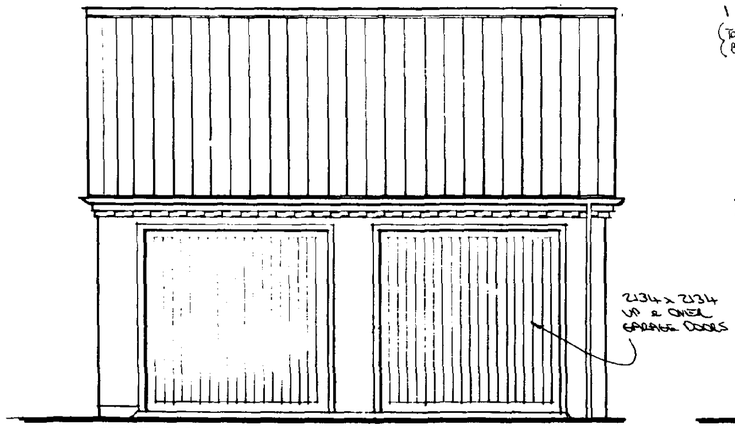
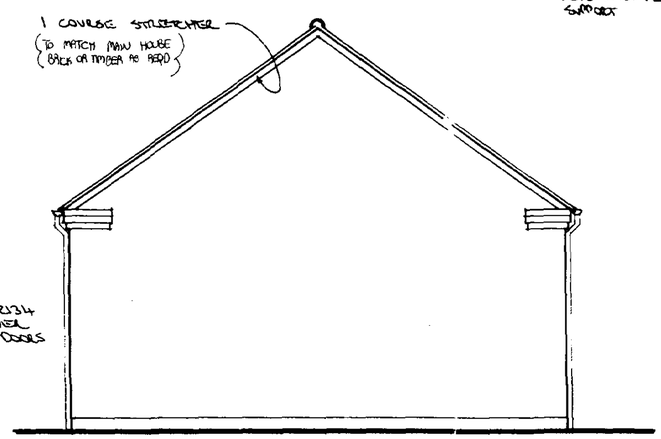
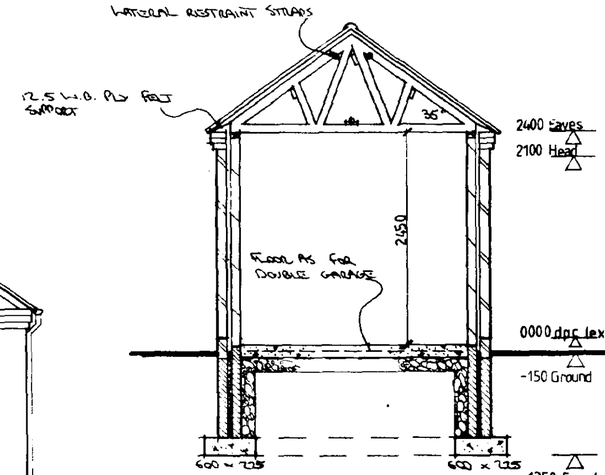
ALL MATERIALS TO MATCH MAIN HOUSE



FRONT ELEVATION DOUBLE

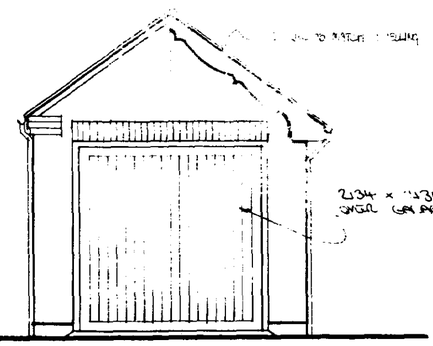


SIDE ELEVATION DOUBLE

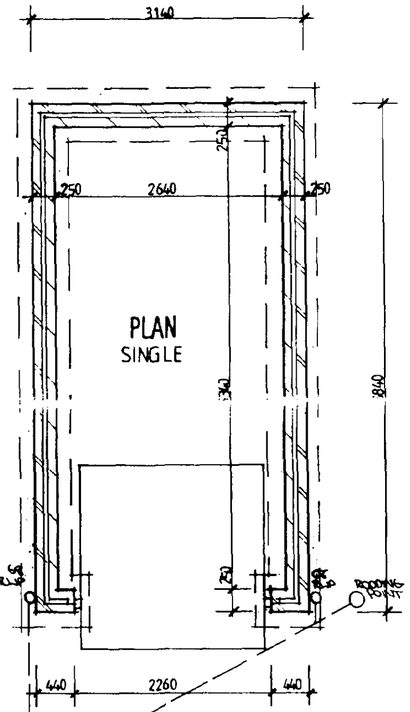


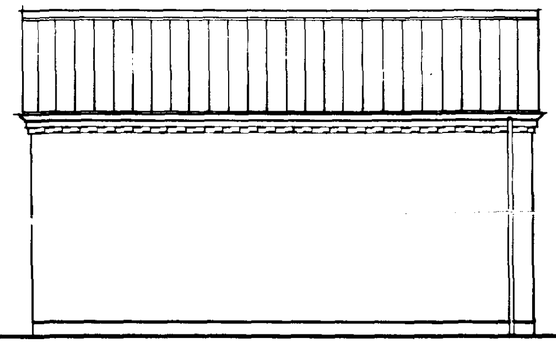
SECTION B - B SINGLE

NOTE - INTERNAL DPC 75 LOWER THAN EXTERNAL DPC



FRONT ELEVATION SINGLE





SIDE ELEVATION SINGLE

Drainage (below ground)

All below ground drainage to be "Hepworth Housedrain" or similar approved 100mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel. Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0mm.
All below ground drainage, pipework, access points and inspection chambers etc to be installed in accordance with manufacturers instructions and Section H of The Building Regulations 1991. All pipework to the runs and gradients shown on the drawings.

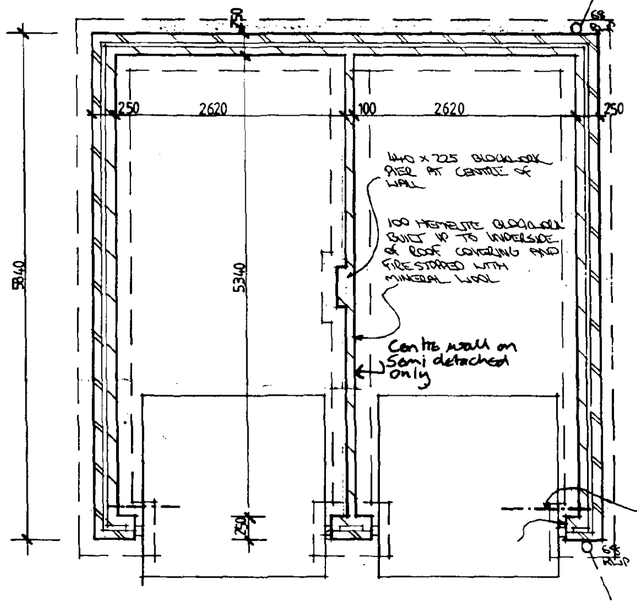
Wall Construction

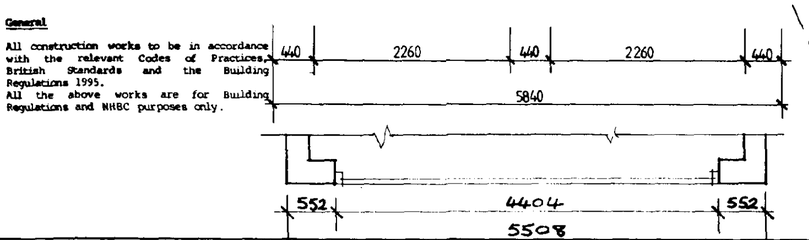
103mm nominal approved facing brickwork outer skin with 50mm cavity
100mm "Hemelite" or similar approved blockwork inner skin.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide dpc at jambs and cills and fix to frames.
Provide 100mm "Hylomd" or similar approved pitch polymer dpc's to both skins of cavity walls and founded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level.
Reconstituted stone subcills and lintels as detailed on the working drawings.

Roof Construction

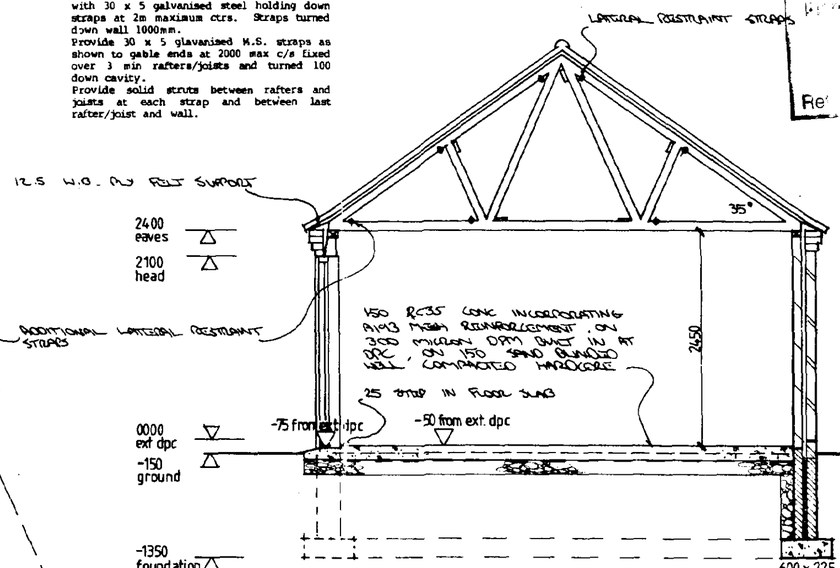
Approved concrete interlocking tiles fixed in accordance with manufacturers instructions and to BS5534, part 1, 1990 and part 2, 1986 and to BS8000, part 6 and CP3 chapter 5, part 2, 1972.
Generally all tiles to be nailed and in addition all tiles at perimeter of roof to be clipped. All tiles in remaining roof area to be clipped in alternative diagonal pattern. Lay tiles in straight bond in even courses with tails aligned.
A complete fixing specification should be sought from tiling manufacturer prior to works for each individual site.
All valleys to be formed with GRP and fixed as manufacturers instructions on 4mm WB sheathing ply on timber valley boards laid between rafters.

All lead work flashings carried out in Code 4 lead unless stated otherwise and carried out in accordance with current Lead Development Association guide.
38 x 25 sw tanalised battens on type IF reinforced sarking felt on standard prefabricated trussed rafters vac vac treated at maximum 600 ctrs. Designed, manufactured and installed to BS5268, part 3, 1985. Details of truss layout, wind bracing and associated calculations to be provided by truss manufacturer.
100 x 50 sw wallplate bedded in sand/cement mortar and secured to wall with 30 x 5 galvanised steel holding down straps at 2m maximum ctrs. Straps turned down wall 1000mm.
Provide 30 x 5 glavanised M.S. straps as shown to gable ends at 2000 max c/s fixed over 3 min rafters/joists and turned 100 down cavity.
Provide solid struts between rafters and joists at each strap and between last rafter/joist and wall.





DOUBLE DOOR VERSION.



SECTION A - A DOUBLE

5 DEC
Development
11 JUL 02
Ref 8/S/02

Rainwater

All rainwater fittings to be "Osma" or equal Black pvcu. 112 half round gutters and 68 diameter downpipes unless indicated otherwise. Downpipes discharging via rest bends. Soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with Geotextile and cover with 100 GEN 1 concrete and 300 topsoil.

Lintels

"Catnic" or similar approved galvanised steel lintels used over all openings in cavity walls and internal openings in blockwork walls.
All lintels to have a minimum 150mm end bearing. Lintels to be selected and installed in accordance with manufacturers written instructions. Lintels fitted with stop ends and weepholes at 450 c/s.

Foundations

450 & 600 x 225 thick GEN 1 concrete strip foundations as shown, minimum 600mm below ground level. 1200mm below ground in clay soil conditions.
Final depth of foundations to be agreed on site with local authority building inspector prior to commencement of work.

General

All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.

Rev A. Show possible timber detailing (eaves) May 98

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Project	Residential development Various Sites
Drwg.	GARAGES
Scale 1:50 1:100	Date Aug 97
Drwg. no. 97 / ST / 02	Rev. A

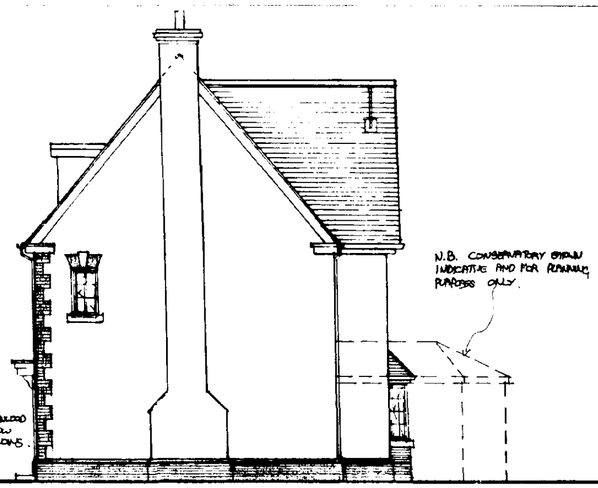
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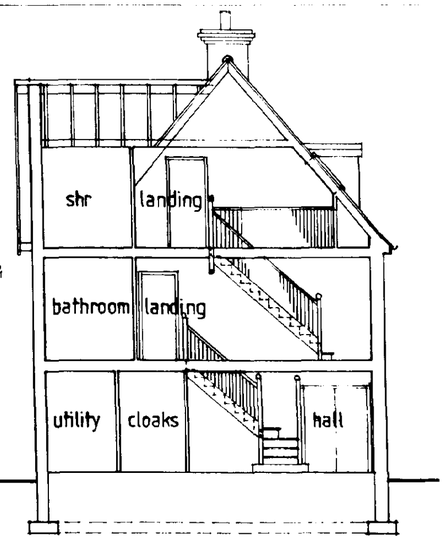
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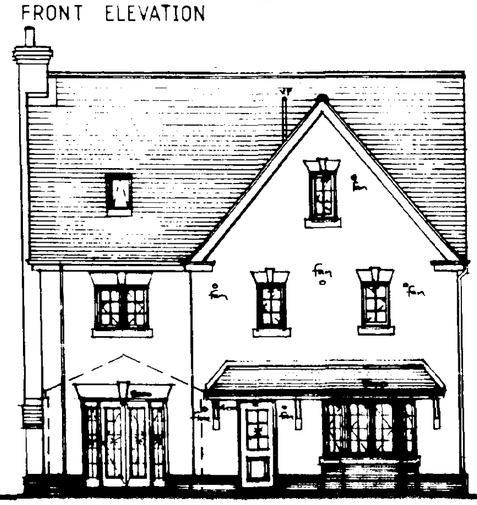
FRONT ELEVATION



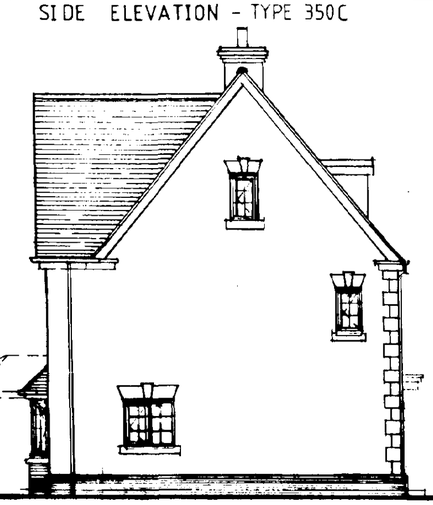
SIDE ELEVATION - TYPE 350C



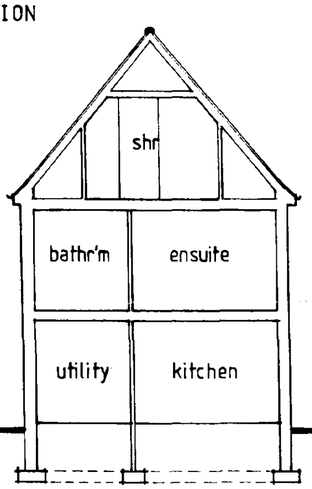
SECTION



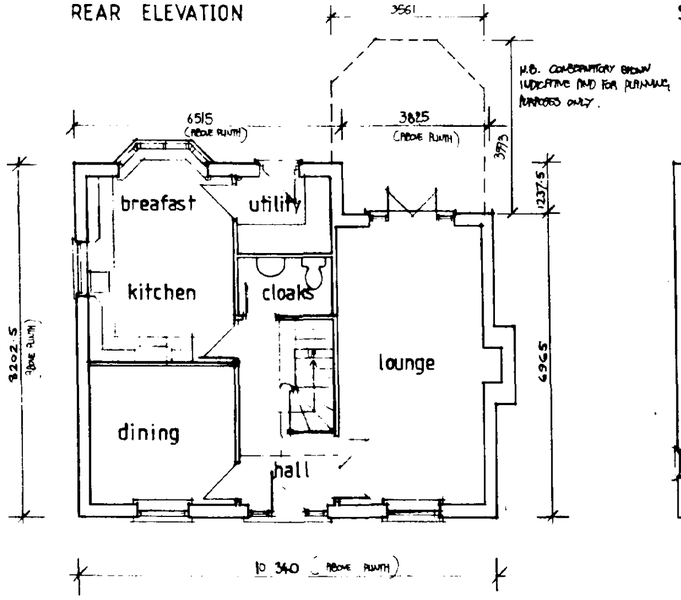
REAR ELEVATION



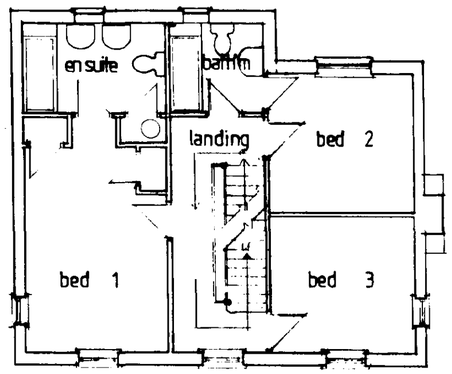
SIDE ELEVATION



SECTION

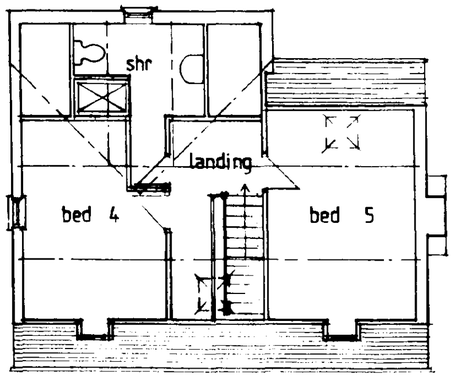


GROUND FLOOR



FIRST FLOOR

DETERMINED PLAN



SECOND FLOOR

SHDC
Planning & Development
11 JUL 2002
Ref 815/2

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Project: Residential Development, Riverside Park Phase II, Spalding.	
Drwg.: TYPE 350 C	
Scale: 1:100	Date: June 02
Drwg. no.: 01142/13	Rev.

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MATERIALS SCHEDULE

Butterley Old English Rose	1, 7, 10, 11, 20, 21, 24, 26, 28, 29, 32
Butterley Village Honey Gold	6 (render gable), 30, 33, 35, 37, 40 (render gable)
Butterley Village Harvest Multi	13 (render), 23 (render), 34 (render), 36, 38
Butterley Sherwood Red Mixture	2, 4, 5, 9, 16, 17, 22, 25, 27, 31
Butterley Burghley Red Rustic	3, 8, 12, 14, 15, 18, 19, 39

Note: Garages to be in matching brick of house or where semi-detached in colour of low plot number.

