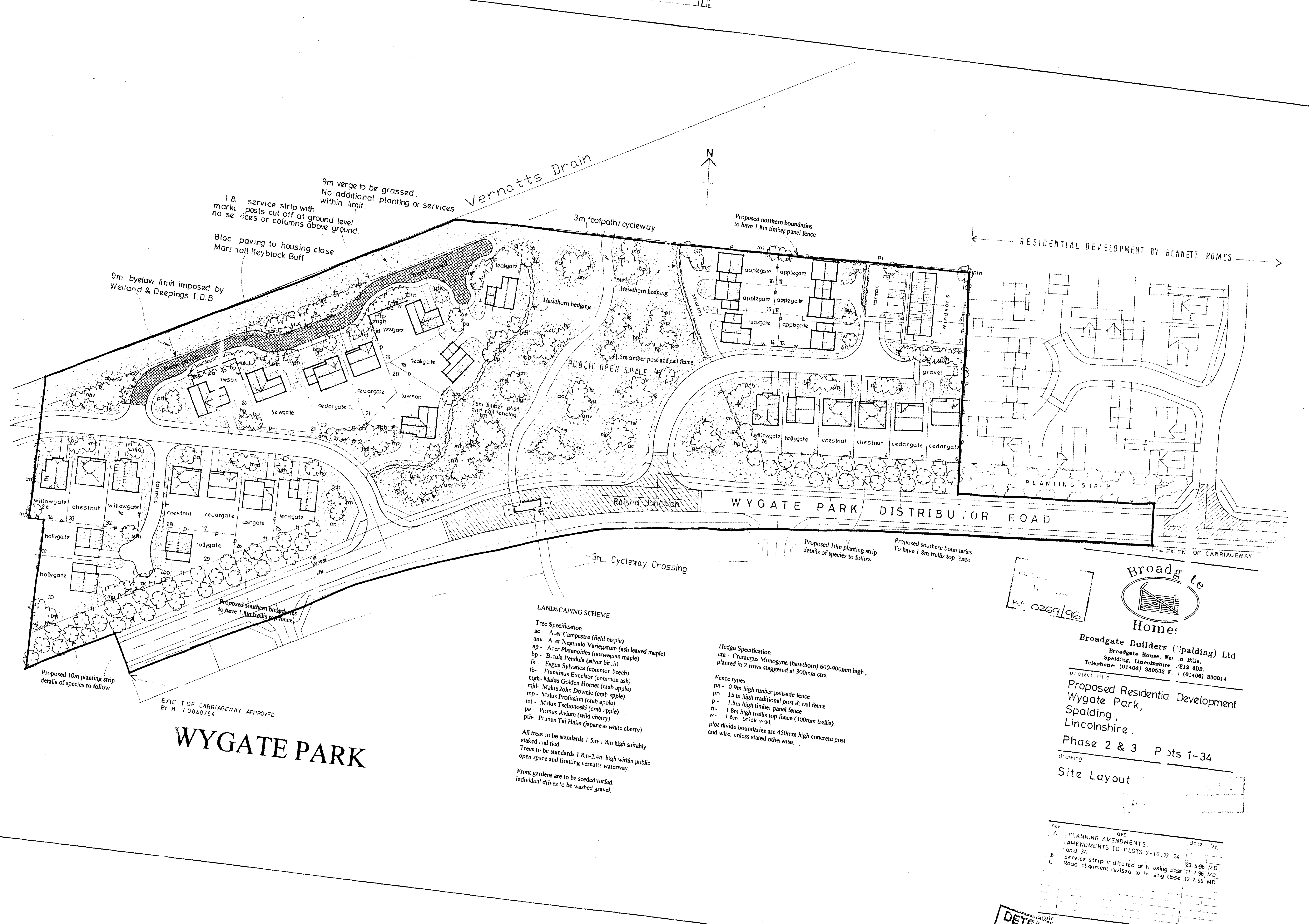




WYGATE PARK

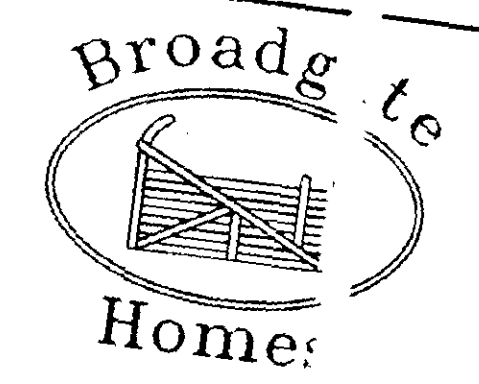
LANDSCAPING SCHEME

- Tree Specification
- ac - Acer Campestre (field maple)
 - anv - Acer Negundo Variegatum (ash leaved maple)
 - ap - Acer Platanoides (norwegian maple)
 - bp - Betula Pendula (silver birch)
 - fs - Fagus Sylvatica (common beech)
 - fe - Fraxinus Excelsor (common ash)
 - mgh - Malus Golden Hornet (crab apple)
 - mjd - Malus John Downie (crab apple)
 - mp - Malus Profusion (crab apple)
 - mt - Malus Tschonoski (crab apple)
 - pa - Prunus Avium (wild cherry)
 - pth - Prunus Tai Haku (japanese white cherry)

All trees to be standards 1.5m-1.8m high suitably staked and tied.
Trees to be standards 1.8m-2.4m high within public open space and fronting vernatts waterway.
Front gardens are to be seeded/turfed.
Individual drives to be washed gravel.

- Hedge Specification
- cm - Crataegus Monogyna (hawthorn) 600-900mm high, planted in 2 rows staggered at 300mm ctrs.

- Fence types
- pa - 0.9m high timber palisade fence
 - pr - 1.5m high traditional post & rail fence
 - p - 1.8m high timber panel fence
 - tt - 1.8m high trellis top fence (300mm trellis)
 - w - 1.8m brick wall
- plot divide boundaries are 450mm high concrete post and wire, unless stated otherwise.



Broadgate Builders (Spalding) Ltd
Broadgate House, West Hill,
Spalding, Lincolnshire, PE12 8DB.
Telephone: (01408) 380532 F: (01408) 380014

Project title
**Proposed Residential Development
Wygate Park,
Spalding,
Lincolnshire.**
Phase 2 & 3 Plots 1-34
drawing
Site Layout

REV	DES	DATE	BY
A	PLANNING AMENDMENTS AMENDMENTS TO PLOTS 7-16, 17-24 and 34.	23.5.96 MD	
B	Service strip indicated at f. using close	11.7.96 MD	
C	Road alignment revised to h. using close	12.7.96 MD	

Architectural drawings of a building showing four elevations: Front elevation, Side, Rear, and Side. The drawings include various annotations:

- Front elevation:**
 - brick soldier to front only.
 - tile capping
 - brick arch (refer to section for window head height)
- Side:**
 - Chimney to have 4 rows corbelled brickwork top two engineering bricks
 - brick and dentil detail to gables (project 20mm)
 - meter boxes
- Rear:**
 - provide code 4 lead sleeve at s.v.p.
- Side:**
 - s.v.p.

BRICK SOLDIERS TO FRONT ELEVATION ONLY.

215mm

EXTEND PAST WINDOW FRAMES 150mm

This is a detailed architectural floor plan of a residential property. The plan includes the following rooms and features:

- dining:** Located at the front left, featuring patio doors to contain night vents for 10,000mm² air flow. It includes a fireplace (f.p.), a radiator (rad.), and a door (d.p.p.) leading to the lounge.
- kitchen:** Located at the front right, featuring a cooker space with an extractor hood over, a refrigerator (fridge/sp.), a sink (d.p.p.), and a window (w.mach. sp.). It includes a radiator (rad.) and a door (d.p.p.) leading to the utility room.
- utility:** Located at the back right, featuring a boiler (h.t.), a sink (d.p.p.), and a window (w.mach. sp.). It includes a radiator (rad.) and a door (d.p.p.) leading to the b/fast room.
- b/fast:** Located at the back left, featuring a door (d.p.p.) leading to the garage and a door (d.p.p.) leading to the lounge.
- garage:** Located at the back right, featuring a door (d.p.p.) leading to the b/fast room. It includes a note: "NOTE: PROVIDE 12.5mm FIRELINE BOARDING TO ENTIRE GARAGE CEILING" and another note: "NOTE: ENCASE EXPOSED LINTELS IN 6mm MASTERBOARD". It also features a lintel over the door (lintel over) and a door (d.p.p.) leading to the main sewer.
- lounge:** Located at the front left, featuring a fireplace (f.p.), a radiator (rad.), and a door (d.p.p.) leading to the dining room. It includes a note: "line of non combustible hearth" and a door (d.p.p.) leading to the hall.
- hall:** Located in the center, featuring a door (d.p.p.) leading to the kitchen, a door (d.p.p.) leading to the utility room, a door (d.p.p.) leading to the b/fast room, and a door (d.p.p.) leading to the lounge. It includes a note: "line of non combustible hearth" and a door (d.p.p.) leading to the main sewer.
- W.C.:** Located at the back right, featuring a door (d.p.p.) leading to the utility room and a door (d.p.p.) leading to the main sewer.
- Stair ref ST9W3N:** Located in the center, featuring a door (d.p.p.) leading to the hall and a door (d.p.p.) leading to the main sewer.
- Annotations:** The plan includes numerous annotations such as "big (rod/dable)", "w.mach. sp.", "fridge/sp.", "boiler (h.t.)", "w.c.", "cup'd", "smoke det", "Stair ref ST9W3N", "line of non combustible hearth", "lintel over", "gasm. box", "bt. duct", "elec. box", "TO MAIN SEWER", and "r.w.p.". It also includes dimensions for the overall footprint and room sizes.

The floor plan shows a rectangular house with the following layout and features:

- Bedroom 1:** Located at the bottom left, measuring 2600mm by 750mm. It contains a bed (bt), a television (t.v.), and a radiator (rad).
- Bedroom 2:** Located at the bottom right, measuring 4000mm by 3400mm. It contains a radiator (rad) and a door (dpp).
- Bedroom 3:** Located at the top left, measuring 3350mm by 2600mm. It contains a radiator (rad) and a door (dpp).
- Bedroom 4:** Located at the top right, measuring 2100mm by 3200mm. It contains a radiator (rad) and a door (dpp).
- Bathroom:** Located between Bedroom 3 and Bedroom 4, measuring 600mm by 600mm. It contains a bathtub, a toilet, and a sink.
- Entrance Suite:** Located in the center, measuring 2600mm by 750mm. It contains a door (dpp), a sink, and a toilet.
- Loft Access:** A 600mm by 600mm area with a door (dpp) leading to the loft.
- Stairs:** A staircase with a door (dpp) leading to the loft access area.
- Dimensions:** The overall dimensions of the house are 4775mm by 4445mm. Individual room dimensions are provided in millimeters.
- Other Features:** The plan includes various doors (dpp), radiators (rad), and a door (dpp) leading to the exterior (ext).

[illegible]

Ref

**SOUTH
HOUSING**

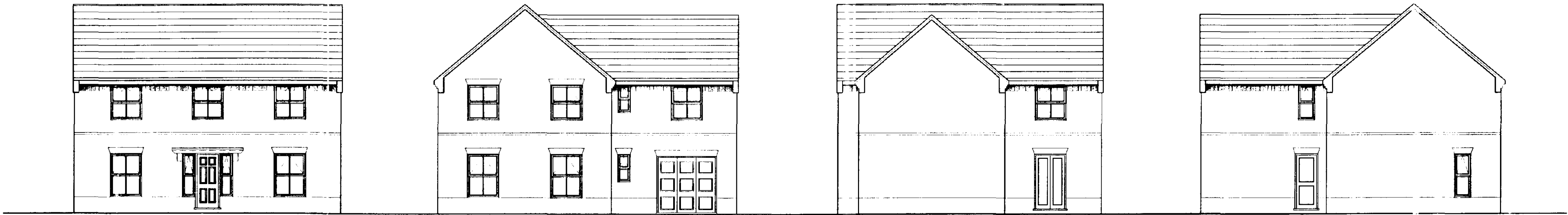
24 MAY

Ref: 00001

SCALE
1 : 100 , 1 : 50

DATE DEC 1994

DRAWING No.
96011 / 6, 21, 27

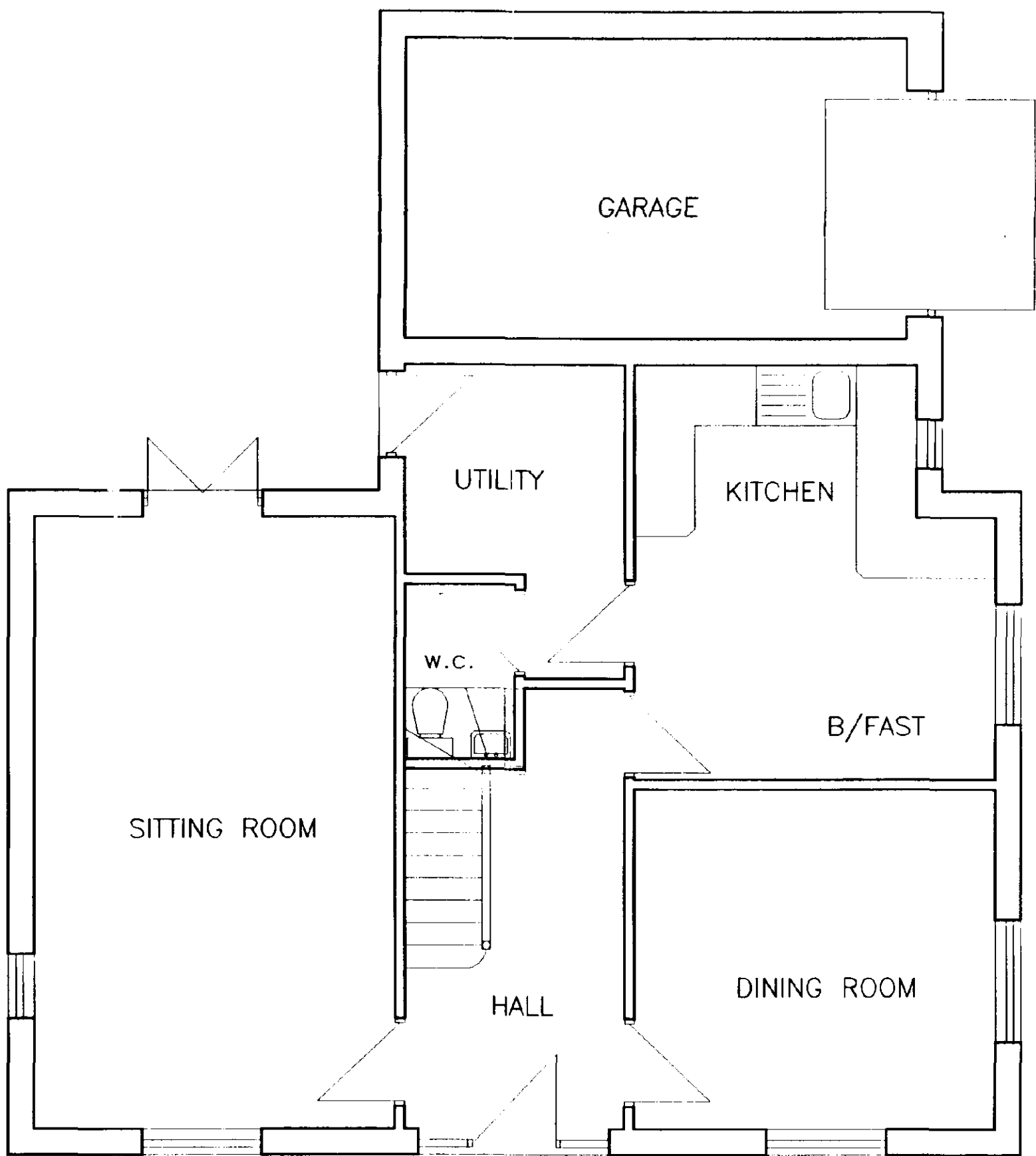


FRONT ELEVATION

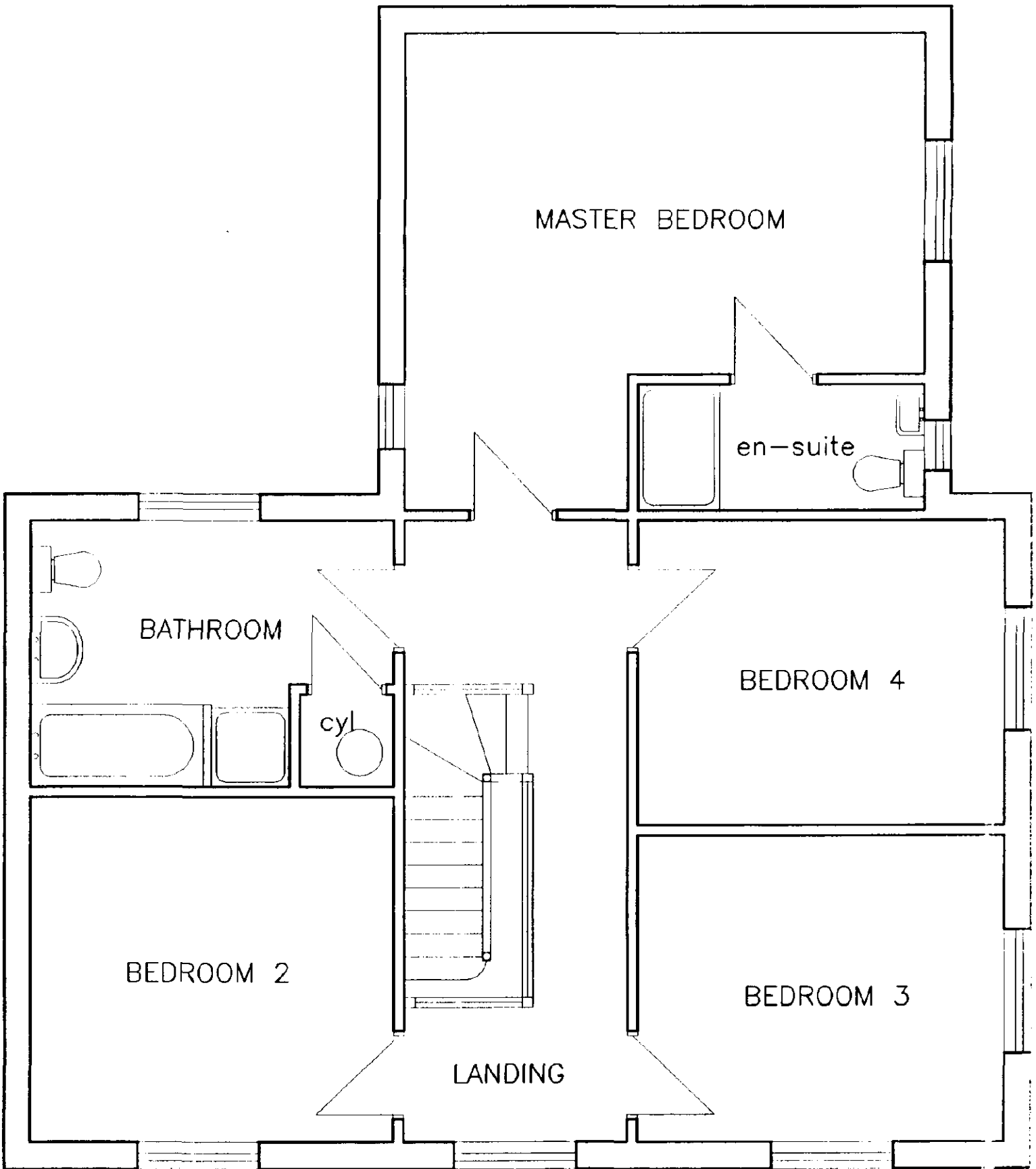
SIDE ELEVATION

REAR ELEVATION

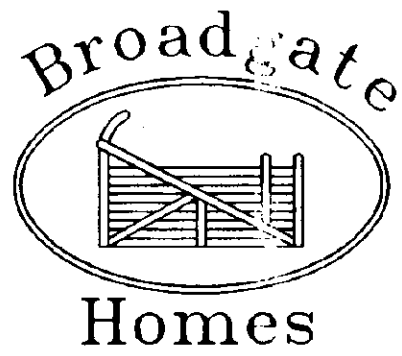
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Broadgate Builders (Spalding) Ltd
Broadgate House, Woston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE
STANDARD DWELLING TYPE
THE LAWSON
plot 20(handed) & 24(as)
Wygate Park, Spalding.

DRAWING
floor plans & elevations

REV.	DESCRIPTION	DATE	BY

AMENDED PLAN
Ref:

SOUTH EAST
HOUSING PLANS
24 MAY 1996
Ref: 0269/96

SCALE 1:100, 1:50	DRAWN M D
DATE MAY 1996	DRAWING No. 9 6 011 / 20/24

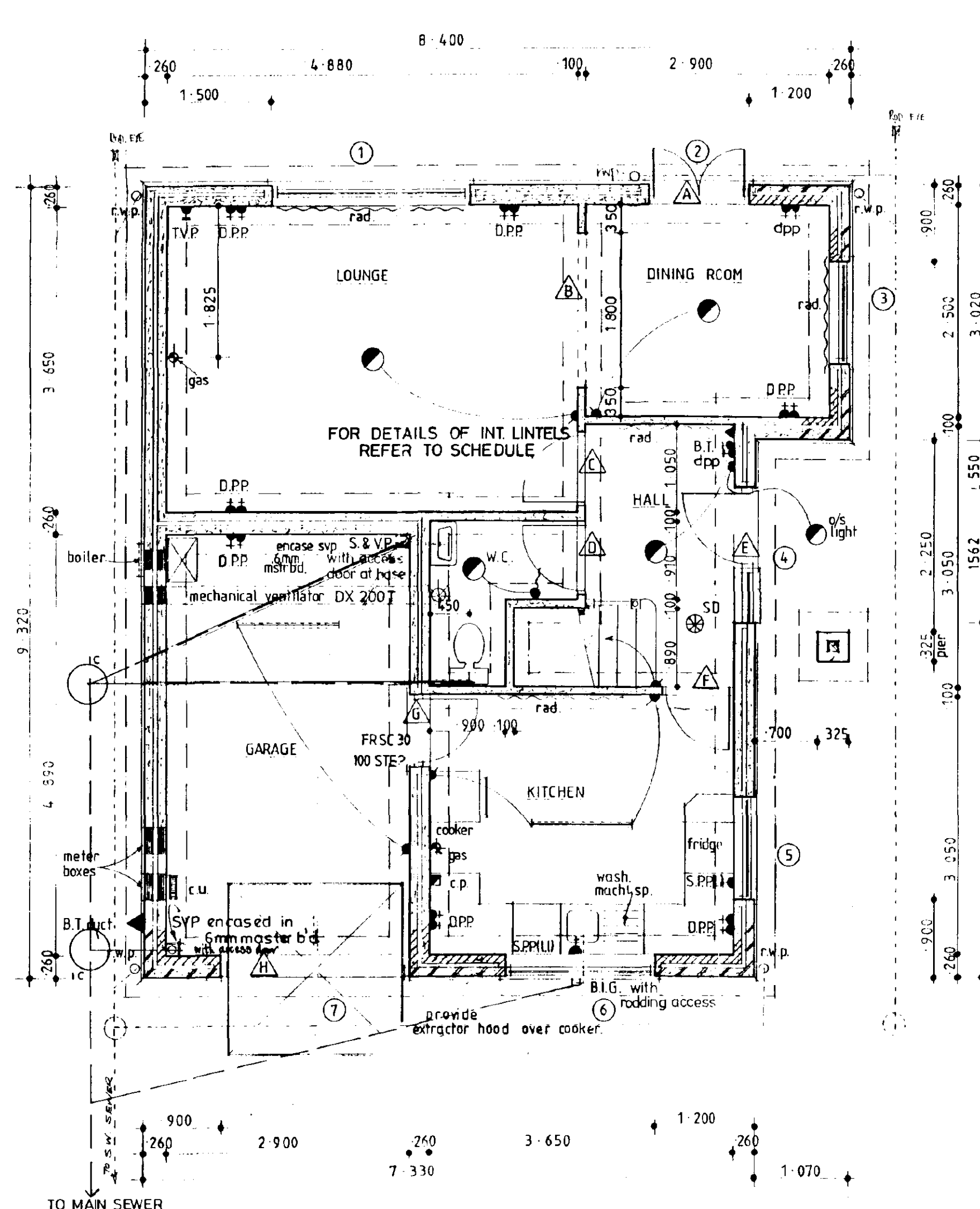
DOOR WINDOW & LINTEL SCHEDULE

WILLOWGATE IV

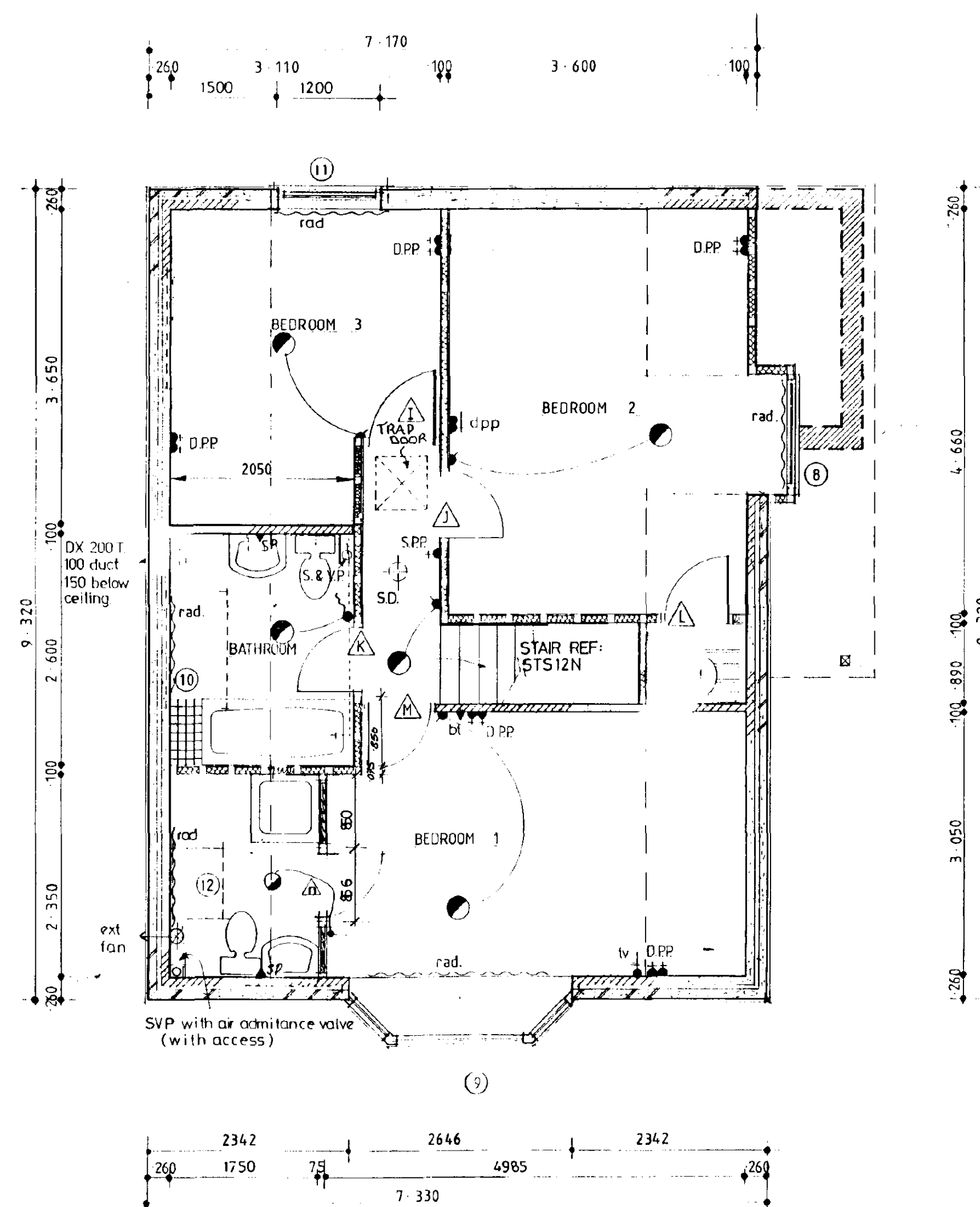
No.	Type	Joinery Ref	Lintel Ref
1	Window	C413CNC	LI/HD 2700
2	Pair of Doors	PCP120	LI/S 1500
3	Window	C213CC	LI/S 1500
4	Door/Window	C113C/FN29H	LI/HD 1950
5	Window	C210CC	LI/S 1500
6	Window	C310CC	LI/S 2100
7	Garage Door	UF7070H	LI/S 2700
8	Window	C212CC	Timber
9	Splay Bay	SP3/2 NoC112C/C312CC	LI/S 3000
10	Roof Light	Velux GGL 7 (obscure)	
11	WINDOW	C212CC	L5 1500
12	Roof light	GGL 304	

INTERNAL LINTEL SCHEDULE

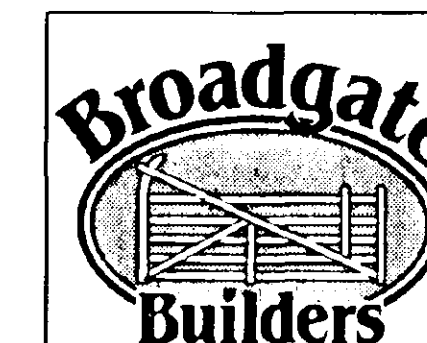
REF.	LINTEL TYPE
A	Ext Ref 2
B	Box 100/2100
C	Box 100/2400 LONG CONTINUOUS.
D	
E	Ext Ref 4
F	Int 100/1100
G	LI/S 1200
H	Ext Ref 7
I	Timber
J	Timber
K	Timber
L	Timber
M	Timber



Ground Floor Plan



First Floor Plan



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380381 & 380532.

standard dwelling type
WILLOWGATE 2E
Plots 1, 34
Wygate Park, Spalding, Lincs.

FLOOR PLANS / ELEVATIONS

AMENDED	DATE	1989	SCALE	1:50, 1:100
Ref.	DRWG. No.	96011/1, 34	SCALE	1:50, 1:100
REVISIONS	DES	DATE	SIGN	
A	BB Amendments	10/6/89	WJ	
B	PLUMBING CORRECTIONS AMENDMENTS BED 2, BEDROOM VENT.	12/9/89	WJ	
C	BB AMENDMENTS	1/2/91	WJ	
D	INTERNAL REVISIONS	7-4-91	WJ	
E	AMENDMENTS TO FLOOR ELEVATIONS AMENDED	10-7-91	WJ	
F	WINDING STILES CHANGED TO LOWER SLOPE	14-5-95	AL	
G	LINTELS CORRECTED/WROBE DOORS AMEND	9-8-95	MD	
H	En-suite to bed 1, electricians amended	20-2-95	MD	
PLANNING	Window to bed 3	BUILDING REGS		
I	SHOWER POINT INDICATED AMENDMENTS	23-10-95	MD	
CHECK BY				

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GROUND FLOOR LAYOUT

PROJECT TITLE

Plot 19(as) Wygate Park,
23(handed) Spalding, Lincs.

DRAWING

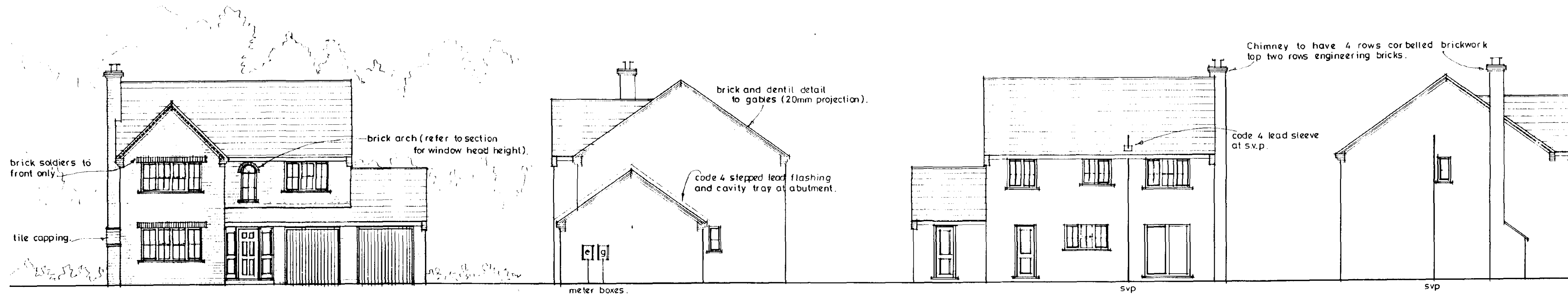
[illegible]

SCALE 1: 50, 1: 100. DRAWN \$

DATE	DRAWING No.
FEB. 1996	96011/ 19/23

AMENDED PLAN
Ref.

File# 0269/96



Front Elevation

Side

Rear

Side

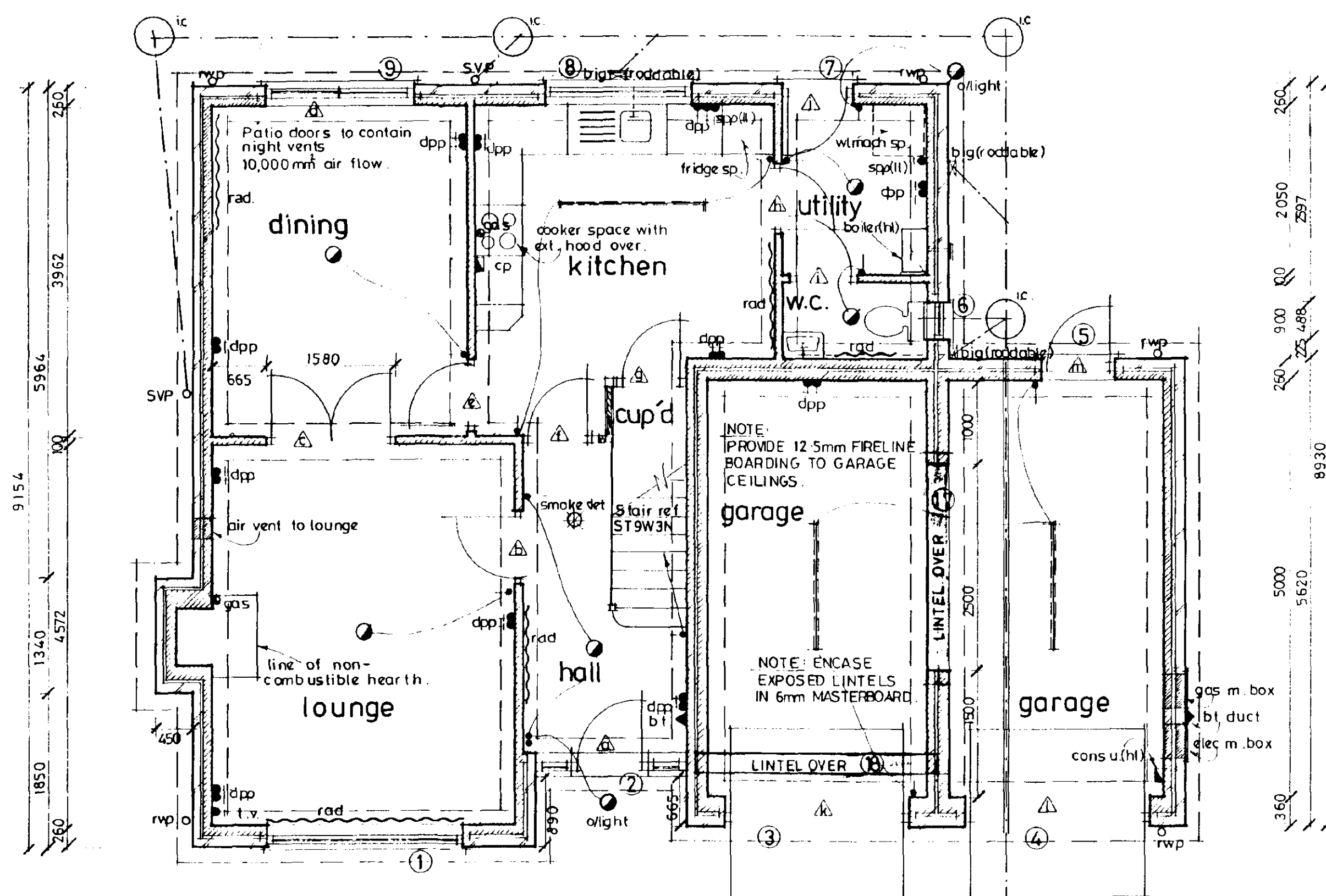
DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	CA13CMC	L1/S 2700
2	ENT. FRAME	FED180/29	L1/ 2250
3	GARAGE DOOR	UF7070N	L1/S 2700
4	GARAGE DOOR	UF7070N	L1/S 2700
5	DOOR	FX26M	L1/S 1200
6	WINDOW	HN10C	L1/S 1050
7	DOOR	FN26M	L1/S 1200
8	WINDOW	C310CC	L1/S 2100
9	PATIO DOORS	1.8M WIDE	L1/S 2250
10	WINDOW	CA12CMC	L1/S 2700
11	WINDOW	(COMBINED) C112/SEM12	L1/S 1050
12	WINDOW	C312CC	L1/S 2100
13	WINDOW	C212CC	L1/S 1450
14	WINDOW	C210C	L1/S 1450
15	WINDOW	C312CC	L1/S 2100
16	WINDOW	HN10C	L1/S 900
17	LINTEL		L1/HD 2850
18	LINTEL		L1/HD 3000

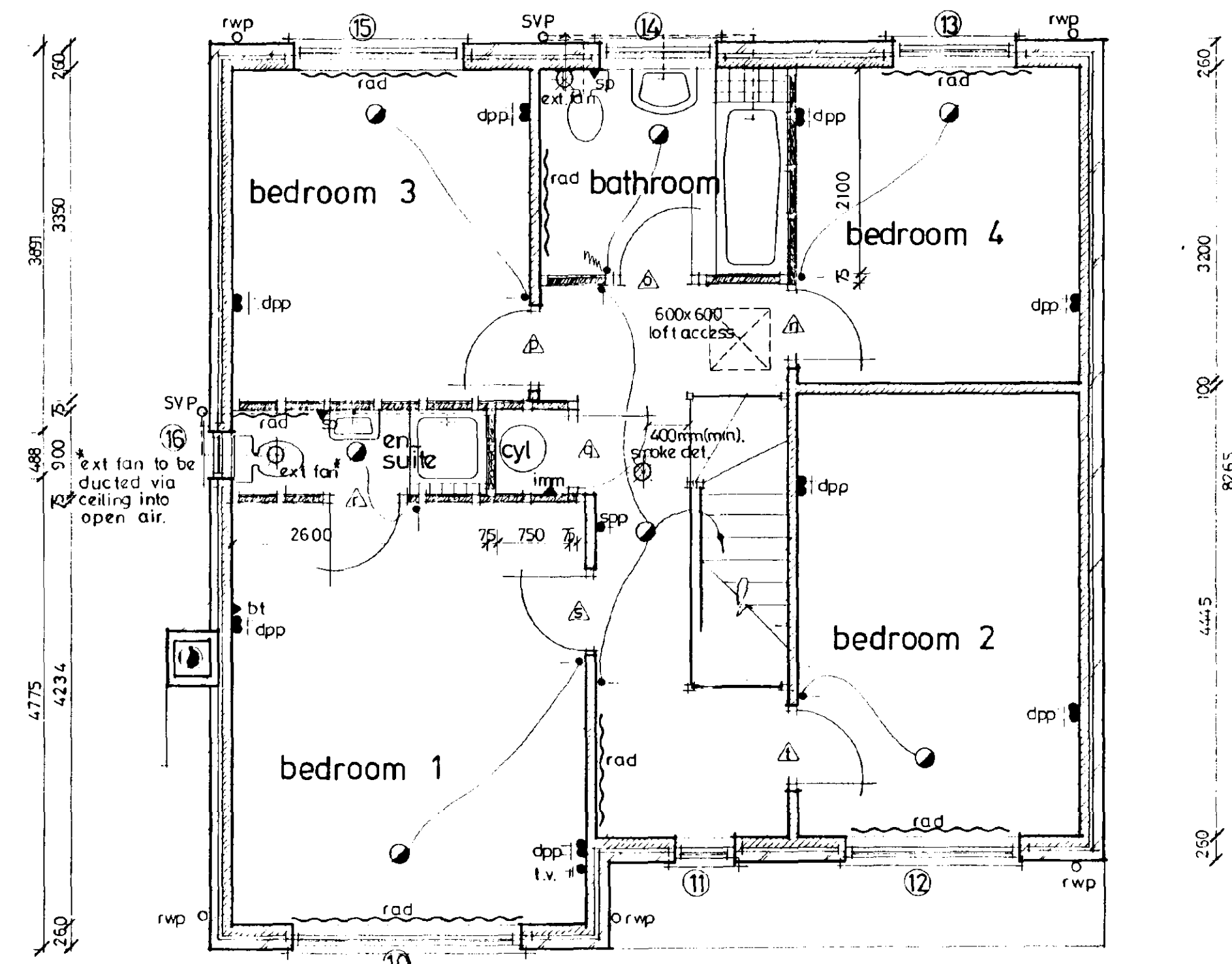
INTERNAL LINTELS

TO BE IG INTERNAL TYPE 1100MM LONG
EXCEPT REF C. BOX BEAM 100 1950MM LONG
EXCEPT REF E. BOX BEAM 100 1200MM LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL



Ground floor layout



First floor layout



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Standard Dwelling Type
CEDARGATE II
Plot 22
Wygate Park, Spalding, Lincs.

