PINCHBECK EAST WARD

Milestone Nursery

Garden Centre

Sanpit Nurseries

Hatchwood House

Crossgate

CROSSGATE LANE

SURFLEET ROAD

CHURCH ROAD

Movable Greenhouses

Depot

Captain's Drain

Drain

DD

A16

Note: Do not scale. Only use figured dimensions.
All discrepancies to be notified to this office.

SPECIFICATION

DRAINAGE
100mm diameter "Osma" or similar approved drainpipes at a fall of 1 in 40 laid strictly in accordance with manufacturer's written instructions in 150mm thick granular bed and surround. Where drains pass through external walls, include a 75mm high concrete lintol over with compressible quilt collar to protect against settlement. Manholes to be "Osma" or similar approved 450mm diameter uPVC universal inspection chambers, (1050mm diameter if invert exceeds 1000mm below ground level). Surround in 150mm thick granular material - include cast iron cover and frame. All drainpipes and manholes to be minimum 1000mm from foundations. See site layout and domestic drainage layout for drainage layout. Head of drain vented with 100mm diameter uPVC soil and vent pipe terminating minimum 1000mm above highest window level and fitted with vermin cage. Internal soil and vent pipes to terminate to roof tile manufacturer's approved ridge vent terminal with flexible pipe connector. All other soil pipes to be fitted with "Hunter Nouveau" or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back inlet Gully or a double sealed air tight waste adaptor connected to a trap.

Wastes: W.C. - 100mm diameter "Multikwik" or similar approved connector
W.H.B. - 32mm diameter uPVC with 75mm deep sealed trap
Sink - 40mm diameter uPVC with 75mm deep sealed trap
Bath - 40mm diameter uPVC with 75mm deep sealed trap
Shower - 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be: "Osma" or similar approved uPVC half round gutters with 63mm diameter uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 5000mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATION AND SLAB
To be strictly in accordance with Structural Engineer's designs and calculations (when applicable) or as follows:
Remove vegetable soil minimum 150mm deep. Excavate for foundations to a firm base minimum 675mm below ground level (minimum 1000mm below ground level in clay soil). 600 x 225mm concrete foundations to external walls. Install A142 mesh within slab, minimum 450mm wide, beneath internal non-loadbearing walls.

GROUND FLOOR CONSTRUCTION
50mm thick sand/cement screed (1:3) on 125mm thick concrete slab to BS 5328 pt. II, tables 5 & 6. NHBC Standards: section 2:1 / B1, table.,
on 38mm thick "Jablite" floor insulation on 300m.u. polythene damp proof membrane on sand blinding on 150mm thick consolidated clean stone hardcore.

WALLS:
External Walls
102.5mm facing brickwork outer leaf, 65mm cavity insulated with 65mm thick "Dritherm" or similar approved insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value : 0.45 w/m sq. deg. C. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically at jambs of openings. Incorporate damp proof courses and cavity trays to head, cill and jambs of all external openings. Cavities closed at openings by "Thermabate" or similar cavity closer to achieve 1.2 w/m sq. deg. C accross wall construction. Heads to openings supported with "Catnic" combined metal lintols as specified on plans with minimum end bearing of 150mm. Class 'A' blocks below damp proof course. Damp proof course 150mm above ground level.

Internal Walls
100mm thick loadbearing blockwork to ground floor walls to house. Stud walls to be 75 x 50mm vertical studs at 450mm centres with horizontal studs at 600mm centres on 75 x 50mm softwood bearing plate. 12.5mm plasterboard and skim to both faces. All non-loadbearing blockwork to be minimum 3.5N/mm sq. unless noted otherwise. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered (ref. internal cavity walls and party walls).

WINDOWS AND DOORS
"Boulton and Paul" standard joinery windows as specified on elevations, stained in minimum two coats "Dulux Woodcare" or similar approved light base coat. Windows double glazed in 14mm units. Doors single glazed in 6mm glass. Patio doors double glazed in 14mm units and to have minimum 10,000mm sq. openable vent. All windows to have night vents.

ROOF
Concrete interlocking tiles fitted strictly in accordance with manufacturer's written instructions on 38 x 25mm tanalised softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with BS 5268 : Part 3 : 1985. 100 x 50mm softwood wall plate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 no. rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45 deg. spiked to trusses. 100 x 25mm softwood bocking over ceiling joists from eaves to binders at 30 deg. 100 x 25mm softwood longitudinal binders at maximum 2000mm centres. 150mm thick glass fibre quilt insulation to roof void. 12.5mm plasterboard with artex finish to ceilings. 200 x 19mm exterior quality softwood fascia. 8mm thick W.B.P. exterior quality plywood soffit with, equivalent to, 10mm side continuous air gap for roof void ventilation with approved insect mesh.