Charnwood Natural detailing

Roof Tiles

Sandtoft-Calderdale-Slate	6, 13, 23, 26, 30, 33, 35, 37, 40
Sandtoft-Pantile-Rustic	1, 4, 5, 8, 10, 11, 14, 15, 18, 19, 21, 24, 28, 29, 32, 34, 38
Sandtoft-Roman-Terracotta	2, 3, 7, 9, 12, 16, 17, 20, 22, 25, 27, 31, 36, 39

LANDSCAPE SCHEDULE

Shrub Specification

1 Vinca Minor
2 Hypericum Calycinum
3 Cotoneaster Skogholm Coral Beauty
4 Cotoneaster Horizontalis
5 Lavenda Spica Hidcote
6 Lonicera Pileata
7 Potentilla Red Acc
8 Senecio Greyii

The above to be planted at 3 per m^2

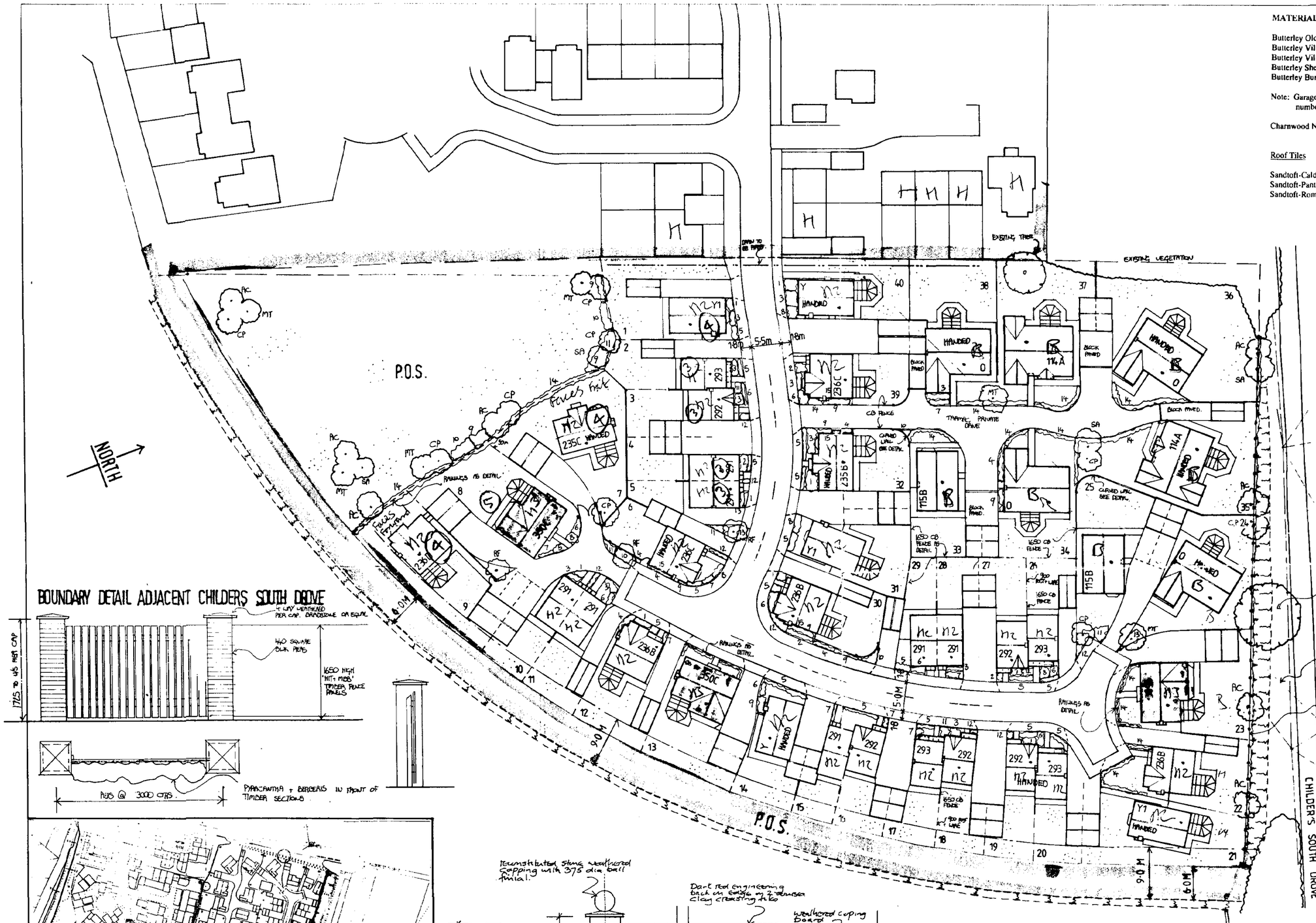
9 Pyracantha Mohave
10 Rosa Rugosa Frau Dagmar Hastrup
11 Viburnum Tinus
12 Hypericum Patulum Hidcote
13 Mahonia Aquifolium

The above to be planted at 2 per m^2

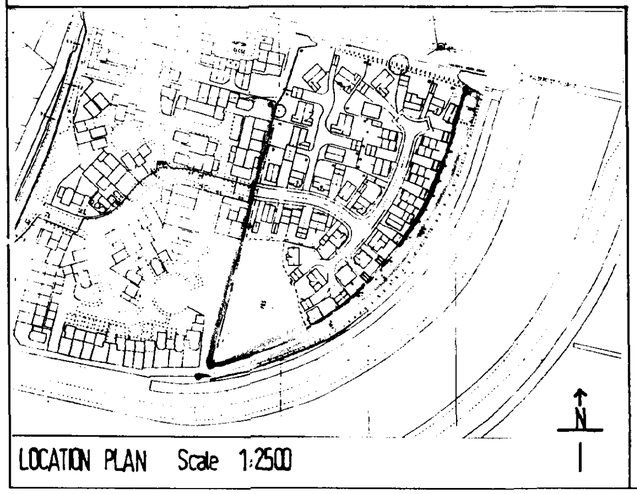
14 Greenbeech Fagus Sylvatica - 30cm c/s
15 Parthenocissus tricuspidata - spot climbers

TREES (all standard size)

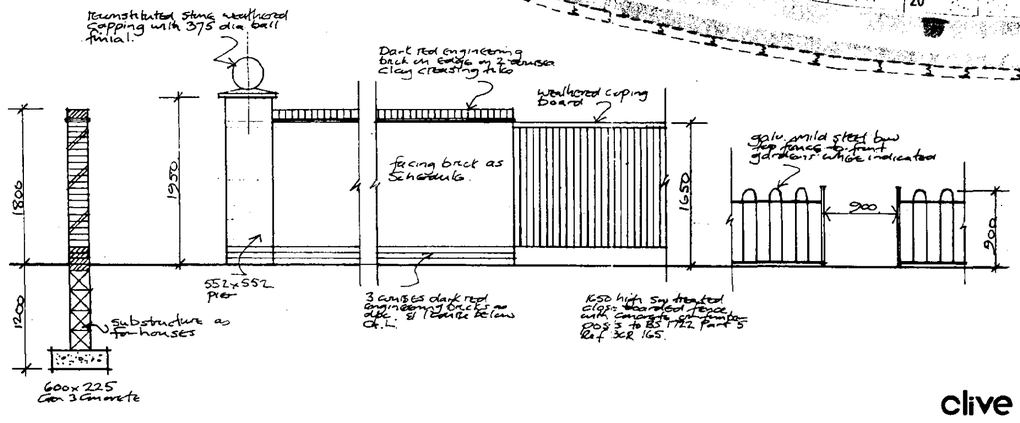
MT Malus Tchonoskii
CP Crataegus Prunifolia
SA Sorbus Aucuparia
RF Robinia Frisia



BOUNDARY DETAIL ADJACENT CHILDERS SOUTH DROVE



LOCATION PLAN Scale 1:2500



DETERMINED PLAN

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Project	Residential Development, Riverside Park, Phase II, Spalding.
Drwg.	LANDSCAPE PLAN / SITE PLAN
Scale 1:500	Date July '02
Drwg. no. 01142/01	Rev.

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MINOR ACCESS ROAD

MAJOR ACCESS ROAD

MINOR ACCESS ROAD

DITCH

Phase 1

Phase 2

P.O.S.

P.O.S.

6.0M

9.0M

5.5m

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Planning & Development
- 8 NOV 2002
Ref 0815/02

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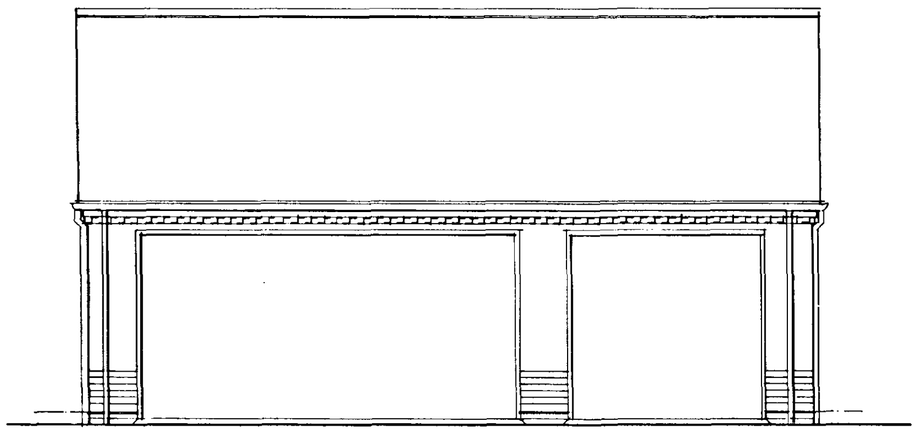
Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project: Residential Development Riverside Park Ph 2 Spalding	
Drwg.: Revised Layout Plot 1	
Scale: 1:500	Date: 11/02
Drwg. no.: 01142/177	Rev.

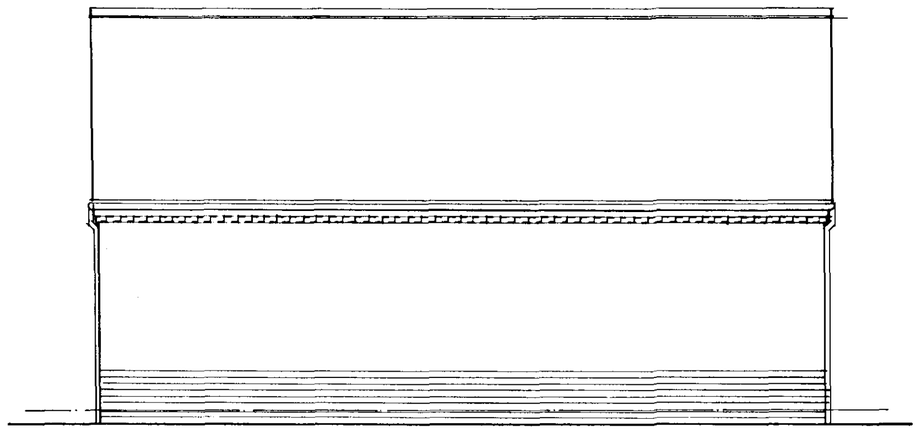
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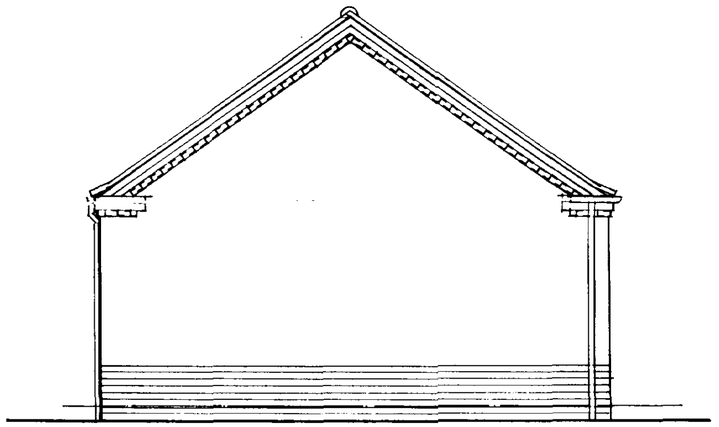
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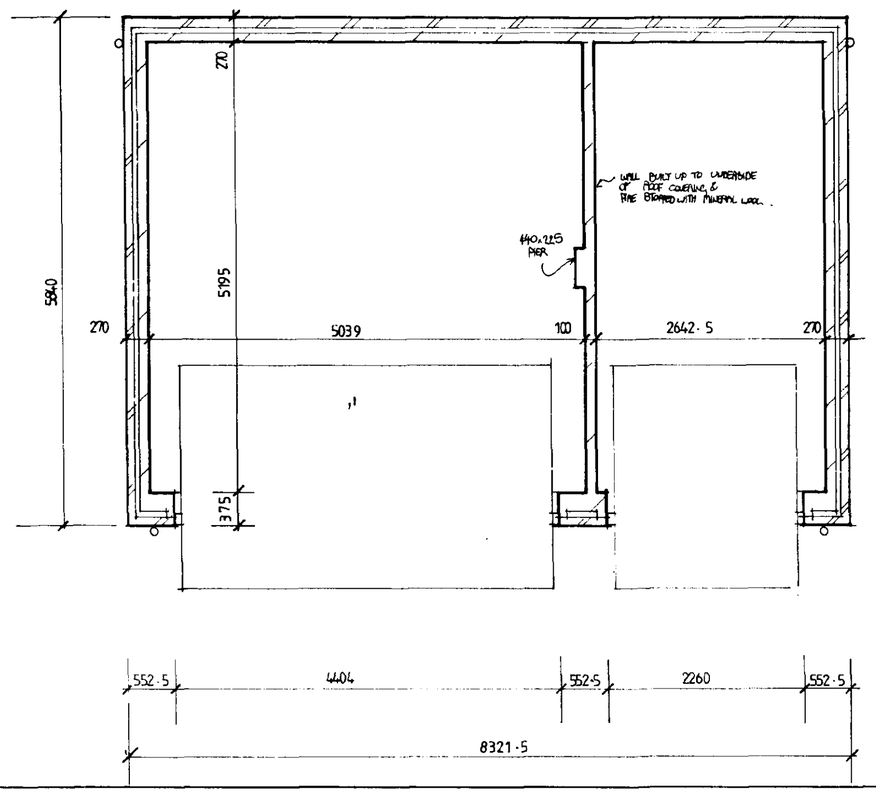
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATIONS



SEE DWG 99 /ST /07 FOR NOTES
SEE ENGINEERS DETAILS / CALCULATIONS FOR FOUNDATION /FLOOR DESIGN

DETERMINED
PLAN Mar 02

Rev A Additional note.

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Planning & Development
11 JUL 2002
Ref 815/02

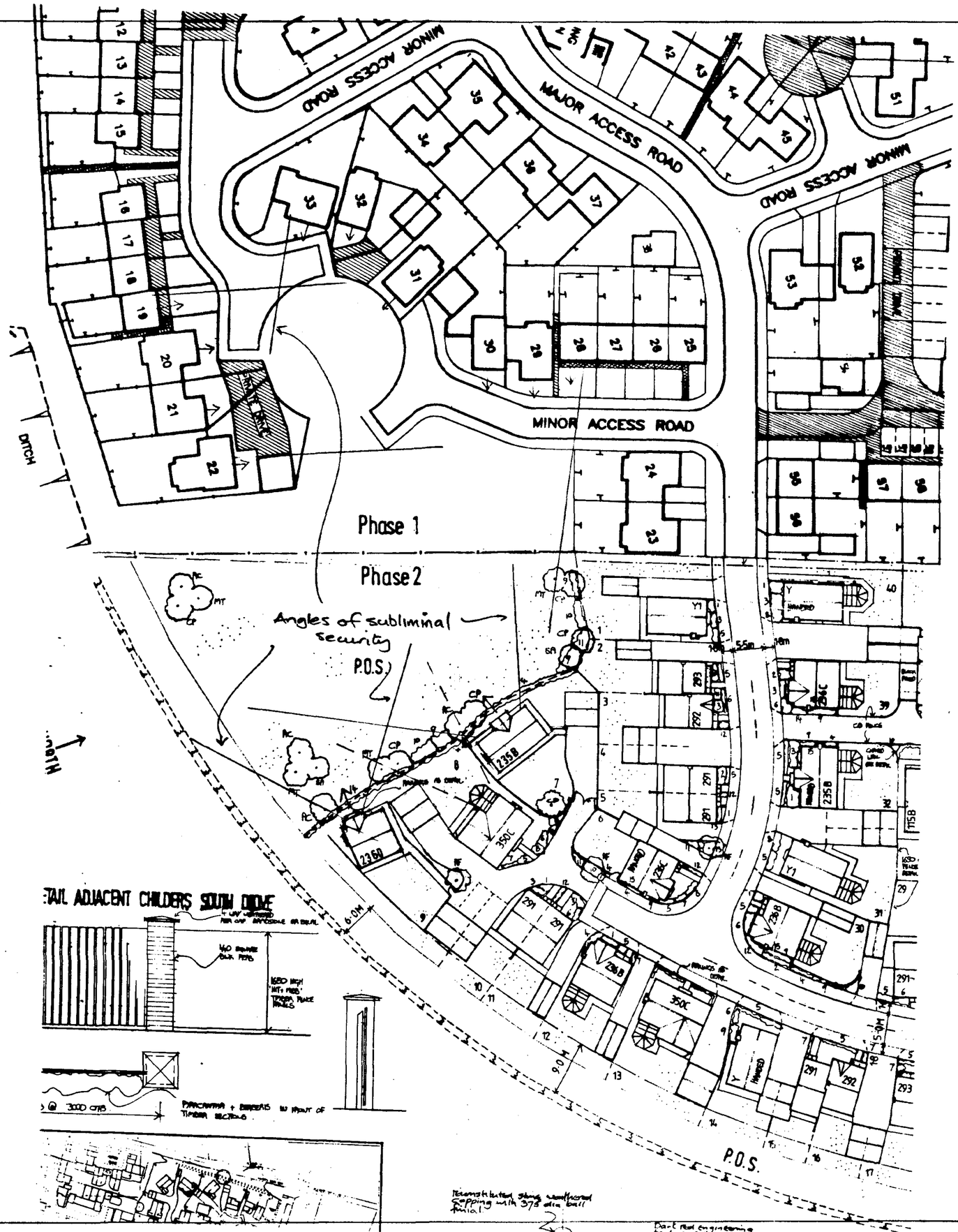
Project: RESIDENTIAL DEVELOPMENT, VARIOUS SITES	
Drwg.: GARAGE BLOCK	
Scale: 1:50	Date: Jan 02
Drwg. no.: 02/ST/01	Rev.: A

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UDO Q6149



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- 8 NOV 2002
Ref H16/615/02

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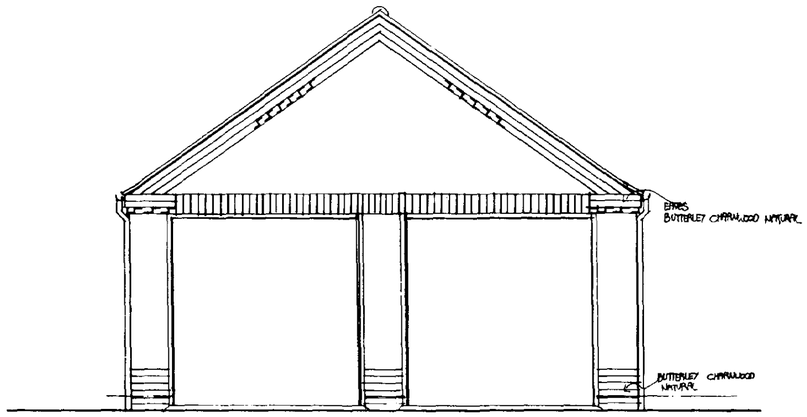
Project Residential Development Riverside Park Ph 2 Spalding	
Drwg. Revised Layout adj P.O.S.	
Scale 1:500	Date 11/02
Drwg. no. 01142/176	Rev.

