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 Bock Inlet Gully or a double sealed airtight 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 / 81, 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 wallplate 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 backing 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.

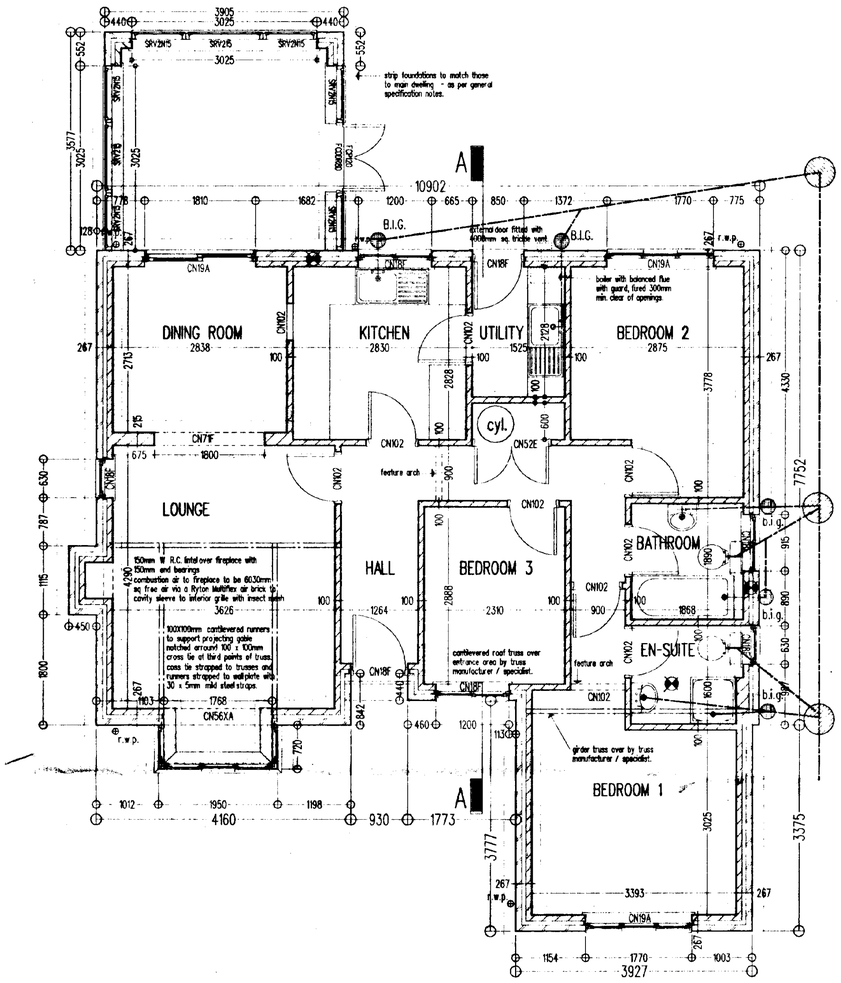
### HEATING
Central heating to be gas fired balanced flue boiler. Flue to be minimum 300 mm away from any opening. Radiators to all rooms. Two bedroom houses to be heated with electric storage heaters unless noted otherwise.

### 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 wallplate 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.

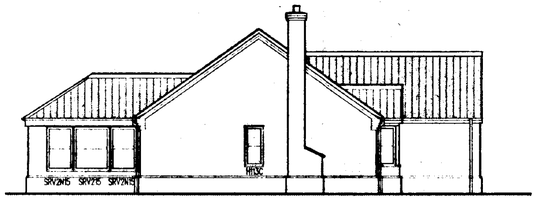
### NOTES
All softwood to be structural grade SC3 and treated in copper napthenate or similar approved. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm. Provision for a food store total capacity 1.75m to be provided and vented 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.