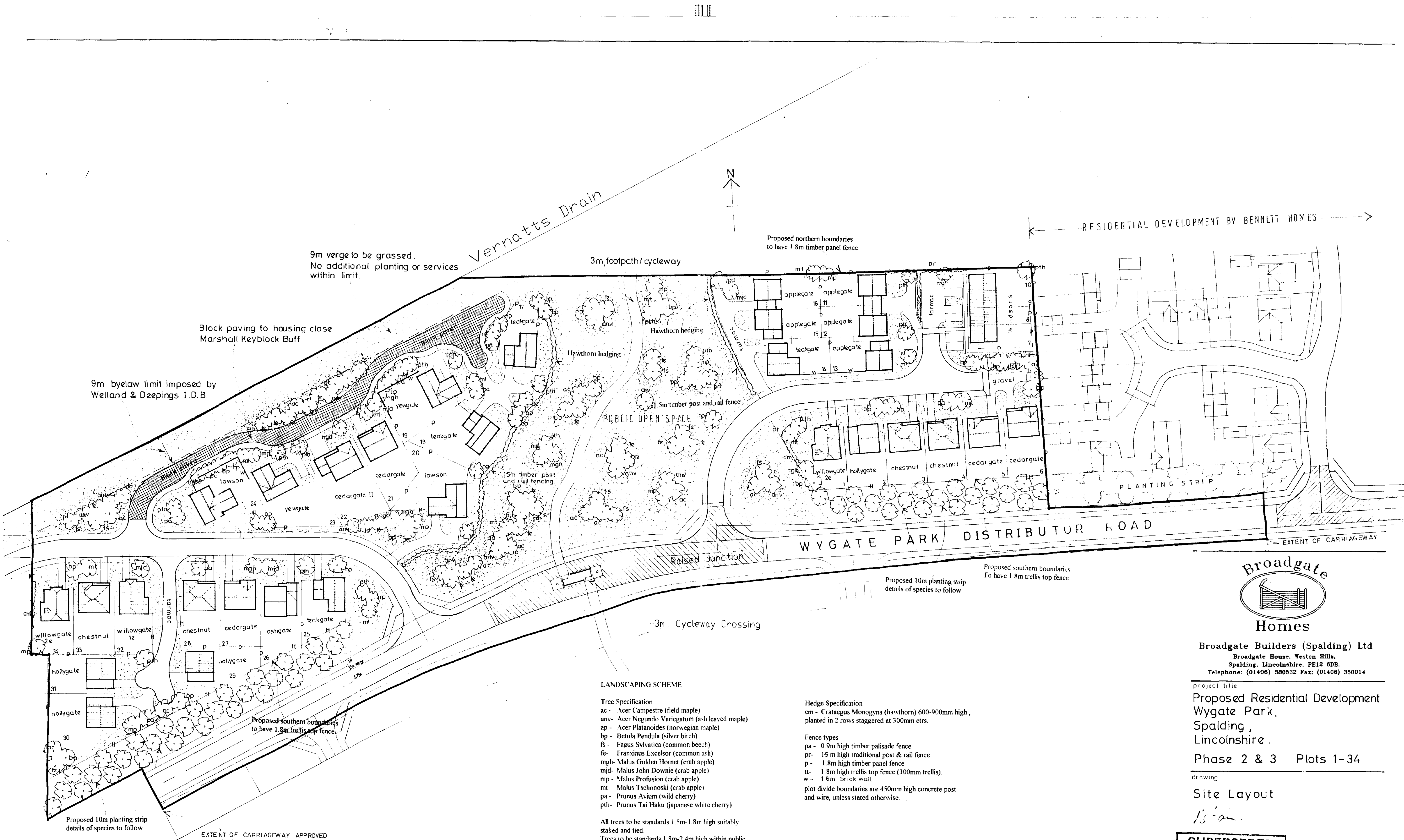
DRAWING
floor plans,
elevations.

REV	DESCRIPTION	DATE	BY
A	Airing cupd. reduced in size	23.1.95	MD
B	ALTER RAD. # ELECTRIC. # WINDERS	27.2.95	MD

AMEND PLAN
Ref.

SCALE 1:100, 1:50	DRAWN MD
DATE DEC / 1994	DRAWING No. 96011/ 22

02/9/96



WYGATE PARK

LANDSCAPING SCHEME

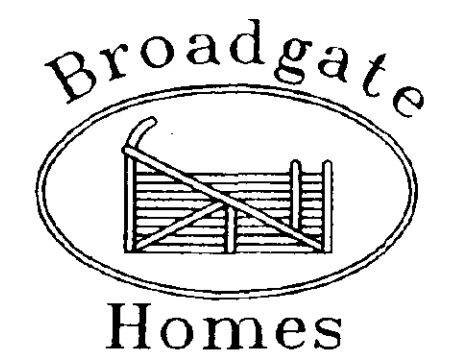
Tree Specification
ac - Acer Campestre (field maple)
anv - Acer Negundo Variegatum (ash leaved maple)
ap - Acer Platanoides (norwegian maple)
bp - Betula Pendula (silver birch)
fs - Fagus Sylvatica (common beech)
fe - Fraxinus Excelsor (common ash)
mgh - Malus Golden Hornet (crab apple)
mjd - Malus John Downie (crab apple)
mp - Malus Profusion (crab apple)
mt - Malus Tschonoski (crab apple)
pa - Prunus Avium (wild cherry)
pth - Prunus Tai Haku (japanese white cherry)

All trees to be standards 1.5m-1.8m high suitably staked and tied.
Trees to be standards 1.8m-2.4m high within public open space and fronting vernatts waterway.

Front gardens are to be seeded/turfed
individual drives to be washed gravel.

Hedge Specification
cm - Crataegus Monogyna (hawthorn) 600-900mm high,
planted in 2 rows staggered at 300mm ctrs.

Fence types
pa - 0.9m high timber palisade fence
pr - 1.5 m high traditional post & rail fence
p - 1.8m high timber panel fence
tt - 1.8m high trellis top fence (300mm trellis).
w - 1.8m brick wall.
plot divide boundaries are 450mm high concrete post
and wire, unless stated otherwise.



Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

project title
Proposed Residential Development
Wygate Park,
Spalding,
Lincolnshire.
Phase 2 & 3 Plots 1-34

drawing
Site Layout

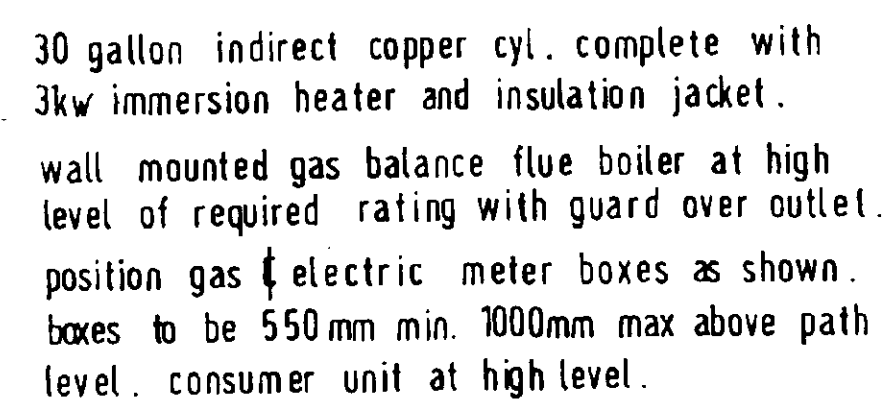
SUPERSEDED

rev A PLANNING AMENDMENTS.
AMENDMENTS TO PLOTS 7-16, 17-24
and 34. 23.5.96 MD

AMENDED PLAN
Ref.

SOUTH H.
HOUSING L.
24 MAY 1996
Ref: 0219/96

scale 1:500
date 21/03/96
drawn MD
drg no. 96011/001



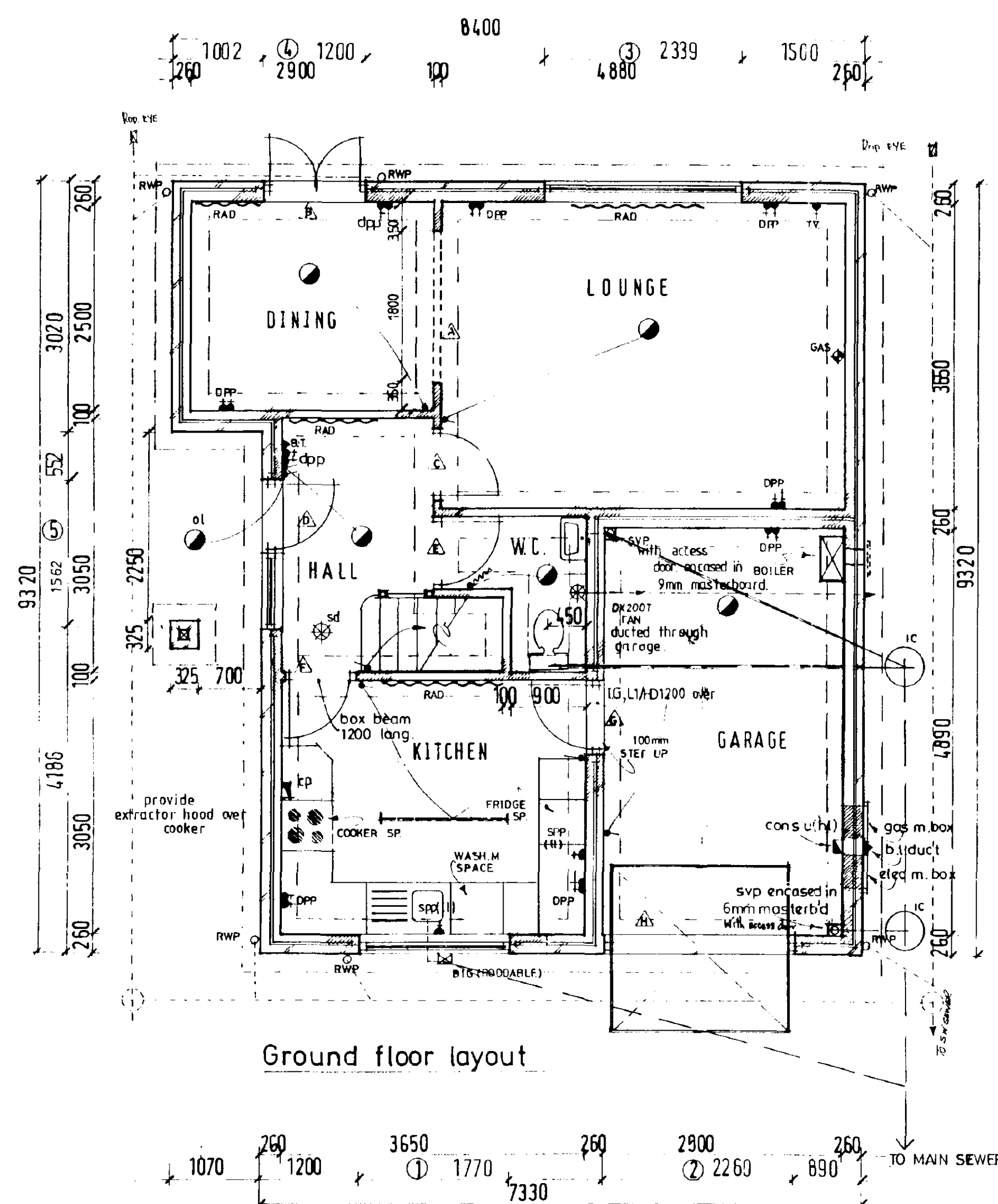
100mm step up from garage to be constructed from non-combustible material 1/2 hour self closing fire door & frame to have 25mm rebates.

box in s.v.p. using 12.5mm fireline boarding.

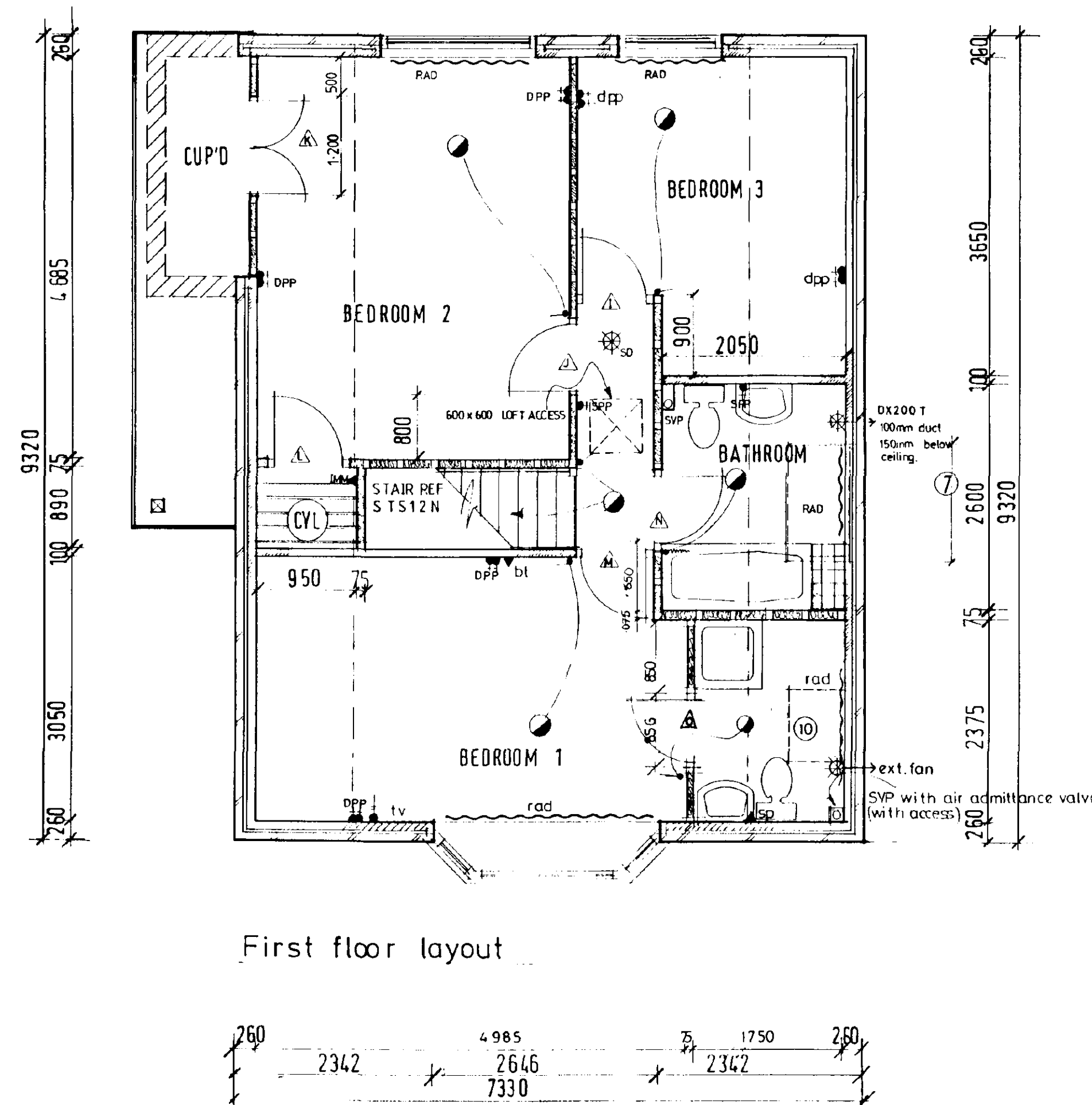
<u>No.</u>	<u>Type</u>	<u>Ref</u>	<u>Lintel</u>
1	Window	C310cc	LI/S 2100
2	Garage Door	UF7070N	LI/S 2700
3	Window	C413cmc	LI/HD2700
4	Pair of Doors	FCP120	LI/S 1500
5	Door/Window	FN29m/C113c	LI/HD1950
6	Splay Bay Window	SP3 1N0. C312cc 2N0. C112c	LI/S 3000
7	Roof Light	GGL 804	—
8	Window	C312cc	LI/HD1500
9	Window	C312cc	LI/HD2100
10	Roof light	GGL 304	—

A 100 Box Beam 2100mm
C } 100 Box Beam 2400mm CONTINUOUS
E }
F Internal Type 1100mm
G LI/S 1200mm

All Lintel Refs by I. G. Lintels
All windows to be double glazed
All joinery refs by Boulton and Paul
All roof lights by Velux



Ground floor layout



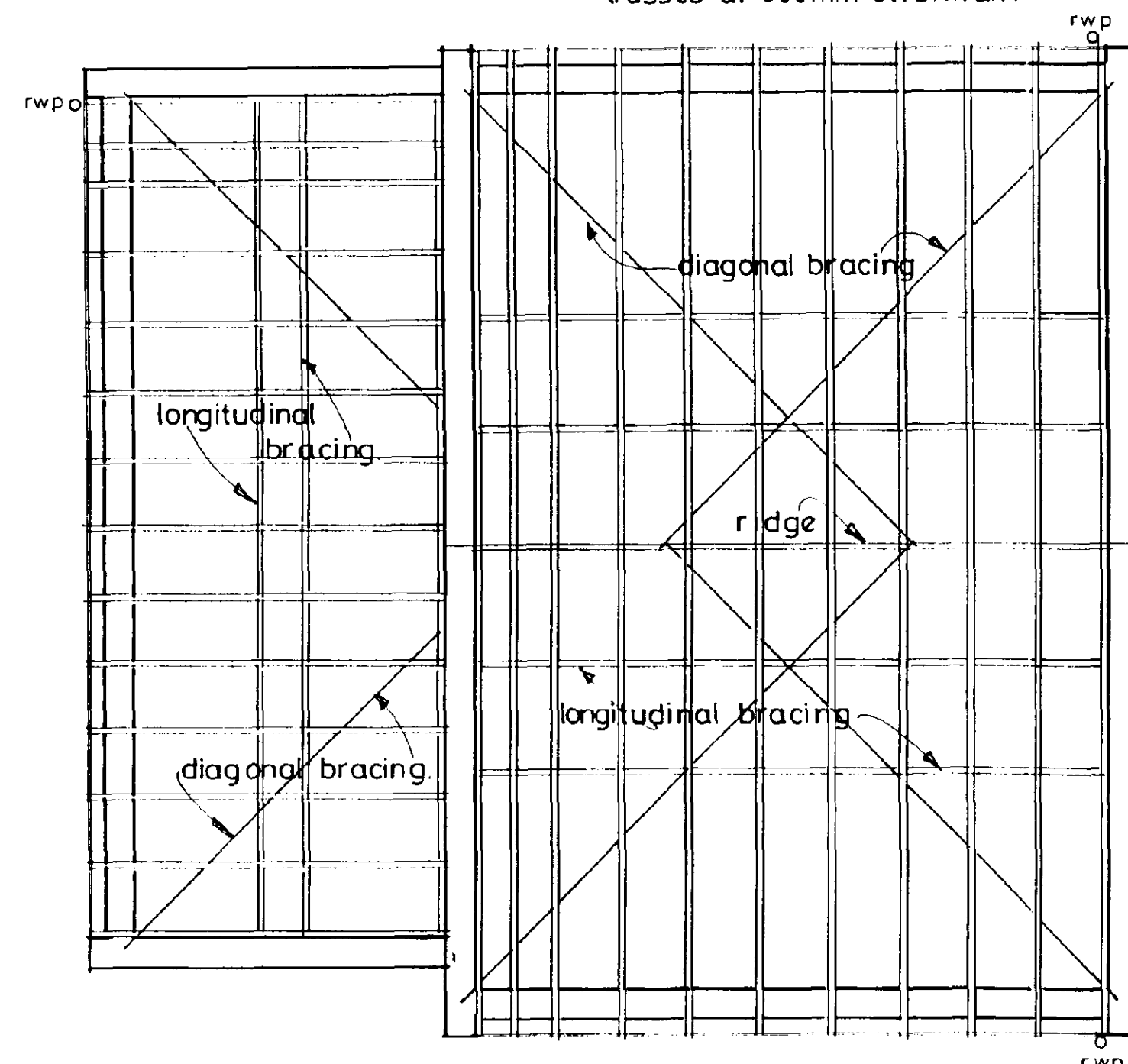
First floor layout

REV	DES	DATE	BY	REVISIONS	DES	DATE	SIGN
1	en suite to bed, electrics amended, drainage layout amended.	24.2.95	MD	a	building control amendments	10.4.95	MD
				b	int. dimensions + reits amended	17.4.95	MD
5.	B.E. amendments	16.3.95	W.	c	CYL CORR. DIMENSIONS AMENDED	27.3.95	MD
				D	BROADGATE AMENDMENTS	2.4.95	MD
				E	EXTERIOR LANTERNS	9.4.95	MD
				F	CONCRETE BEAM OVER C.R.G. DOOR	9.6.95	MD
				G	BROADGATE AMENDMENTS	14.6.95	MD
				H	interior ref G. corrected	9.8.95	MD
				PLANNING	ref G. corrected	BUILDING REGS	
				CHECK BY			

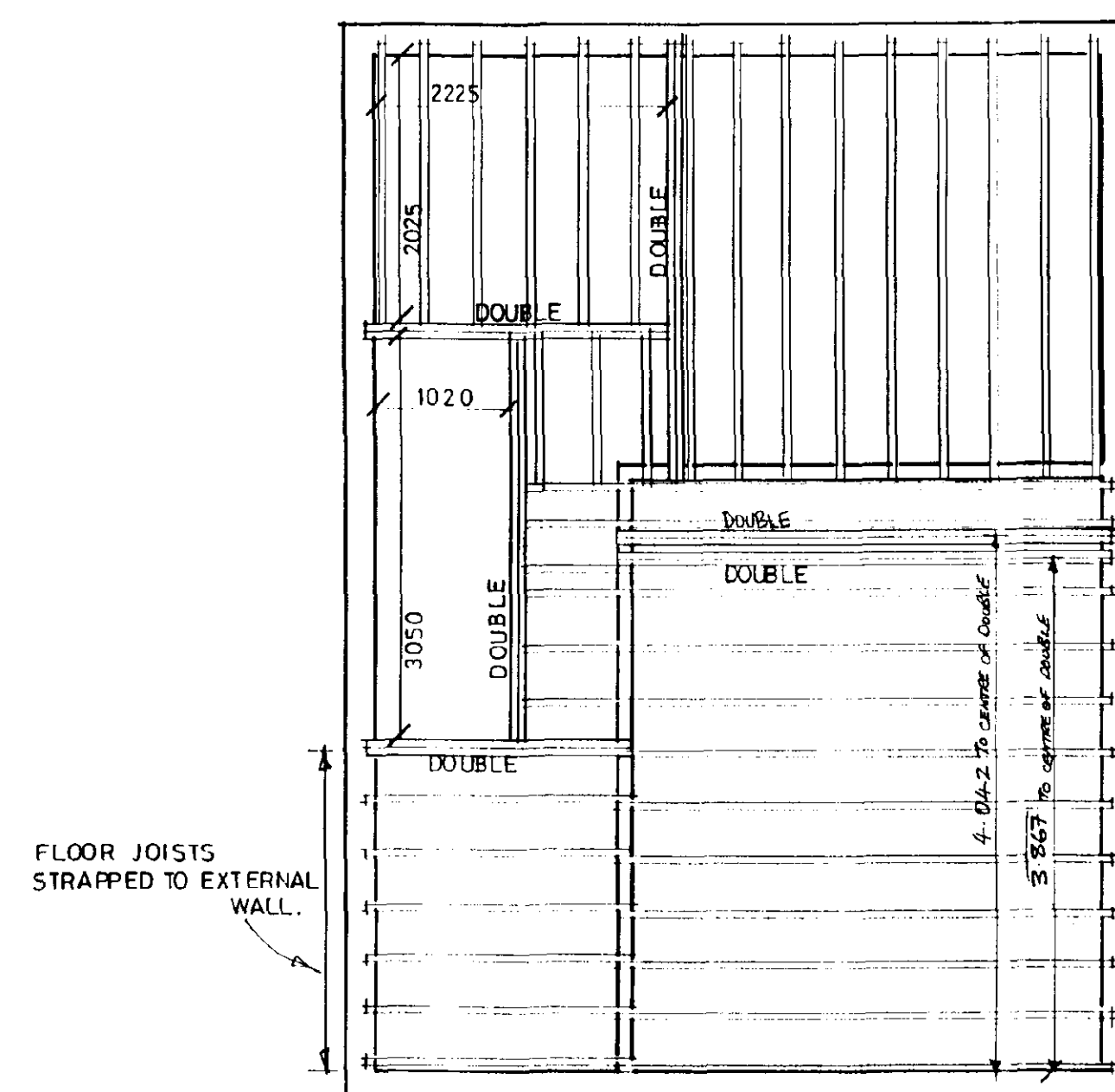
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WILLOWGATE IF & ELEVATIONS

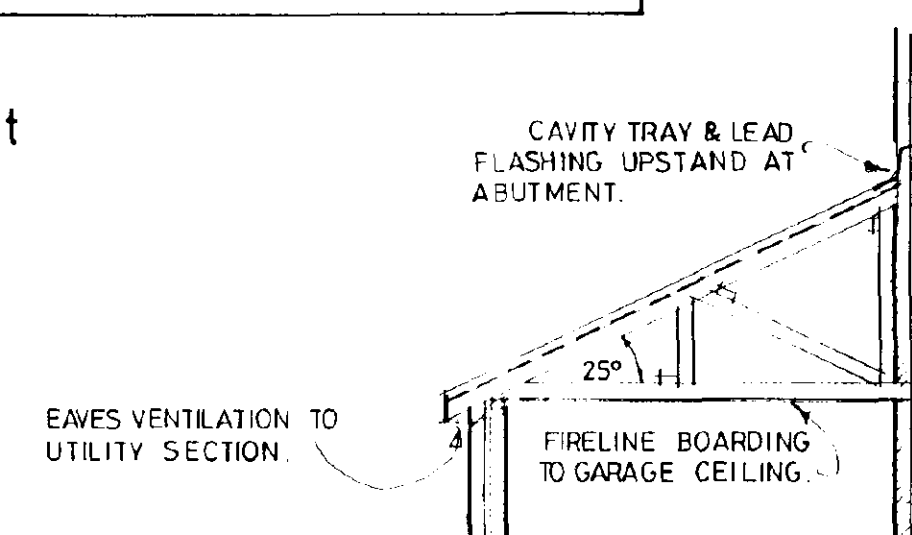
trusses at: 600mm ctrs. max.



Floor joists 47x195 sc3 @ 400mm ctrs.
Double joists bolted together @ 600 ctrs. M12 bolts



Joist layout

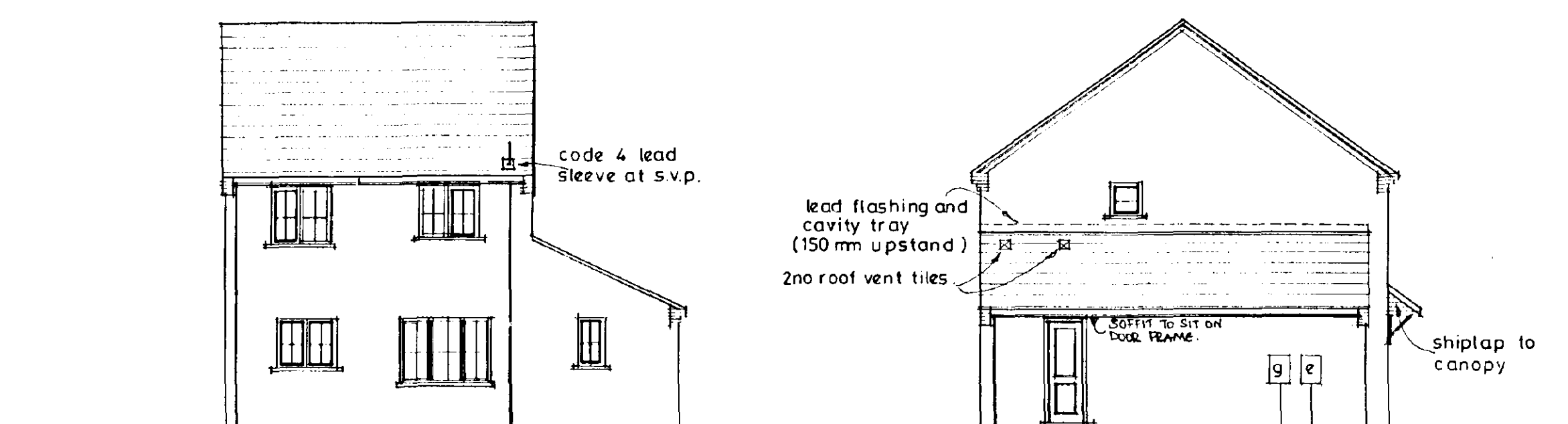


Section (mono trusses
to garage & utility)



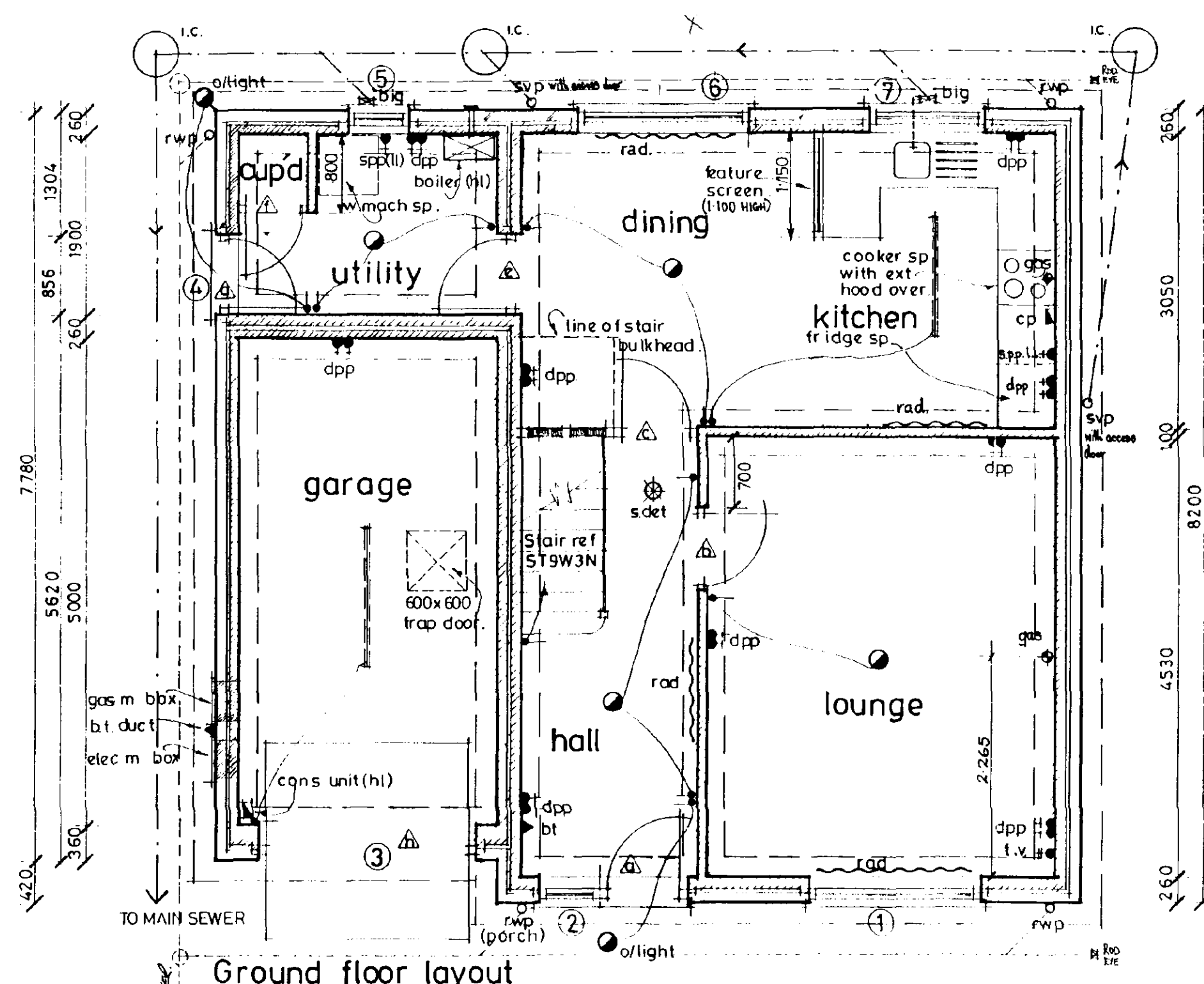
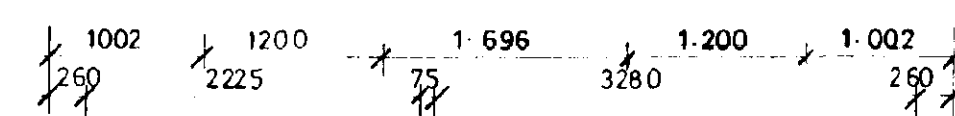
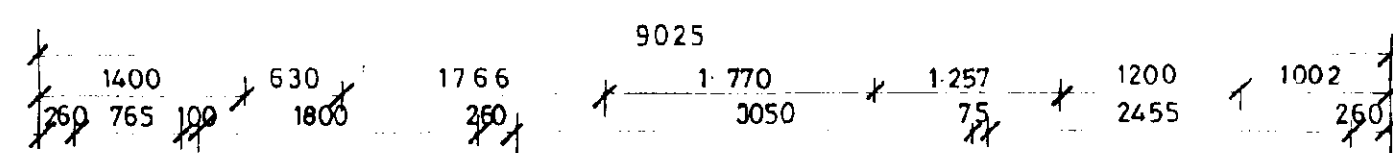
Front elevation

Side

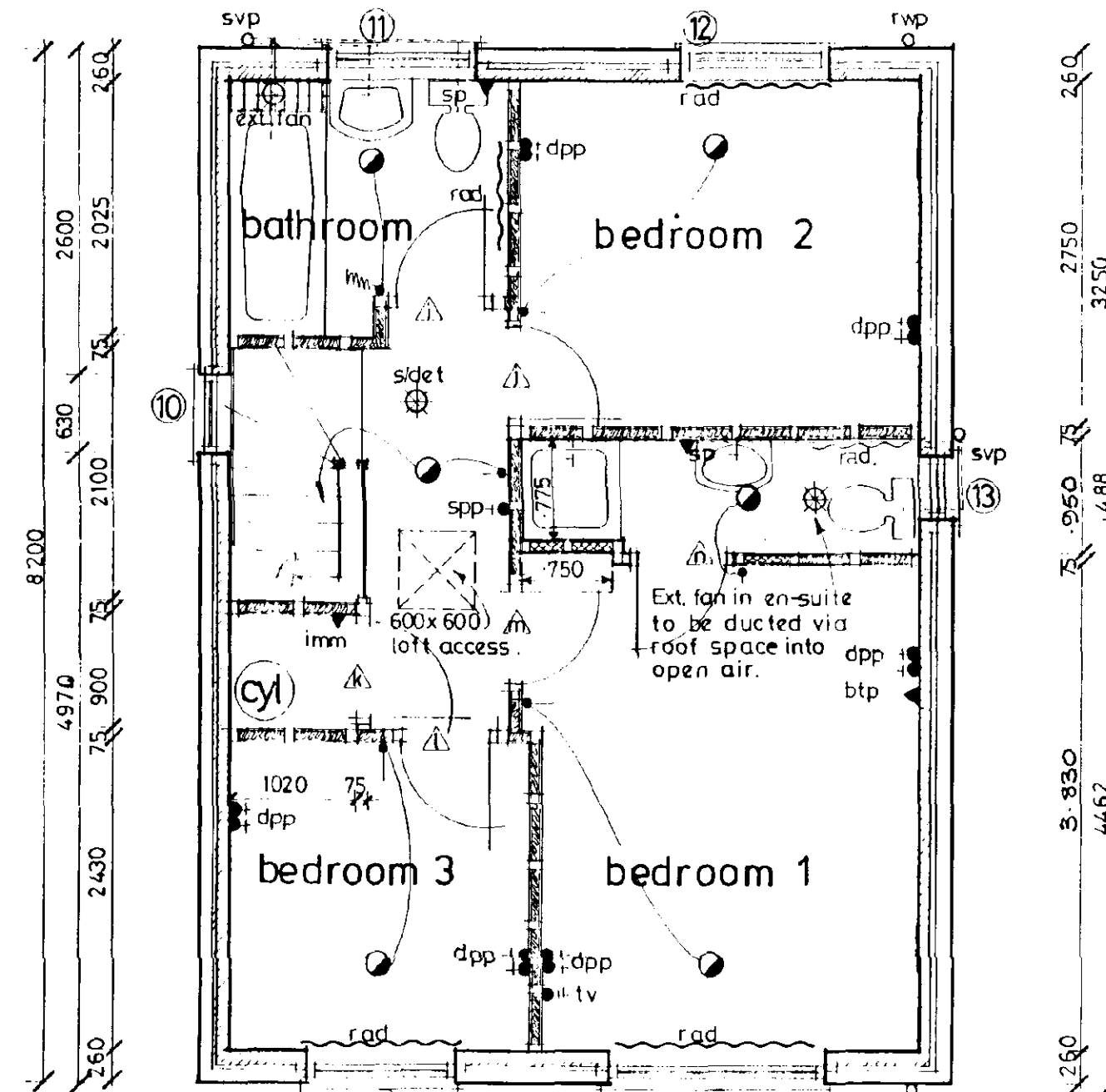


Rear elevation

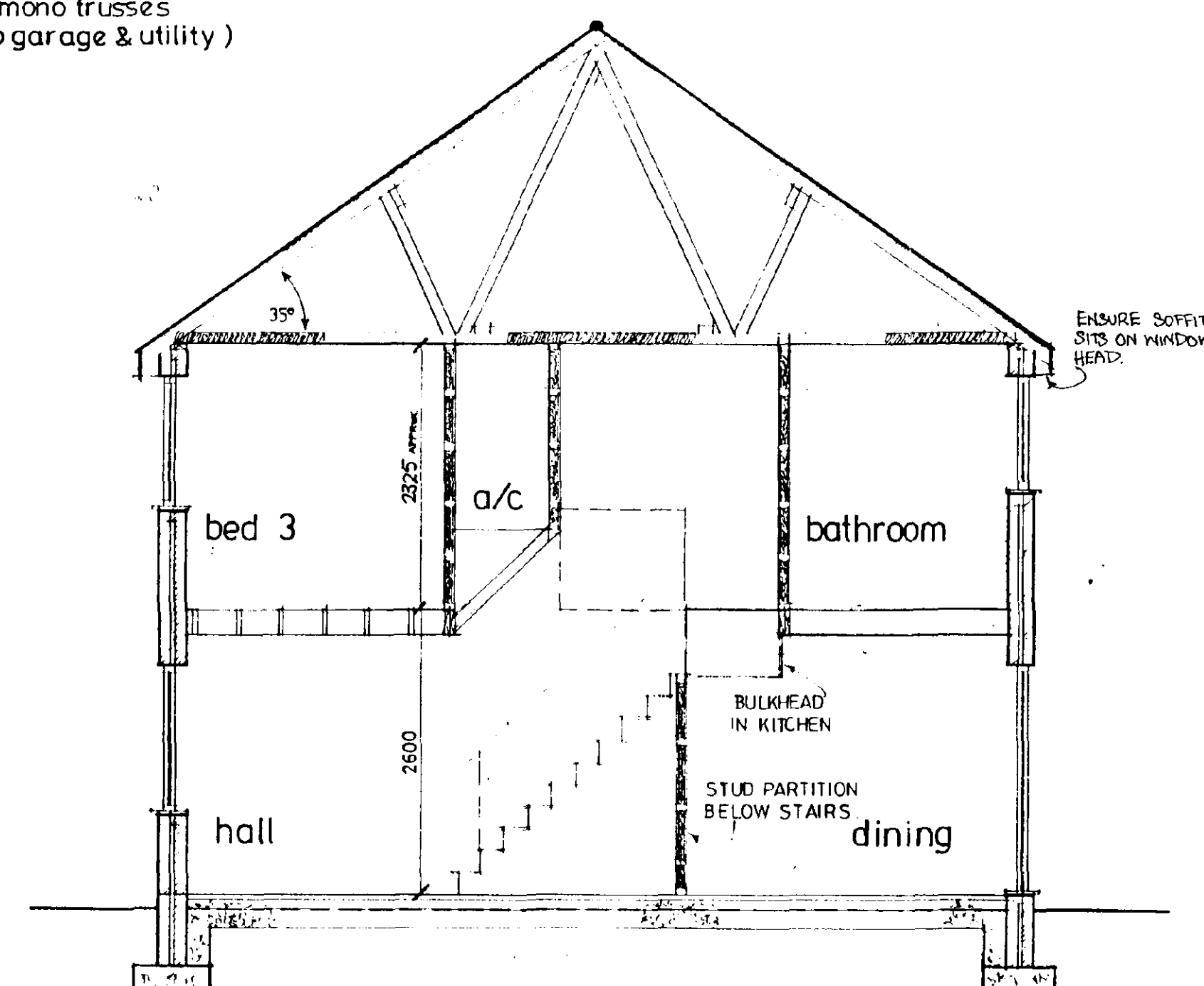
Side



Ground floor layout



First floor layout



Section

<u>DOOR, WINDOW & LINTEL SCHEDULE</u>			
<u>No.</u>	<u>Type</u>	<u>Ref</u>	<u>Lintel</u>
1	Window	G313cc	L/S 2100
2	Door/Window	F299m/G113c	L/S 1500
3	Garage Door	UF7070m	L/S 2700
4	Door	F299m	L/S 1200
5	Window	G110c	L/S 1050
6	Window	C313CC	L/H/D 2100
7	Window	C110cc	L/S 1500
8	Window	C312cc	L/S 2100
9	Window	C212cc	L/S 1500
10	Window	H107c	L/S 1050
11	Window	C110cc	L/S 1050
12	Window	C212cc	L/S 1500
13	Window	H107c	L/S 1050

Internal Lintels to be I.G. Internal type 1100mm long
Except Ref B, Box Beam 1200 long.
Ref E, LI/S 1200 long.