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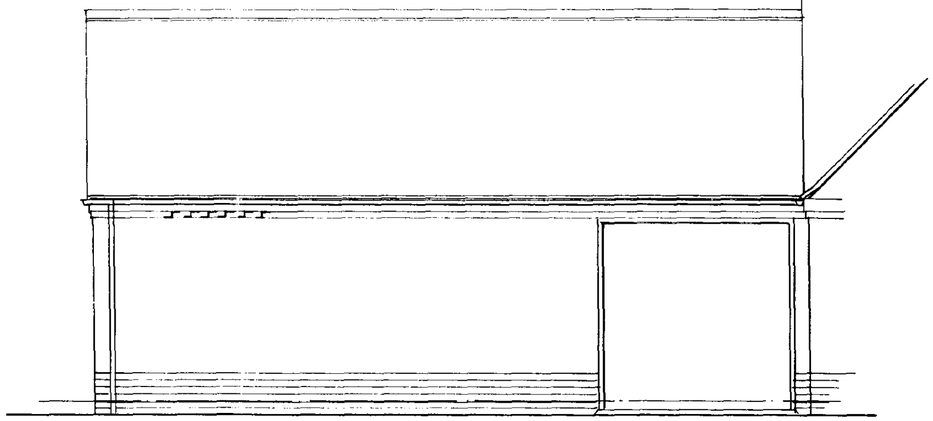
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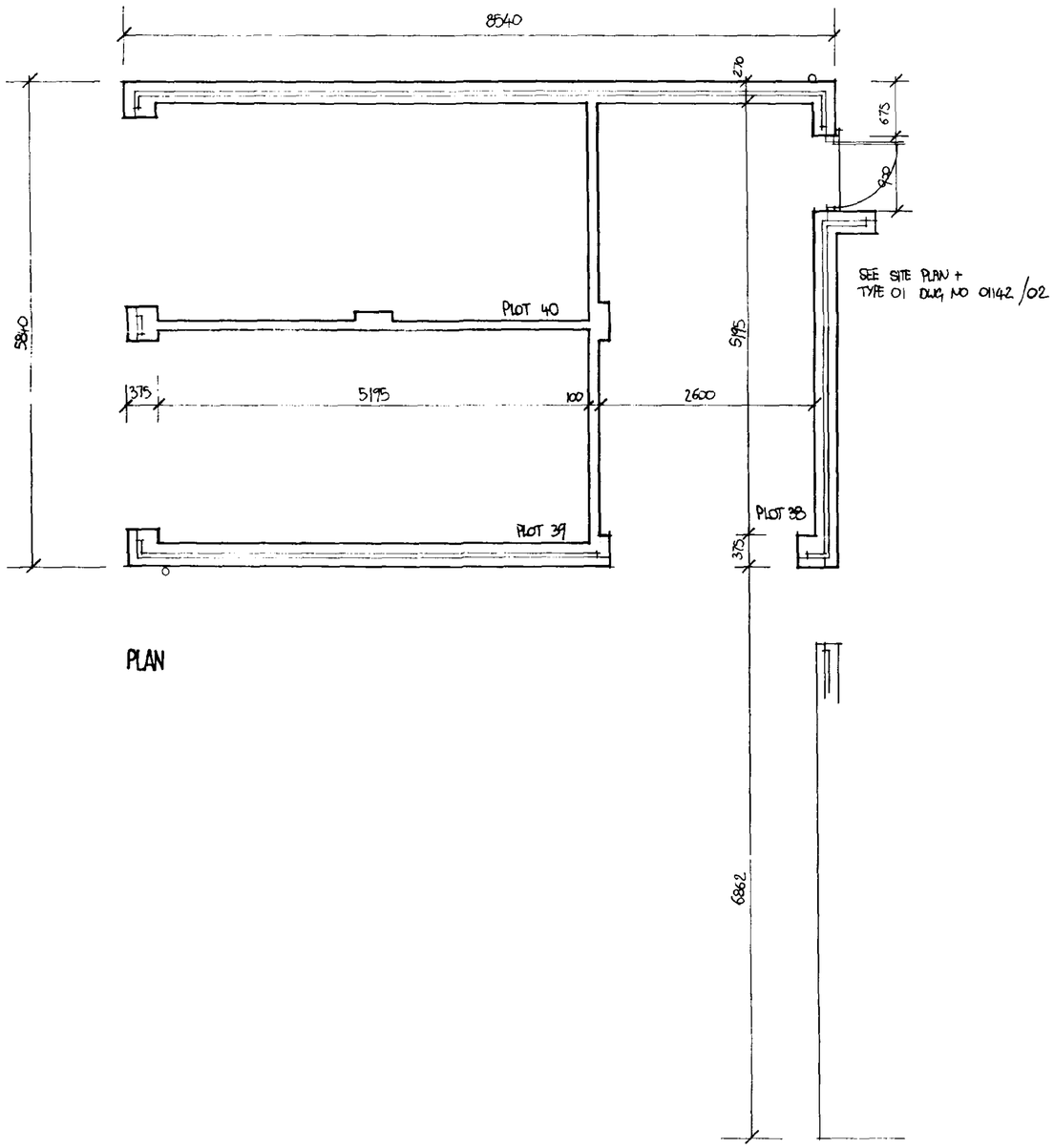
UDO LEEDS 201



FRONT



SIDE



PLAN

DETERMINED PLAN

SHDC
Planning & Development
11 JUL 2002
Ref 815/02


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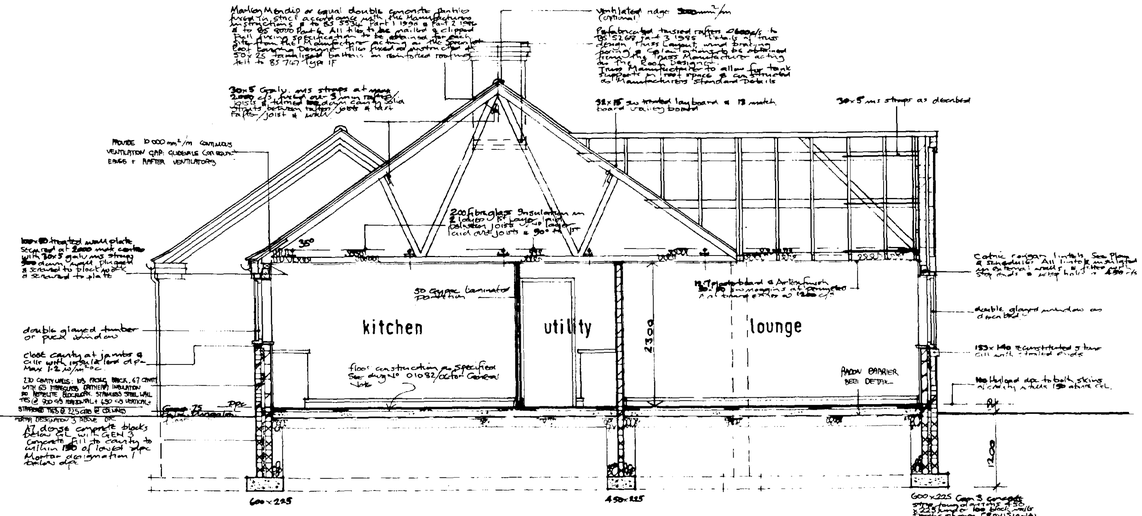
Project: Residential Development, Riverside Park Phase II Spalding	
Drwg.: Garage Block Serving Plots 38, 39, 40	
Scale: 1:50	Date: July 02
Drwg. no.: 01142/14	Rev.

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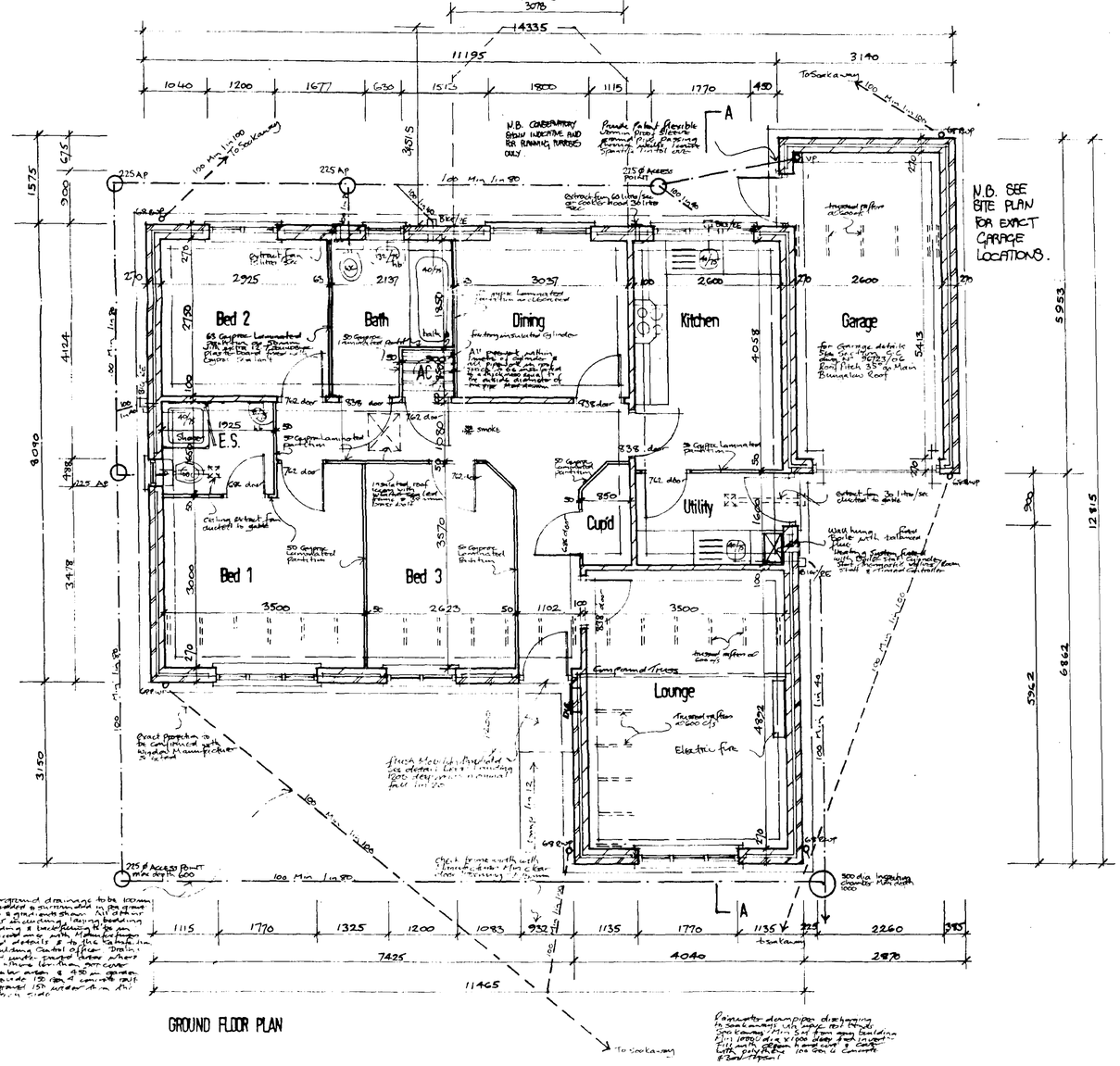
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FRONT ELEVATION
REAR ELEVATION
SIDE ELEVATION
SIDE ELEVATION
SECTION A-A
All Fire Exit Windows to have 750x450 clear opening with cill set within 800 & 1100 of floor level Windows fitted with egress hinges
1 : 10 Detail of flush mobility threshold
SEE DWG Nº FOR GENERAL NOTES
Kitchen
Dining
WC
Cupd
Lounge
GROUND FLOOR
Bed 1
Bed 1
ES
E/S
Bath
Bath
Bed 2
Bed 3
Bed 3
Bed 2
FIRST FLOOR
FIRST FLOOR PLAN
Floor Area = 774 sq ft
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DETERMINED PLAN
SHDC Planning & Development
11 JUL 2002
Project Residential development, Riverside Park, Phase II, Spalding.
Drwg. TYPES 291
Scale 1:50 1:100
Date June '02
Drwg. no. 01142/05
Rev.
No REVISION Date
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SECTION A - A



GROUND FLOOR PLAN

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

GENERAL :-

All woodwork & steel to have durable stained & treated joints. All woodwork & steel members to be knot, shake & sap free, glass to be 6mm clear Toughened & as safe glass to front door. Bathroom & en-suite

Lintels to the Contract as reference shown with step ends & insulated for external wall construction & taken to the full pinned steel lintel screen & as/s

* Smoke detectors to be mains operated & interlinked with all 3 floors. Heating to be by gas fired central heating system with thermostatic control. Supplied by heating & electrical installation Contractor & fitted as per Building Regulations Part L

Fire Stopping to be provided at all accessible locations & sealing from Heat Source

SEE DWG Nº FOR GENERAL NOTES

SHDC
Planning & Development
11 JUL 02
Ref 815/02

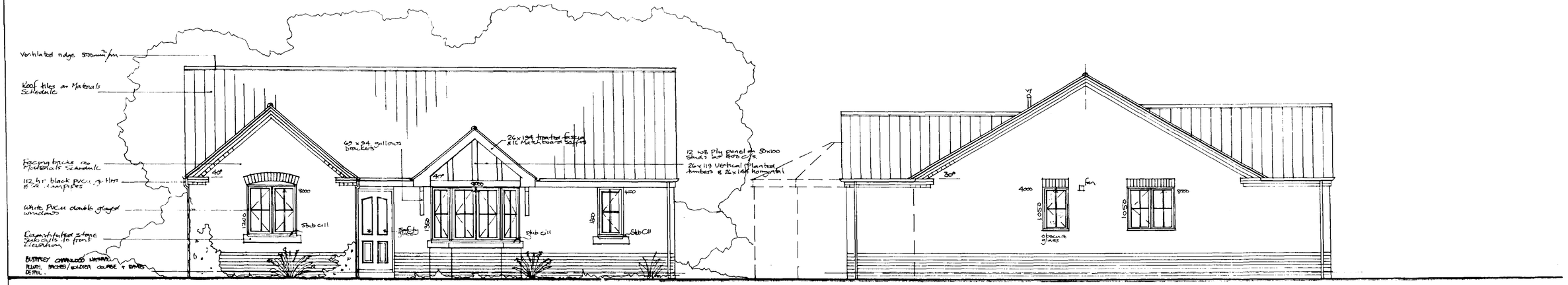
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Project: Residential Development Riverside Park, Phase II. Spalding.	
Drwg: TYPE 01	Date: June 02
Scale: 1:50 , 1:100	Rev:
Drwg no: 01142 / 02	

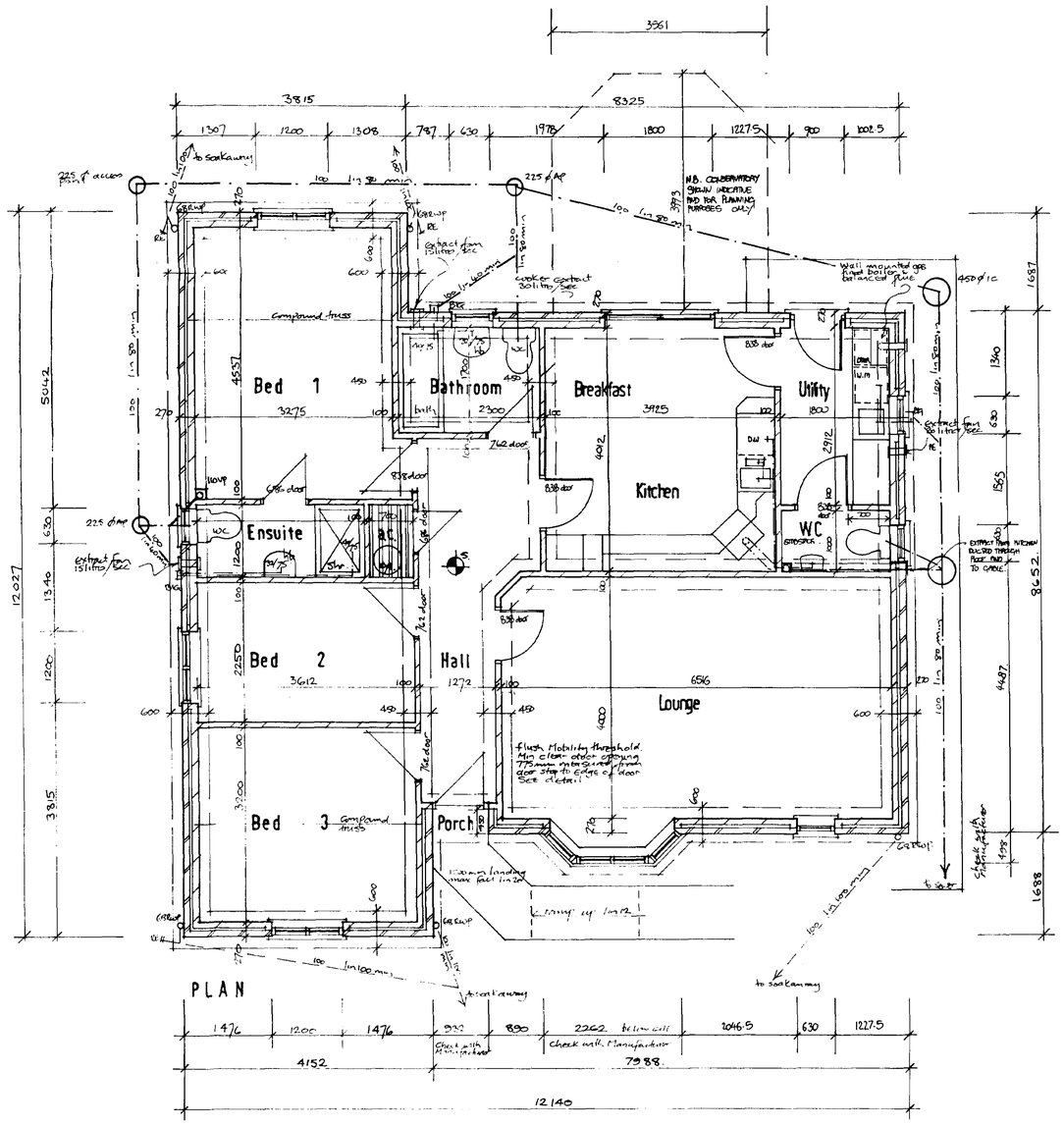
DETERMINED PLAN

architects · designers · planning consultants
Old School House · 36 Barton Road · Stamford
Lincolnshire · NG34 7EZ Tel: 0529 414141
Fax: 0529 415757
clive wicks associates

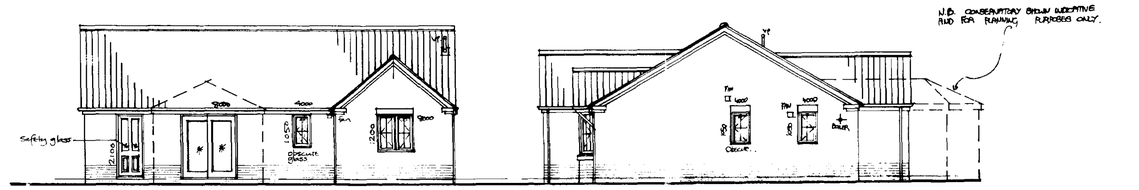


FRONT ELEVATION

SIDE ELEVATION



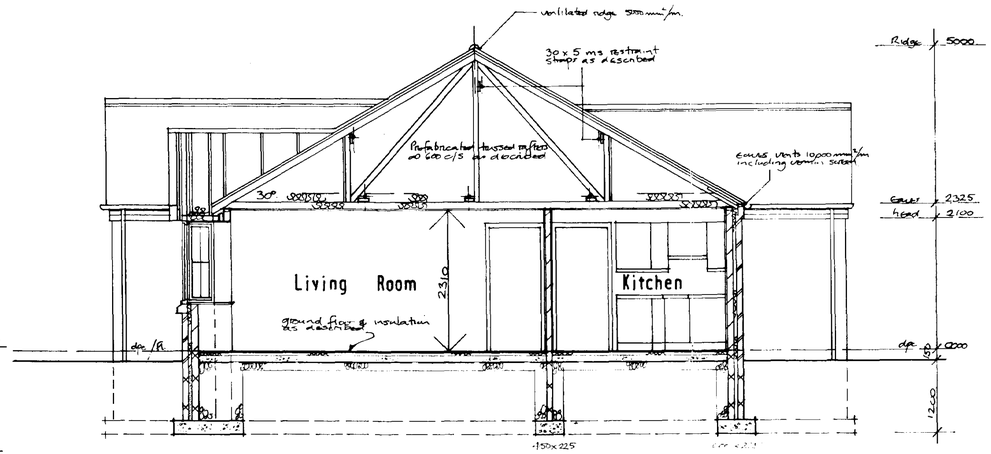
PLAN



rear elevation

side elevation

SEE DWG N° FOR GENERAL NOTES



SECTION

SHDC
Planning & Development
11 JUL 2002
Ref 815/02

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Project: Residential Development
Riverside Park Phase II Spalding

Drwg: TYPE 114 BUNGALOW

Scale: 1 : 50 & 1 : 100 | Date: June '02

Drwg. no. 01142/03 | Rev.

