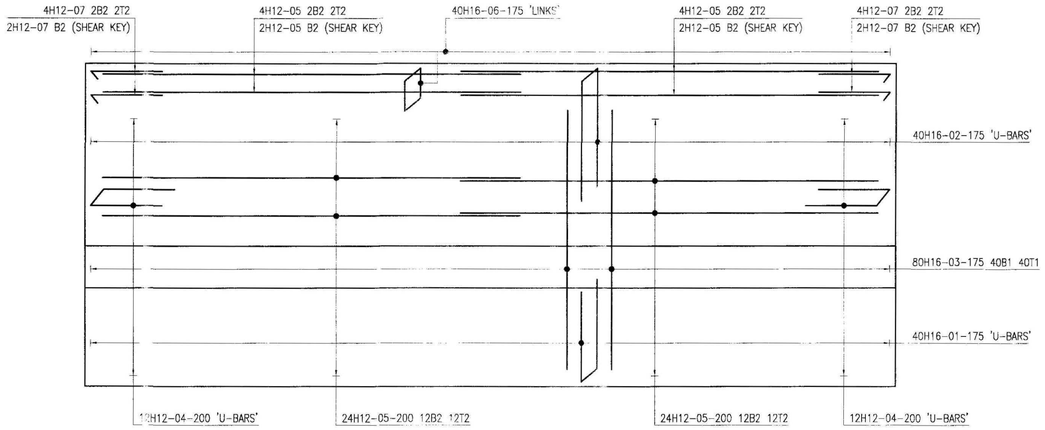
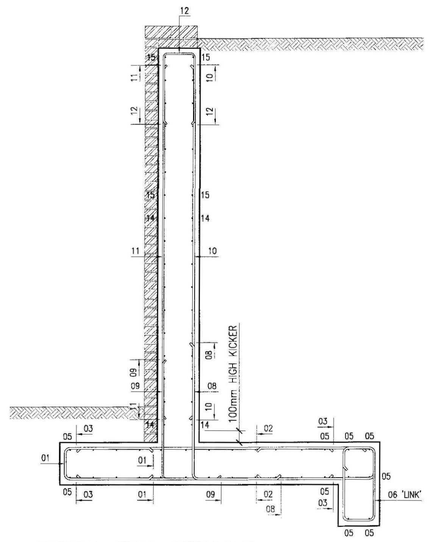
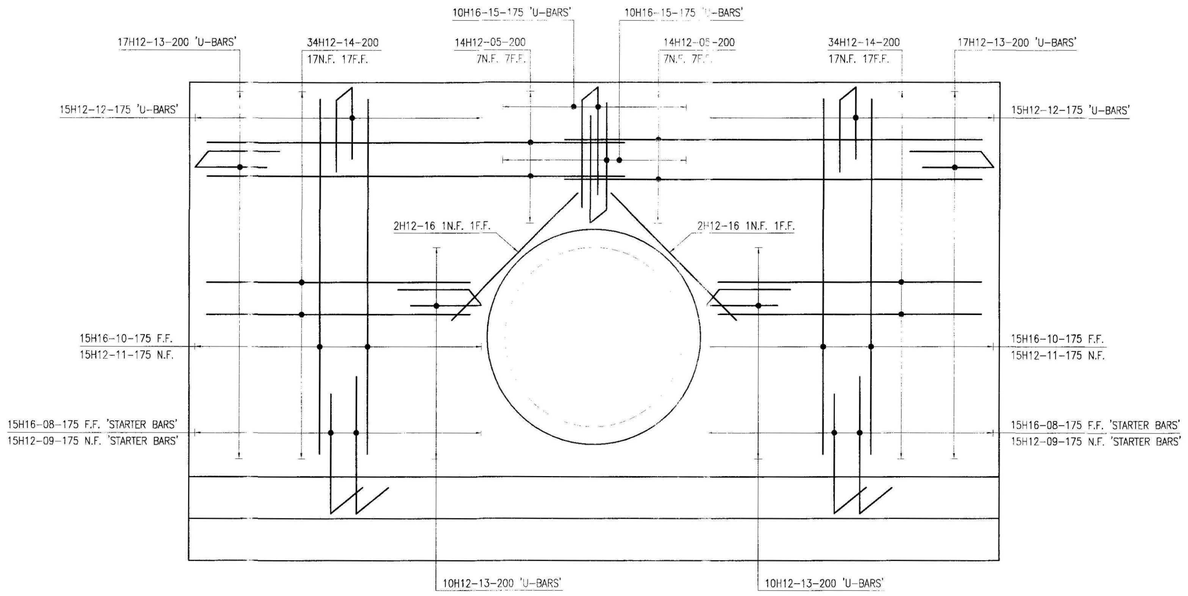


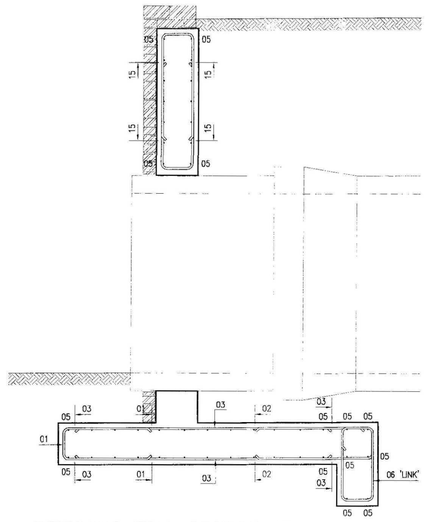
PLAN OVER RETAINING WALL BASE REINFORCEMENT (2NO.) (SCALE 1:25)



TYPICAL FULL RETAINING WALL SECTION (SCALE 1:25)



ELEVATION ON RETAINING WALL REINFORCEMENT (2NO.) (SCALE 1:25)
ELEVATION AS VIEWED FROM BRICK CLAD FACE



RETAINING WALL SECTION AT PIPE PENETRATION (SCALE 1:25)

NOTES

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED/ VERIFIED ON SITE. IF IN DOUBT ASK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
3. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. THE INFORMATION SHOWN ON THIS DRAWING IS INDICATIVE ONLY AND IS PURELY FOR PRICING PURPOSES AND SITE FEASIBILITY.
6. STRUCTURE WILL REQUIRE APPROVAL FROM LOCAL HIGHWAYS AUTHORITY PRIOR TO CONSTRUCTION BEING UNDERTAKEN.
7. ALL LEVELS ARE APPROXIMATE AND WILL BE CONFIRMED AT THE DETAILED DESIGN STAGE.
8. STRUCTURAL DESIGN IS REQUIRED TO CONFIRM THE NECESSARY FORM OF REINFORCEMENT.
9. THE STRUCTURE MAY DIFFER IN APPEARANCE FOLLOWING DETAILED STRUCTURAL DESIGN.

Rev	Date	Description	Drawn	Authd
P1	08.10.09	PRELIMINARY ISSUE	AB	GF

AMENDMENTS

BWB CONSULTING
Integrated Engineering and Environmental Consultants
3-4 Kayes Walk The Lace Market Nottingham NG1 1PY
T 0115 924 1100 F 0115 950 3966 W bwbconsulting.com
environmental | water | transportation | civil | structural | highways | infrastructure

Client
LARKFLEET HOMES

Project Title
PENNYTOFT LANE, PINCHBECK

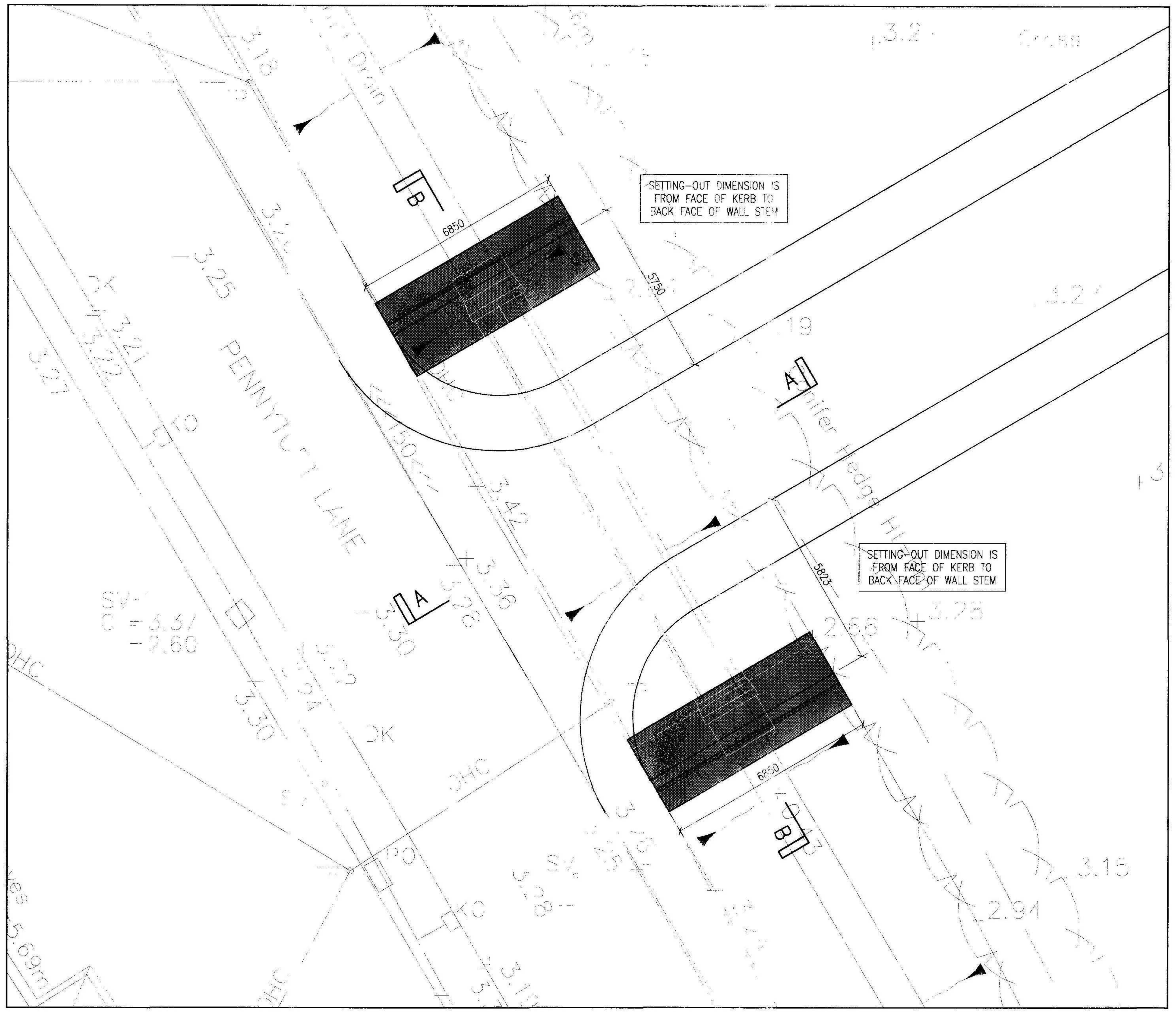
Drawing Title
CULVERT RETAINING WALL REINFORCEMENT DETAILS

