

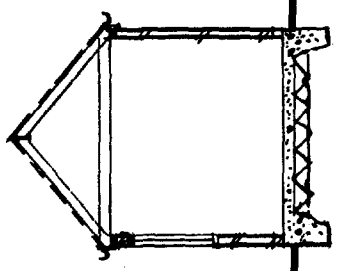
FLANK WINDOWS- All types:- only to be included (a) if required & (b) there is at least 3'-4" space between window & plot boundary.

ROOF STRUCTURE: Completely form of Twinaplane trussed rafter construction, trusses at 600 mm cts; fix Windbraking & binder members, the entire roof structure to be to BS. 5268 pt 3, 1985. Incorporate ms ties at 2.0m max cts at junction of rafter slope gables, & similarly at junction of ceiling joists & base of gables; ties to be strapped across at least 3 roof trusses.

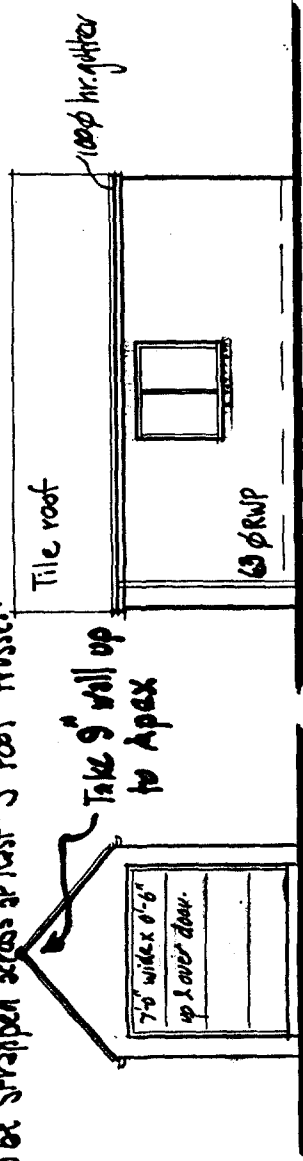
Root Construction: 5"x1" ridge, 5x1 1/2 joists at 18 cts; 3x1 1/2 rafters at 18 cts; 4"x8" plates; 6"x1" batten.

Insert dpc. 6" above G.L. (Aster)

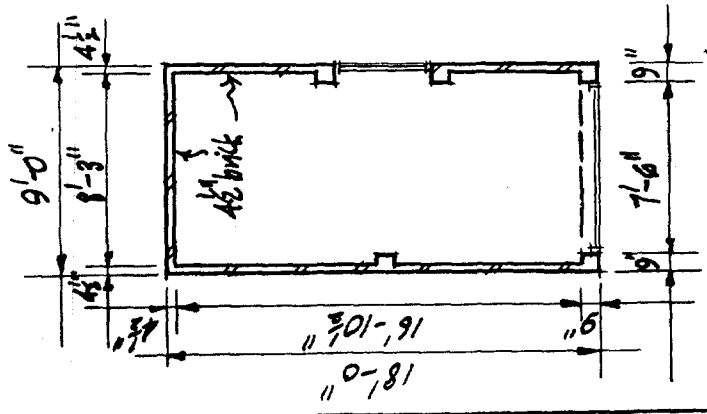
4" conc. slab on 6" hardcore, thicken slab to form 8" wide toe beams around all walls/door, taken down at least 18" below ground level, all subject to the suitability of subsoil conditions, finished



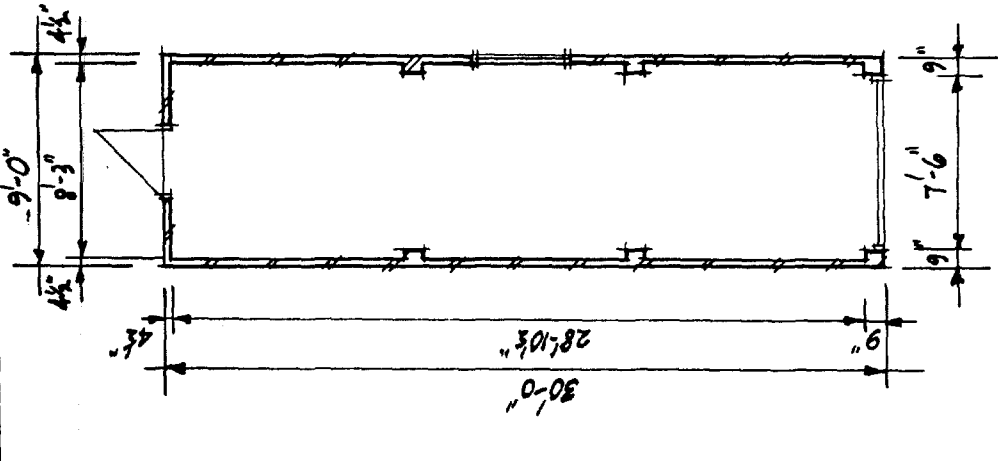
SECTION



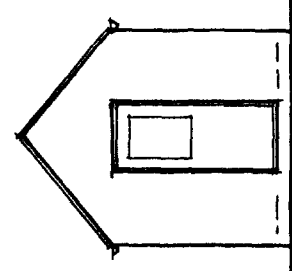
FRONT ELEVATION. SIDE ELEVATION



PLAN



PLAN



FRONT ELEVATION SIDE ELEVATION

Front Elevation & Section as for G1.2.