DETERMINED PLAN

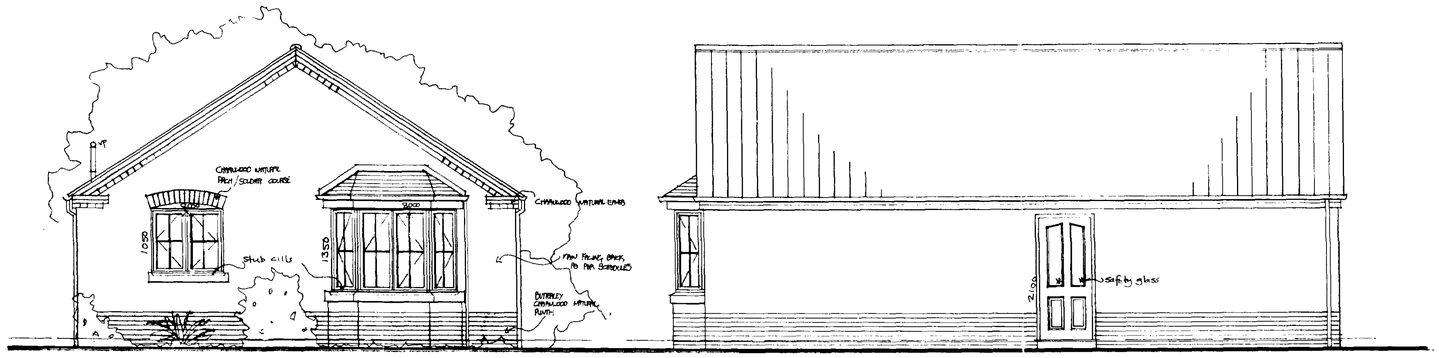
Bungalow 997 ft²
Garage 140 ft²

architects · designers · planning consultants
Old School House 36 Boston Road Sleaford
Lincolnshire NG34 7EZ Tel: 01529 414141
Fax: 01529 415757

clive wicks associates

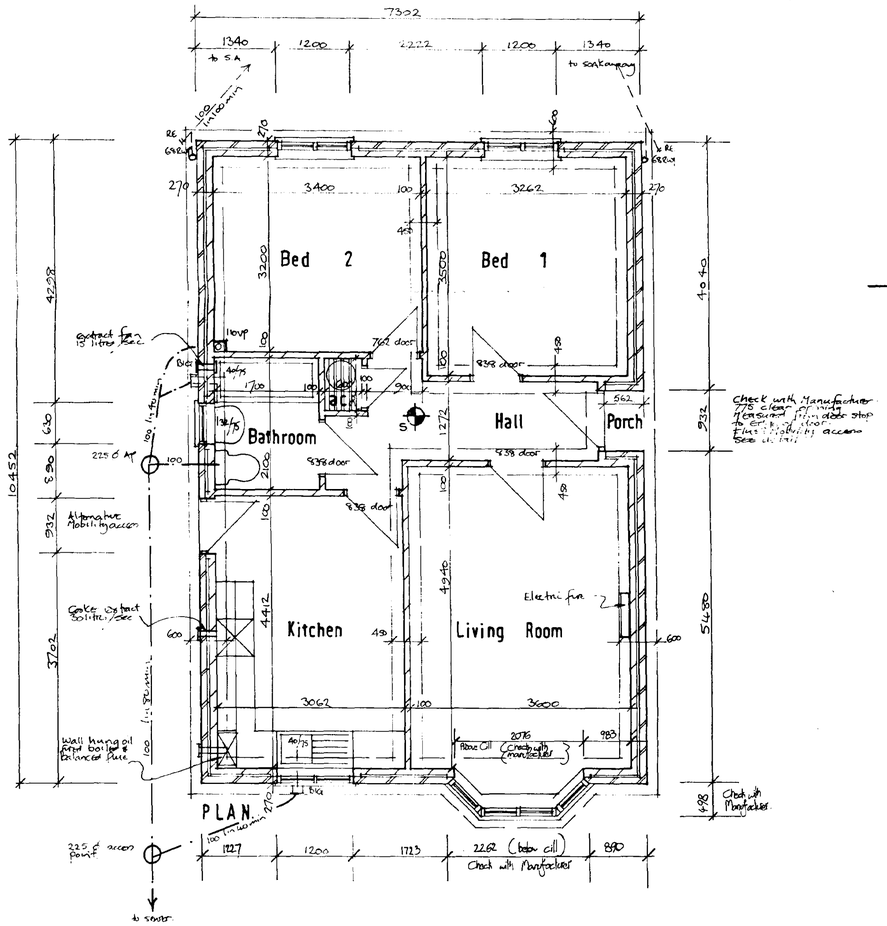
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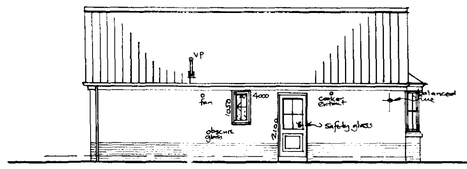
UDO 08148



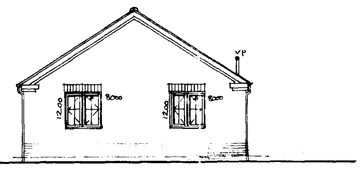
FRONT ELEVATION TYPE 115 B

SIDE ELEVATION

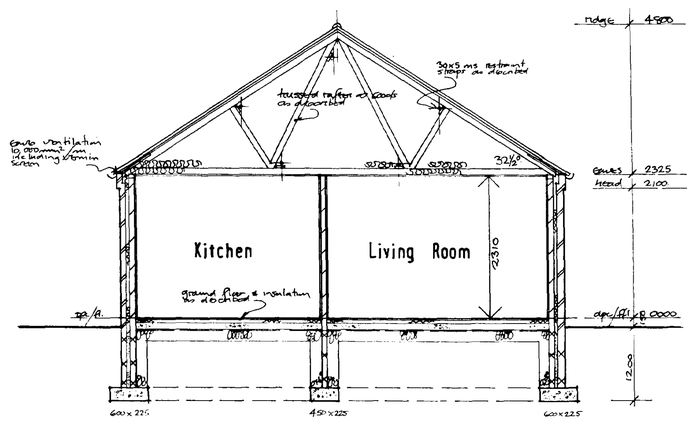




side elevation



rear elevation



SECTION

SEE DWG N° FOR GENERAL NOTES

SHDC
Planning & Development
11 JUL 2002
Fee 815.00

DETERMINED PLAN

Floor area 721 ft²

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Project: Residential Development
Riverside Park, Phase II, Spalding.

Drwg: TYPE 115 BUNGALOW

Scale 1 : 50 & 1 : 100 Date June'02

Drwg. no. 01142 / 04 Rev.

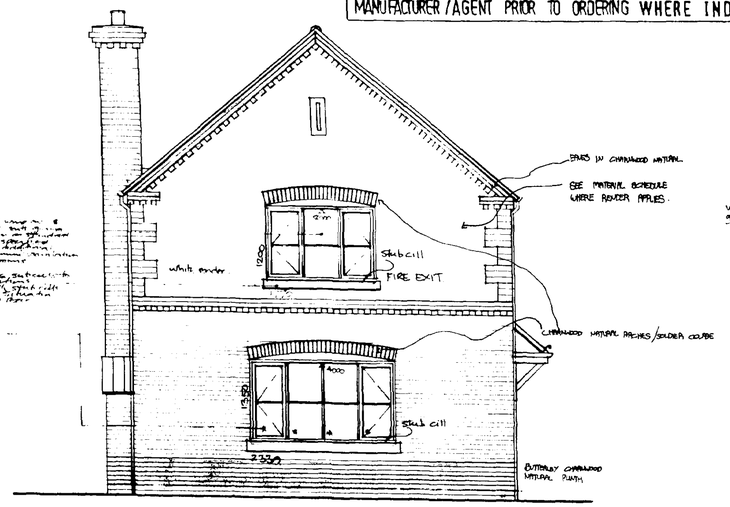
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Lincolnshire NG34 7EZ Tel: 01529 414141
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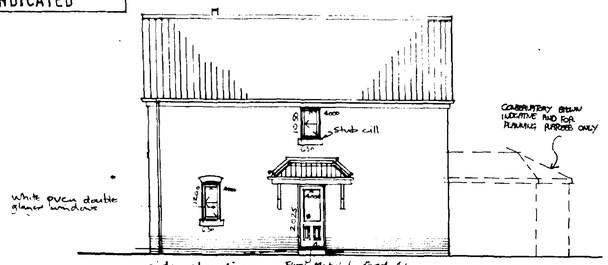
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UDO GA14A

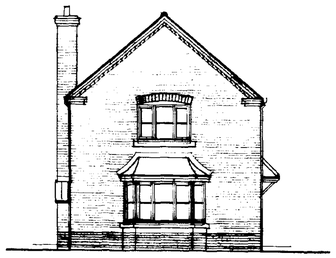
ALL DOOR/WINDOW REFS TO BE CHECKED BY DEVELOPER AND WINDOW MANUFACTURER/AGENT PRIOR TO ORDERING WHERE INDICATED



FRONT ELEVATION TYPE Y



side elevation



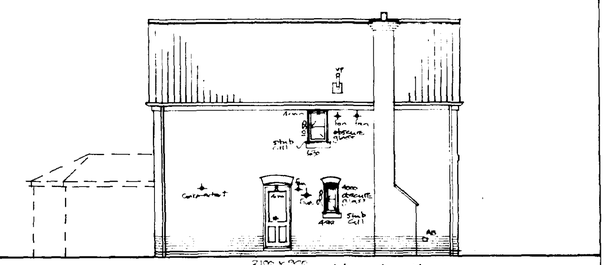
FRONT ELEVATION TYPE Y1

All Fire Exit Windows to have min 750x450 clear opening with cill set within 800 & 1100 of floor level

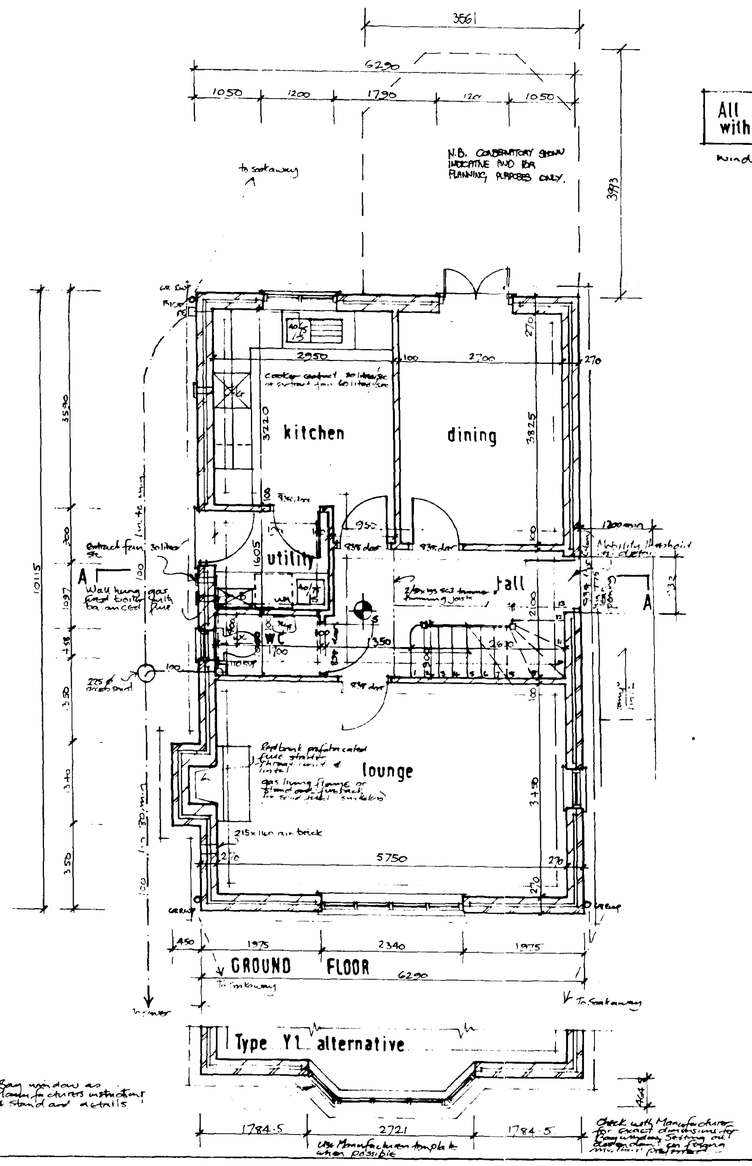
Windows fitted with Egress Hinges to suit above requirement

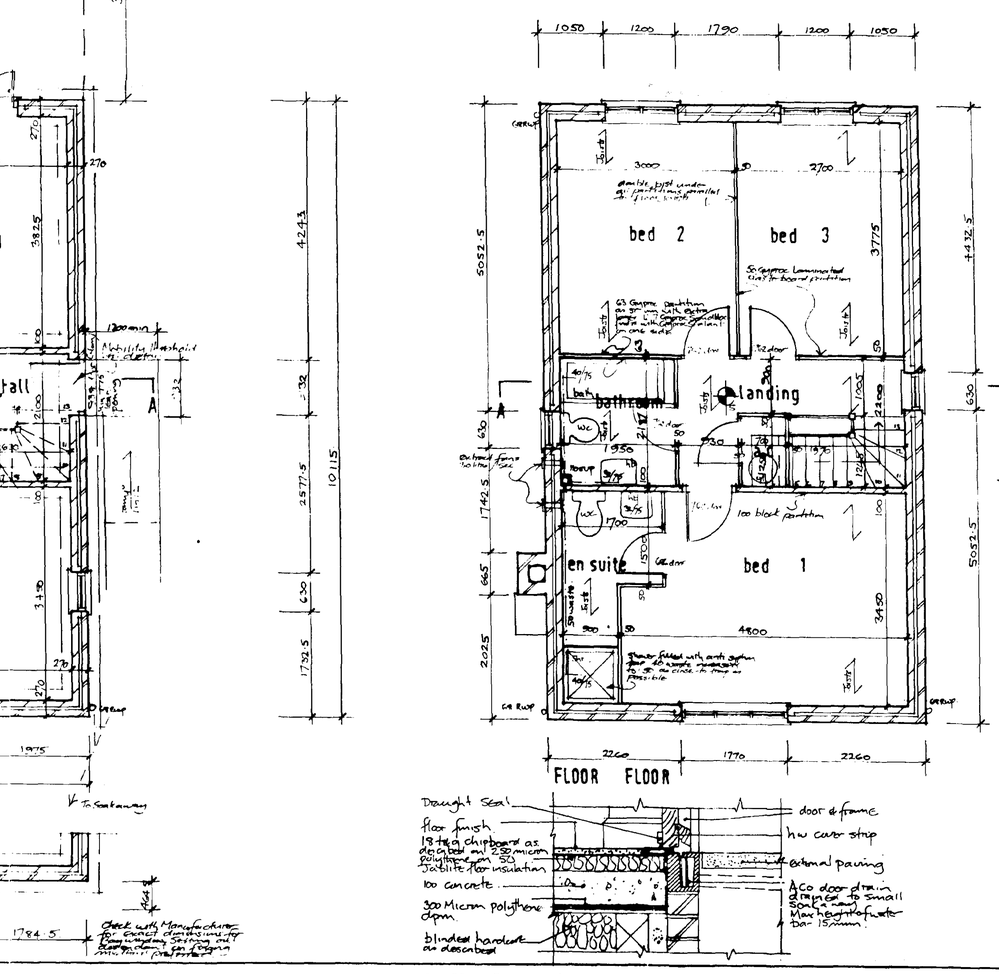


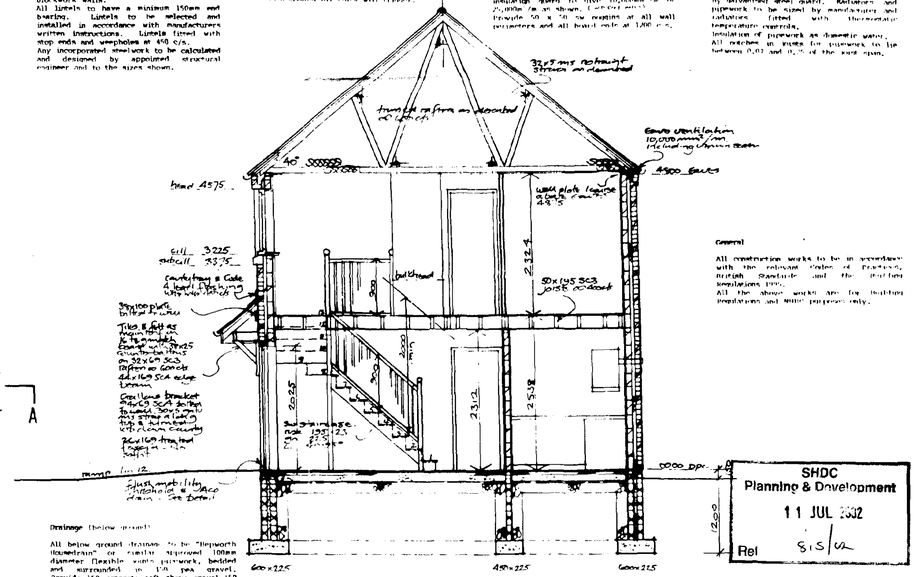
rear elevation



side elevation







SHDC Planning & Development 11 JUL 2002 Ref S/S/02

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Project	Residential development Riverside Park Phase II, Spalding.
Drwg.	HOUSE TYPE Y & Y1
Scale	1 : 50 & 1 : 100
Date	June '02
Drwg. no.	0114 2/12
Rev.	

