PLANTING SCHEDULE

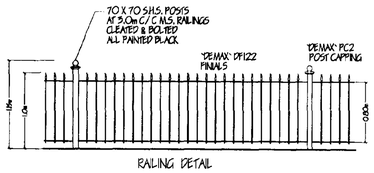
(||) HEDGE PLANTING OF BUXUS SEMPERVIRENS
PLANT HT. 30 - 45cm AT 4.0 cm c/c.

R.P.	ROBINIA PSEUDOACACIA 'FRISIA'	12 - 18 cm STANDARD	(1 No.)
A.G.	ACER GRISEUM	9 - 11cm STANDARD	(2 No.)
S.T.	SORBUS x THURINGIACA FASTIGIATA	9 - 11cm STANDARD	(4 No)
P.S.	PRUNUS 'SPIRE'	9 - 11cm STANDARD	(2 No)

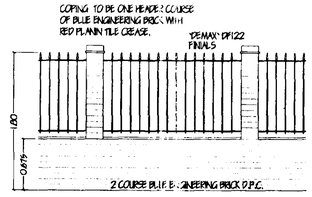
UNDER PLANT ROBINA WITH
VIBURNUM. ESKIMO 25 30cm AT 1.0m c/c
TOTAL 20 No.

UNDER PLANT ALL SORBUS WITH
SKIMMIA 25 -35 cm AT 1.0m c/ C
TYPE JAPONICA FOREMANII &
JAPONICA PRAGRANS TO REAR TOTAL 10 No.
FRONTED BY MAHONIA AQUIFOLIUM APOLLO.
25 - 30 cm AT 1.0m c/c. TOTAL 18 No.

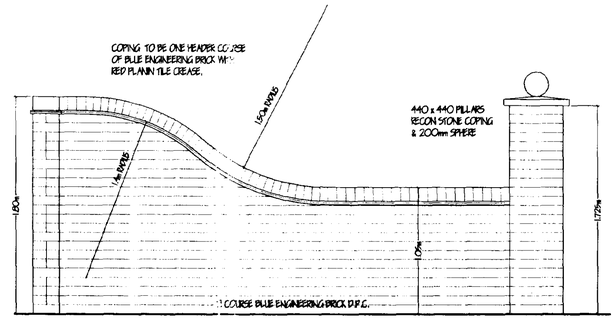
ALL TREES TO BE STAKED AND GROUND TO RECIEVE BARK MULCH.



RAILING DETAIL



WALL / RAILING TYPICAL DETAIL.
ALL TO BE 215mm THICK IN ENGLISH GARDEN WALL BOND



WALLING TYPICAL DETAIL.
ALL TO BE 21 mm THICK IN ENGLISH GARDEN WALL BOND

ADOPTABLE SHARED SURFACE ROAD
TO BE CONSTRUCTED IN 'MARSHALS
200 x 100 x 60 KEY BLOCK
RECTANGULAR BLOCK PAVING.
ROADS TO BE 'BRINDLE AND FOOTPATHS
TO BE 'BURTN OCHRE' ALL WITH KEYKERB
LARGE KERB SYSTEM.
PRIVATE DRIVES AND COURTYARD / PARKING AREAS
TO BE 'MARSHALS ' TEGULA 160 X 240 x 60
PENNANT GREY LAID IN HERRINGBONE PATTERN

'POWERLITE' RAL100 REGENCY DIE-CAST ALUMINIUM OUTDOOR LANTERN WITH 'DAWN TO DUSK' PHOTO CELL SWITCH — G 0.50, S 4.00, H 8.00, ASH

STREET LIGHTING COLUMN — G 0.50, S 5.00, H 5.00, ASH

2.0m HIGH CLOSE BOARD TIMBER FENCE — G 1.00, S 5.00, H 15.00, SYC

EXISTING BRICK WALL

NORTH

Patterson Homes Limited.

LEVELS TO ORDNANCE DATUM

revision	date	init.	revision details.
A	SEPT. 99	JC	LAYOUT AMENDED.
B	FEB. 00	JC	PLOT DRAINAGE LAYOUT ADDED
C	JUNE 00	JC	DRAINAGE LEVELS/ LAYOUT ADDED
D	AUG. 00	JC	D. P. C. LEVELS/ STREET LIGHTING ADDED
E	SEPT '00	JC	S.W. DRAINAGE
F	SEPT '00	JC	BOUNDARY ADJ. BIN AREA.
G	NOV '00	JC	LIGHTING TO PRIVATE DRIVES
H	NOV '00	JC	PLOTS 3,4,5,6,7,8,10 D.P.C. LEVELS
J	FEB '01	JC	PLOT 4, AMENDED
K	DEC '01	JC	PLOT 10, AMENDED
L	FEB '02	JC	PLOT 10, AMENDED

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290652

Client.
PATTERSON HOMES LTD.