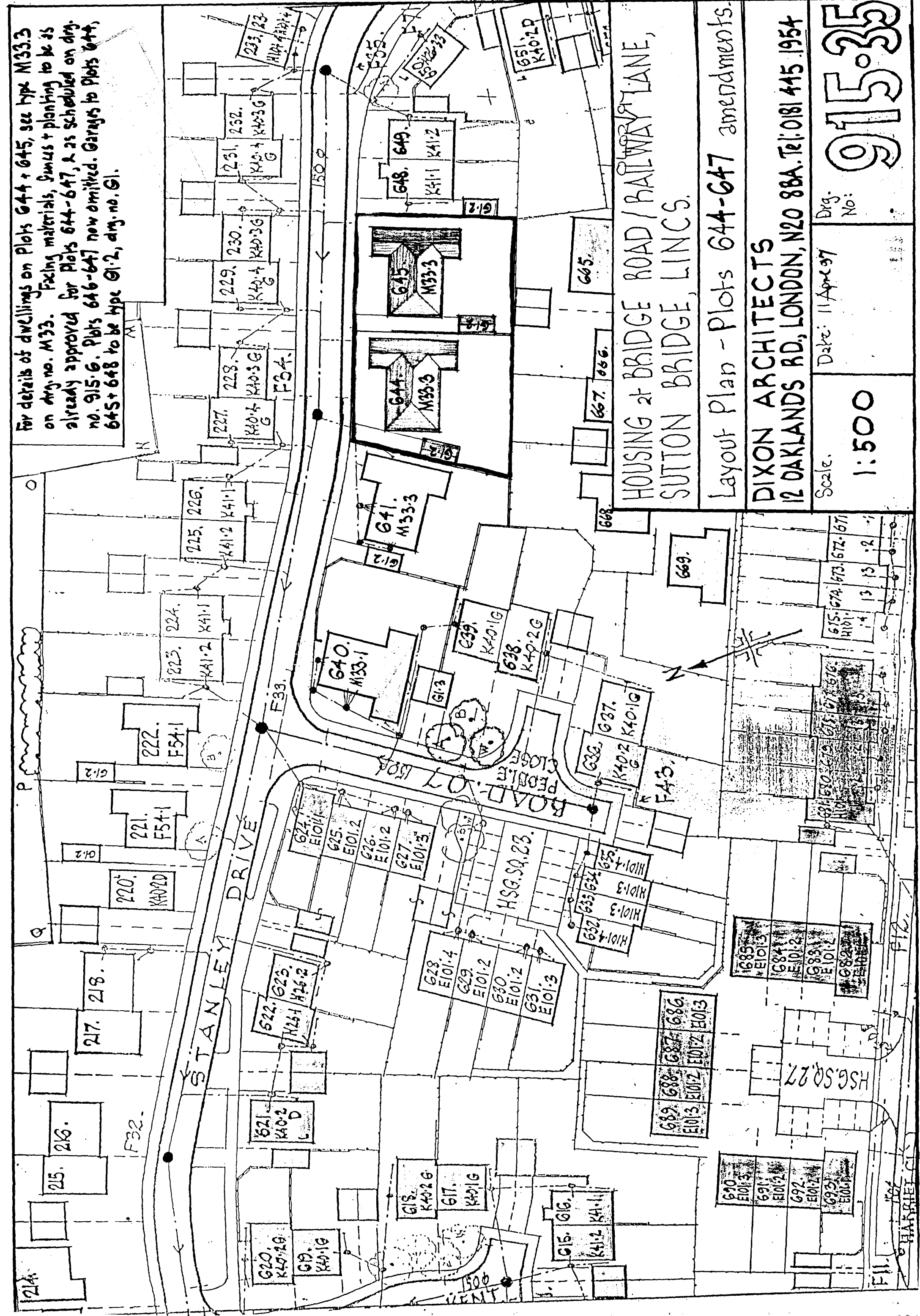
G1.2

DRG. NO. G1.

G1.5

0402/94

For details of dwellings on Plots 644 + 645, see type M333 on drawing no. M33. Facing materials, sunlits + planting to be as already approved for Plots 644-647, as scheduled on drawing no. 915-6. Plots 646-647 now omitted. Garages to Plots 644, 645 + 648 to be type G1.2, drawing no. G1.



HOUSING at BRIDGE ROAD / RAILWAY LANE,
SUTTON BRIDGE, Lincs.

Layout Plan - Plots 644-647 amendments.

DIXON ARCHITECTS
12 OAKLANDS RD, LONDON, N20 8BA. Tel: 0181 445 1954

Scale: 1:500	Date: 11 April 97	Drg. No:
915-35		

FILED
CHARTERED

SCHEDULE OF DETAIL DRAWINGS and DWELLING TYPES:

Dwg.No:

- D70. 4 bed detached house; variations D70.1, 2+3.
 D71. 4 bed detached house; variations D71.1+2.
 F51. 3 bed detached bungalow; variation F51.1.
 F53. 3 bed detached bungalow; variations F53.1+5.
 H101. 2 bed terrace houses; variations H101.1-4. (See Note 1 below).
 Type H101.4 also used in semi-detached form.
 K40. 2 bed semi-detached bungalows, dissimilar pairs; variations K40.1-4. (Note: FFLs of both dwellings as 'pair' are to equate). (See also Note 2 below).
 K41. 2 bed semi-detached bungalows; variations K41.1+2.
 M33. 4 bed detached bungalows; variations M33.1+3.
 N26. 3 bed semi-detached houses, dissimilar pairs; variations N26.1+2.
 3 bed detached houses; variations N26.31, 32+33.
 X11. 1 bed semi-detached bungalows; variations X11.1+2.
 F54. 3 bed detached bungalow, variation F54.1+2.
 E101. 3 bed terrace houses; variations E101.1-3.

G1. Garages; variations G1.1B, G1.2, G1.3.

But external walls to be of 190mm brickwork in any case where length or height of wall exceeds 2.5m.

NOTE-1. H101.3 type. Bin Closures are not needed, & are to be omitted.

NOTE-2. K40 types.

These may also be used in detached forms, where type number is suffixed by 'D' on Layout Plan.
 Type K40-11, being a minor variation of type K40-1, is also used where noted on Layout Plan.
 Where the type number is suffixed by 'G' on Layout Plan, the dwelling concerned is to have simple gable roofs, rather than the roof type shown on dwg. no. K40. The outline of such gable roofs is shown dashed on the drawing.

SCHEDULE OF EXTERNAL FINISHES:

In this schedule, roof-tiles & facing bricks specified for a particular dwelling are also to be used for the garage to that dwelling unless specified to the contrary. Where rendering is specified, this is to be for the dwelling only, the garage to be in the brick specified. Where a dwelling, or a part thereof, is specified to be in rendering, this is to be for walls above dpc level only. Walls below dpc, and chimneys (if any) are to be in the brick specified.