Scale	Date	Drawn	Authorised
1:25	OCT 2009	AB	GF

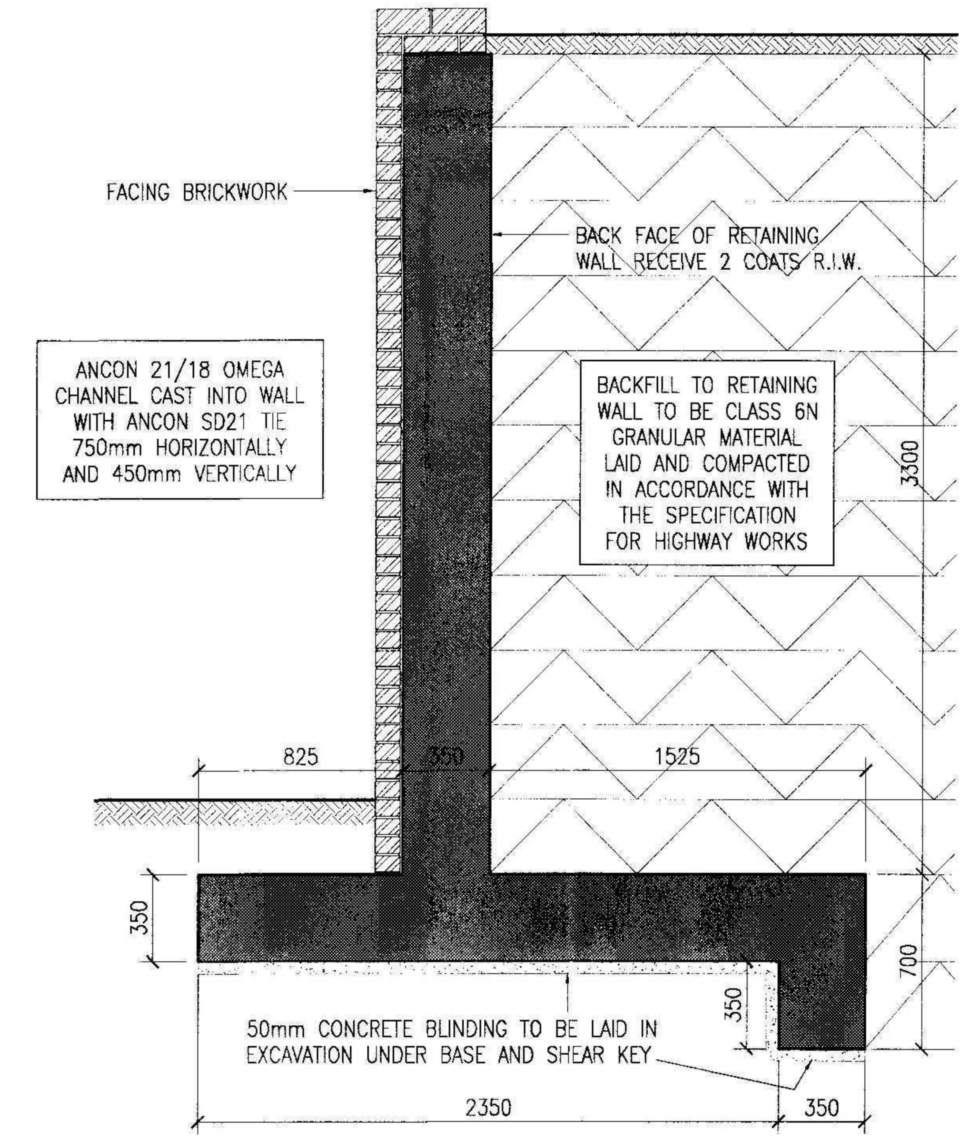
Drawing Status
PRELIMINARY

Drawing No:	Revision
NTC/062/402	P1

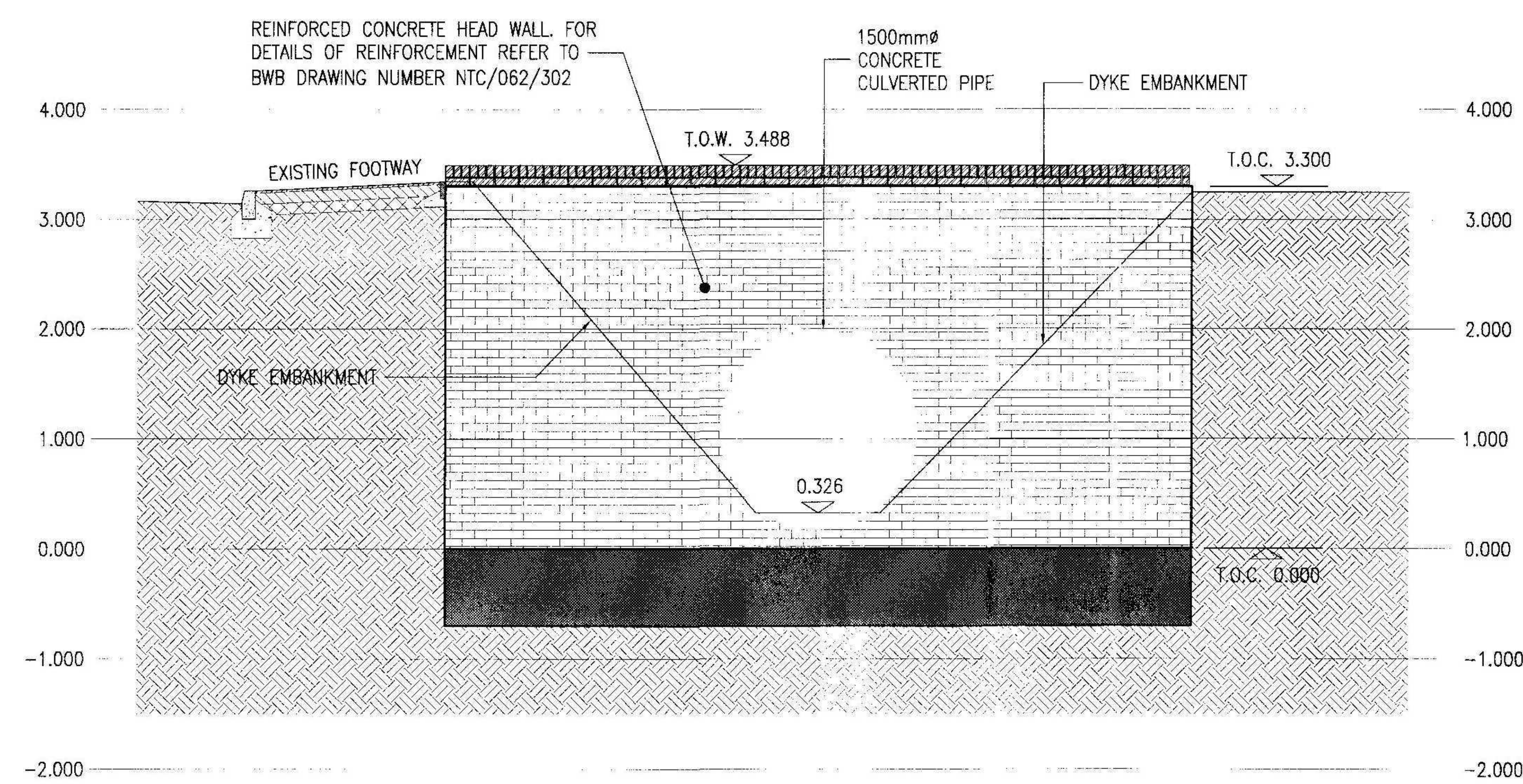
A1 © Copyright BWB Consulting Ltd



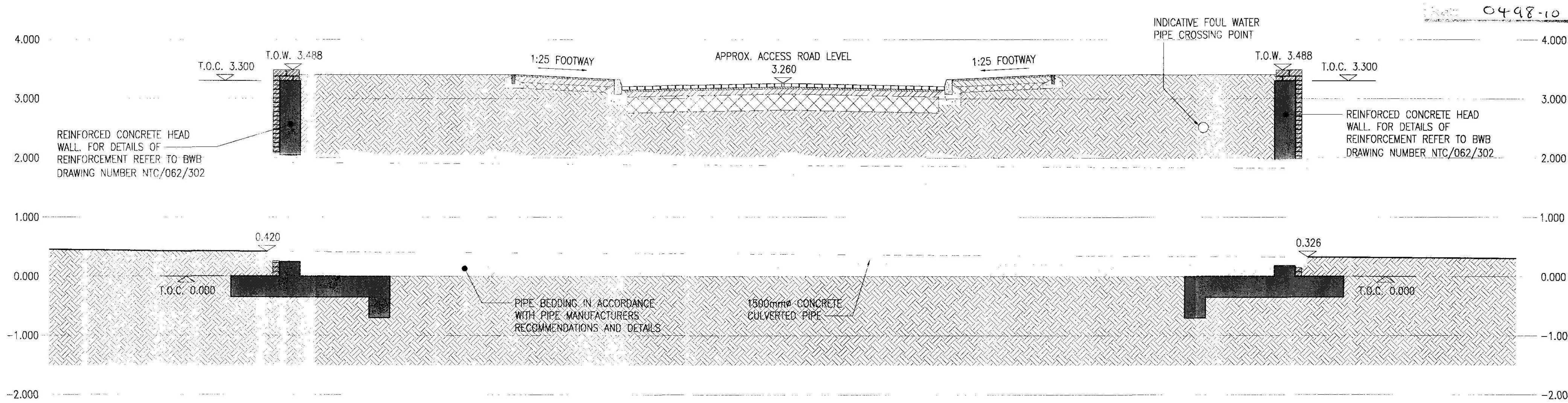
PLAN OVER PROPOSED CULVERTED PIPE AND RETAINING WALLS (SCALE 1:100)



TYPICAL RETAINING WALL SECTION (SCALE 1:25)



SECTION A – A ELEVATION ON WALL (SCALE 1:50)



SECTION B – B THROUGH CULVERTED PIPE (SCALE 1:50)

NOTES

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9. THE STRUCTURE MAY DIFFER IN APPEARANCE FOLLOWING DETAILED STRUCTURAL DESIGN.