FIRE DETECTION
Install 1 no. approved smoke detector to ground floor entrance hall or lounge and 1 no. approved smoke detector to first floor landing. Both detectors to be wired back to mains fuse box and with back-up batteries in the event of a power failure. Alarm signal to be emitted from both units in the event of detection from either unit. All to be installed in accordance with BS 5446 : Part 1.

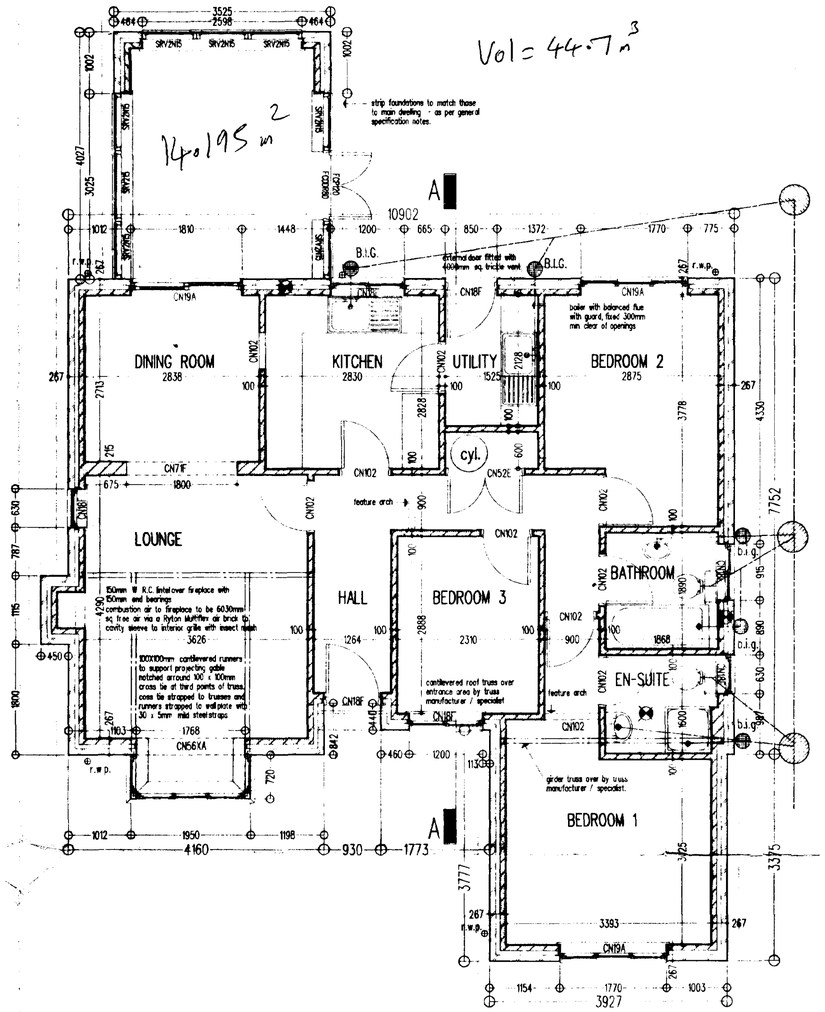
HEATING
Central heating to be gas fired balanced flue boiler. Flue to be minimum 300 mm away from any opening. Radiators to all rooms. Two bedroom houses to be heated with electric storage heaters unless noted otherwise.

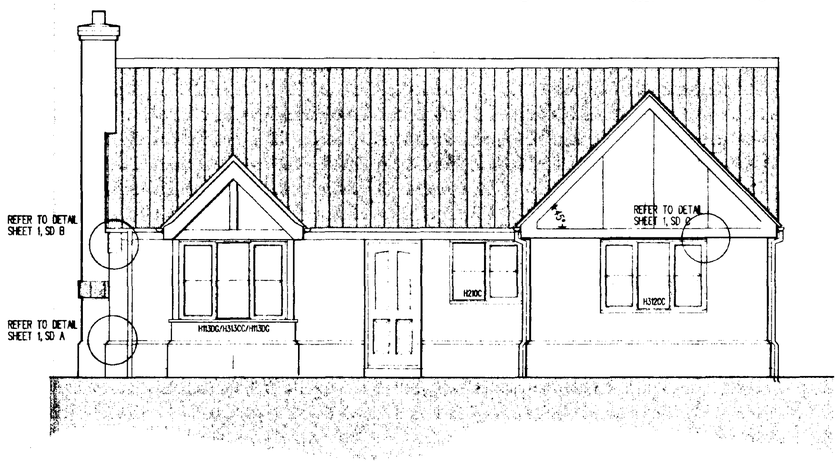
VENTILATION
Kitchens to have mechanical extract as indicated, minimum capacity 60 L/s intermittent.
Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent.
All other habitat rooms to have minimum 1/20th of floor area and minimum 4000mm sq. ventilation to night vents.