PLOTS 101-115:

ROOFS: 101-105: Redland Norfolk pan-tiles, 34 Terracotta.
 106-110: Redland Graveyard pan-tiles, 30 Slate Grey.
 111-115: Redland Norfolk pan-tiles, 34 Terracotta.

WALLS:

101-103: Redland Red Mott Red facings.
 104-107: LBC Kempton 'Melford Yellow' facings.
 108-111: LBC 'Regency' facings.
 112-115: LBC Kempton 'Melford Yellow' facings.
 except that 103, 113, to be in flat finish render, painted.

PLOTS 201-218:

ROOFS: 201-206: Redland Norfolk pan-tiles, 34 Terracotta.
 207-209: Redland Graveyard pan-tiles, 30 Slate Grey.
 210-218: Redland Norfolk pan-tiles, 34 Terracotta.

WALLS:

201-202: LBC Kempton 'Melford Yellow' facings.
 203-208: Redland Red Mott Red facings.
 209-210: LBC Kempton 'Melford Yellow' facings.
 211-213: LBC 'Regency' facings.
 214-218: LBC Kempton 'Melford Yellow' facings.
 except that 203, 209, 212 (front elevation Kitchen wing with returns to front & side doors only), 217, to be in flat finish render, painted.

PLOTS 301-323:

ROOFS: 301-302: Redland Norfolk pan-tiles, 34 Terracotta.
 303-308: Redland Graveyard pan-tiles, 30 Slate Grey (inc. 309 garage).
 309-318: Redland Norfolk pan-tiles, 34 Terracotta.
 319-323: Redland Graveyard pan-tiles, 30 Slate Grey (inc. 318 garage).

WALLS:

301-305: LBC Kempton 'Melford Yellow' facings (inc. 306 garage).
 306-308: LBC 'Regency' facings (inc. 309 garage).
 309-328: LBC Kempton 'Melford Yellow' facings.
 except that 307, 313-314, to be in flat finish render, painted.

PLOTS 401-434:

ROOFS: 401-415: Redland Graveyard pan-tiles, 30 Slate Grey (inc. 416 garage).
 416-434: Redland Norfolk pan-tiles, 34 Terracotta (inc. 415 garage).

WALLS:

401-408: LBC 'Regency' facings.
 409-419: LBC Kempton 'Melford Yellow' facings (inc. 420 garage).
 420-429: LBC 'Regency' facings (inc. 430 garage).
 431-434: LBC Kempton 'Melford Yellow' facings.
 except that 401, 405-406 (front elevation Kitchen wing & returns only), 416, 424, 433, to be in flat finish render, painted.

PLOTS 116-129:

ROOFS: 116-117/123-126: Redland Norfolk pan-tiles, 34 Terracotta.
 118-123/127-129: Redland Graveyard pan-tiles, 30 Slate Grey.

WALLS:

116-119/126-129: LBC Kempton 'Melford Yellow' facings.
 120-125: LBC 'Regency' facings.
 except that 118, & 124 (front elevation of Kitchen wing & returns only) to be flat finish render, painted.

PLOTS 219-249:

ROOFS: 219-220/225-236/239-242/247-249: Redland Norfolk pan-tiles, 34 Terracotta.
 221-224/237-239/243-246: Redland Graveyard pan-tiles, 30 Slate Grey.

WALLS:

219-224/235-240: LBC Kempton 'Melford Yellow' facings.
 225-234/241-249: LBC 'Regency' facings.
 except that 227, 233, 234, 241, 242, to be flat finish render, painted. CONTINUED IN COL. 4.

ROAD & FOOTWAY DETAILS:

All to be in accordance with 'Development Road Layout Guide & Specification', by LCC Highways & Planning Dept, of July 1985.

Local Distributor Roads: Roads 01+03: Carriageway 6.75m; Footways 1.8m; Verges approx. 1.5m, widened where necessary to incorporate visibility areas.
 Collector Road: Road 02: Carriageway 5.5m; Footways 1.8m.
 Access Roads: Carriageway 5.0m; Footways 1.8m.
 Housing Squares: 'Carriageway' min. 6.0m.
 Footpaths: 1.8m wide.

STREET LIGHTS:

● : to LCC Specification 6/55/c/89
 ● : to LCC Specification 5/35/c/89
 ● : to LCC Specification 5/35/RL/89

Concrete Surround: All pipes with less than 1.2m cover to drains under carriageways, & less than 0.9m cover under footways & Highway verges, to be surrounded with 150mm concrete.

DRAINAGE:

KEY:

Existing Public Foot Sewers
 New Foot Sewers, 220φ (except where noted 150φ)
 New Highway SW drains/verges, φ as noted.
 Culverted Side Dyke No. 2, φ as noted.
 Existing 120φ/200φ effluent drain third site, West to East
 New private foot drains, 100φ.

FOUL SEWERS:

All to be laid in full accordance with Water Authority Association 'Sewers for Adoption' 2nd Edition.
 New foot sewers to connect to existing public foot sewers in the positions shown. New sewers generally to be 220φ & laid to a fall of 1 in 240; except where shown 150φ, to be laid to a fall of 1 in 180, or steeper.

SIDE DYKES: All work to Side Dykes, including the culverting of Side Dyke No. 2, culverts, headwalls, pipes, etc., to be to the approval of South Holland Drainage Board. (See also notes on dwg. no. 915-7).

SIDE DYKE No. 2: The discharge point to be within chambers S.3.04 & S.3.08 within the culverted length. The outlet to S.3.04, & the main (ie western) outlet to S.3.08 to have flap valves. From headwall at outlet of culvert to Dyke, downstream of S.3.08, the precise position to be determined once plan for development of Plot 302 is resolved.

SIDE DYKE No. 3: The discharge point to be to headwall, downstream of each of S1.06 & S.8.06, both headwalls to incorporate flap valves.

