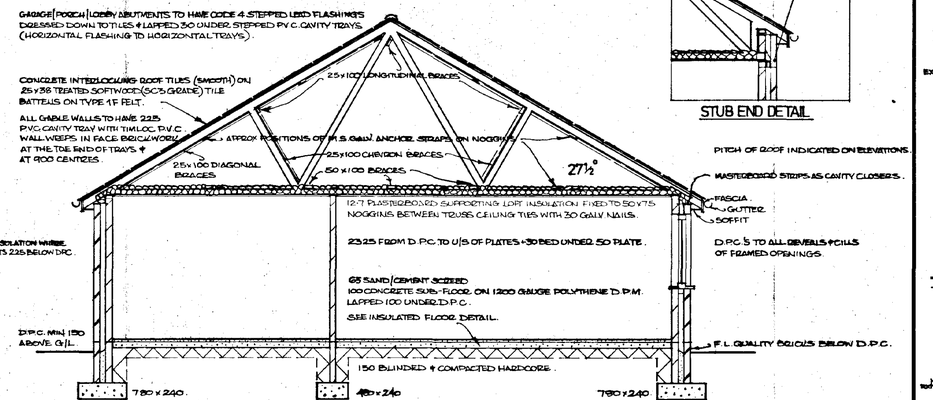
NO	JOINERY	LINTEL	LENGTH
11	FE 635 P (GRP)	UL 275	1 650
12		MBL	750
13		1	750
14			
15			
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



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

TYPICAL BUNGALOW SECTION 1:50

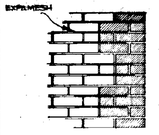
STUB END DETAIL

PITCH OF ROOF INDICATED ON ELEVATIONS.

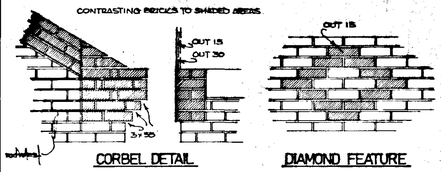
MASTERBOARD STRIPS AS CAVITY CLOSERS.

FASCIA
GUTTER
SOFFIT

D.P.C.'S TO ALL REVEALS & SILLS OF FRAMED OPENINGS.



FLUSH QUOINS

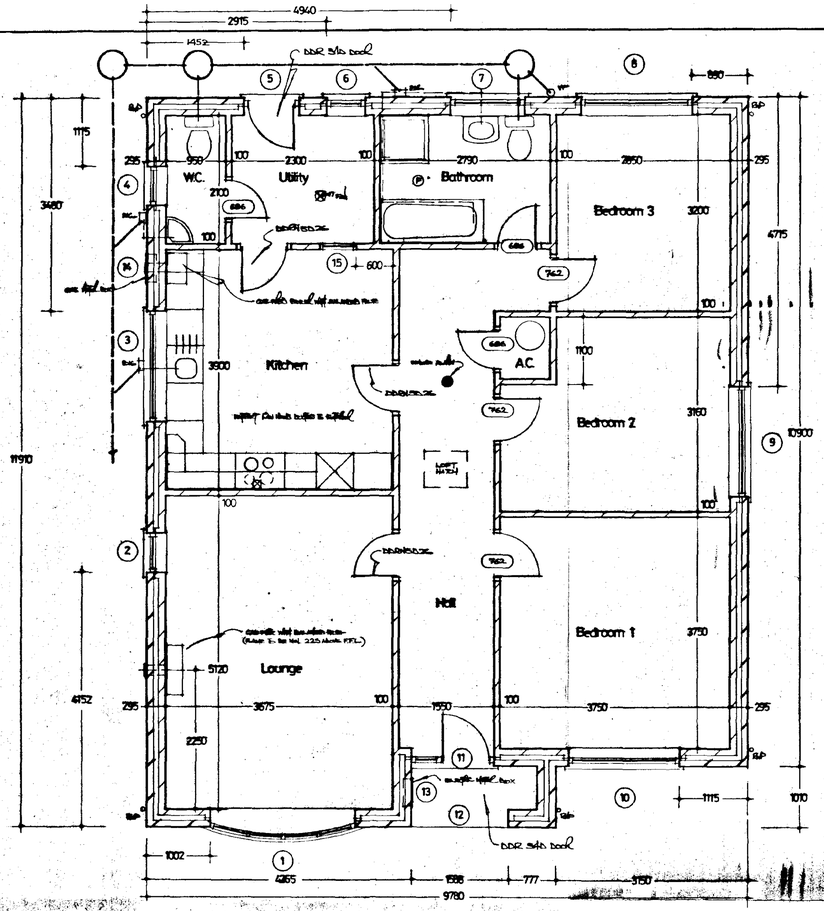


CORBEL DETAIL

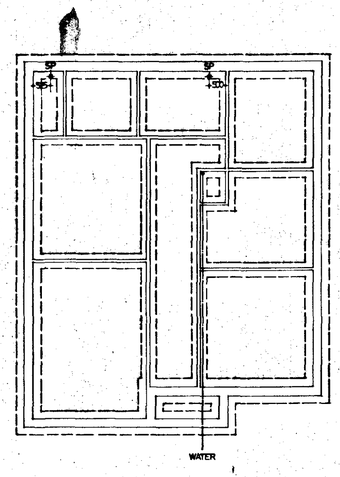
DIAMOND FEATURE

SOUTH HOLLAND DC
HOUGHTON & ANWICK
16 AUG 1996
Ref: 0913/94

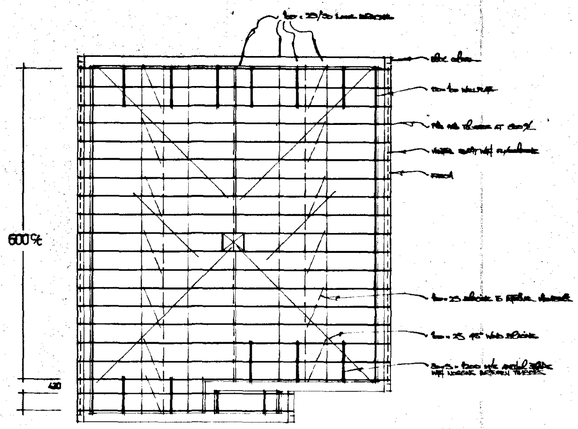
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT	CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton	
DRAWN	DATE MARCH '96	TYPE ESSEX OPP- D/W 456	NO 457



FLOOR PLAN 1:50



FOUNDATION PLAN 1:100



ROOF PLAN 1:100

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO B.S. CODES 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 PAVING BANDS & ROOF TILES REFER TO SITE / BLOCK PLANS.

WALLS. EXTERNAL WALLS OF 103 FACING BRICK IN 1:3 CEMENT MORTAR WITH 98 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 7N LOAD BEARING 7N THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243. WITH MAY SPACINGS. TIES HORIZONTALLY @ 900 mm VERTICALLY @ 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CODES 4 MIN. 150 END BEARING. ALL BLOCKS UP TO DPC TO BE DENSE CONCRETE. ALL BRICKS BELOW D.P.C. TO BE MIN 5 L.Q. (LOW QUALITY) INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH. 13 PCS TO ALL 38mm × 4 COATS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L. FLAPPED 100 VERTICAL P.M. TO FLOORS. 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 × 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 × 5 RESTRAINING STRAPS ON NOGGINS TO ALL RAFTERS & CEILING TIES AT 9A BLKS. 6·5 MAX 1800 CENTRES. 50 × 100 WALL PLATES. 4 LONGITUDINAL CEILING TIE BRACES. 25 × 100 DIAGONAL, LONGITUDINAL CHEVRON & APEX BRACES. ALL CONSTRUCTED TO B.S. 5268 PT 3 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 8N CONCRETE TO S/SEE SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 150 UNDERLAP & 300 END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION, LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS. BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE / SIZE / TYPE / NEED / SPREADING. (Confirmed Permitted Loadings - 12 KPa)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 4N CONCRETE SUB-FLOORS (BLINDING BENEATH) 1200 GAUGE POLYTHENE D.P.M. OVER 75 MIN. EXPAMET SD IN GRADE EX PANDED POLYSTYRENE BANDS 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 JETEY FINISH & TAPED JOINTS. 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 & JETEY FINISH. ALSO LINTELS TO BE PLASTERED OVER. & PLATES COVERED WITH 6mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOULTON & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 12 MM AIR SPACE FILLED WITH ARGON & INCORPORATING PILKINGTON'S '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 & SKYLIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6262 / 1982.

HEATING. SPACE & WATER HEATING TO BE AS SHOWN BELOW:-
GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.
ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
HOT WATER SYSTEM TO BE VENTED TO C/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. REG. L. 1. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL 90 ADZES. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. REG. L. 1 SECT 2 OR BRANZ B. TA 1986 + 1989 PLUS TPM. (W. CLOSET INSULATION DONE TO THE MM)

CHIMNEYS. (where not shown) TO BE LINED WITH FLUES OF MIN C.S. AREA OF 34 420 mm² (IE 200 DIAM) IF SQUARE FLUES USED MIN 34 225 mm² C.S.A (IE 185 × 185) ALL WITH SOCKETS UPWOST 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.R.&S.T.1, 2 & 3.

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

WASTES. ALL WASTES TO BE 40 DIAMETER ~~~~~ ALL TO HAVE 75 DEEP SEAL TRAPS + BEDDING EYES 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 & 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 BEDS & HAUNCHING CONCRETE (GRADE 1 : 12 : 4 OR 5 OR 1 : 10 : 20) PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A DIGID SHEET MATERIAL MIN 75 AROUND. PIPE TO ALLOW FOR SETTLEMENT. IN THE BUILDING ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED & SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER. MIN 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER. 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BEDDABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE, GRADE C COVERS GENERALLY BUT GRADE B IN DRIVES, ALL ON 150 CONCRETE PLINTH.

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

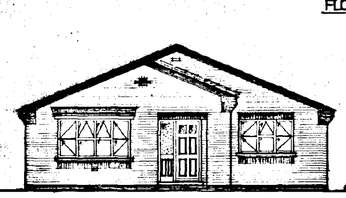
DRIVES. SEE BLOCK PLAN.

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.

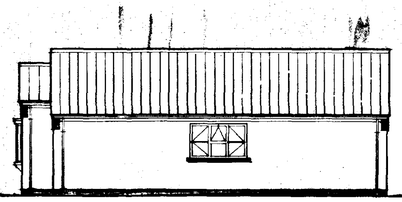
MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC. 1 OR 2 CY 30.
KITCHEN: 60 (30 WHERE COOKER & EXTRACT HOODS FITTED)
WHERE INDICATED (P) PARAMETRIC SWITCH (30 MINUTE) IN LIEU OF FANS.
ALL DUCTWORK IN CENTRAL TO BE INSULATED (MIN 25 THICK)

REVISIONS:

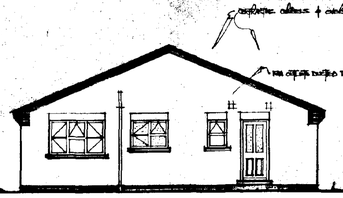
MAIN BEAMS TO HAVE HORIZONTAL CAMP TRAY ADDED.
MAIN LOFT HATCH TO BE RELOCATED & DETAIL ADDED.
PROVIDE STAIR SYSTEMS TO COMPLY WITH B.R.E.W.D. PAPER 23/96.
ALL FIRE ESCAPE WINDOWS TO HAVE 550MM WIDE OPENINGS.



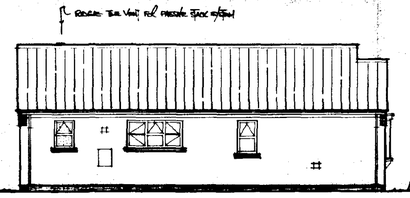
FRONT ELEVATION



SIDE ELEVATION

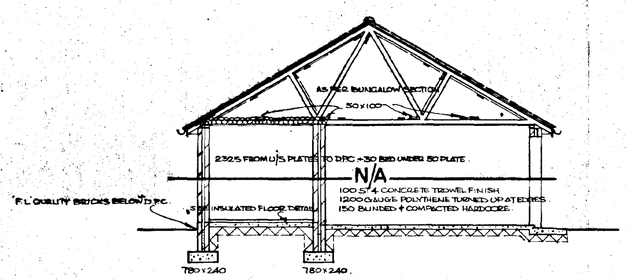


REAR ELEVATION



SIDE ELEVATION

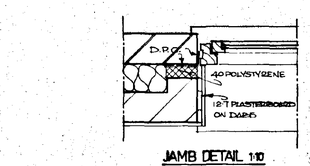
ALL ELEVATIONS 1:100



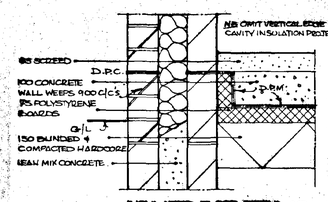
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	CR46 1441 SDDC	UL 275	2700
2	H 912 D	1	1050
3	H 915 CSC	1	2100
4	H 1506 D	1	1050
5	FWS	1	1200
6	H 1506 D	1	1050
7	H 3260 DEM	1	1800
8	H 3412 CSC	1	2400
9	H 3412 CSC	1	2400
10	H 3412 CSC	1	2400

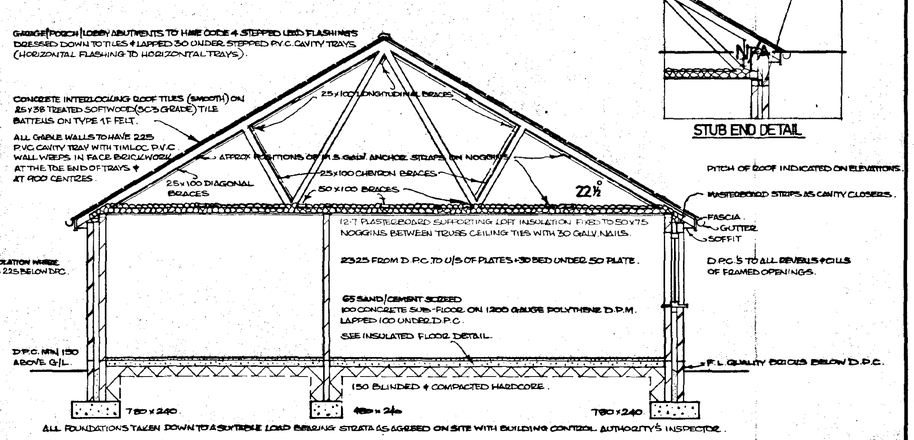
NO	JOINERY	LINTEL	LENGTH
11	RE 6SF (OAT)	UL 275	1650
12		1	1950
13		MBL	700
14		1	900
15		D 150	1200
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



TYPICAL BUNGALOW SECTION 1:50

PITCH OF ROOF INDICATED ON ELEVATIONS.

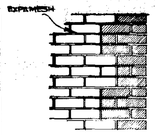
MASTERBOARD STRIPS AS CAVITY CLOSERS.

FASCIA
GUTTER
SOFFIT

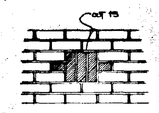
D.P.C.'S TO ALL REVEALS & HEADS OF FRAMED OPENINGS.

F.L. QUALITY BRICKS BELOW D.P.C.

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: 0913/97



FLUSH QUOINS

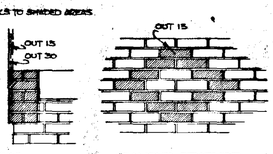


SOLDIER FEATURE

CONTRASTING BRICKS TO SHADED AREAS.