All lintel Refs by I. G. Lintels
All windows to be double glazed
All joinery refs to be Boulton and Paul



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Standard Dwelling Type

H O L L Y G A T E

Plot 31

Wygate Park, Spalding, Lincs.

DRAWING

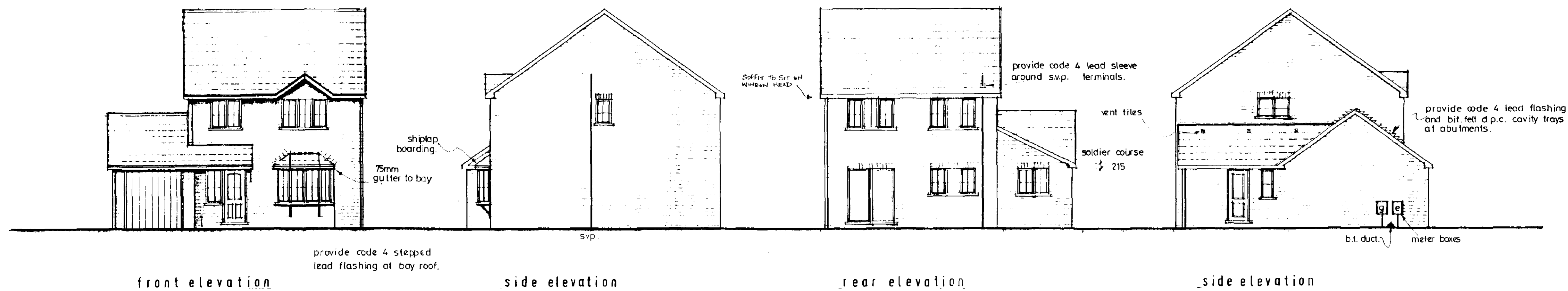
floor plans
elevations
roof + joist plan
sections.

[illegible]

SCALE
1: 100, 1: 50

DATE NOV / 1994

DRAWING No. 96011 / 31

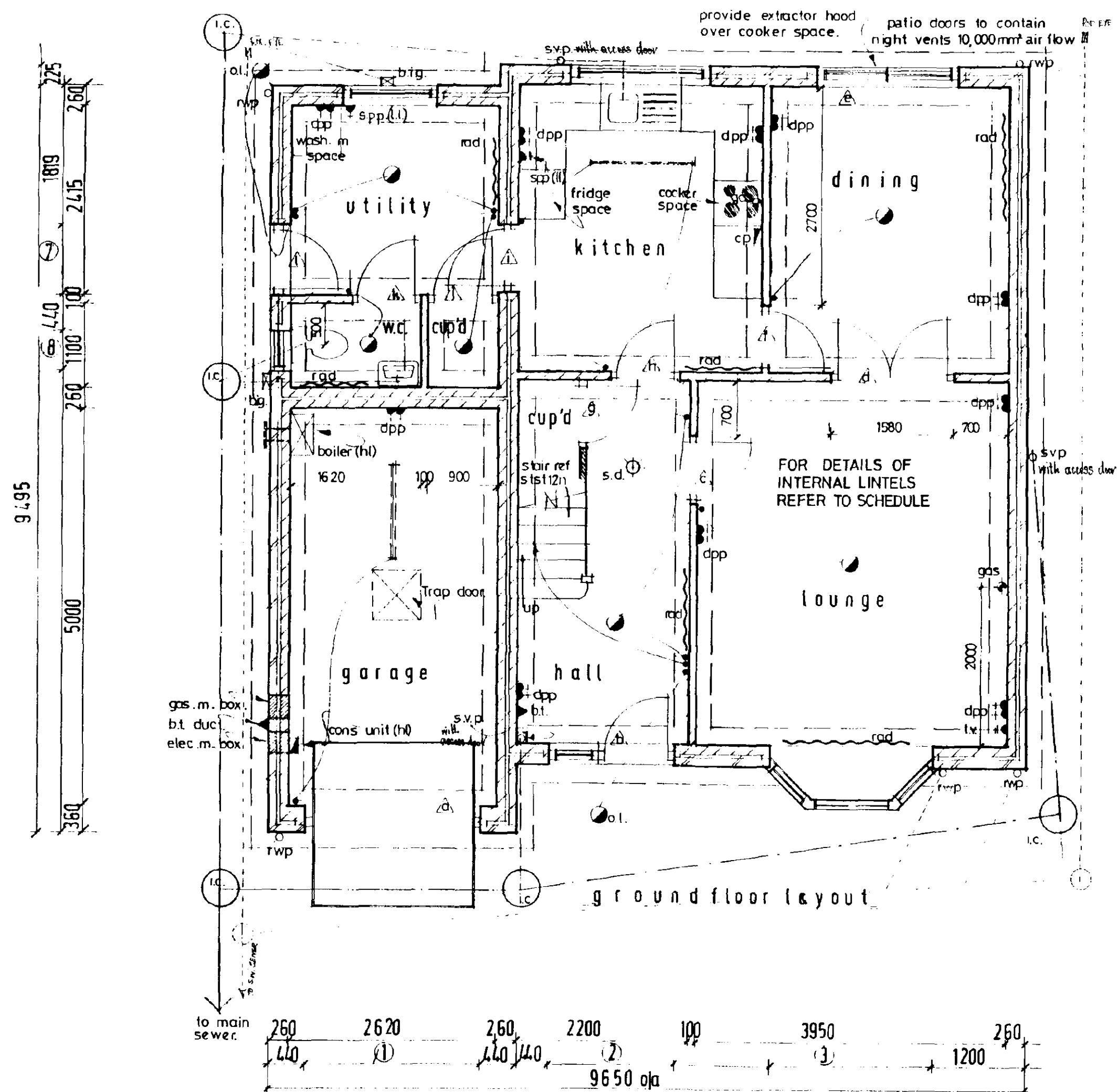
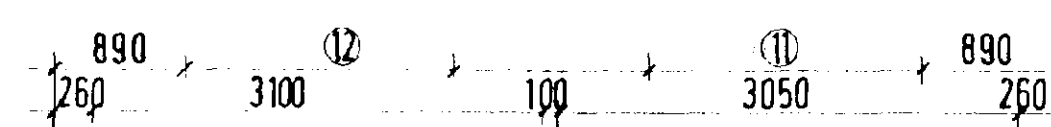
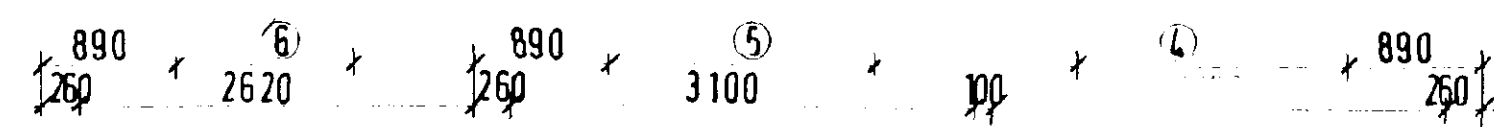


front elevation

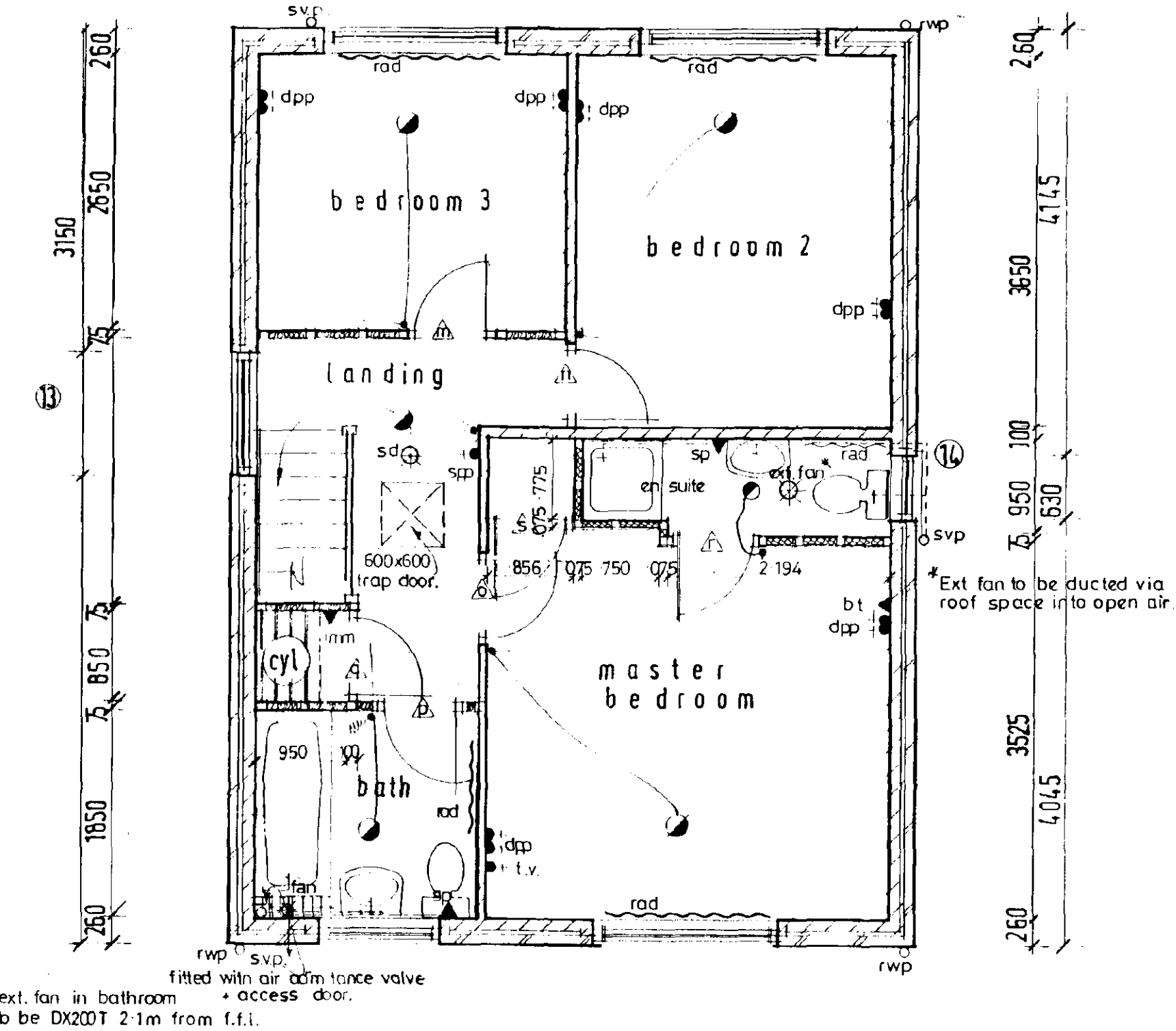
side elevation

rear elevation

side elevation



ground floor layout



first floor layout

NOTES

ASHGATE II
DOOR - WINDOW AND LINTEL SCHEDULE

NO.	TYPE	REF.	LINTEL
1	CARAGE DOOR	U7070WS	L1/S 2100
2	WINDOW/DOOR	C113C FN29H	L1/S 1950
3	BAY WINDOW	SP2/C113C/C213CC/C113C	L1/HD 2400
4	PATIO DOORS	1-BH WIDE	L1/S 2250
5	WINDOW	C310CC	L1/S 2100
6	WINDOW	C210C	L1/S 1500
7	DOOR	FN26H	L1/S 1200
8	WINDOW	HN10C	L1/S 800
9	WINDOW	C212CC	L1/S 1500
10	WINDOW	C312CC	L1/S 2100
11	WINDOW	C312CC	L1/S 2100
12	WINDOW	C312CC	L1/S 2100
13	WINDOW	W207C	L1/S 600
14	WINDOW	H10C	L1/S 1050

ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY ROULTON AND PAUL
ALL LINTEL REFS BY I.C.

30 gallon indirect copper cyl. complete with 3kn immersion heater and insulation jacket.

wall mounted gas balance flue boiler high level of required rating with guard over outlet.

position gas and electric meter boxes as shown.

INTERNAL LINTEL SCHEDULE

Ref	Lintel type/length	Ref	Lintel type/length
A	Ext. Ref 1	J	Int. 100/1100
B	Ext. Ref 2	K	Int. 100/1100
C	Box Beam 100/1200	L	Ext. Ref 7
D	Box Beam 100/1950	M	Timber
E	Ext. Ref 4	N	Int. 100/1100
F	Int. 100/1100	O	Int. 100/1100
G	Int. 100/1100	P	Timber
H	Int. 100/1100	Q	Timber
I	LHD/1200	R	Timber
		S	Timber

Broadgate Builders

0269/96

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Standard Dwelling Type

ASHGATE II

WITH EN-SUITE

Plot 26

Wygate Park, Spalding, Lincs.

FLOOR PLANS AND ELEVATIONS

DATE	31.10.90	DRAWN	MD
DRWG No	96011/ 26	SCALE	1:100, 1:50
REVISIONS	DES	DATE	SIGN
A	SHU. WINDOW THRESHOLD 950mm	12-12-90	MD
B	GENERAL AMENDMENTS	9-4-91	MD
C	INTERNAL LINTEL SCHEDULE ADDED	23-9-91	AJP
D	Lintel ref 1 changed to L1/S	9-10-91	MD
E	EN-SUITE ADDED TO LAYOUT	4-1-95	MD
F	BOX BEAM 1200mm TO INT. REF c	"	"
	Electricians amended.	27/2/95	MD
PLANNING	B.E. amendments	BUILDING REGS.	16-3-95

Architectural elevation drawing of a two-story house. The drawing includes the following features and annotations:

- Chimney:** A tall chimney is located on the left side of the house.
- Roof:** A gabled roof with a brick arch at the peak. An annotation points to the arch: "brick arch (refer to section for window head height)".
- Windows:**
 - Second floor: A large multi-paned window on the left and a smaller arched window on the right.
 - First floor: A large multi-paned window on the left.
- Door and Garage:** A central front door with a small arched transom, flanked by two large garage doors.
- Annotations:**
 - "brick soldiers to front only" points to the brickwork on the chimney.
 - "tile capping" points to the roofline on the left side.

brick and dentil detail to gables (20mm projection).

code 4 stepped lead flashing and cavity tray at abutment.

meter boxes.

Chimney to have 4 rows corbelled brickwork top two rows engineering bricks.

Code 4 lead sleeve at s.v.p.

s.v.p.

s.v.p.

BRICK SOLDIERS TO FRONT
ELEVATION ONLY

215mm

EXTEND PAST
WINDOW FRAMES
(150mm)

$\frac{890}{260} \times \frac{1800}{3050} \times \frac{1585}{100} \times \frac{1770}{3650} \times \frac{1115}{856} \times \frac{1126}{1722} \times \frac{260}{2675} \times \frac{856}{890} \times \frac{260}{260}$

890 1770 1350 1200 1842 1200 890
260 3050 100 2617 75 2780 260

<u>NO</u>	<u>TYPE</u>	<u>REF</u>	<u>LINTEL</u>
1	WINDOW	C413CMC	L1/S 2700
2	ENT. FRAME	FED180/29	L1/H 2250
3	GARAGE DOOR	UF7070N	L1/S 2700
4	GARAGE DOOR	UF7070N	L1/S 2700
5	DOOR	FX26M	L1/S 1200
6	WINDOW	HN10C	L1/S 1050
7	DOOR	F26M	L1/S 1200
8	WINDOW	C310CC	L1/S 2100
9	PATIO DOORS	1.8M WIDE	L1/S 2250
10	WINDOW	C412CMC	L1/S 2700
11	WINDOW	(COMBINED) C1129/SEMI2	L1/S 1050
12	WINDOW	C312CC	L1/S 2100
13	WINDOW	C212CC	L1/S 1650
14	WINDOW	C210CC	L1/S 1650
15	WINDOW	C312CC	L1/S 2100
16	WINDOW	HN10C	L1/S 900
17	LINTEL	---	L1/HD 2850
18	LINTEL	---	L1/HD 3000

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL

Ground floor layout

First floor layout

260 3650 100 1992 260 2620 260 2675 260
 915 2339 915 1832 440 2260 675 2260 600
 4170 1832 12077 o/a 6075 600

250 3650 100 1992 100 2780 250
915 2339 916 665 630 1017 1770 890



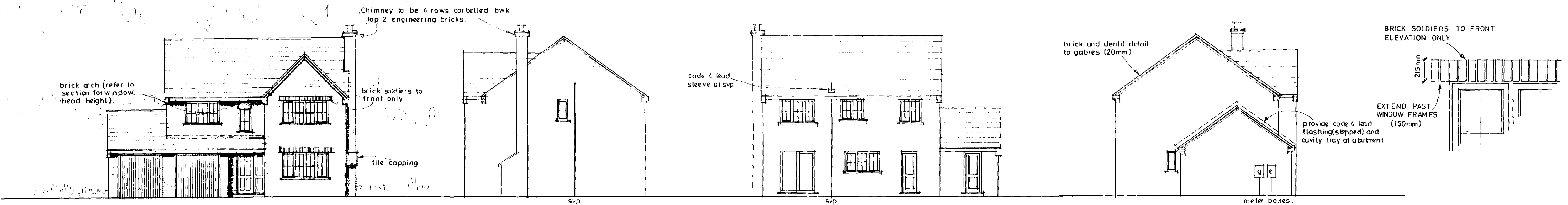
Wygate Park, Spalding, Lincs.

22 MAR 1996

[illegible]

DRAWN MD

DRAWING No.
96011/ 23



Front elevation

Side

Rear

Side

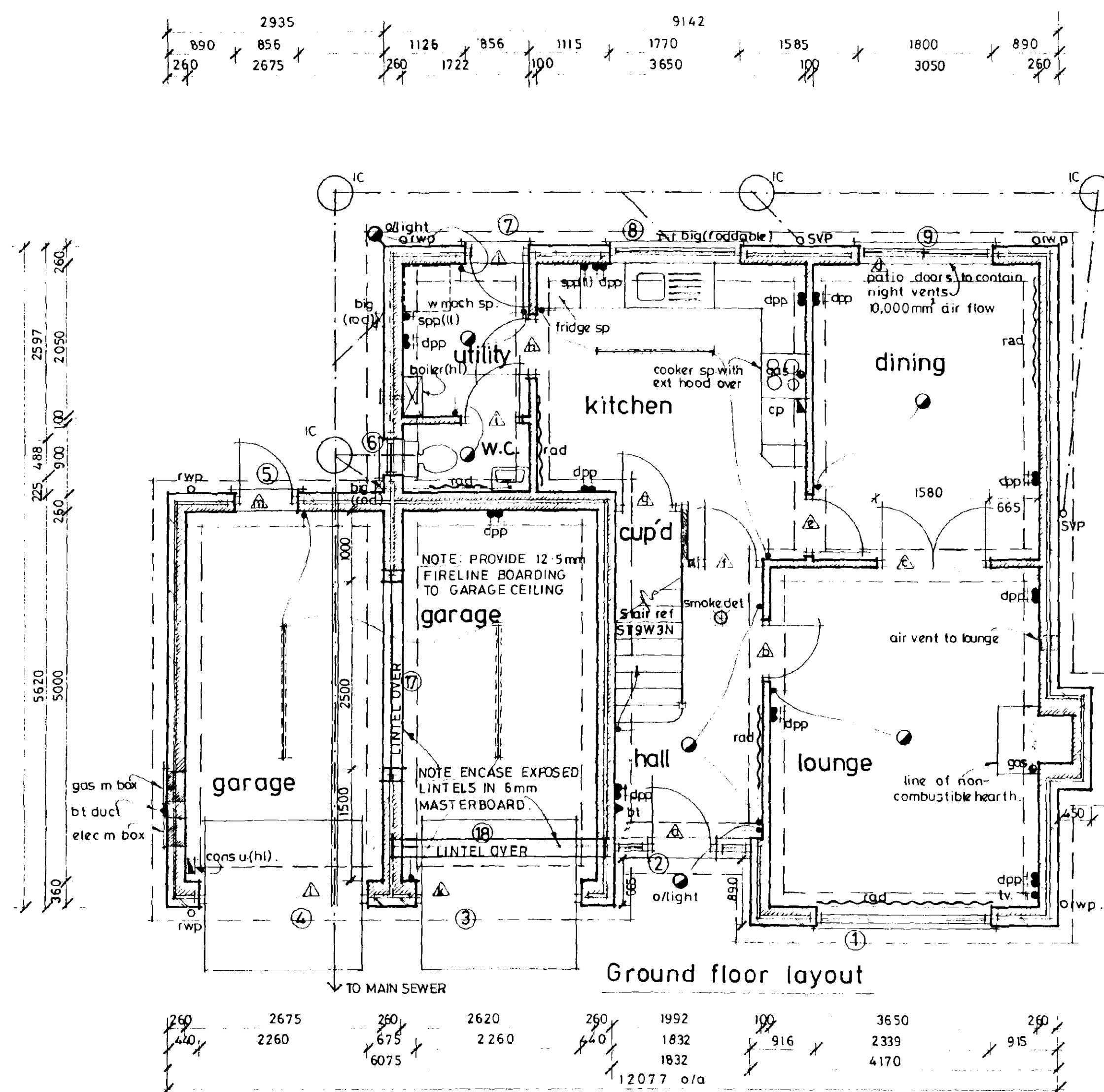
DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	WINDOW	C413CMC	L1/S 2700
2	ENT. FRAME	FED180/29	L1/S 2250
3	GARAGE DOOR	UF7070N	L1/S 2700
4	GARAGE DOOR	UF7070N	L1/S 2700
5	DOOR	FX26M	L1/S 1200
6	WINDOW	HN10C	L1/S 1050
7	DOOR	FN26M	L1/S 1200
8	WINDOW	C310CC	L1/S 2100
9	PATIO DOORS	1.8M WIDE	L1/S 2250
10	WINDOW	C412CMC	L1/S 2700
11	WINDOW	(COMBINED) C1124SEM1B	L1/S 1050
12	WINDOW	C312CC	L1/S 2100
13	WINDOW	C212CC	L1/S 1650
14	WINDOW	C210C	L1/S 1650
15	WINDOW	C312CC	L1/S 2100
16	WINDOW	HN10C	L1/S 900
17	LINTEL	---	L1/HD 2850
18	LINTEL	---	L1/HD 3000

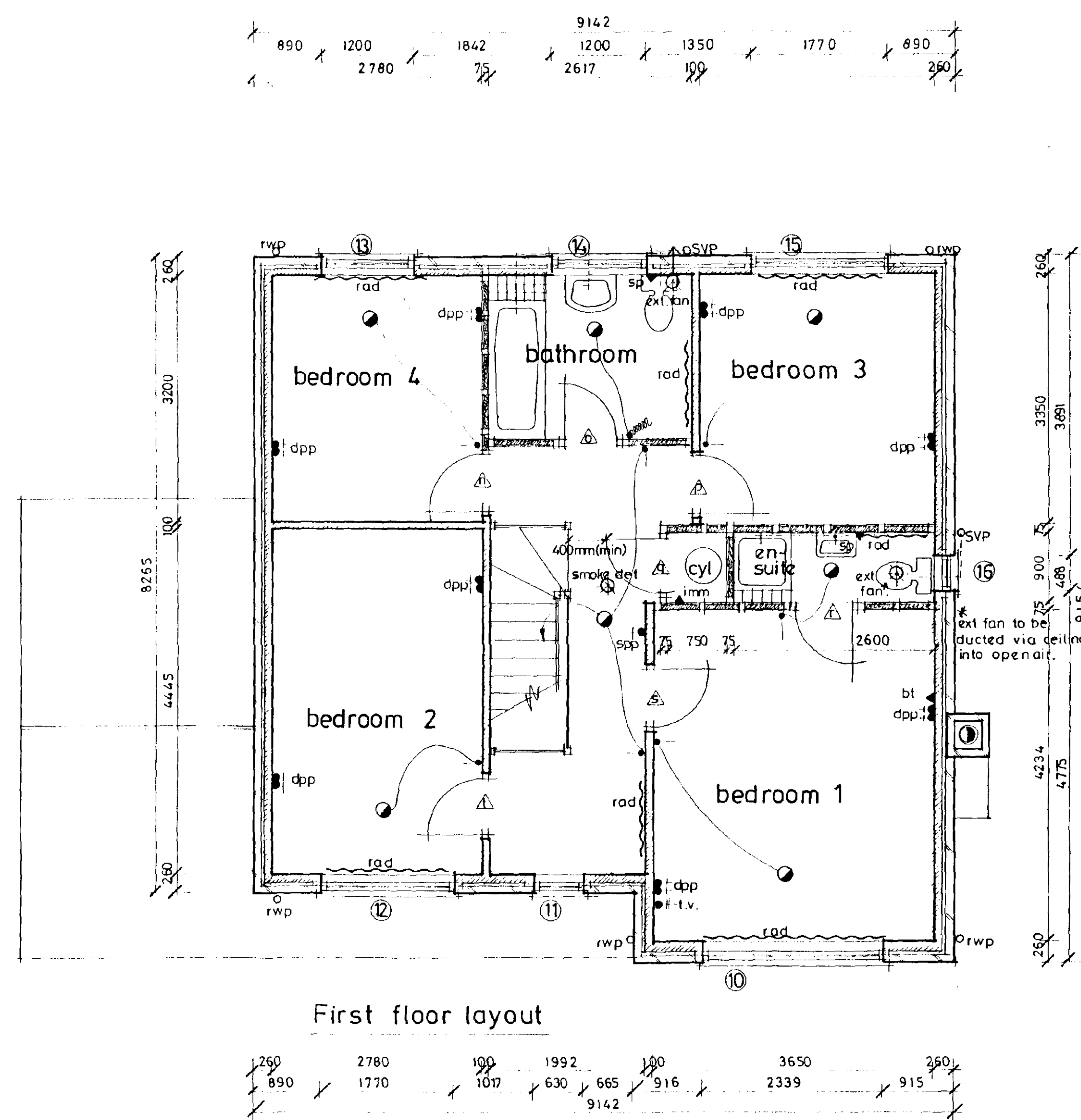
INTERNAL LINTELS

TO BE IG INTERNAL TYPE 1100MM LONG
EXCEPT REF C. BOX BEAM 100 1950MM LONG
EXCEPT REF E. BOX BEAM 100 1200MM LONG

ALL LINTEL REFS BY IG LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON AND PAUL



Ground floor layout



First floor layout



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Standard Dwelling Type
CEDARGATE II
Plot 22
Wygate Park, Spalding, Lincs.

DRAWING

floor plans
elevations.

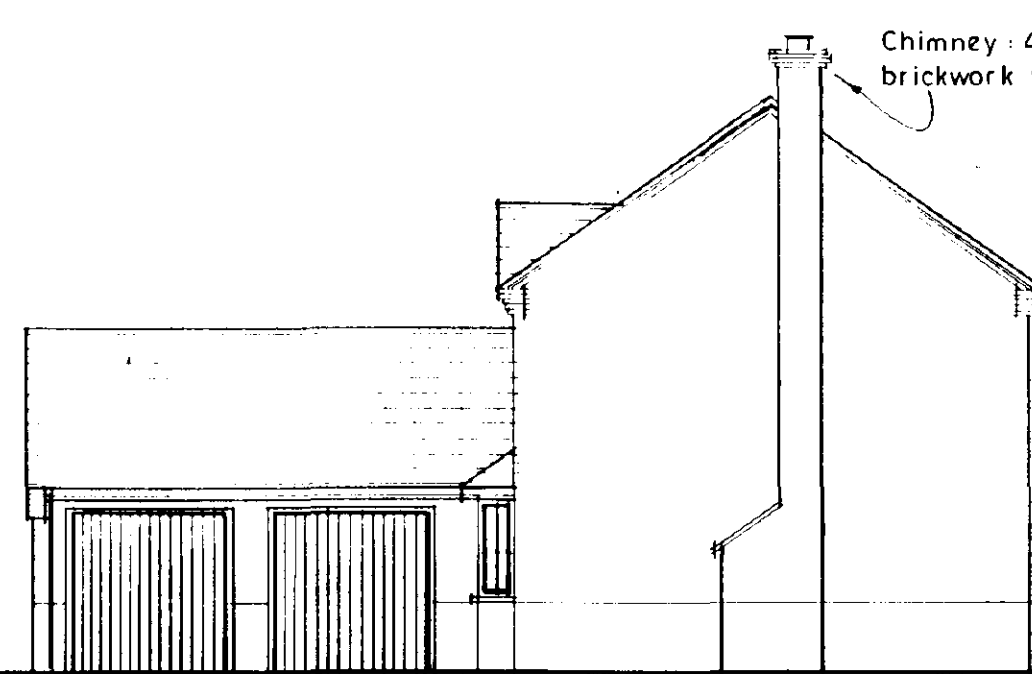
REV	DESCRIPTION	DATE	BY
1	ALTER RAD. & ELECTRICAL & WINDOWS	27-2-95	E

SCALE 1:100, 1:50 DRAWN MD

DATE FEB / 1995 DRAWING No. 0264/106



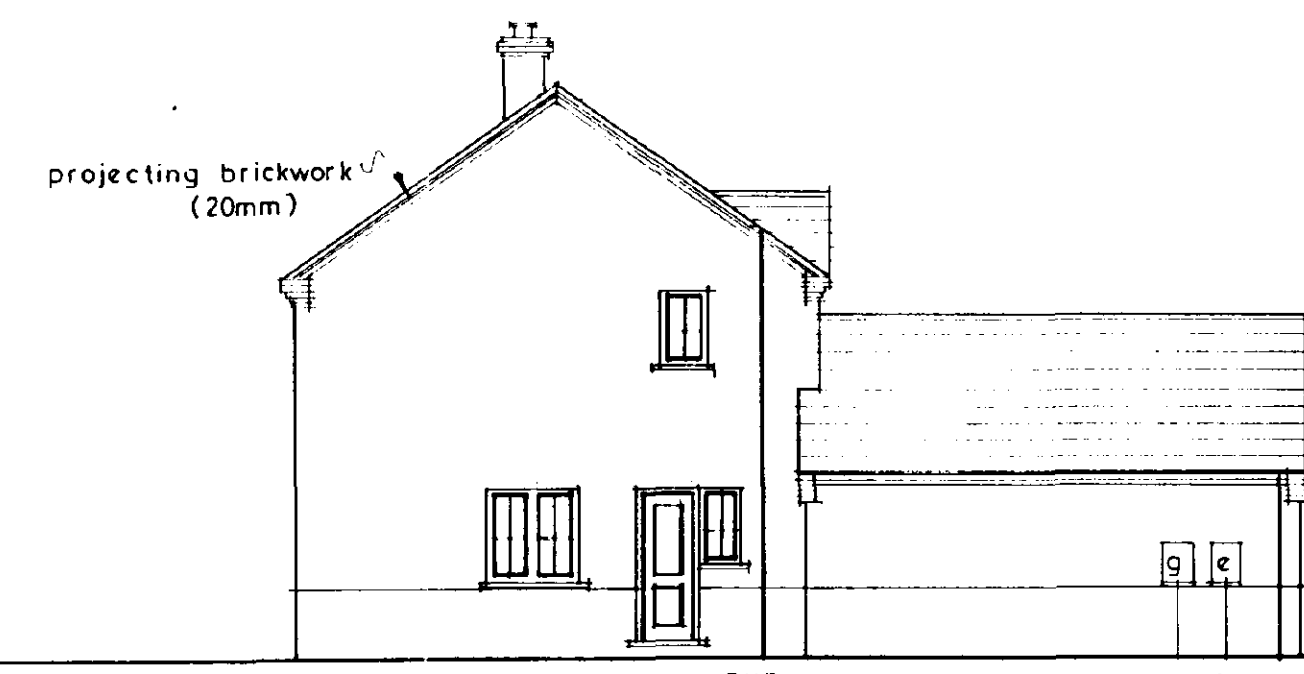
Front elevation



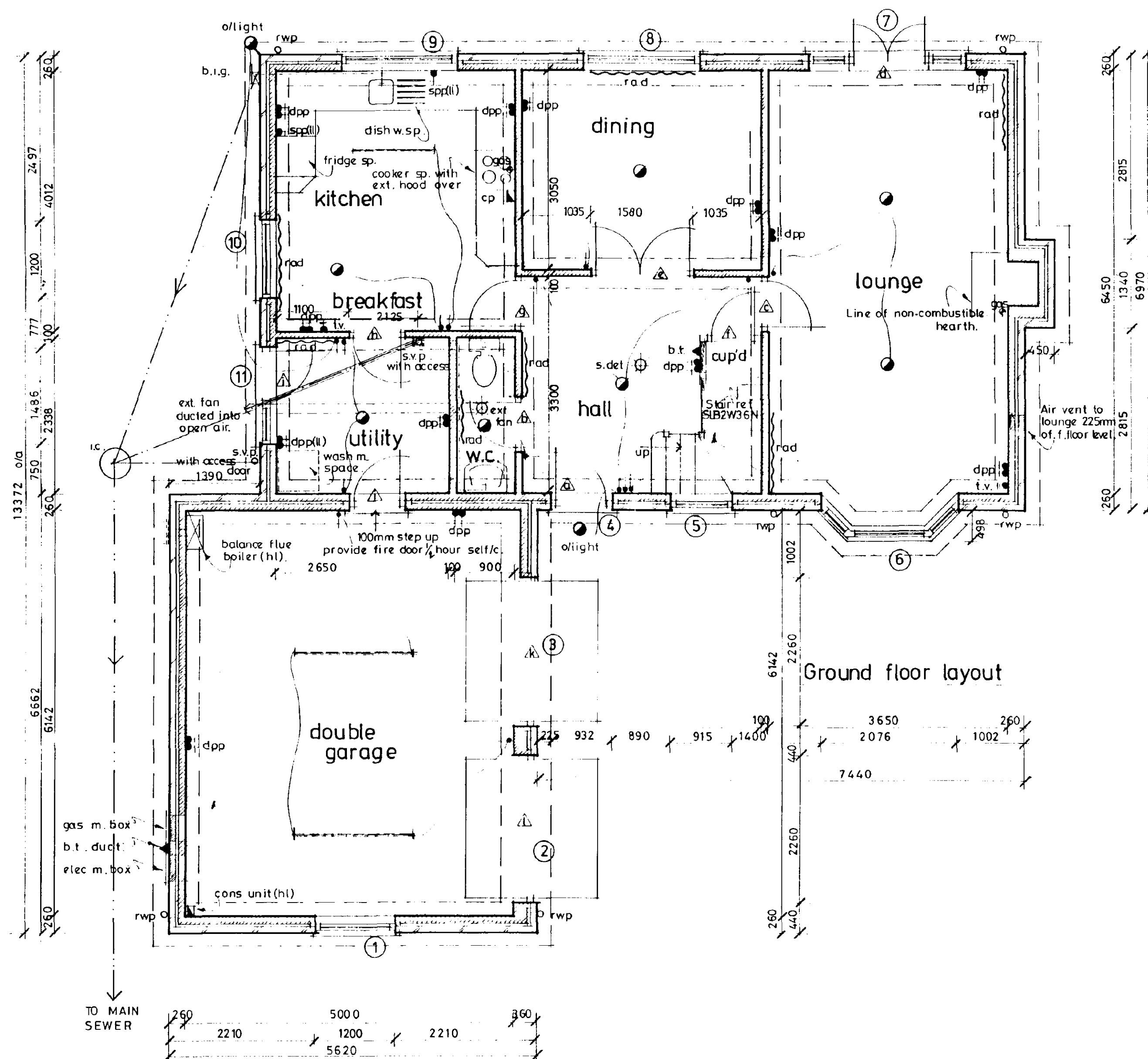
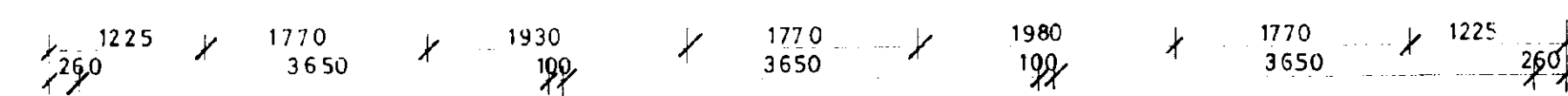
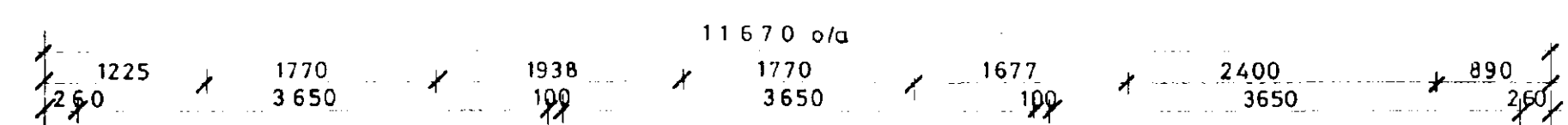
Side elevation



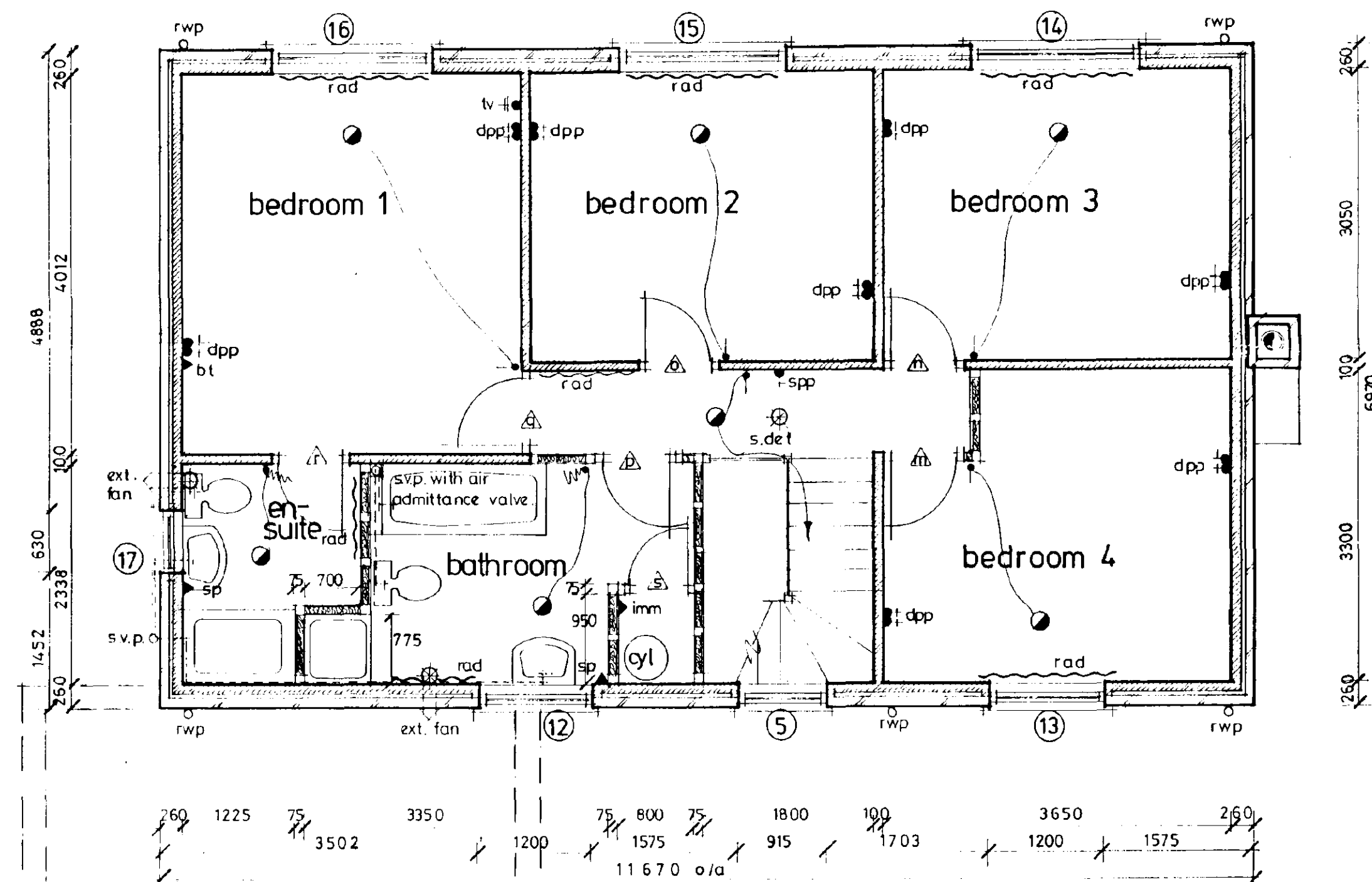
Rear elevation



Side elevation



Ground floor layout



First floor layout

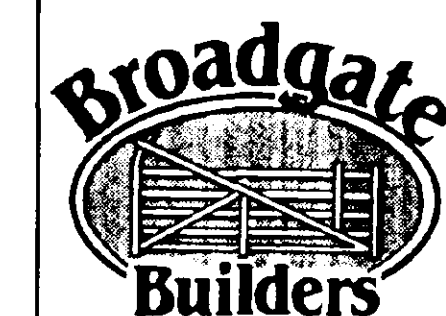
DOOR, WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
1	Window	C13cc	LI/S 1500
2	Garage door	UF7070N	LI/S 2550
3	Garage door	UF7070N	LI/S 2550
4	Door	FN29m	LI/S 1200
5	Special Window	SPRAWD5HV	LI/S 1200
6	Play Bay Window	SP2:1MOC213cc	LI/S 2400
7	Pair of Doors & Sidelights	FLP240	LI/HD2700
8	Window	C13cc	LI/S 2100
9	Window	C310cc	LI/S 2100
10	Window	C213cc	LI/S 1500
11	Door/Window	FN26m/c110c	LI/S 1800
12	Window	C212cc	LI/S 1500
13	Window	C212cc	LI/S 1500
14	Window	C312cc	LI/S 2100
15	Window	C312cc	LI/S 2100
16	Window	C312cc	LI/S 2100
17	Window	C110c	LI/S 900

INTERNAL LINTELS

I.G. Internal type 100 - 1050mm long
 Except Ref B Box 75 1200mm
 C Box 75 1200mm
 E Box 75 1800mm
 G Box 75 1200mm
 J LI/S 1200mm

All lintel refs by I. G. Lintels
 All windows to be double glazed
 All joinery refs by Boulton and Paul



Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE
 Standard Dwelling Type
THE SYCAMORE
 Plot 21
 Wygate Park, Spalding, Lincs.

