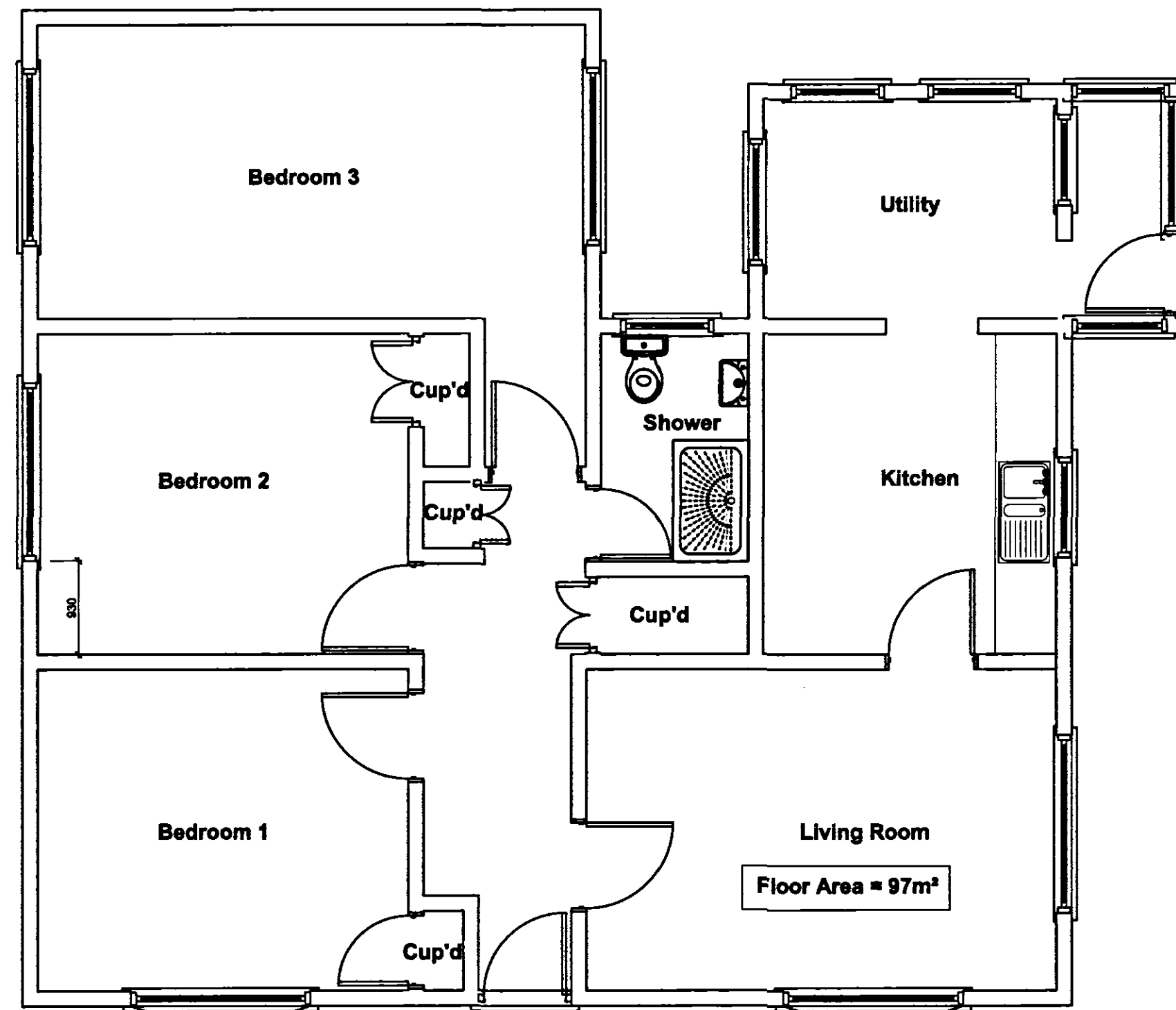
