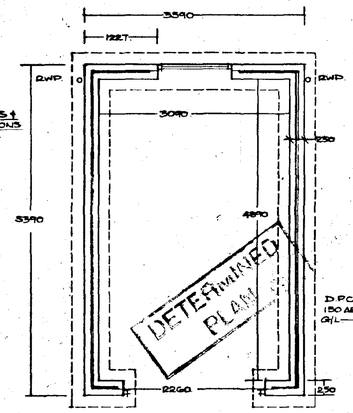
D/N 244G.

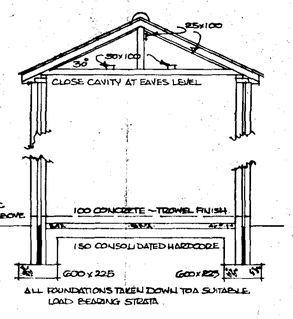
PROPOSED STANDARD DETACHED GARAGES.

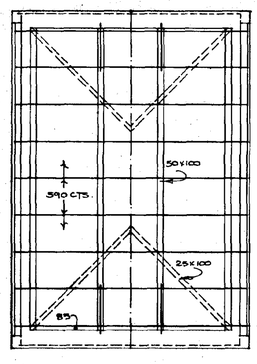
NB Personal doors to side wall & bricks from corner

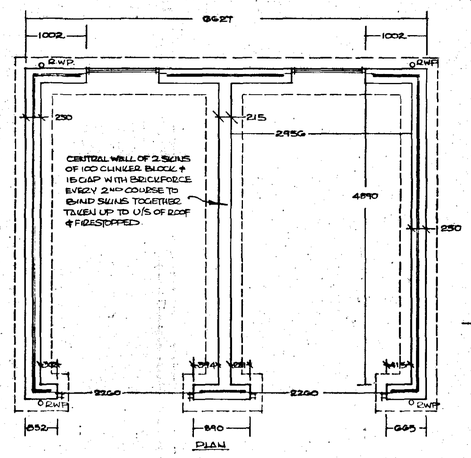
SIDE WALL TO SIDE BOUNDARY
MIN 1000
SEE SITE LAYOUT PLAN.

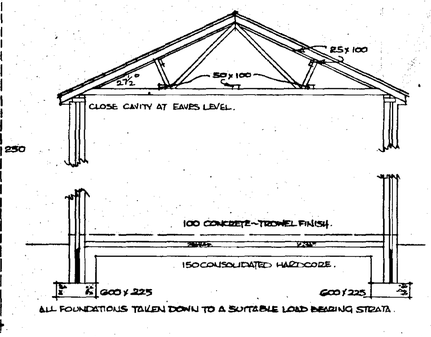
PLANS & SECTIONS 1/50.

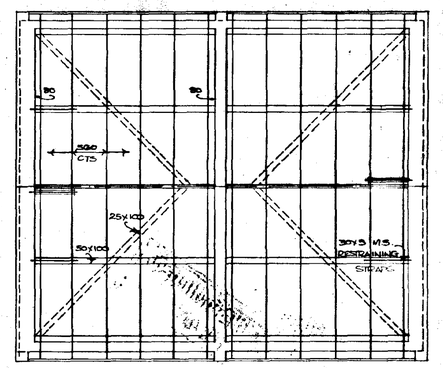










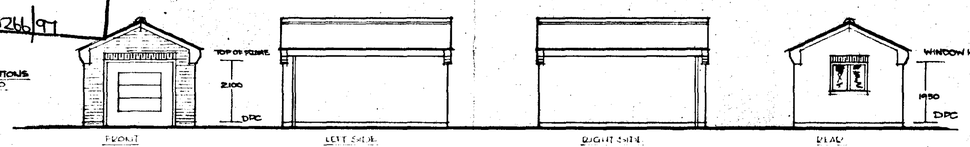


SOUTH HOLLAND DC
HOUSING & PLANNING
03 DEC 1997
Ref: 1266/97

SINGLE
N/A.

EACH GARAGE
1 No OF 70 TONS
1 No 2100 GGT
1 No 2134 x 2134 MERLIN UPVC WINDOW.
1 No 2300 LHG LINTEL FW DOORWAY LOUVRE
1 No 1500 DL2 " " " "

ELEVATIONS 1/100.



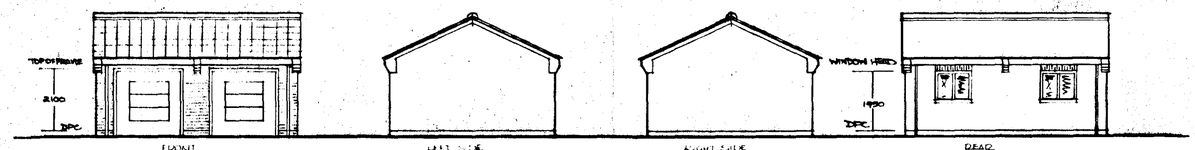
DATE 1975 REVISED FOR SERV. 12.2.90.

✓PITCH TWINARTE ROOF TRUSSES IN ACCORD WITH BS 5268 PT 3 1985 & APPROVED DOCUMENT A STRUCTURE REQUIREMENTS. MAX 600 CENTRES.
50 x 100 PLATES & CEILING BANDERS. 25 x 100 DIAGONAL BRACES & APEX BANDERS.
25 x 175mm P.S.E. FASCIA 10 x 150 PLYWOOD SOFFITS. P.V.C. RAINWATER GOODS.