FLOOR AREA 110m² 1185.25 sq ft

DETERMINED PLAN

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Lincolnshire · NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757

All Fire Exit Windows to have 750x450 clear opening with cill set within 800 & 1100 of floor level
Windows fitted with egress hinges

Wall Construction – 270 Cavity Wall

103mm nominal approved facing brickwork outer skin with 67mm cavity. Cavity filled with blown insulation by "Marks Insulation". 100mm "Hemelite" or similar approved blockwork inner skin. Mortar Designation 3 above DPC
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide insulated dpc at jambs and cills and fix to frames.
Provide 100mm "Hyload" or similar approved pitch polymer dpc's to both skins of cavity walls and founded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level. Mortar Designation 1 below dpc. Reconstituted stone sills/cills and lintels as detailed on the working drawings.
Refer to drawings for variations to standard cavity wall construction

Cavity Trays

Where indicated and fitted with stop ends and weepholes at 450 c/s.

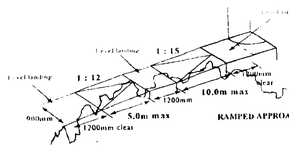
First Floor

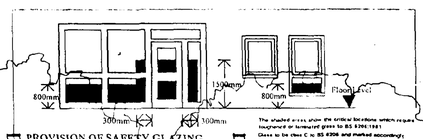
18mm t & g flooring grade moisture resistant chipboard on sw joists, (size as shown on plan) 12.5mm plasterboard ceiling with Artex finish.
38 x 38 herringbone strutting to centre of joist spans (perpendicular to span) over 2.5m.
Joists to be doubled up and bolted together with M12 M.S. bolts and clamplate connectors at 600 staggered ctrs under partition walls and trimming round stairwell.

Provide 30 x 5 galvanised MS straps to All walls parallel to joists @ 2000 max centres. Straps fixed over 1 joists and turned 100 down cavity. Provide solid struts between joists at each strap and between last joist and wall.
Provide 50 x 50 sw noggins at all wall perimeters.

Lintels

"Catnic" or similar approved galvanised steel lintels used over all openings in cavity walls and internal openings in blockwork walls.
All lintels to have a minimum 150mm end bearing. Lintels to be selected and installed in accordance with manufacturers written instructions. Lintels fitted with stop ends and weepholes at 450 c/s.
Any incorporated steelwork to be calculated and designed by appointed structural engineer and to the sizes shown.



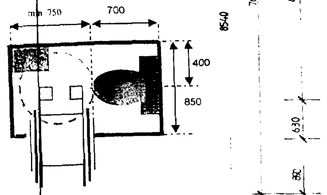


ACCESS & FACILITIES FOR DISABLED PEOPLE TO DWELLING

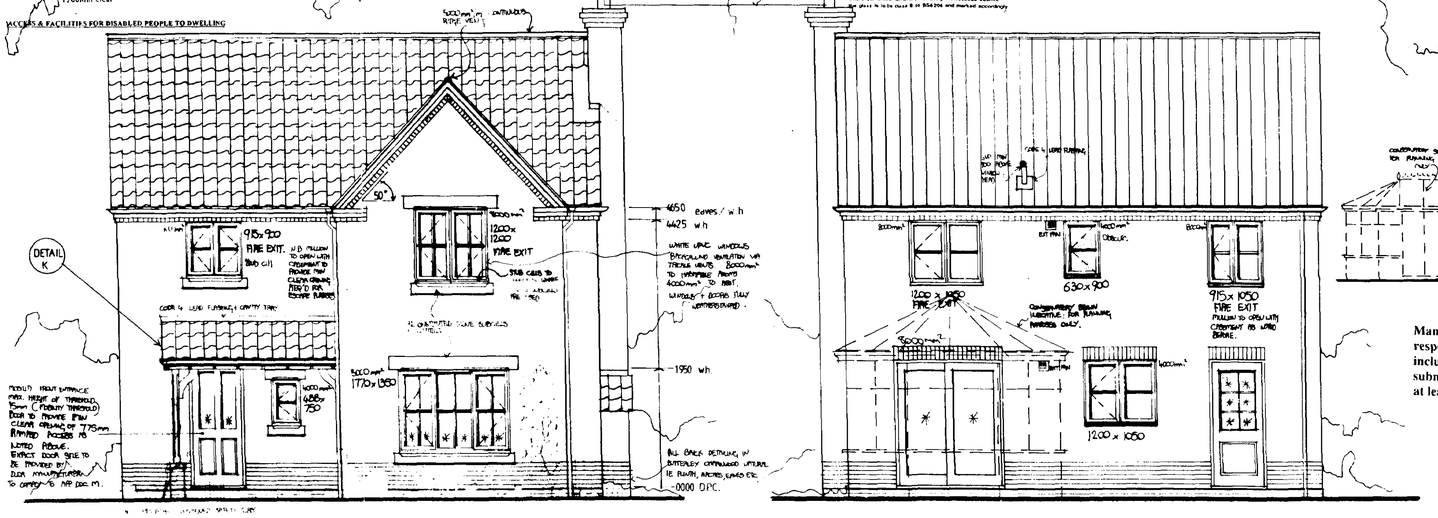
The aim is to assist those people whose reach is limited, to use the dwelling more easily by locating wall mounted switches and socket outlets at suitable heights This can be achieved by installing such equipment at heights ranging between 450mm - 1200mm above finished floor levels, as indicated in diagram 22 below

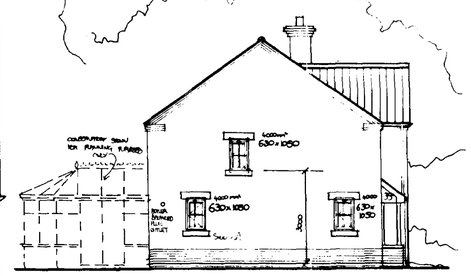
SWITCHES & SOCKET OUTLETS TO BE PROVIDED BETWEEN 450mm & 1200mm FROM FLOOR LEVEL

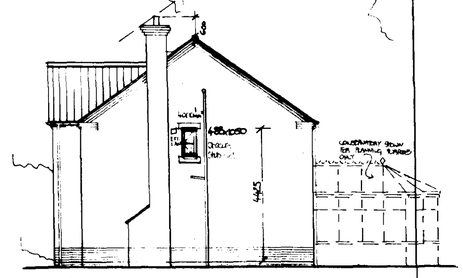




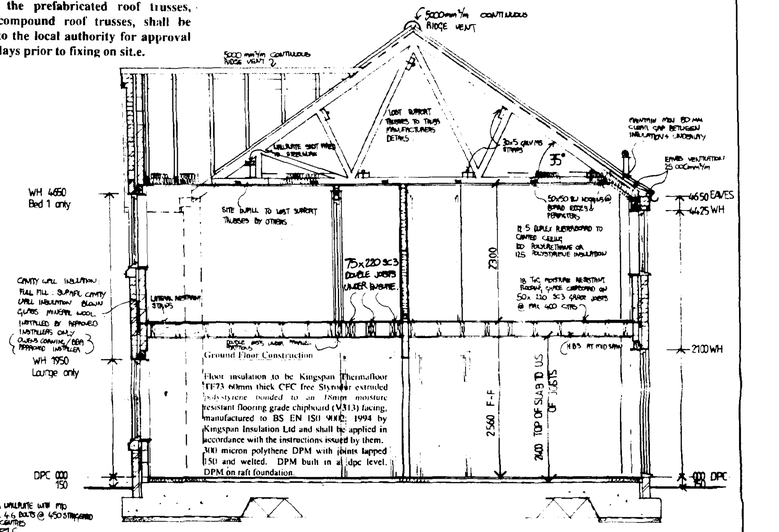
PERPENDICULAR APPROACH



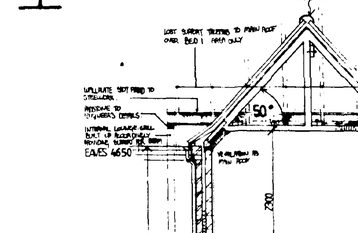


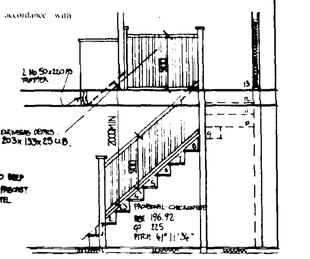


Manufacturers details and calculations in respect of the prefabricated roof trusses, including compound roof trusses, shall be submitted to the local authority for approval at least 21 days prior to fixing on site.

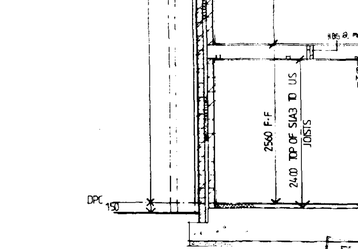


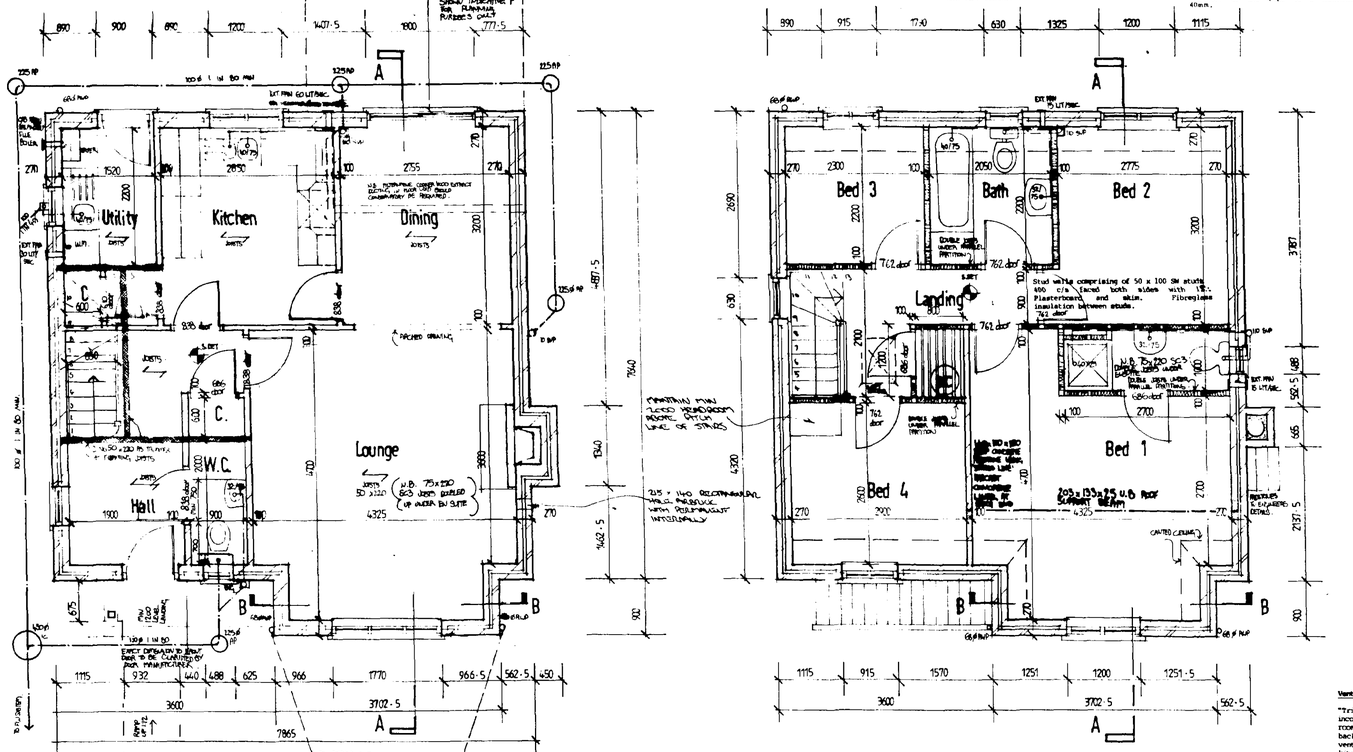
SEE ENGINEERS DRAWINGS / CALCULATIONS FOR RAFT FOUNDATION DETAILS





FLOOR AREA 1180 Sq ft STAIRCASE DETAIL





Roof Construction

Approved concrete interlocking tiles fixed in accordance with manufacturers instructions and to BS5534, part 1, 1990 and part 2, 1986 and to BS8000, part 6 and CP3 chapter V, part 2, 1972.
Generally all tiles to be nailed and in addition all tiles at perimeter of roof to be clipped. All tiles in remaining roof area to be clipped in alternative diagonal pattern. Lay tiles in straight bond in even courses with tails aligned.
A complete fixing specification should be sought from tiling manufacturer prior to works for each individual site.
All valleys to be formed with GRP and fixed as manufacturers instructions on 4mm WB sheathing ply on timber valley boards laid between rafters.

All lead work flashings carried out in Code 4 lead unless stated otherwise and carried out in accordance with current Lead Development Association guide.
50 x 25 sw tanalised battens on type 1F reinforced sarking felt on tanalised prefabricated trussed rafters @ 600 ctrs. Designed, manufactured and installed to BS5268, part 3, 1985. Details of truss layout, wind bracing and associated calculations to be provided by truss manufacturer.
100 thk 200 glass fibre insulation laid in 2 no 100 mm layers, 1st layer between joists, 2nd layer over joists and at 90° to the 1st layer, 12.5mm plasterboard ceiling with Artex finish.

100 x 50 sw wallplate bedded in sand/cement mortar and secured to wall with 30 x 5 galvanised steel holding down straps at 2m maximum ctrs. Straps turned down wall 1000mm.
Provide 30 x 5 galvanised M.S. straps as shown to gable ends at 2000 max c/s fixed over 3 min rafters/joists and turned 100 down cavity.
Provide solid struts between rafters and joists at each strap and between last rafter/joist and wall.
Eaves ventilation Glidevale or equal incorporating 1 no vermin screen, and insulation guard to give 10,000mm²/m or 25,000m²/m as shown.
Provide 50 x 50 sw noggins at all wall perimeters and all board ends at 1200 c/s.

Roof Access

Provide insulated roof access with weather sealed frame and 38mm brass bolt.

Staircase

13 no. risers at rise and 'going' shown. Maximum pitch of staircase not to exceed 42°.
Minimum width of stairway 800 over strings or as shown. Handrail and balustrading height 900mm. Minimum headroom in bulkhead 2.0m. Gaps between balusters not to exceed 100mm. Stairway design not to encourage climbing by children.

Glazing

All windows and doors to be sealed double glazed units. All glazing within 800mm of floor level or part thereof, glazing within 300 of door and all doors to a height of 1500mm of floor level, to be safety glazing in accordance with section N of the Building Regulations 1991 * BS6206. Frosted glass to be provided in all w/c's, bathrooms and en-suites.

Fireplace

To Clients requirements with "coal effect" gas fire insert. All fireplaces fitted with Redbank Fyrerite gathering unit lintel and flue starter or equal and approved flue liners to be 225mm internal diameter with sockets uppermost to BS1181 and jointed with fire cement.

Space Heating

L.P.H.W. system with wall mounted gas fired boiler with programmer and time switch. Balanced flue on external wall within 2.0m of ground level and protected by galvanised steel guard. Radiators and pipework to be sized by manufacturer and radiators fitted with thermostatic temperature controls.
Insulation of pipework as domestic water.
All notches in joists for pipework to lie between 0.07 and 0.25 of the joist span.
Domestic Water

Approved low water cylinder with factory applied insulation together with immersion heater and timeswitch. Provide Hot and Cold water supply to all appliances.
All pipework within 1m of the cylinder and unvented spaces to be insulated. Insulation not less than the external diameter of the pipe to a maximum of 40mm.

Rainwater

All rainwater fittings to be "Osma" or equal black pvcu. 112 half round gutters and 68 diameter downpipes unless indicated otherwise. Downpipes discharging via rest bends. Soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with Geotextile and cover with 100 GEN 1 concrete and 300 topsoil.

Drainage (below ground)

All below ground drainage to be "Hepworth Hepsleeve" or similar approved 100mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel. Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.
Where pipework passes through wall provide concrete lintel over with 50mm clear space around with integral vermin shielding.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0mm.
All below ground drainage, pipework, access points and inspection chambers etc to be installed in accordance with manufacturers instructions and Section H of The Building Regulations 1991. All pipework to the runs and gradients shown on the drawings.

Drainage (above ground)

100mm diameter upvc soil and vent pipes terminating a minimum of 900mm above any window opening light and fitted with a terminal guard - or air admittance valve. 32mm diameter upvc waste pipe fitted to wash hand basins.
40mm diameter upvc waste pipe fitted to bath, shower, bidet, sink and domestic appliances.
All waste pipes fitted with a 75mm deep seal trap.

Ventilation

"Trickle" ventilator units to be incorporated in all windows, in habitable rooms providing 8000mm² of free background ventilation. "Trickle" ventilators in non habitable rooms, ie kitchens, bathrooms, w/c, utility rooms etc, to provided 4000mm² background ventilation.
Mechanical ventilation in kitchens to meet extract requirement of 30 litre/per second incorporated within a cooker hood.
Mechanical extract units in bathrooms/ensuite and w/c to achieve 15 litre/per second minimum. Units to be connected to light switch but with a 15 minute over-run if no window exists.

Fire Safety

Provide smoke detection and alarm system with mains operated self contained and interconnected units to BS5446, part 1. System to have dedicated wiring with independent fuse at distribution board. Smoke detection units indicated thus ◉ units to be wired such that when one unit is activated all units will trigger.

General

All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.

Foundations

Raft foundations in strict accordance with Engineers drawings/details

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Project	Residential Development Riverside Park Phase II Spalding
Drwg.	TYPE 236 B
Scale	1:50 1:100
Date	June 02
Drwg. no	01142 /09
Rev.	

SHDC Planning & Development 11 JUL 2002 81S

nº	revision	date

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Lincolnshire NG34 7EZ · Tel: 0529 414141
Fax: 0529 415757
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Wall Construction - 270 Cavity Wall

103mm nominal approved facing brickwork outer skin with 67mm cavity. Cavity filled with blown insulation by "Marks Insulation". 100mm Hemelite or similar approved blockwork inner skin. Mortar Designation 3 above DPC.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide insulated dpc at jambs and cills and fix to frames.
Provide 100mm "Hydoad" or similar approved pitch polymer dpc's to both skins of cavity walls and founded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level. Mortar Designation I below dpc. Reconstituted stone sub cills and lintels as detailed on the working drawings.
Refer to drawings for variations to standard cavity wall construction

Windows and Doors

All windows and doors/screens to be provided with double glazing units as specified/equipped to the references as shown on the drawings. Frames built in as the work proceeds.

Cavity Trays

Where indicated and fitted with stop ends and weepholes at 450 c/c.

Ground Floor Construction

Floor insulation to be Kingspan Thermafloor TF70 100mm thick CFC free Styrofoam extruded polystyrene bonded to an 18mm moisture resistant flooring grade chipboard (A.S.T.M.) facing manufactured to BS EN ISO 9002: 1994 by Kingspan Insulation Ltd and shall be applied in accordance with the instructions issued by them.
500 micron polythene DPM with joints lapped 150 and welted. DPM built in at dpc level
DPM on raft foundation

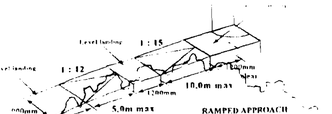
First Floor

18mm t & g flooring grade moisture resistant chipboard on sw joists, twice as shown on plans 12.5mm plasterboard ceiling with artex finish.
38 x 38 herringbone strutting to centres of joist spans (perpendicular to joist over 2.5m.
Joists to be doubled up and bolted together with M12 M.S. bolts and clawplate connectors at 600 approved ctrs under partition walls and retaining round stairwell.

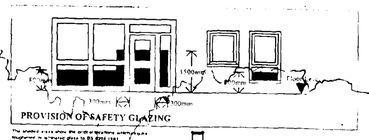
Provide 30 x 5 galvanised MS straps to all walls parallel to joists @ 2000 max centres. Straps fixed over 3 joists and turned 100 down cavity. Provide solid strips between joists at each strap and between last joist and wall.
Provide 50 x 50 sw noggins at all wall perimeters.