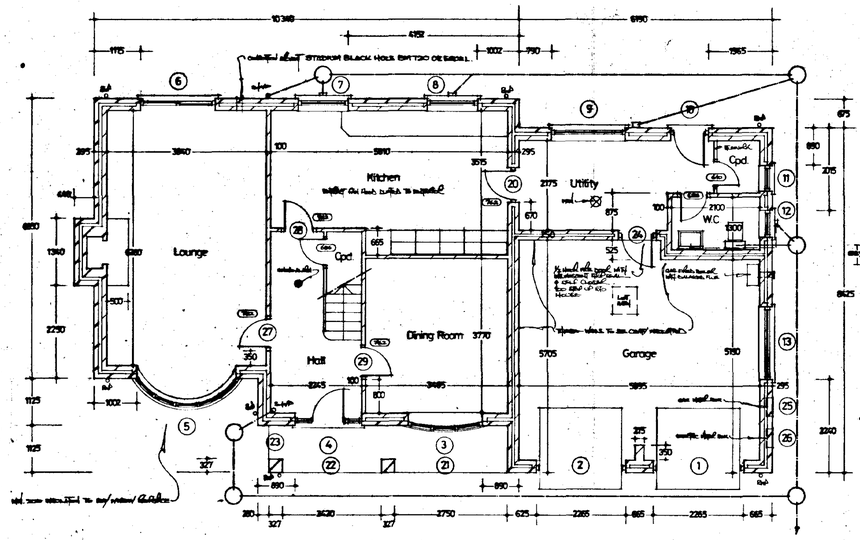


CORBEL DETAIL

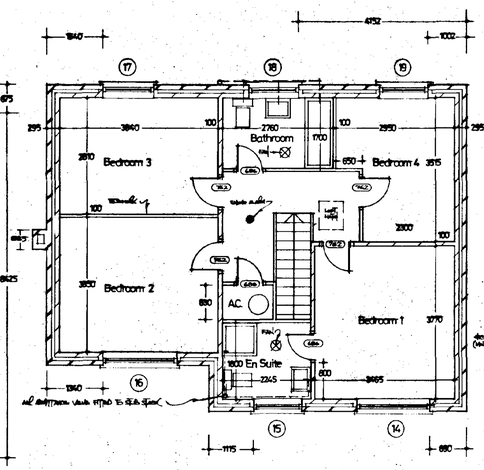


DIAMOND FEATURE

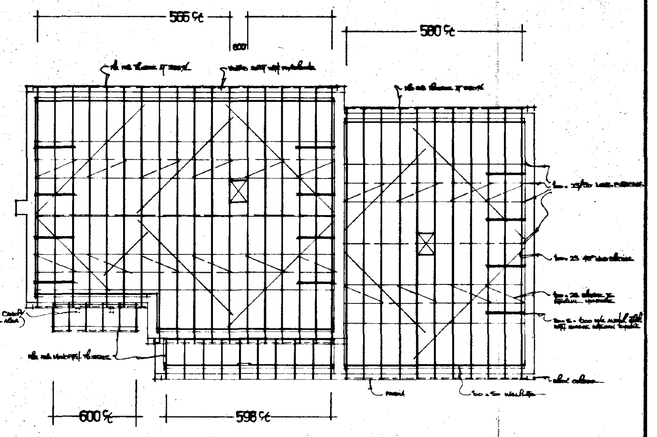
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT	CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton
DRAWN	DATE JUNE '95	TYPE	STRATFORD OPP=DIN 463
		NO.	462



GROUND FLOOR PLAN 1:75



FIRST FLOOR PLAN 1:75



ROOF PLAN 25° PITCH
1:100

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO B.S.'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 8.5m² 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 W., 92 CAVITY INSULATED AS DETAILED ON SECTION (INNER LEAF TO BE 100 LOAD BEARING LIGHT WEIGHT THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S. 1243: 1978. MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED 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. E.L. QUALITY. INTERNAL WALLS TO BE: 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT; OR 75 STUD PARTITIONS WITH SKIM FINISH. 13 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. 18 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. 5.5 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 1:3:6 CONCRETE TO SIZES SHOWN ON SECTIONS. B1385 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN. TRENCH DEPTH 450 TO SOLID END LAYER, WHERE HISTORY AND ON SITE PILOT 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. (COMPARABLE REDUCTION OF DEPTH - P2.35)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 17:4 CONCRETE SUB-FLOOR (ROAD WIDTH BE REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER 75 HARDPLUS SD IN GRADE POLYSTYRENE INSULATION 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 JOINTS. MIN. 3.0m² FIRE GLASS TO ROOF SPACE. EAVES VENTED TO B. 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 OVERLAPING & ARTEX FINISH, ALSO LINTELS TO BE RENDERED OVER. & FLATES COVERED WITH 6mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE MIN. 560 x 560.

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, 4mm TO 9mm AIR SPACE ON GAS FILLED UNITS & INCORPORATING PILKINGTON'S '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 RADIATORS TO BE FITTED WITH THERMOSTATIC & LOCKSHIELD VALVES.
HOT WATER SYSTEM TO BE VENTED TO O/S. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. 5250 L.I. SECT. 5. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. 5250 L.I. SECT. 2.
OIL BOILER TO BE EQUAL TO FAN FLUED TYPE. H/W CYLINDER INSULATED OVER TO BE 300mm.

CHIMNEYS. TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 31,420 mm² (IE 200 DIAM) IF SQUARE FLUES USED MIN 342 x 225 mm² C.S.A (IE 185 x 185) ALL WITH SOOTDOORS UP MOST 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. 1860: 1971, 12 & 13.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 13 @ 1825, 2700 GOING IN 12 TREADS. MAX PITCH OF STAIRS 41½° MIN 800 WIDE INSIDE STRINGS.

DEPTH OF JOISTS	STAIR RISE	
175	2518	30 STRINGS, 25 TREADS, 10 PLYWOOD RISERS, BALUSTRADE 4 DETAIL TO BE.
200	2543	MIN. 900 HIGH IN EITHER 50 x 75 TIMBER
225	2568	FRAMING WITH PLASTERBOARDED SIDES & HARDWOOD CAPPING OR TURNED NEWELS, CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM. SPHERE. CONTINUOUS HANDRAIL OF ONE SIDE OF STAIRS

WASTES. ALL WASTES TO BE PLUMBED ALL TO HAVE 75 DEEP SEAL TRAPS & BOTTLING EYES AT EACH CHANGE OF DIRECTION & 10 ADMITTANCE VALVES TO BE PROVIDED WHERE 4.0 DIAM. WASTES EXCEED 3.0m & WHERE 32.7mm WASTES EXCEED 1.7m LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & TO HAVE ACCESS PLATE AT THE BASE. ALL TO HAVE DOMICILE 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 (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 DIGID SHEET MATERIAL MIN. TRUGROUND PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING. ALL PIPES TO HAVE MIN. 150 PEA GRAVEL BED & SURROUND. UNDER PAVED AREAS & WHERE LESS THAN 600 COVER MIN. 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER, 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE 600 DIAM. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE, GRADE C COVERS GENERALLY BUT GRADE B IN DRIVES. ALL ON 150 CONCRETE PLYNTH.

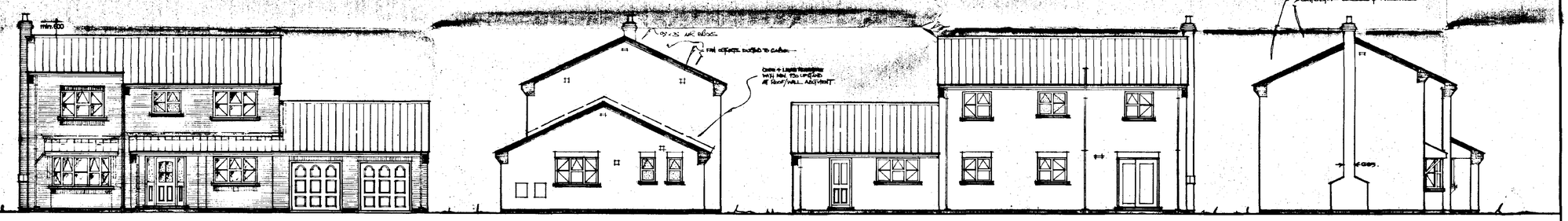
FOOTPATHS. 50 CONCRETE PAVING SLABS ON 75 HARDCORE WITH LEAN MIX CONCRETE BED

DRIVES. SEE BLOCK PLAN.

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

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:- EXTRACTION RATES IN L/SEC; UTILITY 30, BATHROOM 15, KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) WHERE INDICATED (D) MECH. EXTR. SYSTEM (SEE DIAGRAM) IN LIEU OF FANS. ALL ELECTRICS IN LOFTSPACE TO BE ENCLOSED. (MIN. 25.10.00)

REVISIONS:
CONVERSION OF GARAGE TO HABITABLE ROOM AND ALTERATIONS TO ROOF TO PROVIDE ADDITIONAL ACCOMMODATION IN ROOF SPACE.
NEW LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED. LOFT HATCH TO BE MIN. 700 x 700 & MIN. 1.0m² ON SECOND FLOOR.
PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 510mm WIDE OPENINGS.



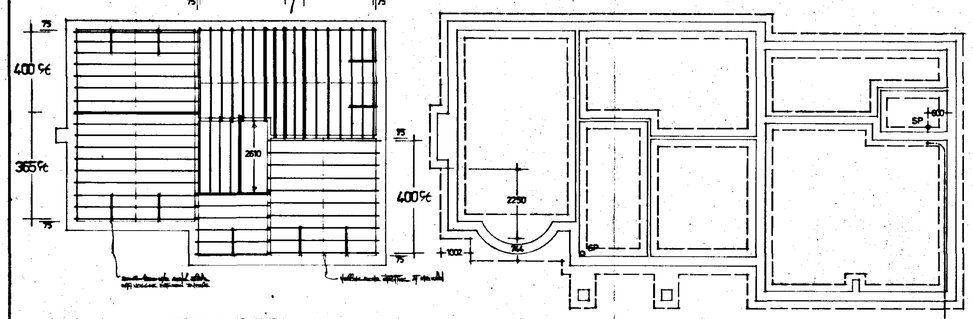
FRONT ELEVATION

END ELEVATION

REAR ELEVATION

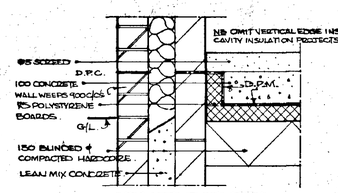
END ELEVATION

ALL ELEVATIONS 1:100

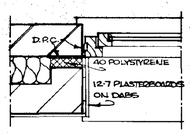


FIRST FLOOR JOISTS 1:100

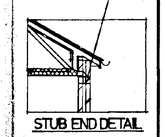
FOUNDATION PLAN 1:100



INSULATED FLOOR DETAIL 1:10

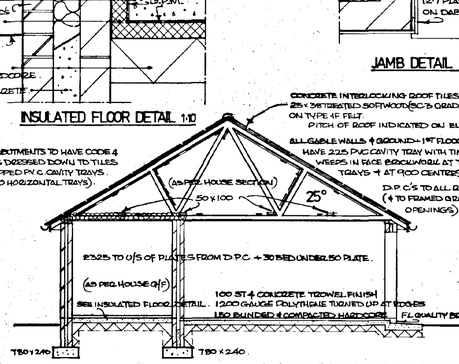


JAMB DETAIL 1:10

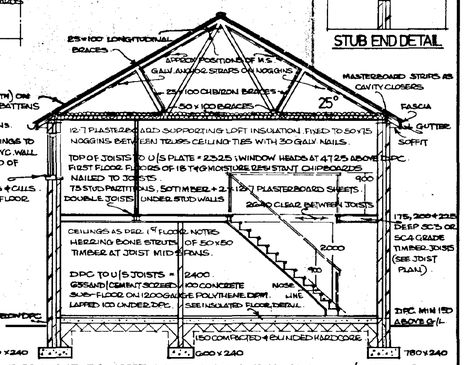


STUB END DETAIL

CHIMNEY / DORMER / PORCH ABUTMENTS TO HAVE CODE 4 STEPPED LEAD FLASHINGS DRESSED DOWN TO TILES & LAPPED 150 UNDER STEPPED PVC CAVITY TRAYS. (HORIZONTAL FLASHING TO HORIZONTAL TRAYS)



TYPICAL GARAGE SECTION 1:75



TYPICAL HOUSE SECTION 1:75

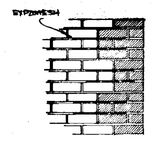
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

NO	JOINERY	LINTEL	LENGTH
1	DF 2c/3c NB	GL 275	2 700
2	DF 2c/3c NB	"	2 700
3	OBAG. H 3½ CBC	"	2 100
4	FIXED 1/0 FF	"	1 980
5	CRSD. H 5½ CBSC	GAT 6275	2 700
6	PAIR V BAL.	GL 275	2 700
7	H 2100 CD (GRP)	"	1 050
8	H 2100 CD (GAT)	"	1 050
9	H 2100 CD (GRP)	"	1 500
10	FHS	"	1 340

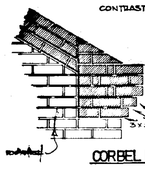
NO	JOINERY	LINTEL	LENGTH
11	H 1/0 FF	GL 275	1 050
12	H 1/0 FF	"	2 100
13	H 3½ CBC	"	2 100
14	H 3½ CBC	"	2 100
15	H 2100 CD (GAT)	"	1 500
16	H 3½ CBC	"	2 100
17	H 2½ CD (GRP)	"	1 500
18	H 2100 CD (GRP)	"	1 500
19	H 2100 CD (GAT)	"	1 500
20			

NO	JOINERY	LINTEL	LENGTH
21		GL 375	3 050
22		"	2 100
23		GL 375	1 050
24	F2G FR.	GL 2.	1 200
25		NIL	730
26		"	950
27		RSV 1	1 200
28		"	1 200
29		"	1 200
30			

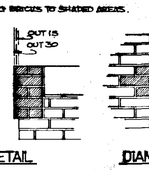
NO	JOINERY	LINTEL	LENGTH
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			



FLUSH QUOINS



CORBEL DETAIL



DIAMOND FEATURE

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: 0913/94

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

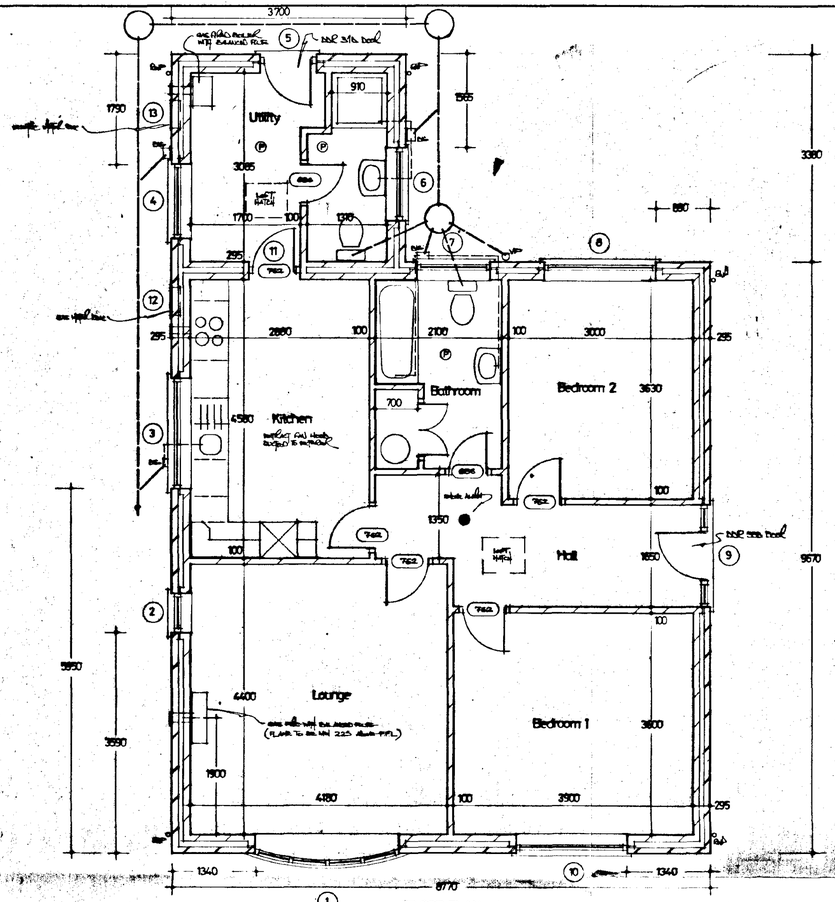
DRAWN

DATE JUNE '95

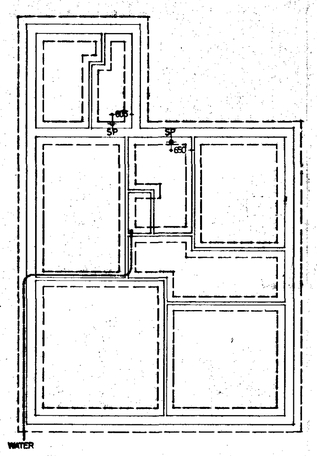
PROJECT CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton

TYPE OXFORD D.G. OPP. 3H + 5H

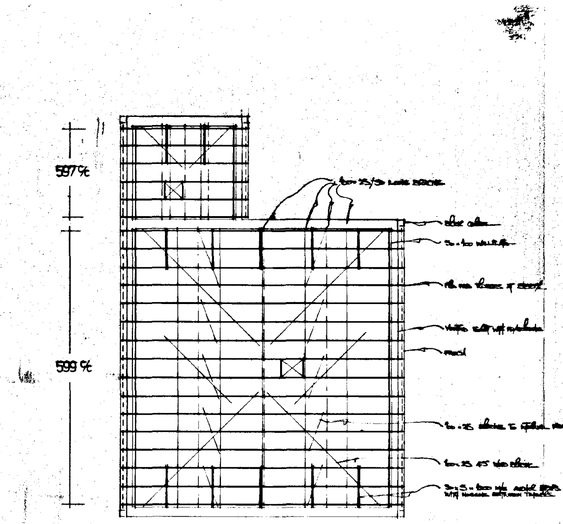
NO 517



FLOOR PLAN 1:50



FOUNDATION PLAN 1:100



ROOF PLAN 1:100

PREAMBLE WHERE THESE CONSTRUCTION NOTES REFER TO B.R.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 103 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 100 LOAD BEARING LIGHT CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 5.628 PT III. 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. 02.75 STUD PARTITIONS WITH SKIM FINISH. 13 PCS TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C MIN 150 ABOVE G/L. 4 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 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 & 65 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 21 CONCRETE TO SIZES SHOWN ON SECTIONS. B.T.S.5 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 750 UNDERGROUND & 300 END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS, BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE / SIZE / TYPE NEED UPGRADING. (Committed foundation Cost Index - 82.85)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 21 CONCRETE SUB-FLOOR, (OR 50 HINDLE GRANITOCRETE) 1200 GAUGE POLYTHENE D.P.M OVER 75 HAMPLAS 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 300 FIBREGLASS TO ROOF SPACE. EAVES VENTED TO B.R.G.S 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 64mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKLET & PRUE'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 16mm AIR SPACE 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 IN BELOW:- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS. ALL CONSULT E. 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.S 2869 CL. 1 SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS, THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORD WITH B. REG'S., SECT 2. OIL BOILER, IF EMPLOYED TYPE, MAY ONLY BE USED SUBJECT TO BUILDING CONTROL APPROVAL.