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

CONCRETE INTERLOCKING ROOF TILES ON REINFORCED FELT WITH 25 x 38 TREATED TILE BATTENS.
ALL STRUCTURAL TIMBERS TO BE SC 3 GRADE.
BRICKS & TILES TO MATCH ADJACENT DWELLING.

DOUBLE. Plot 3a Station Road (west) Long Sutton.



P.L. ESH (CONTRACTORS) LTD.

General Walling Bricks	Brickwork Features	Roof Tiles
A3 Kirton Old English Rose	Tuscan Red Multi	Mosborough Red
B3 Tuscan Red Multi	Ashby Light Buff	Mosborough Red
C3 Ashby Light Buff	Tuscan Red Multi	Smooth Brown
D3 Kirton Old English Rose	Tuscan Red Multi	Old English Dark Red
E3 Ashby Light Buff	Tuscan Red Multi	Old English Dark Red

All dwellings to have minimum 2 courses F.L., Quality Tarmac Richmond Bronze below D.P.C.

All tiles are smooth Marley Mendip.

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 M.E.C. SUPPLIES

LANDSCAPING DETAILS

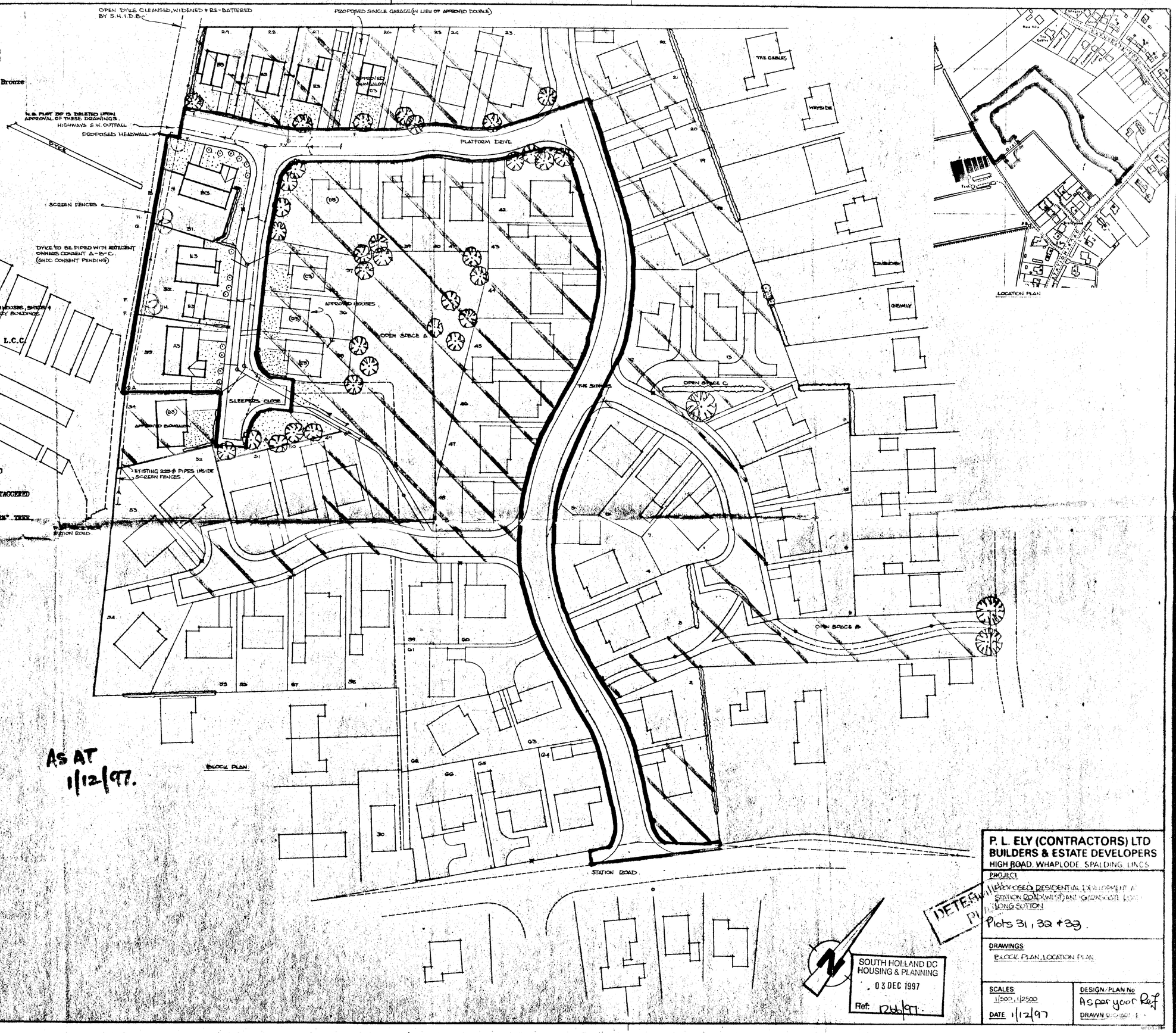
—— 1.5m HIGH VERTICAL CLOSE BOARD FENCES TO B.S.1722 & B.S.3470

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 2ft. 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

⊙ CHAMAECYPARIS ERECTA VIRIDIS



AS AT 1/12/97.

DETE... PL...