Lintels

"Catnic" or similar approved galvanised steel lintels (and over all openings in cavity walls and internal openings in blockwork walls.
All lintels to have a minimum 150mm end bearing. Lintels to be selected and installed in accordance with manufacturers written instructions. Lintels fitted with stop ends and weepholes at 450 c/c.
Any incorporated steelwork to be calculated and designed by approved structural engineer and to the sizes shown.

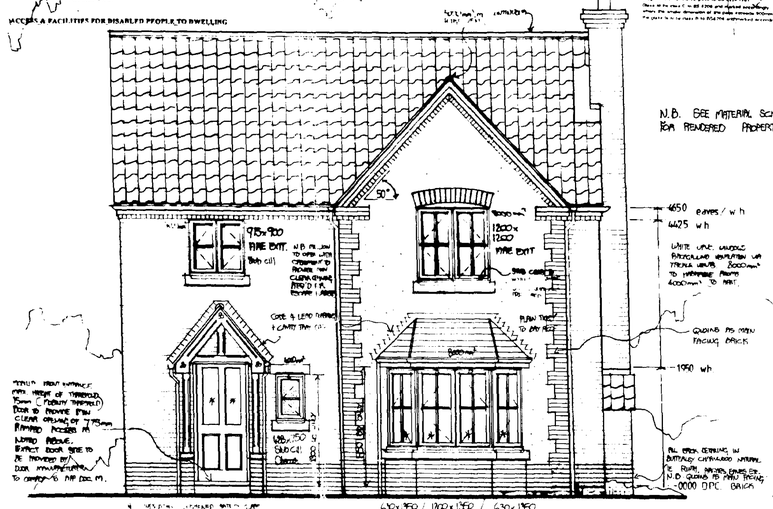


ACCESS & FACILITIES FOR DISABLED PEOPLE TO DWELLING

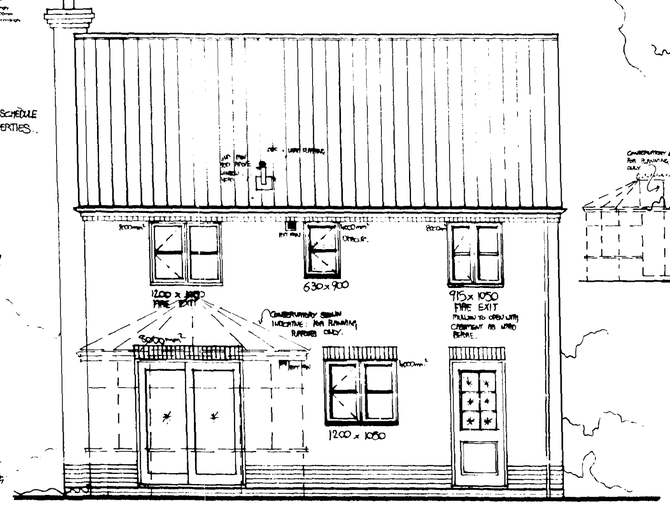


Manufacturers details and calculations in respect of the prefabricated roof trusses, including compound roof trusses, shall be submitted to the local authority for approval at least 21 days prior to fixing on site.

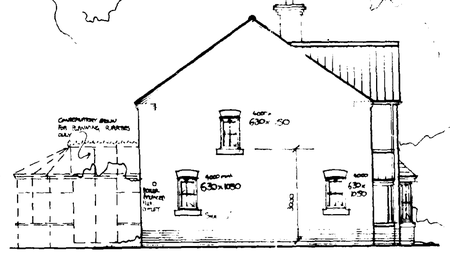
All Fire Exit Windows to have 750x450 clear opening with cill set within 800 & 1100 of floor level
Windows fitted with egress hinges



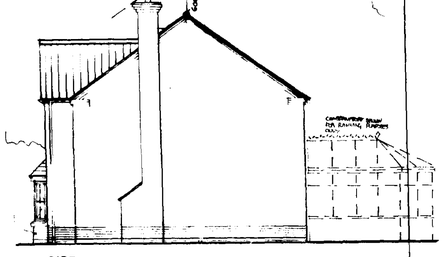
FRONT ELEVATION



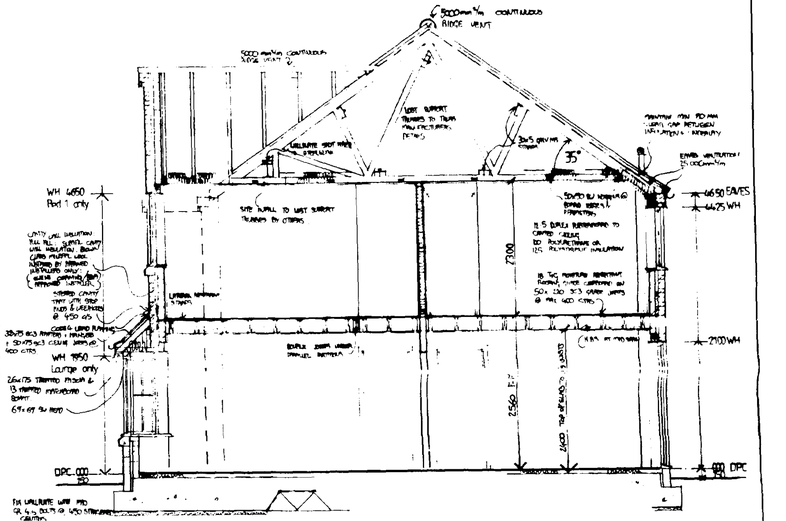
REAR ELEVATION



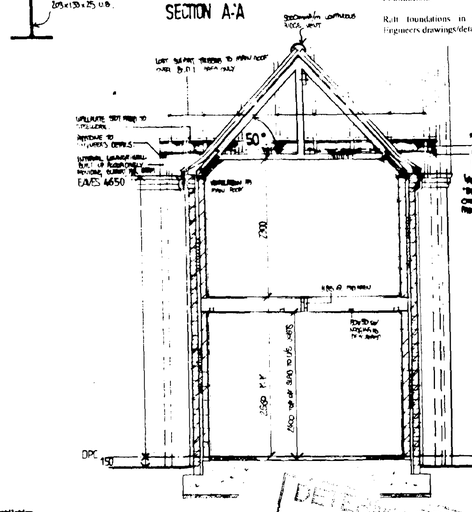
SIDE

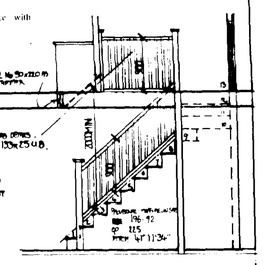


SIDE



SEE ENGINEERS DRAWINGS / CALCULATIONS FOR RAFT FOUNDATION DETAILS





FLOOR AREA 1180 Sq ft STAIRCASE DETAIL

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only, and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Roof Construction

Approved concrete interlocking tiles fixed in accordance with manufacturers instructions and to BS5534, part 1, 1990 and part 2, 1996 and to NHBRC, part 4 and CP3 chapter 5, part 2, 1972.
Generally all tiles to be nailed and in addition all tiles at perimeter of roof to be clipped. All tiles in remaining roof area to be clipped in alternative diagonal pattern. Lay tiles in straight bond in even courses with tails aligned.
A complete fixing specification should be sought from tiling manufacturer prior to works for each individual site.
All valleys to be formed with GRP and lined as manufacturers instructions on 6mm WR sheathing ply on timber valley boards laid between rafters.

All lead work flashings carried out in Code 5 lead unless stated otherwise and carried out in accordance with current Lead Development Association guide.
50 x 25 sw tanalised battens on type IF reinforced marking felt on tanalised timber treated rafters 300 ctrs. Treatment at maximum 600 ctrs. Treatment, manufactured and installed to BS5268, part 5, 1989. Details of truss layout, wind bracing and associated calculations to be provided by truss manufacturer.
Min 300 mm fibre insulation laid in 2 @ 150 mm layers 1st layer between joists, 2nd layer over joists and at 90° to the 1st layer, 12.5mm plasterboard ceiling with Artex finish

100 x 50 sw wallplate bedded in sand/cement mortar and secured to wall with 30 x 5 galvanised steel holding down straps at 2m maximum ctrs. Straps turned down wall 1000mm.
Provide 10 @ 5 galvanised M.S. straps as shown to gable ends at 2000 max c/c fixed over 3 min rafters/joists and turned 100 down behind battens.
Provide solid struts between rafters and joists at each strap and between last rafter/joist and wall.
Eaves ventilation Glidevale or equal interpreting 3 no. vents accross and insulation guard to give 10,000mm²/m or 25,000mm²/m as shown.
Provide 50 x 50 sw noggins at all wall perimeters and all board ends at 1200 c/c.

Roof Access

Provide insulated roof access with weather sealed frame and 14mm brass bolt.

Staircase

13 no. risers at rise and going shown.
Maximum pitch of staircase not to exceed 42°.
Minimum width of stairway 900 over strings or as shown. Handrail and balustrade height 900mm. Minimum headroom at bulkhead 2.0m. Gaps between balusters not to exceed 100mm. Stairway design not to encourage climbing by children.

Glazing

All windows and doors to be sealed double glazed units. All glazing within 800mm of floor level or part thereof, glazing within 300 of doors and all doors to a height of 1500mm of floor level, to be safety glazing in accordance with section N of the Building Regulations 1991 + A96206, Frosted glass to be provided in all w/c's, bathrooms and en-suites.

Fireplaces

To Clients requirements with "coal effect" gas fire insert. All fireplaces fitted with hethcot fyrerite gathering unit lined and flue starter or equal and approved flue liners to be 225mm internal diameter with sockets uppermost to BS1181 and jointed with fire cement.

Space Heating

C.P.H.W. system with wall mounted gas fired boiler with programmer and time switch, balanced flue on external wall within 2.0m of ground level and protected by galvanised steel guard. Radiators and pipework to be sized by manufacturers and radiators fitted with thermostatic temperature controls.
Insulation of pipework as domestic water.
All notches in joists for pipework to lie between 0.07 and 0.25 of the joist span.

Domestic Water

Approved hot water cylinder with factory applied insulation together with immersion heater and timeswitch. Provide Hot and Cold water supply to all appliances.
All pipework within 1m of the cylinder and unvented spaces to be insulated. Insulation not less than the external diameter of the pipe to a maximum of 40mm.

Ventilation

"Trickle" ventilators units to be incorporated in all windows, in habitable rooms providing 8000mm² of free background ventilation. "Trickle" ventilators in non habitable rooms, ie kitchens, bathrooms, wcs, utility rooms etc, to provided 4000mm² background ventilation.
Mechanical ventilation in kitchens to meet extract requirement of 30 litre/per second incorporated within a cooker hood.
Mechanical extract units in bathroom/en-suite and wc to achieve 15 litre/per second minimum. Units to be connected to light switch but with a 15 minute over-run if no window exists.

Drainage (below ground)

All below ground drainage to be "Hepworth Supersleve" or similar approved 100mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel.
Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.
Where pipework passes through wall provide concrete lintel over with 50mm clear space around with unfetal vermin shielding.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0m.
All below ground drainage, pipework, access points and inspection chambers etc to be installed in accordance with manufacturers instructions and Section II of The Building Regulations 1991. All pipework to the runs and gradients shown on the drawings.

Rainwater

All rainwater fittings to be "Cosma" or equal Black pvcu. 112 half round gutters and 68 diameter downpipe unless indicated otherwise. Downpipes discharging via rear private soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with geotextile and cover with 150 GEM 1 concrete and 300 topsoil.

Drainage (above ground)

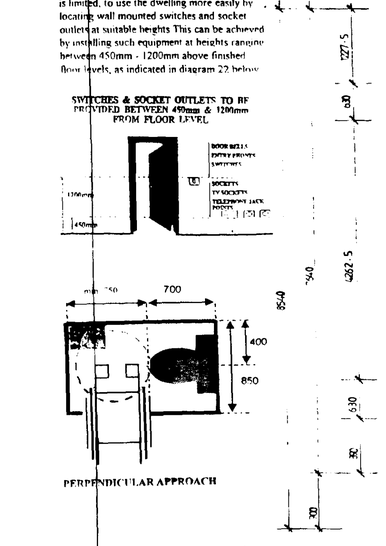
100mm diameter upvc soil and vent pipes terminating a minimum of 900mm above any window opening 11nht and fitted with a terminal guard - or air admittance valve.
32mm diameter upvc waste pipe fitted to wash hand basins.
40mm diameter upvc waste pipe fitted to bath, shower, bidet, sink and domestic appliances.
All waste pipes fitted with a 75mm deep seal trap.

General

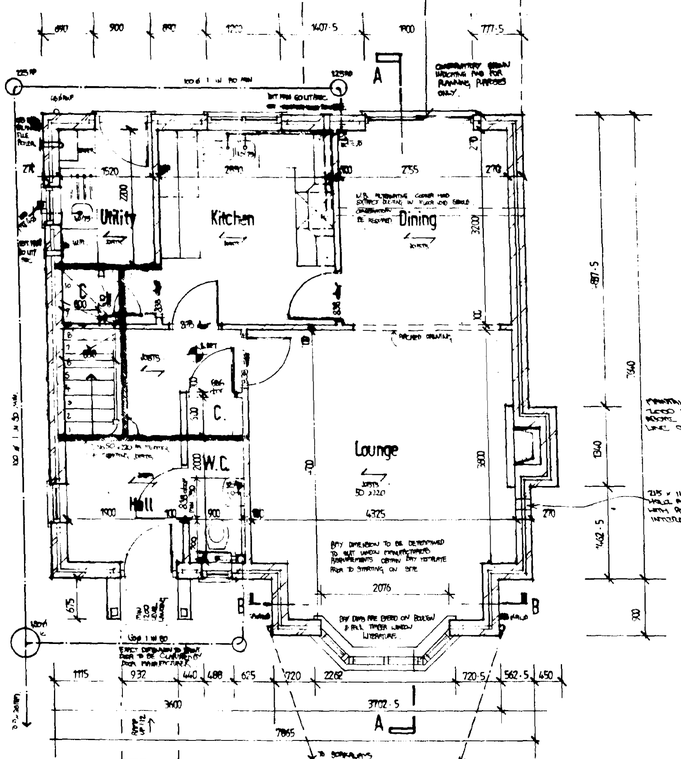
All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.

Fire Safety

Provide smoke detection and alarm system with mains operated self contained and interconnected units to BS5446, part 1.
System to have dedicated wiring with independent fuse at distribution board.
Smoke detection units indicated thus units to be wired such that when one unit is activated all units will trigger.



The aim is to assist those people whose reach is limited, to use the dwelling more easily by locating wall mounted switches and socket outlets at suitable heights This can be achieved by installing such equipment at heights rangine between 450mm - 1200mm above finished floor levels, as indicated in diagram 22 below



Project	Residential Development Riverside Park Phase II Spalding	
Drwg.	TYPE 236 C	
Scale	1:50 1:100	Date June 02
Drwg. no.	01142/10	Rev.

DETERMINED PLAN
SHDC
Planning & Development
11 JUL 2002
Ref.

nº	revision	date

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Fax: 0529 415757

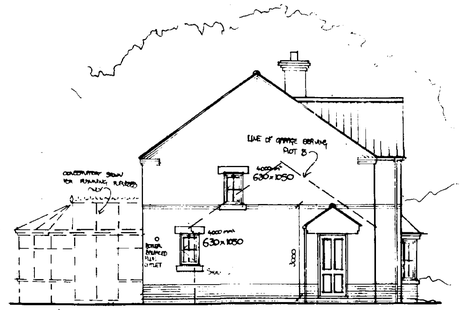
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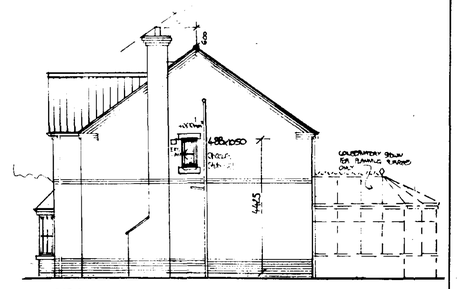
FRONT ELEVATION



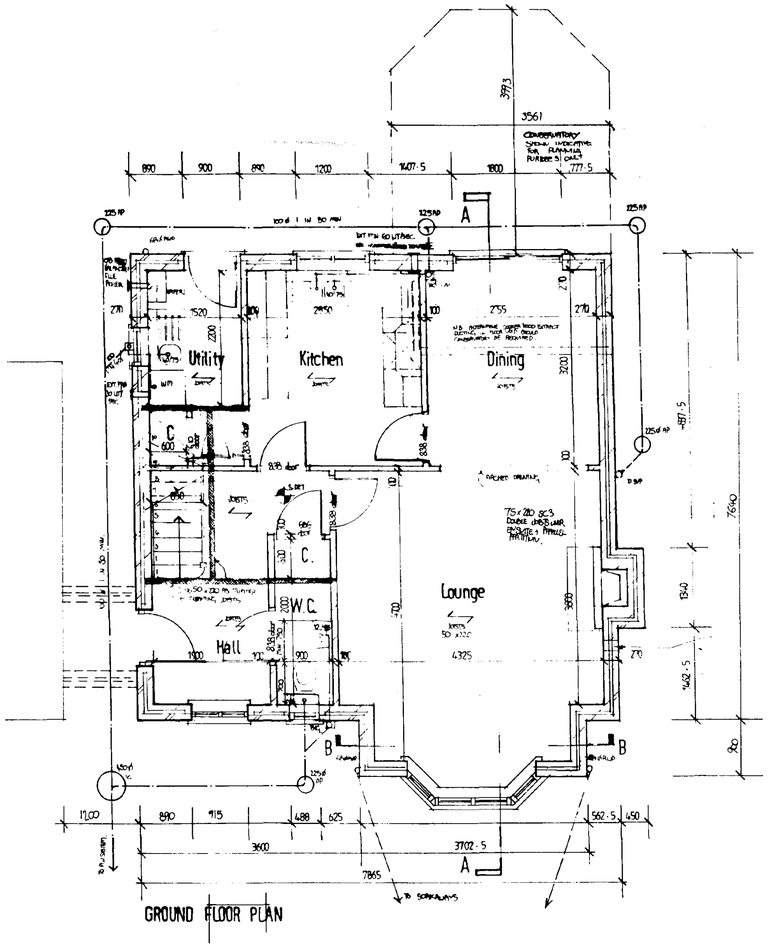
REAR ELEVATION

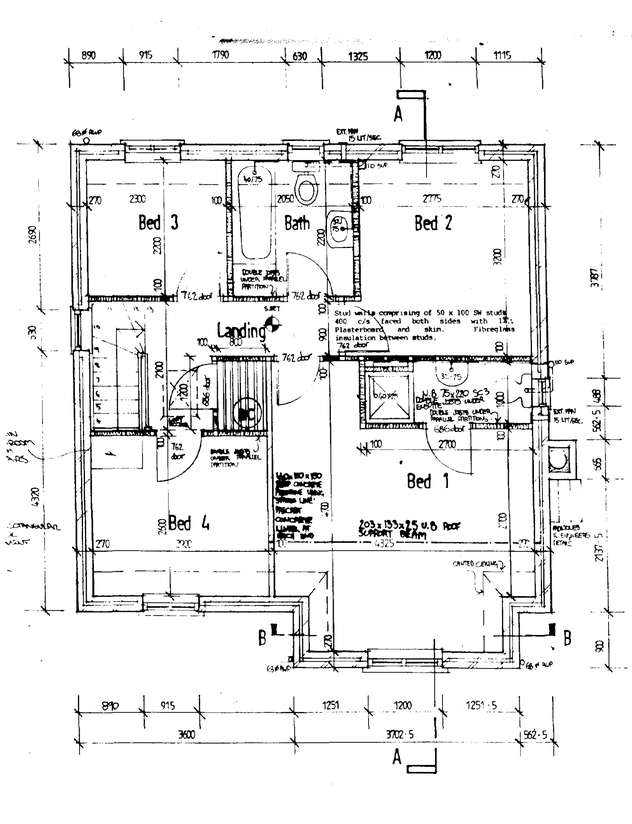


SIDE



SIDE





SHDC
Planning & Development
11 JUL 02
Ref 8/S/02

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project: Residential Development Riverside Park Phase II Spalding	
Drwg: 236 D PLOT 9	
Scale: 1:50, 1:100	Date: July '02
Drwg. no: 07142/11	Rev:

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Fax: 01529 415757

DETERMINED PLAN

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UDO G8148

All Fire Exit Windows to have 750x450 clear opening with cill set within 800 & 1100 of floor level
Windows fitted with egress hinges

Glazing

All windows and doors to be sealed double glazed units. All glazing within 800mm of floor level or part thereof, glazing within 800 of door and all doors to a height of 1500mm of floor level, to be safety glazing in accordance with section N of the Building Regulations 1991 + BS6206.
Frosted glass to be provided in all wc's, bathrooms and en-suites.