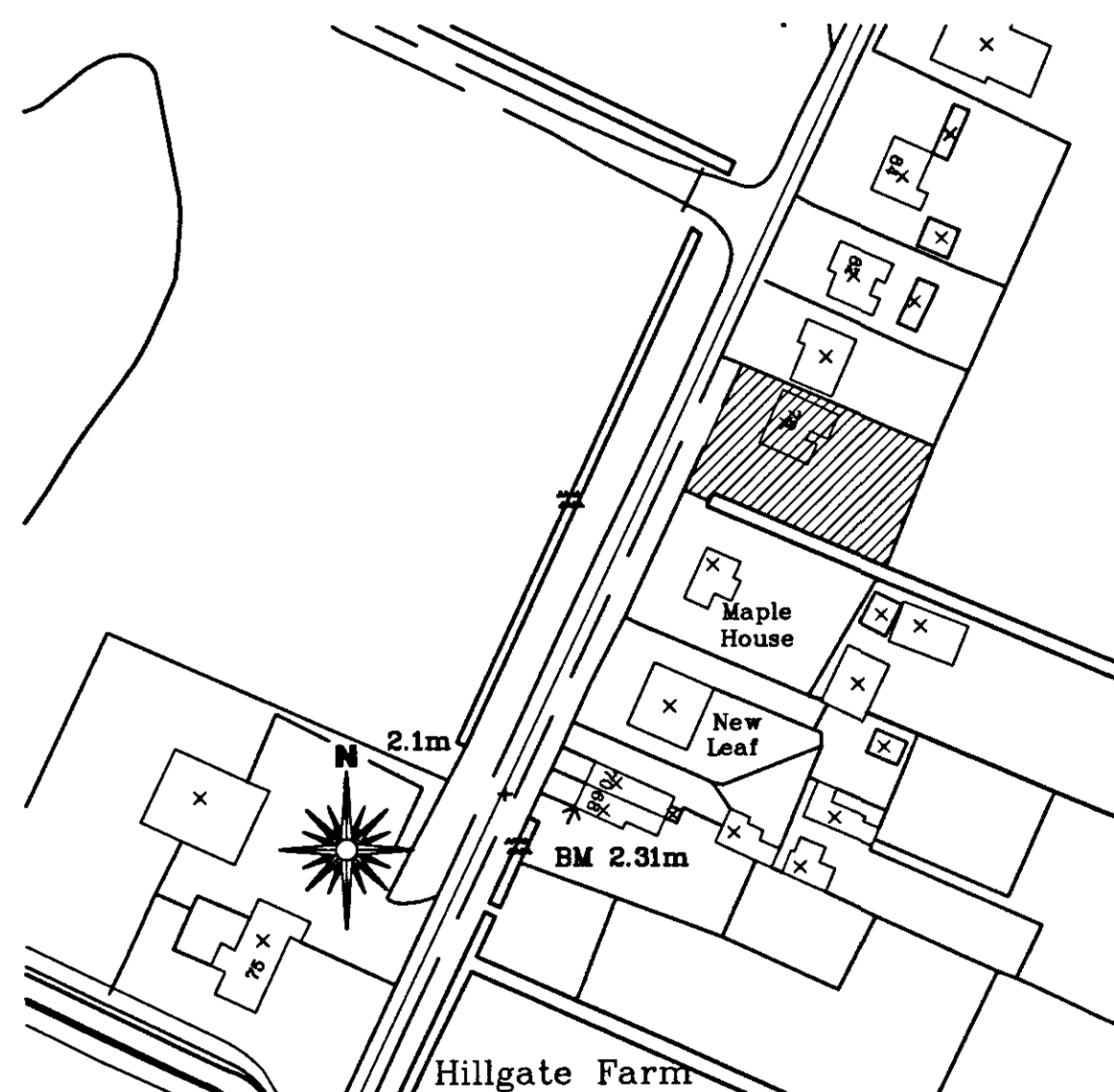