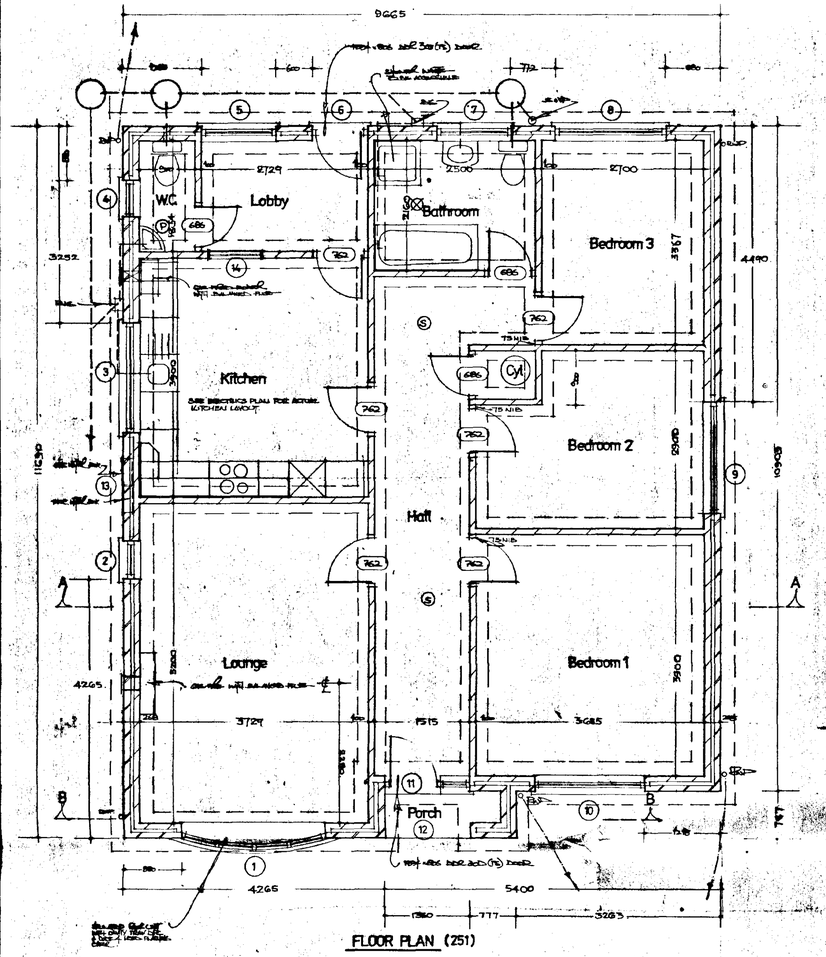
SOUTH HOLLAND DC
HOUSING & PLANNING
03 DEC 1997
Ref: 12/1/97.

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

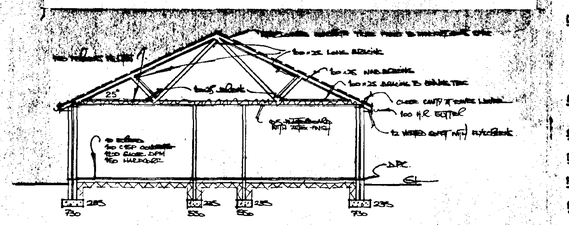
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT AT STATION ROAD (WEST) ANT'GARDYCOTT, LOW LONG SUTTON
Plots 31, 32 + 39.

DRAWINGS
BLOCK PLAN, LOCATION PLAN.

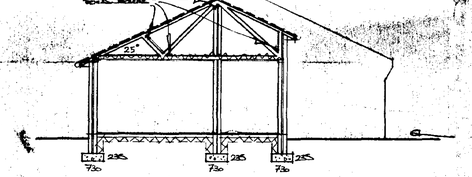
SCALES 1/500, 1/2500
DATE 1/12/97
DESIGN/PLAN No As per your Ref
DRAWN



FLOOR PLAN (251)



SECTION A-A



SECTION B-B

CONSTRUCTIONAL DETAILS

WALLS EXTERNAL WALLS OF 100 THICK DENSE CONCRETE BLOCKS LAID IN STRETCHER BOND WITH CLOSE JOINTS IN MORTAR (1:1:6) TO THE ROOF LEVEL THERMAL BLOCKS PLASTERED TO CONTINUE WALL TIES TO COMPLY WITH B.S. 1243: 1978 WITH MAX SPACINGS 900 HORIZONTALLY, 450 VERTICALLY & EVERY 225 AT JAMBS. ALL DOMAN LOAD LINTELS INSULATED. ALL BLOCKS UP TO D.P.C. TO BE DENSE CONCRETE. INTERNAL WALLS TO BE 100 LYTAG THERMAL BLOCKS PLASTERED TWO COAT OR 75 STUD PARTITION WITH 9MM FINISH. D.P.C.s TO ALL DOOR & WINDOW OPENINGS & TO ALL WALLS MIN 150 ABOVE G.L. BEING CONTINUOUS WITH D.P.M. FULL CAVITY TO 150 BELOW D.P.C. WITH LEAN MIX CONCRETE. USE INSULATED CAVITY CLOSERS AT REVEALS & ABUTMENTS. CEMENT STEPPED AT ENTRANCES LEVEL TO AVOID INTERNAL RISE/GOING. ALL WORK BELOW D.P.C. TO BE IN ENGLISH BOND.

ROOF MARLEY CONCRETE INTERLOCKING ROOF TILES WITH MIN 75 HEADLAP ON 25 X 38 TREATED S.W. BATTENS ON TYPE 1F ROOFING FELT LAID MIN 150 LAP IN EACH DIRECTION.
25° PITCH PRE-FABRICATED TIMBER ROOF TRUSSES AT 600 CENTRES STEPPED AT VERGE & CEILING LEVEL AT MAX 600 CENTRES WITH 30 X 5 MM GALVANISED STRAPS OVER 3 NO WALL PLATES. ROOF TIES AT 1200 CENTRES & ROOF ALL AS DOMAN CONSTRUCTED TO B.S. 5268: PT 3: 1985.
UPVC RAINWATER GOODS TO BE EQUIVALENT TO 100 H.R. GUTTER & 65 DIAM. DOWNPIPE.

