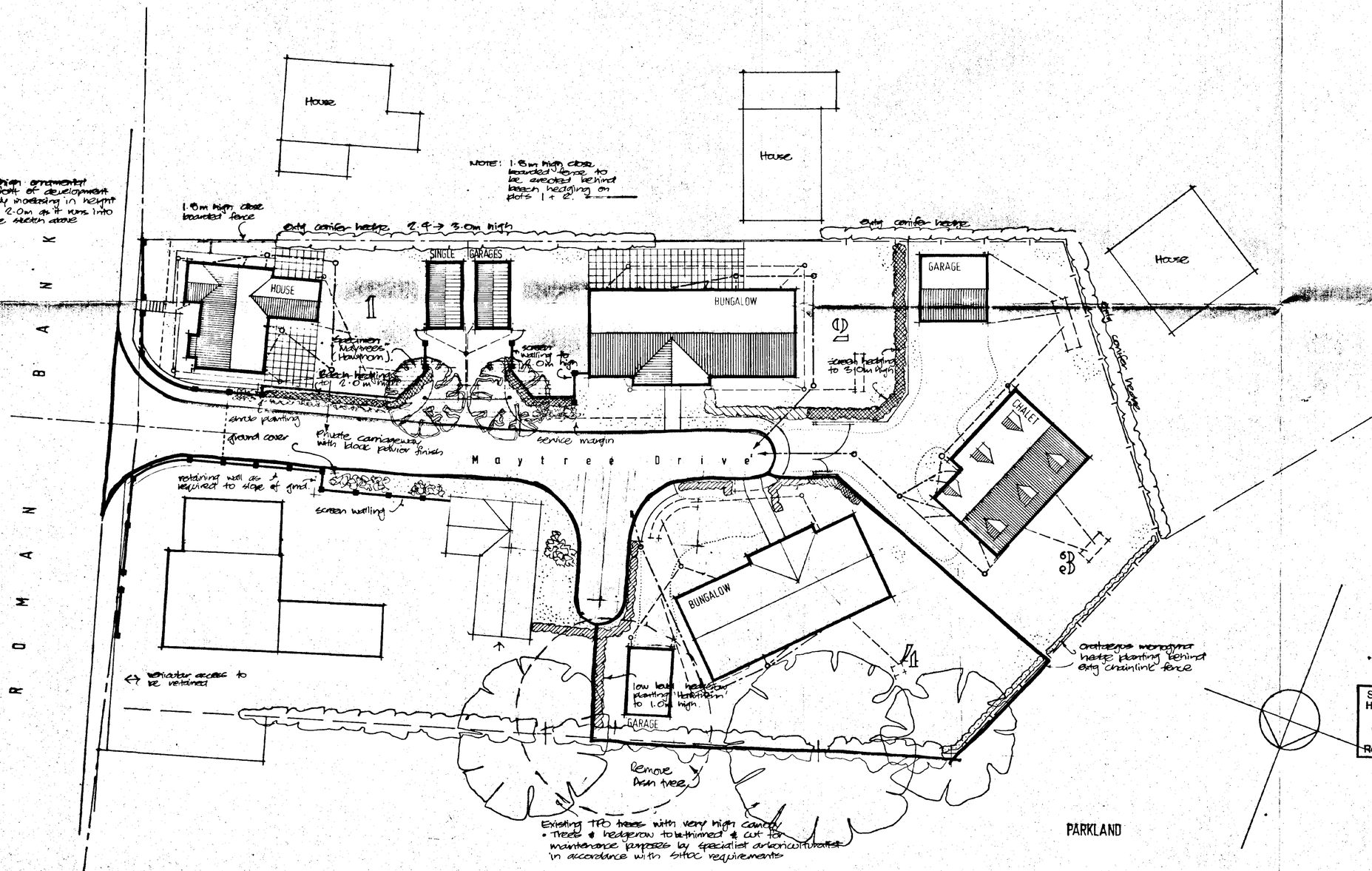


WALL ELEVATION



BLOCK PLAN 1 200

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.

