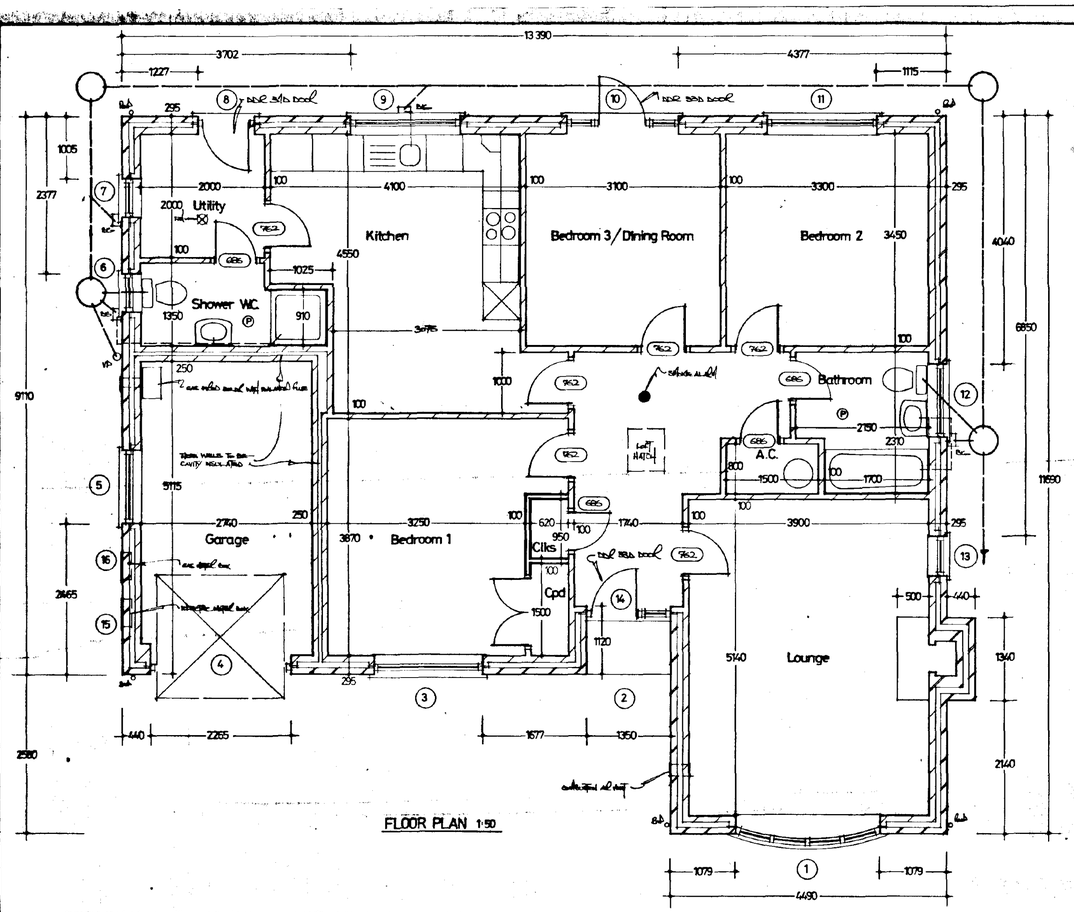
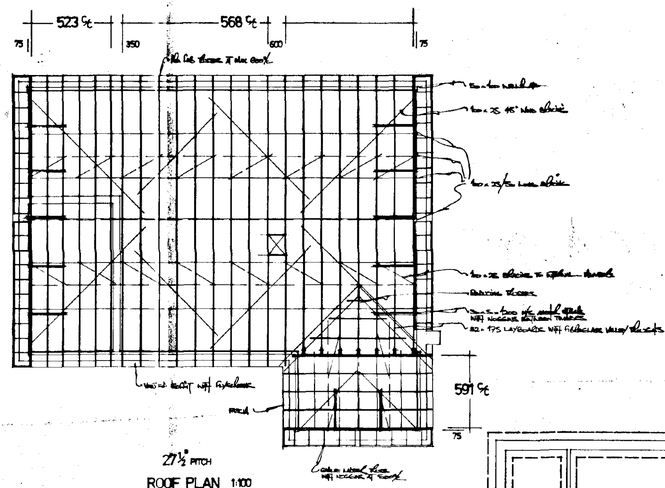
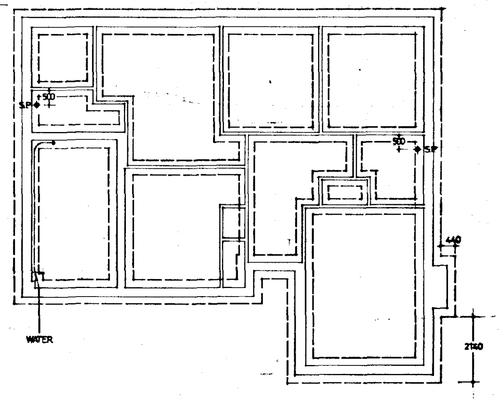


