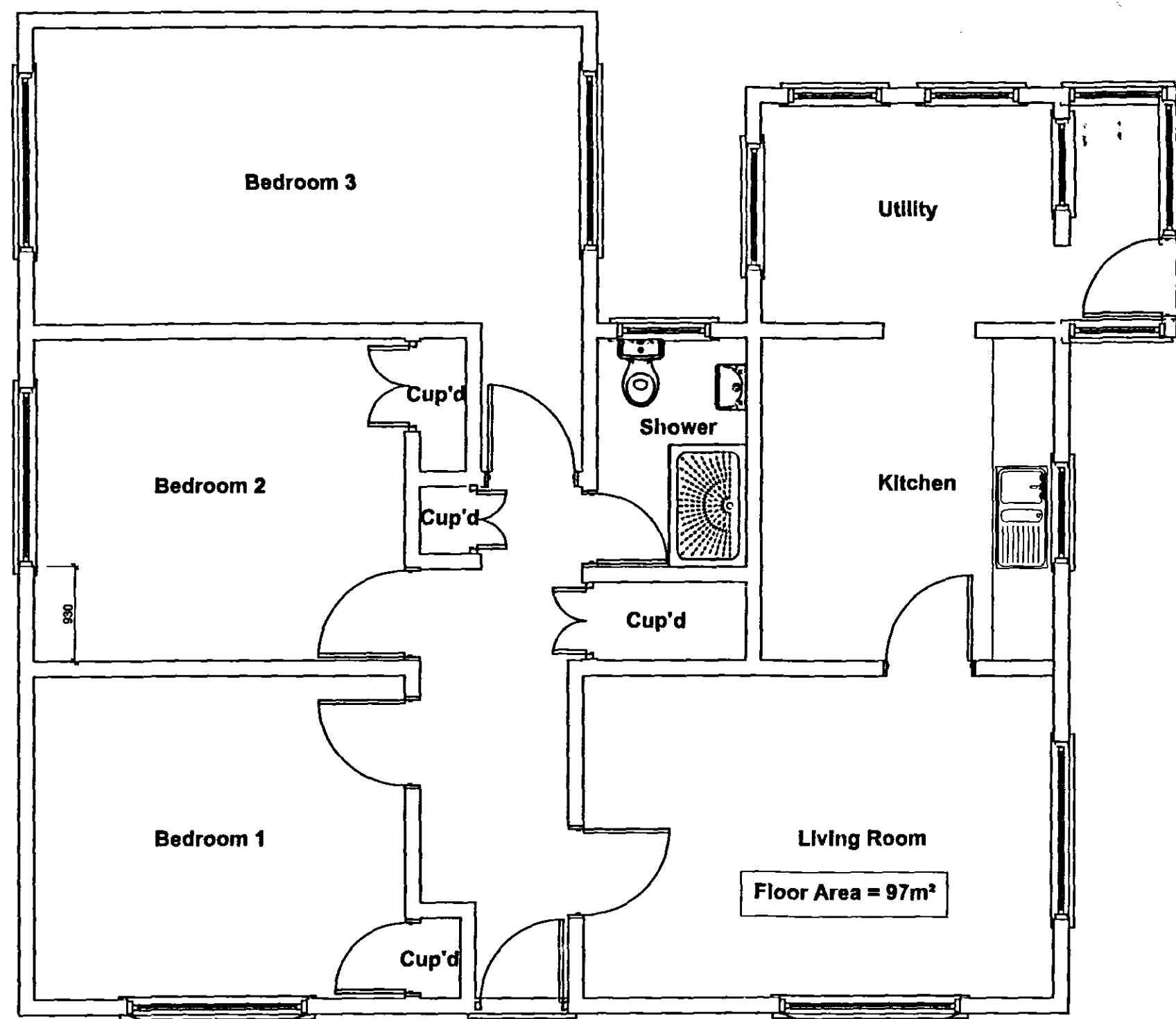