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 342 25 mm² C.S.A (IE 185 x 185) ALL WITH SOOT DOORS UPMOST TO BS 1181:1971 & 1977. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B. REG'S 37, 38 & 43.

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 & BEDDING EYES AT EACH CHANGE OF DIRECTION. M/A ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES. (WHICH ARE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & HAVES INTERNALLY 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 UPVC PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1 in 40, S.W 1 in 100). PIPES PASSING THROUGH EXTERNAL WALLS TO HAVE GALV STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A DIGEO 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 EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE INSPECTION CHAMBERS, UP TO 900 DEEP TO BE 450 DIAM PVC 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.

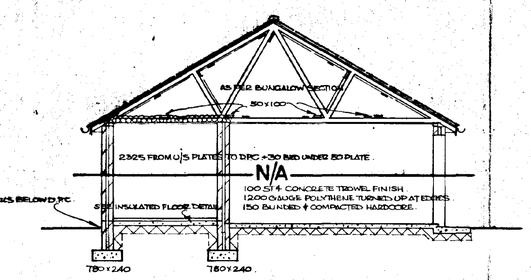
DRIVES. SEE BLOCK PLAN.

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'T. B.1.

MECH. VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:- EXTRACTION RATES IN L/SEC; KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) WHERE INDICATED (F) PANEL TYPE SWITCH (NO DELAYS) & IN LIEU OF HOB. ALL OUTLETS & NETWORK TO BE INSULATED. (MIN 25mm)

REVISIONS:

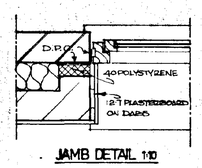
WOOD DOORS TO HAVE DOOR STOPS ONLY ON LOCK SIDE.
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.
PROVIDE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 515mm WIDE OPENINGS.



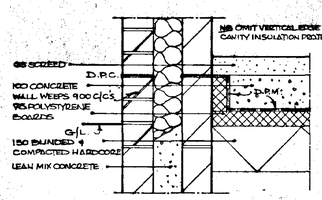
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	CD45 H+T SDC (W)	CL 275	2700
2	H HD.D SDC	"	900
3	H 845 DC (SL)	"	2700
4	H 245 CD (W) OT	"	1800
5	FNS	"	1200
6	H 245 CD (SL) OT	"	1800
7	H 245 CD (SL) OT	"	1800
8	H 845 DC (SL)	"	2700
9	PREF. 845 FF	"	1800
10	H 845 DC (SL)	"	2700

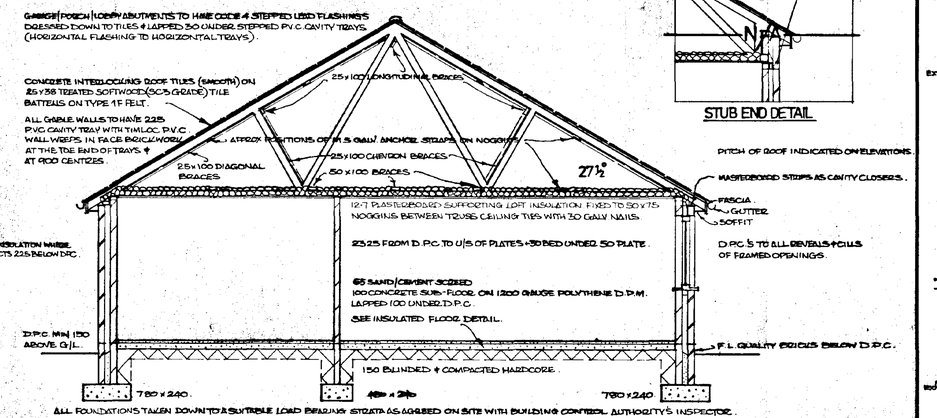
NO	JOINERY	LINTEL	LENGTH
11		CL 275	1200
12		MBL	700
13		"	900
14			
15			
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10

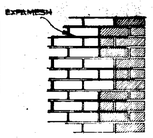


TYPICAL BUNGALOW SECTION 1:50

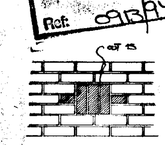
STUB END DETAIL

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.
F.L QUALITY BRICKS BELOW D.P.C.

PLANNING AND DC HOUSING & PLANNING
17 AUG 1997
Ref: 97/884



FLUSH QUOINS

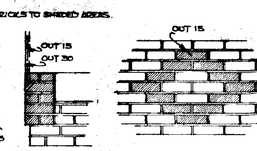


SOLDIER FEATURE

CONTRASTING BRICKS TO SHADED AREAS.

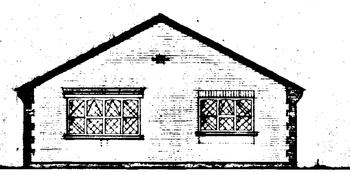


CORBEL DETAIL

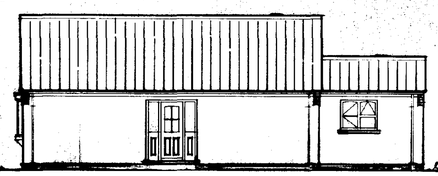


DIAMOND FEATURE

ELEVATIONS 1:100



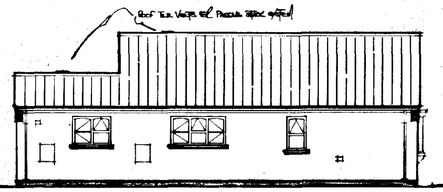
FRONT ELEVATION



SIDE ELEVATION

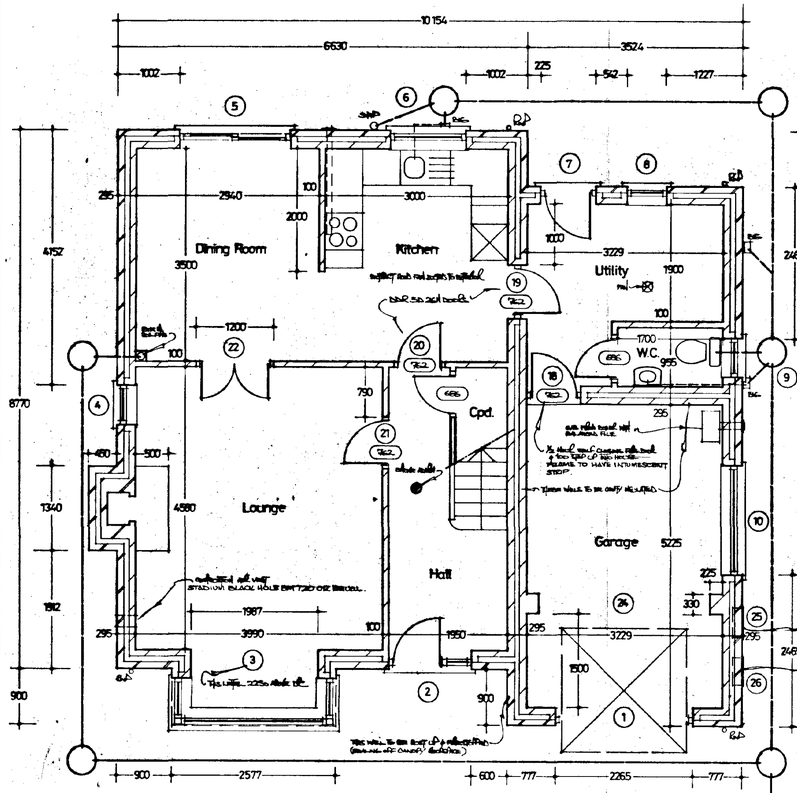


REAR ELEVATION

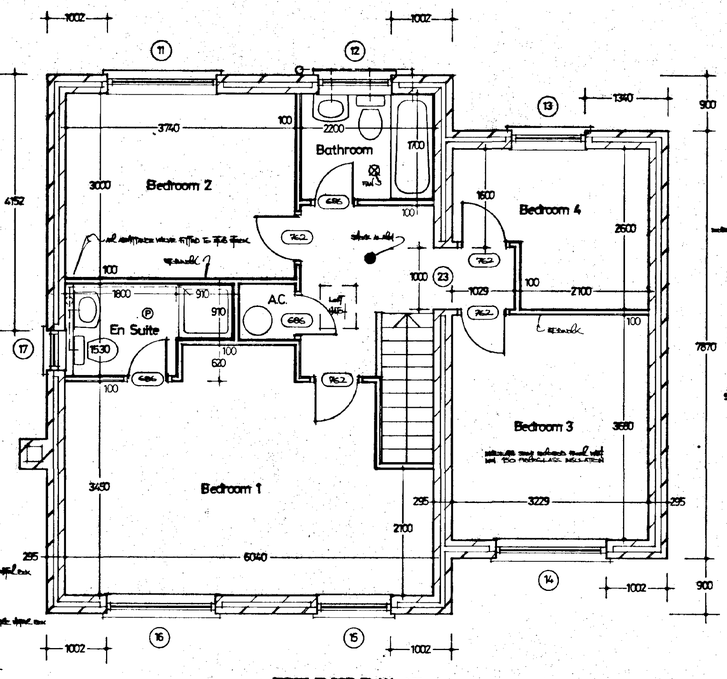


SIDE ELEVATION

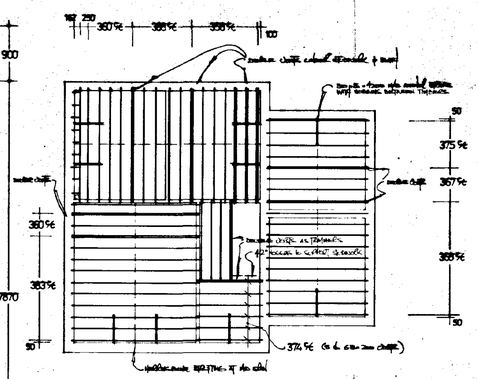
ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT: CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton
DRAWN	DATE: JUNE '95
TYPE: SUSSEX OPP= 3in 461	NO. 460



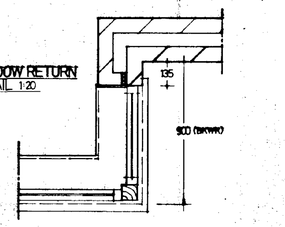
GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



FIRST FLOOR JOISTS 1:100



BAY WINDOW RETURN DETAIL 1:20

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'L.B.C.' OR 'APPROVED DOCT' THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY REVISIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITHIN PROTECTED AREAS NOT OVER 5.5m² TO BE MIN 1.0m 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 100 LOAD BEARING LTWT CONCRETE THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243: 1978. MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY @ 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED 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. 'E' L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKS (OR EQUAL) PLASTERED TWO COAT; OR 75 STUD PARTITIONS WITH SKIM FINISH 15 PCS TO ALL DOOR & CUPB. OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS. RE-FILL 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 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 & KING POST BRACES. ALL CONSTRUCTED TO B.S. 5268 PT 3: 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWN PIPES.

FOUNDS. STRIP FOUNDATIONS OF ST4 CONCRETE TO SIZES SHOWN ON SECTIONS. STEPS MIN 450 & REINFORCEMENT WHERE REQUIRED IN CONCRETE MIN 75 UNDER COVER & 300 RD END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION (OAT) BEARING + CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS, TO BE USED TO DETERMINE IF ROUND CONCRETE (SIZE / TYPE) NEED UPGRADING. (CONCRETE FOUNDATION CONCRETE = RC15)

FLOORS. GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 ST4 CONCRETE SUB-FLOORS (BOSSHAYED & REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER, 75 HANGFLAS SD IN GRADE EXPANDED POLYSTYRENE BOARDS TO B.S. 3837 PT 1: 1986 ON MIN. 150 RAMMED + 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 ROOFSPACE. EAVES VENTED TO B. REGS REQUIREMENTS EQUAL TO A 10mm CONTINUOUS DARPUSING SYSTEM TO BE APPROVED BY INSPECTORATE UPON COMMENCEMENT. INTEGRAL & ATTACHED GARAGE CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH JOINTS OVERLAPING + ARTEX FINISH. ALSO LINTELS TO BE RENDERED OVER. + PLATES COVERED WITH 6mm MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS + FRAMES TO BE AS BOOKLET & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 mm² FREE AREA) & SEALED DOUBLE GLAZED UNITS WITH 12mm AIR GAP MIN 6mm GLASS 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 RADIATORS TO BE FITTED WITH THERMOSTATIC TRIMMER VALVES. HOT WATER SYSTEM TO BE VENTED TO O/S HOT WATER STORAGE CYLINDER. + ALL INSULATION PIPES TO BE INSULATED TO B.S. 5422: PT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC + TIME CONTROLS TO BOILER + HOT WATER CYLINDER, IN ACCORD WITH B. REG L, PART 2. OIL TANK TO BE BELOW FINISHED FLOOR LEVEL WITH FILLING POINT TO BE OUTSIDE BUILDING.

CHIMNEYS. 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 UPWARDS 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. REGS PT. J & PT. J3.

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

STAIRS. STRAIGHT FLIGHT STAIRS TOTAL RISE AS BELOW IN 13 @ 190, 2700 GOING IN 12 TREADS. MAX PITCH OF STAIRS 42½° MIN 800 WIDE IN SIDE STRINGS.

DEPTH OF JOISTS	STAIR RISE	
175	2518	32 STRINGS, 25 TREADS, 10 PLYWOOD RISERS, BALUSTRADE + RETURN TO BE MIN. 900 HIGH IN EITHER 50 x 75 TIMBER FRAMING WITH PLASTERBOARD SIDES + HARDWOOD CAPPING OR TURNED NEWELS, CLOSE ENOUGH TO PREVENT THE PASSAGE OF 100 DIAM. SPHERE. CONTINUOUS HANDRAIL UP ONE SIDE OF STAIRS
200	2543	
225	2568	

WASTES. ALL WASTES TO BE AS BUILDING ACT ALL TO HAVE 75 DEEP SEAL TRAPS + BEDDING EYES AT EACH CHANGE OF DIRECTION AND ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 + WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL + VENT PIPES (WHERE BY TERMINAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & 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 (ROD. 1 IN 60, S.W. 1 IN 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A DPC SHEET MATERIAL MIN. 75 AROUND. A PIPE TO ALLOW FOR SETTLEMENT OF THE BUILDING ALL PIPES TO HAVE MIN 150 PEA GRAVEL BED + SURROUND, UNDER PAVED AREAS & WHERE LESS THAN 600 COVER. MIN 75 PEA GRAVEL OVER PIPES, WHERE UNDER DRIVES WHERE LESS THAN 900 COVER. 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION ALL GULLEYS TO BE RODDABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 S.B. CONCRETE BASE, GRADE C COVERS GENERALLY BAT GRADE B IN DRIVES. ALL ON 150 CONCRETE PLINTH.

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 DOCT 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) WHERE HOODS (H) REMOTE EXTRACTION (100 DIAMETER) IN LINE OF FLUES. ALL DUCTWORK IN LOFT SPACE TO BE INSULATED (MIN 25 THICK)

REVISIONS:

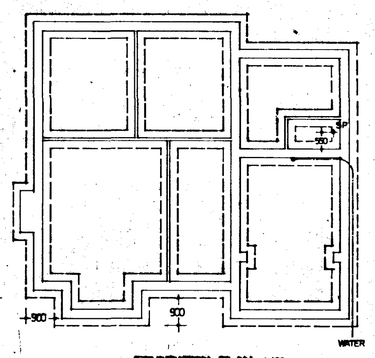
CONFIRM ALL WASTES TO BE MIN. 32mm OUT OF CWP, WHERE ABOVE OF MANIFOLD (6 OUT OF 8 ABOVE).