FOUNDS STRIP FOUNDATIONS OF C8P CONCRETE (OR C20 PRINTED REINFORCEMENT USED) 700 x 250 UNDER CAVITY WALLS & 550 x 250 UNDER PARTITION WALLS. FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE LOAD BEARING STRATA DETERMINED ON SITE WITH S.U.D.C. BUILDING INSPECTOR.

FLOORS GROUND FLOOR TO BE 40 SAND/CEMENT SCREED ON 100 C8P CONCRETE SUB-FLOOR (OR C20P WHERE REINFORCED) ON 1200 GAUGE POLYTHENE D.P.M. ON MIN 150 BLINDED & COMPACTED HARDCORE.

CEILINGS CEILINGS LINED WITH 9.5 THICK PLASTERBOARD WITH ARTEX FINISH. MIN 150 FIBREGLASS INSULATION TO ROOFSPACE. MIN 50 VENTILATION GAP ABOVE INSULATION AT EAVES. ROOF SPACE VENTILATED TO 1/300 FR REQUIREMENTS WITH EAVES VENTILATION TO BE EQUIVALENT TO A 10 CONTINUOUS GAP USING VENTILATING SOFFIT BOARDS & TIMLOC EAVES VENTS. GARAGE CEILINGS & LINTELS TO BE LINED WITH 2 LAYERS OF 9 MM PLASTERBOARD WITH STAGGERED JOINTS OR EQUIVALENT.

JOINERY WINDOWS TO BE FRENSTONE D & P STANDARD RANGE. ALL TO LIBERTAS ARROW VENT VENTS & SEALED DOUBLE GLAZING WITH 6 MM EXCEPT GARAGE. NATURAL VENTILATION AREA OF WINDOWS TO BE NOT LESS THAN 1/20 OF ROOM FLOOR AREA.
PILKS 'L' GLASS TO ALL D/G WINDOWS.

HEATING SPACE & WATER HEATING BY GAS FIRED BOILER WITH BALANCED FLUE. HOT WATER SYSTEM TO BE VENTED. HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO 1200 LI. SEE S. & H. FILES TO LIMIT EXTERNAL GUARDS. THERMOSTAT & TIME CONTROLS TO REQUIRE & BE AGREED. CLEARANCE, ETC. TO GAS L.T. ADVICE.

WASTES BATH, SINK & SHOWER WASTES TO BE 40 DIAM WASTES TO BE 32. ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSING EYES AT EACH CHANGE OF DIRECTION. AIR ADMITTANCE VALVES TO BE PROVIDED WHERE WASTE LENGTHS EXCEED 3000 (10 WASTES) & 1700 (32 WASTES). WORK DIAM. VENT PIPES TO HAVE ACCESS PLATES AT BASES & DURABLE CAGES AT TERMINALS MIN 900 ABOVE WINDOW HEADS.

D.P.Cs. ALL DRAINS TO BE CONSTRUCTED IN A DOMAN APPROVED PVC PIPES LAID ON STRAIGHT LINES TO SELF CLEANING GRADIENTS/POOL MIN 1 IN 100. WASTE PASSING THROUGH EXTERNAL WALLS PIPES TO HAVE 8 C.C. LINTEL OVER & TO BE SUITABLY PROTECTED BY A BUILT-UP MASONRY ARCH. ALL PIPES GENERALLY TO HAVE 150 THICK PEA GRAVEL BED & SURROUND. WHERE NOT UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY PAVING SLABS PLACED ABOVE NOT LESS THAN 75 PEA GRAVEL. WHERE UNDER A DRIVE & HAVING LESS THAN 900 COVER PIPES TO BE PROTECTED BY REINFORCED CONCRETE SURROUND ABOVE NOT LESS THAN 75 PEA GRAVEL. SURFACE WATER DRAINS TO HAVE BOSSING EYES AT EACH CHANGE OF DIRECTION. ALL GULLEYS TO BE RODDABLE. MANHOLES TO BE AS PER B.S. 1247: PARTS 1 MANHOLE COVERS, THROUGH VALVES.

S.W. INSPECTION CHAMBERS NOT EXCEEDING 900 DEEP TO BE 450 DIAM APPROVED PVC SET ON ISO BRICK CONCRETE BASE. GARAGE & CELLERS USED OTHERWISE A GARAGE & VALVE IN A DRIVE SET ON 150 THICK CONCRETE PLINTH.

SOAKAWAYS ALL SURFACE WATER DRAINS TO DISCHARGE INTO MIN 1M³ CONC. RUBBLE SOAKAWAYS SITED MIN 5M FROM ANY BUILDINGS.

DRIVEWAY 50 PERMEABLE MACADAM GRAVEL ON 100 COMPACTED HARDCORE BETWEEN CONCRETE PAVING SLABS ON LEAN MIX BASE.

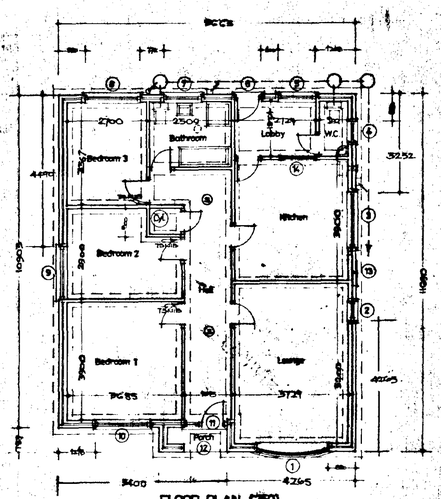
FOOTPATHS 50 CONCRETE PAVING SLABS SET ON HARDCORE & LEAN MIX.