—o— Foul drainage + inspection chamber

o— — — Rainwater drain with access chamber

+—+—+ Rainwater soakaway = rubble filled shed min 5.0m away from all buildings

E Plot 4 drainage etc footway to 4.65m wide + turning head re-alignment sept 98
D Plot 3 drainage July 98
C Plots 1+2 single garages Nov 98
B 1.8m high close boarded fence behind beech hedge plots 1+2 Dec 97.
A Soft scape amendments Nov 97.

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1998
Ref: 0914/98

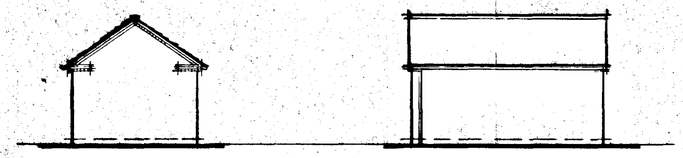
project
EXCLUSIVE RESIDENTIAL DEVELOPMENT
THE PLOUGH SITE
ROMAN BANK
LONG SUTTON

client
MAYTREE DESIGNS LTD

drawing
BLOCK PLAN

date	scale(s)
SEP 97	1 200
job no	drg no
97/12	01 E

E L E V A T I O N S

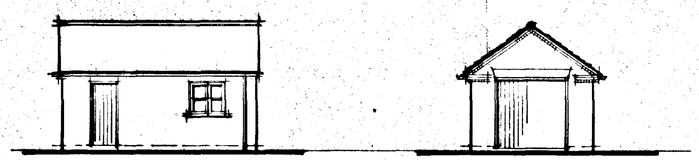


REAR

SIDE

concrete tiles to match dwelling

clay facing brickwork to match dwelling



SIDE

FRONT

GENERAL
The Contractor shall make all allowances for works in relation to unforeseen items, e.g. buried objects such as redundant rainwater cisterns, wells, service pipes, cables and drains, old soakaways, soft spots, skeletal remains etc.

FOUNDATIONS
Foundations to be in GEN3 concrete 600mm wide x 250mm and 450mm x 250mm deep with projections where attached piers and founded at not less than 750mm below ground level. Where clay subsoil conditions depth of foundations to be not less than 1000mm. Allow for increased depth of dig for foundations in close proximity of trees and hedgerows and to be in accordance with British Standards Guidlines and NHBC Guidance for Building Near Trees.
Trial investigation by means of trial hole is strongly recommended prior to commencement of works to assess nature and consistency of sub soil conditions in order to determine appropriate foundation depth and type.
All foundations taken down to firm consistent loadbearing stratum

GROUND FLOOR CONSTRUCTION
Ground floor construction to be 150mm thickness RC30 concrete, A252 reinforcing mesh fabric embedded within slab with 50mm minimum cover. 300 micron polythene damp proof membrane lapped up walls and trimmed off at finished slab top. 200mm minimum thickness clean stone hardcore graded 75mm down and blinded with fine material all thoroughly and completely compacted with mechanical plate compactor. Form apron and ramp up into garage and to for garage door to seat into at threshold.

LOAD BEARING STRUCTURE WALLING
Walls below ground to be in Type A dense aggregate concrete blocks in cement mortar 1:4. 215mm thick walls to be in 2no skins of 100mm thick blocks tied together with stainless steel ties. Bed on ZEDCORE polythene damp proof course material at 150mm above finished ground level. Face brickwork between ground level and dpc to be FL durability designation, class A red engineering brickwork or other approved.

WALLS
External walls to be in 103mm and 215mm construction and comprising 103mm clay facing bricks to match existing house and bungalow. Where walls indicated as 215mm thickness provide backing blocks in 100mm HEMELITE blocks with wall ties of metal strip type in stainless steel to B.S. 1243:1978 (inc AMD3) at the rate of 900mm centres horizontally and 450mm vertically with every alternate tie course staggered by 225mm.
Brick detailing to be in brick to match main brickwork.
Include stainless steel coil mesh bed joint reinforcement above and below openings as recommended by the block manufacturer and all in accordance with the principles of B.S.5628.
Damp proof course to be in ZEDCORE polythene and laid at 150mm above finished external ground level.

LINTELS
All lintels to be f.g. Bax 200 type in 215mm thick walls and LTF in 103mm thick walls. All to be installed with min 150mm end bearings and to the manufacturer's instructions.