WATER FEEDER TO HAVE ISOLATION CAPS AT ENDS.

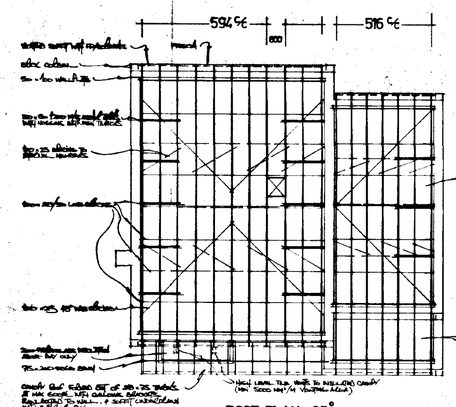
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.

PASSIVE STACK SYSTEMS TO COMPLY WITH BRE INFO PAPER 13/94.

ALL FIRE ESCAPE WINDOWS TO HAVE 515mm WIDE OPENINGS.

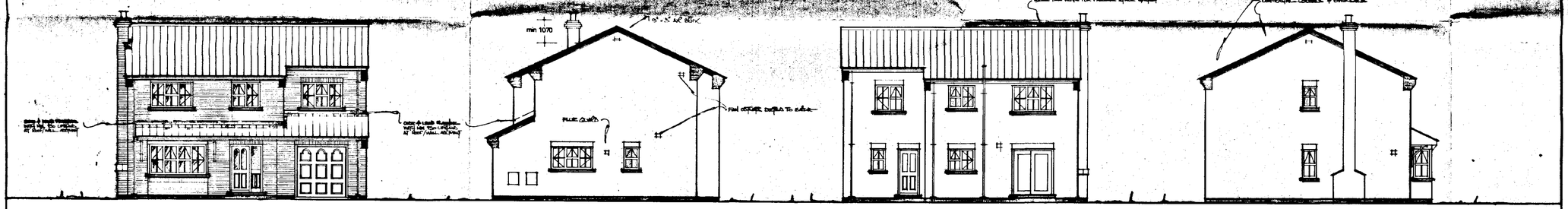


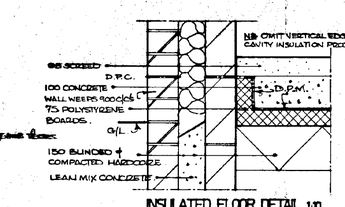
FOUNDATION PLAN 1:100



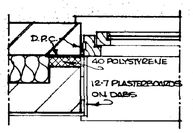
ROOF PLAN 25° PITCH 1:100

ALL ELEVATIONS 1:100





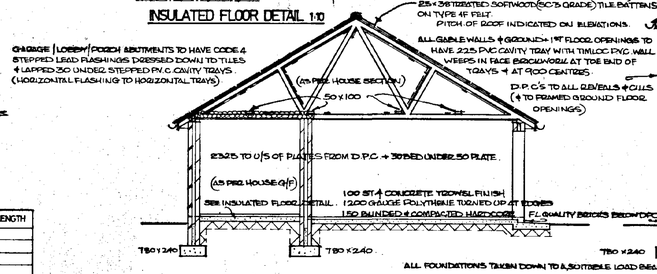
INSULATED FLOOR DETAIL 1:10



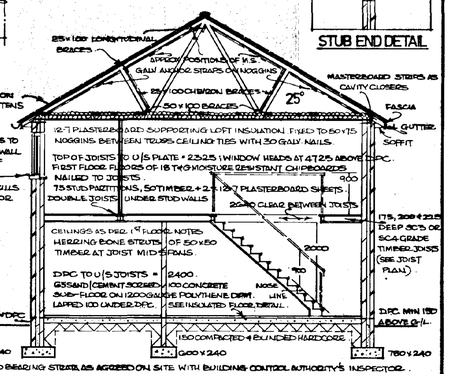
JAMB DETAIL 1:10



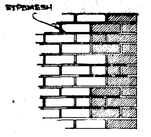
STUB END DETAIL



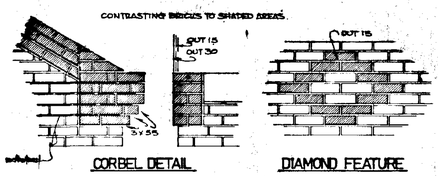
TYPICAL GARAGE SECTION 1:75



TYPICAL HOUSE SECTION 1:75



FLUSH QUOINS



CORBEL DETAIL

DIAMOND FEATURE

CONTRASTING BRICKS TO SHADED AREAS.

SOUTH HOLLAND DISTRICT COUNCIL HOUSING & PLANNING 18 AUG 1997 Ref: 0913/94

NO	JOINERY	LINTEL	LENGTH
1	OF 3672 HB	OL 225	2 700
2	PB 1185 F (GPP)	1	1 650
3	CMB 48 MODE CMB	OL 665	2 400
4	C 1182 D	OL 275	1 050
5	PB3 V 1181	1	2 100
6	C 2.4 60 CD (GPP)	1	1 500
7	PB15	1	2 400
8	C 960 D	1	1 200
9	C 960 D	1	1 650
10	C 1860 DSC	1	2 100

NO	JOINERY	LINTEL	LENGTH
11	C 1812 DSC	OL 275	2 100
12	C 2460 CD (GPP)	1	1 200
13	C 2412 CD (GAT)	1	1 500
14	C 1812 DSC	1	2 100
15	C 2412 CD (GPP)	1	1 800
16	C 2412 DSC	1	2 100
17	C 1860 D	1	1 650
18	PB3 P.B.	1	1 200
19		1	1 200
20		1	1 200

NO	JOINERY	LINTEL	LENGTH
21		1	1 200
22		1	1 800
23		OL 275	1 350
24		OL 675	3 150
25		MBL	950
26		1	950
27			
28			
29			
30			

NO	JOINERY	LINTEL	LENGTH
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			

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

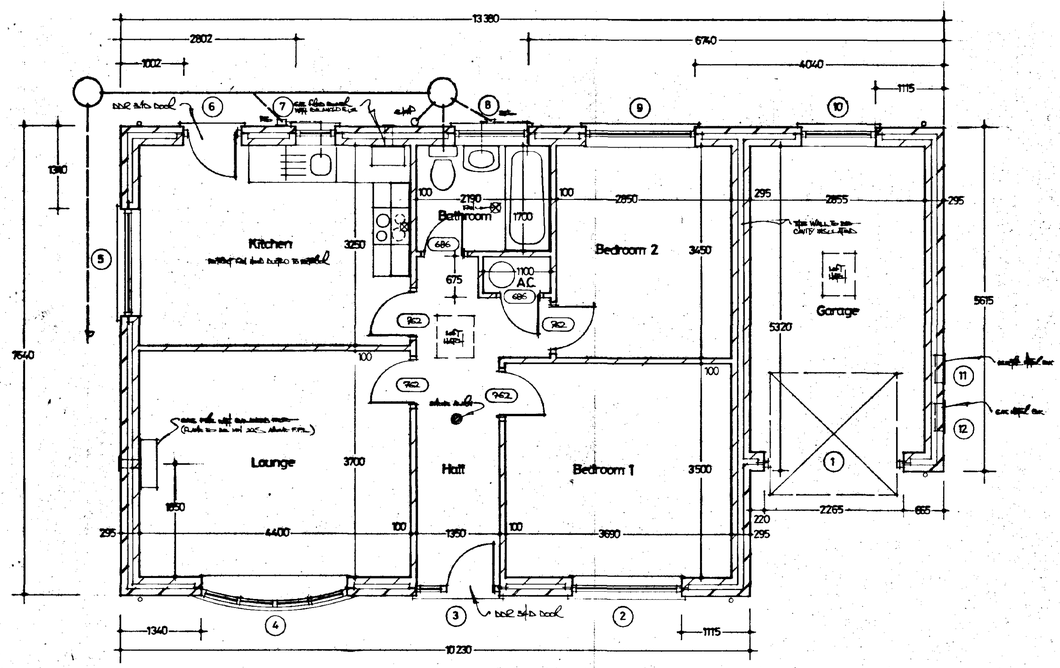
PROJECT: CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton

DRAWN

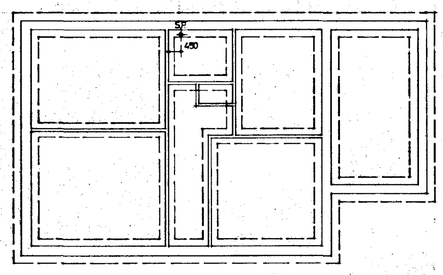
DATE: JUNE '95

TYPE: NORTHAMPTON OPP DIN 510

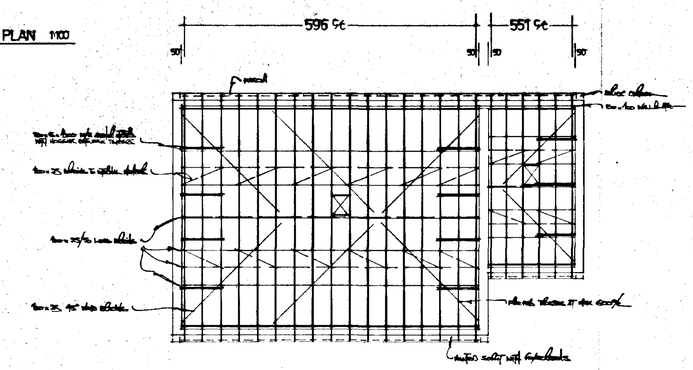
SHT



FLOOR PLAN 1:50



FOUNDATION PLAN 1:100



30° PITCH

ROOF PLAN 1:100

PREAMBLE WHERE THESE CONSTRUCTION NOTES REFER TO B.S.(S) OR APPROVED DOCS 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 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 LIGHTWEIGHT CONCRETE THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WITH TIES TO COMPLY WITH B.S. 5628, PT 3. MAY SPACINGS. STRENGTHENED WITH 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED SOFFITS MIN. 150 END BEARING. ALL BLOCKS UPTO D.P.C. TO BE DENSE CONCRETE. ALL BLOCKS BELOW D.P.C. TO BE MIN. F.L. QUALITY. INTERNAL WALLS TO BE 100 LOAD BEARING BLOCKWORK PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SUITABLE FINISH. 15 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. 1:1 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 SHORTING.

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 & ROOF BRACES. ALL CONSTRUCTED TO B.S. 5268 PT 3 1985. UPVC GUTTERING & DOWNPIPES EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 65 DIAM. D.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 30 CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 150 UNDER OUTER & 300 AND LAPS WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION. LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE (SIZE / TYPE) NEED UPGRADING. (Combined foundation drawings + details)

FLOORS GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 30 CONCRETE SUB-FLOORS (6:1 WHERE RE-PROPOSED) 1200 GAUGE POLYTHENE D.P.M. OVER. 75 HAVAPLUS SD IN GRADE EX PANDED 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 & COVEDEDGES. MIN. 300 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 PLASTERBOARDED OVER & PLASTERS COVERED WITH 6mm 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 24 mm ~~6/12/6 ARGON GAS~~ 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 DOC'S 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 IN BOOKLET GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS. ALL RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES. HOT WATER SYSTEM TO BE VENTED TO C/S. HOT WATER STORAGE CYLINDER & ALL EXPANSION PIPES TO BE INSULATED TO B. REGS. L.1. SECT. 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B. REGS. L1 SECT 2 (N.B. THESE TO BE WALL & PIPE FAN FLUED TYPE. W/H CYLINDER INSULATION TO BE 80 MM THICK)

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 SOCKETS JOINTED TO B.S. 6181 (1981) & 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. 37 & 43.

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 & BEDDING EYES AT EACH CHANGE OF DIRECTION & / OR ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 2000 & WHERE 32 DIAM WASTES EXCEED 700 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. P.V.C. PIPES LAID IN STRAIGHT LINES TO SELF CLEANSING GRADIENTS (FOUL 1:40 & 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 900 COVER 2. MIN. 75 PEA GRAVEL OVER PIPES. WHERE UNDER DRIVES WHERE LESS THAN 900 COVER 75 PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. 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.

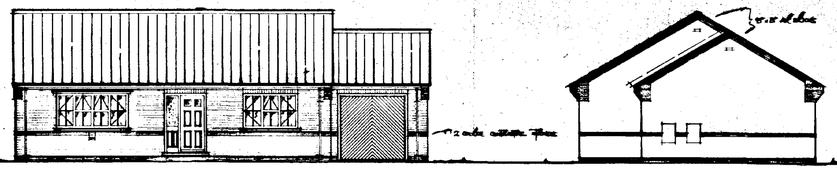
DRIVES SEE BLOCK PLAN.

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: BATHROOM 15, KITCHEN/GO (30 WHERE COOKER), EXTRACT HOODS FITTED) UTILITY ROOMS (8) PASSIVE STACK SYSTEM (30 DIAMETER) IN LIEU OF FANS. ALL OUTLETS IN LOFT SPACE TO BE INSULATED. (MIN. 25 THK)

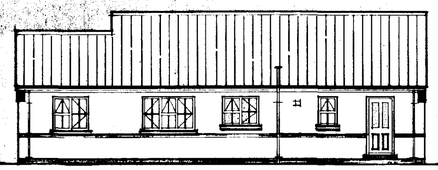
REVISIONS:

MAIN BEAMS TO HAVE INTUMESCENT PAINT FINISH.
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.
GARAGE LOFT HATCH TO BE FIRE PROOFED & HAVE REINFORCEMENT TO SAME.
PASSIVE STACK SYSTEMS TO COMPLY WITH ERRATA IN DOC. PARA. 1.9/94.
ALL FIRE ESCAPE WINDOWS TO HAVE 515 mm WIDE OPENINGS.

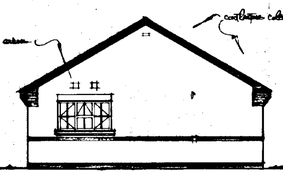


FRONT ELEVATION

SIDE ELEVATION

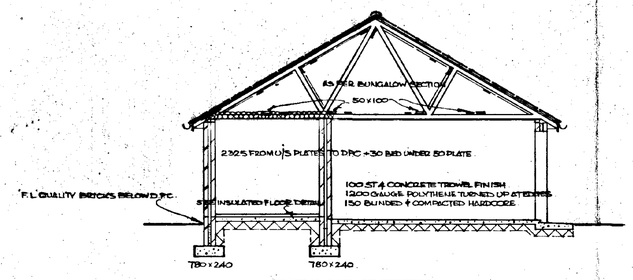


REAR ELEVATION



SIDE ELEVATION

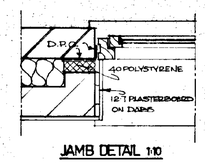
ALL ELEVATIONS 1:100



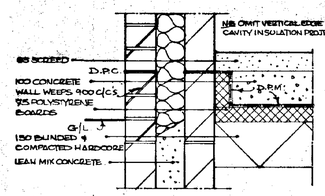
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	DE 2/3 LIGHTS	GAL. 2/75	2 700
2	C 3/3 CSC	"	2 100
3	FE 11/5 F (GF)	"	1 650
4	CBHS. C 4/2 CSCC	"	2 700
5	C 3/3 CSC	"	2 100
6	FIXL	"	1 200
7	C 1/1 D.	"	1 050
8	C 2/3 HOL (GF)	"	1 500
9	C 3/3 CSC	"	2 100
10	C 2/3 D LO (GF)	"	1 500

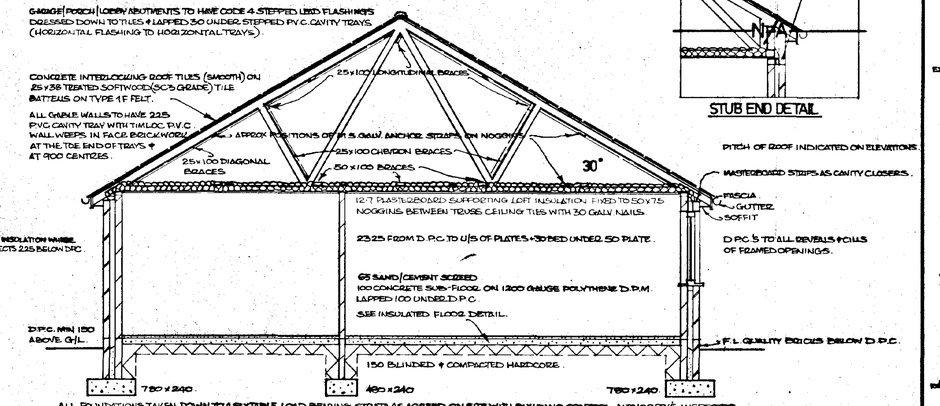
NO	JOINERY	LINTEL	LENGTH
11		MBL.	950
12		"	950
13			
14			
15			
16			
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10

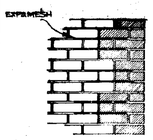


ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

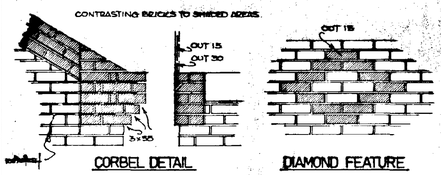
TYPICAL BUNGALOW SECTION 1:50

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.
F.L. QUALITY BRICKS BELOW D.P.C.