CANOPY
Tiles as specification on 25 x 38mm tanalised softwood battens on untearable roofing felt on 100 x 38mm rafters at 400mm centres notched over 75 x 100mm softwood wall plate bolted to wall at maximum 2000mm centres. Rafters supported at eaves by 75 x 200mm softwood beam. 100 x 38mm joists at 400mm centres supported at wall on joist hangers. Soffit and gables in white painted tongued and grooved boarding. Gallows brackets in timbers notched together. 150mm glass fibre insulation to area over bay.

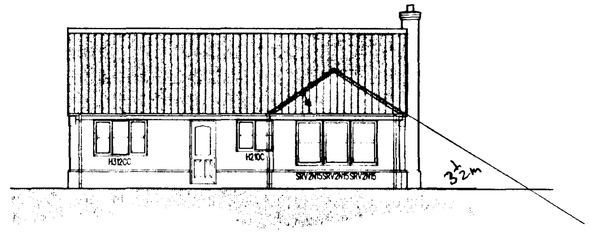
GLAZING
All glazing located in critical zones (Approved Doc 'N' 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES
All softwood to be structural grade SC3 and treated in copper napherate or similar approved.
All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket. Provide solid waste storage minimum 0.12m within 25m of vehicular access.

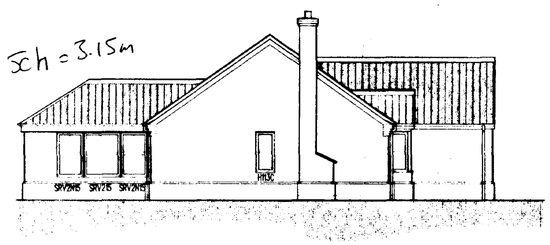




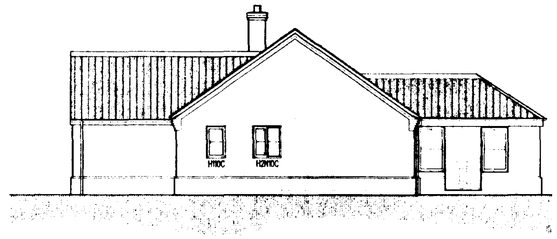
FRONT ELEVATION



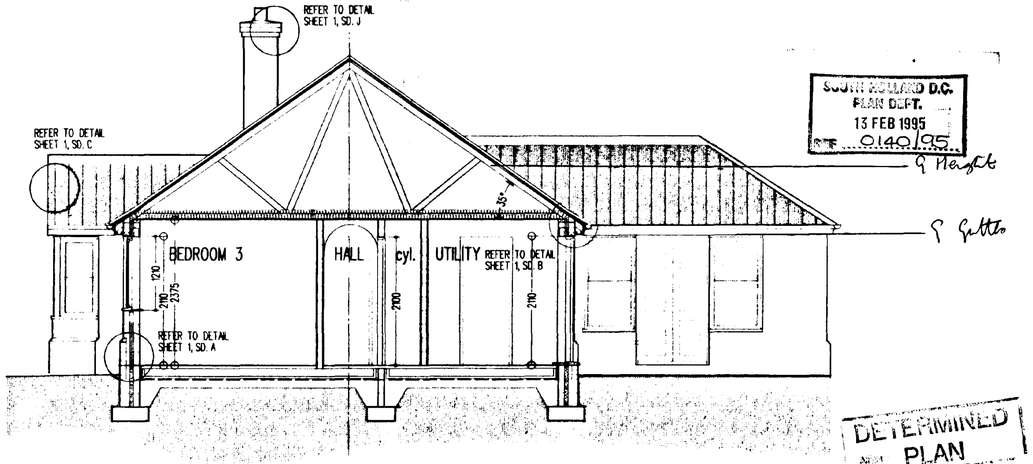
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



SECTION A-A

REFERENCES:
- ALL DETAILS REFER TO C.A.D. STANDARD DETAIL SHEETS 1, 2 and 3.
- DRAINAGE LAYOUT REFER TO DOMESTIC DRAINAGE DRG..

NOTES:
- (M) denotes mechanical extract positions
- all external dimensions taken above plinth level.
- internal door openings to suit grounds to achieve 75mm standard Torus architrave moulding all round.
- all cavities in external walls to be min. 65mm.