FLOOR PLANS AND ELEVATIONS

DATE APRIL / 1994		DRAWN <i>Mark Davis</i>	
DRWG No. 96011/21		SCALE 1-50, 1-100	
REVISIONS	DES	DATE	
A	Additional 50mm to overall depth. Broadgate amendments	29.6.94	
B	Electrics amended	27.2.95	
C	WINDOWS ALTERED	6.3.95	

PLANNING	BUILDING REGS
CHECK BY	

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The diagram illustrates the first floor layout of a house. It features four bedrooms: bedroom 2 (bottom left), bedroom 3 (top left), bedroom 4 (top center), and the master bedroom (top right). The master bedroom includes an en suite bathroom and a walk-in wardrobe (w.). A central gallery provides access to bedrooms 2, 3, and 4, as well as the master bedroom. A bathroom is located between bedrooms 2 and 3. A cylindrical closet (cyl.) is situated between bedrooms 4 and the master bedroom. The layout is enclosed by a thick black line representing the exterior walls.

bedroom 3

bedroom 4

en suite

w.

cyl.

master bedroom

bathroom

gallery

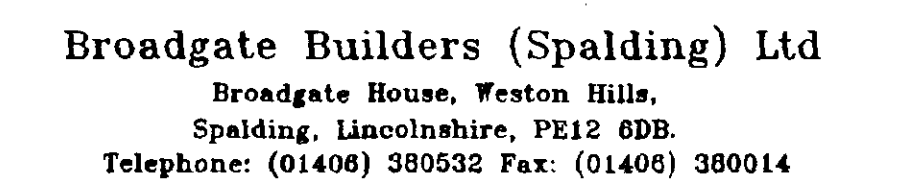
bedroom 2

FIRST FLOOR LAYOUT

GROUND FLOOR LAYOUT

The image contains two hand-drawn architectural sketches of a house. The left sketch shows a front elevation with a symmetrical facade. It features a central entrance with a small porch, flanked by two windows. Above the entrance are two more windows, and above those are two more windows, creating a symmetrical arrangement. The right sketch shows a side elevation of the same house. It features a gabled roof and a single window on the side wall. The sketches are simple line drawings with some shading to indicate depth.

SIDE

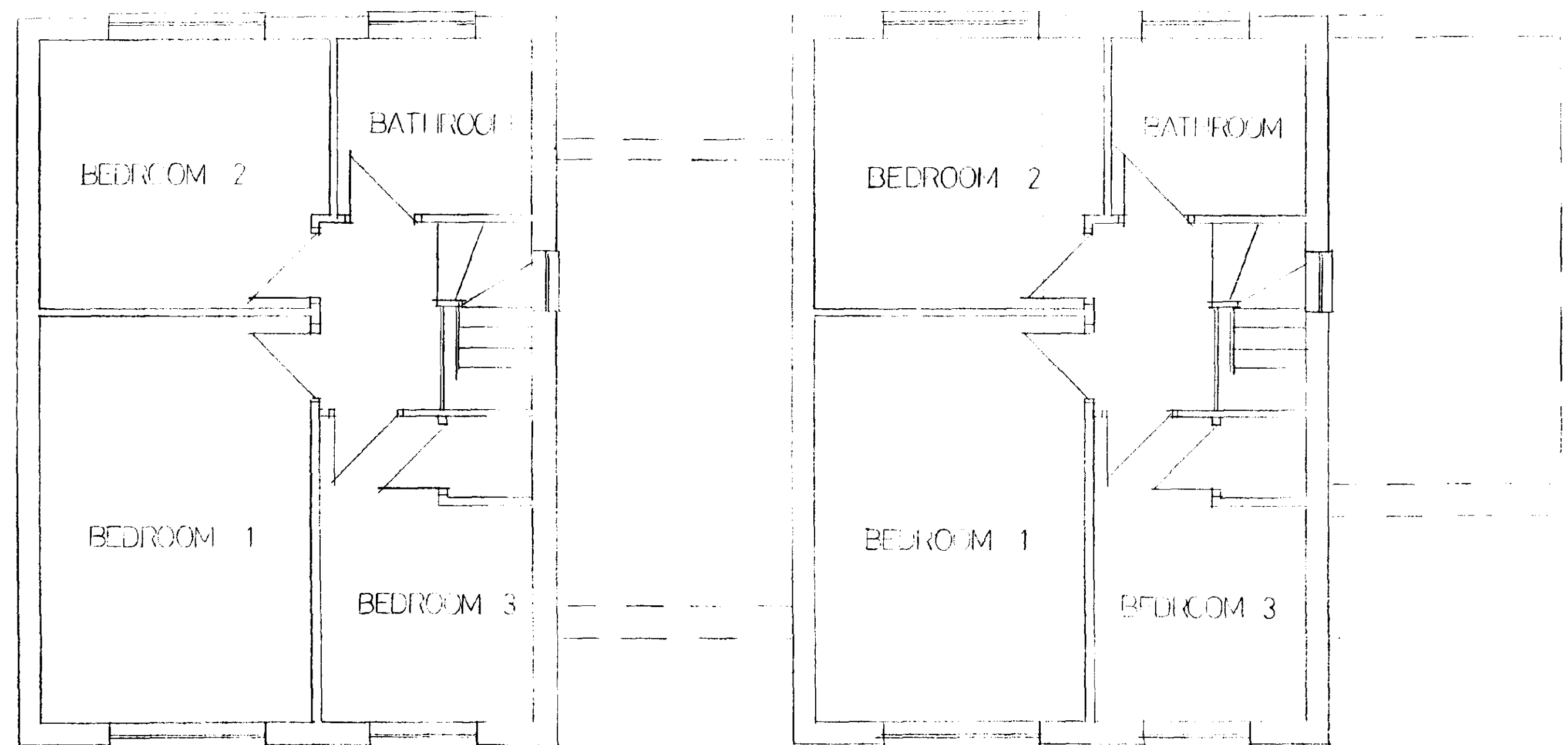


Plot 20. Wygate Park,
Spalding, Lincs.

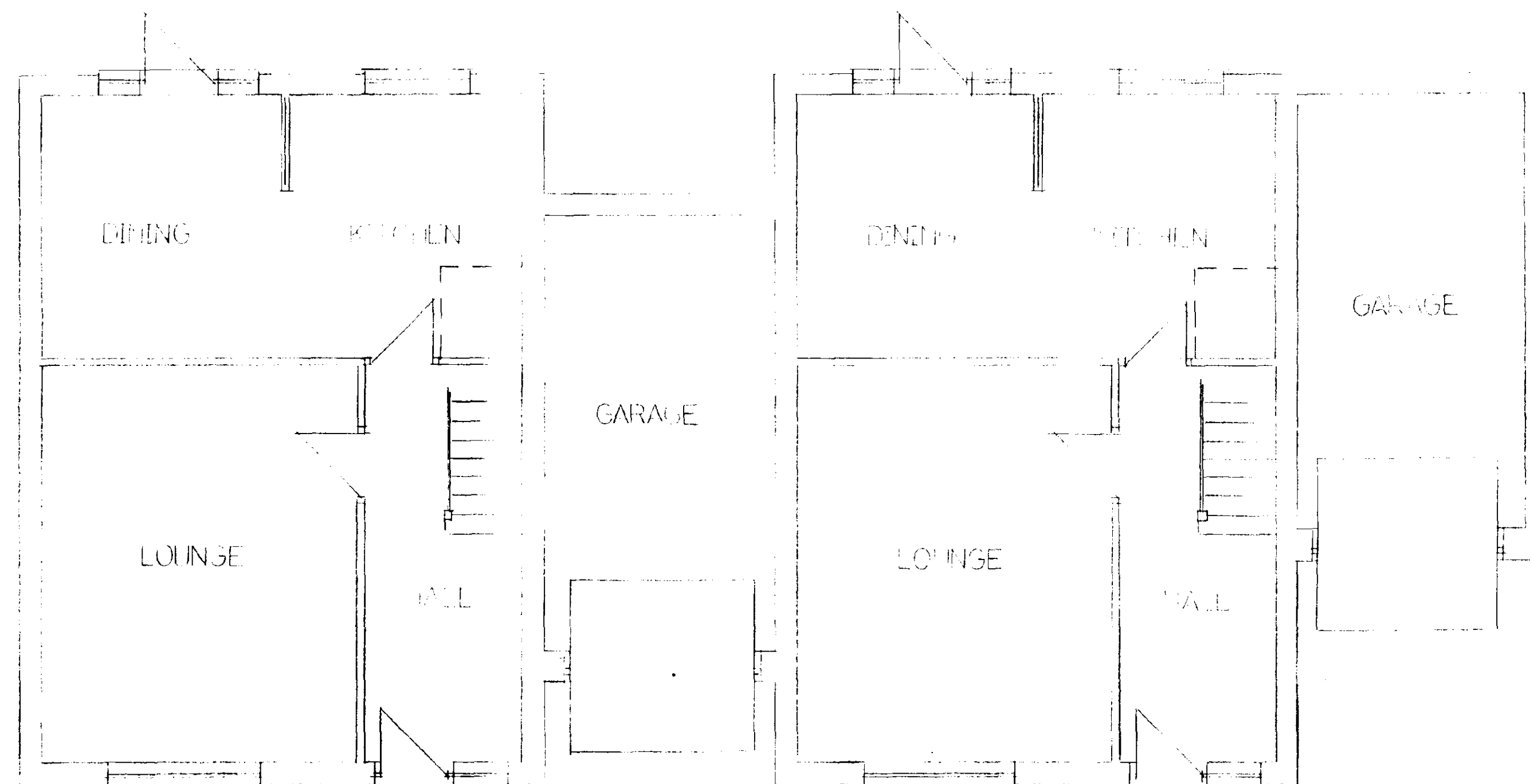
0269/96

SCALE 1:50, 1:100. DRAWN \$

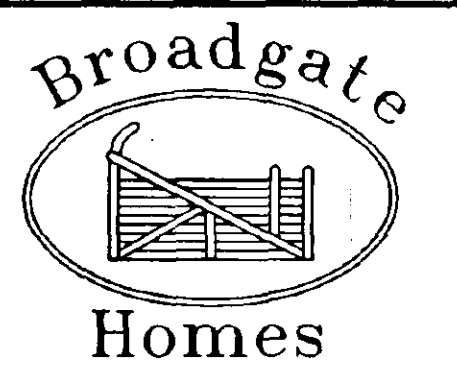
DRAWING No. 96011 / 20



PLANT FLOOR LAYOUT



GROUND FLOOR LAYOUT



Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE

APPLEGATE

Plots 15, 16.

Wygate Park, Spalding, Lincs.

DRAWING

floor plans

[illegible]

SCALE

1:50

DRAWN

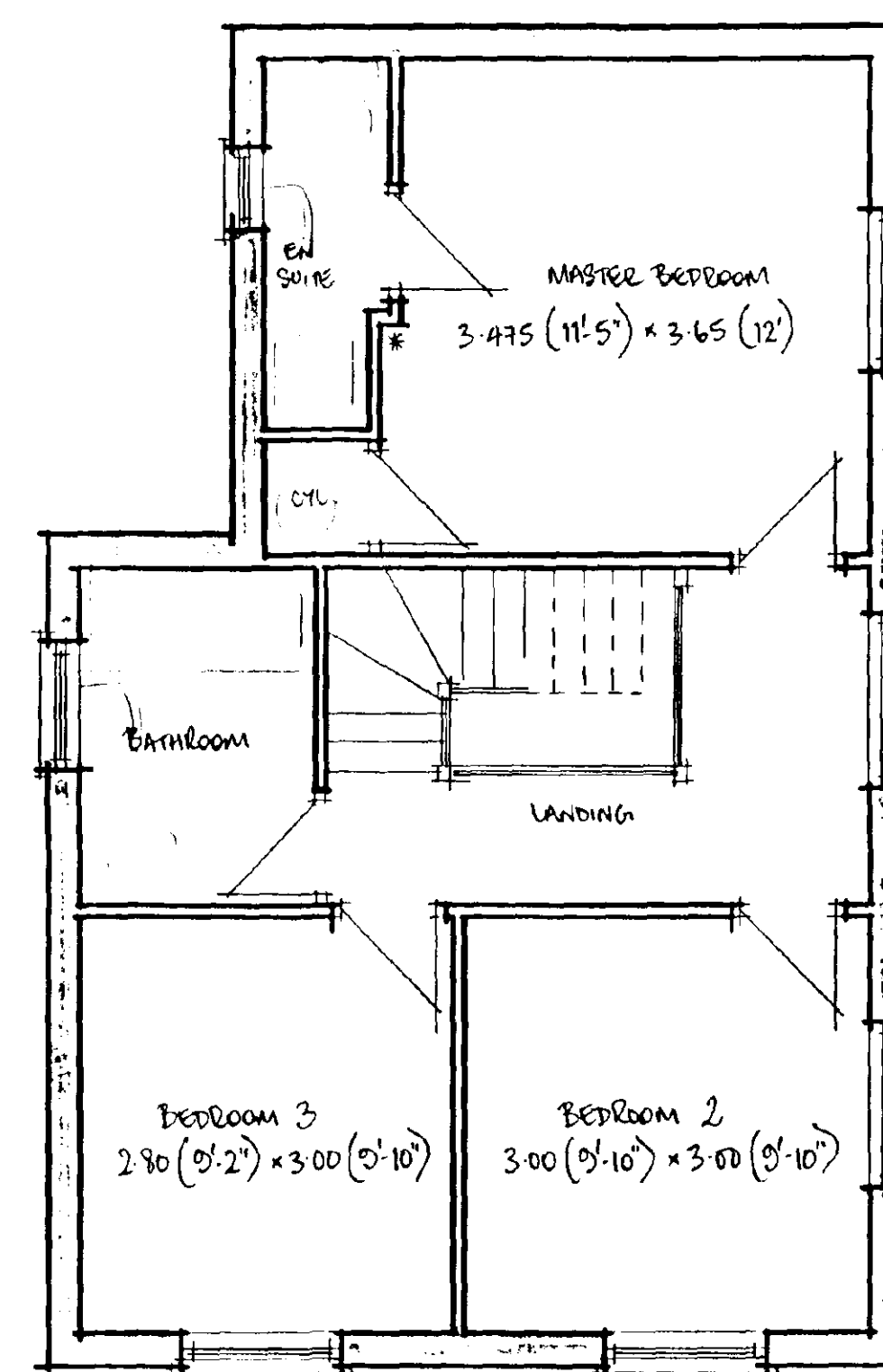
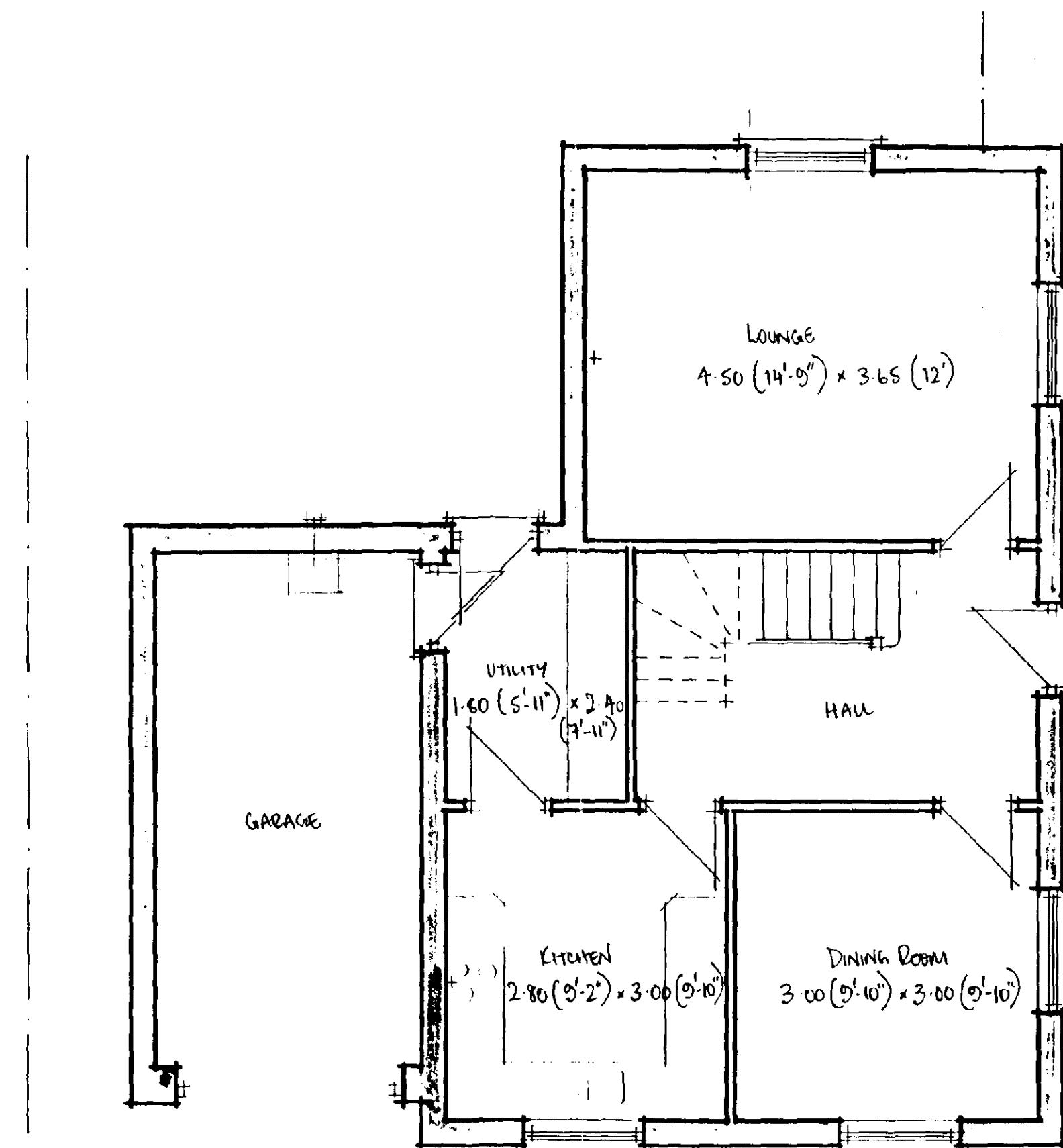
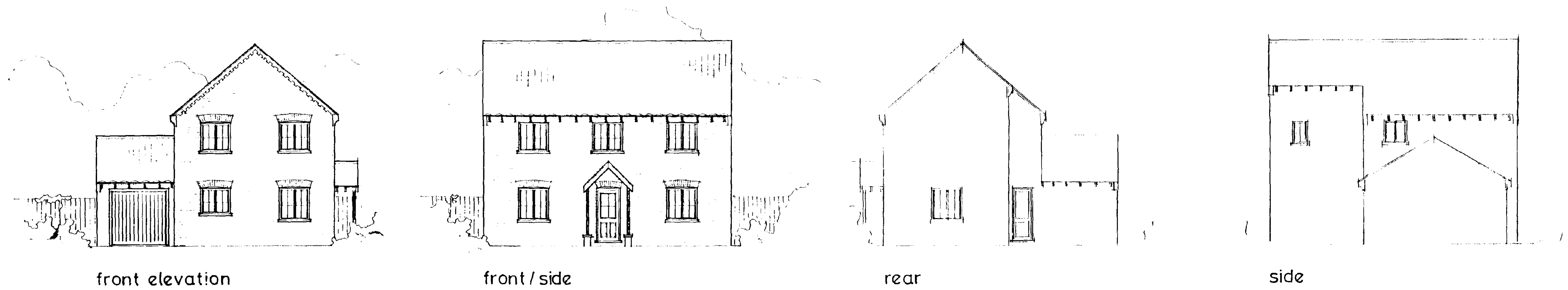
CN

DATE _____

DATE
21-03-96

DRAWING No.

96011 / 15.16



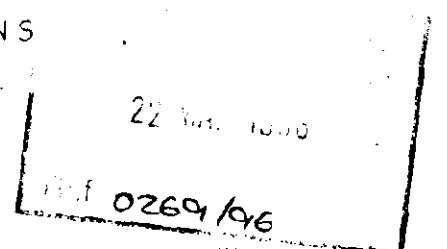
Broadgate Builders (Spalding) Limited
 Broadgate House, Weston Hills,
 Spalding, Lincolnshire PE12 6DB.
 Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
 STANDARD DWELLING TYPE

TEAKGATE

Plots 14,17,24.(as plan),18,25(handled)
 Wygate Park, Spalding, Lincs.

DRAWING
 FLOOR PLANS
 ELEVATIONS



REV	DESCRIPTION	DATE	BY

SCALE
 1:100, 1:50

DATE
 08/ 95

DRAWING No.
 96011/14,17,24, 18,25.

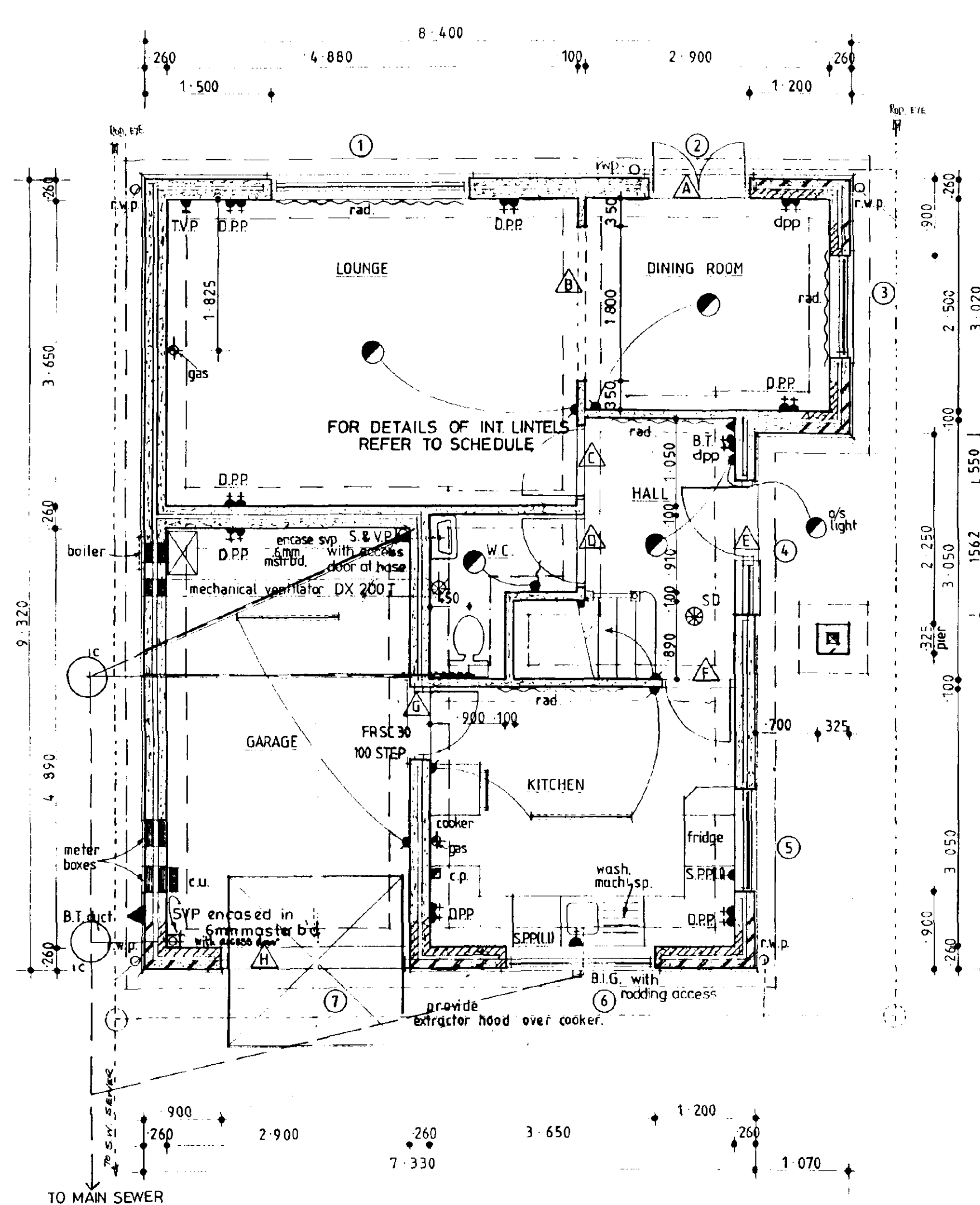
DOOR WINDOW & LINTEL SCHEDULE

WILLOWGATE IV

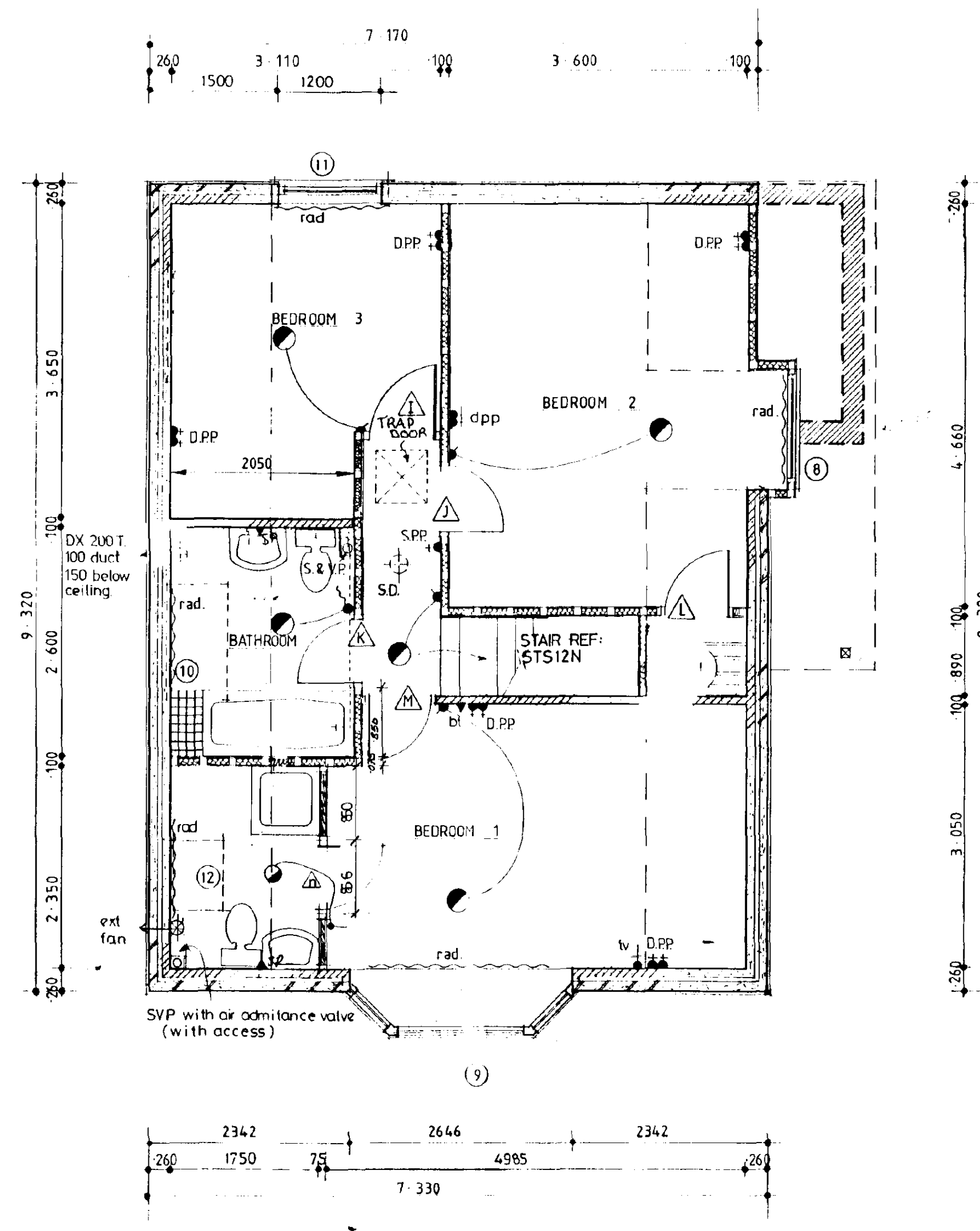
No.	Type	Joinery Ref	Lintel Ref
1	Window	C413CNC	LI/HD 2700
2	Pair of Doors	FCP120	LI/S 1500
3	Window	C213CC	LI/S 1500
4	Door/Window	C113C/FN29M	LI/HD 1950
5	Window	C210CC	LI/S 1500
6	Window	C310CC	LI/S 2100
7	Garage Door	UF7070N	LI/S 2700
8	Window	C212CC	Timber
9	Splay Bay	SP3/2 NoC112C/C312CC	LI/S 3000
10	Roof Light	Velux GGL 7 (obscure)	
11	WINDOW	C212CC	L5 1500
12	Roof light	GGL 304	

INTERNAL LINTEL SCHEDULE

REF.	LINTEL TYPE
A	Ext Ref 2
B	Box 100/2100
C	Box 100/2400 LONG CONTINUOUS
D	
E	Ext Ref 4
F	Int 100/1100
G	LI/S 1200
H	Ext Ref 7
I	Timber
J	Timber
K	Timber
L	Timber
M	Timber



Ground Floor Plan



First Floor Plan

Broadgate Builders

0269/416

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380381 & 380532.

TITLE
standard dwelling type
WILLOWGATE 2E.
Plots 1, 19, 34
Wygate Park, Spalding, Lincs.

FLOOR PLANS / ELEVATIONS

DATE April 1989 DRAWN \$

DRWG No 96011/1,19,34 SCALE 1:50, 1:100

REVISIONS	DES	DATE	SIGN
A	BB Amendments	16/6/89	MD
B	BUILDING CORRECTIONS, BED 2 WINDOW VENT	12/9/89	S
C	PLAN REVISIONS	1/2/90	MD
D	INTERIOR PLANT & EQUIPMENT AMENDED	8-9-91	MD
E	WINDOW STYLE CHANGED, INT LINTEL SCHEDULE	10-5-92	MD
F	LINTELS CORRECTED/WIROBE DOORS AMEN	9-8-92	MD
G	En-suite to bed, electrics amended	24-2-95	MD
H	Window to bed 3		
I	SHOWER POINT INDICATED IN EN-SUITE	23-10-95	MD

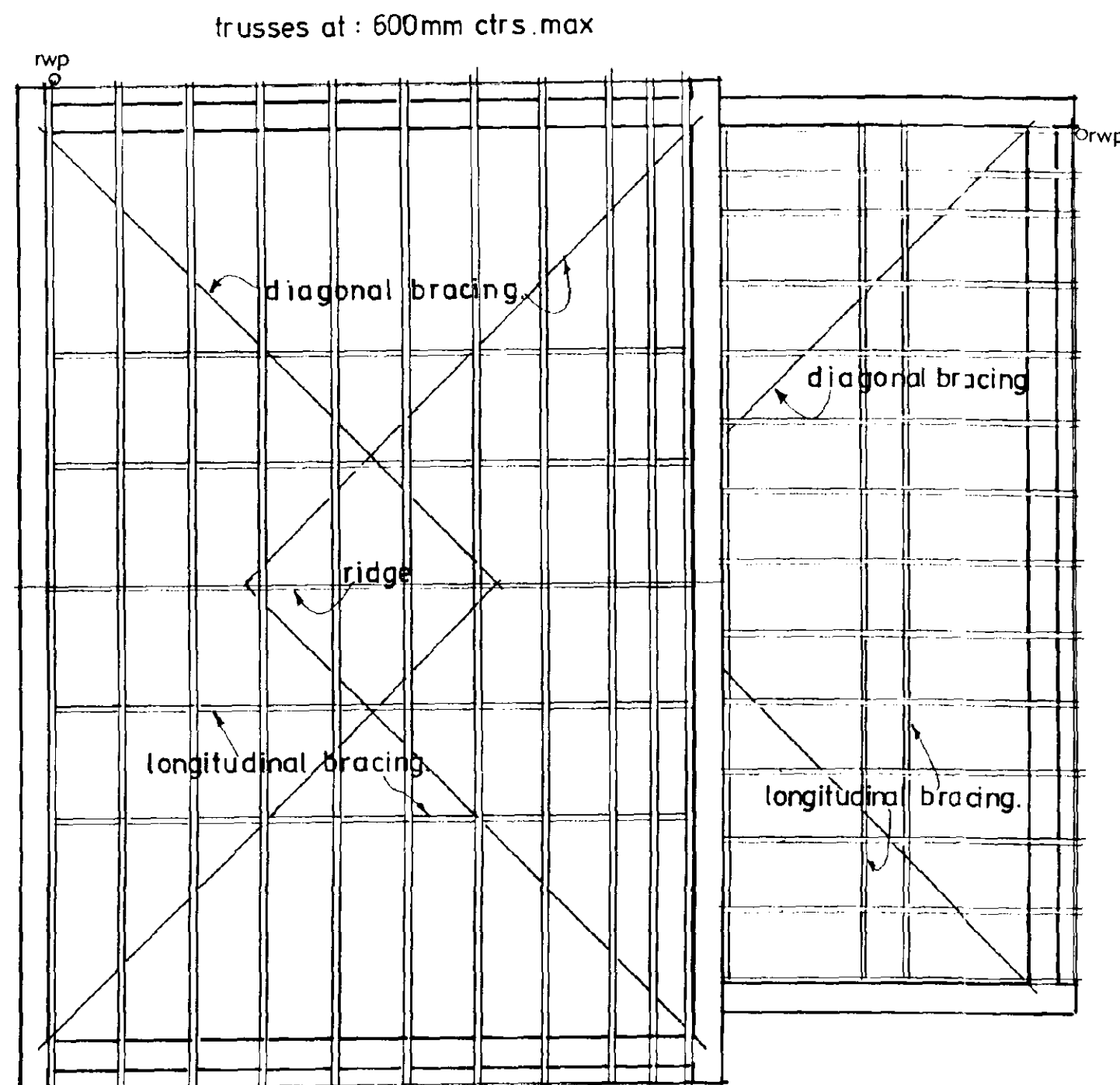
PLANNING
2

CHECK BY

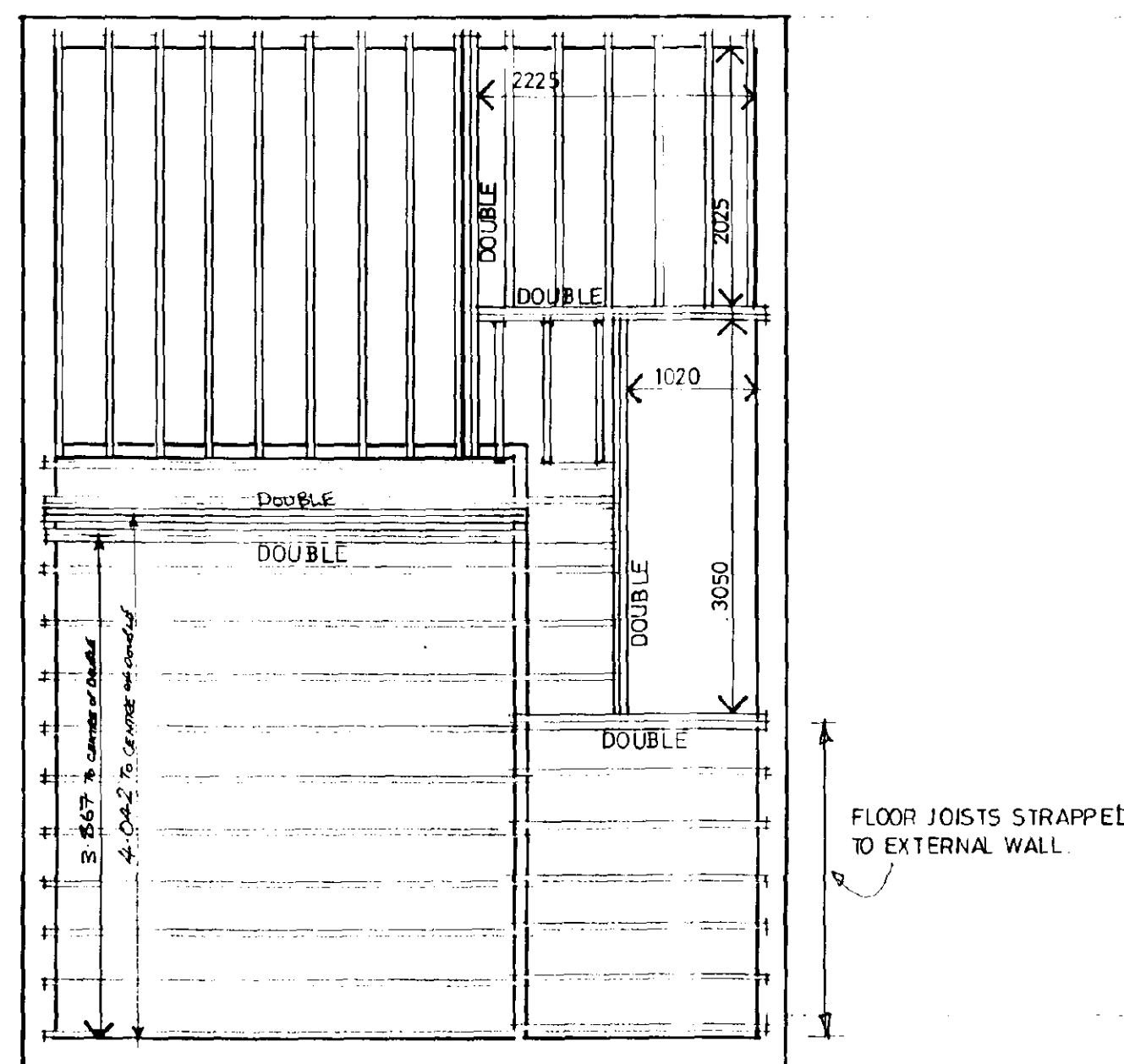
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وہی

FLOOR JOISTS 47 x 195 SC3 @ 400 c/c
DOUBLE JOISTS TO BE BOLTED @ 600 c/c M12 BOLTS.