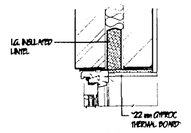
Project.
RESIDENTIAL DEVELOPMENT,
OLDACRES MILL,
HIGH STREET,
SPALDING,
LINC'S.

Drawing.
BLOCK PLAN PROPOSED

DETERMINATION PLAN

Scale	1:250	Drawing No.	9872:4:L
Date.	JUNE '99	Drawn.	JC.

Planning Department
28 MAR 2003
Ref 0410/03

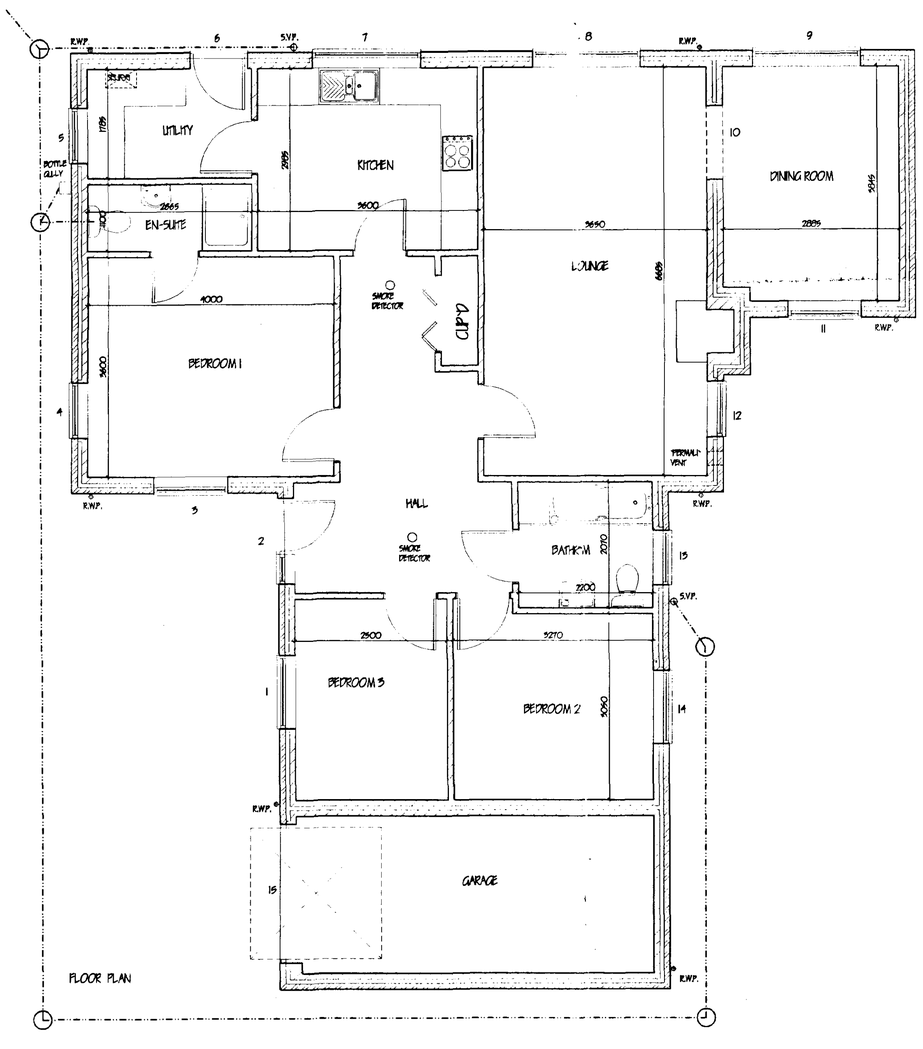


REVEAL DETAILS

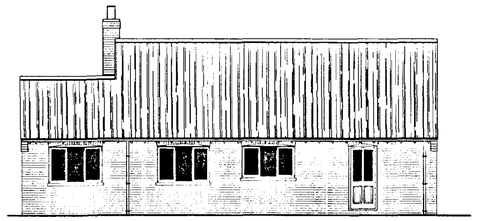
JOINERY / LINTEL SCHEDULE

POSN	JOINERY	LINTEL	LENGTH
1	2/2CC	I.G. LI/S 90	1500
2	N12C/ FN29M-MOB	I.G. LI/S 90	1800
3	2/2CC	I.G. LI/S 90	1500
4	2N2CC	I.G. LI/S 90	1200
5	2N1CC	I.G. LI/S 90	1200
6	FN29M-MOB	I.G. LI/S 90	1590
7	3/CCC	I.G. LI/HD 90	2100
8	3/2CC	I.G. LI/HD 90	2100
9	3/2CC	I.G. LI/HD 90	2100
10	ARCH (1200)	I.G. LI/S 90	1500
11	2/2CC	I.G. LI/S 90	1500
12	2N2CC	I.G. LI/S 90	1200
13	2N1CC	I.G. LI/S 90	1200
14	2/2CC	I.G. LI/S 90	1500
15	UP70TONS	I.G. LI/HD 90	2700

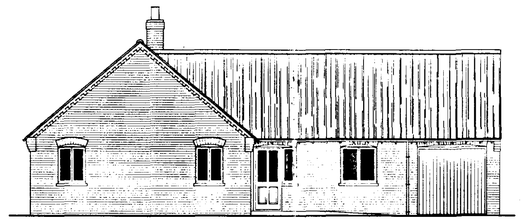
JOINERY CODES : "JELD-WEN LTD."
LINTEL CODES I. G. LTD.