Rev	Date	Description	Drawn	Auth'd
P1	08.10.09	PRELIMINARY ISSUE	AB	GF

AMENDMENTS

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Integrated Engineering and Environmental Consultants
3-4 Kayes Walk The Lace Market Nottingham NG1 1PY
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environmental | water | transportation | civil | structural | highways | infrastructure

Client
LARKFLEET HOMES

Project Title
PENNYTOFT LANE, PINCHBECK

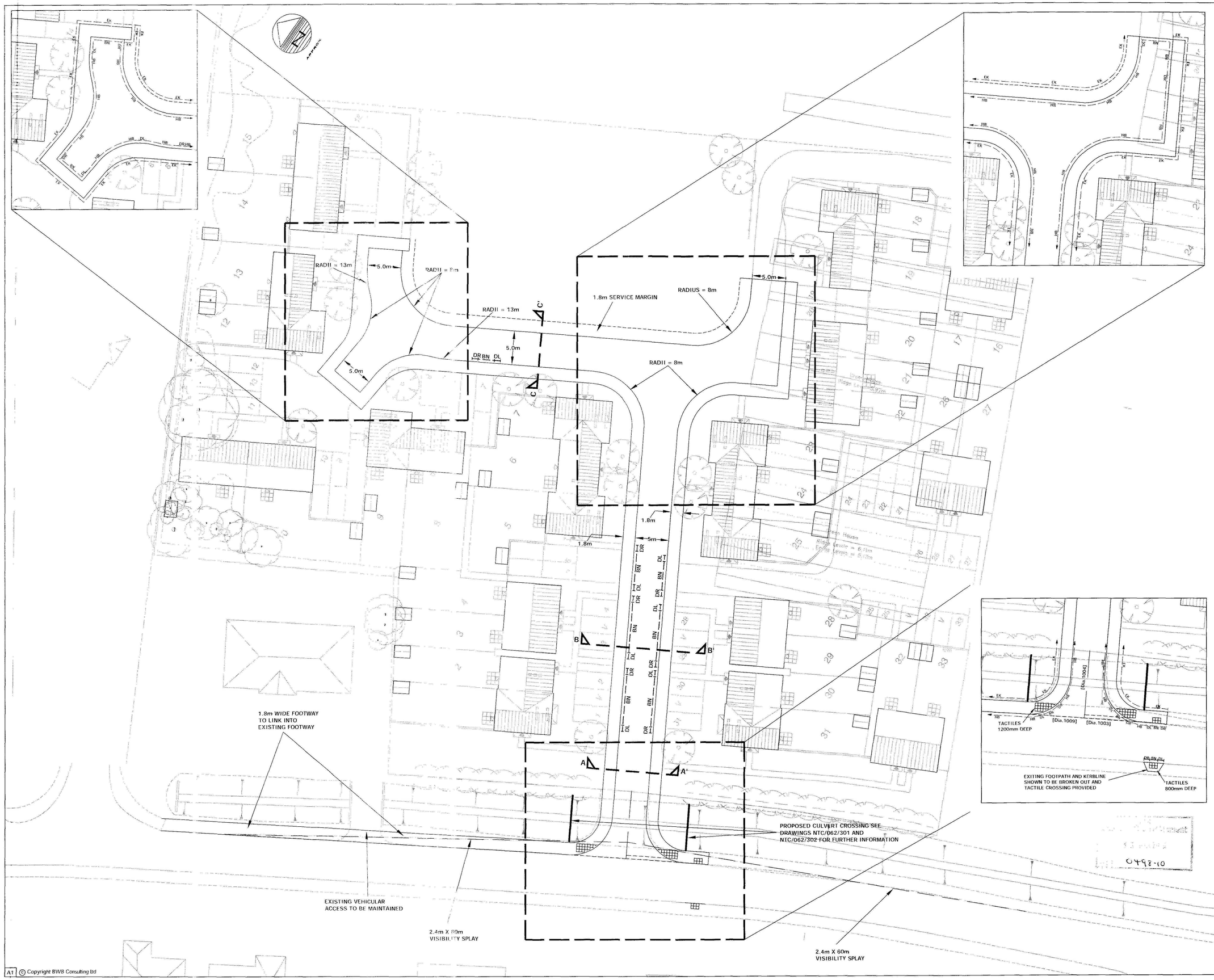
Drawing Title
CULVERT RETAINING WALL GENERAL ARRANGEMENT

Scale	Date	Drawn	Authorised
AS SHOWN	OCT 2009	AB	GF

Drawing Status
PRELIMINARY

Drawing No:	Revision
NTC/062/401	P1

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NOTES

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3. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.

4. ANY DISCREPANCIES NOTED ON SITE ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY

HB	HALF BATTERED PCC KERB WITH 110mm UPSTAND
DL	PCC DROP KERB LEFT HAND - 110mm UPSTAND DROPPING TO 25mm.
DR	PCC DROP KERB RIGHT HAND - 110mm UPSTAND DROPPING TO 25mm.
BN	PCC BULLNOSED DROPPED KERB. LAID WITH 25mm UPSTAND.
EK	50x150 SQUARE PRECAST CONCRETE EDGING KERB

REFER TO CONSTRUCTION DETAILS DRAWING NTC/062/250 FOR SECTIONAL DETAILS A - A', B - B' & C - C'

Rev	Date	Description	Drawn	Auth
P2	07.05.10	CARRIAGEWAY WIDTH AND TURNING HEAD RADII AMENDED TO SUIT LCC COMMENTS	IS	KJ
P1	08.07.09	PRELIMINARY ISSUE	ZDR	DE

AMENDMENTS

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Client

LARKFLEET HOMES

Project Title

PENNY TOFT LANE,
PINCHBECK

Drawing Title

S38 WORKS -
GENERAL ARRANGEMENT

Scale	Date	Drawn	Authorised
1:250	07.2009	ZDR	DE

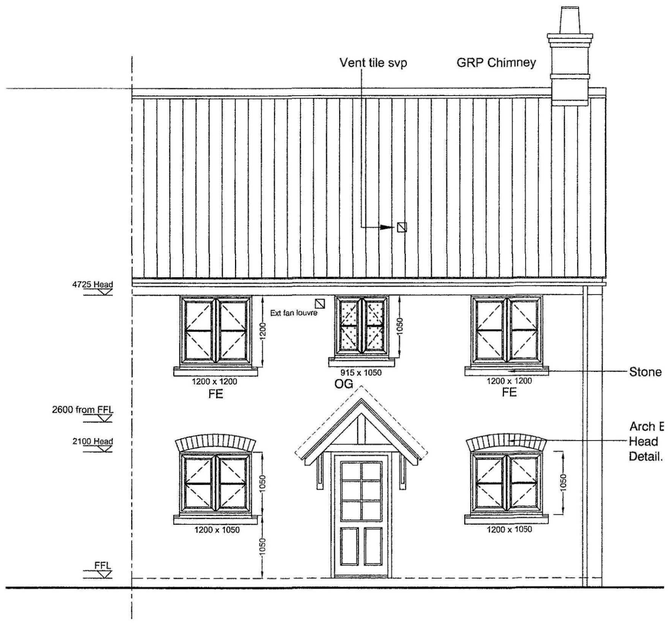
Drawing Status

PRELIMINARY

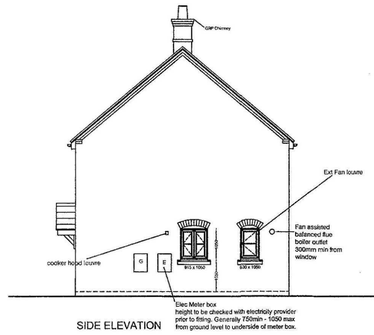
Drawing No:	Revision
NTC/062/200	P2

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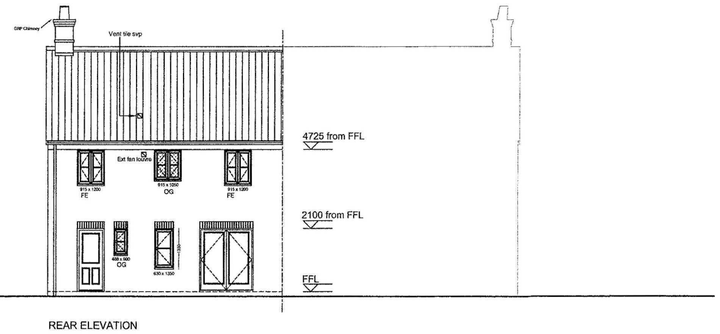
Allow for Extra tile vent.
For passivent system to be positioned as required.