Rainwater

All rainwater fittings to be "Osma" or equal black pvcu. 112 half round gutters and 68 diameter downpipes unless indicated otherwise. Downpipes discharging via rest bends. Soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with Geotextile and cover with 100 GEN 1 concrete and 300 topsoil.

Domestic Water

Approved hot water cylinder with factory applied insulation together with immersion Heater and timeswitch. Provide Hot and Cold water supply to all appliances.
All pipework within 1m of the cylinder and unheated spaces to be insulated. Insulation not less than the external diameter of the pipe to a maximum of 40mm.

Space Heating

L.P.H.W. system with wall mounted gas/oil fired boiler with programmer and time switch. Balanced flue on external wall within 2.0m of ground level and protected by galvanised steel guard. Radiators and pipework to be sized by manufacturer and radiators fitted with thermostatic temperature controls.
Insulation of pipework as domestic water.
All notches in joists for pipework to lie between 0.07 and 0.25 of the joist span.

Staircase

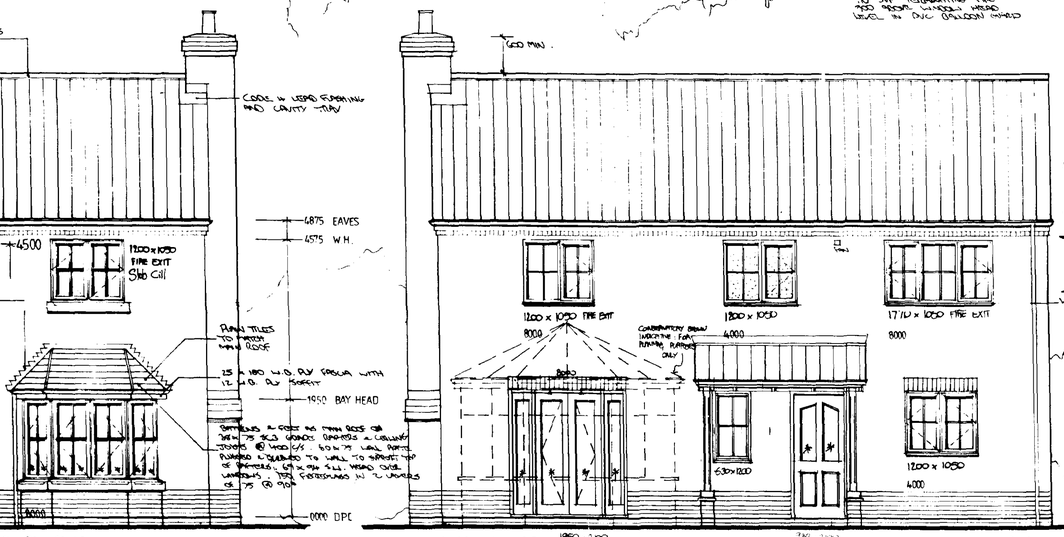
13 no. risers at rise and going shown. Maximum pitch of staircase not to exceed 42&. Minimum width of stairway 800 over strings or as shown. Handrail and balustrading height 900mm. Minimum headroom in bulkhead 2.0m. Gaps between balusters not to exceed 100mm. Stairway design not to encourage climbing by children.

Roof Access

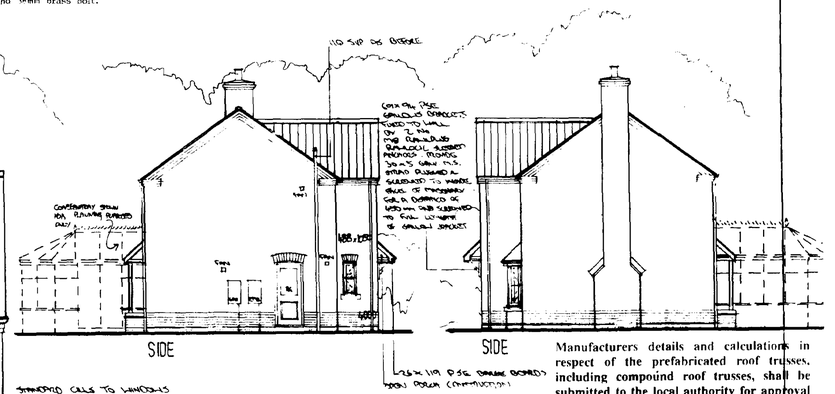
Provide insulated roof access with weather sealed frame and 38mm brass bolt.



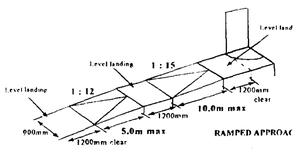
FRONT ELEVATION



REAR ELEVATION



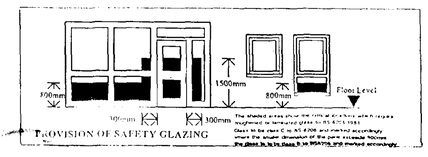
Manufacturers details and calculations in respect of the prefabricated roof trusses, including compound roof trusses, shall be submitted to the local authority for approval at least 21 days prior to fixing on site.



ACCESS & FACILITIES FOR DISABLED PEOPLE TO DWELLING

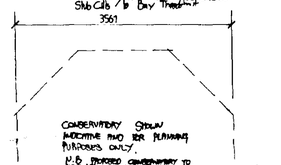
General

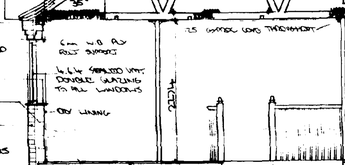
All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.



Wall Construction - 270 Cavity Wall

103mm nominal approved facing brickwork outer skin with 67mm cavity. Cavity filled with blown insulation by "Marks Insulation", 100mm "Homelite" or similar approved blockwork inner skin. Mortar Designation 3 above DPC.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide insulated dpc at jambs and cills and fix to frames.
Provide 100mm "Hyload" or similar approved pitch polymer dpc's to both skins of cavity walls and founded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level. Mortar Designation 1 below dpc. Reconstituted stone sub cills and lintels as detailed on the working drawings.
Refer to drawings for variations to standard cavity wall construction.





Fireplace SEE ENGINEERS DRAWINGS FOR RAFT FOUNDATION DETAILS

To Clients requirements with "coal effect" gas fire insert. All fireplaces fitted with Redbank Pyrrrite gathering unit lined and flue starter or equal and approved flue liners to be 225mm internal diameter with sockets uppermost to BS1181 and jointed with fire cement.

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Planning & Development
FLOOR AREA 1293 Sq Ft 11 JUL 02
Ref 815/02

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Project	Residential development, Riverside Park Phase II Spalding
Drwg	TYPE 235C PLOT 7 Handed
Scale 1:50 , 1:100	Date July '02
Drwg. no 01142 /08	Rev

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Drainage (below ground)

All below ground drainage to be "Hepworth Housedrain" or similar approved 100mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel. Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.

Where pipework passes through wall provide concrete lintel over with 50mm clear space around with integral vermin shielding.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0mm.
All below ground drainage, pipework, access points and inspection chambers etc. to be installed in accordance with manufacturers instructions and Section H of the Building Regulations 1991. All pipework to the falls and gradients shown on the drawings.

Drainage (above ground)

100mm diameter upvc soil and vent pipes terminating a minimum of 900mm above any window opening light and fitted with a terminal guard - or air admittance valve.
32mm diameter upvc waste pipe fitted to wash hand basins. (1.7m max). If wash hand basin waste exceeds 1.7m use 40mm pipe (not to exceed 3m).
40mm diameter upvc waste pipe fitted to bath, shower, bidet, sink and domestic appliances.
All waste pipes fitted with a 75mm deep seal trap.

Ventilation

"Trickle" ventilator units to be incorporated in all windows in habitable rooms providing 8000mm² of free background ventilation.
"Trickle" ventilators in non habitable rooms ie kitchen, bathrooms, wcs, utility rooms etc. to provide 4000mm² background ventilation.
Mechanical ventilation in kitchens to meet extract requirement of 30 ltrs/per second incorporated within a cooker hood.
Mechanical extract fan to utility to meet extract requirement of 30 litres/per second.
Mechanical extract units in bathroom/en-suite and wc to achieve 15 ltrs/per second minimum. Units to be connected to light switch but with a 15 minute over-run if no window exists.

Fire Safety

Provide smoke detection and alarm system with mains operated self contained and interconnected units to BS5446 part 1. System to have dedicated wiring with independent fuse at distribution board. Smoke detection units indicated thus *S. Units to be wired such that when one unit is activated all units will trigger.
To be located within 7m of doors to rooms where a fire is likely to start (kitchen, living room) and within 3m of bedroom doors. A corridor exceeding 15m should have more than one self contained smoke alarm.

Ground Floor Construction

Floor insulation to be Kingspan Thermafloor TT/T 100mm thick CFC free Styrofoam extruded polystyrene bonded to an 18mm moisture resistant flooring grade chipboard (V313) facing, manufactured to BS EN ISO 9002: 1994 by Kingspan Insulation Ltd and shall be applied in accordance with the instructions issued by them.
300 micron polythene DPM with joints lapped 150 and welded. DPM built in at dpc level DPM on raft foundation.

Foundations

Raft foundations in strict accordance with Engineers drawings/details.

DETERMINED

All Fire Exit Windows to have 750x450 clear opening with cill set within 800 & 1100 of floor level
Windows fitted with egress hinges

Glazing

All windows and doors to be sealed double glazed units. All glazing within 800mm of floor level or part thereof, glazing within 500 of door and all doors to a height of 1500mm of floor level, to be safety glazing in accordance with section N of the building regulations 1991 : BS6206.
Frosted glass to be provided in all wc's, bathrooms and en suites.

Rainwater

All rainwater fittings to be "Osma" or equal black pvcu. 11. half round gutters and 68 diameter downpipes unless indicated otherwise. Downpipes discharging via rest bends. Soakaways minimum 5m from any building, minimum 1000 diameter x 1000 deep below invert. Fill soakaways with clean hardcore and surround with Geotextile and cover with 100 GEN 1 concrete and 300 topsoil.

Domestic Water

Approved hot water cylinder with factory applied insulation together with immersion heater and timeswitch. Provide Hot and Cold water supply to all appliances.
All pipework within 1m of the cylinder and unheated spaces to be insulated. Insulation not less than the external diameter of the pipe to a maximum of 40mm.

Space Heating

L.P.H.W. system with wall mounted gas/oil fired boiler with programmer and time switch. Balanced flue on external wall within 2.0m of ground level and protected by galvanised steel guard. Radiators and pipework to be sized by manufacturer and radiators fitted with thermostatic type/variable control.
Insulation of pipework as domestic water.
All notches in joists for pipework to lie between 0.07 and 0.25 of the joist span.

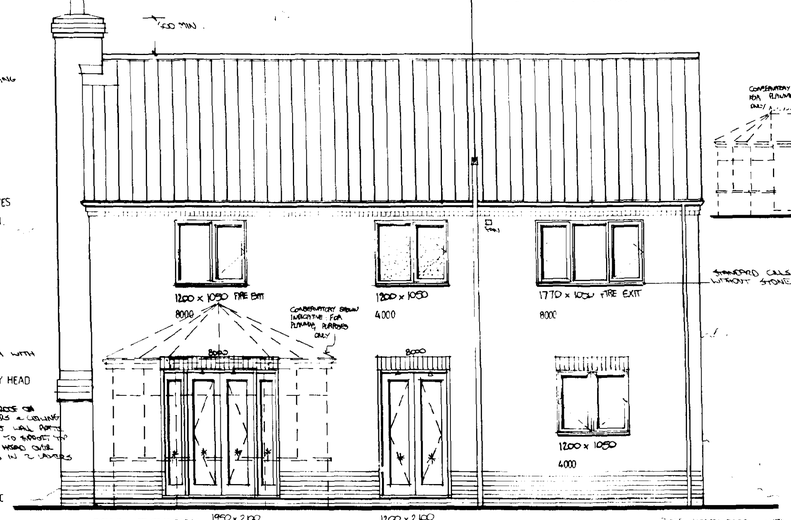
Staircase

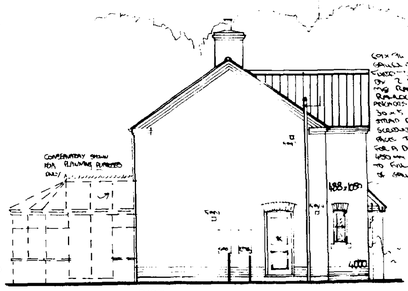
13 no. risers at 175 and going shown. Maximum pitch of staircase not to exceed 42%. Minimum width of stairway 800 over strings or as shown. Handrail and balustrading height 900mm. Minimum headroom in pulkhead 2.0m. Gaps between balusters not to exceed 100mm. Stairway design not to encourage climbing by children.

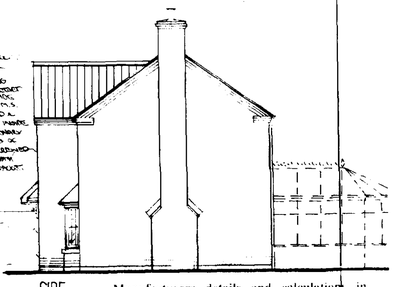
Roof Access

Provide insulated roof access with weather sealed frame and 18mm brass bolt.

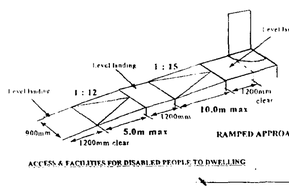








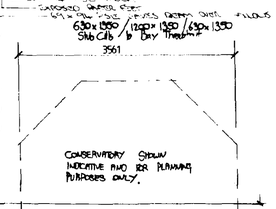
Manufacturers details and calculations in respect of the prefabricated roof trusses, including compound roof trusses, shall be submitted to the local authority for approval at least 21 days prior to fixing on site.

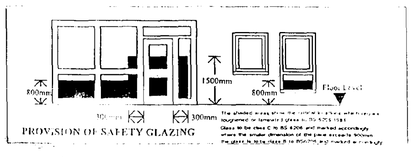


ACCESS & FACILITIES FOR DISABLED PEOPLE TO DWELLING

General

All construction works to be in accordance with the relevant Codes of Practices, British Standards and the Building Regulations 1995.
All the above works are for Building Regulations and NHBC purposes only.





Wall Construction - 2/102 cavity Wall

102mm nominal approved facing brickwork outer skin with 67mm cavity. Cavity filled with 100mm insulation by "Marks Insulation". 100mm lightweight or similar approved blockwork inner skin. Mortar Designation 3 above DPC.
Stainless steel wall ties at 900mm horizontal and 450mm vertical centres and at 225mm vertical centres at jambs of openings. Provide insulated cips at jambs and cills and fix to frames.
Provide 100mm "Hyload" or similar approved pitch polymer dpc's to both skins of cavity walls and bonded internal walls minimum 150mm above ground level.
All walling below ground level to be Class A blockwork. Cavity filled with GEN 1 concrete up to ground level. Mortar Designation 1 below dpc. Reconstituted stone subcills and lintels as detailed on the working drawings. Refer to drawings for variations to standard cavity wall construction

GROUND FLOOR PLAN

Drainage (below ground)

All below ground drainage to be Hepworth Housedrain" or similar approved 105mm diameter flexible joints pipework, bedded and surrounded in 150 pea gravel. Provide 150 concrete raft above gravel 150 wider than trench each side where cover is less than 900mm in vehicular areas and 450mm elsewhere.

Where pipework passes through wall provide concrete lintel over with 50mm clear space around with integral vermin shielding.
225mm diameter access points at a maximum depth of 600mm.
450mm diameter inspection chambers - maximum depth 1.0mm.
All below ground drainage, pipework, access points and inspection chambers etc. to be installed in accordance with manufacturers instructions and Section H of the Building Regulations 1991. All pipework to fall and gradients shown on the drawings.

Drainage (above ground)

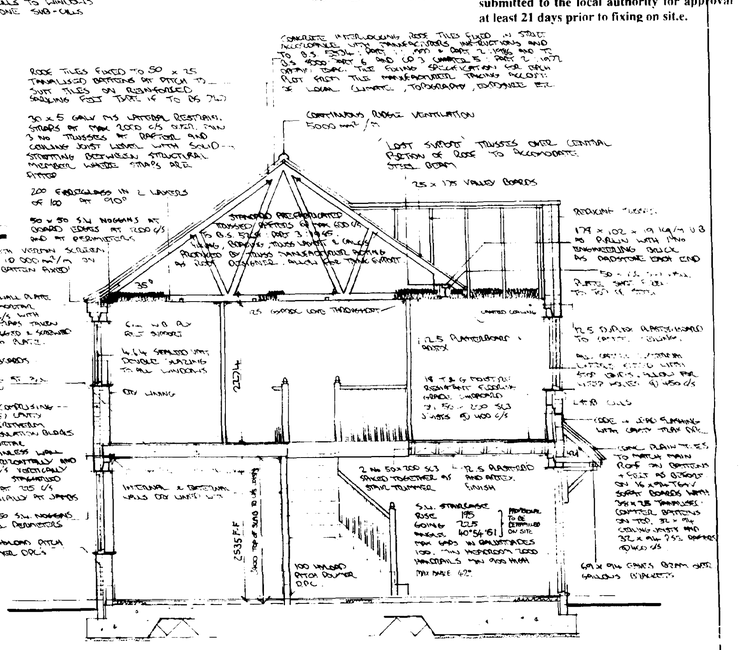
100mm diameter upvc soil and vent pipes terminating a minimum of 900mm above any window opening light and fitted with a horginal guard - or air admittance valve.
32mm diameter upvc waste pipe fitted to wash hand basins. (1.7m max). If wash hand basin waste exceeds 1.7m use 40mm pipe (not to exceed 3m).
40mm diameter upvc waste pipe fitted to bath, shower, bidet, sink and domestic appliances.
All waste pipes fitted with a 75mm deep seal trap.

Ventilation

"Trickle" ventilation units to be incorporated in all windows in habitable rooms providing 8000s² of free background ventilation.
"Trickle" ventilators in non habitable rooms ie kitchen, bathrooms, wcs, utility rooms etc. to provide 4000mm² background ventilation.
Mechanical ventilation in kitchens to meet extract requirement of 30 ltrs/per second incorporated within a cooker hood.
Mechanical extract fan to utility to meet extract requirement of 30 litres/per second.
Mechanical extract units in bathroom/en-suite and wc to achieve 15 ltrs/per second minimum. Units to be connected to light switch but with a 15 minute over-run if no window exists.