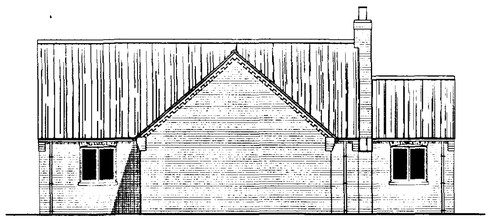
FLOOR PLAN



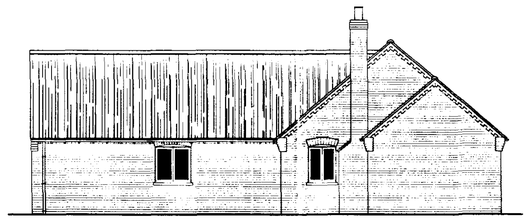
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with research to wind speed, roof pitch and exposure category as detailed in CP3 chapter V pars 2 1972. Twinskrew specialists made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 40 deg. 38 x 100 ridge rode binder. 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement. Exposed rafter feet:- 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade, stamped "DRY" or "SD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS.
25mm glassfibre insulation total thickness. 100mm between joists & 150mm over. Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceiling to be 12.7mm Gyproc Fireline board and Artex: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabbite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.85/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 3mm skim (except garage).

LEVEL ENTRY THRESHOLD
Provide "Bailton & Paul" Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accomodation to be 838mm wide.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 45mm Celotex insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150mm deep prestressed concrete beams to B.S. 8110: pt.1: 1985 complete with 100mm 3.5N/ mm2 concrete block, infill to B.S. 5750: pt.2: 1987. Block density 1350Kg/ m3 for ground floors. Garage floor to be as above except 50mm sand cement screed only with 1 layer A98 mesh reinforcement. 6:1 sand/ cement grout, thoroughly brushed into all joints.
Alternative: Floor construction as above but 19mm T&G. floorms grade chipboard on 45mm Celotex insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gaps to perimeter of boarding. Use treated chipboard to kitchen and bathroom. Install cranked ventilators to opposite sides of building to give min. 1500mm2 actual openins per lin run. Internal walls to receive 100mm dia. openings to give equivalent cross flow ventilation. Min. air space under infill blocks to be 150mm.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J. (part C 1-29). Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Messrs. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray

FOOTPATHS/DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block paviors. All to be sloped up to footpath level at min. 1:20

FOUL DRAINAGE
Inspection chamber construction to be "Osmet" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301/1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660/1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, openins masked both sides of wall with rideard sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

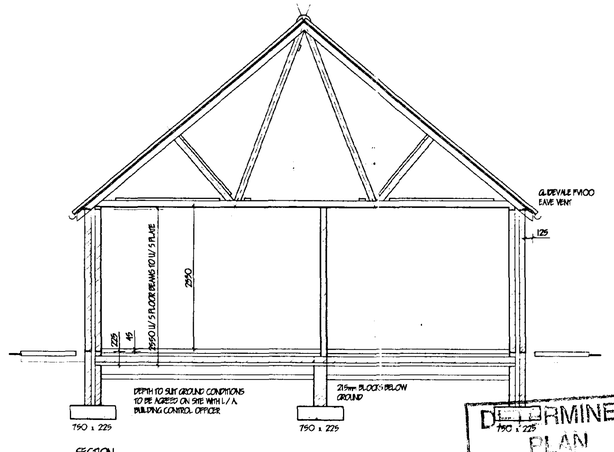
GLAZING.
Double glaze properly throughout (minimum 6mm air cavity to all units) excluding garage. All glazing between f.f.l. and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externals to boiler flue. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1 1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.



SECTION

DETERMINED PLAN

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval. The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc.. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

SHDC
Planning Development
28 MAR 2003
Ref OH0/03

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BRONMON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423762
Mobile : 0410 290652

Client.
PATERSON HOMES LTD.

Project.
RESIDENTIAL DEVELOPMENT
OLDACRES MILL,
HIGH STREET,
SPALDING,
LINC'S.

Drawing.
FLOOR PLAN / ELEVATION / SECTION
PLOT 10

Scale 1:100 1:50	Drawing No. 9872/50
Date. MAR. '03	Drawn. J.C.