Roof Plan

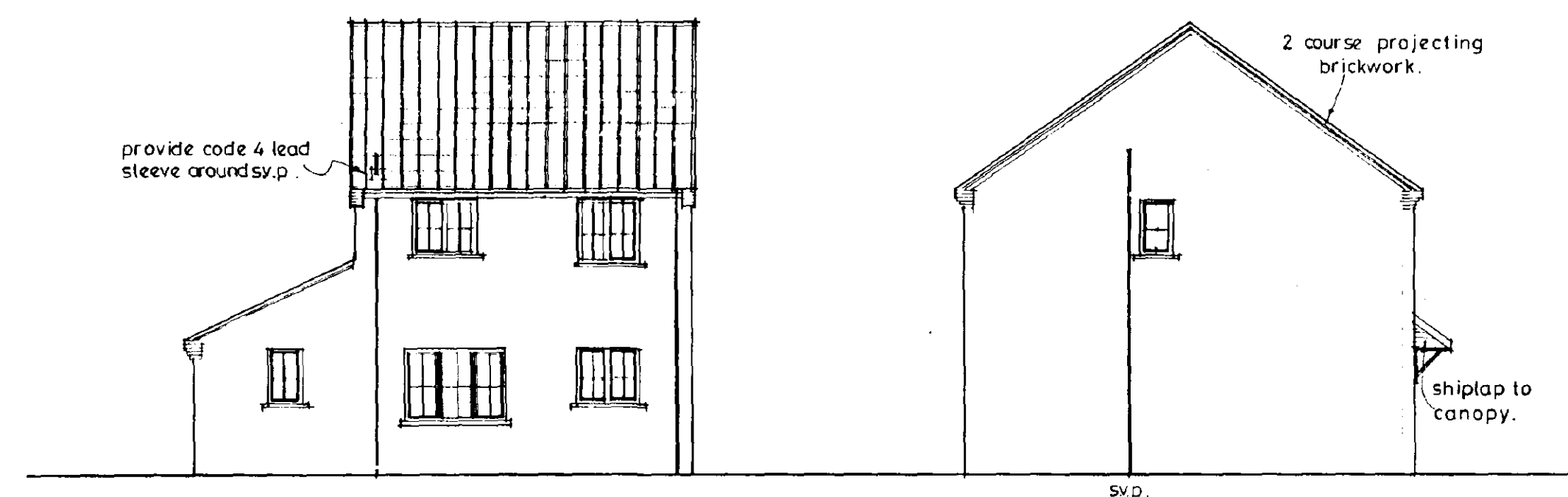


Joist Plan



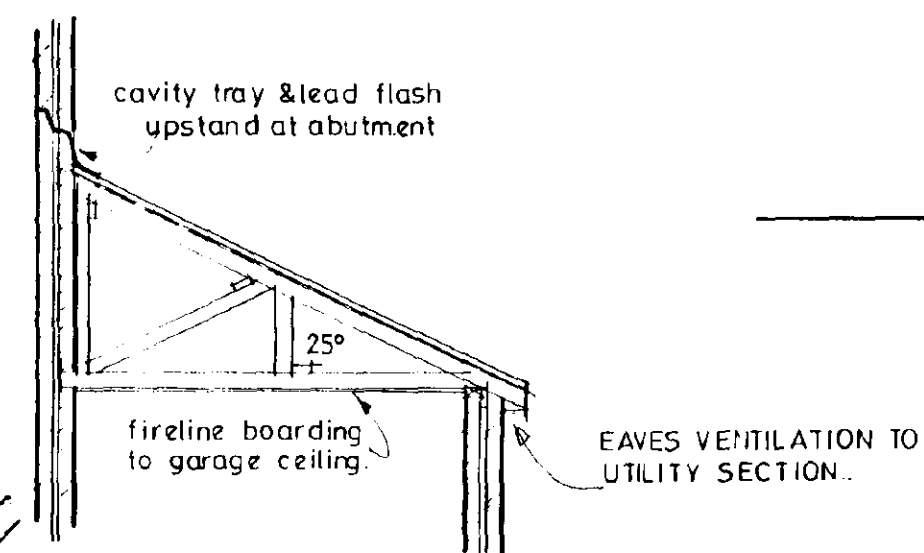
Front elevation

Side

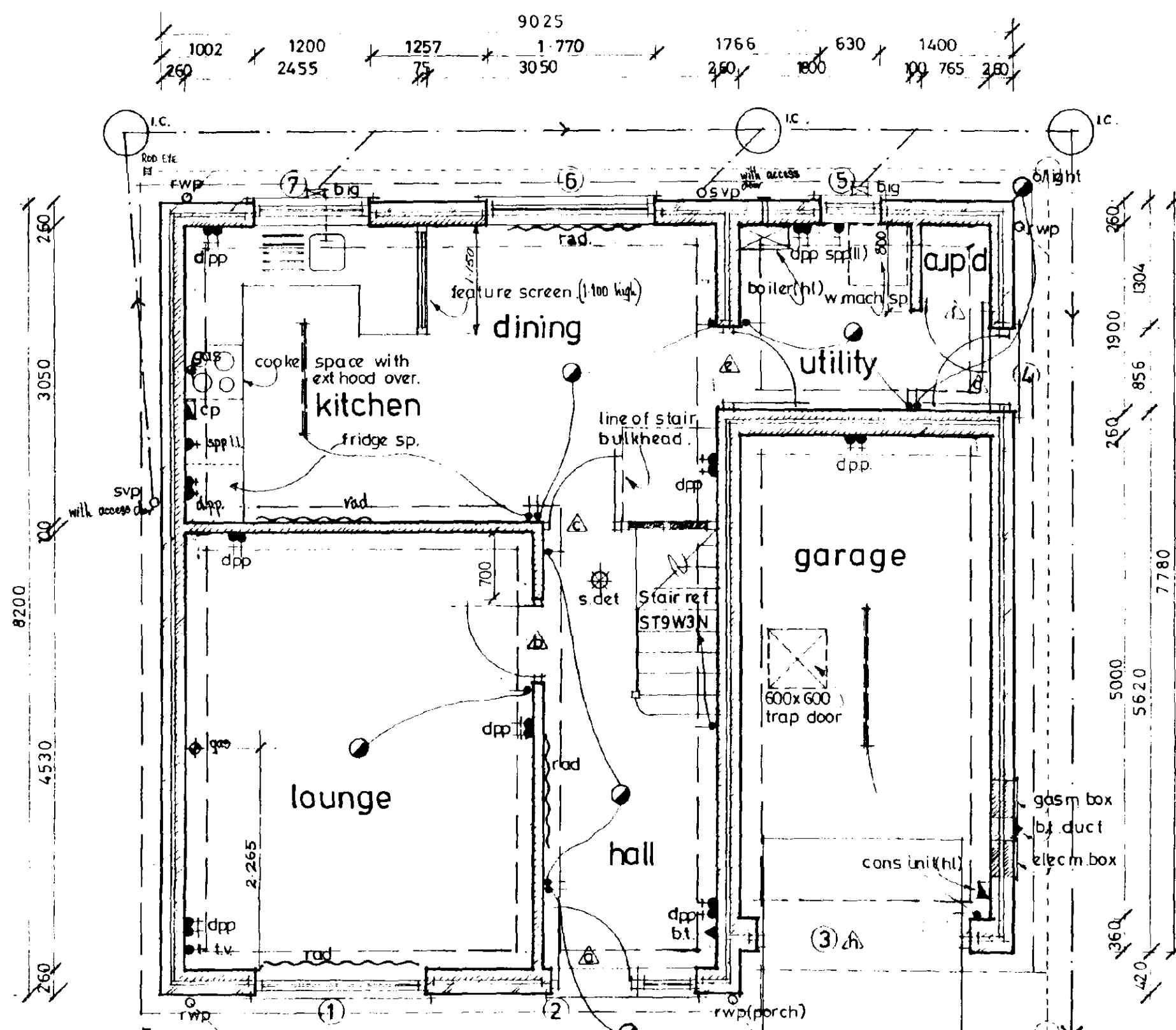


Rear elevation

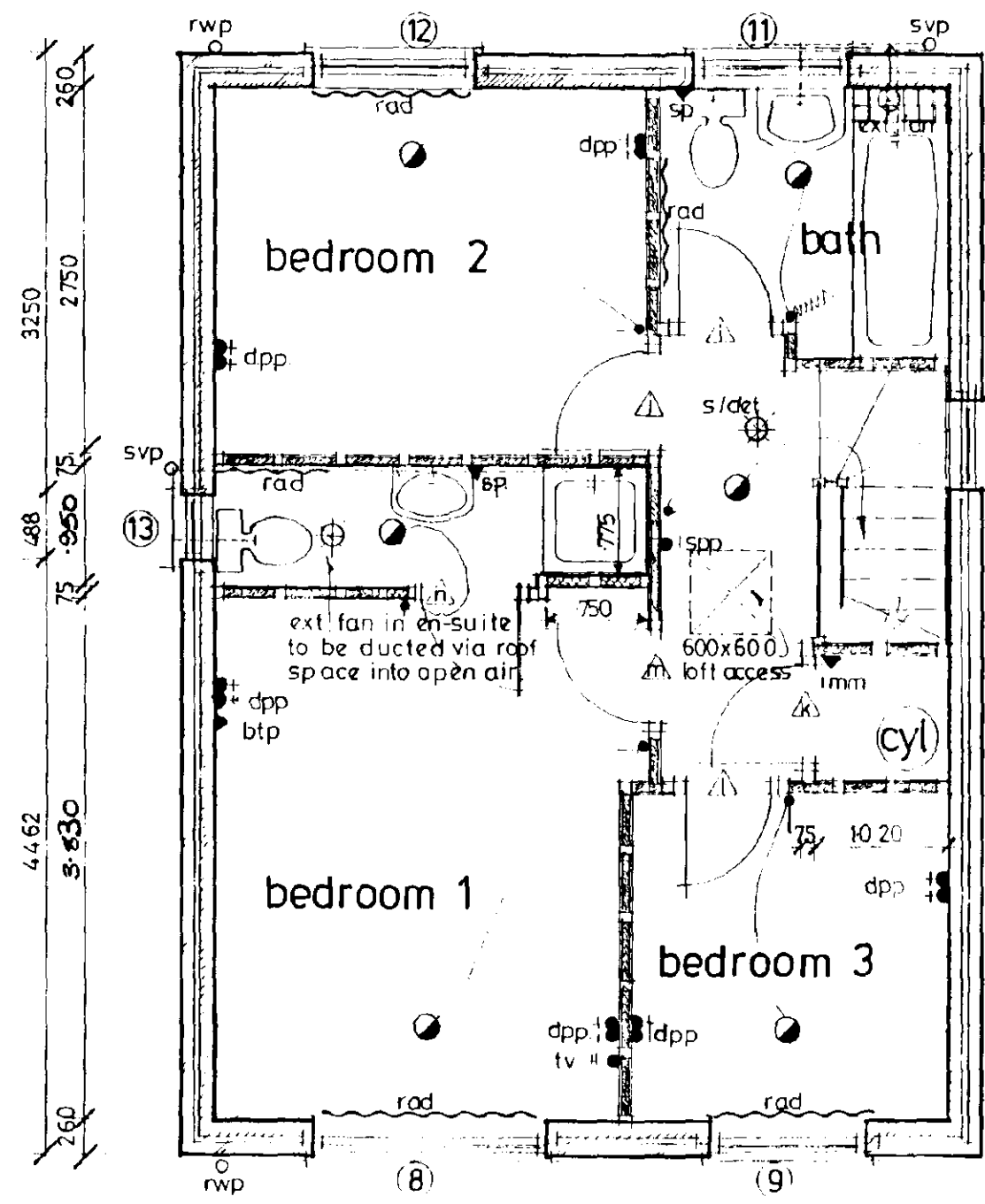
Side



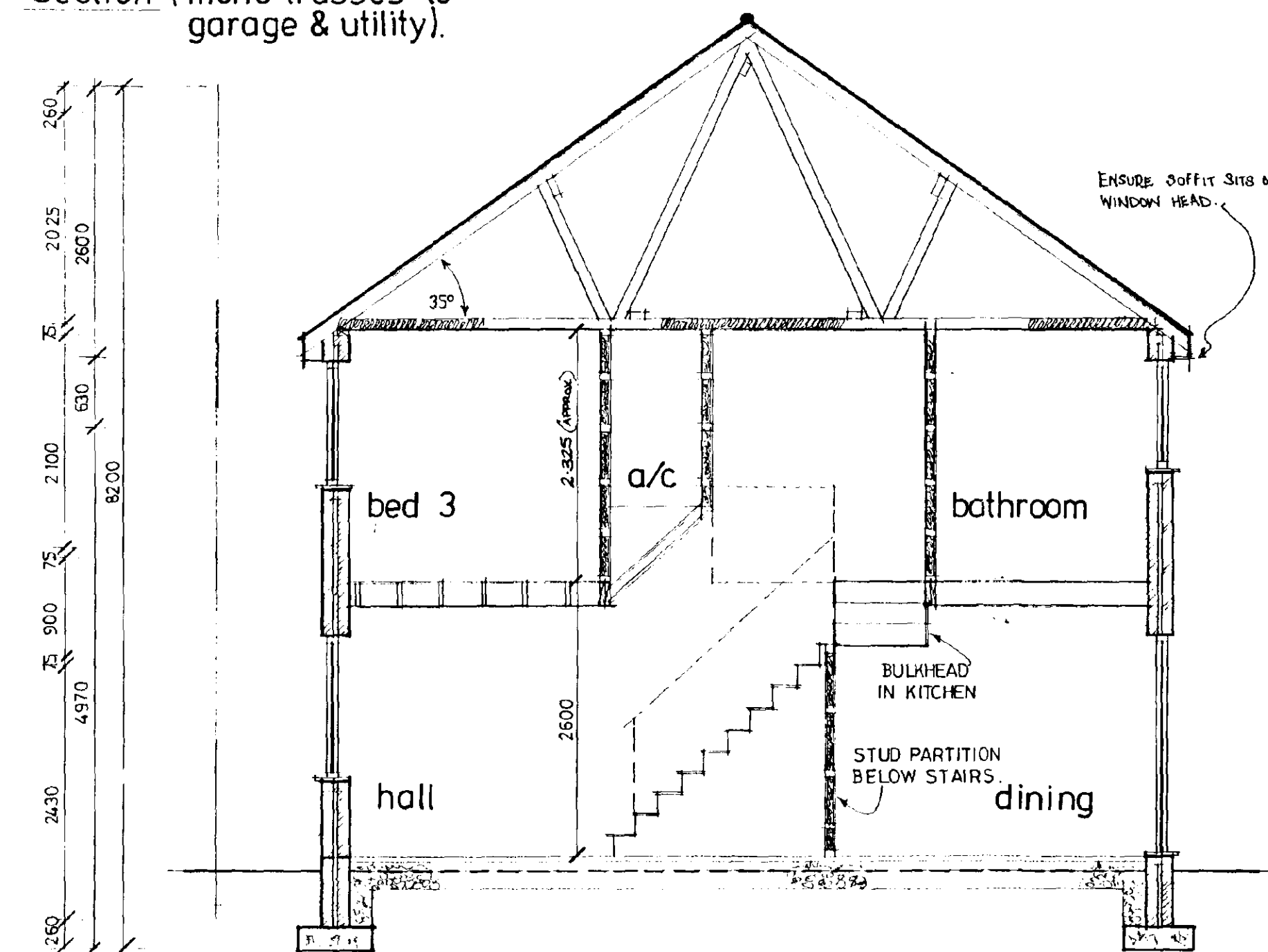
Section (mono trusses to garage & utility).



Ground floor layout



First floor layout



Section

DOOR, WINDOW & LINTEL SCHEDULE

<u>No.</u>	<u>Type</u>	<u>Ref</u>	<u>Lintel</u>
1	Window	C313cc	L1/S 2100
2	Door/Window	FN29m/113c	L1/S 1950
3	Garage Door	UPF70W	L1/S 2700
4	Door	FN26m	L1/S 1200
5	Window	C110c	L1/S 1050
6	Window	C233cc	L1/S 2100
7	Window	C210cc	L1/S 1500
8	Window	C312cc	L1/S 2100
9	Window	C212cc	L1/S 1500
10	Window	H107c	L1/S 1050
11	Window	C210cc	L1/S 1500
12	Window	C212c	L1/S 1500
13	Window	NN10c	L1/S 1050

DRAWING

floor plans.
roof + joist plan.
elevations, -
section.

Ref

REV	DESCRIPTION	DATE	BY
A.	V-047E ELECTRICALS	28.2.95	GE.
B.	WINDOWS ASSESSD	2.8.95	GE.
C.	BB amendments	16.8.95	GE.
D	REF 13 CORRECTED	16.8.95	MD.
E.	ALTER BEDROOM 2 WINDOW & REFENCE PATIO DOORS WITH 15 WINDOW	5.5.95	MD.
F	REF 7 CORRECTED	4.10.95	MD

SCALE
1:100 , 1:50

DATE
OCT / 1994

DRAWING No. 96011 / 2, 29, 30.

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Standard Dwelling Type.

HOLLYGATE

Plots 2, 29, 30

Wygate Park, Spalding, Lincs.

DRAWING

floor plans.

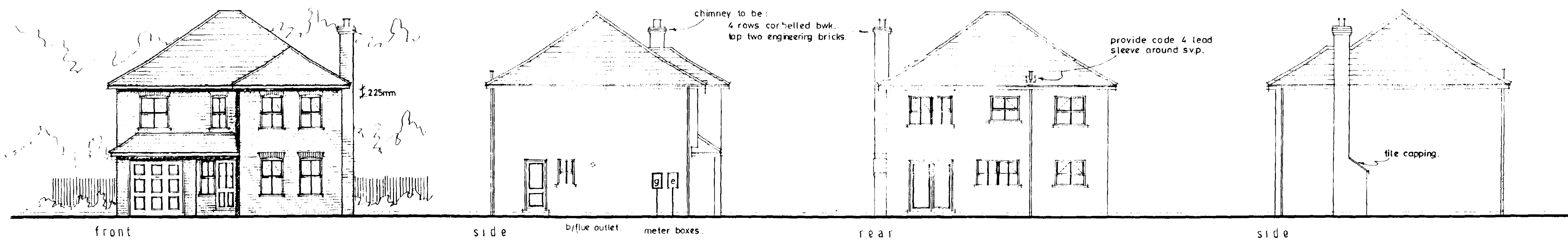
roof + joist plan.

elevation
section.

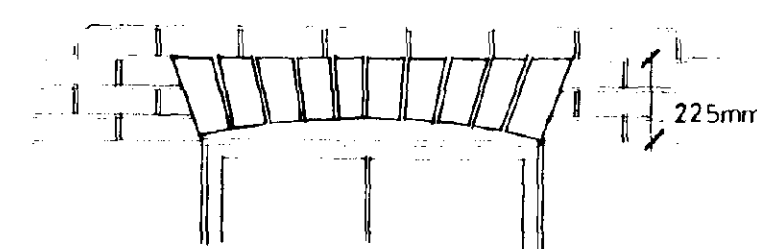
an. 1936

Ref: 0269/91C

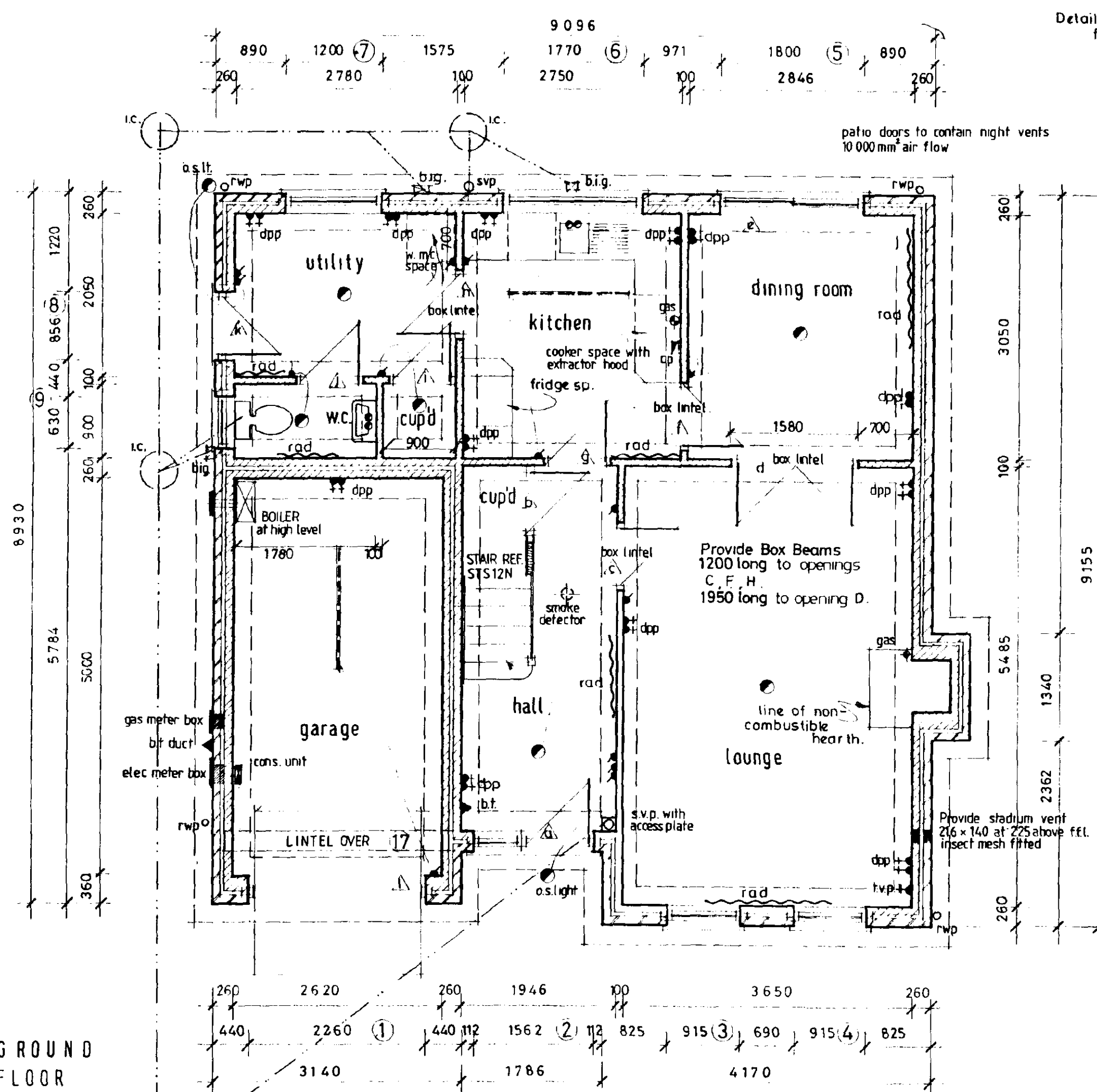
SCALE 1:100, 1:50	DRAWN MD.
DATE OCT / 1994	DRAWING No. 96011 / 2, 29, 30.



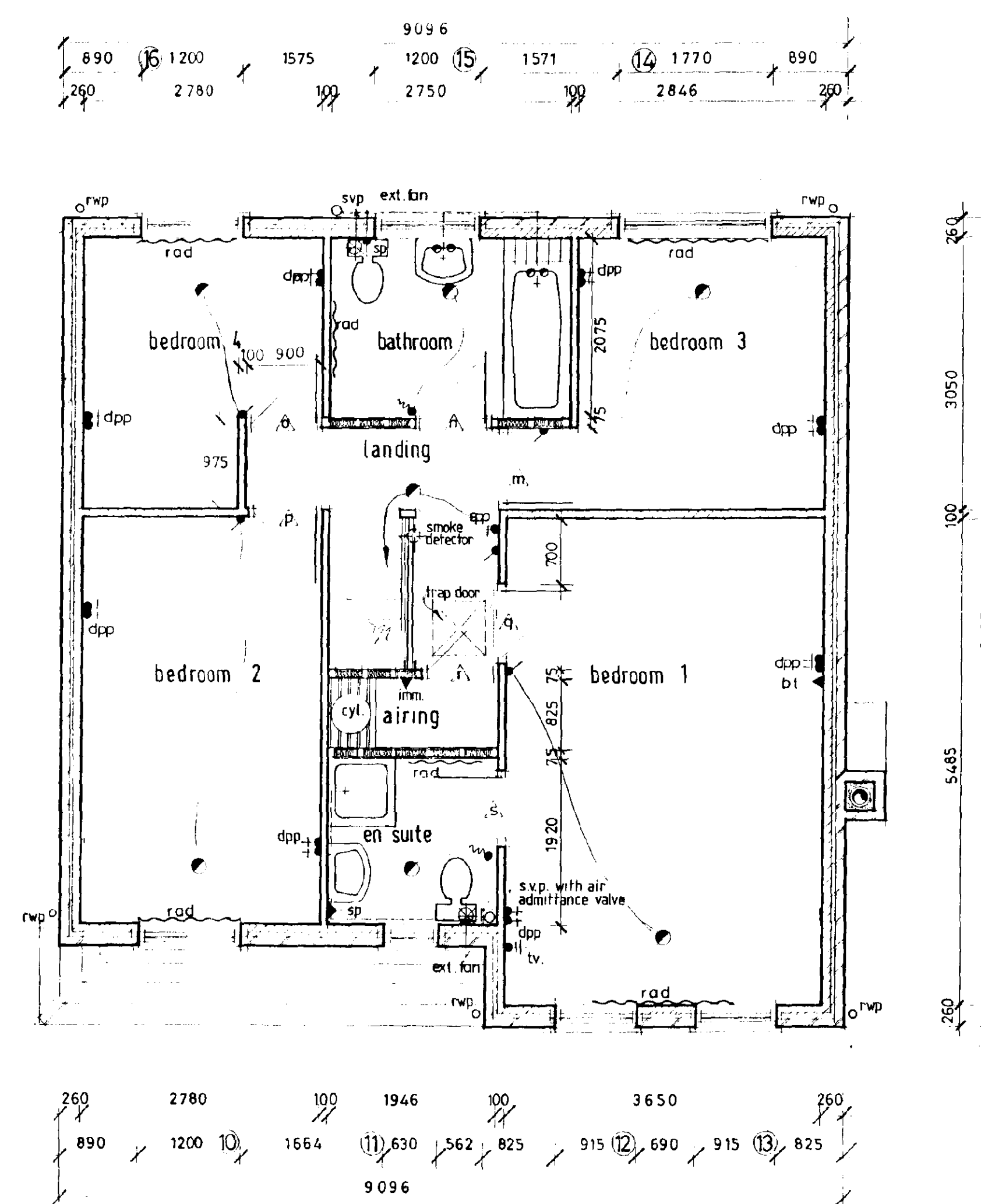
PROPOSED ELEVATIONS



Detail of arch above opening on front elevation only 1-20 scale



FIRST FLOOR LAYOUT



NOTES

METER BOXES

Position gas and electric meter boxes as shown. Boxes to be 500mm min - 1000mm max above path level. Consumer unit at high level.

BOILER

Wall mounted gas balance flue boiler with durable guard over outlet (boiler at high level).

CYLINDER

30 gallon foam lagged indirect cylinder with immersion heater (3kW).

TRAP DOOR : To be 600mm x 600mm access in roof space

AIR VENT

Provide stadium air vent 216mm x 140mm with insect mesh positioned 225mm above finish floor level.

DOOR, WINDOW AND LINTEL SCHEDULE

NO	TYPE	REF	LINTEL
1	GARAGE DOOR	UP7070M	L1/S 2700
2	WINDOW / DOOR	VC115/FN29M	L1/S 1950
3	WINDOW	VC2M13	L1/S 1350
4	WINDOW	VC2M13	L1/S 1350
5	PATIO DOORS	1.8M WIDE	L1/S 2250
6	WINDOW	VC310	L1/S 2100
7	WINDOW	VC310	L1/S 1900
8	DOOR	FN26M	L1/S 1200
9	WINDOW	VC110	L1/S 1050
10	WINDOW	VC213	L1/RD 1500
11	WINDOW	VC113	L1/S 1050
12	WINDOW	VC2M13	L1/S 1350
13	WINDOW	VC2M13	L1/S 1350
14	WINDOW	VC312	L1/RD 2100
15	WINDOW	VC210	L1/S 1500
16	WINDOW	VC212	L1/RD 1500
17	LINTEL	---	L1/RD 3000

INTERNAL LINTELS

TO BE IG INTERNAL TYPE UNLESS OTHERWISE STATED

ALL JOINERY REFS BY BOULTON & PAUL

ALL WINDOWS TO BE DOUBLE GLAZED

ALL LINTEL REFS BY I.C. LINTELS

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Standard Dwelling Type

CHESTNUT

Plots 3, 28, 33

Wygate Park, Spalding, Lincs.

Floor Plans & Elevations

DATE 12 - AUG - 92

DRAWN *MARLEEN*

DRWG No 96011/ 3,28,33

SCALE 1-100, 1-50

REVISIONS	DES.	DATE	SGN
A	Electrics amended	21.2.95	MD
B	Dimensions and internal layout	21.2.95	MD

PLANNING

BUILDING REGS

CHECK BY

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.

brick arch (refer to section for window head height).

brick soldier to front only.

tile capping.

chimney to have 4 rows corbelled b/wk top 2 engineering bricks.

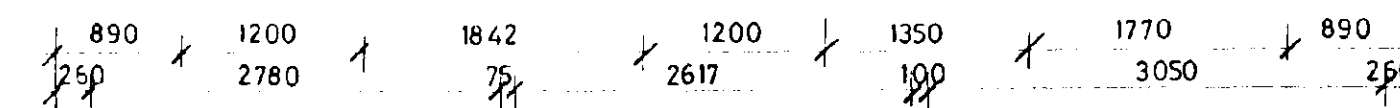
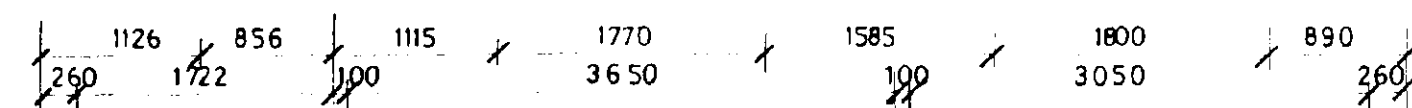
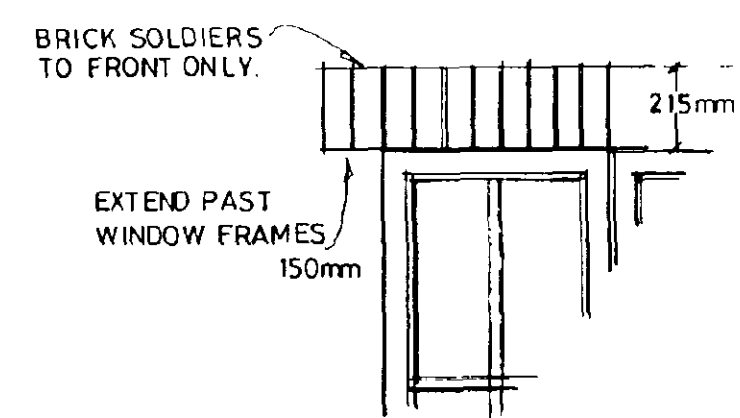
provide code 4 lead sleeve at svp.

brick and dentil detail to gables.

SVP

meter boxes

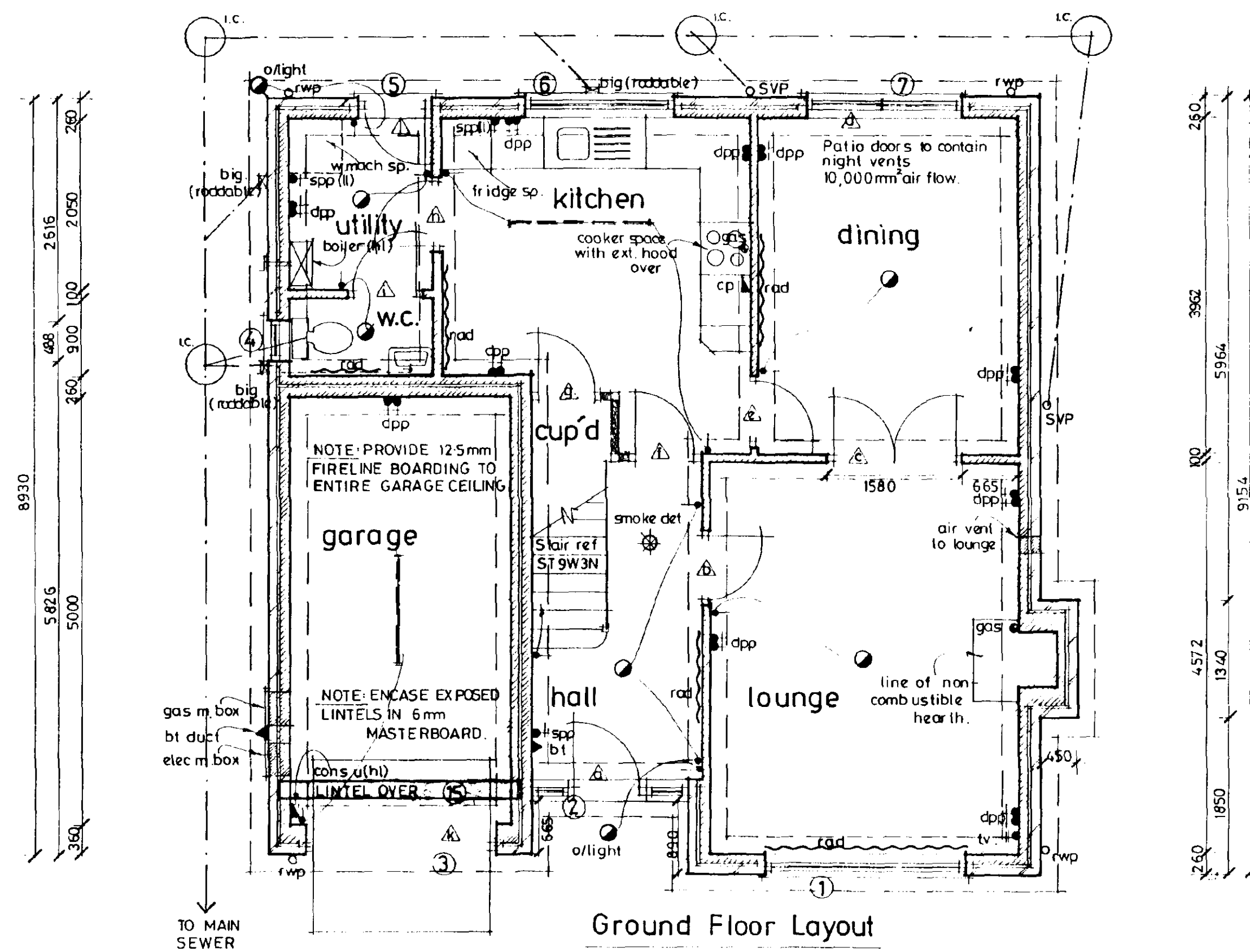
Side



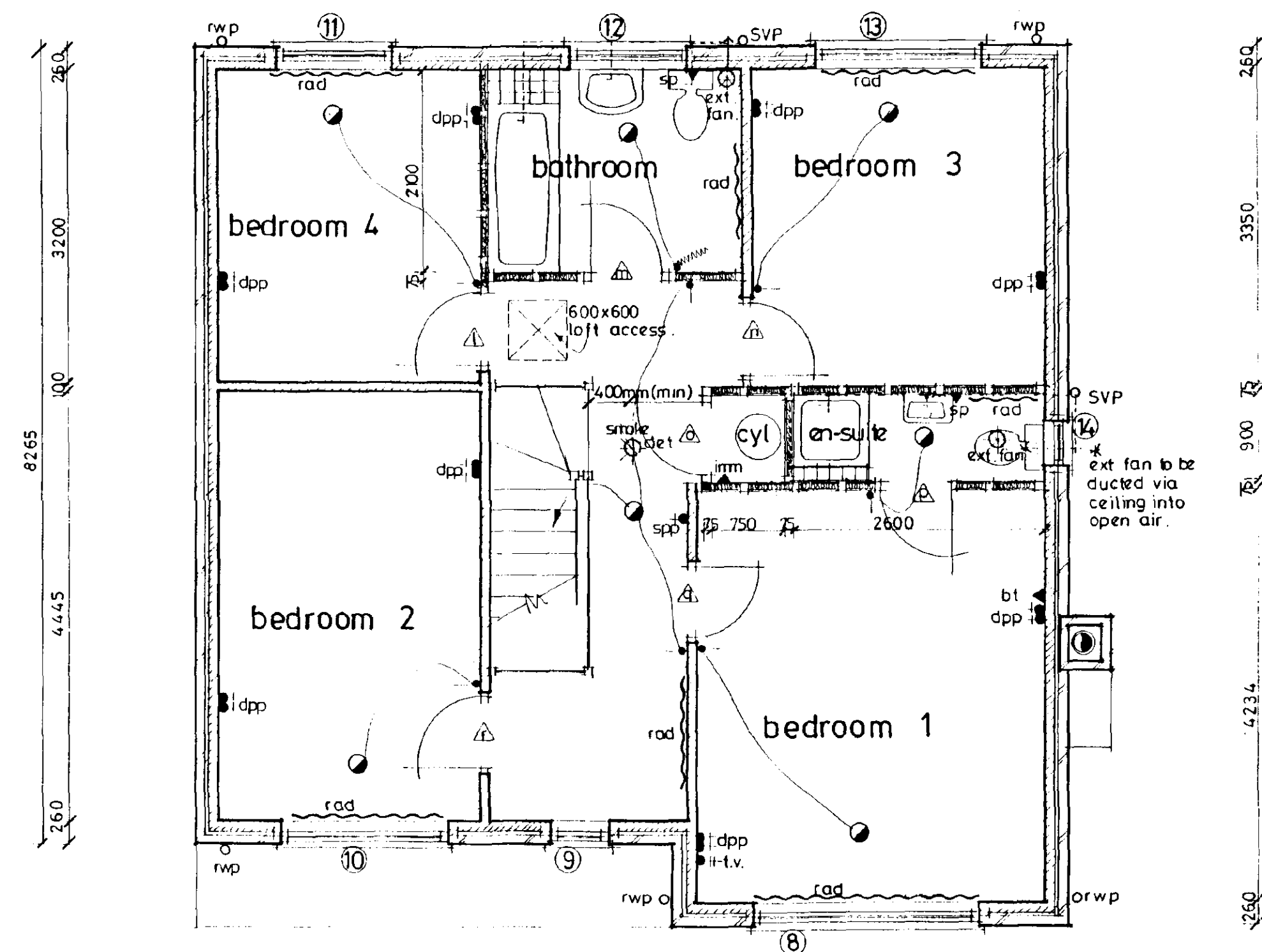
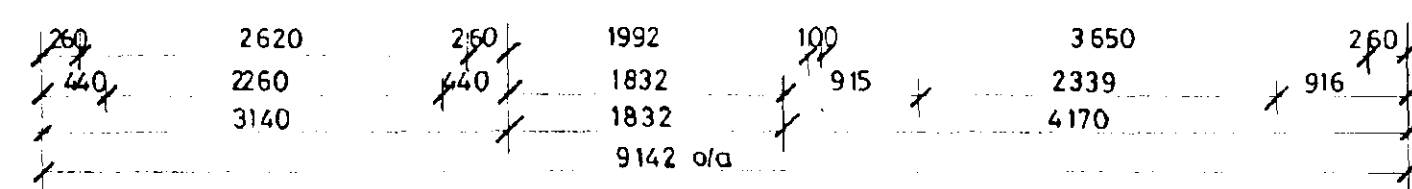
<u>NO</u>	<u>TYPE</u>	<u>REF</u>	<u>LINTEL</u>
1	WINDOW	C413CMC	L1/S 2700
2	ENT. FRAME	FED180/29	L1/S 2250
3	GARAGE DOOR	UF07070N	L1/S 2700
4	WINDOW	HM10C	L1/S 900
5	DOOR	FN26M	L1/S 1200
6	WINDOWS	C310CC	L1/S 2100
7	PATIO DOORS	1.8M WIDE	L1/S 2250
8	WINDOW	C412CMC	L1/S 2700
9	WINDOW	(COMBINED) L129SEM 1 1/2	L1/S 2050
10	WINDOW	C312CC	L1/S 2100
11	WINDOW	C212CC	L1/S 1650
12	WINDOW	C210CC	L1/S 1650
13	WINDOW	C312CC	L1/S 2100
14	WINDOW	HM10C	L1/S 900
15	LINTEL	-----	L1/BD 3000

TO BE IG INTERNAL TYPE 1100MM LONG
EXCEPT REF C. BOX BEAM 100 1950MM LONG
E. BOX BEAM 100 1200MM LONG

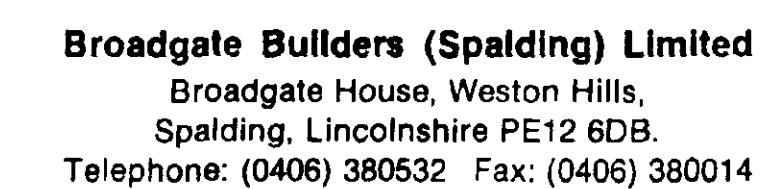
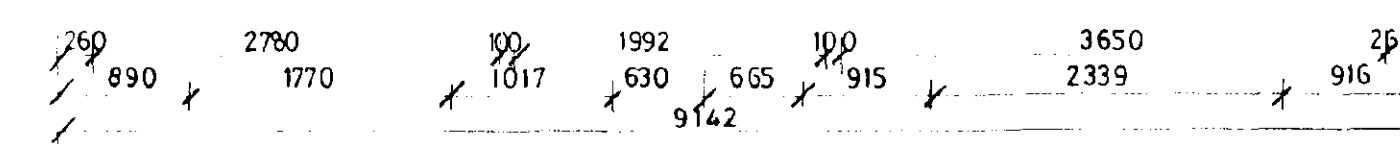
ALL LINTEL REFS BY I.G. LINTELS
ALL WINDOWS TO BE DOUBLE GLAZED
ALL JOINERY REFS BY BOULTON & PAUL



Ground Floor Layout



First Floor Layout



PROJECT TITLE
Standard Dwelling Type

C E D A R G A T E

Plot 5
Wygate Park, Salding, Lincs.