FLUSH QUOINS

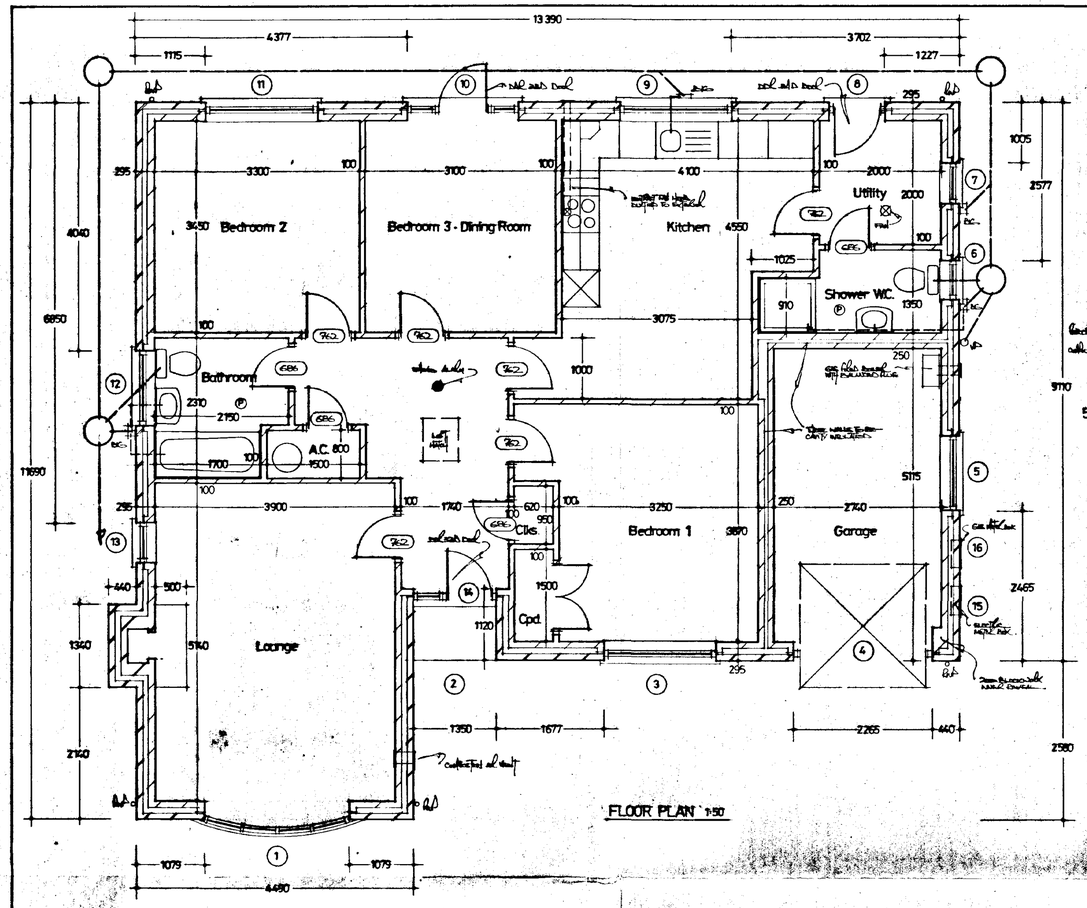


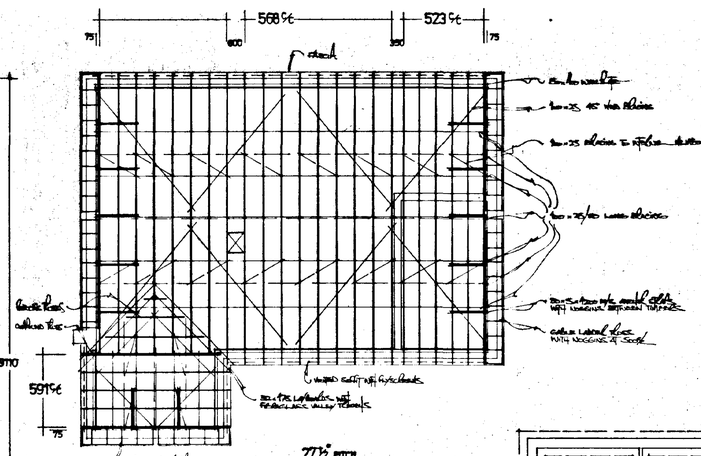
CORBEL DETAIL

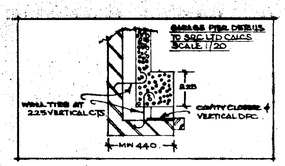
DIAMOND FEATURE

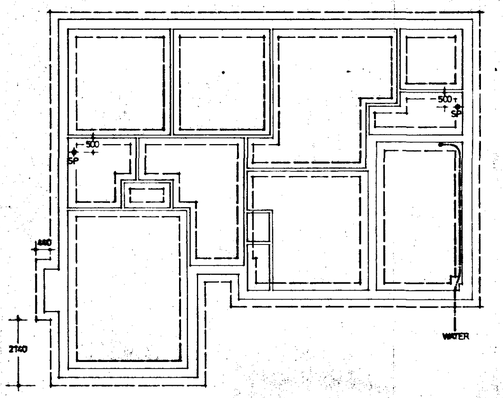
SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: S913/97

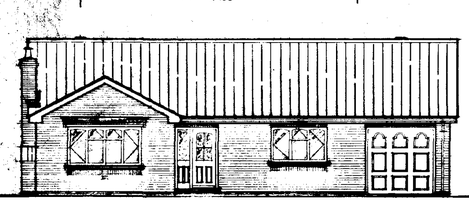
ELY QUALITY HOMES, HIGH ROAD, WHAPLODE, SPALDING, LINCS.	PROJECT	CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton	
DRAWN	DATE JUNE '95	TYPE LINCOLN OPP + BP (N.B.S.)	No. 455



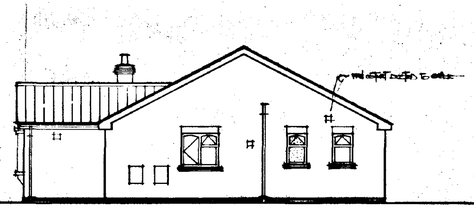




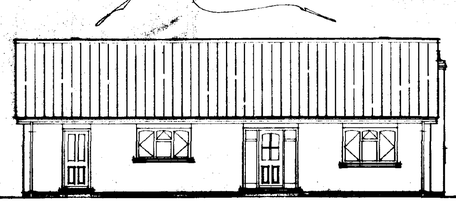




FRONT ELEVATION



SIDE ELEVATION

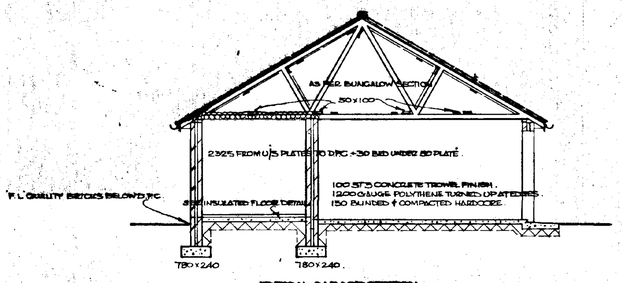


REAR ELEVATION



SIDE ELEVATION

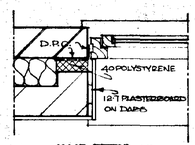
ALL ELEVATIONS 1:100



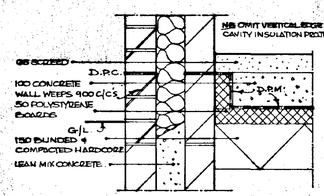
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	CD/S. 415 CWC (SB)	GL 275	2 700
2		1	1 650
3	SD2 CWC (SB)	1	2 100
4	DP 76/76 HL	1	2 700
5	2D2 CV (SB) C/F	1	1 500
6	1D1 V (SB)	1	1 050
7	1D1 V (SB)	1	1 050
8	PANEL	1	1 200
9	SD1 CWC (SB)	1	2 100
10	ROL TOP PANEL	1	2 100

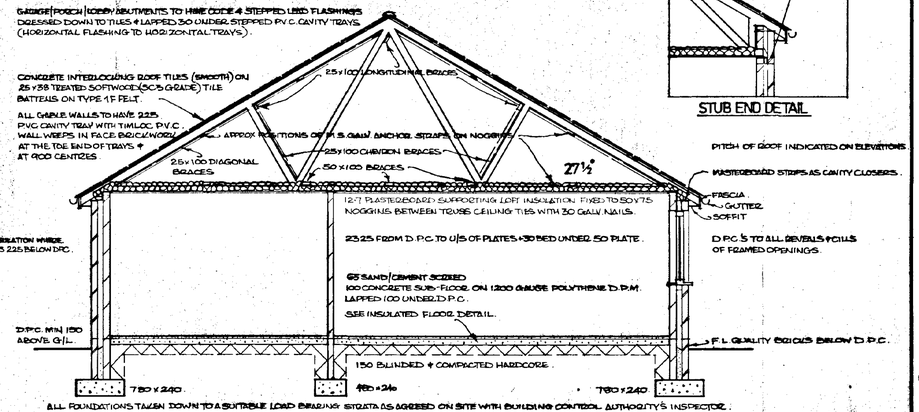
NO	JOINERY	LINTEL	LENGTH
11	3/1 CVT (SB)	GL 275	2 100
12	2D1 CV (SB) C/F	1	1 500
13	1D2 V (SB)	1	1 050
14	PR 76S F (C/F)	1	1 650
15		MEA	950
16		1	750
17			
18			
19			
20			



JAMB DETAIL 1:10



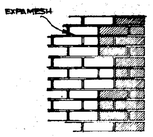
INSULATED FLOOR DETAIL 1:10



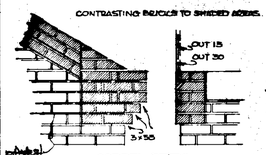
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



FLUSH QUOINS



CORBEL DETAIL

DIAMOND FEATURE

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: 0913/97

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'S. BRICKS OR APPROVED DOCS' 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, 102 CAVITY INSULATED AS DETAILED ON SECTION. INNER LEAF TO BE 100 LOAD BEARING LTAC. CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S. 1243, PT. 1. MAX SPACING 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS. ALL LINTELS TO HAVE INSULATED CORES & 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 (OR EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH. 13 PCS TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C. MIN. 150 ABOVE G/L & LAPPED 100 OVER D.P.M. TO FLOORS & 1:1 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 BRACING 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 & 65 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF ST 4 CONCRETE TO S/SIZES SHOWN ON SECTIONS. ST 85 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 UNDERCOVER. 4 SQUARE ENDS UNLESS WHERE HISTORY AND/OR SITE / PLOT LOCATION INDICATES CAUTION. LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE (SIZE / TYPE NEED UPGRADING. (REFERRED FOUNDATION GUIDANCE - BC 385)

FLOORS. GROUND FLOORS TO BE 65 SAND/CEMENT SCREED, 100 ST 4 CONCRETE SUB-FLOORS (OR AS WHERE 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 & CONDENSERGES. MIN. 5000 mm² EVENLY SPACED 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 STD JNTS OVERLAPPING & ARTEX FINISH, ALSO LINTELS TO BE RENDERED OVER & PLATES COVERED WITH 6 mm MASTERBOARD STRIPS.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOULTON & PAUL'S CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 mm² PER 2000) & SEALED DOUBLE GLAZED UNITS WITH 15mm AIR ——— FILLED CAVITY & INCORPORATING PILKINGTON'S '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 DOCS P.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 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, L.1, SECT 5. ALL BALANCED FLUES TO HAVE EXTERNAL BOARDS. THERMOSTATIC & TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B.S. 5422, L.1, SECT 2. (ALL GAS WORK TO BE INSTALLED BY REGISTERED GAS ENGINEER TO B.S. 6891)

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 SOCKETS UP MOST TO B.S. 1181 WITH MORTAR JOINTS. CAVITY BETWEEN FLUE LINERS & MIN. 0.1 STACK TO BE FILLED WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B.S. 1251, PT 2 & 3.

SOAKAWAYS. SURFACE WATER PIPES TO DISCHARGE TO MIN 1 M³ BRICK LINED SOAKAWAYS, SITUATED AT LEAST 5m FROM ANY BUILDINGS.

WASTES. ALL WASTES TO BE 40 DIAM (SP) ——— ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED INVERTS AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1700 LONG. 100 DIAM VENT / SOIL & VENT PIPES, (WHERE EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBERS & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DURGABLE 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 B.S.P. CLEANSING GRADIENTS (FOUL 1 IN 40, S.W. 1 IN 100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV. STEEL LINTEL OVER (EACH LEAF) & TO BE SURROUNDED BY A 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 EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE BEDDED IN. 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 B.S. 5446 PT. 1 & TO APPROVED DOC P. B. 1.

MECH VENT. RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC; (F) 15 : (B) 30
KITCHEN: 60 (30 WHERE COOKER & EXTRACT HOODS FITTED)
WHERE SHOWN (P) PASSIVE TRICKLE VENT (NO HANDLE) IN HEAD OF FRAME.
ALL OUTDOOR AIR INTAKES TO BE WELL SITED. (MIN 2m TERM)

REVISIONS:

collection of water to be shown as 'storm drain' not foul
Metric numbers to have helvetica - cavity tray omit
Main soil vent to be insulated & labelled accordingly
Fascias, soffit systems to comply with 25% no PVC option
All fire escape windows to have 850 x 450 clear opening

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT	CHAPMAN'S SITE - Seagate Road and Lancaster Drive, Long Sutton
DRAWN	DATE MARCH '96	TYPE SURREY	DPP = DIN 4604
			NO. 465

LANCASTER DRIVE

N

LANDSCAPING DETAILS

- 1.8m HIGH VERTICAL CLOSE BOARDED FENCES TO B.S. 1722 and B.S.3470
- 0.45m HIGH KNEE RAIL FENCES
- FRONT GARDENS SEEDED OR TURFED
- SEEDED OR TURFED HIGHWAY VERGES
- NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND PLANTED IN ACCORDANCE WITH BS4428:1989 AND AMENDMENT No. 1 (1991) AS FOLLOWING KEY

A	COMMON ASH	FRAXINUS EXCELSIOR
B	BEECH	FAGUS SYLVATICA
CA	CRAB APPLE	MALUS SYLVESTRIS
FC	FLOWERING CHERRY	PRUNUS SERRULATA
FM	FIELD MAPLE	ACER CAMPESTRE
H	HOLLY	ILEX AQUIFOLIUM
HW	HAWTHORN	CRATAEGUS OXYCANTHA
MA	MOUNTAIN ASH	SORBUS AUCUPARIA
O	COMMON OAK	QUERCUS ROBUR
S	SYCAMORE	ACER PSEUDOPLATANUS
SB	SILVER BIRCH	BETULA PENDULA
W	WHITEBEAM	SORBUS ARIA
WC	WILD CHERRY	PRUNUS AVIUM

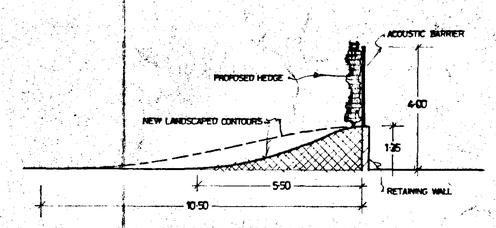
SEWERS

FOR EXTERNAL MATERIALS SEE SEPARATE SCHEDULE Ref RTW/RKE/HW/CSLS/2/F

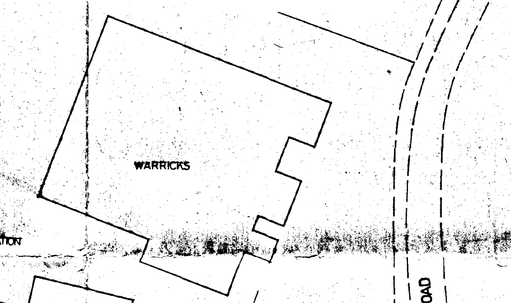
OPEN SPACES TO THE APPROVAL OF S.H.D.C'S PARKS DEPARTMENT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL.
ALL BLOCK PAVIORS TO BE R.M.C. BRINDLE.

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

STREET LIGHT TO L.C.C. SPECIFICATION S/33/C/93
STREET LIGHT TO L.C.C. SPECIFICATION S/35/HL/93
ALL COLUMNS TO HAVE R.M.C. SUPPLIES.