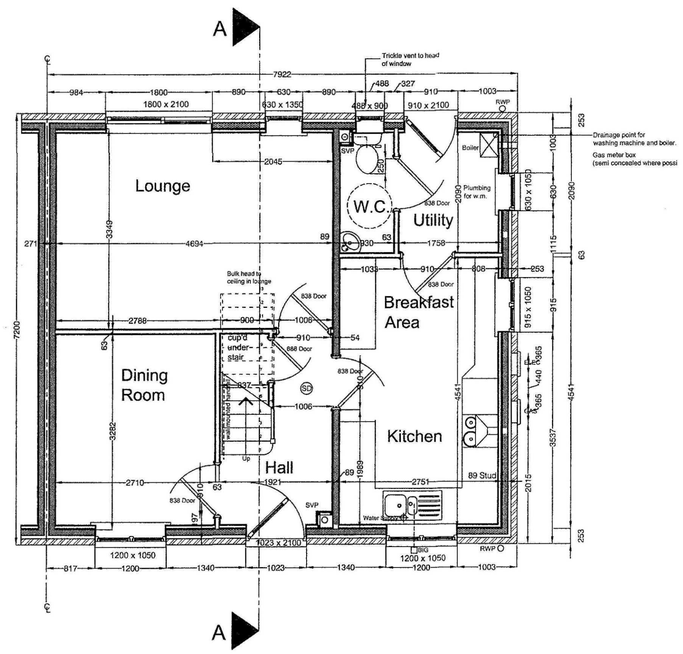
FRONT ELEVATION



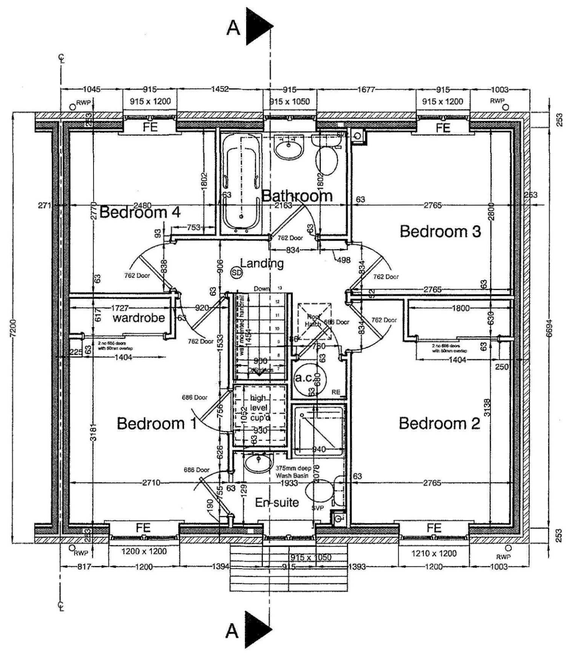
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

IMPORTANT NOTE: ALL WALL THICKNESSES AND INTERNAL DIMENSIONS TO FACE OF TIMBER STUD.

This Drawing is to be read in conjunction with:

.Cfsh Assessment.
.Development Specification.
.Secure By design Recommendations.
.Structural and Consulting Engineers dwgs & details.
.Acoustic Report.
.Sap Ratings.
.Acc Const Details.

U Values.

Floor = 0.1 w/m²K
Wall = 0.19 w/m²K
Roof = 0.11 w/m²K

Front Door = 1.7 w/m²K
Windows = 1.43 w/m²K

All Ground Floor Glazing to be Laminated.

Compression seals to all windows.

Windows and doors to meet the requirements of secured by design.

Pressure Test 3m³/h.m²

Internal Non Load bearing Walls.
63 Timber Stud with 15mm soundbloc to eithr side. Fixed in acc with manuf recommendations with 3.5mm plaster skim finish.

Internal Load Bearing Wall Construction within flat.
89 stud with 9mm O.s.b board to one side with 15mm soundbloc to either side. Fixed in acc with manf recommendations with 5mm plaster skim finish.

Future Adaptions.

15mm ply to all bathroom and ground floor WC's where applicable in order to be capable of taking adaptions such as handrails in the future.

Water Butts.

To be provided to each property to be 150 lit. capacity for all 1-2 bedroom properties and 200 lit. for all 3+ bedroom properties.

Water Usage.

105 litres per person per day to be achieved using water saving devices.

Whole House Mechanical Ventilation System to be Installed.

Ref: 0498-10

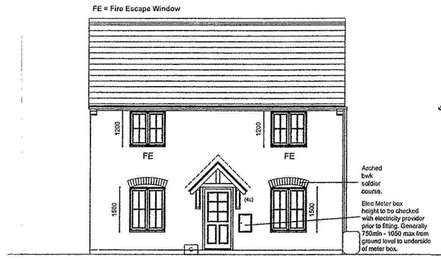
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18.02.10	Bed 1 width reduced to match dining room below	B OC
27.01.10	Pressure test note amended to 3	A OC

REVISIONS

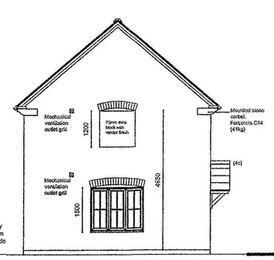
LARKFLEET HOMES
Larkfleet House Eaton Way Colney Norwich NR4 7EP
Tel: 01603 281560 Fax: 01603 281579
LARKFLEET HOMES is a trading name of LARKFLEET LIMITED

GENERIC HOUSE TYPE R2401 USED ONLY TO SHOW POSITIONS OF SOIL & VENT PIPES GAS FLUES METER BOXES

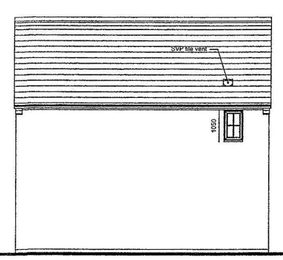
THORNEY ROAD, EYE
PLOT 12A & 20A opp (D
PLOT 21A opp (Semi det
PLOT 22A as (Semi deta



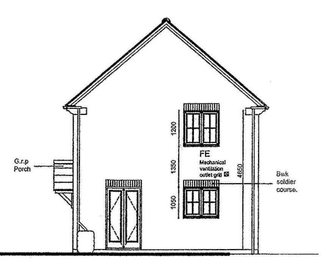
FRONT ELEVATION



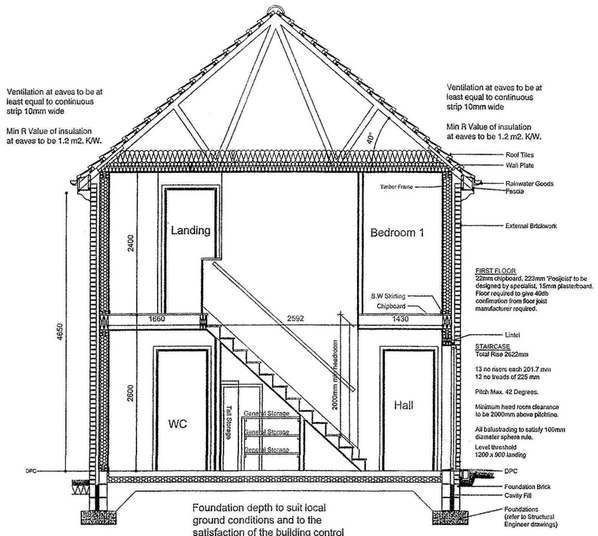
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



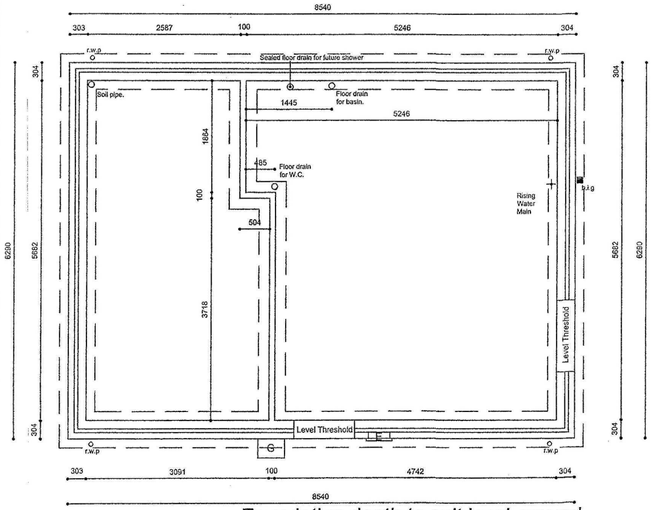
SECTION A-A

Foundation depth to suit local ground conditions and to the satisfaction of the building control

This Drawing is to be read in conjunction with:

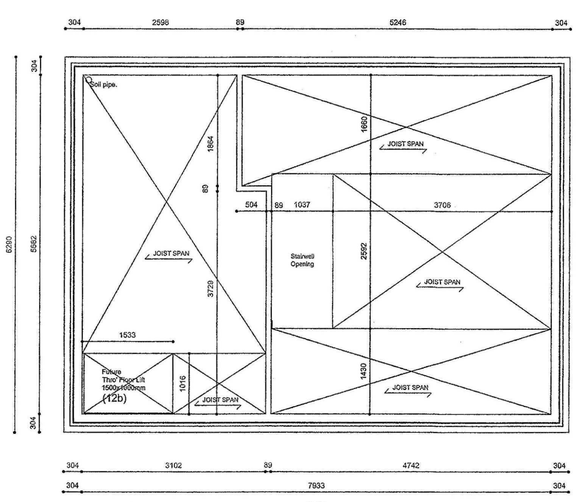
.Cfsh Assessment.
.Development Specification.
.Secure By design Recommendations.
.Structural and Consulting Engineers dwgs & details.
.Sap Ratings.
.Lifetime Homes.
.Acc Con Details.

Air Pressure Test required.



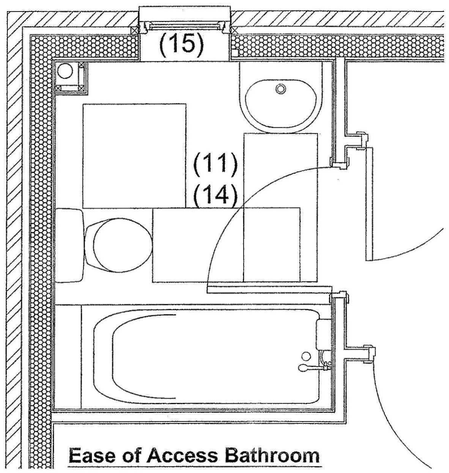
FOUNDATION PLAN

Foundation depth to suit local ground conditions and to the satisfaction of the building control.