DRAWING
floor plans
elevations.

[illegible]

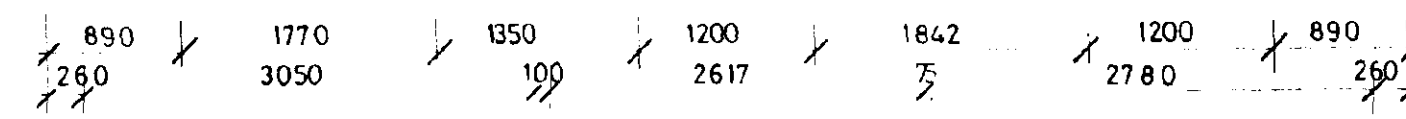
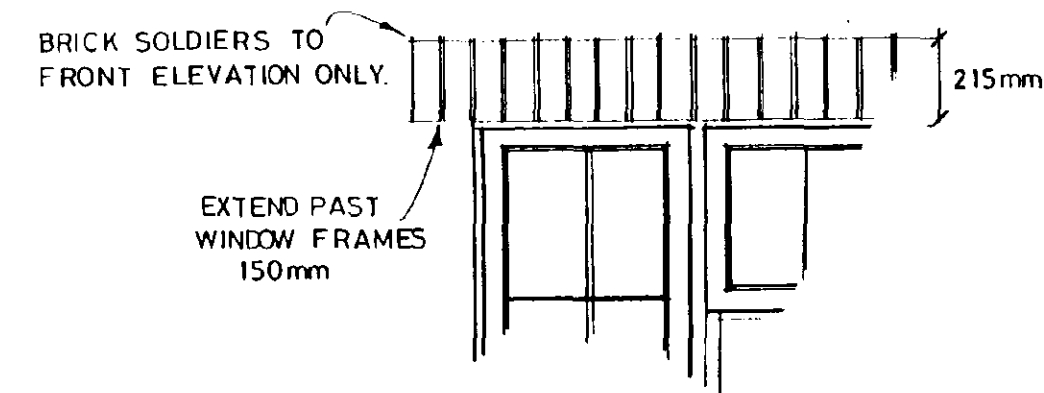
SCALE 1 : 100 , 1 : 50

DATE	DRAWING No.
DEC / 1994	96011 / 5

Architectural drawings showing four elevations of a building, with detailed annotations:

- Elevation 1 (Leftmost):**
 - Chimney to have 4 rows corbelled brickwork top two engineering bricks.
 - brick and dentil detail to gables (project 20 mm).
 - brick soldier to front only.
 - tile capping.
 - brick arch (refer to section for window head height).
- Elevation 2:**
 - meter boxes.
- Elevation 3:**
 - provide code 4 lead sleeve at s.w.p.
- Elevation 4 (Rightmost):**
 - s.v.p.

Side



<u>NO</u>	<u>TYPE</u>	<u>REF</u>	<u>LINTEL</u>
1	WINDOW	C413CMC	L1/S 2700
2	ENT. FRAME	FED180/29	L1/S 2250
3	GARAGE DOOR	UFF7070H	L1/S 2700
4	WINDOW	HN10C	L1/S 900
5	DOOR	FN26M	L1/S 1200
6	WINDOW	C310CC	L1/S 2100
7	PATIO DOORS	1.8M WIDE	L1/S 2250
8	WINDOW	C412CMC	L1/S 2700
9	WINDOW	(COMBINED) C1127SEM 1B	L1/S 1050
10	WINDOW	C312CC	L1/S 2100
11	WINDOW	C212CC	L1/S 1650
12	WINDOW	C210C	L1/S 1450
13	WINDOW	C312CC	L1/S 2100
14	WINDOW	HN10C	L1/S 900
15	LINTEL		L1/HD 3000

TO BE IG INTERNAL TYPE 1100MM LONG
EXCEPT REF C. BOX BEAM 100 1950MM LONG
E. BOX BEAM 100 1200MM LONG

[illegible]

The floor plan shows the following details:

- Room 1 (bedroom 1):** Located at the bottom left, with a width of 2600 and a depth of 2600. It contains a bed (bt), a door (dpp), and a window (rwp).
- Room 2 (bedroom 2):** Located at the bottom right, with a width of 2600 and a depth of 2600. It contains a door (dpp) and a window (rwp).
- Room 3 (bedroom 3):** Located at the top left, with a width of 2600 and a depth of 2600. It contains a door (dpp) and a window (rwp).
- Room 4 (bedroom 4):** Located at the top right, with a width of 2600 and a depth of 2600. It contains a door (dpp) and a window (rwp).
- Bathroom:** Located between Room 3 and Room 4, with a width of 2600 and a depth of 2600. It contains a bathtub, a toilet, and a sink.
- Suite:** Located between Room 1 and Room 2, with a width of 2600 and a depth of 2600. It contains a bed (bt), a door (dpp), and a window (rwp).
- Central Staircase:** Located in the center of the plan, with a width of 2600 and a depth of 2600. It is labeled '600 x 600 loft access'.
- Other Features:** The plan includes various doors (dpp, rwp, ext. fan), windows (rwp), and ventilation details (ext. fan to be ducted via ceiling into open air).

The plan is labeled with room numbers 1 through 14 and includes a scale bar at the bottom.

260 3650 100 1992 100 2780 260
~~915~~ 2339 ~~916~~ ~~665~~ 630 ~~1017~~ 1770 ~~890~~



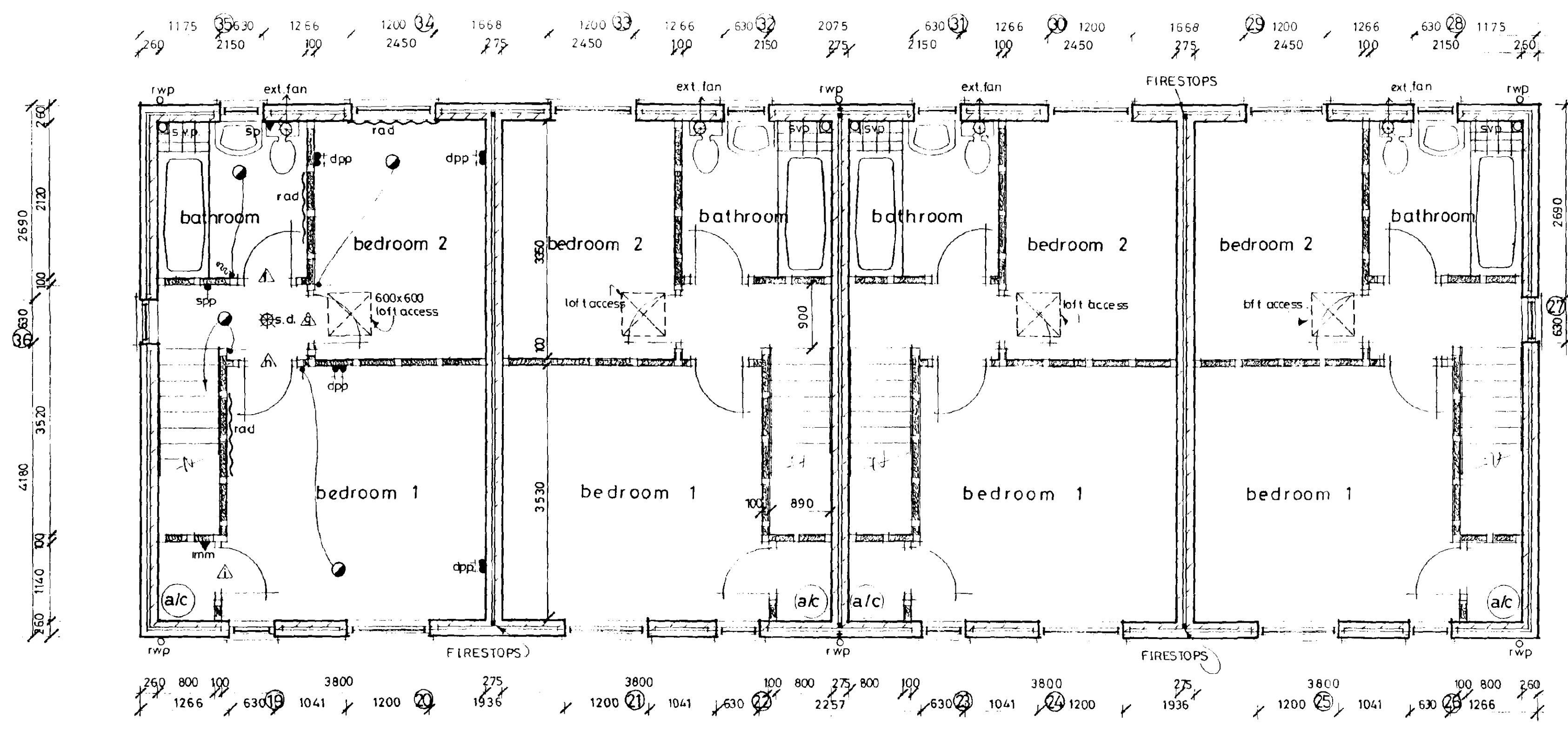
22 MAR 1996

Ref: 0269/96

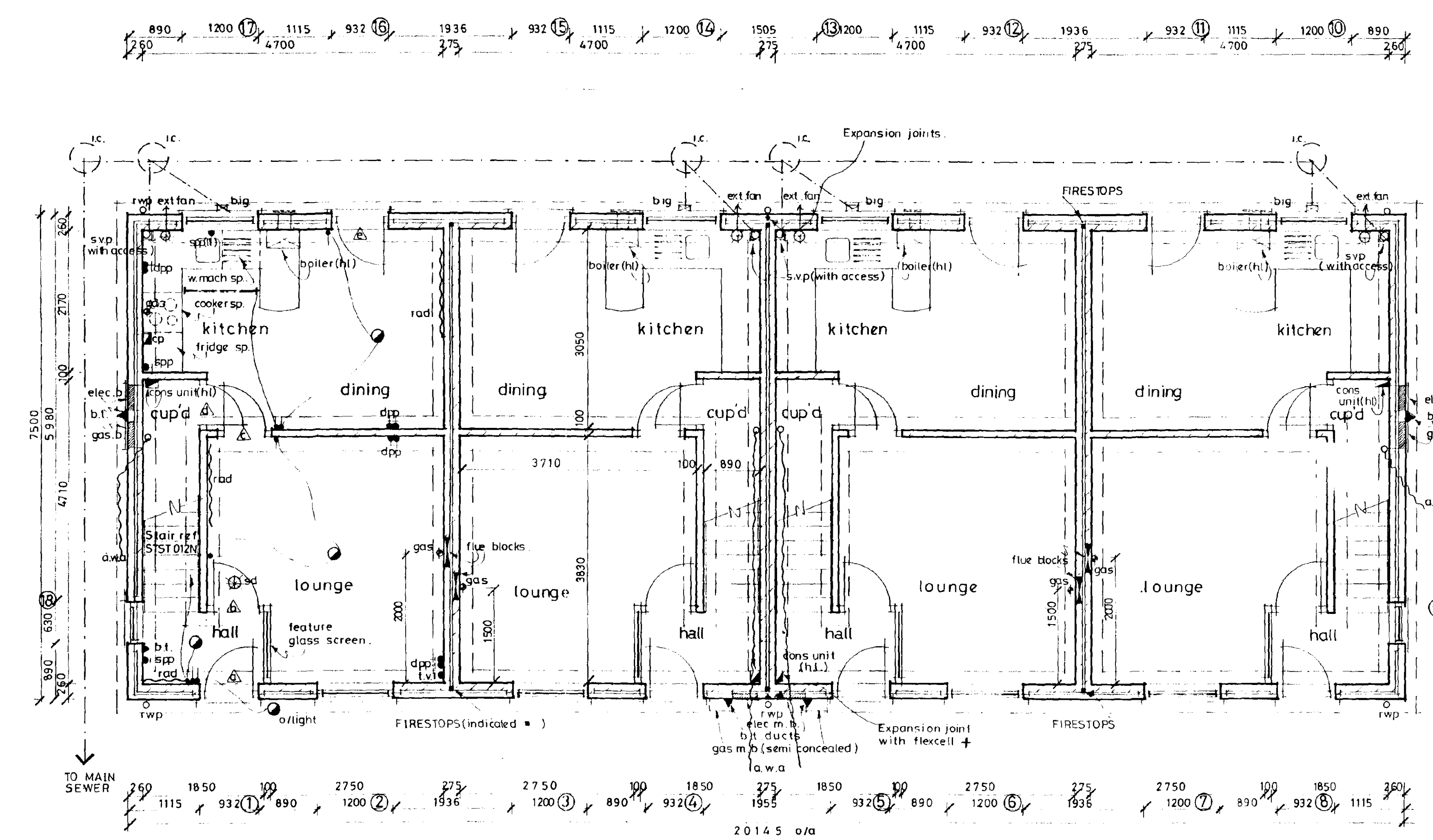
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DATE
DEC 1994

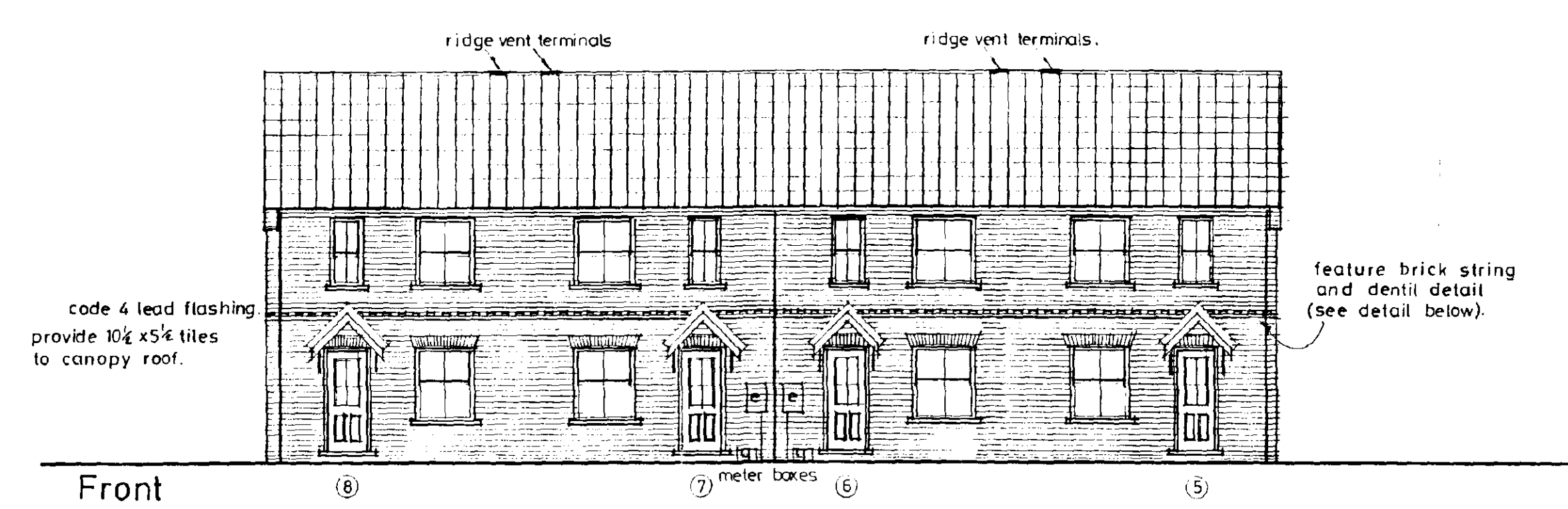
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DRAWING No.		
96011 / 6,27.		



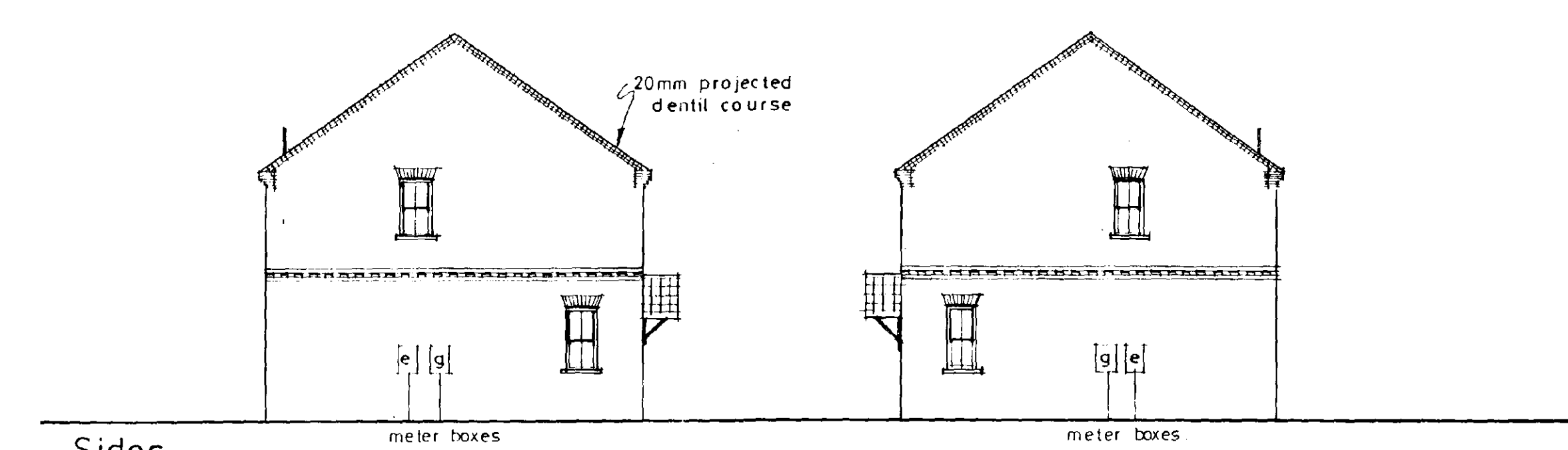
First floor layout



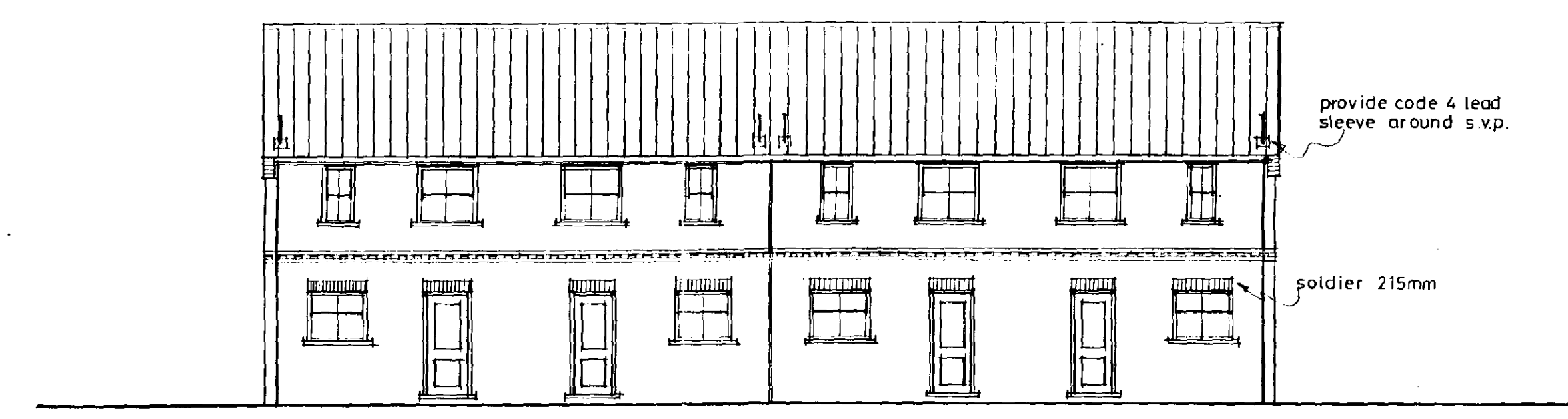
Ground floor layout



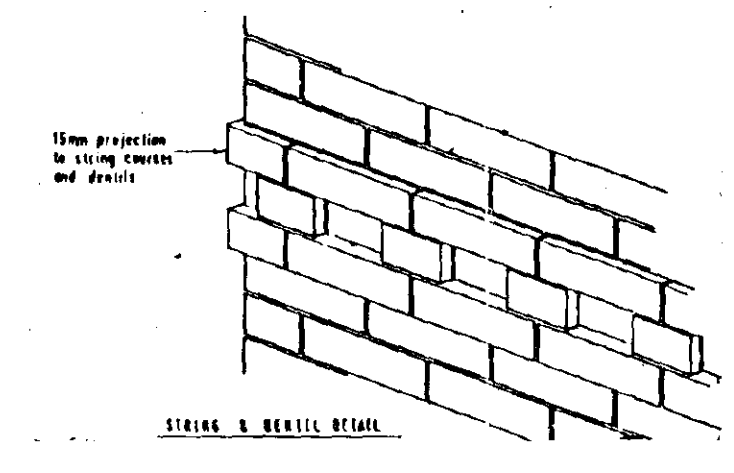
Front



Sides



Rear



DOOR - WINDOW & LINTEL SCHEDULE

No.	Type	Ref	Lintel
1	Door	FR29m	L1/S 1350
2	Window	VC215	L1/S 1500
3	Window	VC215	L1/S 1500
4	Door	FR29m	L1/S 1350
5	Door	FR29m	L1/S 1350
6	Window	VC215	L1/S 1500
7	Window	VC215	L1/S 1500
8	Door	FR29m	L1/S 1350
9	Window	VC113	L1/S 1050
10	Window	VC210	L1/S 1500
11	Door	FR29m	L1/S 1350
12	Door	FR29m	L1/S 1350
13	Window	VC210	L1/S 1500
14	Window	VC210	L1/S 1500
15	Door	FR29m	L1/S 1350
16	Door	FR29m	L1/S 1350
17	Window	VC210	L1/S 1500
18	Window	VC113	L1/S 1050
19	Window	VC113	L1/S 1050
20	Window	VC215	L1/S 1500
21	Window	VC213	L1/S 1500
22	Window	VC113	L1/S 1050
23	Window	VC113	L1/S 1050
24	Window	VC213	L1/S 1500
25	Window	VC213	L1/S 1500
26	Window	VC113	L1/S 1050
27	Window	VC112	L1/S 1050
28	Window	VC112	L1/S 1050
29	Window	VC212	L1/S 1500
30	Window	VC212	L1/S 1500
31	Window	VC112	L1/S 1050
32	Window	VC112	L1/S 1050
33	Window	VC212	L1/S 1500
34	Window	VC212	L1/S 1500
35	Window	VC112	L1/S 1050
36	Window	VC112	L1/S 1050

All internal lintels to be I.C. Internal type 110mm long.
 All lintel refs by I.C. Lintels
 All windows to be double glazed.
 All joinery refs by Boulton and Paul.

Broadgate Builders

Broadgate Builders (Spalding) Limited
 Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
 Telephone: Holbeach (0406) 380532.

TITLE
 WINDSOR
 Plots 7, 8, 9, 10
 Wygate Park, Spalding, Lincs.
 Floor plans & Elevations.

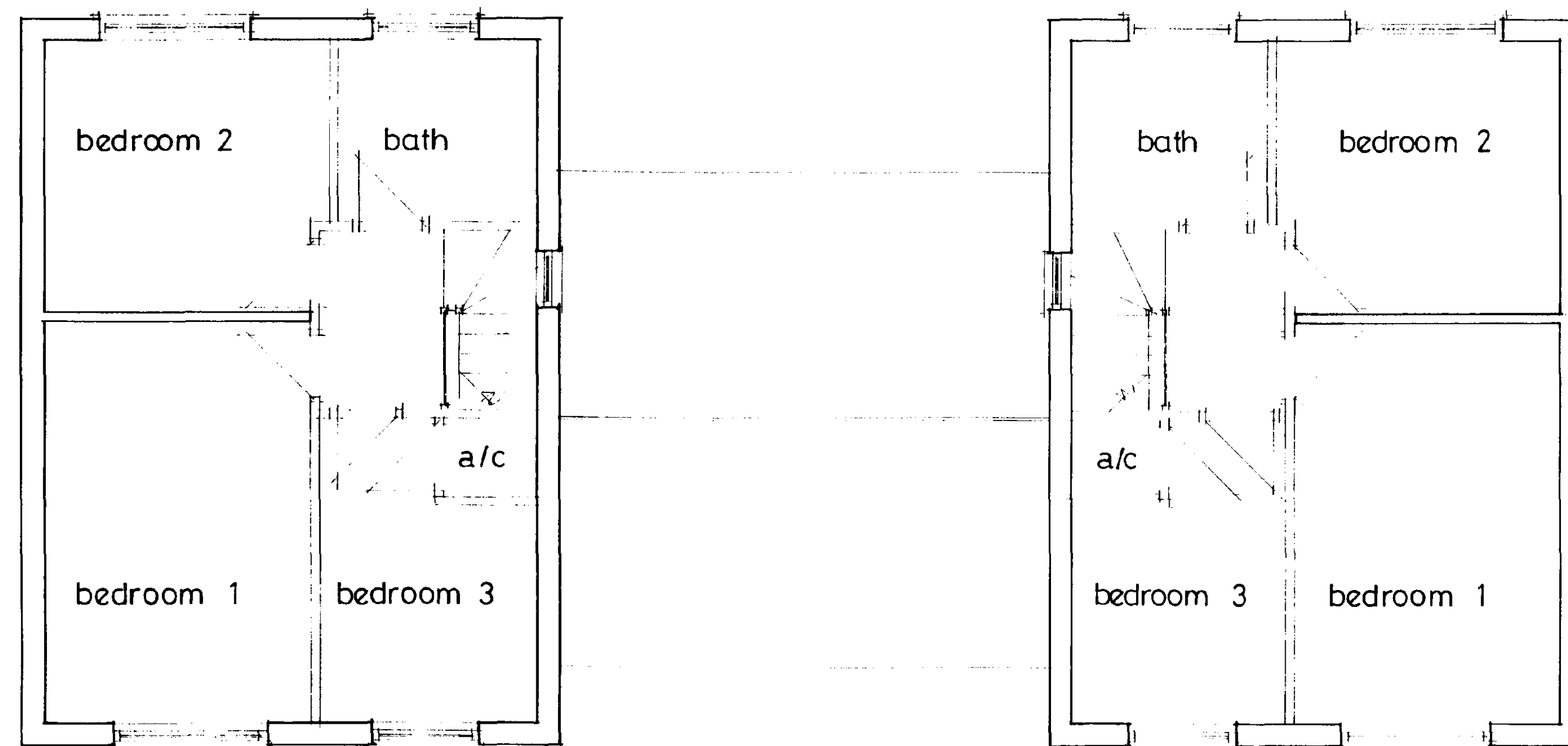
DATE APRIL - 93 **DRAWN** *MR. DAVIS*

DRWG. No. 96011/78910 **SCALE** 1-100, 1-50

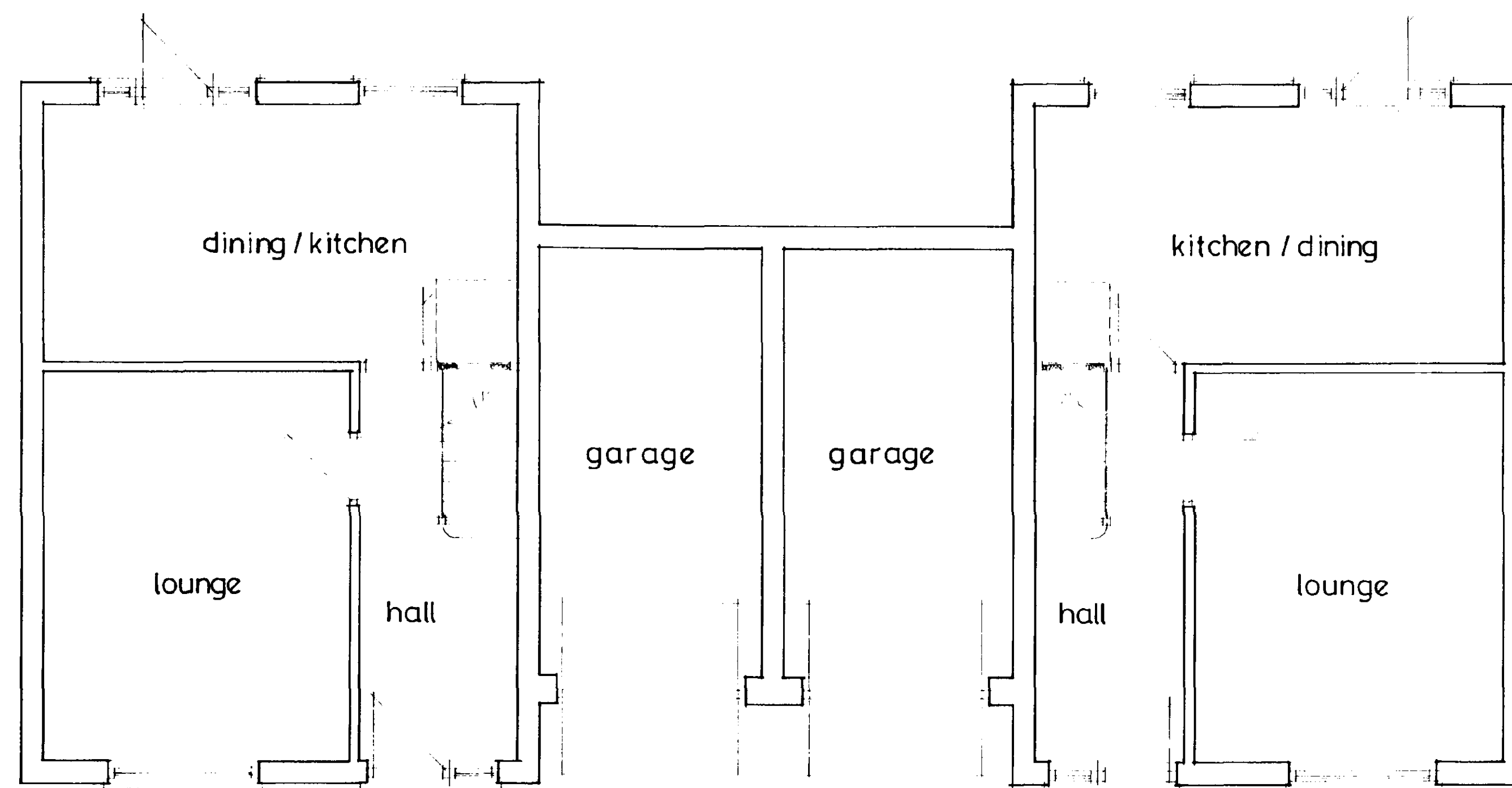
REVISIONS	DES	DATE	SIGN
A	SHOWER MIXER TAPS OMITTED	3.8.93	AC

PLANNING **BUILDING REGS**

CHECK BY



First Floor Layout



Ground Floor Layout



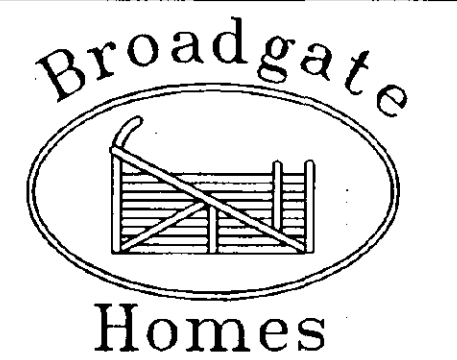
Front Elevation

Side



Rear Elevation

Side



Broadgate Builders (Spalding) Ltd
Broadgate House, Weston Hills,
Spalding, Lincolnshire, PE12 6DB.
Telephone: (01406) 380532 Fax: (01406) 380014

PROJECT TITLE
STANDARD DWELLING TYPE

APPLEGATE
plots 11, 12
Wygate park, Spalding.