GARAGE DOOR
Garage door to be standard item by HENDERSON size 2134mm wide x 2134mm high, MONARCH canopy type. Door to be complete with painted pretreated softwood frame and all gear, door furniture and fittings etc.

ROOF CONSTRUCTION
Provide, cut, fabricate and fix TIMBER/GRADE OF timber trussed rafters at 600mm centres complete with all longitudinal and diagonal bracing in 100mm x 25mm SC3 timber twice nailed with 75mm long 3.35mm diameter improved BZP nails. 100mm x 50mm wallplate bedded on top of walling. All in accordance with B.S.5268:1985 etc See detail on drawing.
Provide and fix 30mm x 5mm galvanised lateral restraint straps to connect flank walls to roof diaphragm, straps to be at 1.8 metre intervals at roof joist level. Solid nog below straps. Additionally provide wallplate anchor straps in 30mm x 2.5mm galvanised mild steel at 2.0 metres intervals.
Allow for 15mm treated softwood boarding to top of trussed rafters where visible to underside of rafter feet overhang at eaves and apply dark stain finish to all exposed timber.

ROOF COVERING
Provide, lay and fix concrete interlocking roof tiles, as Sandland Grovebury, or as otherwise required to match dwelling and fixed all in accordance with the manufacturer's instructions, details and specification. Include for all accessories, fittings, fixings, verges etc. Battens to be 25mm x 38mm preservative treated fixed at gauge centres on breathable sarking underlay. All works to be in strict accordance with B.S.5534:Part1:1990 & Part2:1988.

CEILINGS
Provide and fix 12.7mm Gyproc plasterboard to ceiling, loop cut at all perimeters and board joints, tape joints and finish with 3mm skim plaster.

DRAINAGE
Underground pipework 100mm diameter UPVC with flexible sleeve couplings laid to fall 1:70 with 50mm bed of sand/peagravel mixture, backfill with selected granular fill.

RAINWATER GOODS
Provide and fit 115mm half round guttering with 68mm down pipe complete with all fittings, clips, brackets, bends, stop ends, outlets etc to match existing and connect to 100mm diameter rainwater drain and run to soakaway site a minimum 5.0 metres away from building. Soakaway to be 3.0 metres long x 600mm wide x 1.0 metre deep filled with broken brick up to 300mm below ground level with a layer of TERRAM 500 geotextile over and back filled with topsoil, seed or re-lay turf and make good.

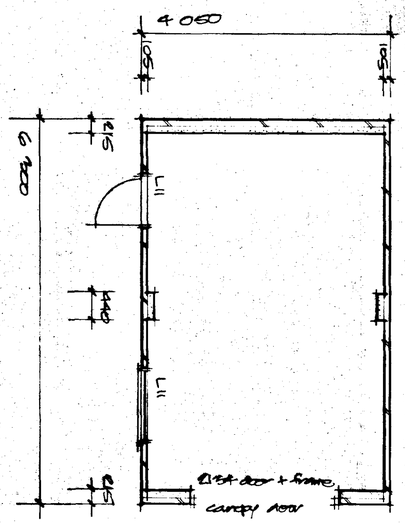
DECORATION
Include for decoration of new surfaces, windows, doors, frames and fascias etc. Allow for thorough and proper surface preparation and application of coatings all in accordance with the coatings manufacturer's instructions.

LIMITATIONS
This drawing is limited in the amount of information contained and is solely for the purpose of gaining Planning approval. The works are not 'fully specified' and the drawings must not be used as Contract Documents alone.
The contractor shall allow for all work shown on the drawing and described in the specification notes and all work not specifically mentioned but which may reasonably be inferred as being necessary is deemed included.

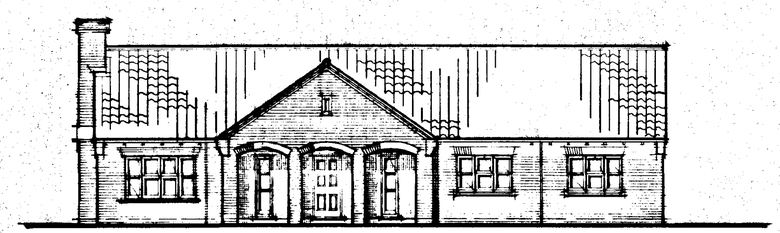
STANDARDS
All materials to be new unless otherwise stated and all components, products and materials etc to be used, fitted and installed etc in strict accordance with the manufacturer's instructions and relevant Code of Practice.
Materials shall conform with the appropriate British Standard Specification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

All work shall be in accordance with and comply with current Building Regulations.