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

FAN DETAILS: BATHROOM CMF 240 WC. CMF 150

SMOKE ALARMS PROVIDE AS INDICATED, ALL TO BE INTERCONNECTED & MAINS OPERATED WITH SEPARATE FUSE. TO BS 5446 PT 1 TO APPROVED DOCUMENT B1.

GLAZING ALL GLAZING TO BE TO APPROVED DOCUMENT N. ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL TO BE TOUGHENED GLASS. TO BS 6206 CLASS 1 OR 2. ROOFLIGHTS TO BE IN TOUGHENED GLASS TO BS 6206 CLASS 1 OR 2.

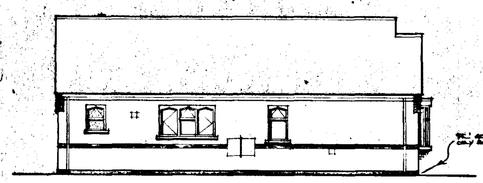


FLOOR PLAN (250)

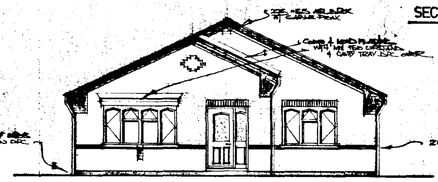
No.	Location	251	250	Lintel	Weight
1	CAVITY	—	—	GA.2	37KG
2	INT	—	—	GA.2	16KG
3	840 x 1200 (W)	—	—	UL2	21KG
4	840 x 600 (W)	—	—	UL2	16KG
5	2400 x 1200 (F)	DBF	DBF	UL2	95KG
6	INT	—	—	UL2	12KG
7	2400 x 600 (F)	DBF	DBF	UL2	95KG
8	1800 x 600 (W)	—	—	UL2	32KG
9	"	—	—	UL2	"
10	2400 x 600 (W)	—	—	UL2	"
11	1800 x 600 (F)	DBF	DBF	UL2	71KG
12	——	—	—	UL2	"
13	——	—	—	MISC.	16KG
14	SPECIAL	—	—	D1200	1200

CAVITY CLOSER AT 900 TO BE OPAQUE / 1150 (W) / 1950 (W) / 1950 (F).

ALL LINTELS PRESTRESSED TO MANUFACTURERS SPEC. (UNLESS NOTED OTHERWISE)

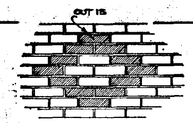


SIDE ELEVATION

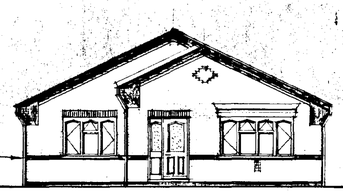


FRONT ELEVATION

DESIGN No 251.

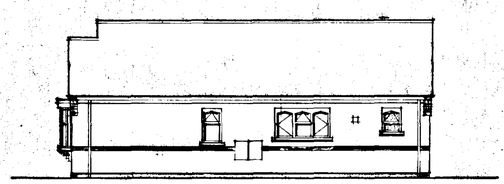


DIAMOND FEATURE

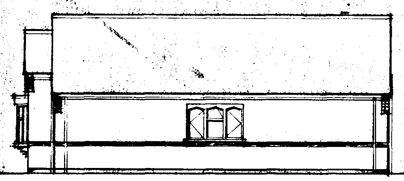


FRONT ELEVATION

DESIGN No 250.



SIDE ELEVATION



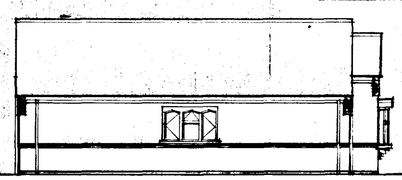
SIDE ELEVATION



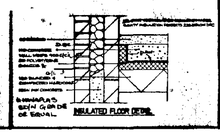
REAR ELEVATION



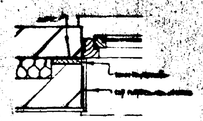
REAR ELEVATION



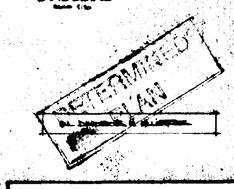
SIDE ELEVATION



INSULATED FLOOR DETAIL



JAMB DETAIL



SOUTH HOLLAND DC
HOUSING & PLANNING
03 DEC 1997
Ref: 12th/97

REVISION – 18th April 1995
Roof trusses at max 600 centres
All longitudinal ceiling braces 50 x 100
12·5mm Plasterboard ceilings in lieu of 9·5mm