SECTION AT WARRICKS BOUNDARY SCALE 1:100



VISIBILITY SPLAYS
4·50m x 80·00m (TO NORTH)
4·50m x 120·00m (TO SOUTH)

SOUTH HOLLAND DC
HOUSING & PLANNING
18 AUG 1997
Ref: 0913/PM

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON — P.L.ELY (CONTRACTORS) LTD.
RESIDENTIAL DEVELOPMENT — SITE LAYOUT
KD 02 JULY '97 1:500 — ROGER WRIGHT architect

ALL TIMBER TO BE PRESERVATIVE TREATED

Elevation · Detail 1:50
STANCHIONS 00-01

Section AA 1:20

Cleat · Detail 1:5

Site Layout 1:250

Plan · Detail 1:20
STANCHION 01

Stanchion · Detail 1:5
(STANCHIONS 00, 01 (BENT), 45 & 46)

Plan · Detail 1:20
STANCHIONS 20-21

Plan · Detail 1:20
STANCHIONS 34-38

Typical Plan 1:20

Baseplate · Detail 1:5

Elevation · Detail 1:50

Section BB 1:20

Plan · Detail 1:20
STANCHION 44

Plan · Detail 1:20
STANCHION 46
STANCHION 00 (MIRRORED)

GENERAL SPECIFICATION

FOUNDATIONS — All concrete to be RC 35, to above as indicated. Depth of footing to be as indicated, on no shallower than 1m below existing ground level. Bottom of excavations to be inspected by Engineer before any concrete is placed. Any soft spots or other variations in perceived bearing capacity to be reported to Client and Engineer. Clean hole boarding may be used if so required by Engineer. All reinforcement to be R20 Steel Bar reinforcement, with min. 50mm cover at all points. Position to be as indicated on Engineers drawings.

RETAINING WALLS — All concrete to be RC 35, to above as indicated. Depth of footing to be as indicated, on no shallower than 1m below existing ground level. Bottom of excavations to be inspected by Engineer before any concrete is placed. Any soft spots or other variations in perceived bearing capacity to be reported to Client and Engineer. Clean hole boarding may be used if so required by Engineer. All reinforcement to be B785 Structural Steel Mesh, with min. 50mm cover at all points. Position to be as indicated on Engineers drawings.

STEEL — All Steelwork, including baseplates, cleats etc., to be hot dip zinc galvanised on all surfaces to BS7728:1971 (1994)

All Steelwork, including baseplates etc. below uppermost level of raised soil bank to receive full protective coat of International Paints 'Interfuff 453' to all faces.

TIMBER — All Posts and any other timber in direct contact with treated timbers shall be Austenitic Stainless Steel, Bolted Brackets or Dowels, for long term durability and corrosion resistance.

TIMBER — To be Preservative treated sawn softwood, for cleats as indicated. The Timber Panel Boarding shall be free of distortions, splits, shakes or other defects in order to preserve the integrity of the Noise Barrier, and shall have a surface mass of not less than 15 kg / sq.m.

PRESERVATIVE TREATMENT — All timbers to be Preservative Treated using Tanalised Pressure Treated Timber, all to be supplied, sized and finished in accordance with Hickson Timber Products Code of Practice for Tanalised Treated Timber, suitable for exterior exposure.

GRAVEL BOARDS — Gravel boards to be preservative treated suitable for timbers in contact with the soil.

GABIONS — To be from Approved Manufacturer, all sizes 1m x 1m x 1m, steel formed from min.3mm wire mesh to BS 1052 (mesh: 75mm grid), with galvanised Steel coating to BS7329 or Benzinal coating (minimum weight 240 grs/m). All empty adjacent gabions to be clipped, riveted or laced together using min. 2.5mm corrosion protected wire to all vertical joints.

STONE FILL — Gabion fill to be hard, durable, non frost susceptible stone, with a minimum dimension not less than the mesh opening, and a maximum dimension of 200mm. All stone fill to be packed tightly to minimize voids, facefill on the exposed face to be hand packed.

BRICKWORK — Brickwork base to be hard, durable, MIN7 type 1 stone, with minimum of top 225mm to be non frost susceptible, and should be machine compacted to required levels, taking care to avoid damage to stanchions and finishes.

SOIL BANK — To be clean, as found, site soil, with minimum 150mm layer of top soil to upper surface.

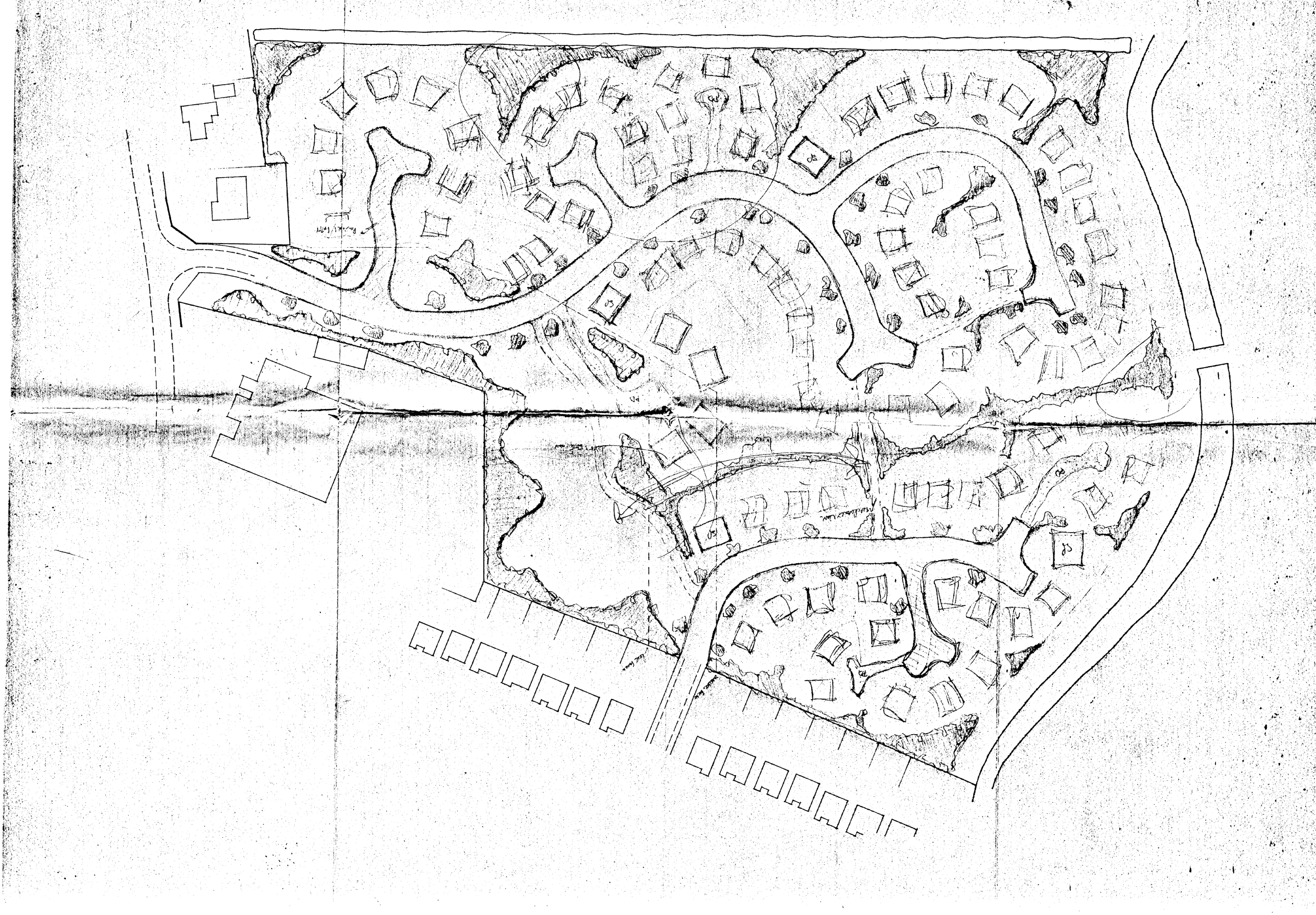
SETTING OUT — Dimensions to be as indicated on the drawings, or as shall be otherwise agreed and notified to the Client on site.

SAFETY — All works to be carried out with due regard to the Construction (Design and Management) Regulations 1994, and the Health and Safety at Work Act 1974, and any other relevant enactments.

MATERIALS — All materials, fittings etc. to be used in accordance with Manufacturers specifications or instructions for use where any doubt as to their identification where applicable, otherwise good building practice shall prevail. Refer also to Engineers calculations, details and materials specification.

ALSO TO BE READ IN CONJUNCTION WITH CALCS & DETAILS BY STEVEN KIDD · ENGINEER

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON (FLY) ELY (CONTRACTORS) LTD.
RESIDENTIAL DEVELOPMENT



LONG SUTTON

LOCATION PLAN SCALE 1/2500

LANCASTER DRIVE

STATION E

MISC. GROUPS OF MATURE TREES/BUSHES ON ADJACENT LAND - NOT ABLE TO SURVEY ESTIMATED AS 15'~20' TALL.

5 No POPLAR TREES

2·5M HIGH CONIFERS

WILLOW TREES

OPEN

2·5M HIGH CONIFERS + 2 FIG. TREES.

OPEN

2·5M HIGH CONIFERS

2·5M HIGH FENCE

1·2M HIGH WALL

SECONDARY ACCESS

1·5M HIGH WALL

CHAIN LINK FENCE

1·2M HIGH FENCE

5M HIGH CONIFERS

1·8M HIGH FENCE

1·2M HIGH FENCE

STATION H.

STATION B

STATION A.

STATION G.

STATION C

STATION D.

STATION F

PRIMARY ACCESS

SEAGATE ROAD

TOULSEWER CHAMBER No 4727
CIL = 3·200 IIL = 0·329.

Diameter details from Dwg. No 'B'

OPEN

KIRKSTONE

F&M HIGH VCBS FENCES.

3·5M HIGH CONIFERS

LOW TIMBER FENCES IN PART

CONCRETE WORKS.

A — C	382·9
C — D	239·95
D — E	171·75
E — F	97·5
F — B	190·3
F — G	66·91
G — A	89·3

Edge of concrete apron

OPEN BOUNDARY.

SHED

OPEN

This Bank not surveyed

SHED

This Bank not surveyed

FULL DRAIN

FULL DRAIN

CULVERT

DRAIN

DRAIN

This Bank not surveyed

SOUTH HOLLAND DISTRICT COUNCIL
PLANNING DEPARTMENT
18 AUG 1997
Ref: 0913/97

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

PROJECT:
CHAPMANS LAND
OFF SEAGATE ROAD
LONG SUTTON
SITE APPRAISAL SHEET No 1.

DRAWINGS:
MEASURED SURVEY

SCALES: 1:500

DATE: JULY 97

ALL TIMBER TO BE PRESERVATIVE TREATED

Twice Weathered Timber Capping

50 x 50 Timber Batten

152 x 152 x 23 kg UC with Galvanised Finish

Gabion

32 x 150 Sawn Timber Boarding with min. 10mm Rebated Edges Free of Splits Shakes & Dead Knots

50 x 100 Weathered Timber Rails Fixed on Cleats (Face of Rail to be min. 5mm proud of Steel UC)

150 x 25 Gravel Boards fixed in 2 Layers with Staggered Joints

50 x 50 Timber Concreted into Gabion Stone

All Steel below Soil Level to receive Full Protective Coat of International Paints Interturf 453 to all Faces

Stone Filled Gabion

Compacted Hardcore Base

Timber Boarding on Rails

Reinforced Concrete Retaining Wall

Soil Fill

Soil Bank

Elevation · Detail 1:50
STANCHIONS 00-01

Section AA' 1:20

RC 35 Concrete Foundation
R 20 Steel Bar Reinforcement

Consolidated Lean Mix Concrete as required

Elongated Bolt Hole (for movement of Rails)

M 16 Bolt

8 Thick Steel

Cleat · Detail 1:5

Site Layout 1:250

BOUNDARY

T 10 Threaded Bar at 400 c/c to allow 300 lap with Mesh

Stanchion 01 only

Nut

Stanchion · Detail 1:5
(STANCHIONS 00, 01 (BENT), 45 & 46)

400 Thick

Outline of Stanchion Base

180 Thick

Plan · Detail 1:20
STANCHION 01

Plan · Detail 1:20
STANCHIONS 20-21

Gabion

RC 35 Concrete Foundation

Stone Filled Void

B 785 Steel Mesh Wired to Gabion

This Distance to Boundary Gradually Increases between Stanchions 21 to 33

Boundary fence to be fully maintained between Stanchions 21 to 33

SHED

Plan · Detail 1:20
STANCHIONS 34-38

GENERAL SPECIFICATION

FOUNDATIONS All concrete to be RC 35, to British Standard. Depth of footing to be as indicated, or as shall be agreed on site with Client and Engineer. Any soft spots or other variations in perceived bearing capacity to be reported to Client and Engineer. Lean Mix Blinding may be used if so required. All reinforcement to be R20 Steel Bar reinforcement, with min. 50mm cover at all points. Position to be as indicated on Engineers drawings.

Take care when digging out footings, particularly where alongside existing store.

RETAINING WALLS All concrete to be RC 35, to British Standard. Depth of footing to be as indicated, or as shall be agreed on site with Client and Engineer. Any soft spots or other variations in perceived bearing capacity to be reported to Client and Engineer. Lean Mix Blinding may be used if so required. All reinforcement to be B785 Structural Steel Mesh, with min. 50mm cover at all points. Position to be as indicated on Engineers drawings.

STEEL All Steelwork, including baseplates, cleats etc., to be hot dip zinc galvanised on all surfaces to BS729: 1971 (1984).

All Steelwork, including baseplates etc. below uppermost level of raised soil bank to receive full protective coat of International Paints "Interfuff 453" to all faces.

FIXINGS All bolts and any other fixings in direct contact with treated timbers shall be Austenitic Stainless Steel, Silicon Bronze or Copper, for long term durability and corrosion resistance.

TIMBER The Pressure treated sawn softwood, to all sizes as indicated. The Timber Fence Boarding shall be free of dead knots, splits, shakes or other defects in order to preserve the integrity of the Noise Barrier, and shall have a surface mass of not less than 15 kg / sq.m.

PRESERVATIVE TREATMENT All timbers to be Preservative Treated using Tanalised Pyrenore Treated Timber, all to be supplied, cased and fixed in accordance with Hickson Timber Products Code of Practice for Tanalised Treated Timber suitable for exterior exposure.

Gravel boards to be preservative treated suitable for timbers in contact with the soil.

GABIONS To be from Approved Manufacturer, of size 1m x 1m x 1m and formed from min.3mm wire mesh to BS 1052 (min. 75mm grid), with galvanised steel coating to BS729 or Zinc/Aluminium coating (minimum weight 240 grs/m). All empty adjacent gabions to be clipped, ringed or laced together using min. 2.5mm corrosion protected wire to all vertical joints.

STONE FILL Gabion fill to be hard, durable, non frost susceptible stone, with a minimum dimension not less than the mesh opening, and a maximum dimension of 200mm. All stone fill to be packed tightly to minimize voids. nominal on the exposed face to be hand packed.

HARDCORE Hardcore base to be hard, durable, MoT type 1 stone, with maximum of no 225mm to be non frost susceptible, and shall be machine compacted to required levels, taking care to avoid damage to stanchions and finishes.

SOIL BANK To be clean, as found, site soil, with minimum 150mm layer of top soil to upper surface.

SETTING OUT Dimensions to be as indicated on the drawings, or as shall be otherwise agreed and marked out on Site.

SAFETY All works to be carried out with due regard to the Construction (Design and Management) Regulations 1994, and the Health and Safety at Work Act 1974, and any other relevant enactments.

GENERAL All materials, fixings etc. to be used in accordance with Manufacturers specifications or instructions for use and any BBA certification where applicable, otherwise good building practice shall prevail. Refer also to Engineers calculations, details and materials specification.

Typical Plan 1:20

STANCHION CENTRES = 3.200

Stone Filled Void

B 785 Steel Mesh Wired to Gabion

Vertical Gravel Board

Face of Timber Boarding

Timber Post

Gabions

152 x 152 x 23 kg UC

Baseplate

RC 35 Concrete Foundation

Baseplate · Detail 1:5

300 x 300 x 15 thk Steel Plate welded to 152 x 152 x 23 kg UC (300 Long)

Elevation · Detail 1:50
STANCHIONS 44-45 & 46

Timber Boarding on Rails

Soil Fill

Gabions

R.Concrete Retaining Wall

Reinforced Concrete Retaining Wall

RC 35 Concrete

B 785 Steel Mesh

Section BB 1:20

Max 1500 (St 00) 1350 (St 45)

Stanchion Base

Plan · Detail 1:20
STANCHION 44

Outline of Stanchion Base

400 Thick

180 Thick

Plan · Detail 1:20
STANCHION 46
STANCHION 00 (MIRRORED)

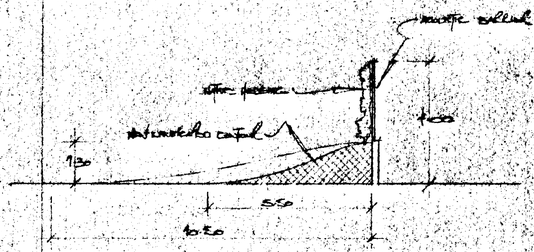
400 Thick

ALSO TO BE READ IN CONJUNCTION WITH CALCS & DETAILS BY STEVEN KIDD · ENGINEER

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON P.I.LELY (CONTRACTORS) LTD.