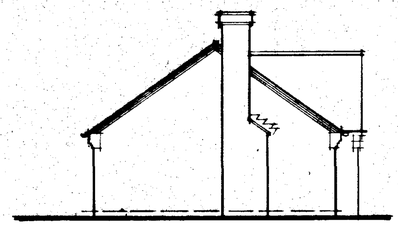
CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 1994
This project falls within the ambit of the CDM Regulations and the client/development company is to employ the services of a consultant health and safety expert/planning supervisor for the purposes of complying with the regulations.


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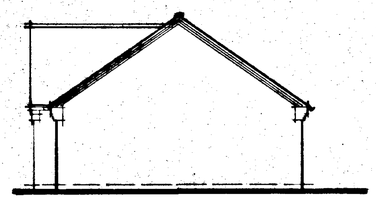
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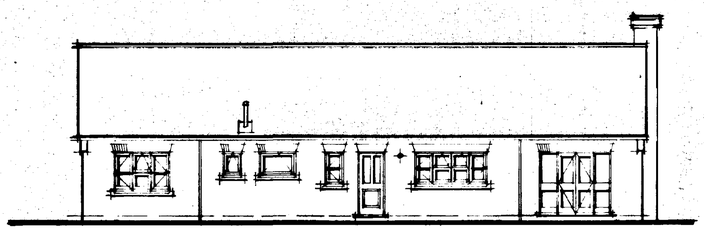
FRONT