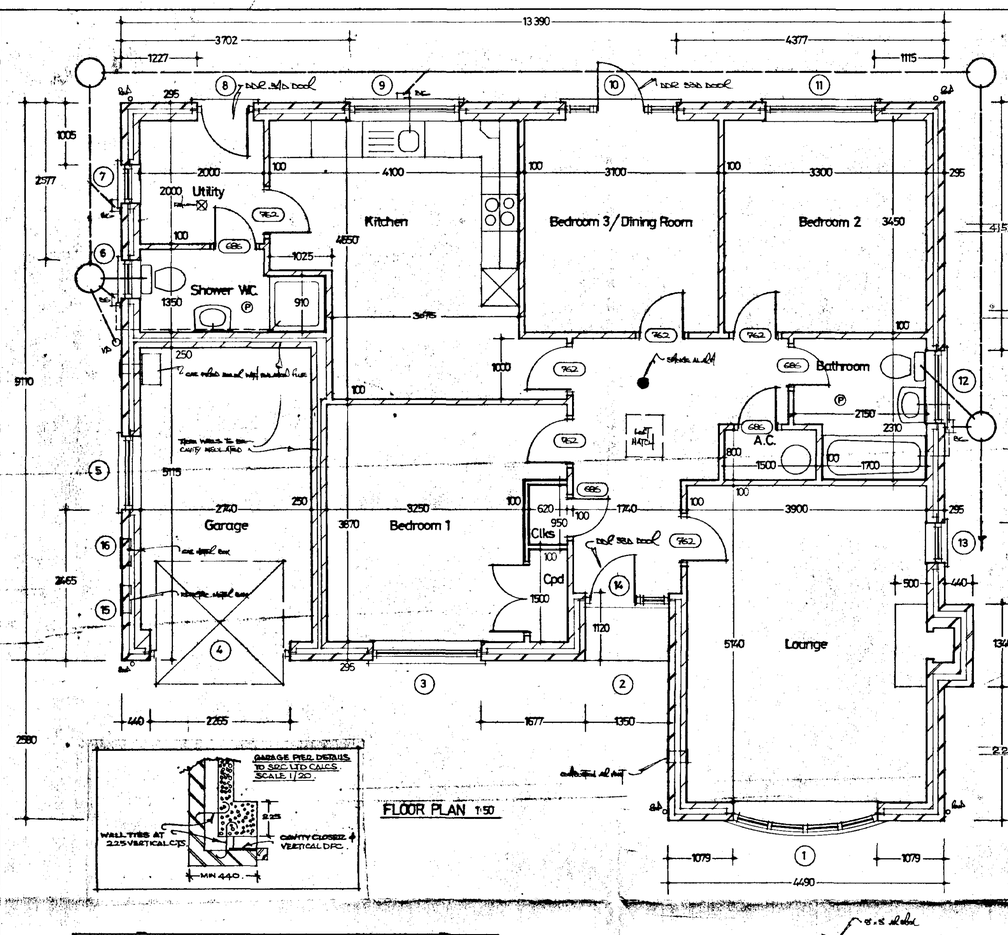
P. L. ELY (CONTRACTORS) LTD
BUILDERS & ESTATE DEVELOPERS
HIGH ROAD, WHAPLODE, SPALDING, LINCS

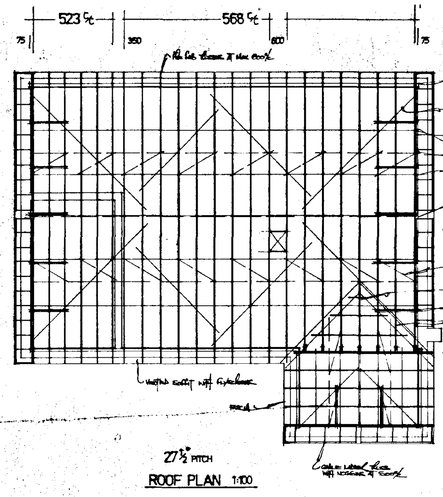
PROJECT
STRATFORD TYPE BUNGALOW.
5/12/95 REVISED WINDOW POSITIONS.

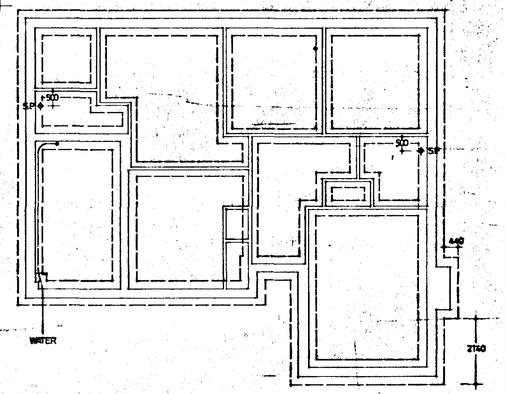
DRAWINGS
STATION ROAD (WEST), LONG SUTTON:
Plots: 32 (251)

SCALES 1:50 & 1:100 | DESIGN/PLAN No 250/1.
DATE July '94 | DRAWN

0000399







PREAMBLE UNLESS THESE CONSTRUCTION NOTES REFER TO B. CODES OR APPROVED DOCT THEY SHALL BE TAKEN TO MEAN THE BUILDING REGULATIONS AND APPROVED DOCUMENTS THEREIN TOGETHER WITH ANY ZBAILOIONS IN FORCE AT THE TIME OF APPLICATION FOR APPROVAL OF PLANS. ELEVATIONS WITH UN-PROTECTED AREAS NOT OVER 5.5m² TO REMAIN 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 LTAC CLINKER THERMAL BLOCKS (OR EQUAL) PLASTERED TWO COAT INTERNALLY. WALL TIES TO COMPLY WITH B.S 1243, MTB OR MAY BE USED. TIED HORIZONTALLY AND VERTICALLY @ 225, 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 BLOCKWORK (OR EQUAL) PLASTERED TWO COAT. OR 75 STUD PARTITIONS WITH SKIM FINISH. DPCS TO ALL JAMBS & CILLS OF FRAMED OPENINGS. D.P.C MIN 150 ABOVE G.L. ALL PIPES 100 OVERCLAD IN 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 RE STRAINING 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 & SPRY 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.S.185 MESH REINFORCEMENT WHERE CONSIDERED REQUIRED BY INSPECTORATE MIN TRENCH WIDTH 600 AND 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 (REINFORCED FOUNDATION COMBINED + RAFTS)

FLOORS GROUND FLOORS TO BE 65 SAND / CEMENT SCREED, 100 21 CONCRETE SUB-FLOOR ON 1200 GAUGE POLYTHENE D.P.M ON 75 HARDCORE. 1200 GAUGE POLYTHENE D.P.M ON 75 THK. PLAS. SLAB 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 FIBRE GLASS 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 CEILING TO HAVE 2 LAYERS 12.7 PLASTERBOARD WITH JOINTS OVERLAPPING & ARTEX FINISH. ALSO LINTELS TO BE CLADDED OVER & PLATES COVERED WITH 6MM MASTERBOARD STRIPS. ALL LOFT HATCHES TO BE MIN. 600.