RESIDENTIAL DEVELOPMENT ACOUSTIC BARRIER

KD 03 A APRIL '99 1:5, 1:20, 1:50, 1:250 ROGER WRIGHT · architect



SECTION AT MARKERS BOUNDARY

SOUTH HOLLAND DC
HOUSING & PLANNING
22 JUL 1997
Ref:

ALL DWELLINGS BUNGALOWS UNLESS INDICATED AS HOUSES (Hs)

REVISED SKETCH SCHEME — REVISED F...
CLAPHAMS LAND LOSS SCHEME BY P.L. ELLIS
SCALE 1:500 — OCT '57
ROGER WRIGHT · ARCHITECT

SCHEDULE OF PROPOSED DWELLINGS

BUNGALOWS

TYPE	PLOT NOS
BLEAFORD	24. 45. 69. 21. 68. 72. 77 & 82.
LINCOLN.	36. 39. 46. 83. 92.
YORK.	42. 43. 57. 64. 73. 76. 80. 81. 88 & 89.
HUMBER.	47. 63. 70. 79 & 86.
ESSEX.	40. 49. 50. 60. 62. 65. 66. 75. 78 & 85.
SUSSEX.	41. 67. 68. 71. 72. 87. 90 & 91.
STRATFORD.	25. 37. 38. 48. 44. 51. 58 & 82.

HOUSES

OUSE	5. 17. 18. 26. 33 & 55.
NORFOLK.	1. 12 & 23.
WESTFORD.	4. 6. 14. 19. 23. 22. 31. 52 & 54.
OXFORD SEC.	30. 32 & 53.
OXFORD PC.	11. 13 & 24.
WENSUM/WENSUM	2/3 & 27/28.
OUSE/WITHAM	6/7. 9/10. 15/16. 20/22 & 30/31.

54 BUNGALOWS
38 HOUSES
92 No.

Edge of concrete apron

ALL FOOTPATHS TO BE 1·8M WIDE

LANCASTER DR.

SEAGATE ROAD

Present Boundary

Proposed Boundary

2·4M X 120M VISIBILITY SPLAY

DRAIN

DRAIN

OPEN SPACE

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

PROJECT
CHAPMANS LAND
OFF SEAGATE ROAD
LONG SUTTON

DRAWINGS
PROPOSED LAYOUT FOR
92 NO. DWELLINGS
(DETAILED SURVEY PENDING)

SCALES 1:500

DESIGN/PLAN No P.L.E/S.L.W/S.P.P.

DATE JAN. '94.

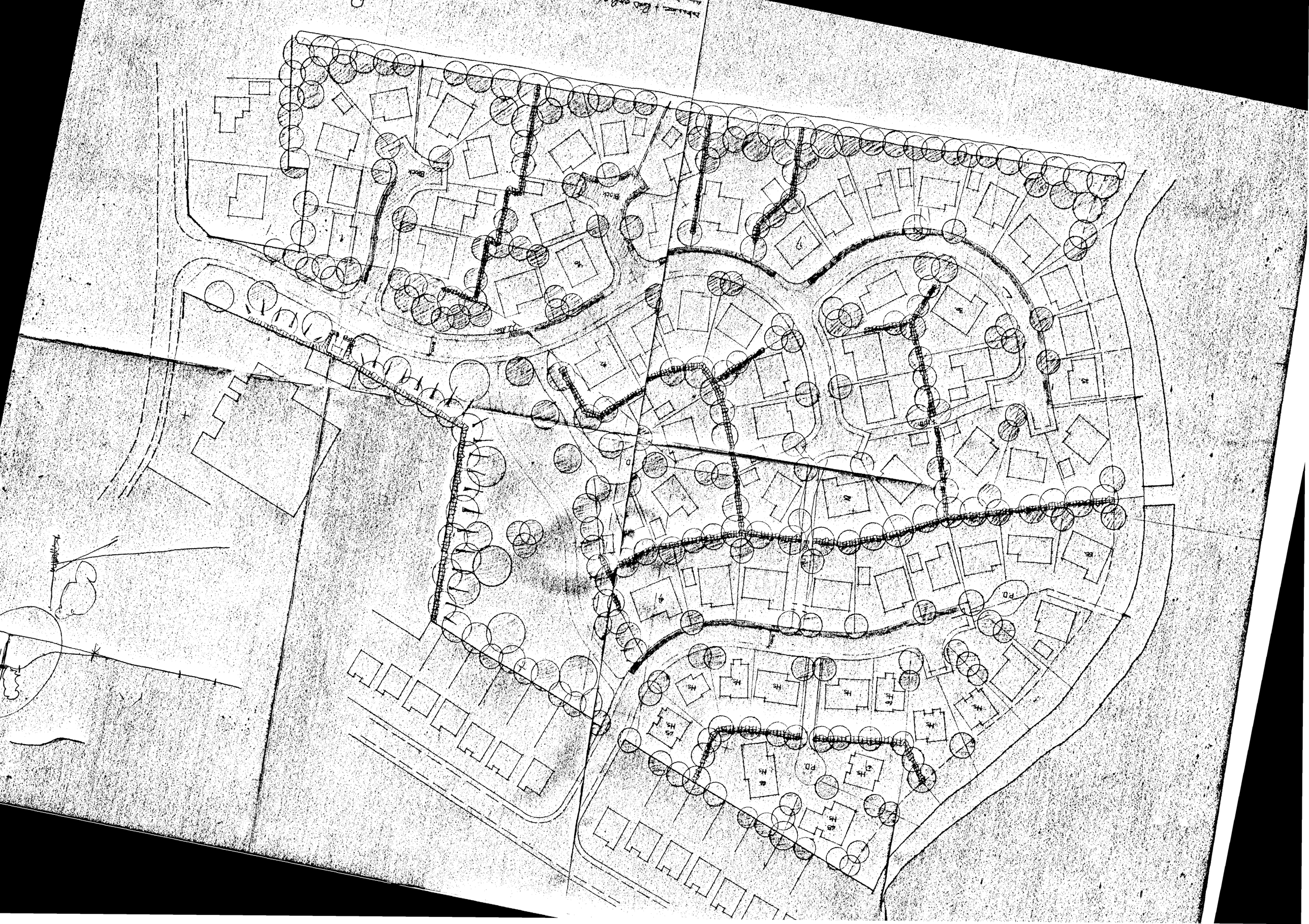
DRAWN S.L.W.

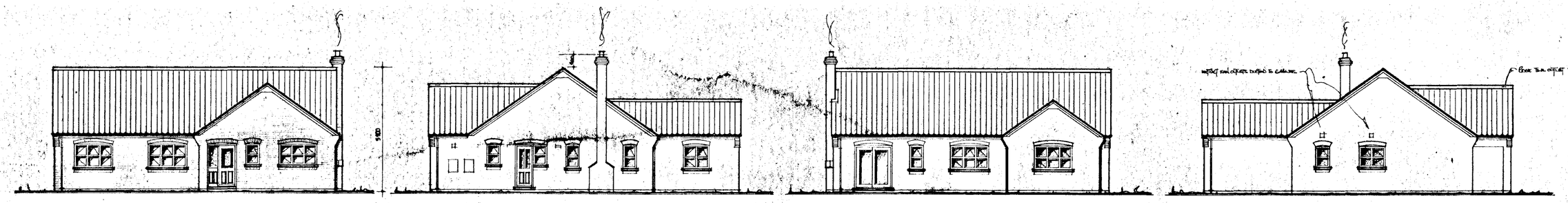


68

Revised sketch scheme based on
Chapman land, lake section & P.L. Fox/
May '57
Scale 1:500
Rocke Wright. Architect

Dwellings & Road overlay - landscape by others
All dwellings, Bungalows, unless indicated as Houses (Hs)



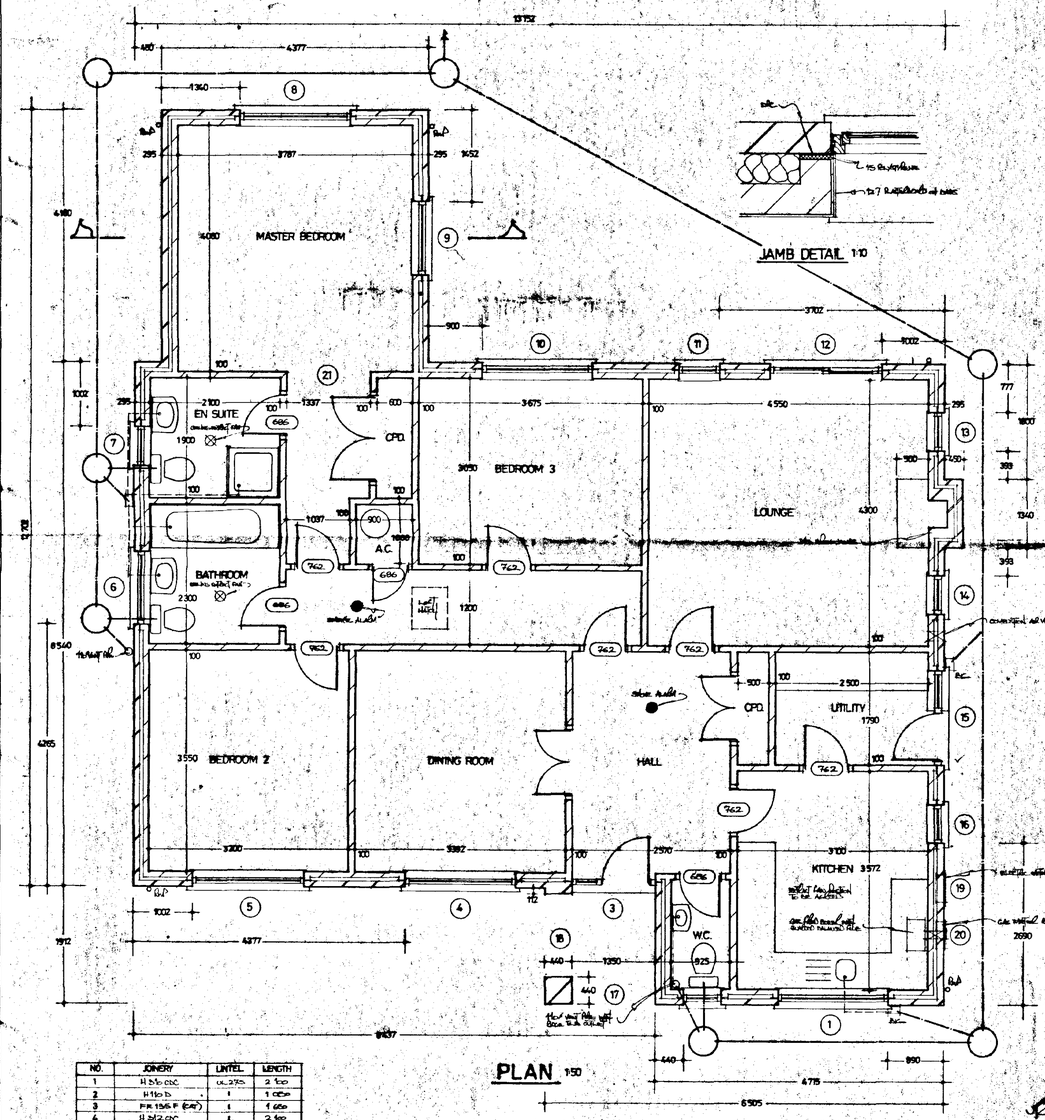


FRONT ELEVATION

SIDE ELEVATION

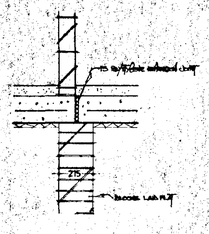
REAR ELEVATION

SIDE ELEVATION

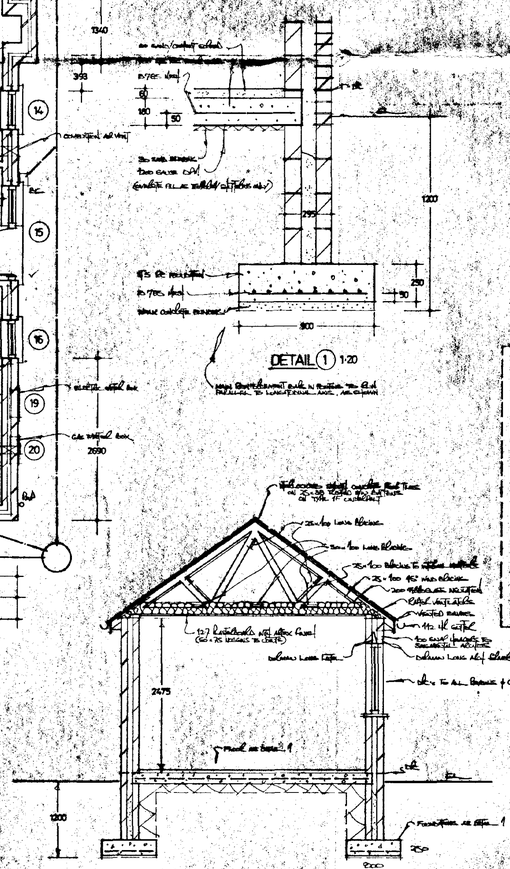


PLAN 1:50

JAMB DETAIL 1:10

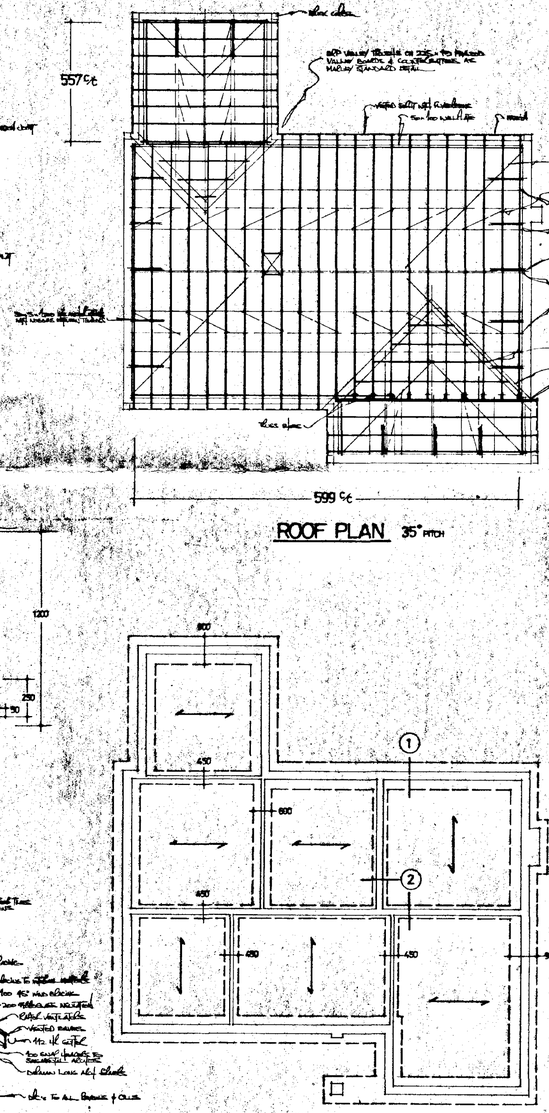


DETAIL (2) 1:20



DETAIL (1) 1:20

SECTION A-A



ROOF PLAN 35° PITCH

FOUNDATION PLAN

250 THICK, ST5 CONCRETE, B785 MESH

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

NO.	JOINERY	LINTEL	LENGTH
1	H 315 CDC	GL 375	2 700
2	H 110 D	1	1 050
3	FIX 1515 F (CAP)	1	1 650
4	H 312 CDC	1	2 400
5	H 312 CDC	1	1
6	H 215 CD (CAP)	1	1 650
7	H 110 D	1	1 050
8	H 312 CDC	1	2 400
9	H 312 CD (CAP)	1	1 650
10	H 312 CDC	1	2 400
11	H 112 D	1	1 050
12	PAIR H 112 R	1	2 400
13	H 112 D	1	1 050
14	H 112 D	1	1
15	PAIR H 110 D (DOOR)	1	1 650
16	H 110 D	1	1 050
17	—	1	1 650
18	—	1	1 800
19	—	MAN	975
21	—	1	1
22	—	B.R.2.	1 650

ALL LINTELS TO BE CAVITY LINK INSULATED, DUNLOPENE OR SIMILAR APPROVED, TO BE USED IN CONJUNCTION WITH ABOVE LINTELS.