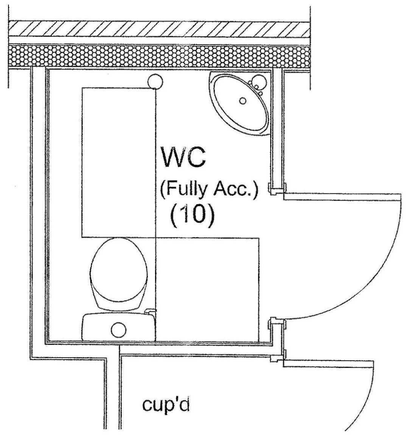


JOIST LAYOUT

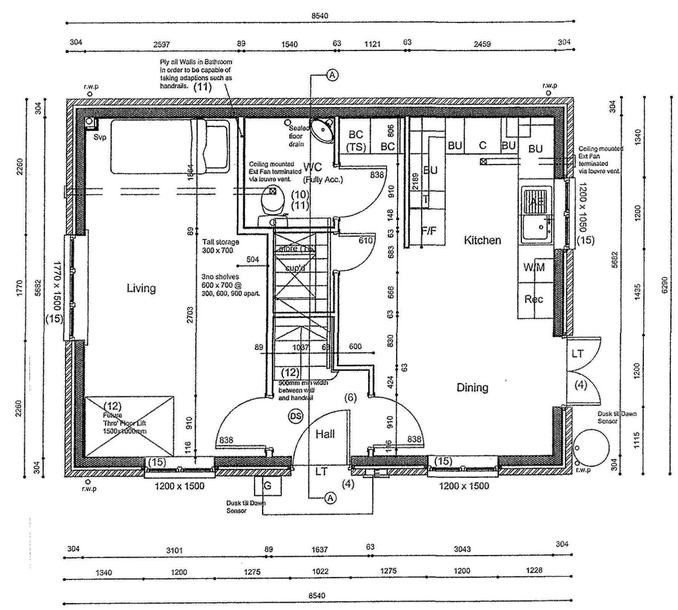
Joists to be installed in strict accordance with manufacturers instructions.



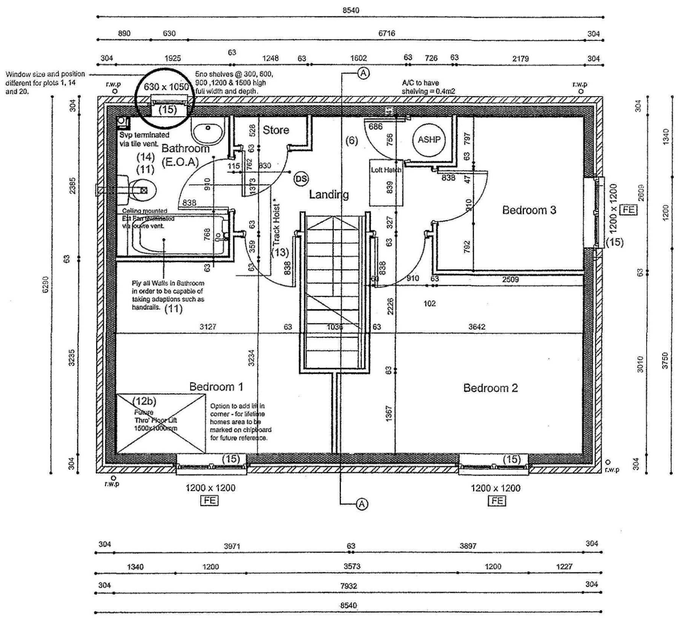
Ease of Access Bathroom



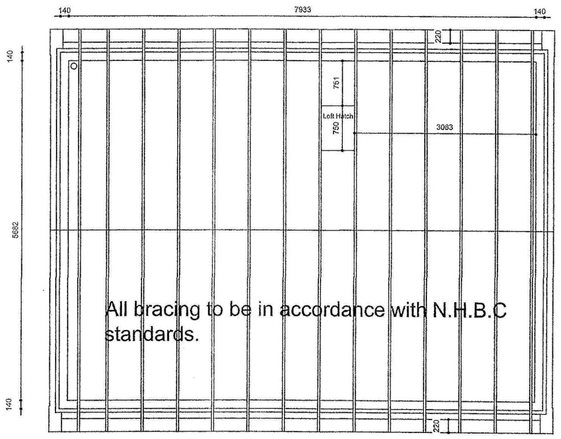
Fully Accessible W.C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF LAYOUT

Roof Trusses to be installed in strict accordance with manufacturers instructions.

ROOF TRUSS SCHEDULE

Roof Pitch Main 40 Degrees.

225mm overhang.
(From Face of Bwk including fascia)

Allow for 35 stone hoist load.

~~TOWN DAM LANE DONINGTON~~

~~PLOTS 10 & 22 as. (Detached).~~

~~PLOT 5 opp. (Detached).~~

~~PLOT 1, as (Semi Detached).~~
~~PLOTS 14 as (End Terrace).~~
~~PLOT 20 opp (End Terrace).~~
~~PLOT 26 opp (Semi Detached).~~

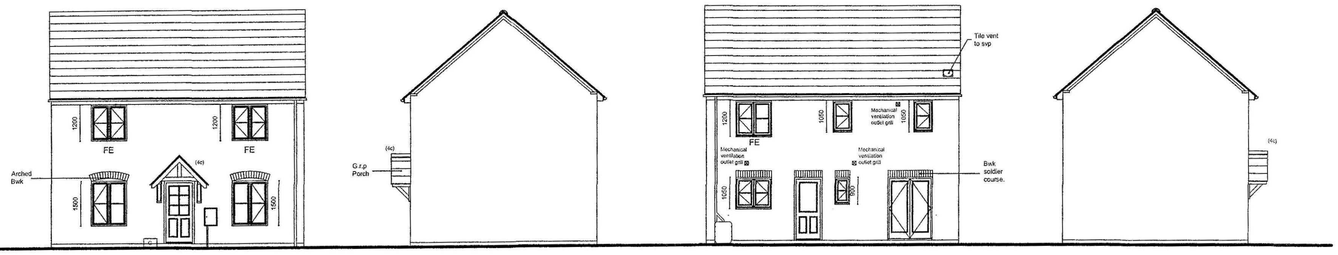
0498-10

Date :	Description :
REVISIONS	

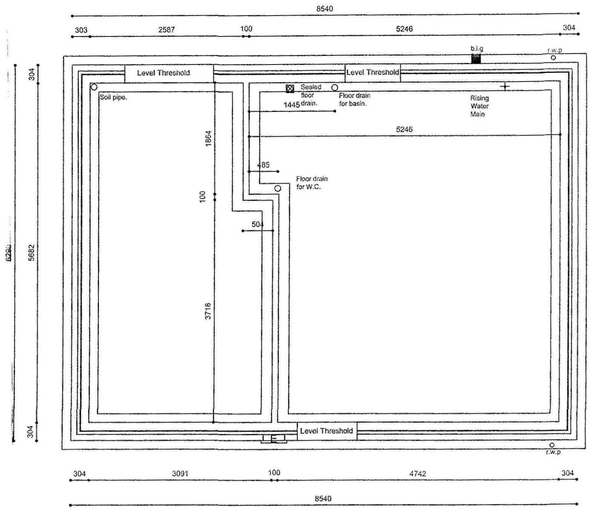
LARKFLEET HOMES

GENERIC HOUSE TYPE R2321
USED ONLY TO SHOW POSITIONS OF SOIL & VENT PIPES GAS FLUES METER BOXES

FE = Fire Escape Window

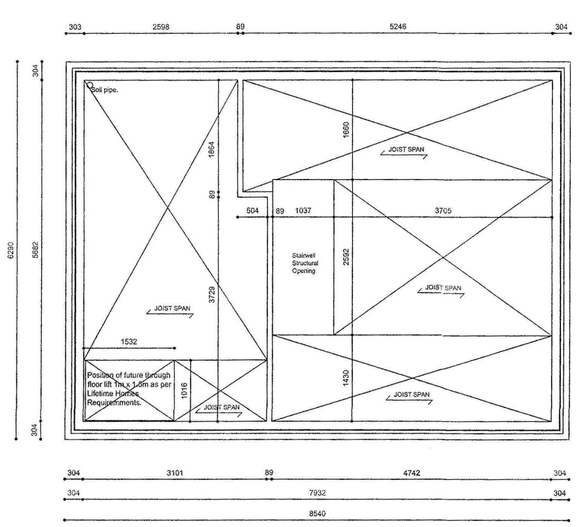


FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION | SIDE ELEVATION



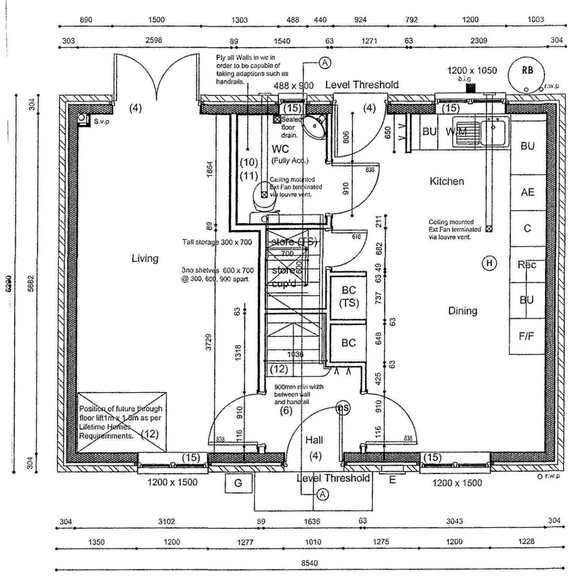
FOUNDATION PLAN

Foundation depth to suit local ground conditions and to the satisfaction of the building control

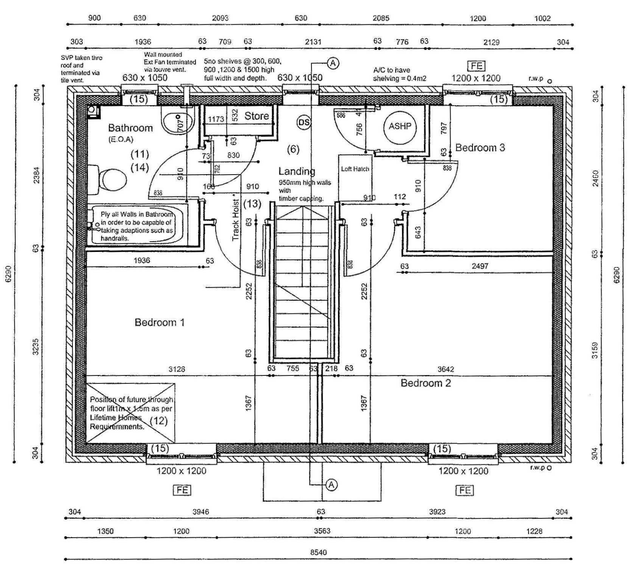


JOIST LAYOUT

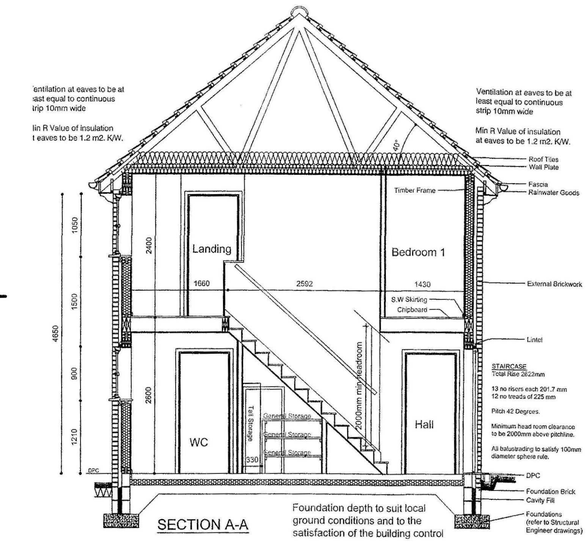
Joists to be installed in strict accordance with manufacturers instructions.