Existing Ground Floor Plan
Scale 1:50



Site Location Plan
Scale 1:1250

CONTRACTOR PLEASE NOTE:
The following amendments are to be made to the standard specification notes in order to conform to the SAP Calculations:

- Accredited Details Applicable are 3.01 Pitched Roof Eaves, 3.02 Pitched Roof Gable, 3.10 Windows and Doors Head, 3.12 Cills, 3.14 Ground Floor Bearing Slab & 3.22 Intermediate Timber floor.
- Fireplace is to have a Closed Wood Burner
- 100mm Celotex between rafters for Sloped Insulation
- Wall insulation to be Crown Drithern Cavity Slab 32
- Heating to have Two Zone Controlled Heating System

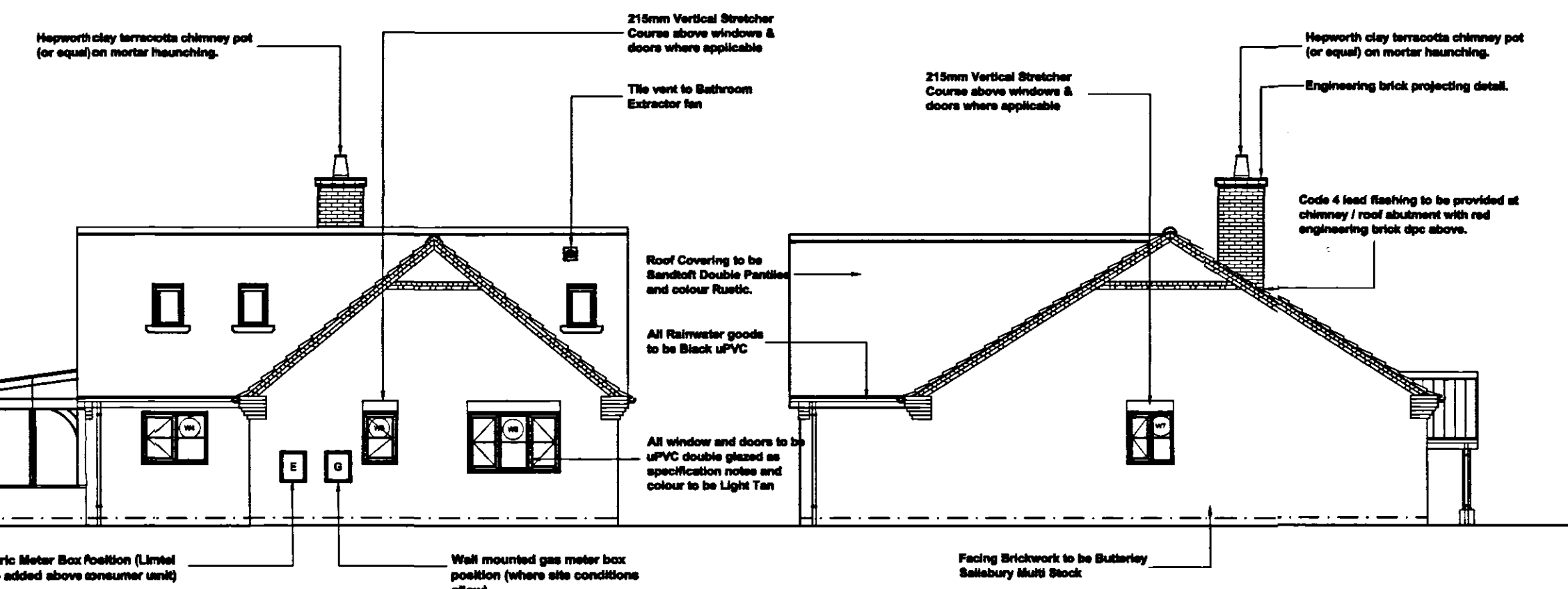
CONTRACTOR / CLIENT TO NOTE:
The following information / action is required by the Client and Contractor where applicable:

1. Plot to be registered with Robust Details Ltd
2. Beam and Block Calculations to be forwarded to L.A Building Control
3. First Floor Engineered Floor Joist calculations to be forwarded to L.A Building Control
4. Trained Rafter calculations to be forwarded to L.A Building Control
5. A pressure test shall be undertaken by specialist upon completion
6. An "As-Built" SAP rating to be provided upon completion
7. Electrical Certificate to be provided upon completion
8. Operating and Maintenance Instructions for Heating and Hot Water Systems to be provided upon completion
9. Suitable certificate for installation, commissioning and servicing of Central Heating Systems to be provided upon completion
10. Notice Plate for Heating and Flues containing information essential to the correct application and use of these facilities should be permanently posted within the dwelling.