DRAWING

floor plans & elevations

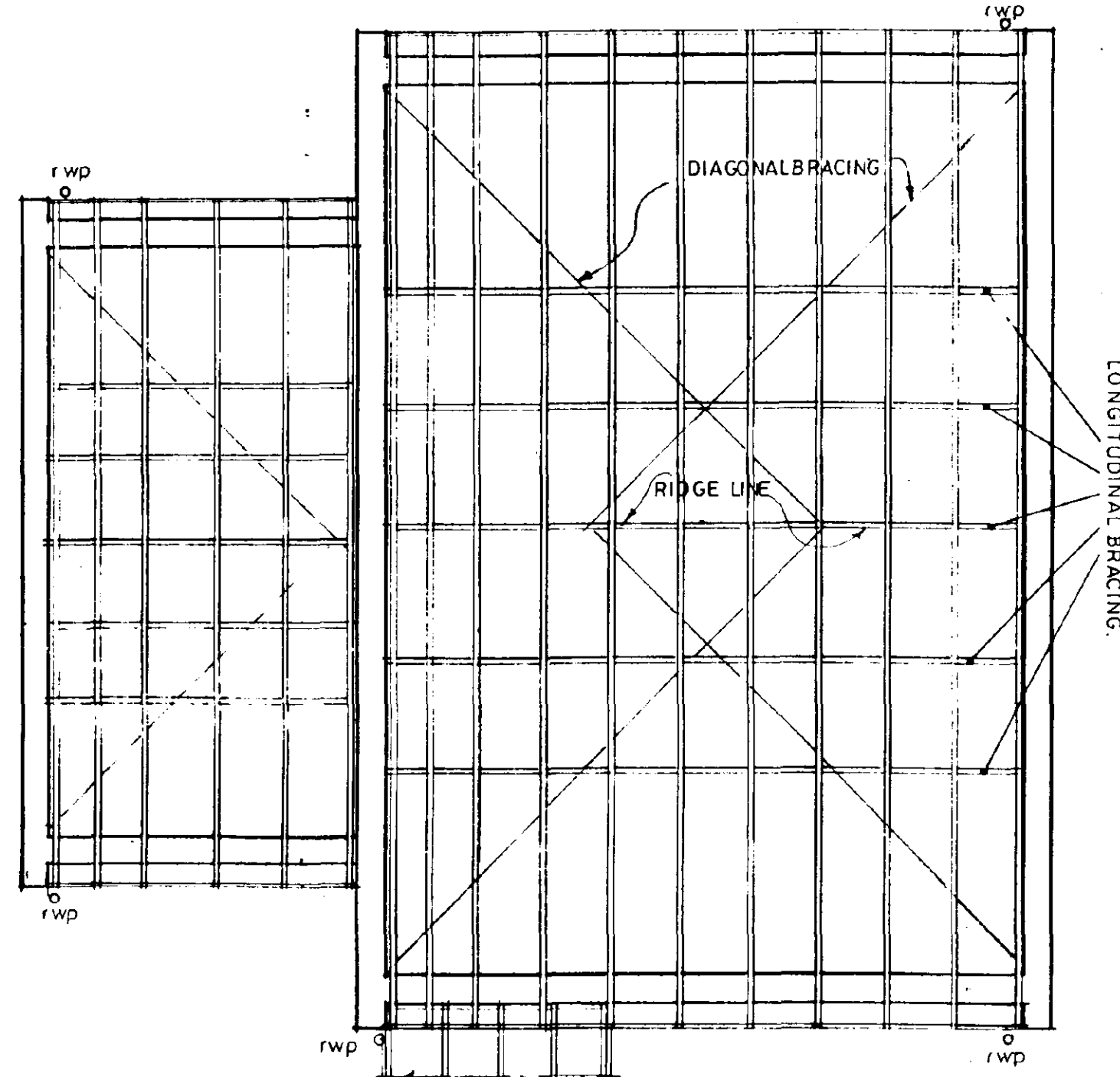
22 MAR 1996
Ref: 0269/96

REV	DESCRIPTION	DATE	BY

SCALE 1:100, 1:50 DRAWN MD

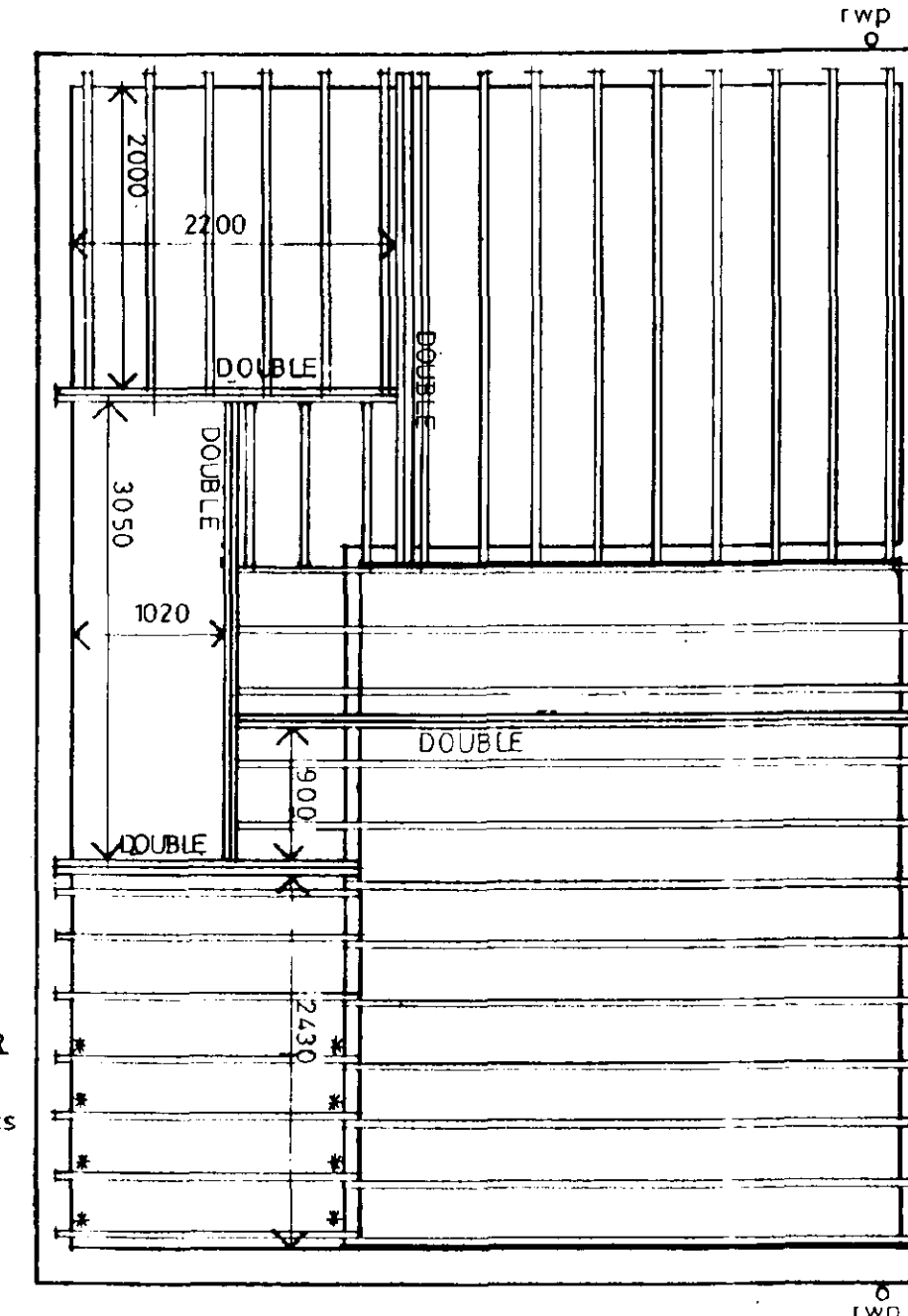
DATE FEB 96 DRAWING No. 96011/11,12

FLOOR JOISTS 47 x 195 SC3 @ 400 c/c
DOUBLE JOISTS TO BE BOLTED @ 600cc M12 bolts



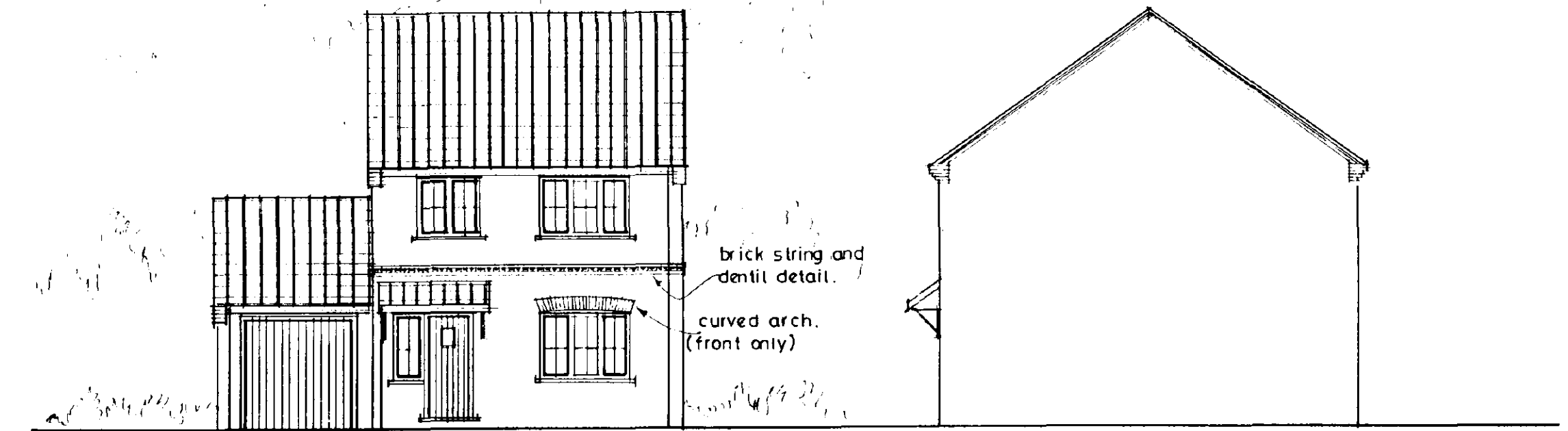
Roof layout

CANOPY ROOF
tiles felt & battens as main roof
50 x 100 RAFTERS & CEILING JOISTS @ 600cc max.
50 x 100 PLATE RAWLBOLTED TO WALL (M10) @ 500cc
TIMBER GALLOW BRACKETS RAWLBOLTED TO WALL
RAINWATER GOODS REQUIRED TO CONNECT TO SW DRAIN



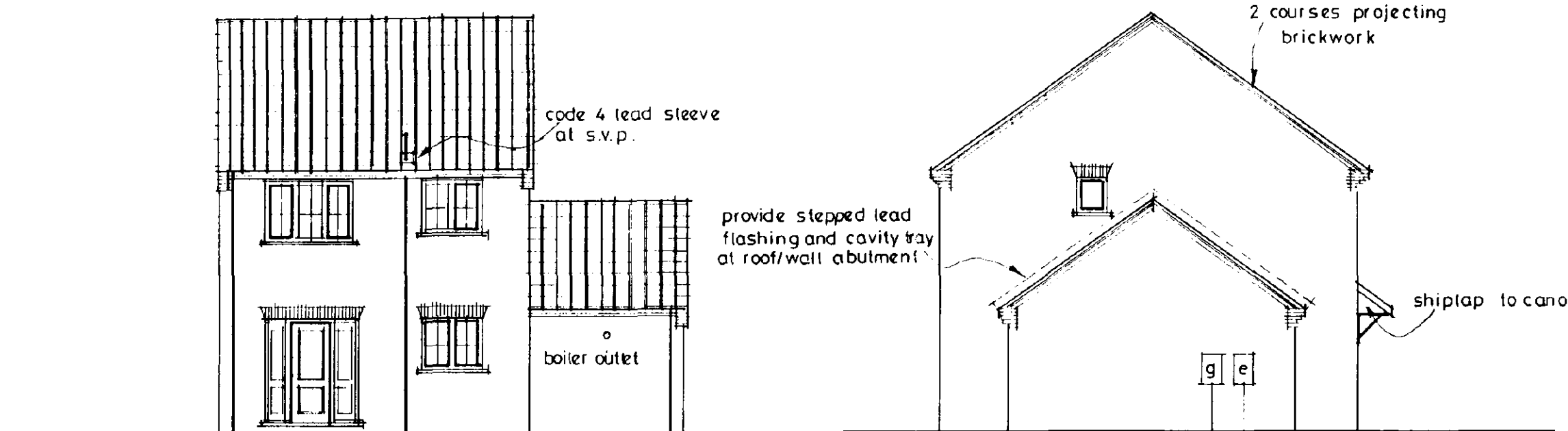
Joist layout

ADDITIONAL ANCHOR STRAPPING
provide galv strapping at each bearing of joists indicated *



Front elevation

Side



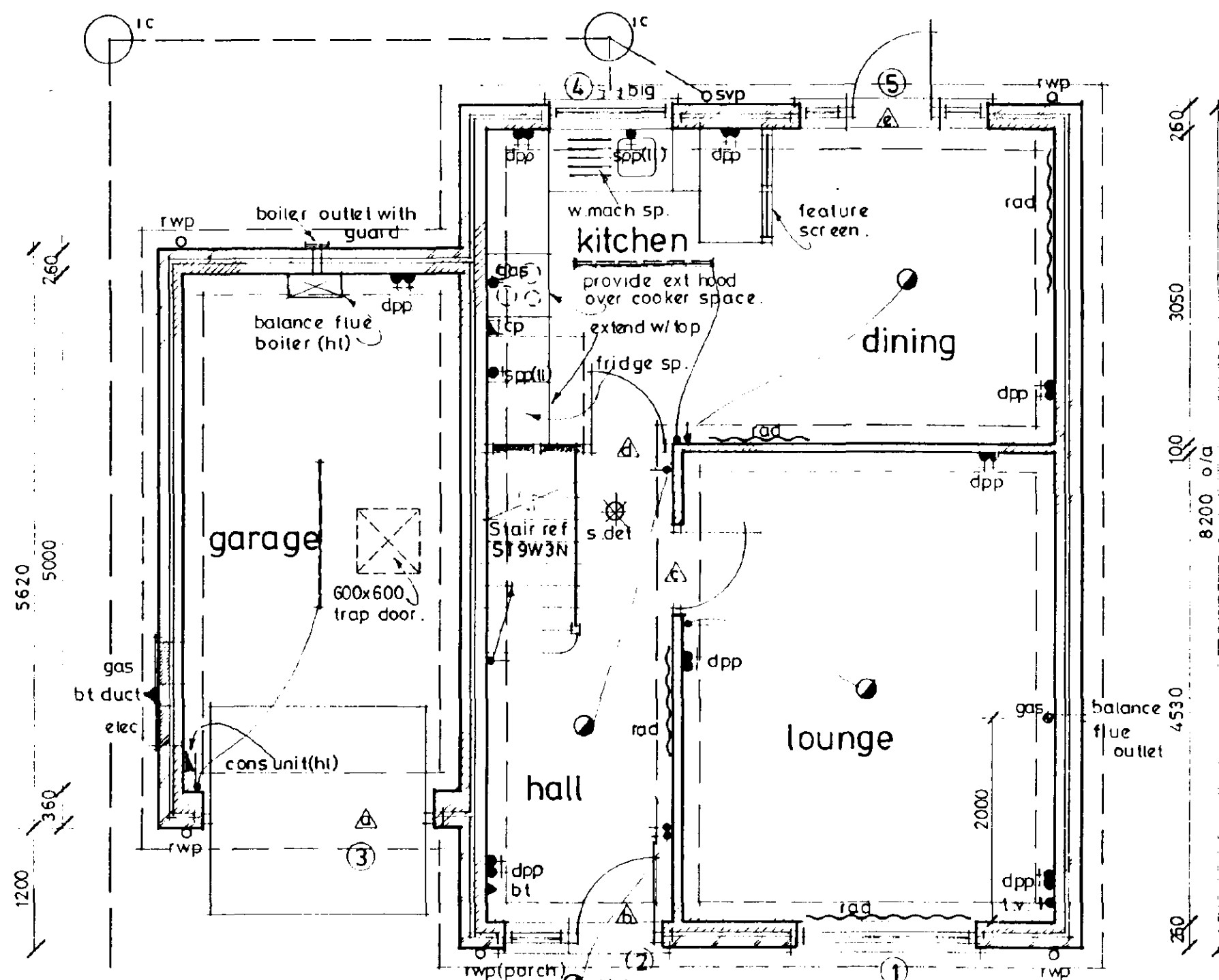
Rear

Side

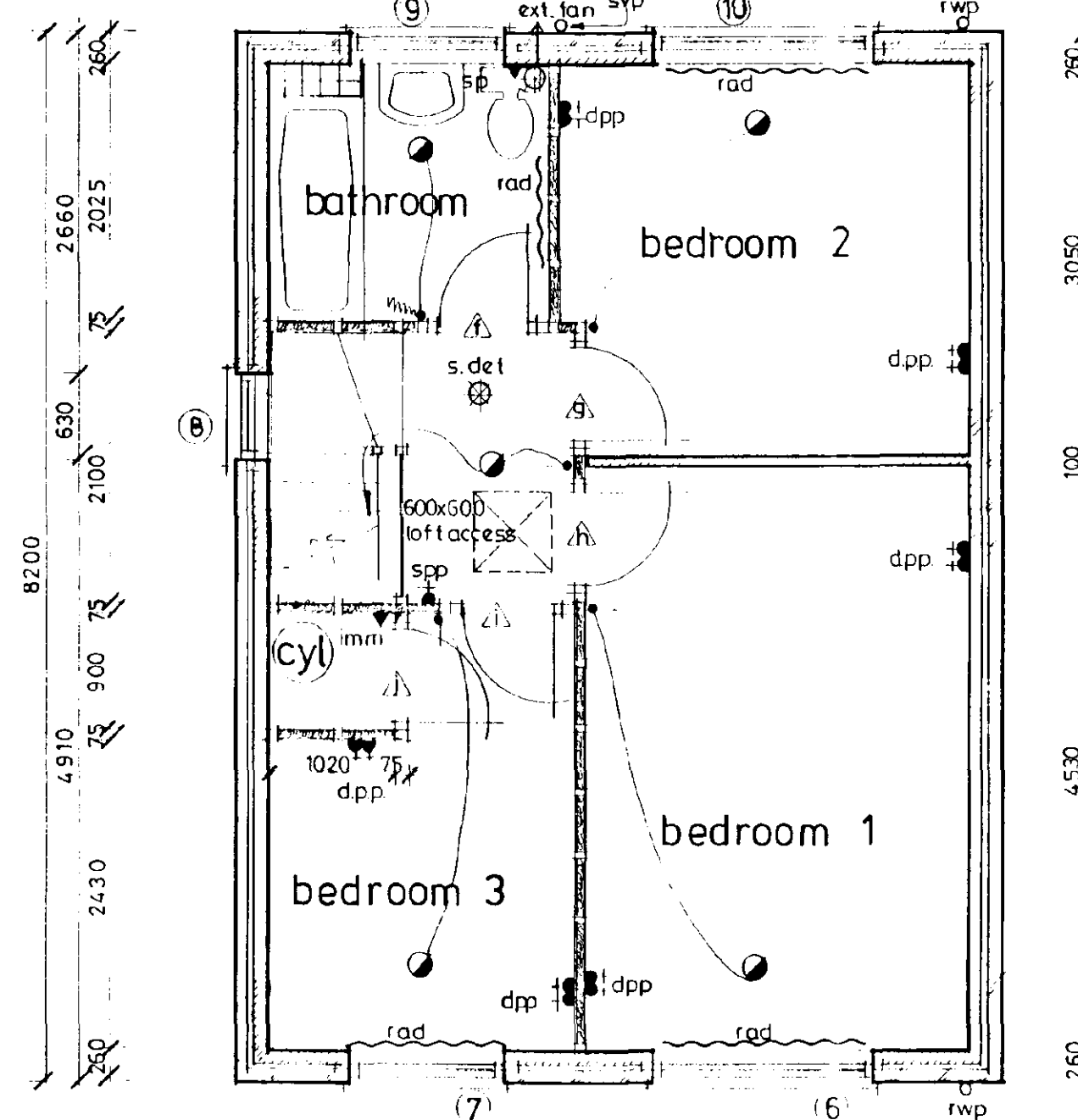
meter boxes

890 1200 1288 1832 890
260 5580 260

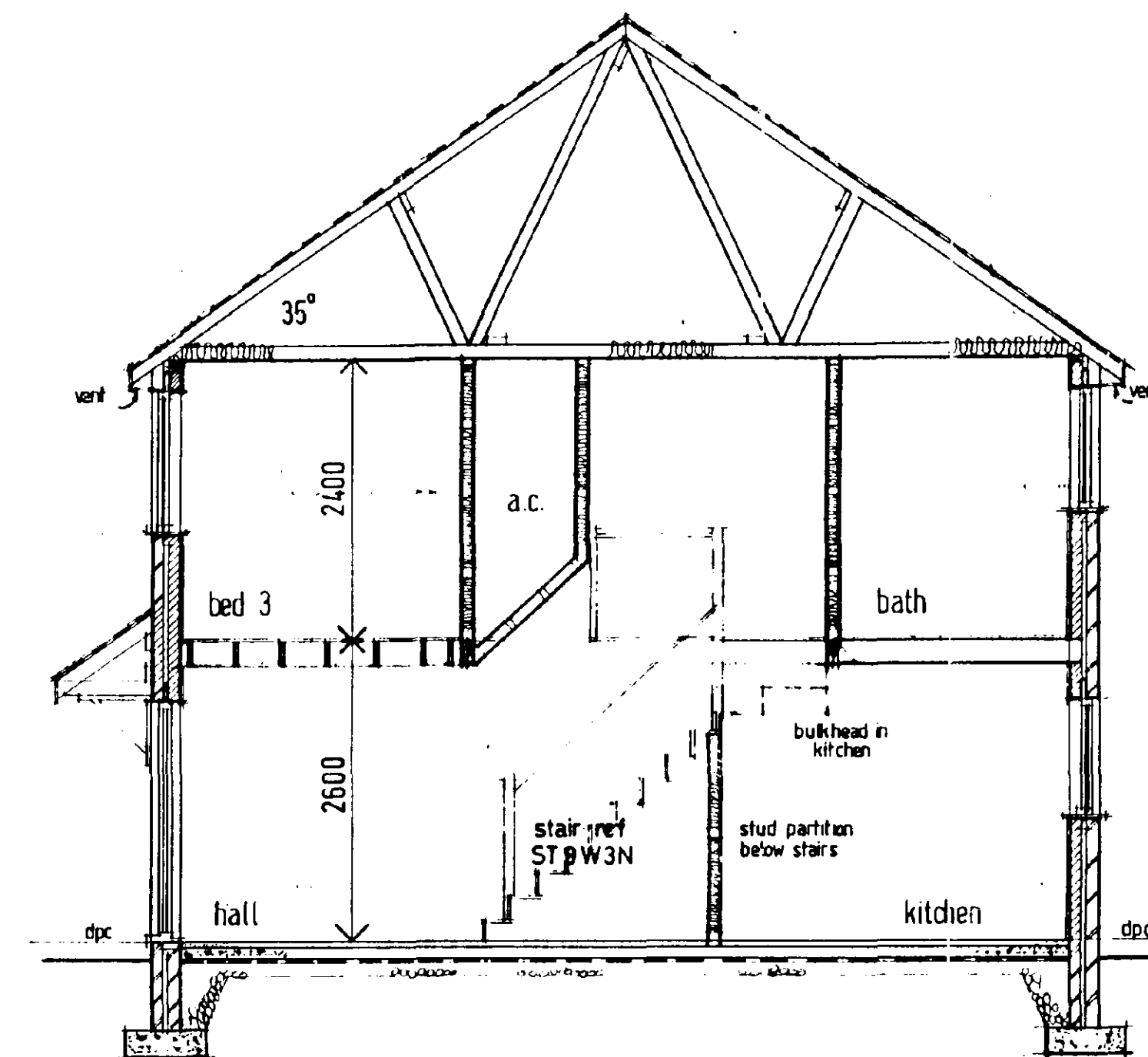
890 1200 1770 890
260 2225 3280 260



Ground floor layout



First floor layout



Section

DOOR/WINDOW/LINTEL SCHEDULE

Ref	Description	Ref	Lintel
1	window	C319CC	L1S 2100
2	door window	FN29M/C113C	L1S 1950
3	garage door	UF7070N	L1S 2700
4	window	C210CC	L1S 1500
5	door/sidelights	FCS180/29/SU40R	L1S 2250
6	window	C312CC	L1S 2100
7	window	C212CC	L1S 1500
8	window	107C	L1S 1050
9	window	C210C	L1S 1500
10	window	C312CC	L1S 2100

JOINERY REF - BOUTON PAUL - ALL WINDOWS/DOORS DOUBLE GLAZED
LINTEL REF - 16 LINTELS
INTERNAL OPENING REF C TO BE 16 INT TYPE 1100 LONG
ALL OTHER INT OPENINGS ARE IN TIMBER STUDWORK



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 8DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Standard Dwelling Type

APPLEGATE

(Detached with adj garage)

Plot 13(handed)

Wygate Park, Spalding, Lincs.

DRAWING

floor, joist, roof plans
elevations, section.

REV.	DESCRIPTION	DATE	BY
A	Additional strapping to first floor in accord. with B Reg. requirement	21.9.94	ajf
B	ALTER ELECTRICAL LAYOUT	27.2.95	g

SCALE 1:100, 1:50

DATE

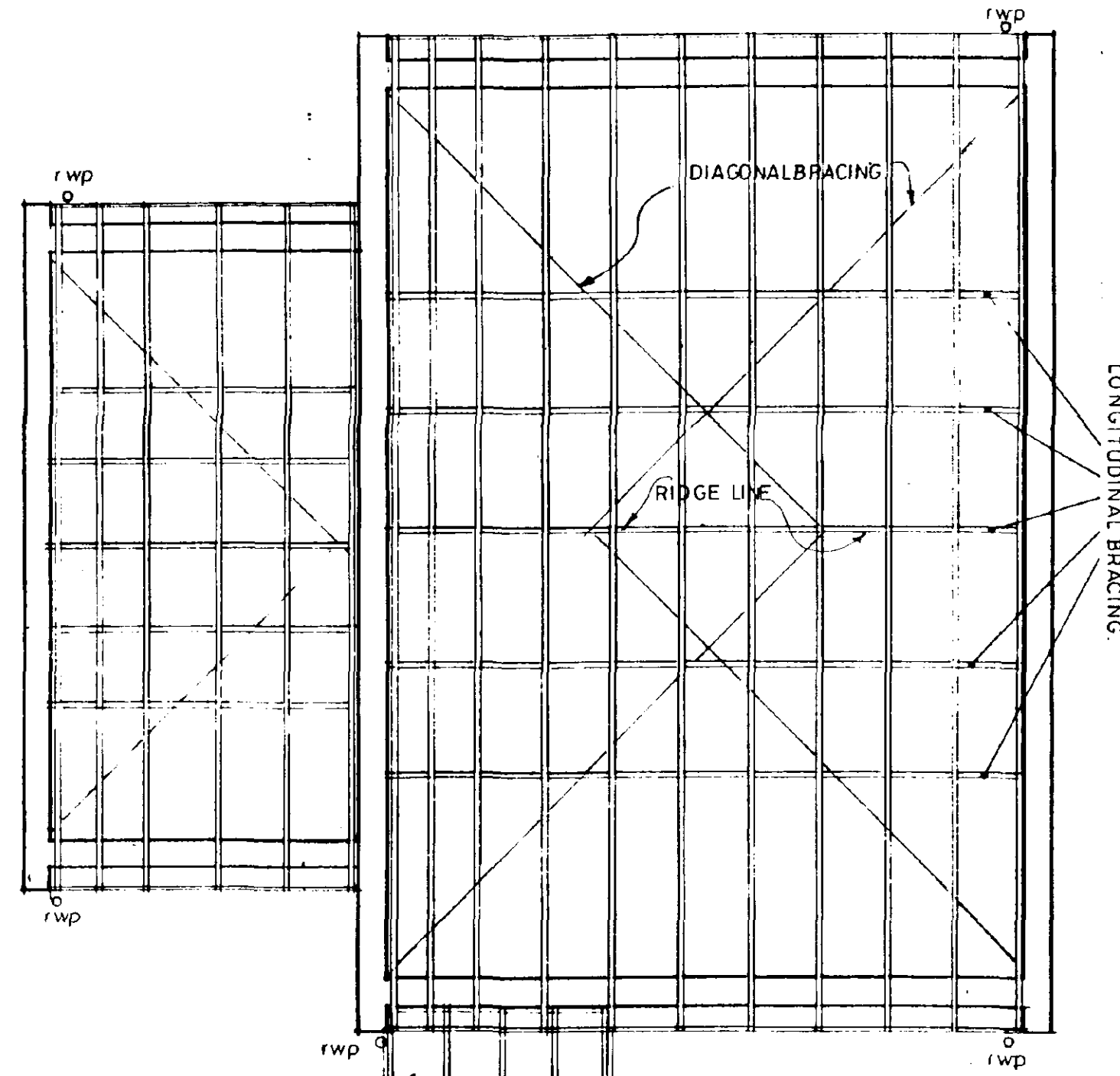
AUG - 1994

DRAWN

WD.

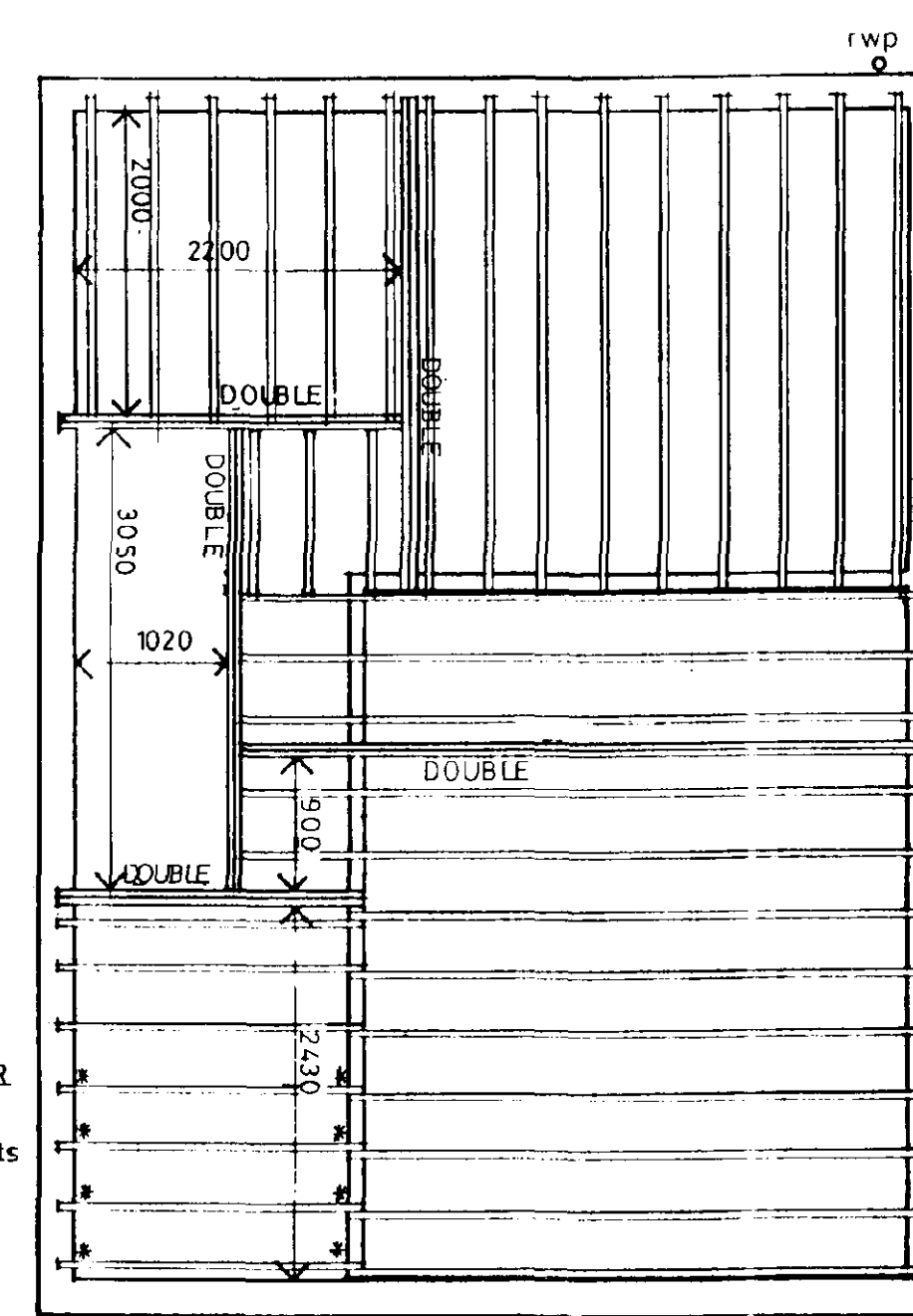
96011/13

FLOOR JOISTS 47 x 195 SC3 @ 400 c/c
DOUBLE JOISTS TO BE BOLTED @ 600cc M12 bolts



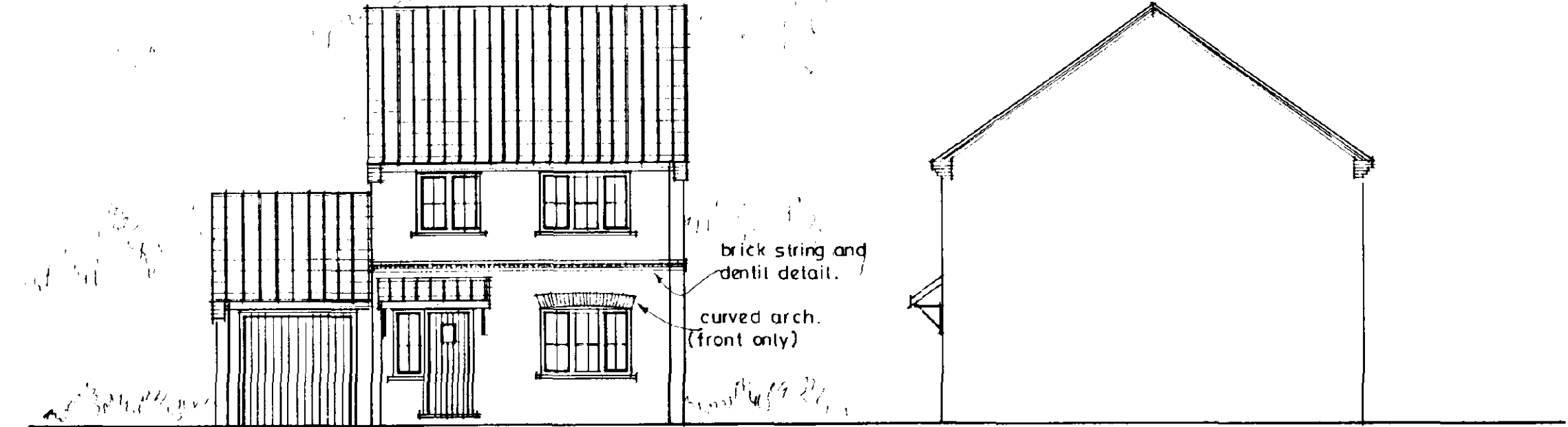
Roof layout

CANOPY ROOF
tiles, felt & battens as main roof
50 x 100 RAFTERS & CEILING JOISTS @ 600 c/c max.
50 x 100 PLATE RAWLBOLTED TO WALL (M10) @ 500cc
TIMBER GALLOW BRACKETS RAWLBOLTED TO WALL
RAINWATER GOODS REQUIRED TO CONNECT TO SW DRAIN



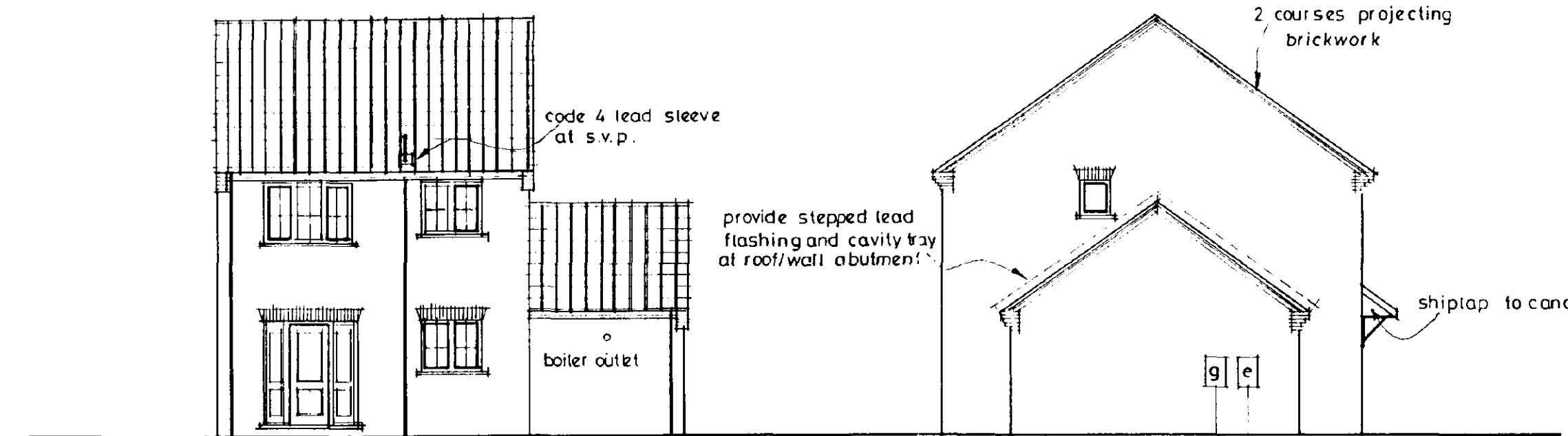
Joist layout

ADDITIONAL ANCHOR STRAPPING
provide galv strapping at each bearing of joists indicated *



Front elevation

Side

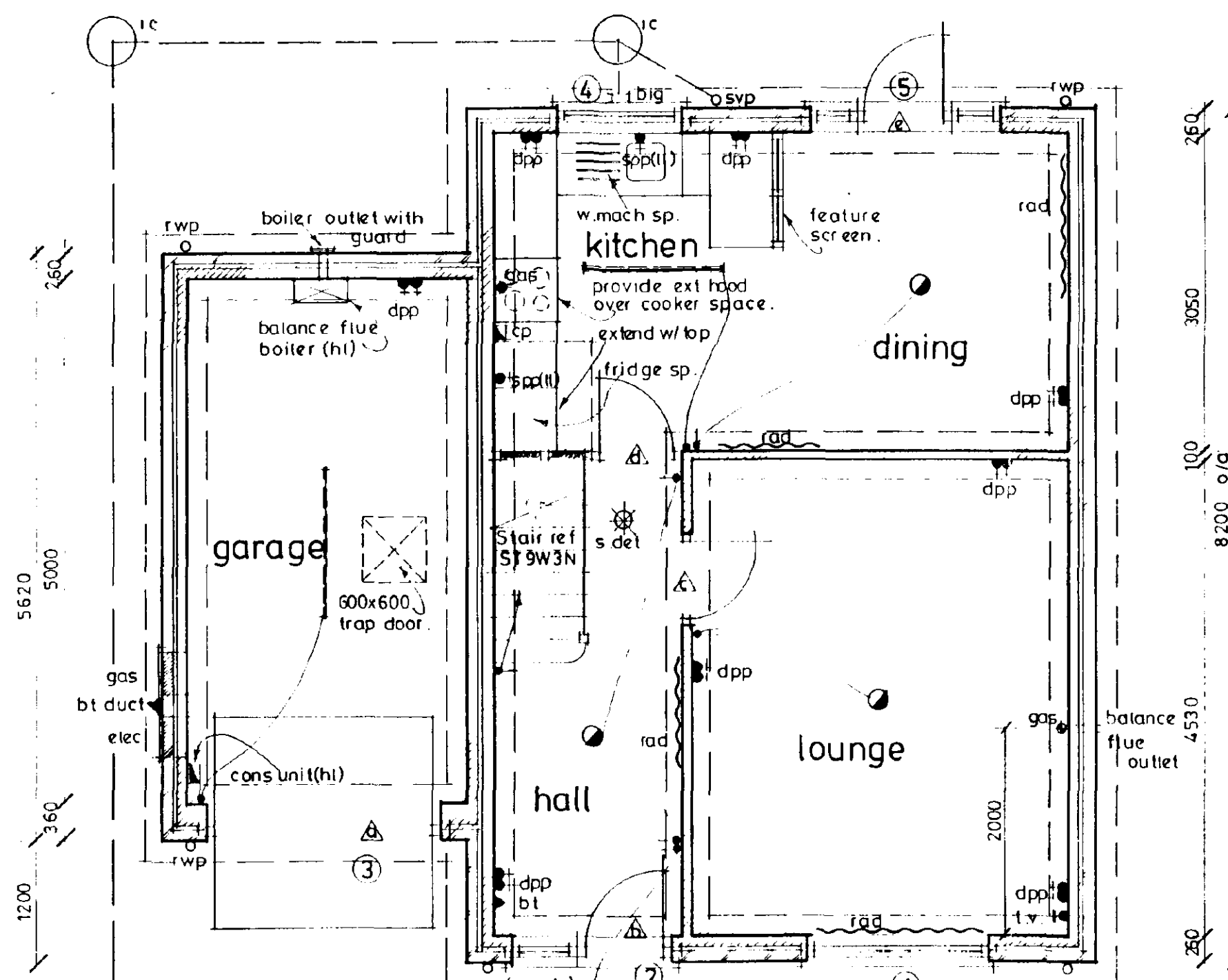


Rear

Side

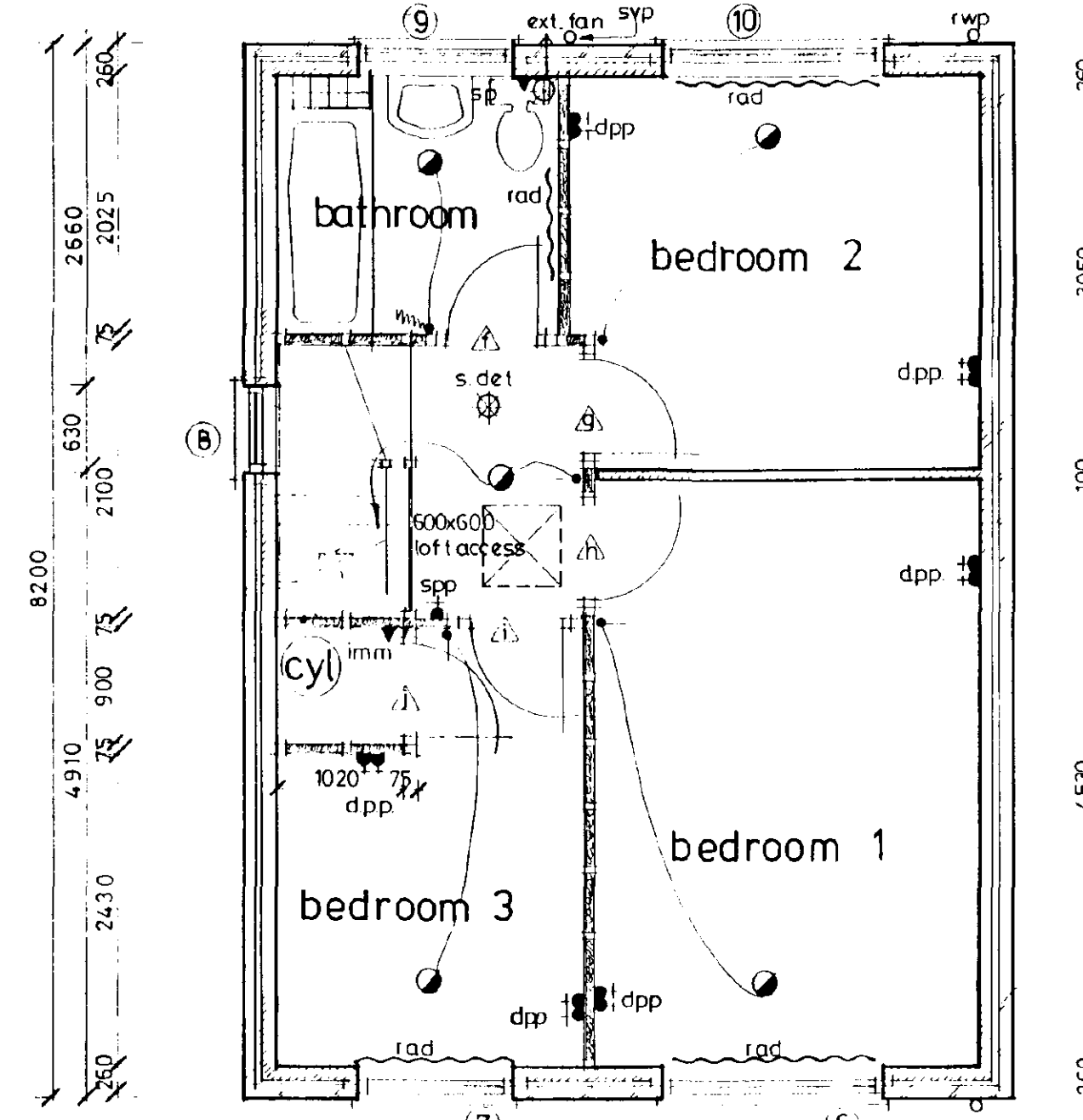
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260 5580