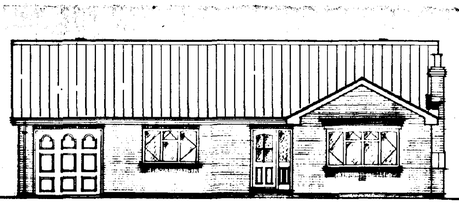
FLOOR PLAN 1:50



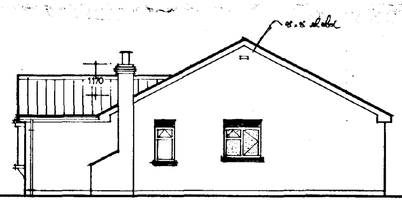
ROOF PLAN 1:100



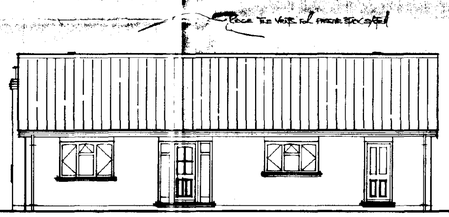
FOUNDATION PLAN 1:100



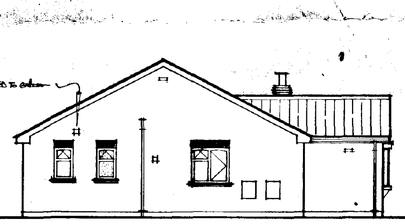
FRONT ELEVATION



SIDE ELEVATION

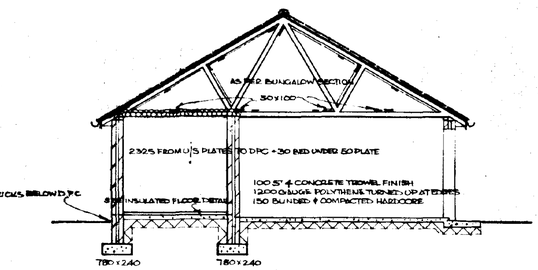


REAR ELEVATION



SIDE ELEVATION

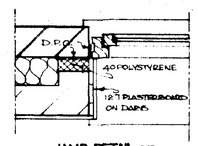
ALL ELEVATIONS 1:100



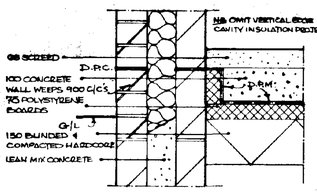
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	CR45 415 CVC (GL)	cl. 275	2 700
2		"	1 650
3	SF2 CVC (GL)	"	2 100
4	DF 76 76 415	"	2 250
5	2F2 CV (GL) cPP	"	1 500
6	715 CV (GL)	"	1 050
7	715 CV (GL)	"	1 050
8	R415	"	1 200
9	SF6 CVC (GL)	"	2 400
10	FCS. SD FPPP	"	2 100