GROUND FLOOR PLAN

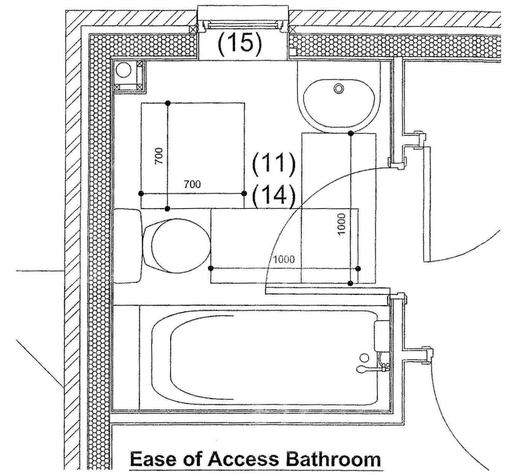


FIRST FLOOR PLAN

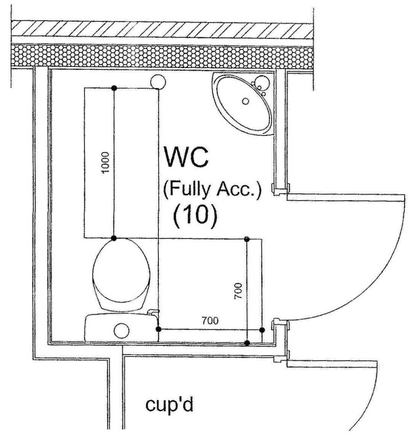


SECTION A-A

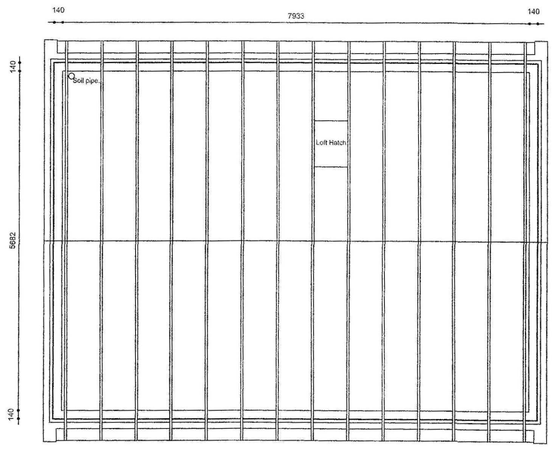
Foundation depth to suit local ground conditions and to the satisfaction of the building control



Ease of Access Bathroom



Fully Accessible W.C



ROOF LAYOUT

Roof Trusses to be installed in strict accordance with manufacturers instructions.

All bracing to be in accordance with N.H.B.C standards.

This Drawing is to be read in conjunction with:

.Cfsh Assessment.
.Development Specification.
.Secure By design Recommendations.
.Structural and Consulting Engineers dwgs & details.
.Sap Ratings.
.Lifetime Homes.
.Acc Con Details.

~~TOWN DAM LANE DONINGTON~~

~~PLOTS 16 & 25 as~~ (Semi-Detached).

Date: | Description:

REVISIONS

LARKFLEET HOMES

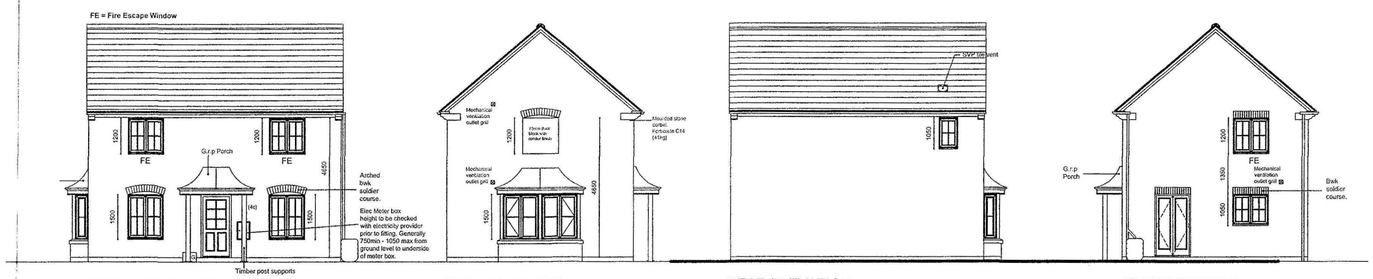
ROOF TRUSS SCHE

Roof Pitch Main 40 D

200mm overhang. (From Face of Bwk i

Allow for 35 stone h

GENERIC HOUSE TYPE R2318 USED ONLY TO SHOW POSITIONS OF SOIL & VENT PIPES GAS FLUES METER BOXES

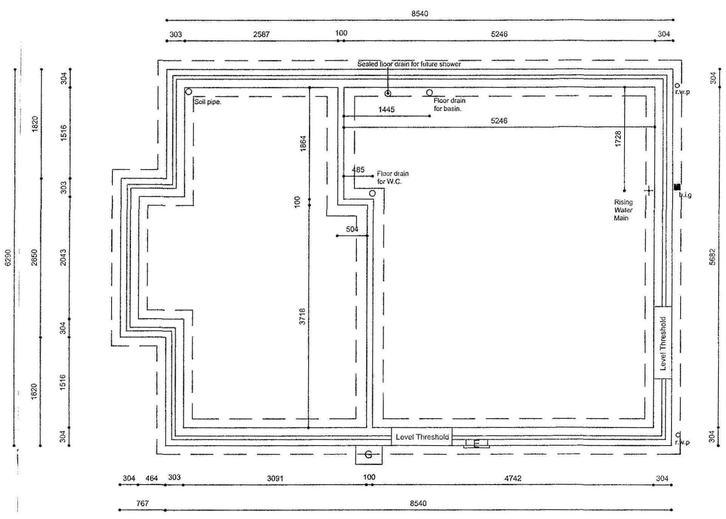


FRONT ELEVATION

SIDE ELEVATION

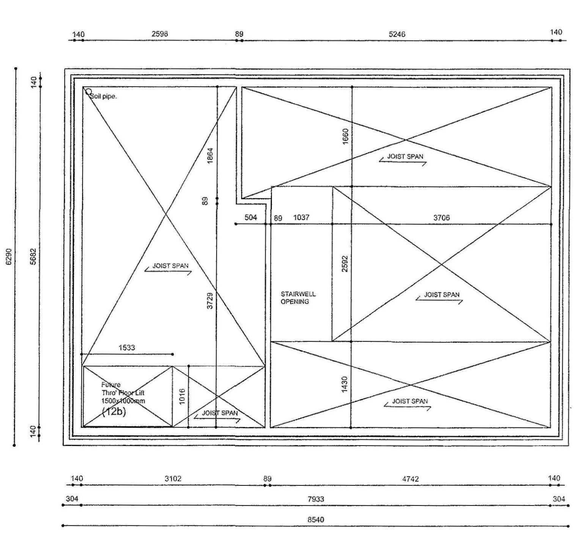
REAR ELEVATION

SIDE ELEVATION



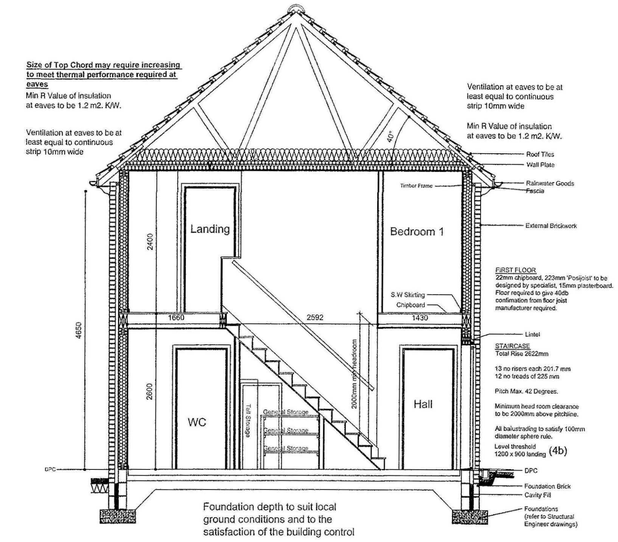
FOUNDATION PLAN

Foundation depth to suit local ground conditions and to the satisfaction of the building control.



JOIST LAYOUT

Joists to be installed in strict accordance with manufacturers instructions.

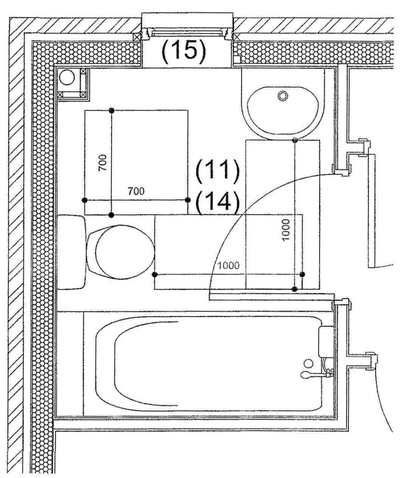


SECTION A-A

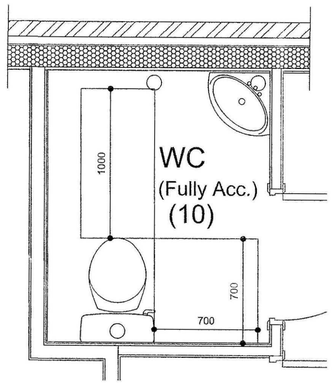
This Drawing is to be read in conjunction with:

.Cfsh Assessment.
.Development Specification.
.Secure By design Recommendations.
.Structural and Consulting Engineers dwgs & details.
.Sap Ratings.
.Lifetime Homes.
.Acc Con Details.

