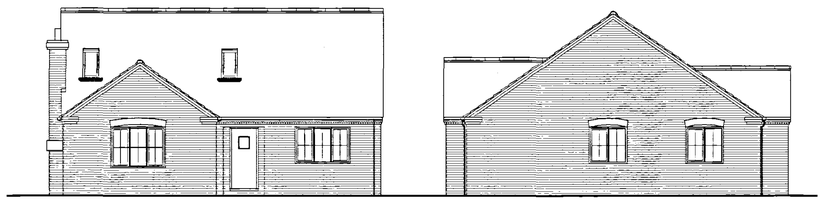
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

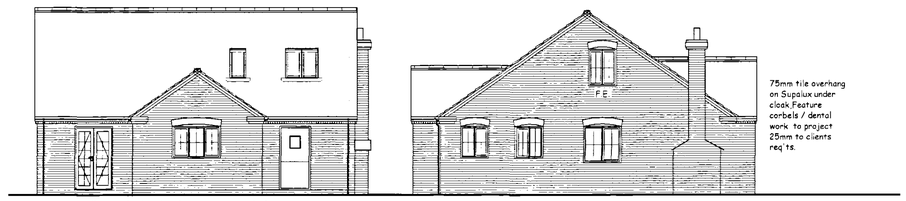
Roof tiles to Sandtoft Rustic 420 x 334
Concrete Interlocking Double Pantiles with
min.75mm headlap and 345mm max. gauge.



PROPOSED FRONT ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100

All new window opening vents to first floor to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² .Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.

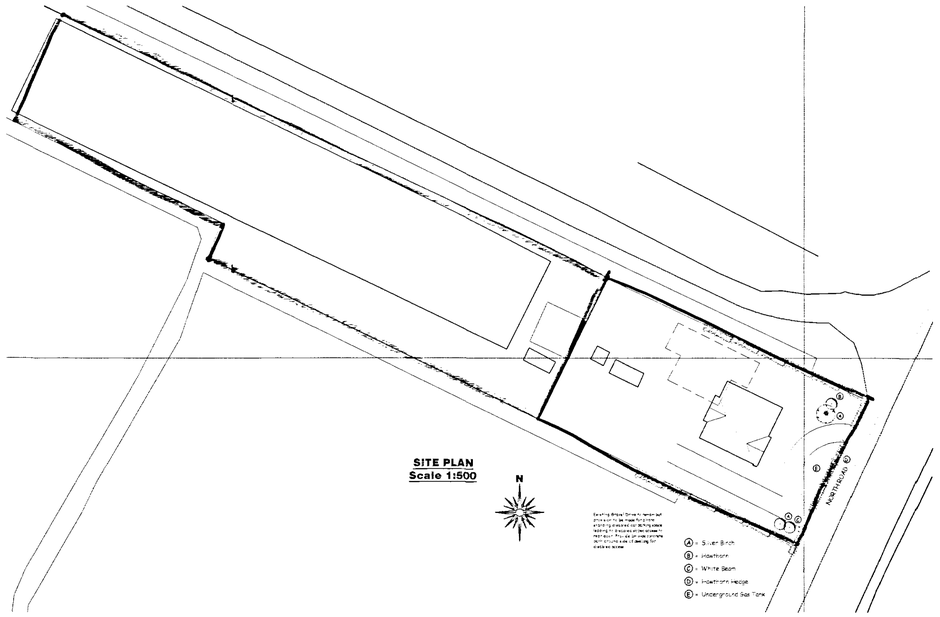


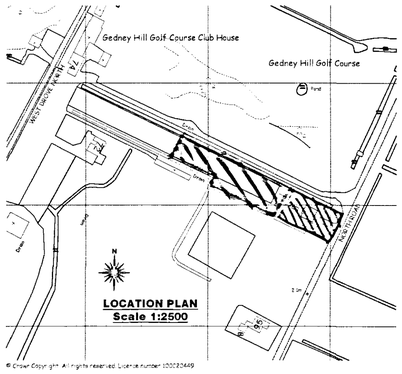
All Facing Brickwork to be Hoskins Autumn Red

75mm tile overhang on Supalux under cloak.Feature corbels / dental work to project 25mm to clients req'ts.

PROPOSED REAR ELEVATION
Scale 1:100

PROPOSED SIDE ELEVATION
Scale 1:100





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To Existing Septic tank and drainage field min. 12m from any building.

New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

Fit 30L/sec & 15L/sec ceiling mounted extract fan to Utility & Shower Room respectively with rigid ducting kit running thro' floor space and to be ventilated thro external wall. Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 30mins fire protection.

Utility door to have min.clear opening width 850mm and a level threshold.

All external lights to have a sensor which will extinguish the light when there is enough daylight and when not required at night

Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.

Provide sloped access ramp to Utility entrance door with min.1m clear opening.Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m.Note additional DPC required at coarse above usual DPC level to level landing / sloped areas only.Ensure DPC is lapped with DPM in floorslab.

SVP to be fully boxed in with raddable access. Pipe to terminate 900mm above opening window and fitted with st'l bindage.Solid fill around pipe with mineral fibre insulation.

Extent of Wall & Floor Tiling to be confirmed on site with Client

Air admittance valve to be fitted to SVP to W.C

Contractor to confirm on site with client which internal doors are to be glazed

All internal doors to be 838mm wide unless to Cup'ds which will allow a min.clear opening of 800mm and a structural opening of 940mm.

All internal lintels to be Box 100 unless noted otherwise.

Note: Provide energy efficient lights and bulbs to Kitchen,Living Room and Hallway. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Hearth to be min. 125mm thick non-combustible material. Hearth to project min. 500mm from edge of chimney. Provide fixing points on fireplace for potential fireguard.

Permanent air supply req'd to open fire achieved via permanently open air vents with a total free area of at least 50% of the throat opening area. Exact fireplace & surround to be finalised on site with client.

PROPOSED GROUND FLOOR PAN
Scale 1:50

Position, Style & Size of rooflights to be confirmed on site with Client

SVP to be vented as per W.C

Fit 15L/sec extractor fan to E.Suite

Construct new studwork walls from 89 x 38mm CLS softwood battens at max.600mm ctr.tres with noggings at max.1200mm centres.Fix room sides 12.7mm plasterboard,scrim tape all joints and skim finish.Pack with 75mm mineral fibre insulation.

Staircase to be based on a standard B & P design.Stair layout to have 223mm going,200mm rise,to suit FFL - FFL of 2600mm, 905mm o/all width of stair trimmers with 8.0mm unsupported width, 2000mm clear headroom, 905mm nosing handrail height, 942mm landing balustrade height.Balustrade is to be capable of withstanding an horizontal impact force of 0.36 Kn/m Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.

LOFT SPACE

Standard Fink Trusses to Loft space roof.

Contractor to confirm with Client full extent of cup'd space req'd within Attic Trusses

Note: Provide energy efficient lights and bulbs to Landing and Study.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

PROPOSED FIRST FLOOR PAN
Scale 1:50

DETERMINED PLAN

07291/05

AMENDED PLAN
Ref. A1

rev "B" - 06.05.05 - Planning & Building Control Amendments

rev "A" - 26.05.05 - Amended to suit Clients requirements

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 practise and all necessary BS codes for Workmanship on Building Sites.

Client :
Mr A Davies
"Long Acre"
105 North Road
Gedney Hill
PE12 0NS

Site :
Replacement Dwelling

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Spalding
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Tel / Fax: 01775 768 921
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Date : apr05 | Scale : As Noted

Drawing No:
rem 1028 - 01"B"