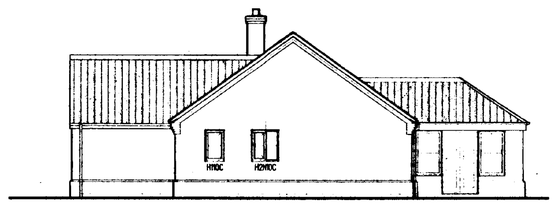

FRONT ELEVATION



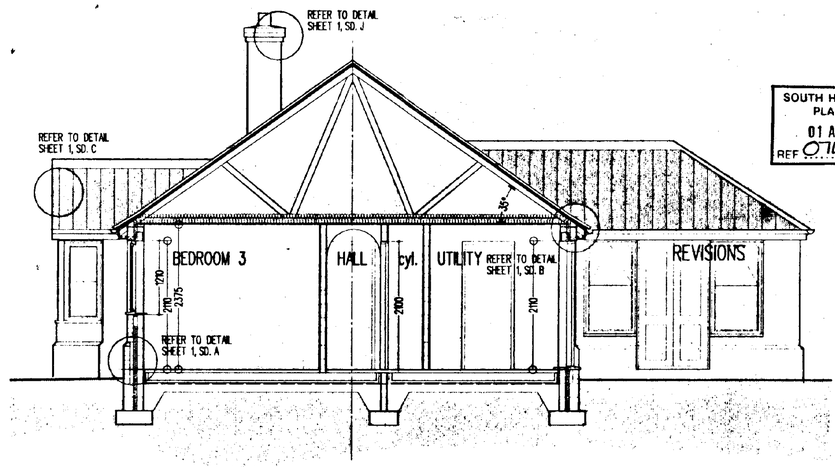

REAR ELEVATION




SIDE ELEVATION




SIDE ELEVATION




SECTION A-A

SOUTH HOLLAND D.C.
PLAN DEPT.
01 AUG 1994
REF 0747/94

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

**NOTES:**
- ⊕ 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.

# THE POACHER with CONSERVATORY
# EB3A
RESIDENTIAL DEVELOPMENT,
for EASTMAN SECURITIES LTD.

DETERMINED PLAN


CAD Graham Aitken Design
ARCHITECTS + PLANNING CONSULTANTS
102 & 104 Newland • Lincoln • LN1 1YA
Telephone (0522) 513800 (6lines) • Fax (0522) 512492

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WORKING DRAWING: TYPE EB3A — DRAWING

| SCALE | DATE | Drawn by |
|---|---|---|
| 1:50 1:100 | JULY 1994 | |

562A/91/54 — DRAWING No.

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

| BRICK | Butterley Kirton | 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 |

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

Phase IV Development.

Crossgate Lane.

North

Entrance wall det 1

access r.d.1.

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

FLAXMILL LANE

CROSSGATE LANE

COLLECTOR RD

ACCESS WAY 1

ACCESS WAY 2

ACCESS ROAD 1

SURFLEET ROAD

Existing road widened to 5.500 from this point

1800 high brick wall

1800 high fence

visibility splay

emergency link footpath

The continuation of the access road and phasing are indicated above.

Existing Dyke Culvert

PHASE ONE

New hedge

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

indicates area of synthetic ground surface 10·0m × 5·0m - Playing 85' 25mm thick black surfacing

SOUTH HOLL... PLAN D... 01 AUG 1994 REF 0747/94

## 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 tschonowskii)

Rev c.c. 30-8-94 CONSERVATORY OMITTED TO REAR OF DWELLING ON PLOT 48.

Rev d.d. 20-9-94 Location plan removed. Phase IV added. CONSERVATORY ADDED TO REAR OF DWELLING ON PLOT 44.

## 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

Rev AA PLOTS 39 & 51A) DWELLING TYPES ARE WRONG 12.5.94 PLOTS 51-55 ...

Rev. z PLOTS 51-55 ...

Rev. y 7-8-94 PLOTS 28-32 REVISED

Rev. x 01-9-94 ...

Rev. v. 21-10-94 Footpath link ... & 13 ...

Rev. u. ACCESS WAY 2 changed to ACCESS WAY 1 ...

Rev. t. HOUSE TYPES CHANGED on plots 29, 30 ...

Rev. s PLOT 48 MATERIALS AMENDED FROM 'X3' TO 'Z2'

Rev. r. Plots 48-60NO. ... & ELEVATIONS ...

Rev. q. SITE BOUNDARY to REAR OF PLOTS 47 & 48 ...

7-6-95

Rev. o. Plots ... 27, 28 & 29 ...

Rev. n - PLOTS 25, 26, 27, 28 ... & ...

Street Lighting

STREET LIGHTING POSITIONS TO BE AGREED BY HIGHWAYS AUTHORITY TO BE IN ACCORDANCE WITH L.C.C. SPECIFICATION BS 5489 IC 1987 GENERALLY BUT ONLY 5/55 I.E. 189 TO FOOTPATH LINK

(LO) REPRESENTS LUMINAIRE

EASTMAN HOMES

RESIDENTIAL DEVELOPMENT SURFLEET ROAD ... SPALDING

for EASTMAN SECURITIES

LAYOUT E 1:500

DETERMINED PLAN

562A/91/23