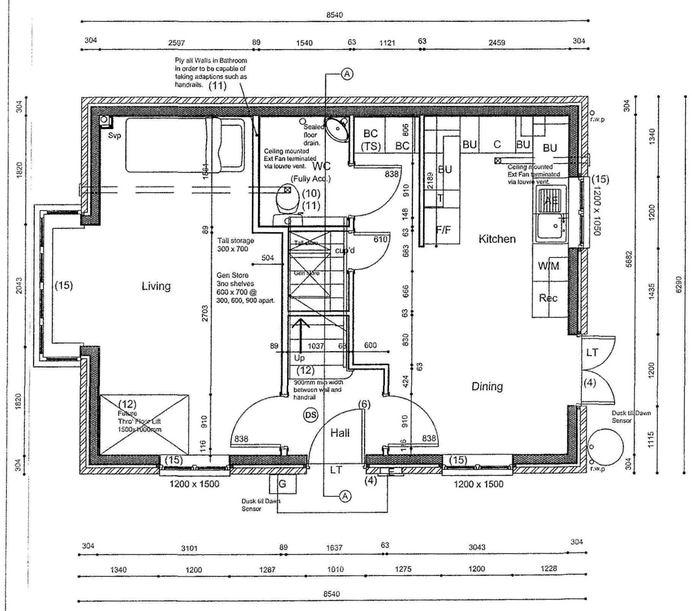
Air Pressure Test required.



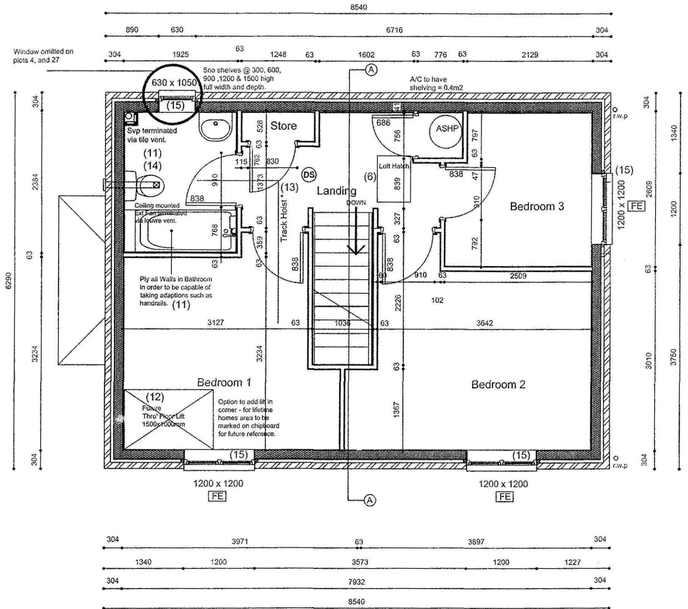
Ease of Access Bathroom



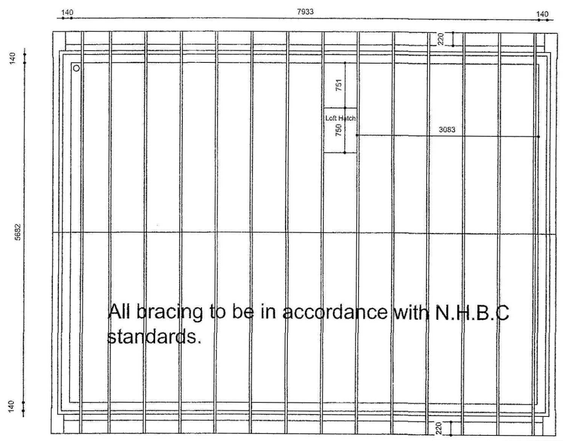
Fully Accessible W.C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF LAYOUT

Roof Trusses to be installed in strict accordance with manufacturers instructions.

ROOF TRUSS SCHEDULE

Roof Pitch Main 40 Degrees.

220mm overhang. (From Face of Bwk including fascia)

Allow for 35 stone hoist load.

TOWN DAM LANE DONINGTON

PLOT 15 as. (Detached).

PLOT 4 opp. (Semi Detached).

PLOT 27 as (Semi Detached).

0498-10

Date :	Description :

REVISIONS

LARKFLEET HOMES

GENERIC HOUSE TYPE R2317 USED ONLY TO SHOW POSITIONS OF SOIL & VENT PIPES GAS FLUES METER BOXES

TOWN DAM LANE DONINGTON

PLOTS 3, 9 & 29 (AS)
(End Terrace / Semi-Detached)

PLOTS 7, 17, 18 and 19 (AS)
(Mid Terraced)

PLOTS 2, 6, 11, 26, 28 and 30.
(OPP)
(End Terrace / Semi-Detached)

PLOTS 8, 12 & 13 (OPP)
(Mid Terraced)

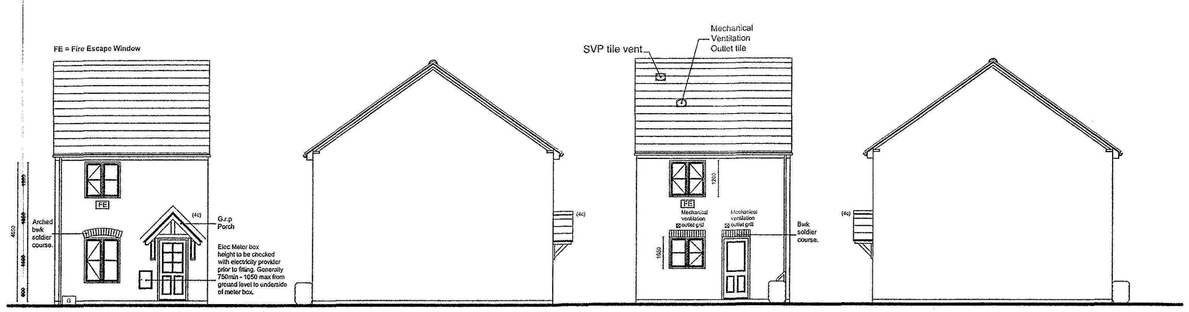
PLOTS 10, 22 (AS)
(Detached)

PLOTS 5 (OPP)
(Detached)

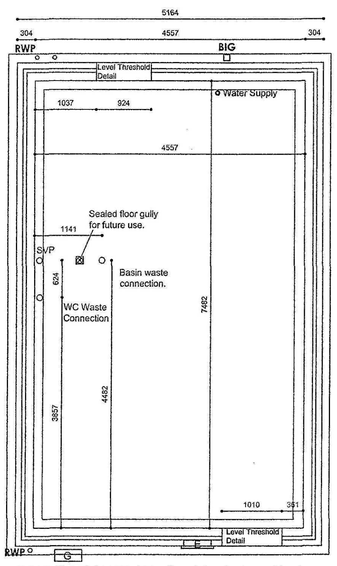
This Drawing is to be read in conjunction with:

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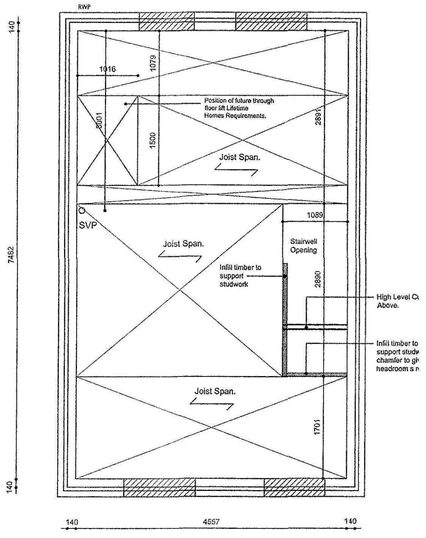
Air Leakage Test required.



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION SIDE ELEVATION

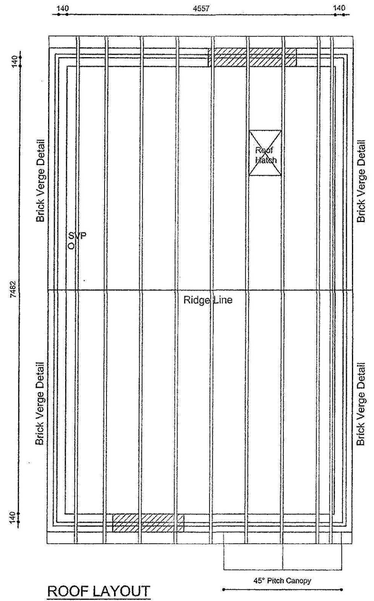


FOUNDATION PLAN Foundation depth to suit local ground conditions and to the satisfaction of the building control



JOIST LAYOUT

Joists to be installed in strict accordance with manufacturers instructions.



ROOF LAYOUT

Roof Trusses to be installed in strict accordance with manufacturers instructions.

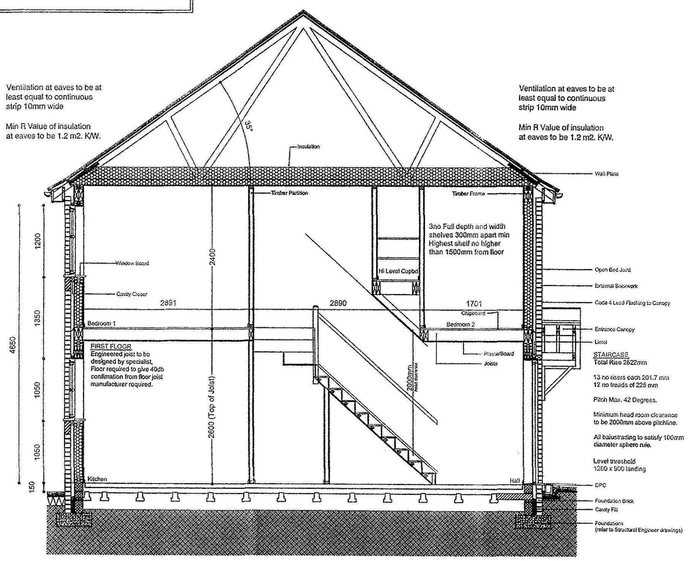
ROOF TRUSS SCHEDULE

Roof Pitch Main 35 Degrees.