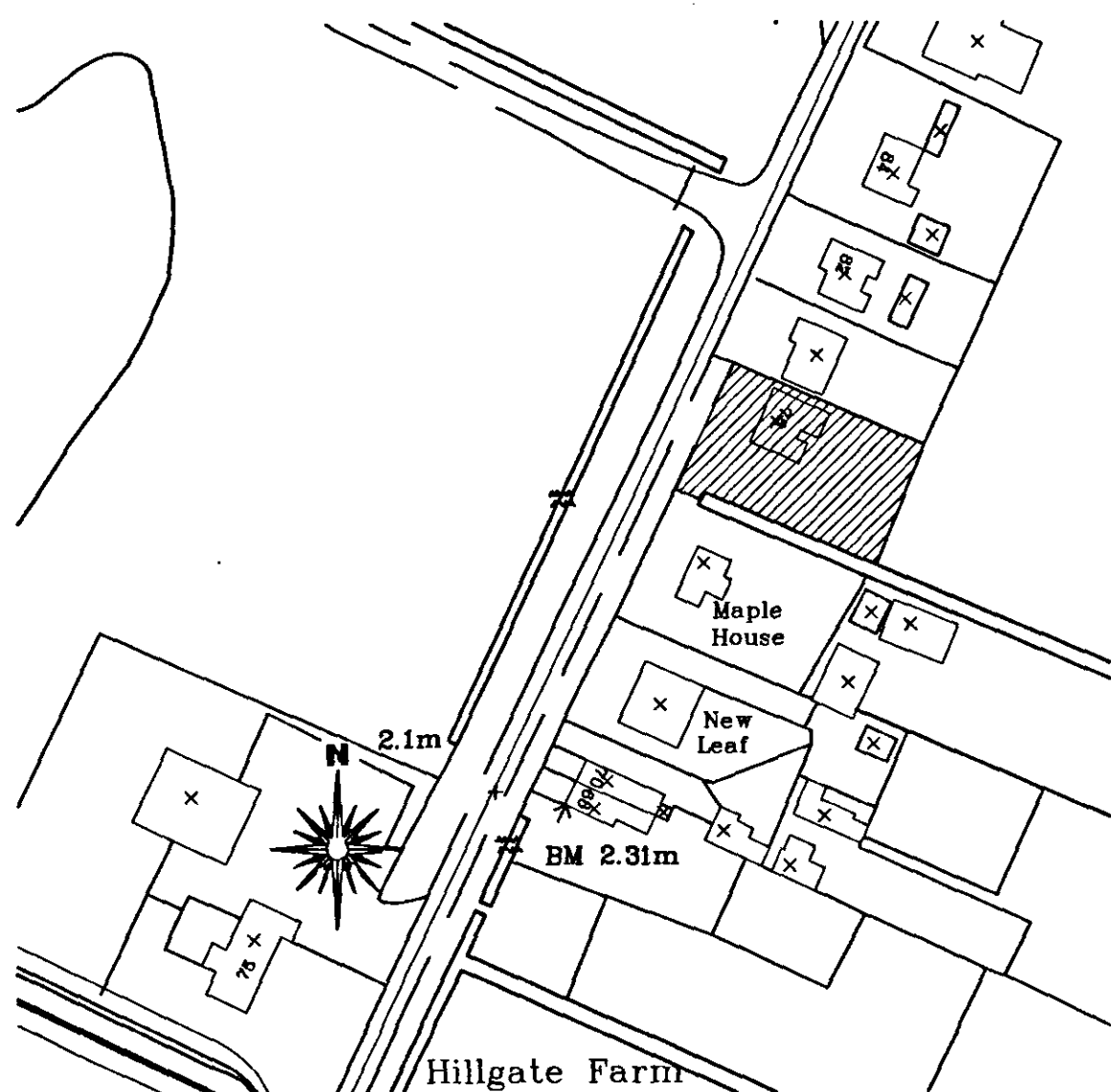