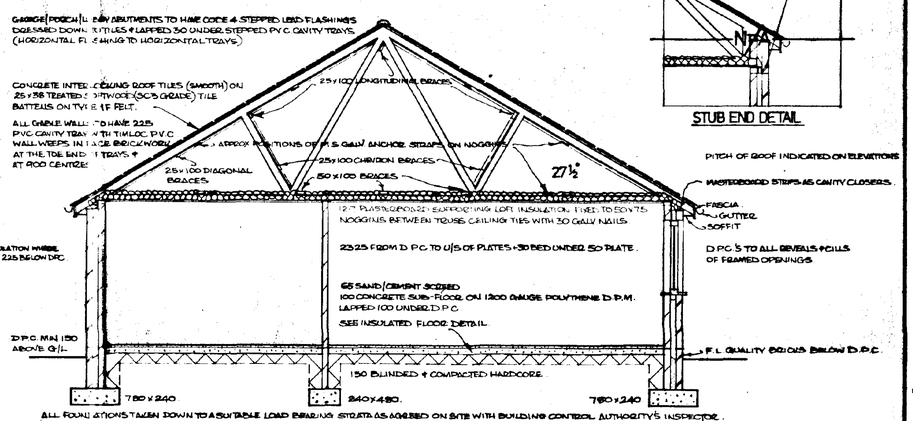
NO	JOINERY	LINTEL	LENGTH
11	SF2 CVC (GL)	cl. 275	2 100
12	2F6 CV (GL) cPP	"	1 500
13	112 V (GL)	"	1 050
14 *	FR 715 E (GL)	"	1 650
15	——	MTL.	750
16	——	"	900
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10



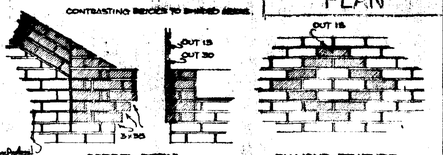
ALL FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA AS AGREED ON SITE WITH BUILDING CONTROL AUTHORITY'S INSPECTOR.

TYPICAL BUNGALOW SECTION 1:50

STUB END DETAIL



FLUSH QUOINS



CORBEL DETAIL

DIAMOND FEATURE

PREAMBLE. WHERE THESE CONSTRUCTION NOTES REFER TO 'IS', 'BRITISH STANDARD' OR 'APPROVED DOCUMENT' 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 102 FACING BRICK, 50 CAVITY INSULATED AS DETAILED ON SECTION, INNER LEAF TO BE 100 LOAD BEARING LIGHTWEIGHT CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY WALL TIES TO COMPLY WITH B.S 1243, M TYPE MAY BE SPACED 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 5MM FINISH. D.P.C.'S TO ALL JAMBS & COLS OF FRAMED OPENINGS. D.P.C. MIN 150 ABOVE G/L & LAPPED 100 UNDER. D.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 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 & LAZY 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 S.S.D. AS SHOWN ON SECTIONS. STEEL REINF. REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTOR. MIN 750 FOUNDING. 4 300 END LAPS. WHERE 1 STOREY AND FOR ENTIRE PLOT LOCATION INDICATES CAUTION. LOAD BEARING & CHEMICAL TESTS OF SOIL CONDITIONS. BY SOILS ENGINEERS TO BE USED TO DETERMINE IF FOUND CONCRETE (MIX / TYPE) NEEDS UPGRADING. (CONSULTANT: ROBERTSON CONNER - REF: 335)

FLOORS. GROUND FLOORS TO BE 65 SAND/CEMENT SCREED, 100 ST. CONCRETE SUB-FLOORS (E.S.W. NEEDS REINFORCED), 1200 GAUGE POLYTHENE D.P.M. OVER, TO HARDPLAS SD INGRADE BY DAVIDED POLYSTYRENE BOARDS TO B.S. 3837/PT 1/1986 ON MIN 150 BLINDED & COMPACTED HARDCORE WITH PERIMETER INSULATION AS DETAIL.

CEILINGS. ALL CEILINGS TO DWELLINGS LINED WITH 12.7 PLASTERBOARD TO NOGGINGS & WITH ARTEX FINISH & CORNER BEADS. MIN 300 RIDGE GAP TO ENTIRE RIDGE. 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 12.7 PLASTERBOARD ON WINDOW JNTS OVERLAPING & ARTEX FINISH. ALSO LINTELS TO BE CLAD DECKED OVER & PLATES CONCEALED WITH 6 MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE INSULATED.

JOINERY. WINDOWS, DOORS & FRAMES TO BE AS BOOKTON & PAULS CODES INDICATED. ALL WINDOWS TO HAVE TRICKLE VENTS (MIN 8000 mm² PER ROOM) & SEALED DOUBLE GLAZED UNITS WITH 6MM. AIR GAP. GLASS TO BE 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 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 CLASS 2 OR B.S. 5287.
BALANCED FLUES TO HAVE EXTERNAL GRADE 2 THERMOSTATIC & TIMER CONTROLS TO BOILER & HOT WATER CYLINDER, IN ACCORDANCE WITH B.S. 5449 : SECT 2.0 PART 2. & BE CAPABLE OF PROVIDING HOT WATER & CENTRAL HEATING SIMULTANEOUSLY. NOT TO BE SHARED WITH ANY OTHER DWELLING. (IF FAN FLUED TYPE, NOT TO BE SHARED WITH ANY OTHER DWELLING)