200mm overhang.
(From Face of Bwk including fascia)

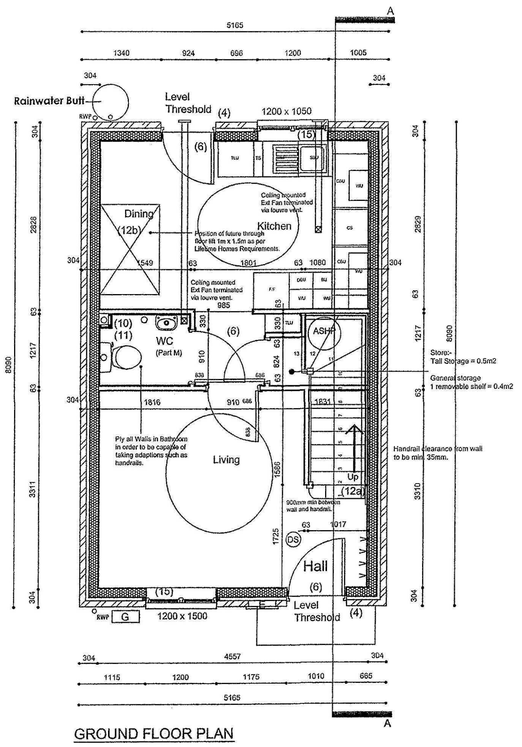
Allow for 35 stone hoist load.

All bracing to be in accordance with N.H.B.C standards.

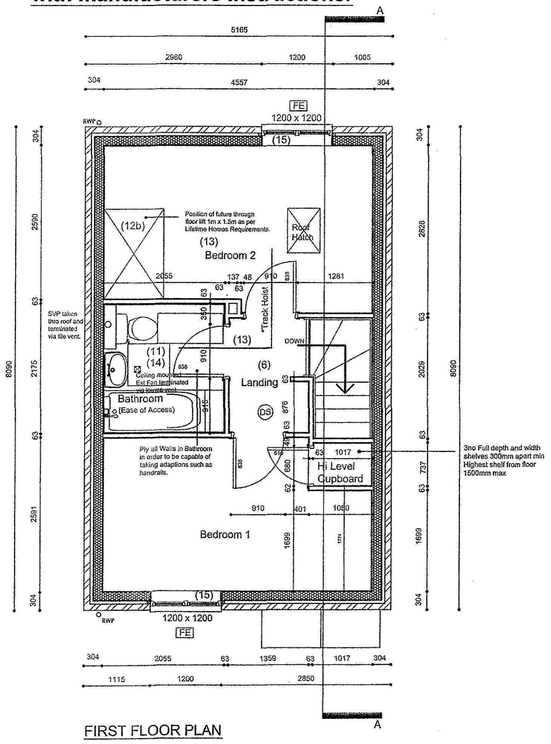


SECTION A-A

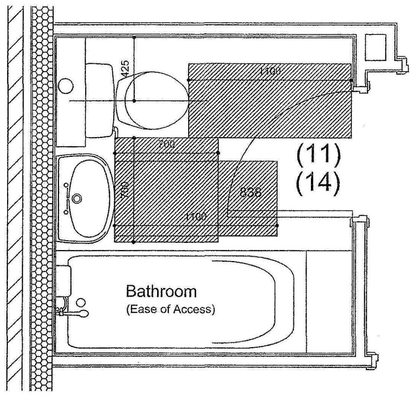
Foundation depth to suit local ground conditions and to the satisfaction of the building control



GROUND FLOOR PLAN



FIRST FLOOR PLAN



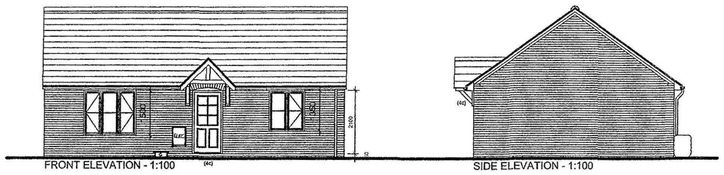
LIFETIME HOMES EASE OF ACCESS BATHROOM

0498-10

Date:	Description:
	REVISIONS

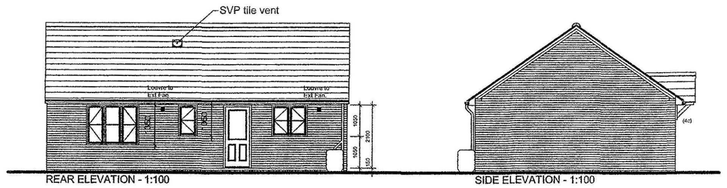
LARKFLEET HOMES

GENERIC HOUSE TYPE 2223 USED ONLY TO SHOW POSITIONS OF SOIL & VENT PIPES GAS FLUES METER BOXES



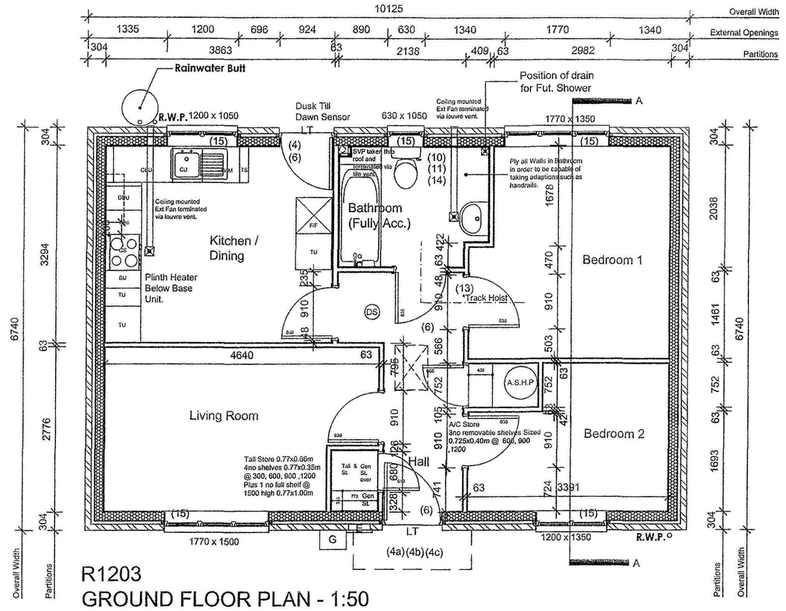
FRONT ELEVATION - 1:100

SIDE ELEVATION - 1:100



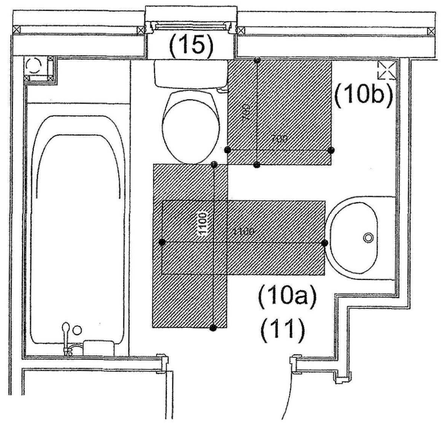
REAR ELEVATION - 1:100

SIDE ELEVATION - 1:100

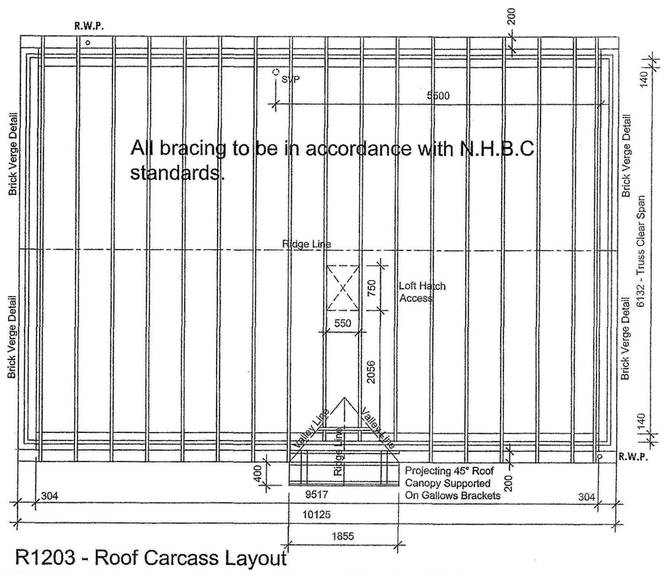


R1203
GROUND FLOOR PLAN - 1:50

R1203 Foundation plan



LIFE TIME HOMES FULLY ACC TOILET



R1203 - Roof Carcass Layout

Air Leakage Test required.

This Drawing is to be read in conjunction with:

.Cfsh Assessment.
.Development Specification.
.Secure By design Recommendations.
.Structural and Consulting Engineers dwgs & details.
.Sap Ratings.
.Lifetime Homes.
.Acc Con Details.

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

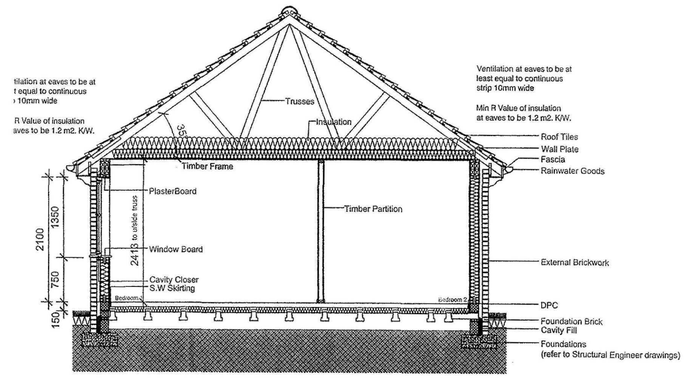
Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

TOWN DAM LANE DONINGTON

PLOTS 23 & 31 as. (Detached).

PLOT 21 & 24 opp. (Detached).



SECTION A-A - 1:50

0498-10

Roof Trusses to be installed in strict accordance with manufacturers instructions.

ROOF TRUSS SCHEDULE

Roof Pitch Main 35 Degrees.
Front Projection 45 Degrees.

200mm overhang.
(From Face of Bwk excluding fascia)

Allow for 35 stone hoist load.

Date: | Description:

REVISIONS

LARKFLEET HOMES

GENERIC HOUSE TYPE
R1203
USED ONLY TO SHOW POSITIONS OF SOIL & VENT PIPES *GAS FLUES* METER BOXES