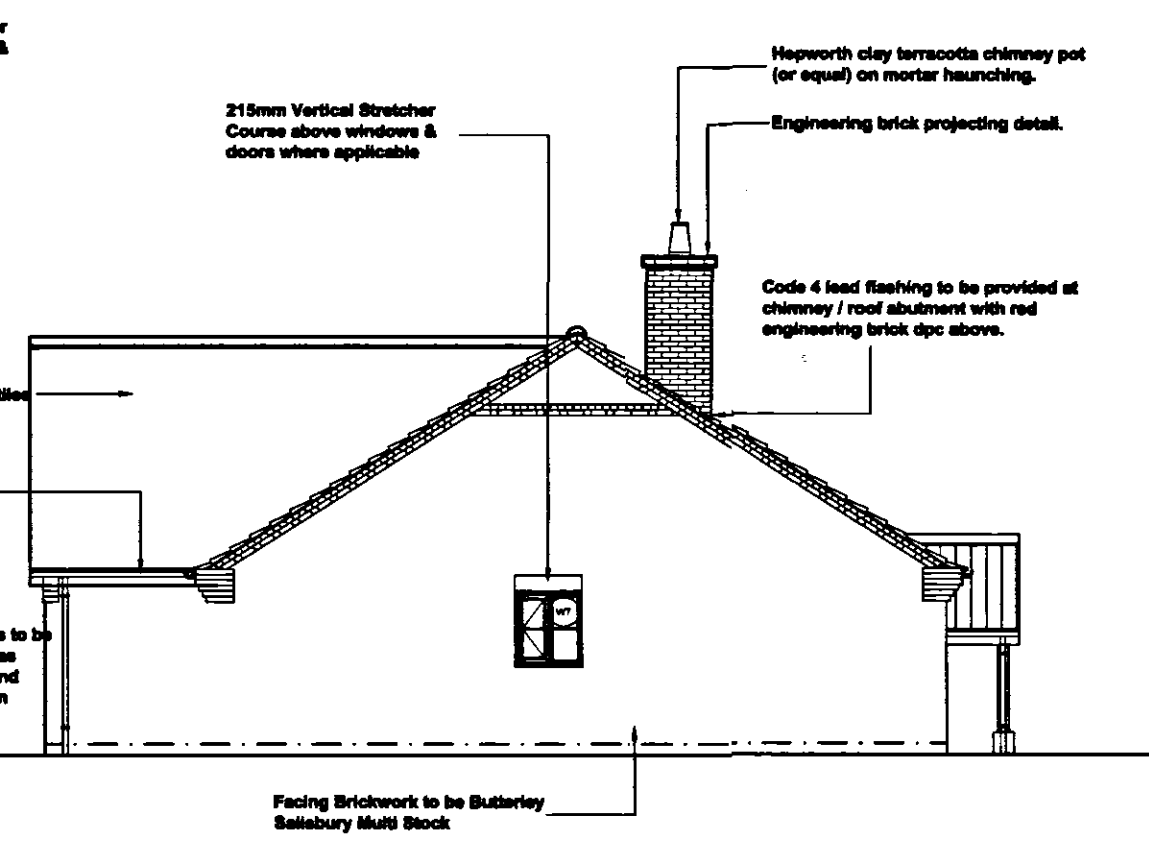
Site Block Plan
Scale 1:500



Proposed Side Elevation
Scale 1:100



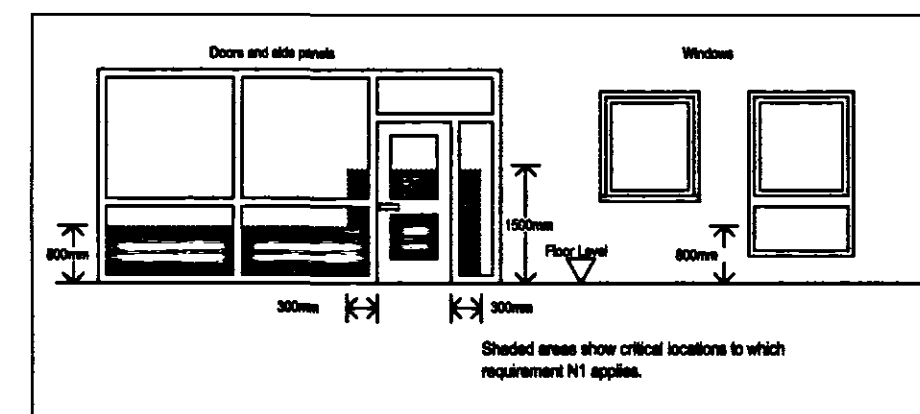
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

TILING SPECIFICATION

- Above Worktop Tiling
- Splashback Tiling min 450mm above Sanitaryware
- Half Height Tiling to Window Sill Level or 1200mm in Bathrooms without a window. No Skirting Required to walls.
- Full Height Tiling. No Skirting Required to walls.