PRIVATE DRAINS: The entire private foul drainage systems, & private SW drains, are to be installed in the deepworth Supersewer system, & manufacturers recommendations are to be observed in all matters regarding manholes & pipes, including cover, bedding, backfilling, drains under buildings, drains third walls, etc. The entire system to be in accordance with the relevant parts of BS 1985, H1 Section 2, & H3 Section 2. All drains to be 100φ, laid to fall of 1 in 80 or steeper. In any position where cover will be less than 550mm, & drain is not protected by concrete drive thereover, lay 100mm thick concrete path, & limit 750mm wide. All private foul drains to be laid on alignments shown, to discharge to new foul sewers.

Rain water from each dwelling & garage is to be carried by private SW drains to soakways within the back garden area of the dwelling concerned. Such soakways to be at least 5.0m from any building, and to be of at least 1.0m³ capacity.

PLANTING:

EXISTING: Those trees shown near Bridge Rd frontage those: (X) are existing & to be retained.

All Site Boundary hedges & hedgerows shown on Layout plans are existing & are to be retained. Likewise, the hedgerow shown within the site, on the east side of Side Dyke No. 2 at its Southern end, is existing & is to be retained.

PROPOSED TREES:

Trees to be planted, as indicated by the appropriate letter on the Layout Plans, to be as follows:-

A	Alnus incana	Alder
B	Betula pendula	Birch
C	Aesculus hippocastanum	Horse Chestnut
M	Acer platanoides	Norway Maple
S	Acer pseudoplatanus	Sycamore
AS	Fraxinus ornus	Ash
W	Sorbus aria	Whitebeam

Shrub/Grass cover planting is to be carried out on the Bury, generally on all surfaces except that facing the rear gardens of Plots 401-408/422-427, interspersed with the proposed trees. The species to be used will be the following:

Cornus sanguinea	Dogwood
Prunus laurocerasus	Laurel
Prunus spinosa	Blackthorn
Crataegus monogyna	Quickthorn
Rosa rugosa	Rose
Corylus avellana	Hazel
Berberis candidula	- at 600mm cts.
Corylus maxima atropurpurea	- at 2.0 to 3.0m cts.
Castanea coccinea	- at 2.0 to 3.0m cts.

The above species will be planted in mixed random manner, in equal numbers, approx. 100 of each species, but 500.

SCHEDULE OF EXTERNAL FINISHES (Continued from Col. 2):

PLOTS 501-599:

ROOFS: 501-505/512-515/538-541/548-552/558-570/573-581/596-599: Redland Graveyard Pan-tiles, 30 Slate Grey.
 506-511/516-537/542-547/553-557/571-572/582-595: Redland Norfolk pan-tiles, 34 Terracotta.

WALLS:

501-503/521-532/544-571/577-581/594-599: LBC 'Regency' facings.
 504-520/538-543/572-576/582-593: LBC Kempton 'Melford Yellow' facings, except that 509, 514, 522-523 (front elevation only), 530-531 (front elevation only), 534, 541, 544, 550, 558, 563-564, 571 (front elevation of Kitchen wing & returns only), 573 (front elevation of Kitchen wing & returns only), 575, 589-590 (front elevations & returns only), to be flat finish render, painted.

PLOTS 601-697:

ROOFS: 601-604/613-618/622-631/638-645/652-659/666-681/696-697: Redland Norfolk pan-tiles, 34 Terracotta.
 605-612/619-621/632-637/646-655/660-665/682-695: Redland Graveyard pan-tiles, 30 Slate Grey.

WALLS:

601-602/621-641/648-655/670-681/694-697: LBC Kempton 'Melford Yellow' facings.
 603-620/642-647/654-669/682-693: LBC 'Regency' facings except 620, 624, 633-634 (front elevation and returns only), 637, 664, 670, 677-678 (front elevation & returns only), 687-688 (front elevation only), 697, to be flat finish render, painted.

In all cases where parts of Semi-detached Freestanding Garages are shown, & the brick &/or brick types vary between the dwellings to which they relate, the use of 34 Terracotta tiles, & 'Melford Yellow' facings, shall prevail for the complete Garage pair (unless specified otherwise in a particular instance).

PLOT BOUNDARIES & FENCES - KEY:

undrained front plot boundaries
 Fences:- 1.0m high oak post & wire
 screen fences:- 1.8m high, close boarded, creosote finish - some form plot boundary fences, others screen fences within plots.

EXTERNAL CAVITY WALL CONSTRUCTION:

The construction of all such cavity walls above dpc level in all dwellings on this site to be:-

Outer leaf: 100mm facing bricks (or 100 flats, rendered, as per 'Schedule of External Finishes', col. 2, this dwg.);

Cavity: 50mm. (no insulation).

Inner leaf: 125mm Celcon Solar blockwork, with 13mm lightweight plaster.

This note OVER-RIDES the relevant notes on all of the detail house-type dwgs. concerned.

DRAWING SCHEDULE:

This Schedule lists all drawings except those showing dwelling types. (The latter are listed in the Schedule at top of Column 1 of this dwg.).

- 915-1 Survey, Northern Area.
 915-2 Survey, Southern Area.
 915-3 Layout Plan, Northern Area.
 915-4 Layout Plan, Southern Area. (ABANDONED).
 915-5 Location Plan.
 915-6 Schedules. (This).
 915-7 Layout Plan, Southern Area, Amendments.
 915-8 Longitudinal Sections, Roads 01+02, & sewers.
 915-9 Longitudinal Sections, other roads & sewers (Roads 04-11).
 915-10 Road Section-Details. (AA).
 915-11 Layout Plan, Plots 106-109 amendments.
 915-12 Layout Plan, Central Area.
 915-13 Layout Plan, Plots 301, 302, 302A amendments.
 915-14 Longitudinal Sections, Roads 01+02, & sewers (replaces 915-8).
 915-15
 915-16
 915-17
 915-18
 915-19
 915-20 Layout Plan, Plots 682-693 amendments.
 915-21 Layout Plan, Plots 128+129.
 915-22 Layout Plan, Plot 129 amendment.
 915-23 Layout Plan, Plots 550/549/574-5 amendments.
 915-24 Layout Plan, Plots 624-631 amendments.
 915-25 Layout Plan, Plots 658-669 amendments.
 915-26 551-568.

HOUSING at BRIDGE ROAD/RAILWAY LANE SUTTON BRIDGE, Lincs.