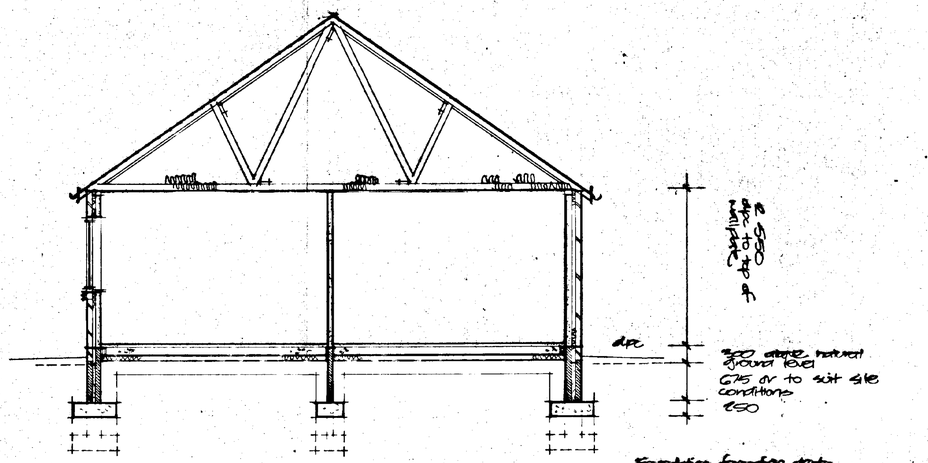
SIDE



SIDE

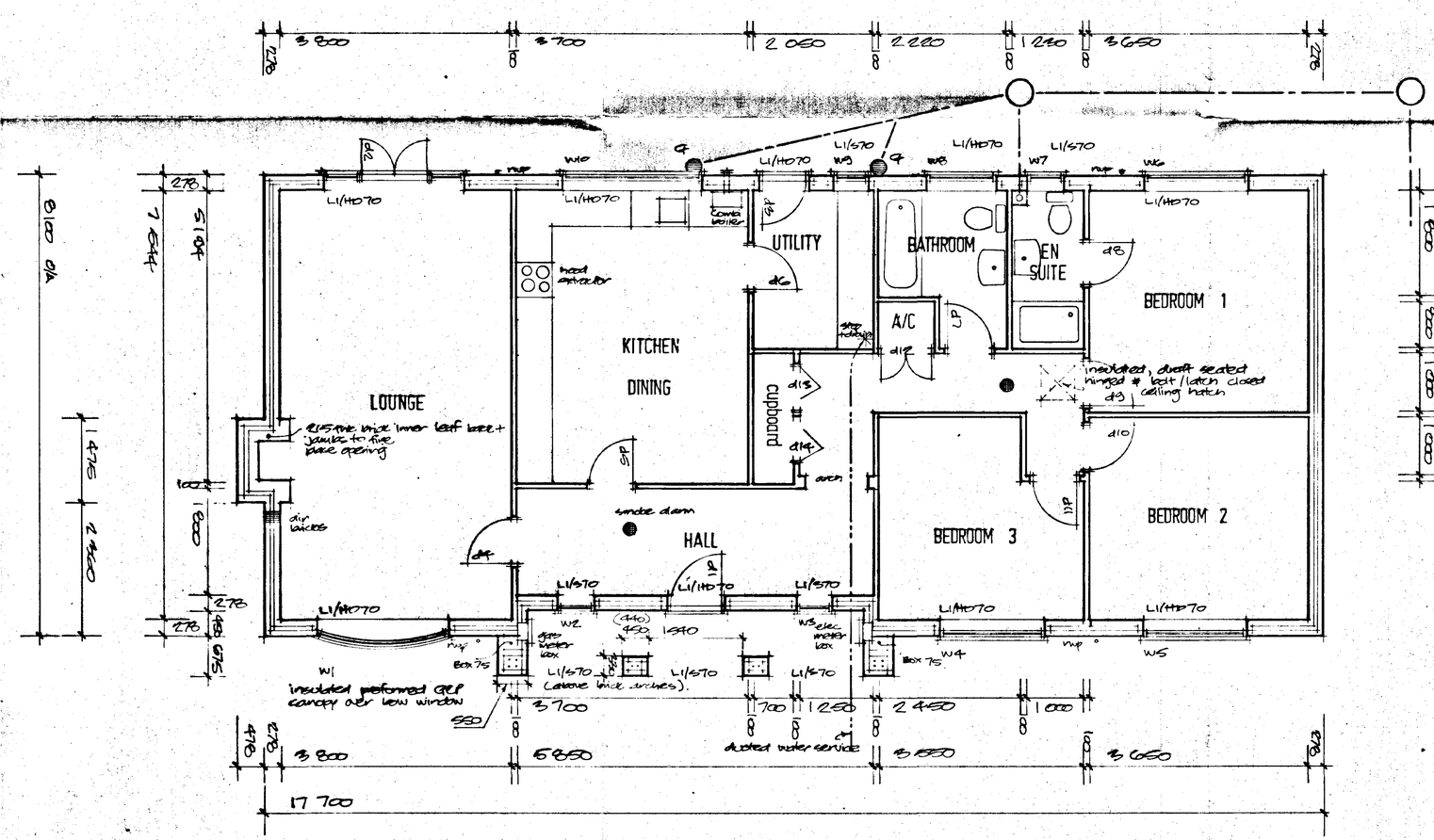


REAR



Foundation formation depth subject to proximity of trees & type of soil NHBC Guidance Chapter 4.2 to be followed. "Building Near Trees"

S E C T I O N



F L O O R L A Y O U T P L A N

DO NOT SCALE

SOUTH HOLLAND DC
HOUSING & PLANNING
14 SEP 1998
Ref: 0914/98

DRAWING TO BE READ IN CONJUNCTION WITH SEPARATE BUILDING REGULATIONS SPECIFICATION NOTES DOCUMENT

ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTURAL CONSULTANT IMMEDIATELY UPON DISCOVERY

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Peter S. Lingow MCIOB MBIAT
Member of the Chartered Institute of Building and Member of the British Institute of Architectural Technologists

project
PROPOSED RESIDENTIAL DEVELOPMENT AT
THE PLOUGH SITE
ROMAN BANK
LONG SUTTON
SPALDING
LINCOLNSHIRE

client
MAYTREE DESIGNS LIMITED

drawing
TYPE DESIGN
THREE BEDROOMED DETACHED BUNGALOW
PLOT 4

scale
1:50, 1:100

date
AUGUST 98

job no
9712

dwg no | revisions
01