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 12MM AIR SPACE & FILLED WITH ARGON INCORPORATING PILKINGTONS 'K' GLASS TO INTERIOR PANE. (EXCLUDES GARAGE) NATURAL VENTILATION AREA OF WINDOWS TO BE 1/20TH OF ROOM FLOOR AREA. ALL GLAZING TO BE TO APPROVED DOCT N ALL GLAZED AREAS BELOW 800 FROM FLOOR LEVEL. ALL DOORS & SIDELIGHTS TO BE IN TOUGHENED GLASS TO B.S. 6206 : 1981

HEATING SPACE & WATER HEATING TO BE AS SHOWN BELOW -
GAS FIRED BOILER WITH BALANCED FLUE & RADIATORS.
ALL RADS TO BE FITTED WITH THERMOSTATIC VALVES.
HOT WATER SYSTEM TO BE VENTED TO O/S HOT WATER STORAGE CYLINDER & ALL DISTRIBUTION PIPES TO BE INSULATED TO B. 5422 : 1 SECT 3. ALL BALANCED FLUES TO HAVE EXTERNAL GUARDS. THERMOSTATIC TIME CONTROLS TO BOILER & HOT WATER CYLINDER IN ACCORD WITH B. 5258 : 1 SECT 2
CH BOILER TO BE [illegible] H/W CYL TO BE [illegible]

CHIMNEYS TO BE LINED WITH FLUES OF MIN C.S. AREA OF 34,420 mm² (6 200 DIAM) IF SQUARE FLUES USED MIN 248 x 225 mm² C.S.A (IE 185 x 185) ALL WITH SOCKETS UPWIST TO BS 1181 : 1971 & 1977. SPACE BETWEEN FLUE LINERS & INSIDE OF STACK TO BE FILLED WITH WEAK MORTAR. ALL CONCRETE BLOCK STRUCTURAL MATERIALS MIN 40 FROM CHIMNEY. ALL HEARTHS TO B. 1264 : 1 : 1972 & 1973

DRAINAGE SURFACE WATER PIPES TO DISCHARGE TO MIN 1 m³ PERICAL RUBBLE SOAKAWAYS SITUATED AT LEAST 5M FROM ANY BUILDINGS

WASTES ALL WASTES TO BE AS SHOWN ON _____ ALL TO HAVE 75 DEEP SEAL TRAPS & BOSSED INVES AT EACH CHANGE OF DIRECTION M/E ADMITTANCE VALVES TO BE PROVIDED WHERE 40 DIAM WASTES EXCEED 3000 & WHERE 32 MM WASTES EXCEED 1100 LONG 100 DIAM VENT / SOIL & VENT PIPES (WHICH EXTERNAL) TO DISCHARGE DIRECTLY INTO INSPECTION CHAMBER & MIN 150 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 (SOIL 1 in 40 & W 1 in 100) PIPES PASSING THROUGH EXTERNAL WALLS TO HAVE CAST STEEL LINTEL OVER (EACH LEAF) TO BE SURROUNDED BY A RIGID SHEET MATERIAL MIN 150 BEYOND 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. PV C SET ON 150 B.R. 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 EDGE.

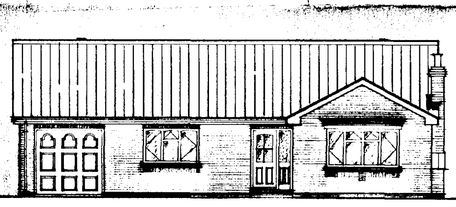
DRIVES SEE BLOCK PLAN.

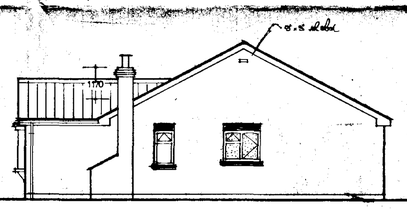
SMOKE ALARMS INSTALL WHERE INDICATED ●. ALL TO BE INTERCONNECTED & MAINS POWERED, WITH SEPARATE FUSE, BATTERY BACK UP TO BS 5446 PT 1 & TO APPROVED DOC F BI.

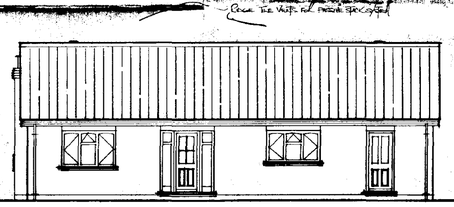
MECH VENT RAPID VENTILATION EXTRACTOR FANS WHERE SHOWN AS FOLLOWS :-
EXTRACTION RATES IN L/SEC. : TOILET : 15
KITCHEN : 60 (30 WHERE COOKER EXTRACT HOODS FITTED)
WHOLE HOUSE (H) MECH. EXH. SYSTEM (NO DIAGRAM) IN LIEU OF FANS.
ALL OUTLETS IN EXTERIOR TO BE WEATHER. (MIN 2m HIGH)

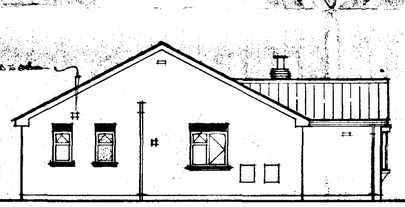
REVISIONS :

CONVERSION OF WASTE TO BE MIN DISTANCE OF 150 FROM CENTRE OF ANY WINDOW (OR 450 IF OPENABLE) WASTE ACROSS TO HAVE HORIZONTAL CAVITY TRAY ABOVE.
MAIN LOFT HATCH TO BE INSULATED & DRAUGHT PROOFED.