SCHEDULES to Layout Plans

GERALD DIXON, R.I.B.A. Dip.T.P. CHARTERED ARCHITECT

187a EAST END RD. LONDON, N2 0TZ Tel 01-553 3488

Scale:

Date: 3.4.87

Dwg No:

915.6

FOUNDATIONS: Size & depth to suit local subsoil conditions, subject to which to be concrete handfill type, min 600 wide & carried down at least 550 below G.L. All walls dimensioned 14" x 11" 9", & 4" to have such foundations, which are to be broadened to chimney/ fireplace area. Builder/developer to be responsible for seeking specialist engineering advice in the event that excavation reveals further subsoil conditions. Foundations are to be taken down at least 300 mm below any fibrous root growth which may be found.

GROUND FLOOR CONSTRUCTION: Thermoplastic tiles on 65mm screed on 4" conc. on 6" min. well consolidated & blinded hardcore; depth of 1200g. polythene beneath conc. slab, turned up at edges to lap wall dpc. Where garage is attached, its floor construction to be similar, but without tiles/screed. Ducting 100 slab to be laid on 50 Shore's quality Jabbie over damp; this Jabbie also to be incorporated vertically at junctions of slab perimeter with external walls.

D.P.C.s & FLASHINGS: Provide dpc's in all door & window joints, in all walls min 6" above G.L. (Note: the lintels specified at all dpc's over window heads). Provide lead flashings at junctions of chimney with roof tiles.

LINTOLS: All to be Cotnic type. External cavity wall openings with spurs up to 1800 clear to be type CN7A; spurs up to 2400 clear to be type CN8B. Garage door openings to have type CN71A. Blum over Hall between 4 walls to be type CNG6B, min 100 and bearings. Type CNG2 over doorheads in 2 walls. In dwellings with attached garage, provide one type CNG8B lintel continuously over both Laundry external and Garage/Laundry door openings.

WALLS: All blackwork to BS. 5268, type B. External Cavity Walls: to have outer leaf of Facing bricks in accordance with Schedule to Layout Plan, excepting for those over to receive floor finish render & timber, as described in note on bottom right of this elev., which is to be in Sitons. Inner leaf to be in 125 Celcon Solar blackwork (with 15mm lightweight plaster internally). Both cavity wall leaves to be 4 1/2" brick below dpc, fixings where visible, Sitons elsewhere. All cavities to be closed at top with brick firestop.

Internal Walls: Walls dimensioned 4" to be in blackwork to own foundations, Sitons below dpc. Walls dimensioned 3" to be non-loadbearing, in blackwork. **Garage Walls:** Where Garage is attached, to have 9" brick external walls as shown, with fixings externally; the 2 1/2" x 1 1/2" piers between doors to be in brickwork, with fixings externally; the cavity wall between garage and house to be 4" thick leaves of 4" thermoblock blackwork, with insulation in cavity as for external walls generally.

ROOF COVERINGS: All roof areas to have interlocking tiles, of type specified on Layout Plan schedule, fully fixed in accordance with manufacturers instructions, over battens over felt. Incorporate matching ridge & valley tiles.

STRUCTURAL TIMBER: All to comply with BS. 5268 pt 3, 1978. The entire roof structure, including that of Garage when attached, is to be formed of Twin-ply treated timber construction, all in accordance with the details to be provided by proprietary manufacturer (including all hip and 'overlaid' areas). Timber at 600 mm max cts. N.B. Holes to be incorporated in roof structure at 24" max cts at junction of 'rafter' slope with gables, & likewise at junction of 'ceiling' joists with gables. Fascia at 25 x 175, solid substructure. All structural timber & other combustible material to be trimmed to ensure spacing of at least 40 mm from chimney brickwork, & 225 mm from floor linings.

FIREPLACE/CHIMNEY: Fire pipes 115p external clay to BS. 1181:1971. Hearths to be 125 mm thickness concrete with quarry tile finish, projecting from fireplace opening at least 500 forward & 150 to sides. Provide fireproof anchorage points. Fireplace to have permanent air vent of at least "5500 mm" (or 50% of throat area, whichever is the greater), with throat restricted.

HEATING: Provide oil fired wet system with boiler in Laundry where shown, standing on quarry tile base. Chimney (blue pipes to be for FIREPLACE above, with cast iron flue from appliance through). Incorporate safety flapper near boiler, for inspection following. Provide permanent air inlet to Laundry, of at least 5500 mm² Kw of boiler rated output. This is to be in form of air-brick when Garage detached, & 'permanent' in external wall in other cases.

HEATING: Gas fired wet system, with wall mounted boiler of Balanced Flue (BF) type in Laundry (where shown, in case of dwellings without attached garages). BF to be at least 300 mm from any opening, and have terminal guard and heatshield to gutter. Entire heating installation to be in accordance with British Gas regulations. Heating & hotwater pipes to be lagged where not within insulated space. HWS cylinder to be lagged. Heating to be controlled by thermostat in entrance hall area, and radiators in all rooms to have thermostatic valves. HWS lagging to be 37.5 mm thick spray foam. Primary hot water pipework to be insulated within 1'000 of HWS tank.

PLUMBING: All to CP. 5572:1978. Vinyl wastes 40p from sinks & bath, 32p from basins, all with decessed traps, all to discharge into SVP or to back holes of gullies. SVPs in 100 p vinyl. Gutters 115p w, RWP 63p, all in vinyl. Laundry sink waste, to dwellings with attached garages, to run internally along kitchen wall behind base units (with rolling eyes) to discharge to back hole gully in driveway area.

INTERNAL FINISHES: Ceilings to be 12.5 mm plasterboard, set. Likewise, downstanding beam in Hall to be encased in 12.5 mm plasterboard, set. Where Garages are attached, garage ceilings to be 2 layers of 12.5 mm plasterboard, set. All internal walls, except in garages, to be rendered & set. All plasterboard to be adequately supported on all edges.

INSULATION: For cavity walls, see 'WALLS'. Lay 200 mm Silsilux quilt over entire area of roofspace, excluding garages; to be 100 layer butted joints plus 100 quilt laid at right angles thereto. Roofspace ventilation to be provided, in the form of continuous 10mm wide subbit vents in all eaves. Roofspace access to have insulated & sealed hatch.