Fire Safety

Provide smoke detection and alarm system with mains operated self contained and interconnected units to BS5446 part 1.
System to have dedicated wiring with independent fuse at distribution board.
Smoke detection units indicated thus "S.
Units to be wired such that when one unit is activated all units will trigger.
To be located within 7m of doors to rooms where a fire is likely to start (kitchen, living room) and within 3m of bedroom doors. A corridor exceeding 15m should have more than one self contained smoke alarm.



Fireplace SEE ENGINEERS DRAWINGS FOR RAFT FOUNDATION DETAILS

To Clients requirements with "coal effect" gas fire insert. All fireplaces fitted with Bedbank Pyrrolite gathering unit lintel and flue starter or equal and approved flue liners to be 225mm internal diameter with sockets uppermost to BS1181 and jointed with fire cement.

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Project	Residential development Riverside Park Phase II Spalding
Drwg.	TYPE 235 B
Scale	1:50 1:100
Date	June '02
Drwg. no	01142/07
Rev.	

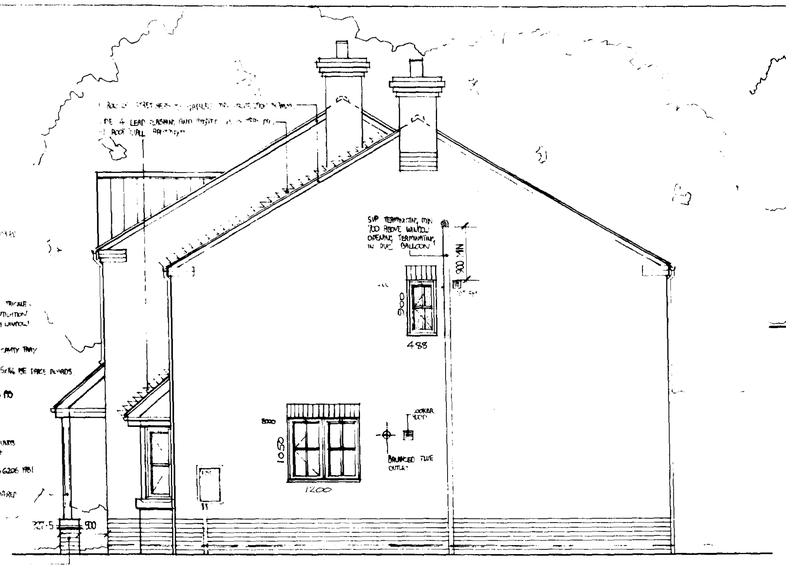
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SHDC Planning & Development 11 JUL 2002

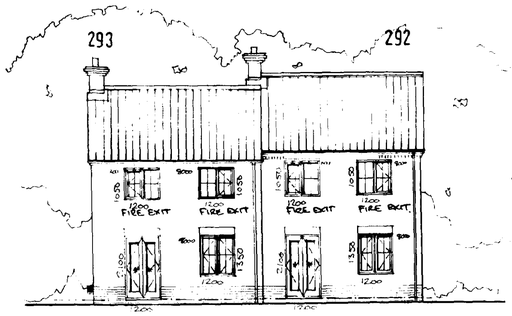
HPC GB14A



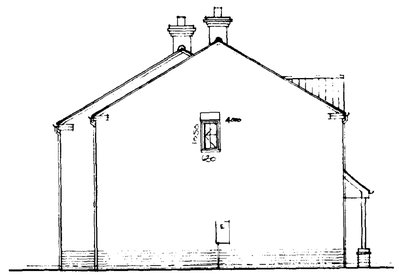
FRONT ELEVATION TYPE 292 — TYPE 293



SIDE ELEVATION – 293



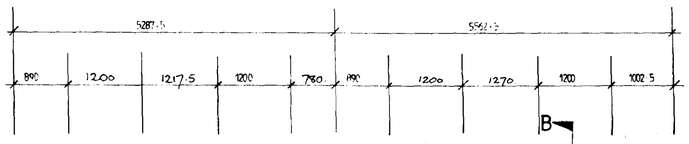
rear elevation

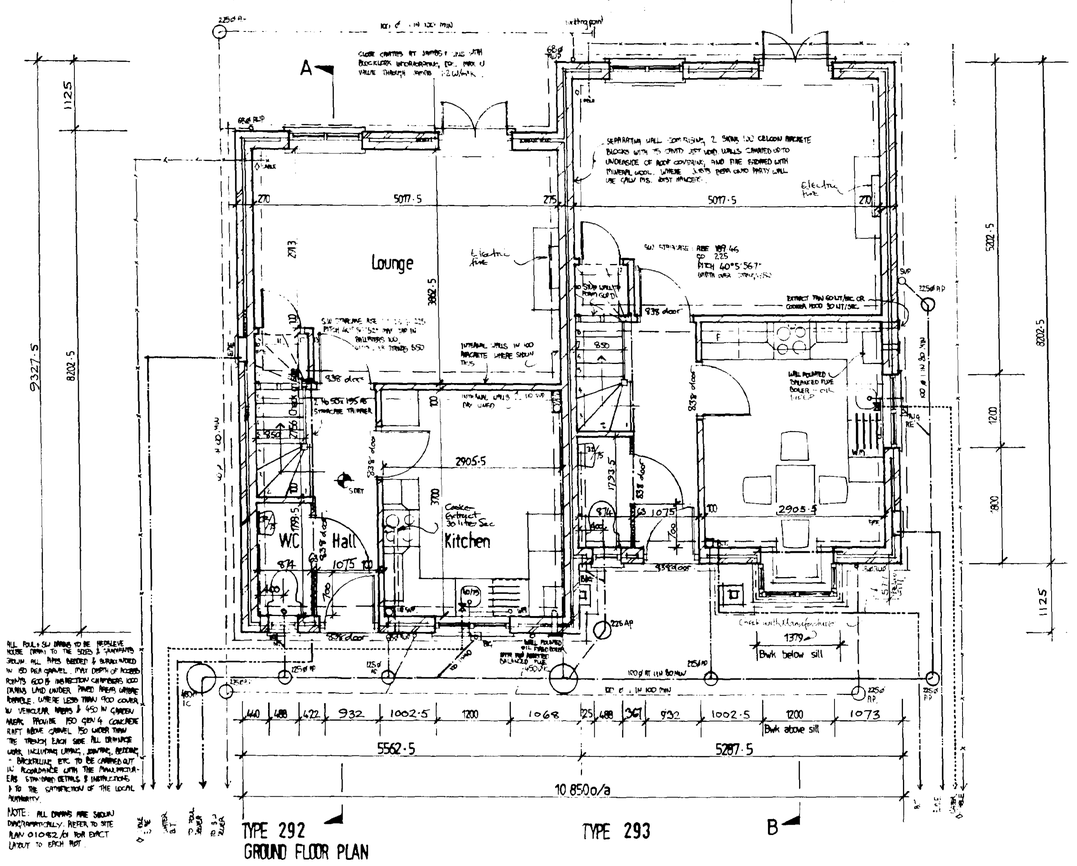


side elevation – 292

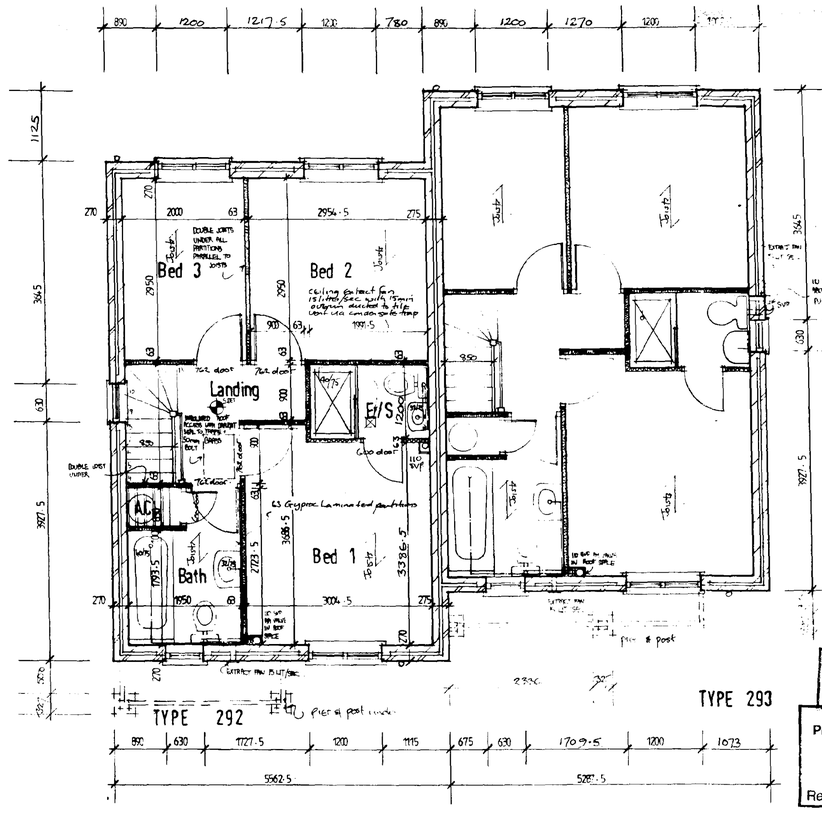
All Fire Exit Windows to have 750x450 clear opening with cill set within 800 & 1100 of floor level
Windows fitted with egress hinges

SEE DWG N° FOR GENERAL NOTES





TYPE 292 GROUND FLOOR PLAN — TYPE 293



TYPE 292 — TYPE 293

FIRST FLOOR PLAN

Floor area 828 sq ft

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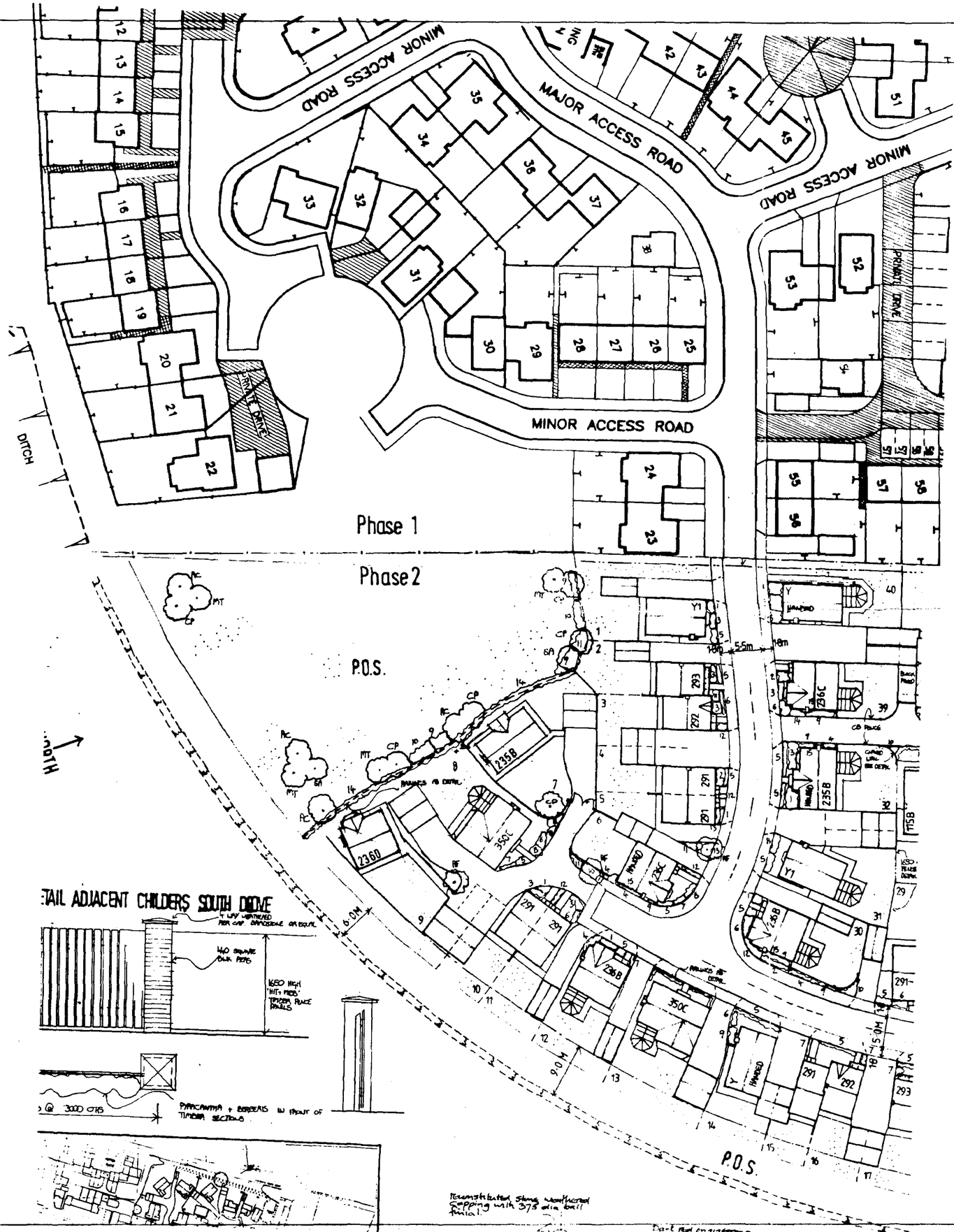
Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on Site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds

DETERMINED PLAN
SHDC Planning & Development
11 JUL 2002
Ref 815 02

Project	Residential development Riverside Park Phase II Spalding
Drwg.	TYPE 292 & 293
Scale	1:50 1:100
Date	June '02
Drwg. no	01142 /06
Rev.	

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AMENDED PLAN
Ref.

Planning & ... Unit
- 8 NOV 2002
Ref 0815/02

DETERMINED PLAN

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Project Residential Development Riverside Park Ph 2 Spalding	
Drwg. Revised Layout adj P.O.S.	
Scale 1:500	Date 11/02
Drwg. no. 01142/176	Rev.

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MATERIALS SCHEDULE

Butterley Old English Rose	1, 7, 10, 11, 20, 21, 24, 26, 28, 29, 32
Butterley Village Honey Gold	6 (render gable), 30, 33, 35, 37, 40 (render gable)
Butterley Village Harvest Multi	13 (render), 23 (render), 34 (render), 36, 38
Butterley Sherwood Red Mixture	2, 4, 5, 9, 16, 17, 22, 25, 27, 31
Butterley Burghley Red Rustic	3, 8, 12, 14, 15, 18, 19, 39

Note: Garages to be in matching brick of house or where semi-detached in colour of low plot number.

Charnwood Natural detailing

Roof Tiles

Sandtoft-Calderdale-Slate	6, 13, 23, 26, 30, 33, 35, 37, 40
Sandtoft-Pantile-Rustic	1, 4, 5, 8, 10, 11, 14, 15, 18, 19, 21, 24, 28, 29, 32, 34, 38
Sandtoft-Roman-Terracotta	2, 3, 7, 9, 12, 16, 17, 20, 22, 25, 27, 31, 36, 39

LANDSCAPE SCHEDULE

Shrub Specification

1 Vinca Minor
2 Hypericum Calycinum
3 Cotoneaster Skogholm Coral Beauty
4 Cotoneaster Horizontalis
5 Lavenda Spica Hidcote
6 Lonicera Pileata
7 Potentilla Red Ace
8 Senecio Greyii

The above to be planted at 3 per m²

9 Pyracantha Mohave
10 Rosa Rugosa Frau Dagmar Hastrup
11 Viburnum Tinus
12 Hypericum Patulum Hidcote
13 Mahonia Aquifolium

The above to be planted at 2 per m²

14 Greenbeech Fagus Sylvatica – 30cm c/s
15 Parthenocissus tricuspidata – spot climbers

TREES (all standard size)

MT Malus Tchonoskii
CP Crataegus Prunifolia
SA Sorbus Aucuparia
RF Robinia Frisia

FENCING DETAILS TO REAR BOUNDARY OF PLOTS 9-21 TO CO-ORDINATE WITH THE FENCING USED HERE

FOOTPATH LINK TO POS

HEDGE TO BE RAISED

EXISTING TREES

EXISTING VEGETATION

P.O.S.

NORTH

EXISTING TREE

OVERHEAD CABLE TO BE ARE ROUTED.

FENCE/RAILS + LANDSCAPE AS DETAIL OPPOSITE

CHILDER'S SOUTH DROVE

P.O.S.

FENCE TO MATCH REAR BOUNDARY FENCE OF PHASE I DEVELOPMENT ADJACENT TO CORONATION BOUNDARY

BOUNDARY DETAIL ADJACENT CHILDERS SOUTH DROVE

1715 to c/s RAIL CAP

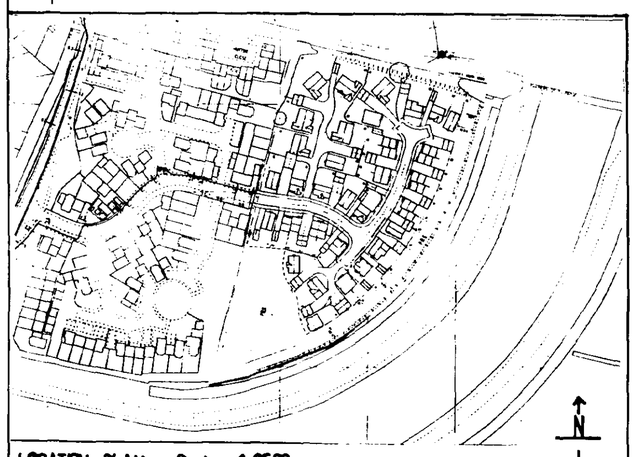
UPV WEATHERED PIER CAP (GARDENSCAPE OR U.)

140 SQUARE OAK PIERS

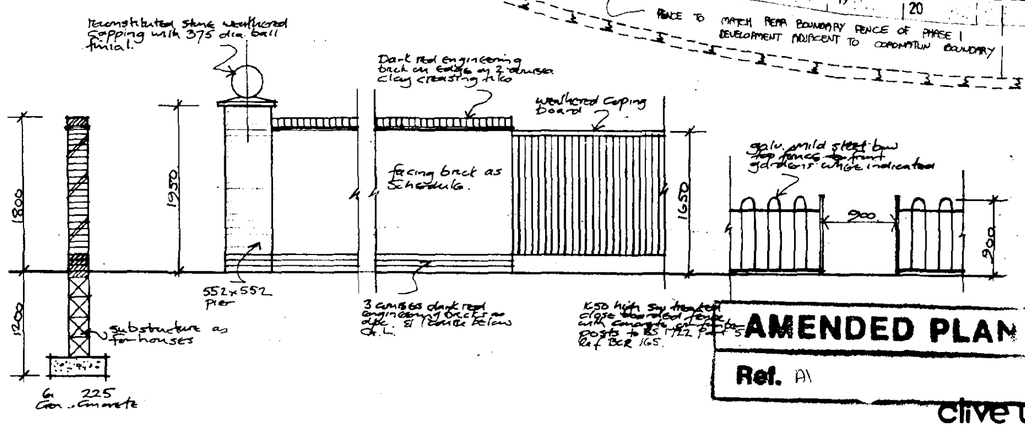
1650 HIGH WITH RAILS TIMBER FENCE PANELS

RAILS @ 3000 CTRS.

TRADITIONAL HAWTHORN HEDGE IN FRONT OF TIMBER SECTION.



LOCATION PLAN Scale 1:2500



AMENDED PLAN

Ref. A1

Rec'd
27 Jan 2003
Ref 015/02

Rev A. Planning Condition Amendments. Amend Plots 1-5 and Mar'03
Plot 21 to show S/C easement. Footpath link adjacent
Plot 1 to POS.

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Project	Residential Development, Riverside Park, Phase II, Spalding.
Drwg.	LANDSCAPE PLAN / SITE PLAN
Scale 1:500	Date July '02
Drwg. no. 01142/01	Rev. A

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