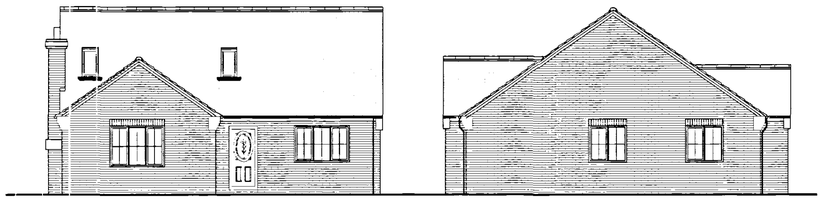
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

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

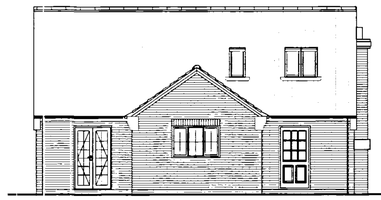


PROPOSED FRONT ELEVATION
Scale 1:100

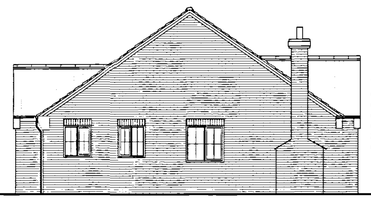
PROPOSED SIDE ELEVATION
Scale 1:100

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.

SUPERSEDED

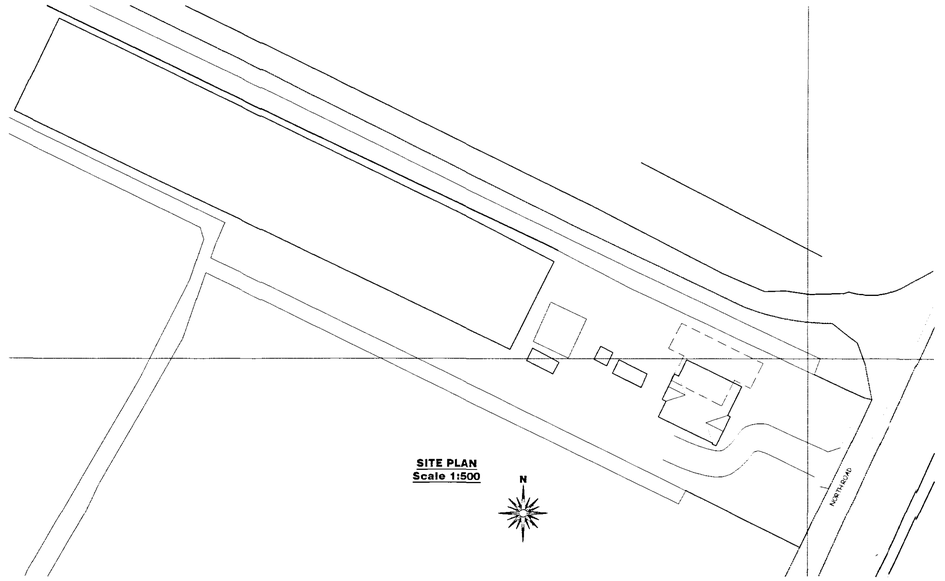


PROPOSED REAR ELEVATION
Scale 1:100

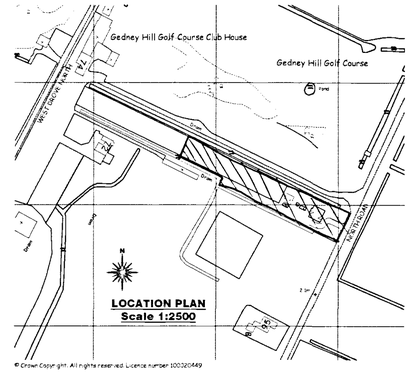


75mm tile overhang on Supalux under cloak,Feature corbels / dental work to project 25mm to clients req'ts.