890 1200 1770 890
260 2225 3280



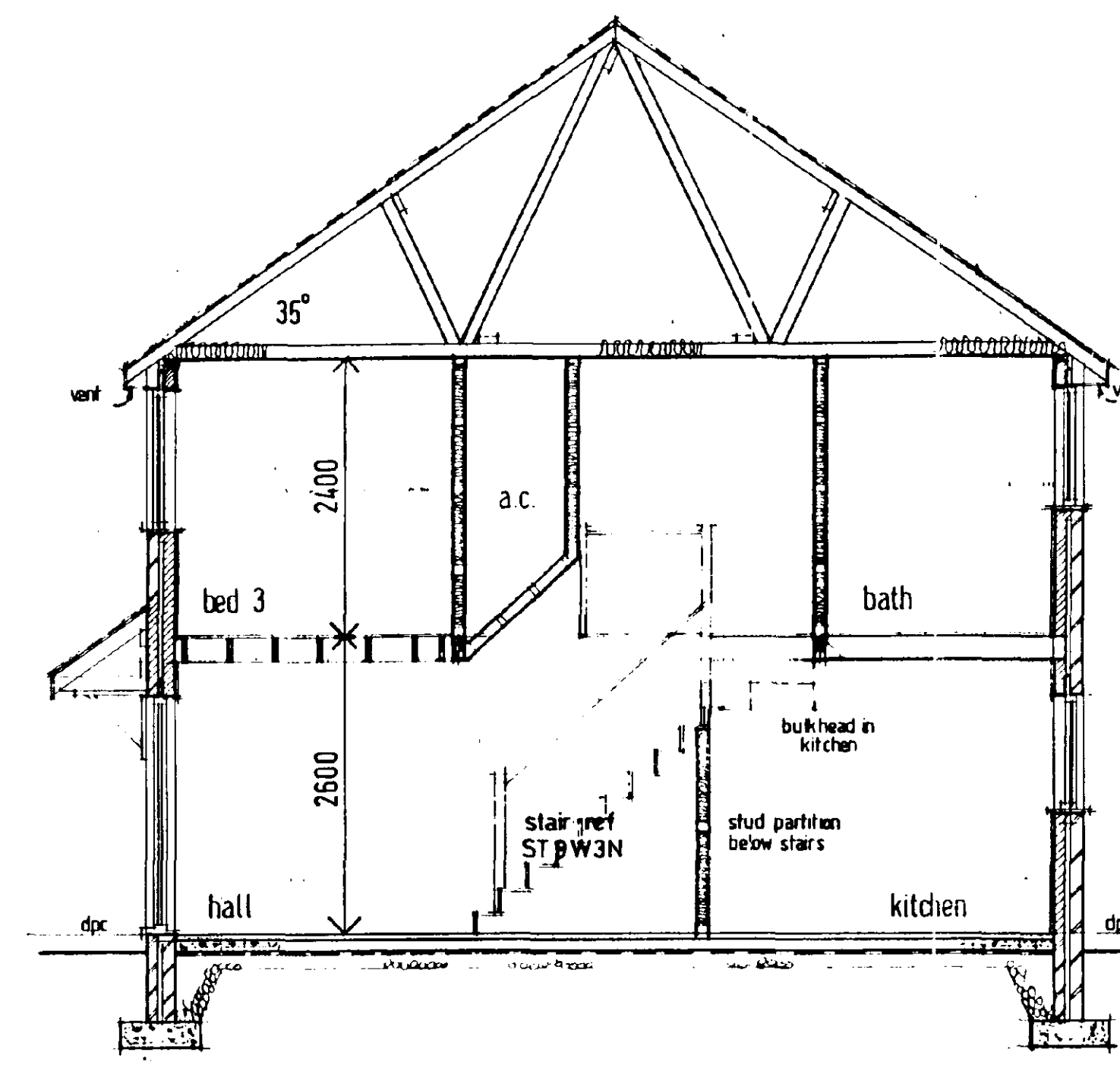
Ground floor layout

TO MAIN SEWER 260 2665 2260 2925 260 1830 1562 100 1325 3650 1770 260 1003
9 0 2 5 o/a 6 1 0 0



First floor layout

260 2430 1200 1237 3075 260 890 1200 6100 1770 1003



Section

DOOR/WINDOW/LINTEL SCHEDULE

Ref	Description	Ref	Lintel
1	window	C312CC	L1S 2100
2	door window	FN29M/C113C	L1S 1950
3	garage door	UF7070N	L1S 2700
4	window	C210CC	L1S 1500
5	door/sidelights	FC5180/29/3U40R	L1S 2250
6	window	C312CC	L1S 2100
7	window	C212CC	L1S 1500
8	window	107C	L1S 1050
9	window	C210C	L1S 1500
10	window	C312CC	L1S 2100

JOINERY REF - BOULTON PAUL - ALL WINDOWS/DOORS DOUBLE GLAZED
LINTEL REF - I.G. LINTELS
INTERNAL OPENING REF C TO BE I.G. INT TYPE 1100 LONG
ALL OTHER INT OPENINGS ARE IN TIMBER STUDWORK



Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire PE12 6DB.
Telephone: (0406) 380532 Fax: (0406) 380014

PROJECT TITLE
Standard Dwelling Type

APPLEGATE
(Detached with adj garage)
Plot 13 (handed)
Wygate Park, Spalding, Lincs.

DRAWING

floor, joist, roof plans
elevations, section.

REV	DESCRIPTION	DATE	BY
A	Additional strapping to first floor in accord with B.Reg. requirement	22.9.94	ajf
B	ALTER ELECTRICS LAYOUT	27.2.95	js

SCALE 1:100, 1:50
DATE AUG - 1994
DRAWN MD.
DRAWING No. 96011/13

U

9m verge to be grassed.

No additional planting or services

within limit.

Vernatts Drain

3m footpath/ cycleway

Block paving to housing close

Marshall Keyblock Buff

9m byelaw limit imposed by

Welland & Deepings I.D.B.

Hawthorn hedging

Hawthorn hedge

PUBLIC OPEN SPACE

15m timber post
and rail fencing.

Raised

PLAN 2.

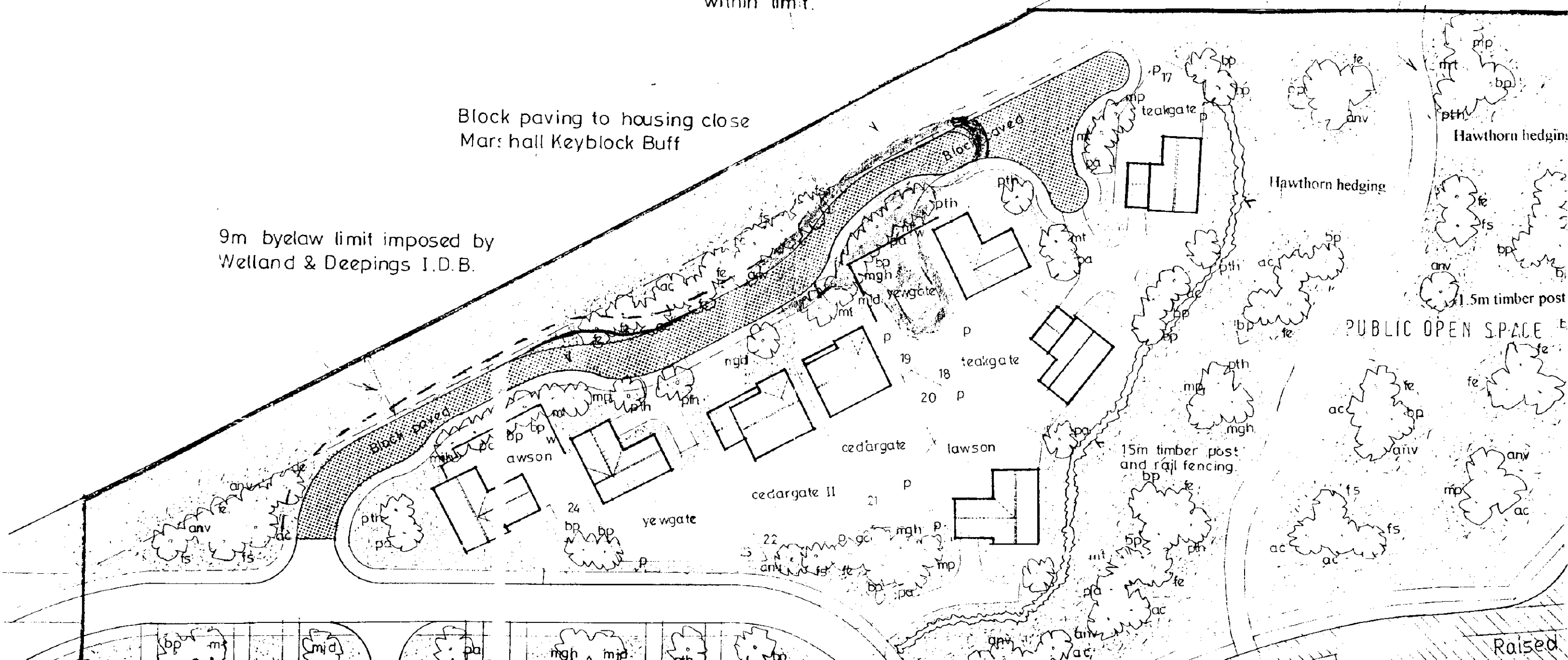
9m verge to be grassed.
No additional planting or services
within limit.

Vernatts Drain

3m footpath/cycleway

Block paving to housing close
Marshall Keyblock Buff

9m byelaw limit imposed by
Welland & Deepings I.D.B.



PLAN 1.

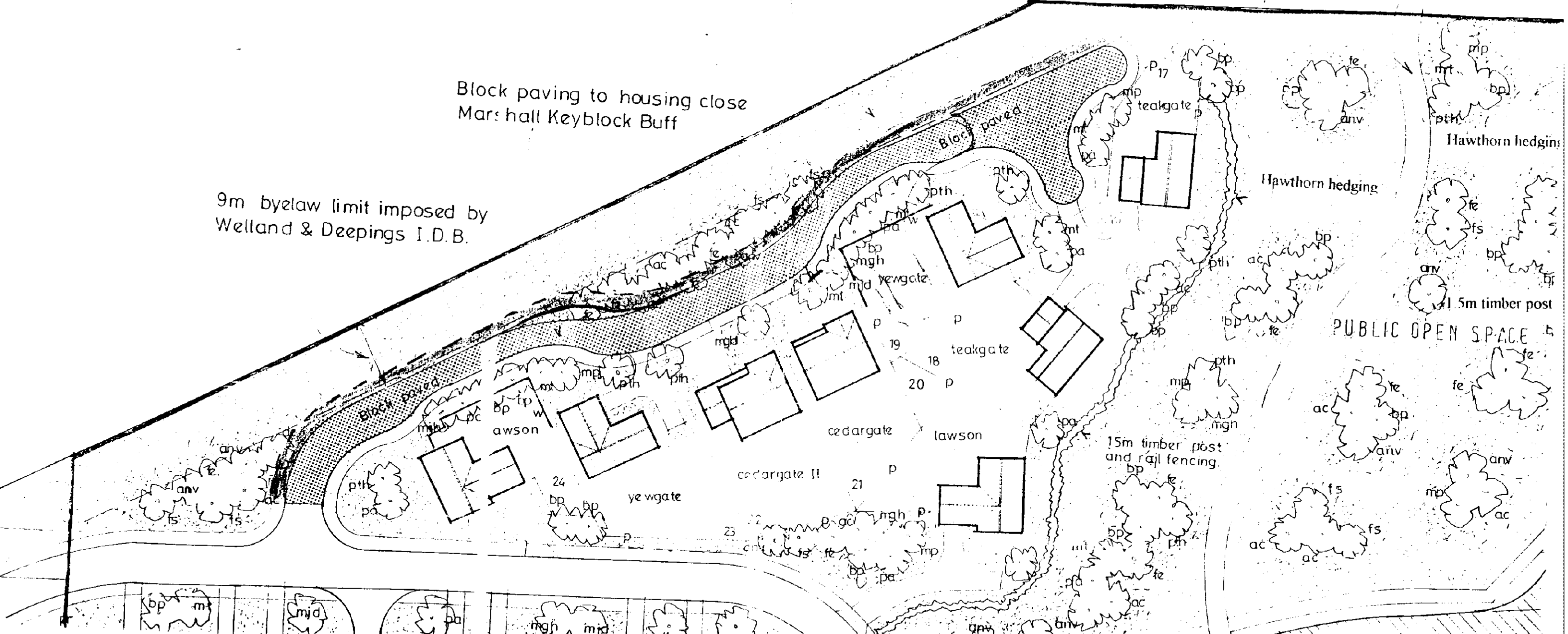
9m verge to be grassed.
No additional planting or services
within limit.

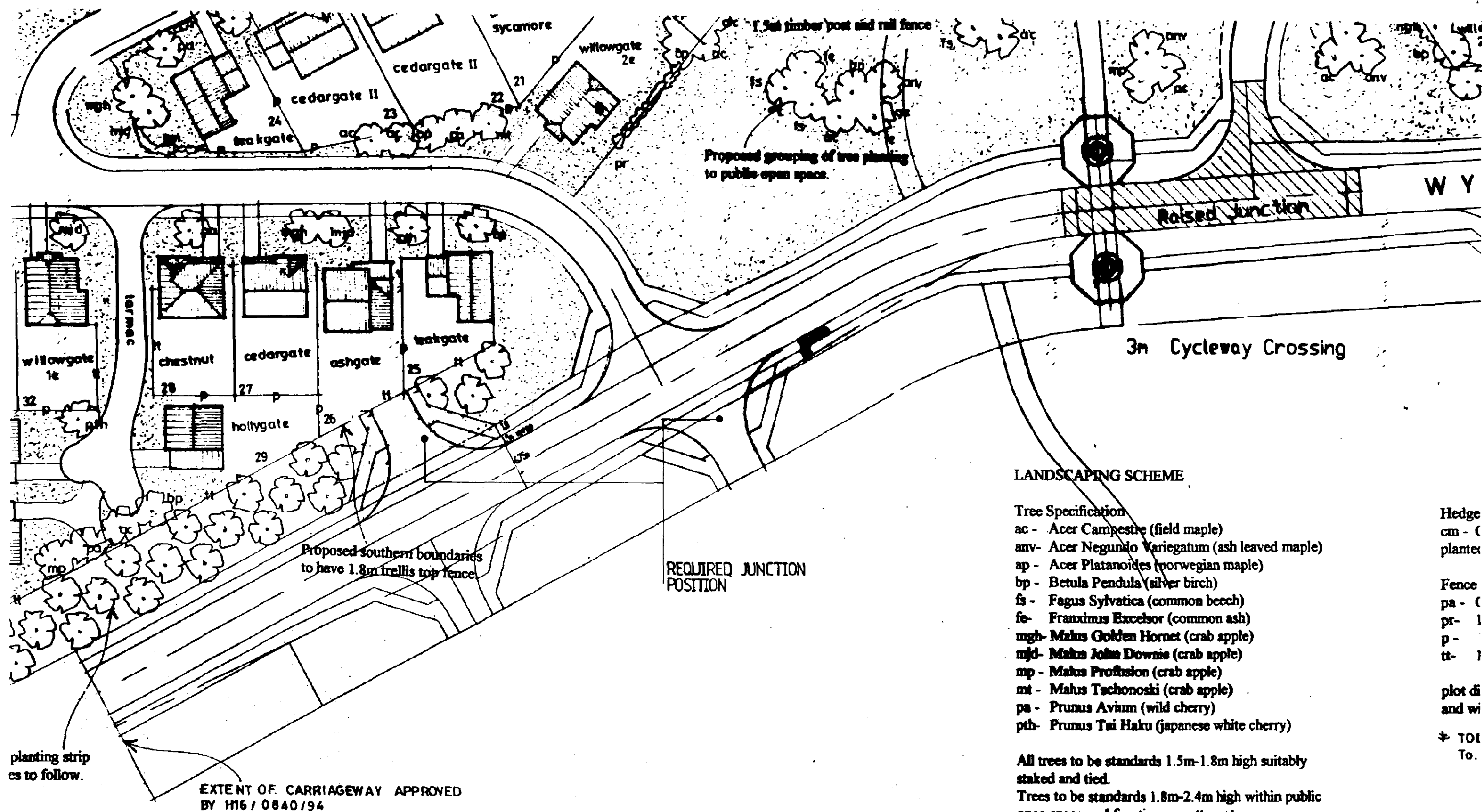
Vernatts Drain

3m footpath/cycleway

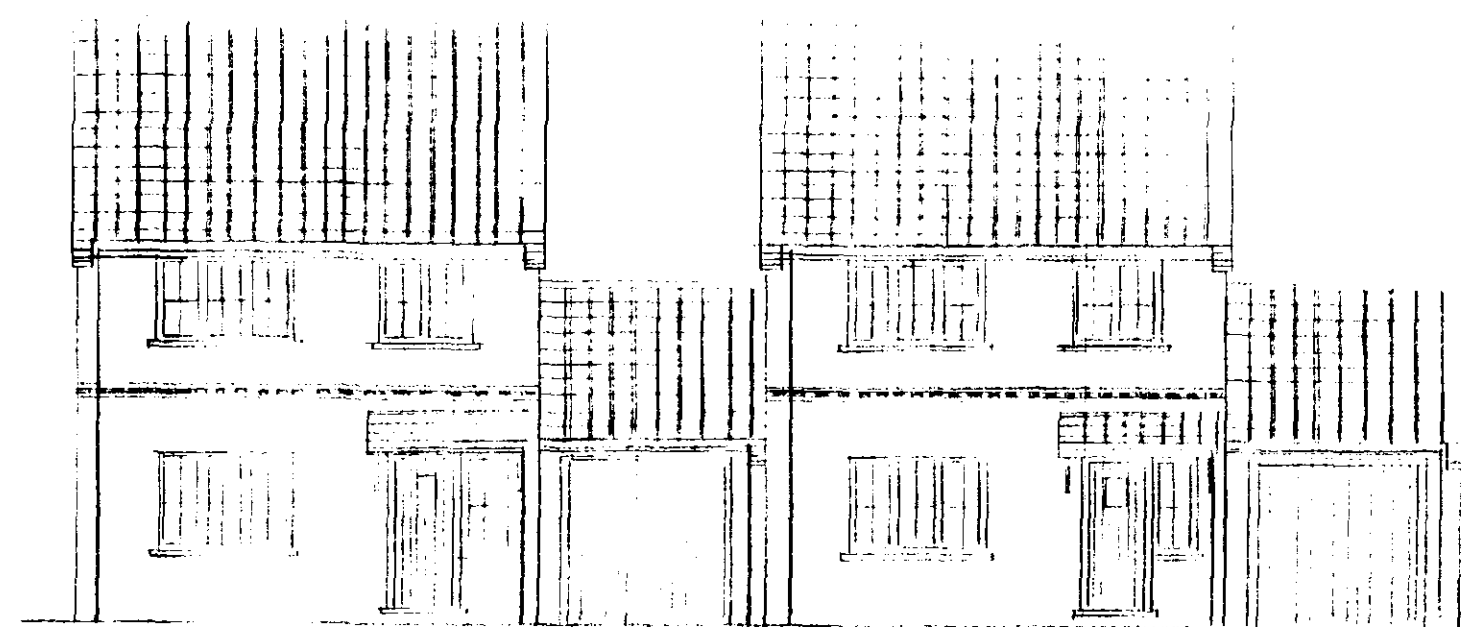
Block paving to housing close
Marshall Keyblock Buff

9m byelaw limit imposed by
Welland & Deepings I.D.B.

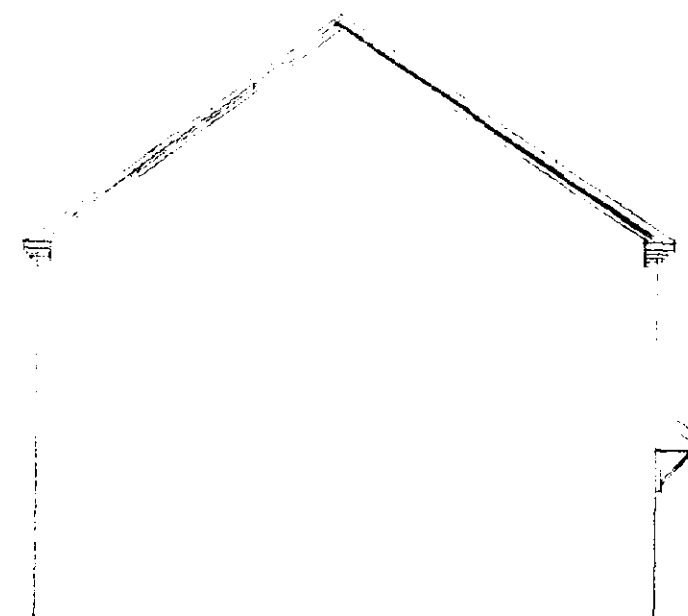




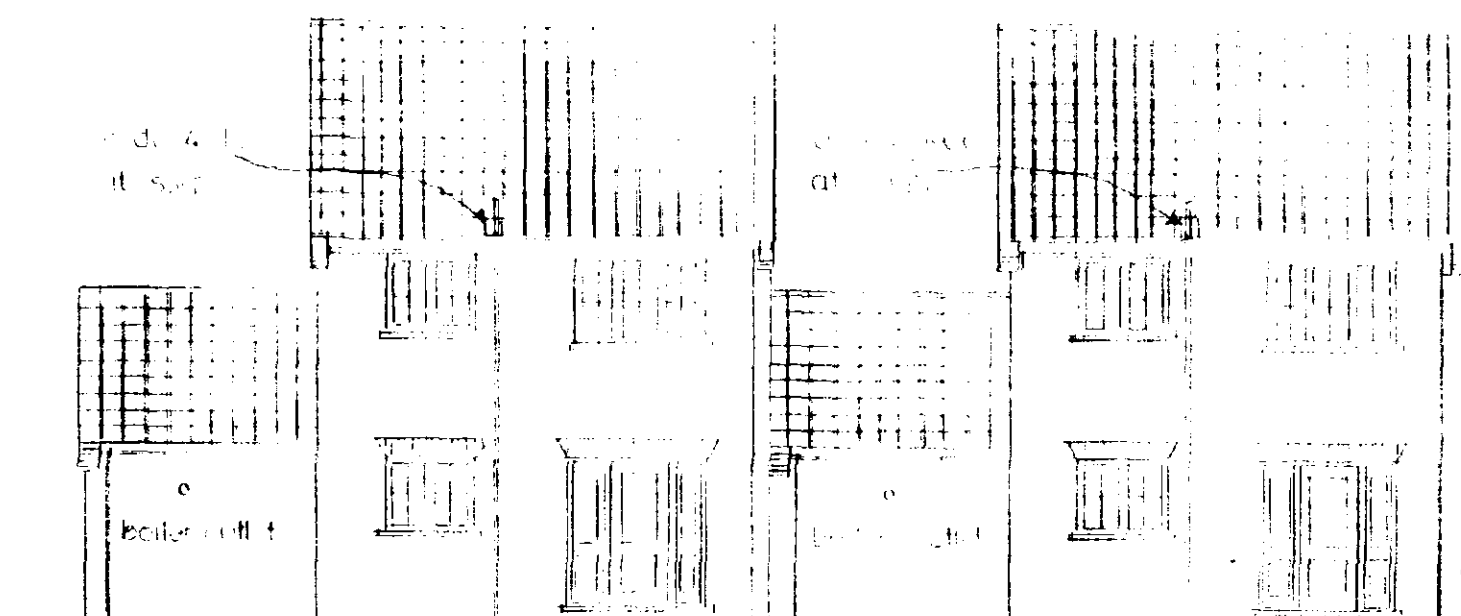
WYGATE PARK



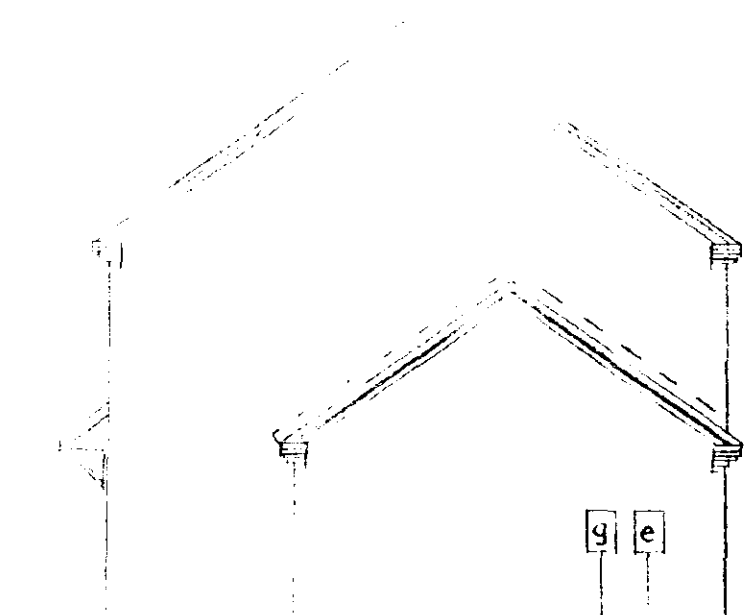
Front elevation



Side



Rear



End



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TITLE

APPLEGATE

Plots 15,16.

Wygate Park, Spalding, Lincs.

elevations

DATE 21-03-96 DRAWN CN

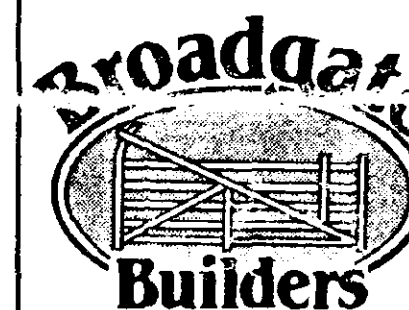
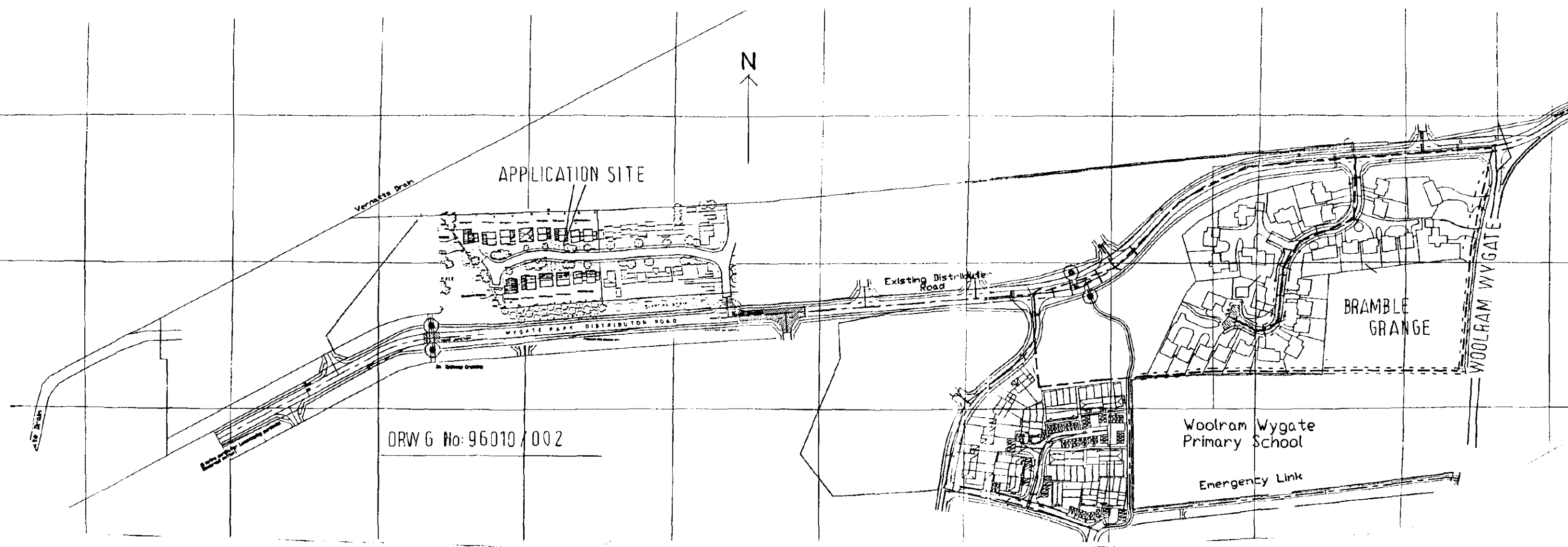
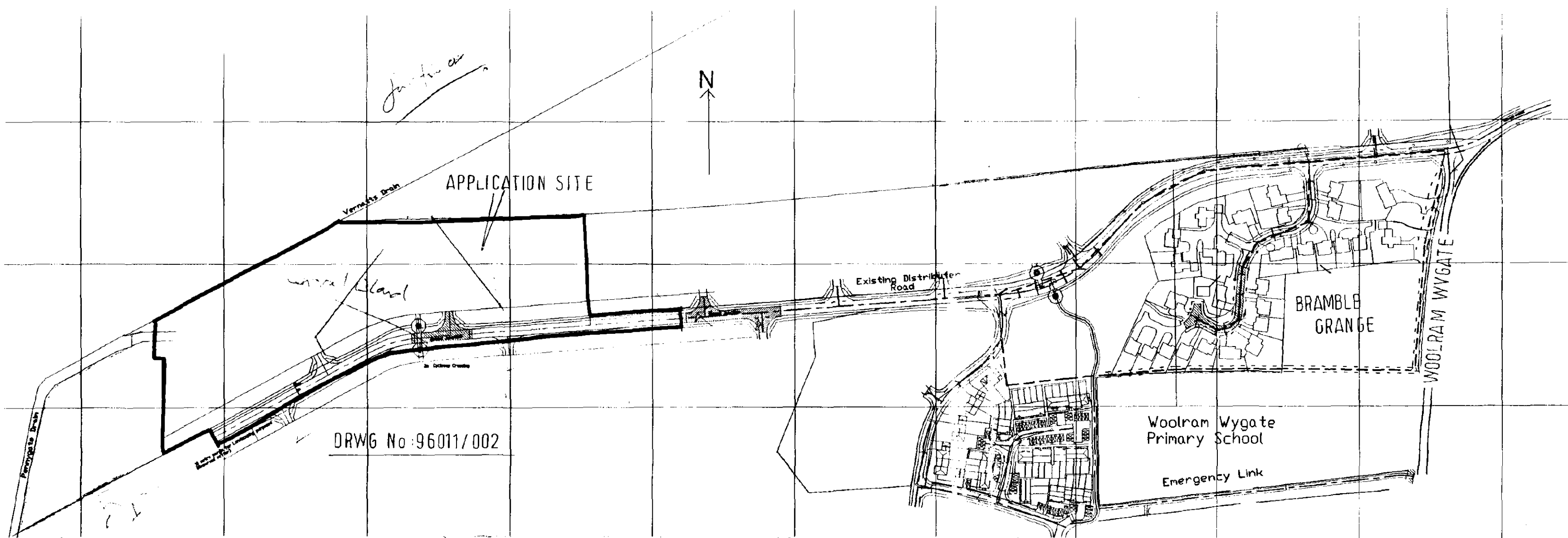
DRWG No 96011/15-16 SCALE 1:100

REVISIONS	DES	DATE	SIGN

PLANNING BUILDING REGS

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TITLE
Residential Development,
Wygate Park,
Spalding,
Lincs.

Location Plans

DATE MARCH 96

DRAWN MD

DRWG. No

SCALE 1:2500

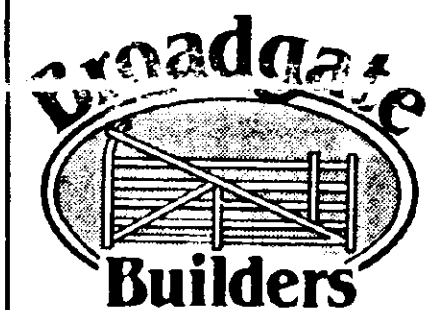
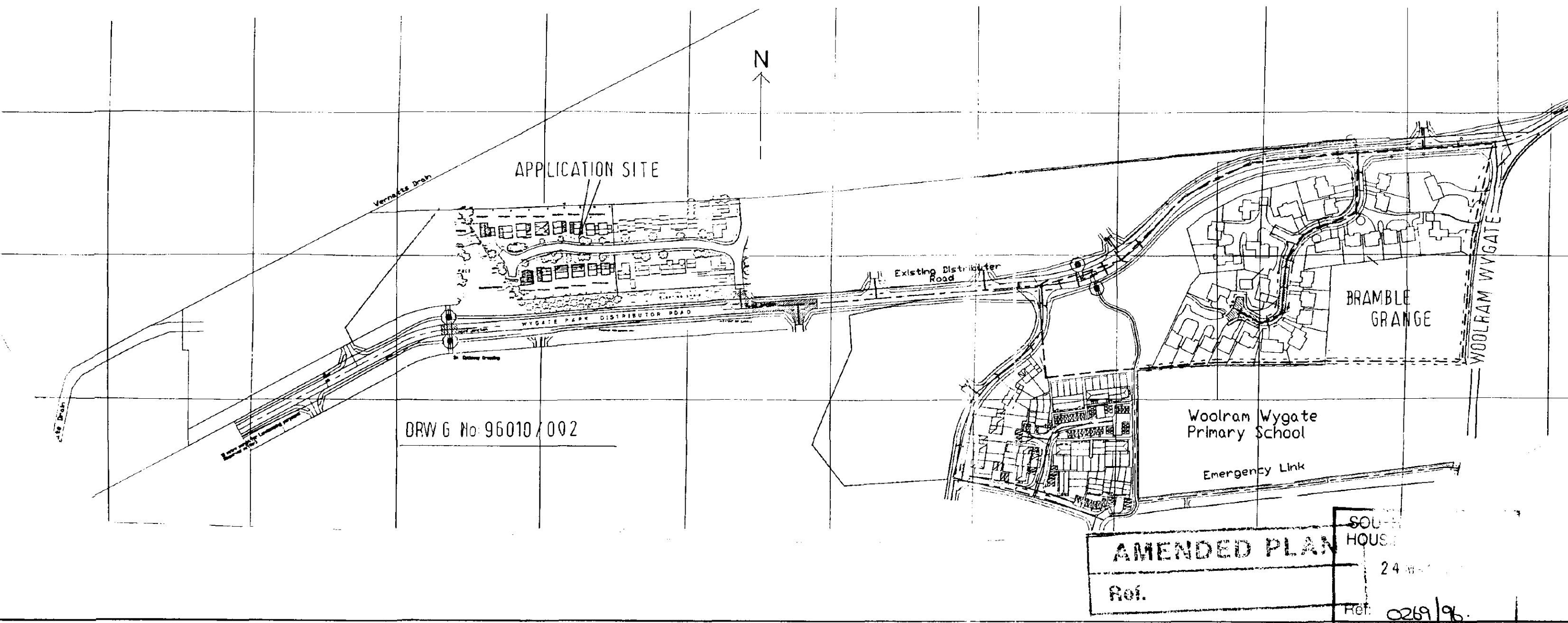
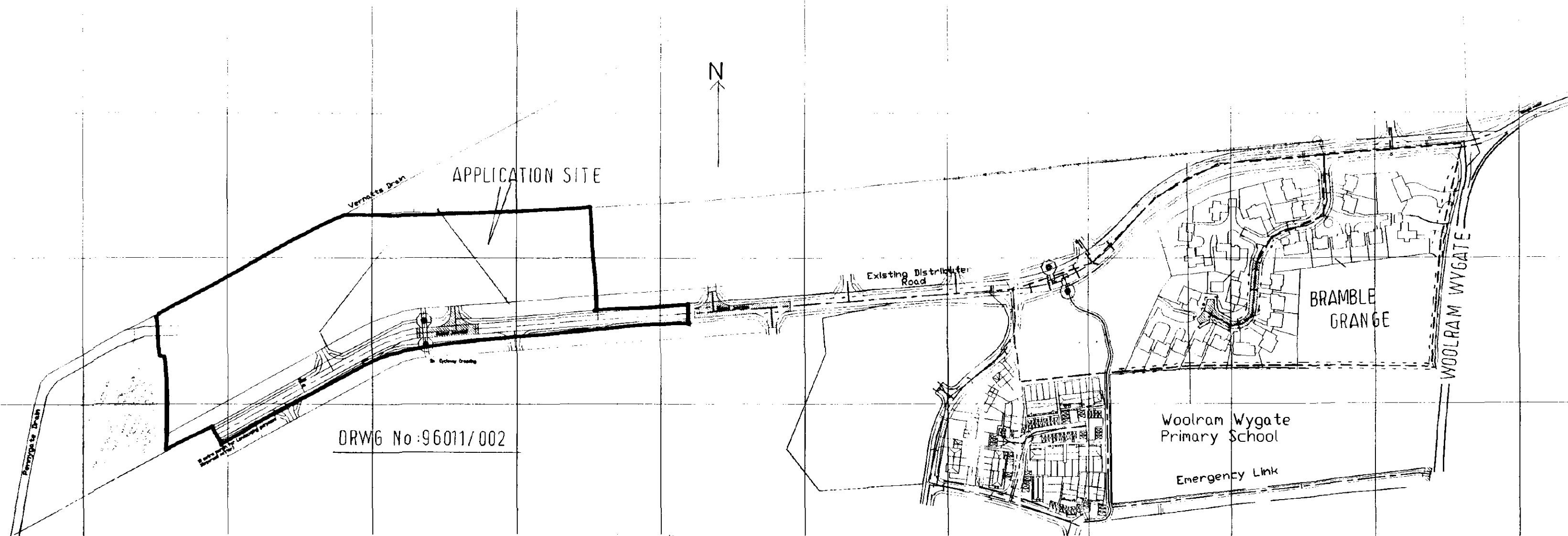
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