WINDOWS & DOORS: All windows & 'Patio' doors to be double glazed. All window openings to be min 5% of floor area of room served. In dwellings with attached garage, door between Laundry and Garage to be 4 1/2" FR, with 4 1/2" FR rebated frames, & upstanding rebated hardwood sill. See 'HEATING' re vent in external Laundry door where Garage is attached. (Continued Below).

DIMENSIONS: All to be checked by builder before work commences, & any discrepancy to be reported immediately to architect. Call to be on upstanding 4 1/2" brick threshold, min 4 1/2" high. Door to have self closing device.

WINDOWS & DOORS (CONTINUED from above): All window frames of wood, with seals ground opening heights; double glazing to have 6 mm cavity; junction between frames and walls to be sealed with mastic externally.

SVP to be carried up through roofspace to terminate at ridge tile outlet.

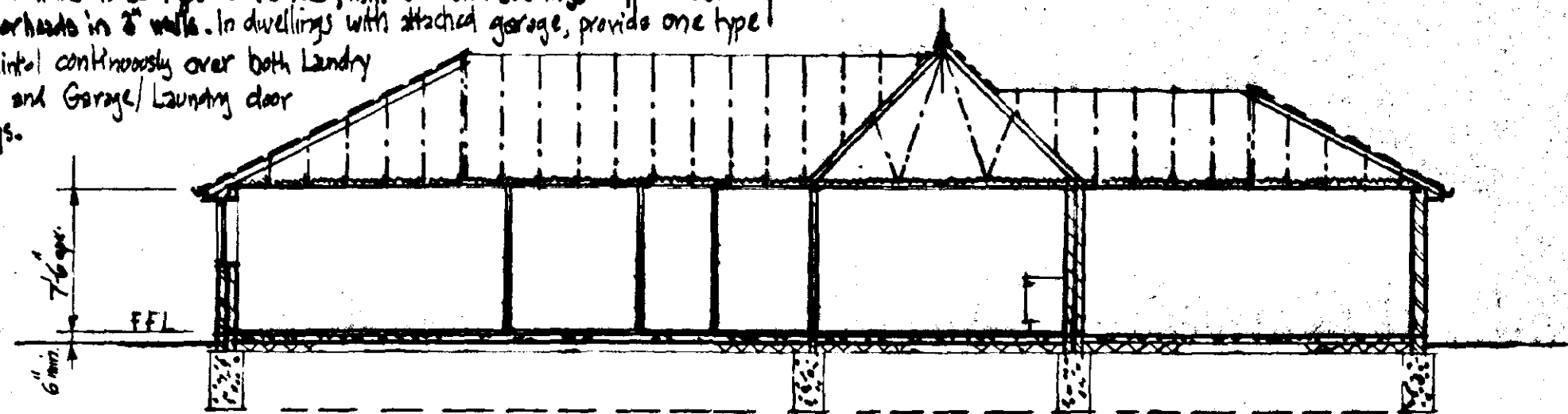
EXTRACT FANS: Provide in Kitchen and each Bathroom. Kitchen fan to extract at rate of at least 60 litres/second, or 80 litres/second if within cooker hood. Bathroom fans to extract at rate of 15 litres/second. Also provide in Laundry, to extract at rate of 60 litres/second.

REFRIGERATOR SPACE: Provide in Kitchen where shown, with convenient 13 amp socket.

Patio doors to incorporate ventilators of at least 8000 mm² within upper frame members. Incorporate 8000 mm² trickle vents within window frame to all habitable rooms + Kitchen + Laundry. All door and 'side screen' glazing to comply with requirements of BR. N1, 1:3.

SMOKE DETECTOR: Incorporate mains operated type to BS. 5446 Part 1; to be within 7.0m of Kitchen & Living Room doors, and within 3.0m of all Bedroom doors (One detector, shown 'SD' on plan, can comply with this requirement); permanently wired to separately fused circuit at distribution board.

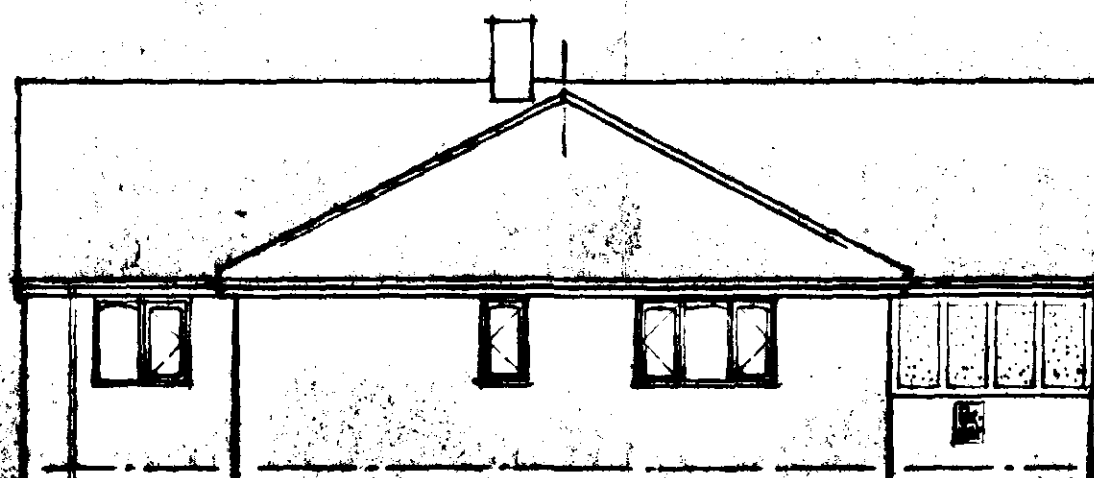
REFUSE STORAGE: Each dwelling to have bin, normally to be kept in back garden area.