EXTERNAL MATERIAL SPECIFICATION:
-Roof Covering to be Sandtoft Double Pantiles and colour Rustic.
-Facing Brickwork to be Butterley Salisbury Multi Stock
-All window and doors to be uPVC double glazed as specification notes and colour to be Light Tan
-All Rainwater goods to be Black uPVC

PLEASE NOTE:
The D.P.C level of the new proposed dwelling is to be at the same level as the adjacent bungalow (No.80).

Reasonable provision is to be provided for energy efficient lighting which has dedicated low energy fittings as follows. This can be achieved by either one, for every 35m² floor area created or 1 in every 4 fixed light outlets provided (whichever is greater). These should be provided in the most used rooms i.e. hall, landing, lounge, kitchen, dining room. Use in garages, cloakrooms and cupboards cannot be counted towards the required provision. The light fitting is to only receive a bulb that has a luminous efficiency greater than 40 lumens per circuit watt.

When providing external lighting either install a system which the Lamp capacity does not exceed 180W per light fitting and automatically extinguishes when there is enough daylight and when not required at night or have fittings that will only take lamps of a luminous efficiency of 40 lumens per circuit watt.

All external walls to be 265mm overall thickness comprising of:
-100mm Facing Brickwork to be advised
-45mm cavity filled with Crown Drithern (or equal approved)
-100mm Thermastat Shield Insulating blockwork.
All as per Building Control Specification

Floor drain to W.C.

Floor drain to Bath

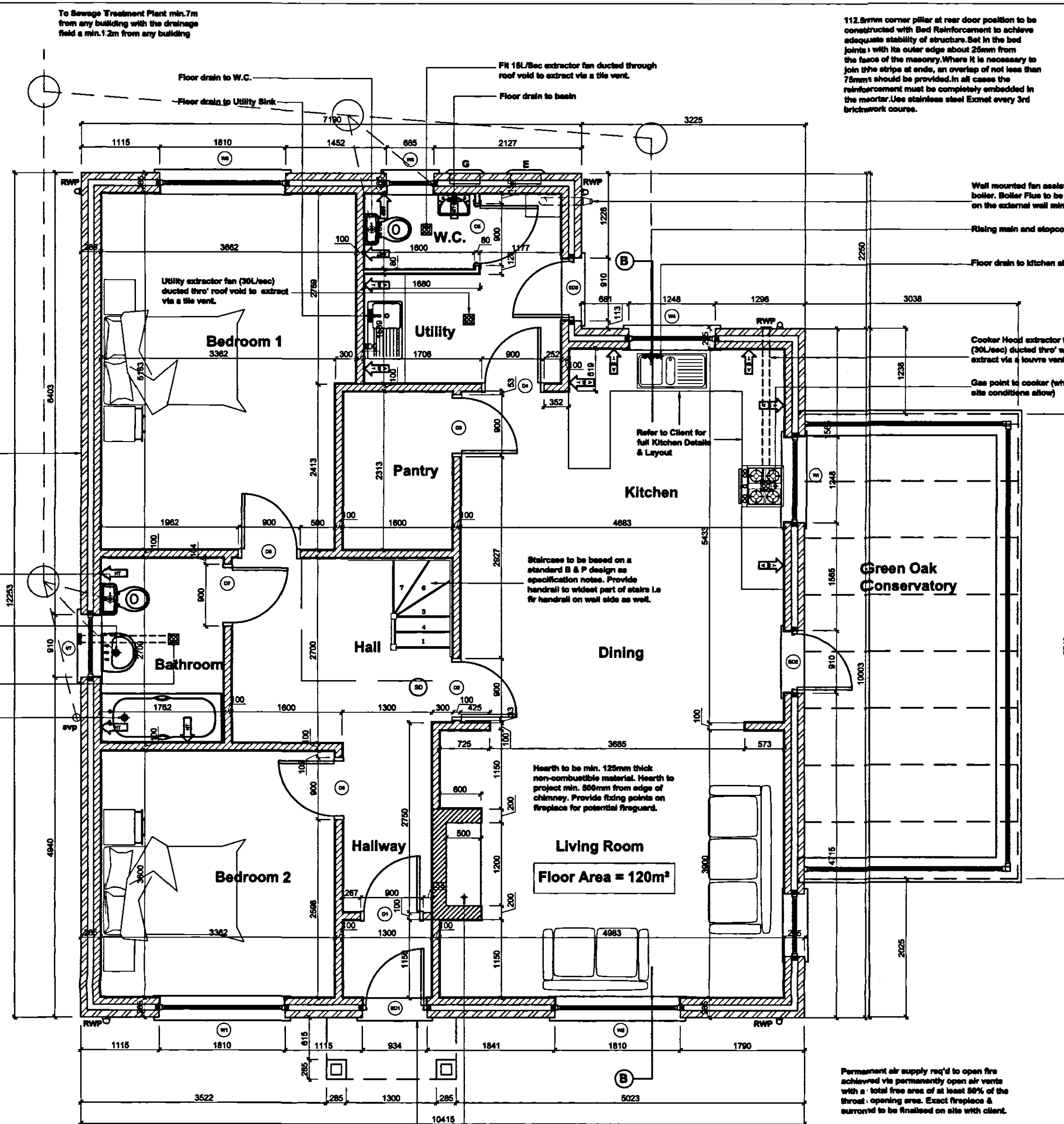
FR 18L/sec extractor fan ducted through roof void to extract via a tile vent.