Existing Ground Floor Plan
Scale 1:50



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 Inter Timber floor.
- Fireplace is to have a Closed Wood Burner
- 100mm Celotex between Rafter for Sloped Insulation
- Wall Insulation to be Crown Drihem 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. Plans to be registered with Robust Details Ltd
2. Steel 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. Trussed Rafter calculations to be forwarded to L.A. Building Control
5. A pressure test shall be undertaken 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 of Completion (NOC) to be provided upon completion

10. Notice of Completion (NOC) to be provided upon completion

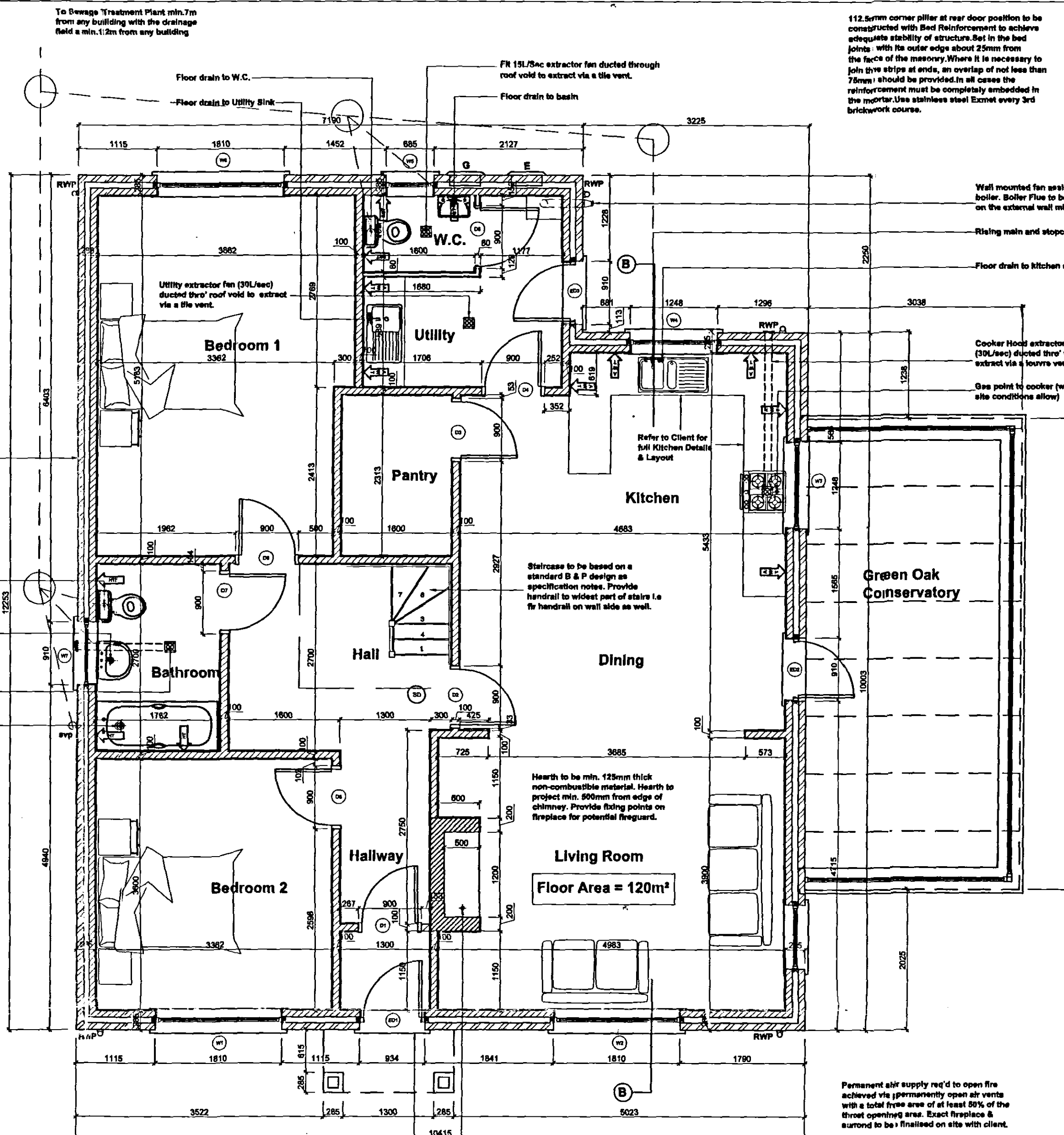
Site Block Plan
Scale 1:500

TILING SPECIFICATION

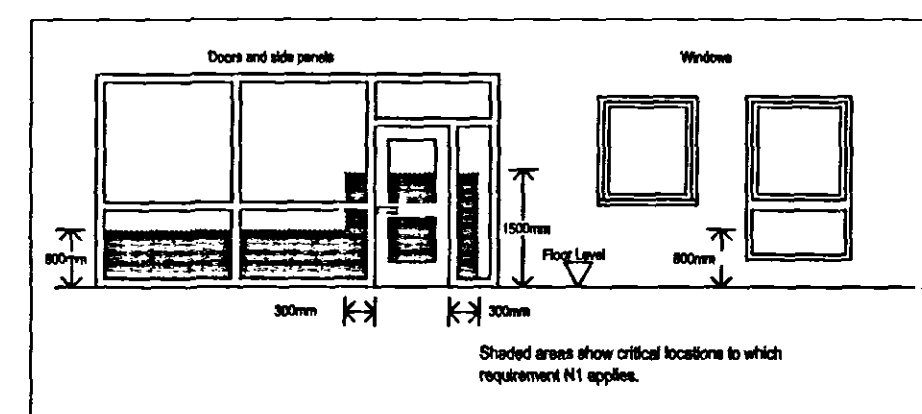
- ↑ Above Workshop Tiling