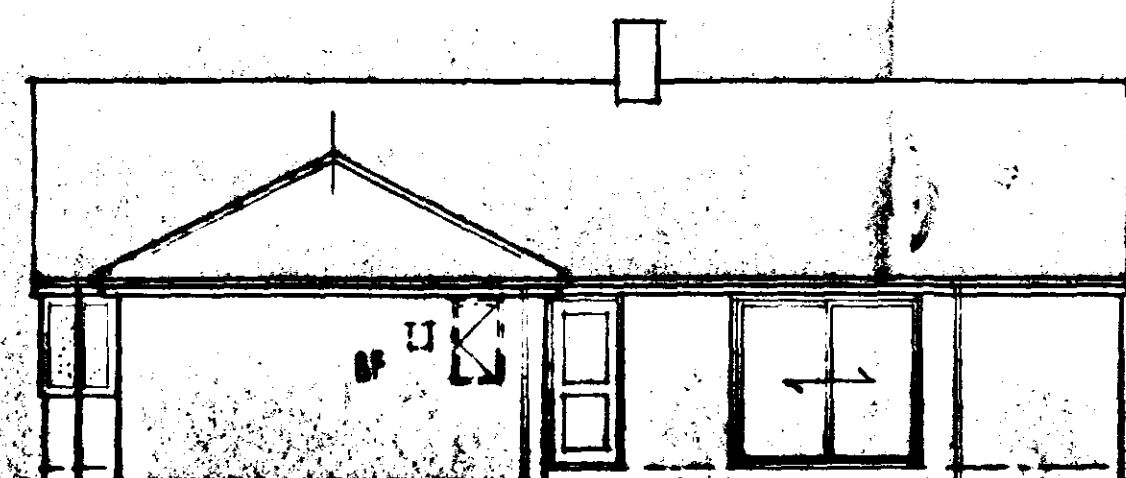
Section A-A



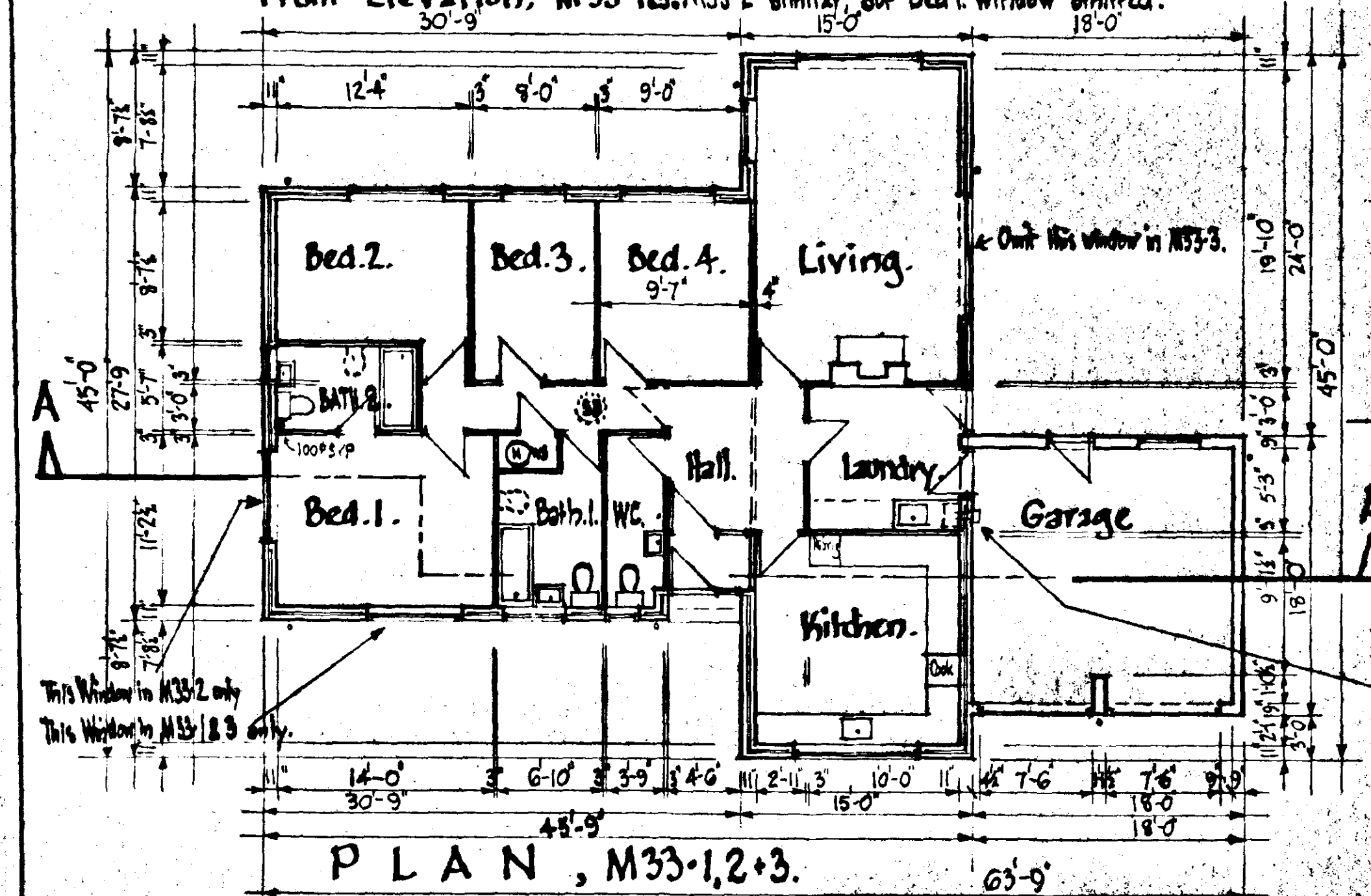
Front Elevation, M33-1, M33-2 similar, but Bed 1. window omitted.



Bedroom Flank Elevation, M33-2
M33-1 similar, but Bed 1. window omitted; ditto M33-3.



Living Flank Elevation, M33-1 & M33-2
In cases where attached garage is omitted, include window to Laundry, where shown omitted; and BF; - retain feature boarding on this elevation as shown, & stop against 4 1/2" x 9" wide brick 'rib', this rib to be controlled out at 2'-0" above FFL. M33-3 is as M33-1+2, but without 'Patio' doors.