PREAMBLE WHERE THESE CONSTRUCTION NOTES REFER TO "BUILDING REGULATIONS" THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY DIMENSIONS 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 ON 75 CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 9" LOAD BEARING (7½" OVER) THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S. 1243, METR. MAX SPACINGS 750 HORIZONTALLY, 450 VERTICALLY & 225 AT JAMBS, ALL LINTELS TO HAVE INSULATED CORES & 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 EQUAL) PLASTERED TWO COAT, OR 75 STUD PARTITIONS WITH SKIM FINISH. 6" 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. RE-FILL 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 38 x 50 TREATED SOFTWOOD BATTENS ON TYPE 1F ROOFING FELT HAVING 150 LAPS IN EACH DIRECTION. PREFABRICATED ROOF TRUSSES AT MAX 600 CENTRES WITH 38x75 BRESTRAINING STRAPS ON NOGGINS TO ALL RAFTERS. CEILING TIES AT GABLES MAX 1800 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 3 : 1985. UPVC RAINWATER GOODS EQUAL TO 100 DIAM. HALF ROUND GUTTERS & 68 DIAM. R.W. DOWNPIPES.

FOUNDS. STRIP FOUNDATIONS OF 15% CONCRETE TO SIZES SHOWN ON SECTIONS. B785 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN 75 SIDE & END LAPS. WHERE HISTORY AND / OR SITE / PLOT LOCATION INDICATES CAUTION, LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS BY GOULS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE / SIZE / TYPE NEED UPGRADING.

FLOORS GROUND FLOORS TO BE 150 SOLID CONCRETE SLABS on 150 WITH CONCRETE FLOOR, FINISHED WITH 25 SCREED, 1200 GAUGE POLYTHENE DPM TURNED UP TO DPC LEVEL AT EDGES & LAPPED MIN 300. ALL ON 50 KING BLINDING ON CLEAN & REQUIRED HARDCORE AS DETAILED.

CEILINGS ALL CEILINGS TO DWELLING LINED WITH 19/7 PLASTERBOARD TO NOGGINS & WITH ARTEX FINISH. COVED EDGES MIN. 25 D FIBRE GLASS 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. INTERNAL & STAIRWELL CEILINGS TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH 25 JOINTS SPREADLAPPED & ARTEX FINISH. ALSO LINTELS TO BE 225 DEEP CAVED & PLASTER COVERED WITH 6 MM MASTERBOARD STRIPS.

JOINERY WINDOWS, DOORS & FRAMES TO BE AS SCHEDULE & DETAILS. DOORS INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN. 8000 MM² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 6MM AIR OR ARGON GAS FILLED CAVITY & INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA ALL GLAZING TO BE TO A 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 ON DRAWING :- GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.

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

CHIMNEYS TO BE LINED WITH FLUES OF MIN. C.S. AREA OF 38,420 mm² (IE 200 DIAM.) IF BRICK FLUES USED MIN 34225 mm² C.S.A. (IE 175 x 185). ALL WITH SOCKETS & PIPES TO BE 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.S. 8303, PT 2 & 3.

RAINWATER SURFACE WATER PIPES TO DISCHARGE TO MIN 1 m VERTICAL BURIED DRAINAGE AS SITUATED AT LEAST 5m FROM ANY BUILDINGS.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIAM. BASIN WASTES TO BE 32 DIAM. ALL TO HAVE 75 DEEP SEAL TRAPS & ACCESS EYES AT EACH CHANGE OF DIRECTION OR ABSORPTANCE 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 MANHOLE CHAMBERS & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DOUBLE CROWN TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. P.V.C. PIPELAID IN ENGINEERS LINES TO SELF CLEANSING GRADIENTS (FOUL 1-60, S & W 1-100). PIPES PASSING THROUGH EXTERNAL WALL TO HAVE CAST / STEEL LINTEL OVER (EACH END) & TO BE SURROUNDED BY A DIGHS 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 TO PEA GRAVEL WITH 75 CONCRETE CANOPY. SURFACE WATER PIPES TO HAVE A BEDDING EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE 300 DIAM. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. P.V.C. SET ON 150 B.E. CONCRETE BASE, GRADE C, COVERS GENERALLY BUT GRADE. B IN DRIVES ALL ON 150 CONCRETE PLINTH.

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

DRIVES SEE BLOCK PLAN.

GROVE ALARMS INSTALL. WHERE INDICATED ●. ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE 13A FUSE & BATTERY TO BS 5446 PT 1 AND APPROVED DOCT. B.1.

MECH. VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :- EXTRACTION RATES IN L/SEC.) KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED) BATHROOM 15 WC 15. SHOWER ROOM / WC 30 UTILITY OR WASHROOM 15 ALL EXTRACTS TO BE TO THE OUTSIDE AIR.

REVISIONS

0913/94

CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT
(ANY SCALED MEASUREMENT & ANOMALY DISCREPANCY BETWEEN DRAWINGS & ALL THEIR ELEMENTS)

Plot 16 chapmans Site
Long Sutton.

HD 2 6 AUGUST 94 1:50, 1:100

P.LELY (CONTRACTORS) LTD.

ROGER WRIGHT architect

12-3-95.

LANCASTER DRIVE

N

SEAGATE ROAD

LANDSCAPING DETAILS

- 1.8m HIGH VERTICAL CLOSE BOARDED FENCES TO B.S. 1722 and B.S.3470
- 0.45m HIGH KNEE RAIL FENCES
- FRONT GARDENS SEEDED OR TURFED
- SEEDED OR TURFED HIGHWAY VERGES
- NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND PLANTED IN ACCORDANCE WITH BS4428:1989 AND AMENDMENT No. 1 (1991) AS FOLLOWING KEY

A	COMMON ASH	FRAXINUS EXCELSIOR
B	BEECH	FAGUS SYLVATICA
CA	CRAB APPLE	MALUS SYLVESTRIS
FC	FLOWERING CHERRY	PRUNUS SERRULATA
FM	FIELD MAPLE	ACER CAMPESTRE
H	HOLLY	ILEX AQUIFOLIUM
HN	HAWTHORN	CRATAEGUS OXYCANTHA
MA	MOUNTAIN ASH	SORBUS AUCUPARIA
O	COMMON OAK	QUERCUS ROBUR
S	SYCAMORE	ACER PSEUDOPLATANUS
SB	SILVER BIRCH	BETULA PENDULA
W	WHITEBEAM	SORBUS ARIA
WC	WILD CHERRY	PRUNUS AVIUM
SM	SARGENT'S MAPLE	AMELANCHIER LAMARKII
FA	FLOWERING CHERRY	PRUNUS SUBHIRTELLA 'AUTUMNALIS'
C	COTONEASTER	COTONEASTER FRIGIDUS

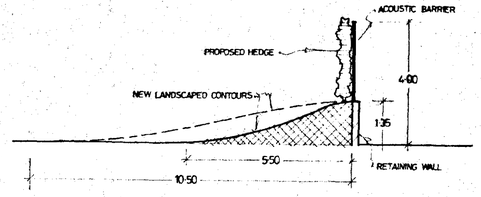
GENERAL

FOR EXTERNAL MATERIALS SEE SEPARATE SCHEDULE Ref RTW/KE/HR/CSLS/2/F

OPEN SPACES TO THE APPROVAL OF S.H.D.C.'S PARKS DEPARTMENT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL.
ALL BLOCK PAVIORS TO BE R.M.C. BRINDLE.

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

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



SECTION AT WARRICKS BOUNDARY SCALE 1:100

ACOUSTIC BARRIER (4m High)

The specification for the lighting column s are:-

- 5M steel – column
- 35 w sodium – lantern
- All night photocell – controls

Yours sincerely,

B. Slack
Direct Services Manager

WARRICKS

Store

A.B. Tapered Down To 2·00m High

E.M.E. SUB STATION

OPEN SPACE

FOOTPATH

KNEE RAIL FENCE

PRIVATE CARRIAGEWAY

BLOCK PAVIORS

Kirkstone

Dorset House

The Tay

FALL DRAIN

DRAIN

S.W.OUTFALL

POSSIBLE NEW BRINK LINE OF RE CONTOURED BANK

PROPOSED TARMAC CRAIN DIKE

SAFETY FENCES ON 75mm x 75mm TREATED TIMBER POSTS WITH GATE TO EACH PLOT.

VISIBILITY SPLAYS
4·50m x 80·00m (TO NORTH)
4·50m x 120·00m (TO SOUTH)

APPROVED PLAN
Ref. A/4

SOUTH HOLLAND DC
HOUSING & PLANNING
11 MAY 2001
Ref: 913/97

REVISION JUNE 2000 = A; SHARED PRIVATE CARRIAGEWAYS TO BE TARMAC FINISH. B; ADDITIONAL FOOTPATH TO OPEN SPACE FROM PLOTS 42.-45.

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON	P.L.ELY (CONTRACTORS) LTD
RESIDENTIAL DEVELOPMENT	SITE LAYOUT
KD 02 (LR1) JULY '97 1:500	ROGER WRIGHT architect

LANDSCAPE DETAILS

1.83m HIGH VERTICAL CLOSE BOARDED FENCES TO B.S. 1722 and B.S.3470

0.45m HIGH KNEE RAIL FENCES

PRIVATE CARRIAGE SPEEDED OF TURFED

SPEEDED OR TURFED HIGHWAY VERGES

NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS, 2/100m CENTRES PLANTS.

NEW TREES TO BE STANDARDS AND PLANTED IN ACCORDANCE WITH B.S.4428:1969, AND AMENDMENT No. 1 (1972) AS FOLLOWING KEY

A	COMMON ASH	FRAXINUS EXCELSIOR
B	BEECH	FAGUS SYLVATICA
CA	CRAB APPLE	MALUS SYLVESTRIS
FC	FLOWERING CHERRY	PRUNUS SERRULATA
FM	FIELD MAPLE	ACER CAMPESTRE
H	HOLLY	ILEX AQUIFOLIUM
HH	HAWTHORN	CRATAEGUS OXYACANTHA
MA	MOUNTAIN ASH	SORBUS AUCUPARIA
O	COMMON OAK	QUERCUS ROBUR
S	SYCAMORE	ACER PSEUDOPLATANUS
SB	SILVER BIRCH	BETULA PENDULA
W	WHITEBEAM	SORBUS ARIA
WC	WILD CHERRY	PRUNUS AVIUM

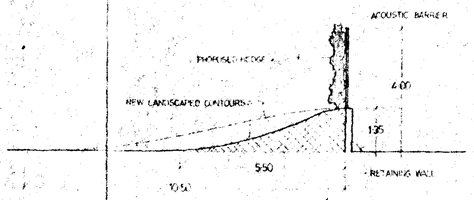
GENERAL

FOR EXTERNAL MATERIALS SEE SEPARATE SCHEDULE S/T ETW/RLE/BH/CSE/S/727J

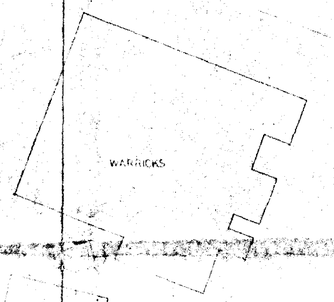
OPEN SPACES TO THE APPROVAL OF S.E.B.C.'S PARK DEPARTMENT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL
ALL BLOCK PAVIORS TO BE B.N.C. BRINDLE.

ALL FOUL WATER INTO SEWERS FOR A.N. ADOPTION
ALL SURFACE WATER FROM ROOFS TO SOAKAWAYS
MIN 6m FROM BUILDINGS.

STREET LIGHT TO L.C.C. SPECIFICATION S/T/61/1955
STREET LIGHT TO L.C.C. SPECIFICATION S/T/61/1961
ALL COLUMNS TO HAVE R.P.C. SUPPLIED.



SECTION AT WARRICKS BOUNDARY SCALE 1:100



LANCASTER DRIVE

OPEN SPACE

ACOUSTIC BARRIER (4m High)

FOOTPATH

SEAGATE ROAD

POSSIBLE NEW BRINK LINE OF RE CONTOURED BANK

S.W. OUTFALL

FALL DRAIN

BRIDGE

PRIVATE CARRIAGE WAY

BLOCK PAVIORS

VISIBILITY SPLAYS
4.50m x 80.00m (TO NORTH)
4.50m x 120.00m (TO SOUTH)

Kirkstone

Dorset House

The Toy

FILE COPY

COPY OF PLAN ENCLOSED WITH PERMISSION H11/0913/97

DO NOT REMOVE FROM FILE.

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON — P.L.ELY (CONTRACTORS) LTD

RESIDENTIAL DEVELOPMENT — SITE LAYOUT

LANCASTER DRIVE

N

LANDSCAPING DETAILS

- 1.8m HIGH VERTICAL CLOSE BOARDED FENCES TO B.S. 1722 and B.S.3470
- 0.45m HIGH KNEE RAIL FENCES
- FRONT GARDENS SEEDED OR TURFED
- SEEDED OR TURFED HIGHWAY VERGES
- NEW COPPER BEECH HEDGES: FAGUS SYLVATICA SET IN DOUBLE STAGGERED ROWS. 200mm BETWEEN PLANTS.

NEW TREES TO BE STANDARDS AND PLANTED IN ACCORDANCE WITH BS4428:1989 AND AMENDMENT No. 1 (1991) AS FOLLOWING KEY

A	COMMON ASH	FRAXINUS EXCELSIOR
B	BEECH	FAGUS SYLVATICA
CA	CRAB APPLE	MALUS SYLVESTRIS
FC	FLOWERING CHERRY	PRUNUS SERRULATA
FM	FIELD MAPLE	ACER CAMPESTRE
H	HOLLY	ILEX AQUIFOLIUM
HN	HAWTHORN	CRATAEGUS OXYCANTHA
MA	MOUNTAIN ASH	SORBUS AUCUPARIA
O	COMMON OAK	QUERCUS ROBUR
S	SYCAMORE	ACER PSEUDOPLATANUS
SB	SILVER BIRCH	BETULA PENDULA
W	WHITEBEAM	SORBUS ARIA
WC	WILD CHERRY	PRUNUS AVIUM
SM	SNOWY MESPIL	AMELANCHIER LAMARKII
FA	FLOWERING CHERRY	PRUNUS SUBHIRTELLA 'AUTUMNALIS'
C	COTONEASTER	COTONEASTER FRIGIDUS

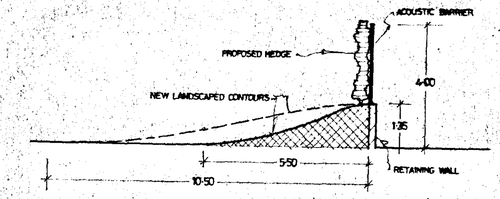
GENERAL

FOR EXTERNAL MATERIALS SEE SEPARATE SCHEDULE Ref RTW/RE/HR/CSLS/2/F

OPEN SPACES TO THE APPROVAL OF S.R.D.C'S PARKS DEPARTMENT.
ROADS, FOOTWAYS, FOOTPATHS, STREET LIGHTING AND SURFACE WATER DRAINS TO L.C.C. APPROVAL.
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STREET LIGHT TO L.C.C. SPECIFICATION S/35/C/93
STREET LIGHT TO L.C.C. SPECIFICATION S/35/EL/93
ALL COLUMNS TO HAVE R.E.C. SUPPLIES.



SECTION AT WARRICKS BOUNDARY SCALE 1:100

OPEN SPACE

ACOUSTIC BARRIER (4m High)

FOOTPATH

WARRICKS

Store

Kirkstone

Dorset House

The Toy

E.M.E. SUB STATION

BLOCK PAVIORS

PRIVATE CARRIAGEWAY

LINK

BRIDGE

SEAGATE ROAD

KNEE RAIL FENCE

POSSIBLE NEW BRINK LINE OF RE CONTOURED BANK

S.W. OUTFALL

FALL DRAIN

VISIBILITY SPLAYS
4·50m x 80·00m (TO NORTH)
4·50m x 120·00m (TO SOUTH)

SOUTH SHEILD HOUSING & PLANNING
28 JUN 2000
Ref: 0913/97

AMENDED PLAN
Ref: A2

REVISION JUNE 2000 PAVIOURS TO PRIVATE CARRIAGEWAYS TO BE THERMAC FINISH. BY ADDITIONAL FOOTPATH TO OPEN SPACE FROM PLOTS 42.-45.

CHAPMANS SITE, SEAGATE ROAD, LONG SUTTON — P.L.ELY (CONTRACTORS) LTD.
RESIDENTIAL DEVELOPMENT — SITE LAYOUT
KD.02