Floor drain to Bath

Provide Movement joint within brickwork outer leaf as follows:
-100mm Facing Brickwork to be advised
-45mm cavity filled with Crown Drithern (or equal approved)
-100mm Thermastat Shield Insulating blockwork.
All as per Building Control Specification

All new Bedroom window opening vents to allow means of escape in an emergency situation. Opening vent to be within 800-1100mm of PFL and min.400 wide in each direction with an area of 0.33m² fitted with insect screens.

All new Bedroom window opening vents to allow means of escape in an emergency situation. Opening vent to be within 800-1100mm of PFL and min.400 wide in each direction with an area of 0.33m² fitted with insect screens.



Proposed Ground Floor Plan
Scale 1:50

Door Schedule

Door Code	Description	Door Size
D1	Hallway	838 x 1981mm
D2	Dining	838 x 1981mm
D3	Pantry	838 x 1981mm
D4	Utility	838 x 1981mm
D5	W.C.	838 x 1981mm
D6	Bedroom 1	838 x 1981mm
D7	Bathroom	838 x 1981mm
D8	Bedroom 2	838 x 1981mm

Window / External Door Schedule

Code	Description	Size
W1	Bedroom 2	1810 x 1350mm
ED1	Hallway	934 x 2100mm
W2	Living Room	1810 x 1350mm
ED2	Dining	910 x 2100mm
W3	Kitchen	1248 x 1050mm
W4	Kitchen	1248 x 1050mm
ED3	Utility	910 x 2100mm
W5	W.C.	685 x 1050mm
W6	Bedroom 1	1810 x 1200mm
W7	Bathroom	910 x 1050mm

Lintels to be Birtley Supaglav CB70 min.300mm longer than window opening widths. Where lintels are between 1800 - 2100mm long they should be supplied as Heavy Duty (CB70HD) and all lintels above 2100mm to be extra heavy duty (CB70XHD).

- Rev "J" - 26.08.08 - Site Levels added
- Rev "H" - 26.08.08 - Material Specification added for Planning
- Rev "G" - 07.05.08 - Building Control Amendments
- Rev "F" - 25.03.08 - Building Control Specification added
- Rev "E" - 01.02.08 - Dwelling re-positioned on site
- Rev "D" - 09.01.08 - Bay window omitted to side elevation
- Rev "C" - 06.12.07 - Site Location and Block Plan Added
- Rev "B" - 27.11.07 - Amended to suit the client comments
- Rev "A" - 01.11.07 - Scheme re-designed to suit Client

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.
The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.
No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

Client:
Mr & Mrs L Allen
78 North Road
Gedney Hill
PE12 0NS

Site:
Proposed Replacement Dwelling

remway Design Ltd
2nd Floor - 5 Sheepmarket
Spalding
PE11 1BH
Tel : 01775 788 921
e-mail: enquiries@remwaydesign.co.uk

Date: Oct 07 Scale: As Noted

Drawing No:
1495 - 01"J"