PLOT 60
THE POACHER with CONSERVATORY
EB3A

RESIDENTIAL DEVELOPMENT, SURFLEET ROAD, PINCHBECK.
for EASTMAN SECURITIES LTD.

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WORKING DRAWING TYPE EB3A — DRAWING
1:50 1:100 — SCALE
JAN 1995 — DATE
Drawn by
562A/91/55 — DRAWING No.

DMEL A/B/029

Note: Do not scale. Only use figured dimensions.
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BRICK	Butterley Kirton (unless otherwise stated)	TILE	Marley Anglia Plus
X	Old English Harvest Multi Rustic.	1	Heritage Burnt Red
Y	Old English Rose Rustic.	2	Old English Dark Red
Z	Chatsworth Grey Rustic.	3	Smooth brown
W	"TARMAC" LINDEN RED		

Plinth detail and damp proof courses : Butterley Weingroves -
With Old English Harvest Multi Rustic : Smooth Chocolate
With Old English Rose Rustic & Chatsworth Grey Rustic : Smooth Red.
Isolated Canopy Details - Marley Plain, in corresponding colours to main elev.

rev	date	description
REV HH	28 94	SEWER EASEMENT SHOWN TO SOUTH EASTERN BOUNDARY DWELLINGS RE-POSITIONED ON P.75-78 INCLUSIVE GARAGES TO P. 76,79 + 80 RE-positioned.
REV JJJ.	4.2.97	CONSERVATORY ADDED TO PLOT 60

Phase IV Development

Note
roof pitches for plots
2, 3, 55, 56, 64 & 65
to be 30° all other plots
35°.

SCHEDULE OF TYPES.

EB3A	3	Bed. det. Bungalow.	10no.
EB2A	2	Bed Bungalow.	4no.
EB2B	2	Bed semi Bungalow.	2no.
EH3A	3	Bed det. House.	10no.
EH3B	3	Bed semi House.	5no.
EH3C	3	Bed semi House	5no.
EH3F	3	Bed det. House.	4no.
EH2A	2	Bed semi House.	6no.
EH3D	3	Bed semi House	3no.
EH3E	3	Bed det. House.	9no.
EH2D	2	Bed semi House	2no.
EH2E	2	Bed semi House.	1no.
EH3G	3	Bed semi House.	4no.
EB2C	2	Bed det. Bungalow	2no.
EB2D	2	Bed det. Bungalow	4no.
		Total	71no.

LANDSCAPING SCHEME.

(a) WHITEBEAM (Sorbus aria)
(b) ROWAN (Sorbus aucuparia)
(c) ALDER (Alnus glutinosa)
(d) SILVER BIRCH (Betula pendula)
(e) PILLAR APPLE (Malus tschonowski)

Rev c.c. 30-6-94 CONSERVATORY SHOWN TO REAR OF DWELLING ON PLOT 48.
Rev dd. 28-7-94 Location plan removed. Phase IV added. CONSERVATORY MOVED TO REAR OF DWELLING ON PLOT 14
Rev ee. 12/8/94 GARAGE TO PLOT 48 CHANGED FROM SINGLE TO DOUBLE
Rev ff 1-9-94 GREENHOUSE LOCATION INDICATED ON PLOT 14.
Rev gg. 11.10.94 BRICK TYPE AMENDED TO DWELLING ON PLOT 57.

BOUNDARY DETAILS.

1800high close boarded fencing
Lincolnshire post & rail fencing.
Lincolnshire post & rail fence on boundary with hedge comprising mixture of following in 2 staggered rows at 300 cc's
Hawthorn with 25% Holly
1800high close boarded fence with brick piers as dwg no 562A/91/39
1800 high brick wall as drg no 562A/91/37

MASTER SITE LAYOUT

indicates area of synthetic ground surface 10.0m x 5.0m Playing 85' 25mm thick black surfacing

Rear Boundary - Plot nos 48-56 - new areas of hedge as spec existing hedge trimmed to appx. 1800 high install temporary fence at 1500 h. interwoven panels behind new areas

DETERMINED PLAN

EASTMAN HOMES

RESIDENTIAL DEVELOPMENT SURFLEET ROAD, PINCHBECK, SPALDING for EASTMAN SECURITIES

Graham Allen Design
1128 104 NEWLAND, LINCOLN LN1 1YA
0522 513800

LAYOUT E
1:500 SCALE
DRAWING
DATE
562A,91,23 A PLOTTING SCALE
JJ

PROVISIONAL

SOUTH HOLLAND D.C. PLAN DEPT. 13 FEB 1995 REF. 0146/95

Existing road widened to 5.500 from this point

The continuation of the access road and phase IV are indicated above.