- Splashback Tiling min 450mm above Sanitaryware
- ↔ Half Height Tiling to Window Sill Level or 1000mm in Bathrooms without a window. No Skirting Required to wall.
- ↔ Full Height Tiling. No Skirting Required to walls.



Proposed Side Elevation
Scale 1:100

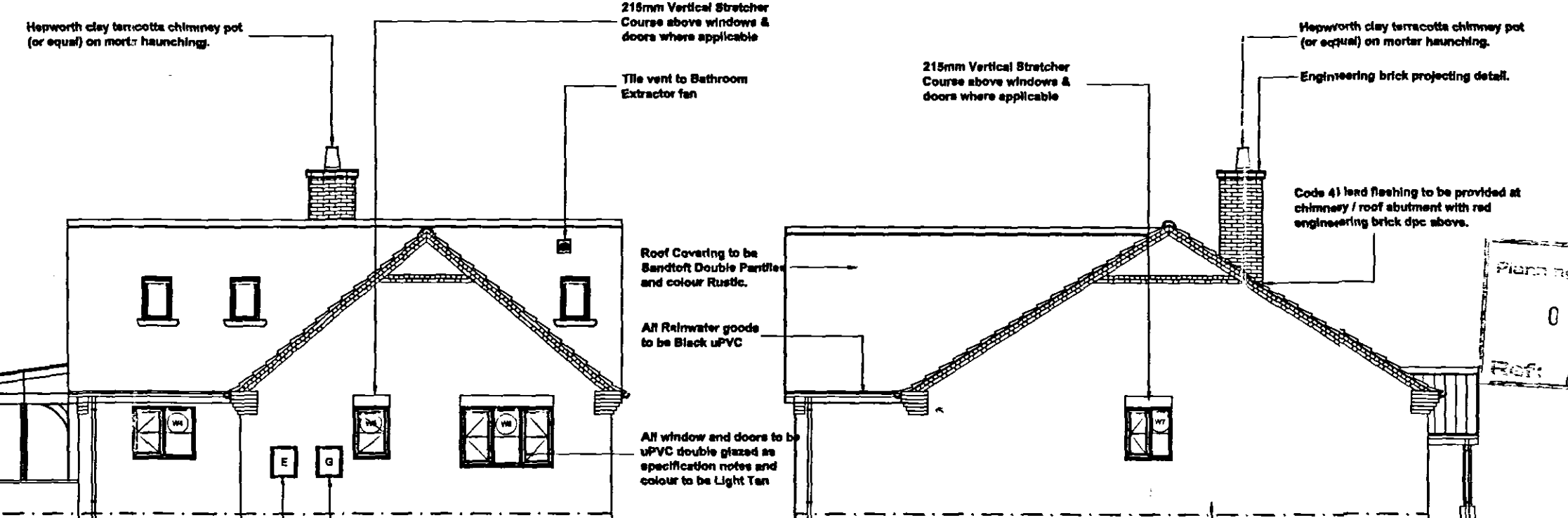


Proposed Ground Floor Plan
Scale 1:50



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).



Proposed Rear Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

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 Supagale 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 "H" - 26.06.08 - 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

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2nd Floor - 5 Sheepmarket
Spalding
PE11 1BH
Tel: 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Date: Oct 07 Scale: As Noted

Drawing No:
1495 - 01"H"