PROPOSED SIDE ELEVATION
Scale 1:100



SITE PLAN
Scale 1:500



LOCATION PLAN
Scale 1:2500

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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 ceiling mounted extract fan to Utility & Shower Room with rigid ducting kit running thro' floor space and to be ventilated thro'external wall. Ducting and fan to be surronded 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 0m 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 redcable access. P pe to terminate 900mm above opening window and fitted with st st I birdcage.Solid fill around pipe with mineral fibre insulation.

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.

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

Fit 60L/sec extractor fan to Kitchen or 30L/sec if contained within cooker hood via a flexible ducting kit thro'external wall.

UTILITY
KITCHEN
DINING ROOM
LIVING ROOM
BEDROOM 2
BEDROOM 3

10450
3035 4265 3150
1450 1025 560 1340 1585 1340 675 1235 1240
10340 3265 1235 1700 3125 1565 1125
1800 910 890 1300 910 1340
665 910 1225 1235 1915 1235 1700 450 4055 2730
2915 3270 9665

1025 x 2100 CB50 - 1350LG
1585 X 1050 CB50HD - 1900LG
1235 x 2100 CB50 - 1600LG
910 X 1250 CB50 - 1250LG
910 X 1050 CB50 - 1250LG
1235 X 1200 CB50 - 1600LG
1235 X 1200 CB50 - 1600LG
1235 X 1200 CB50 - 1600LG
1810 x 1350 CB50HD - 2150LG
900 X 2100 CB50 - 1200LG
1810 x 1200 CB50HD - 2150LG

rwp

1565 1810 1675 450 900 1235 1810 1005
5050 5400

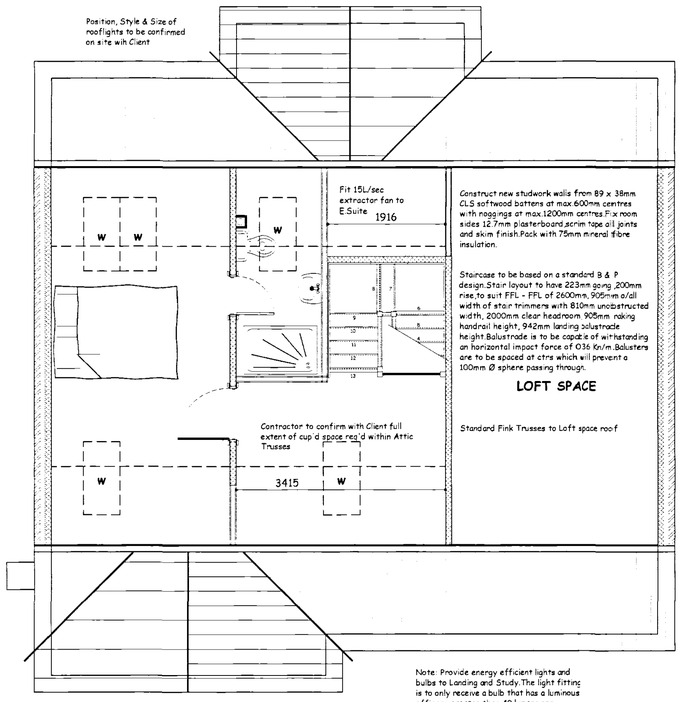
Hearth to be min. 125mm thick non-combustible material. Hearth to project min. 500mm from edge of chimney. Provide fixing points on fireplace for potential fireguard.

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 & surrond to be finalised on site with client.

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.

PROPOSED GROUND FLOOR PAN
Scale 1:50

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



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

SUPERSEDED

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

GENERAL CONDITIONS
Contractors are resonsible 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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c / o South Lincs Plant Hire
Enterprise Way
Pinchbeck
Spalding
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Tel / Fax: 01775 768 921
Mobile : 07815 112 058
e-mail: jason@remwaydesign.co.uk

Date : apr05 | Scale : As Noted

Drawing No:
rem 1028 - 01"A"

3 1 MAY 2005
0729/05