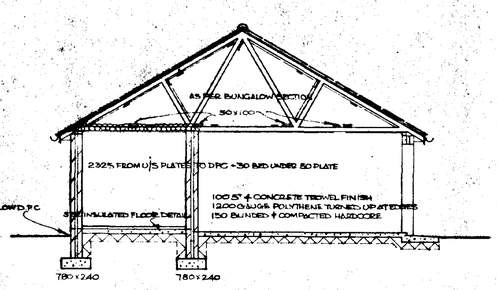








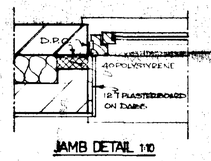
ALL ELEVATIONS 1:100



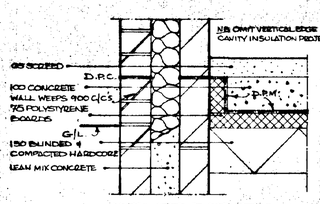
TYPICAL GARAGE SECTION 1:75

NO	JOINERY	LINTEL	LENGTH
1	GR45 415 SNC (GL)	GL 275	2 700
2		1	1 650
3	375 OSC (GL)	1	2 100
4	DP 90 TK HS	1	2 700
5	2120/(GL) DPP	1	1 500
6	1160 V (GL)	1	1 050
7	1160 V (GL)	1	1 050
8	FNS.	1	1 200
9	2436 OVC (GL)	1	2 400
10	FCS. 1160 FPPP	1	2 100

NO	JOINERY	LINTEL	LENGTH
11	375 OVC (GL)	GL 275	2 100
12	2436 V (GL) DPP	1	1 500
13	1122 V (GL)	1	1 050
14	FIX 1195 F (DPP)	1	1 650
15	—	MRL	750
16	—	1	850
17			
18			
19			
20			



JAMB DETAIL 1:10



INSULATED FLOOR DETAIL 1:10

GARAGE / PORCH / LOBBY ABUTMENTS TO HAVE CODE 4 STEPPED LEAD FLASHINGS DRESSED DOWN TO TILES & LAPPED 30 UNDER STEPPED PV C CAVITY TRAYS (HORIZONTAL FLASHING TO HORIZONTAL TRAYS)

CONCRETE INTERLOCKING ROOF TILES (SMOOTH) ON 25 x 38 TREATED SOFTWOOD (SC5 GRADE) TILE BATTENS ON TYPE 1F FELT

ALL GABLE WALLS TO HAVE 225 PVC CAVITY TRAY WITH TIMLOC PVC WALL WEEPS IN FACE BRICKWORK AT THE TOE END OF TRAYS & AT 900 CENTRES

25 x 100 LONGITUDINAL BRACES

APPROX POSITIONS OF M & GALV ANCHOR STRAPS ON NOGGINS

25 x 100 CHEVRON BRACES

25 x 100 DIAGONAL BRACES

50 x 100 BRACES

27½°

12.7 PLASTERBOARD SUPPORTING LOFT INSULATION FIXED TO SOFFITS

NOGGINS BETWEEN TRUSSES CEILING TIES WITH 30 GALV NAILS.

2.5% 25 FROM D.P.C. TO U/S OF PLATES + 30 BED UNDER 50 PLATE.

65 SAND / CEMENT SCREED
100 CONCRETE SUB-FLOOR ON 1200 GAUGE POLYTHENE D.P.M. LAPPED 100 UNDER D.P.C.
SEE INSULATED FLOOR DETAIL.

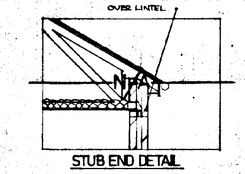
D.P.C MIN 150 ABOVE G/L

150 BLINDED & COMPACTED HARDCORE.

780 x 240 | 240 x 480 | 780 x 240

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



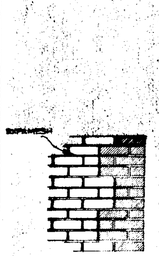
PITCH OF ROOF INDICATED ON ELEVATIONS

MASTERBOARD STRIPS AS CAVITY CLOSERS.

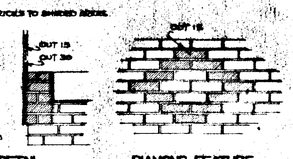
FASCIA
GUTTER
SOFFIT

D.P.C. 5 TO ALL REVEALS / SILLS OF FRAMED OPENINGS.

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







SOUTH HOLLAND HOUSING & PLANNING
03 DEC 1997
Ref: 1766/97
APPROVED

ELY QUALITY HOMES HIGH ROAD, WHAPLODE, SPALDING, LINCS.		PROJECT STATION ROAD (WEST) LONG SUTTON PLOTS ; 31 + 33 AS HALF OF OPPOSITE	
DRAWN	DATE JUNE '95	TYPE SURREY	NO 464