PLAN, M33-1, 2+3.



Back Elevation, M33-1, M33-2, M33-3.

SUTTON BRIDGE-FALKLANDS ROAD DEVELOPMENT
Additional Notes concerning 'FOUNDATIONS' and 'WALLS' applicable to use of M33. dwelling types on this site. Additional foundations, of the type described in 'FOUNDATIONS' at top left, to be incorporated beneath Bed 2/Bath 2 walls, Bed 2/Passage wall, Bed 3/Passage wall, and Bed 4/Passage wall. These foundations to have wall of 4 1/2" flatness thereover, to underside of concrete floor slab, but the walls above slab to be non-loadbearing as dimensioned.

Position of boiler a BF in dwellings where garage is not attached.

DETERMINED PLAN
SUTTON BRIDGE FALKLANDS ROAD DEVELOPMENT
16 APR 1997
Ref: 0402/PT

DIXON ARCHITECTS
12 OAKLANDS ROAD, LONDON N20 8BA Tel: 0181 445 1954

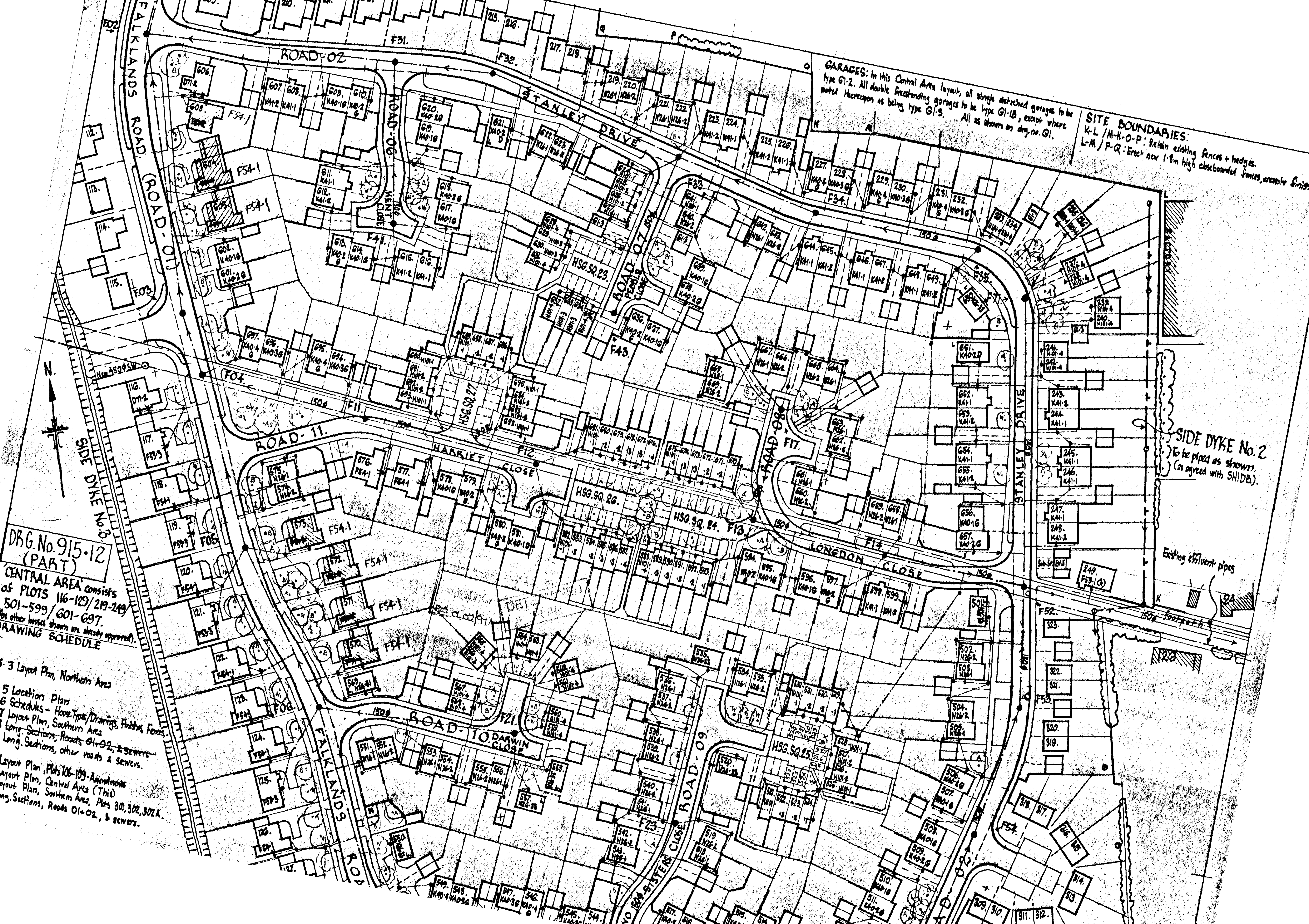
Front Gable & bays where shown, to have timber & render finish. Timber 150 mm broad, treated with Sadolin finish; infill panels with Slat Smith render, white painted. All other external wall & roof materials to be as Schedule on Layout Plan.

4 BEDROOM DETACHED BUNGALOW

M33-1, M33-2, M33-3.

GERALD DIXON, RIBA, DipTP CHARTERED ARCHITECT
197A EAST END RD, LONDON N2 0JZ Tel: 0181 883 3489

Scale: 1/8" = 1'-0"
Date: 10/1/97
5/1/97
Dy: M33.



DRG. No. 915-12
(PART)
CENTRAL AREA consists
of PLOTS 116-129/219-249/
501-599/601-697.
The other houses shown are already approved.
DRAWING SCHEDULE

3 Layout Plan, Northern Area
 5 Location Plans
 6 Schedules - House Types/Drawings, Finishes, Fences.
 7 Layout Plan, Southern Area
 8 Long Sections, Roads 01+02, & sewers.
 Long Sections, other roads & sewers.
 Layout Plan, Plots 106-109 - Apartments
 Layout Plan, Central Area (This)
 Layout Plan, Southern Area, Plots 301, 302, 302A.
 Long Sections, Roads 01+02, & sewers.