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, SPIGOT TO BS 65 1181 / 1471 & 1877. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED TO WITH WEAK MORTAR. ALL COMBUSTIBLE STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEIGHTS TO B.REG'S 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 & CLEANING EYES AT EACH CHANGE OF DIRECTION & ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 DIAM WASTES EXCEED 1100 LONG. 100 DIAM VENT / SOIL & VENT PIPES (WHICH EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & WHERE INTERNAL TO HAVE ACCESS PLATE AT THE BASE, ALL TO HAVE DURABLE CAGES TO TERMINALS TO BE MIN. 900 ABOVE HIGHEST WINDOW HEAD.

DRAINS. ALL DRAINS TO BE CONSTRUCTED IN 100 DIAM. PVC PIPES LAID IN STRAIGHT LINES TO B.S.65 CLEANING & JUNCTIONS (FOUL 1-20, S & W 1-100) PIPES PASSING THROUGH EXTERNAL WALL TO HAVE GALV STEEL LINTEL OVER (EACH LEAF) & PIPE SURROUNDED BY A RIGID SHEET MATERIAL MIN 75 & GROUND 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 RESTRAINED EYE AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE REMOVABLE. INSPECTION CHAMBERS UP TO 900 DEEP TO BE 450 DIAM. PVC C SET ON 150 S.B. CONCRETE BASE, GRADE C, CONCRETE GEN BEQUALLY BUT GRADE B IN DRIVES. ALL ON 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, ALL TO BE INTERCONNECTED & MAINS POWERED WITH SEPARATE FUSE & RESERVE BATTERY TO BS 5446 PT 1 AND APPROVED DOC 7 & 1.

MECH VENT. RAPID VENTILATION EXTRACTOR FANS, WHERE SHOWN AS FOLLOWS:-
EXTRACTION RATES IN L/SEC (L/SEC) OUTLET/Dia.
KITCHEN 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
WASH MACHINE (P) PUMP. 15 DIAM (100 MM PIPE) IN LINE OF RWP.
ALL OUTLETS IN LOFT SPACE TO BE BALLOFIX. (MIN 25 RISE)

REVISIONS:

CONSULTATION AS WELL AS BEING REQUIRED OF EACH OTHER ALL OF ALL WORK (OR AS NOTED) MINOR DEVIATIONS TO BE AGREED HORIZONTAL CAVITY TRAY ABOVE.
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.

SOUTH HOLLAND HOUSING 22 NOV 1995 Ref: 1120/95

DETERMINED PLAN

CONTRASTING BRICKS TO SHARED ARRIS.

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT STATION ROAD (WEST) LONG SUTTON PLOTS: 38	
DRAWN	DATE JUNE '95	TYPE SURREY	NO 464

EXTERNAL MATERIALS COMBINATION - C
BELTON CAVENDISH ANTIQUE BROWN BRICKS
MOSBOROUGH RED SMOOTH MARLEY MINDIP ROOF TILES } PLOT 38

GENERAL

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

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

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

LANDSCAPING DETAILS

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

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

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

A	FIELD MAPLE	: ACER CAMPESTRE
B	PAPERBARK MAPLE	: ACER GRISEUM
C	SWEDISH WHITEBEAM	: SORBUS ARIA
D	WHITE WILLOW	: SALIX ALBA
E	FLOWERING RED HAWTHORN	: CRATAEGUS OXYCANTHA
F	SILVER BIRCH	: BETULA ALBA
G	WHITE BIRCH	: BETULA PENDULA VERRUCOSA
H	WILD CHERRY	: PRUNUS AVIUM
I	GOLDEN HORNET	: MALUS



SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
22 NOV 1995
Ref: 1120/95

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

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT STATION ROAD (WEST) AND GARNSGATE ROAD LONG SUTTON
PROPOSED SURREY TYPE BUNGALOW - PLOT 38

DRAWINGS
BLOCK PLAN, LOCATION PLAN

SCALES: 1/500, 1/2500
DATE: 15/11/95
DESIGN/PLAN No. AS PLANNING REF.
DRAWN: RICHARD ELY