

Specification Legend - Plans

02	Concrete foundations all as per specification notes
04	Walls below DPC to be as specification notes
05	External walls to be 302.5mm overall thickness as specification notes
09	Provide Movement joint within brickwork outer leaf as NHBC Guidelines: -Clay bricks-16mm joint width-12m spacing -Calcium Silicate bricks-10mm joint width-7.5m to 9m spacing The spacing of the first movement joint from a return should be not more than half of the above dimension. Install wall ties to each side of the movement joints Ls 300mm vertically or each block course and within 150mm of joint horizontally. Use either of the following material filler for the joints: -flexible cellular polyethylene -cellular polyurethane -foam rubber Ensure the mastic sealant is at least 10mm deep to achieve a good bond.
10	Provide Energy efficient lighting with dedicated low energy fittings in all of the most used rooms i.e. hall/landing, lounge, kitchen, dining room. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.
11	When providing external lighting either install a system which the Lamp capacity does not exceed 150W 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.
13	All rainwater pipes to discharge to Rainwater Harvesting Tank
14	Floor drains to all sanitaryware connected to foul drainage run as shown
16	New I.C in accordance with Building Control Specification.
17	Underground drains to be as Building Control Specification. Contractor to ensure no live drains run beneath proposed works.
18	Fit Extractor fan ducted either through floor void to extract via a louvre flap on external wall or well mounted extractor wall ducted thro' external wall via louvre flap all as specification notes.
18A	Fit Extractor fan ducted through roof void to extract via a tile vent all as specification notes.
19	Steel Beam on engineering brick padstones as designed by Structural Engineer. Beam to have 1/2 hour fire protection by overcladding with 12.7mm Gyproc Fireline boarding or similar approved.
22	Rising main and stopcock
23	Boiler flue outlet position
24	Wall mounted gas meter box position (where site conditions allow). Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above.
25	Semi-concealed gas meter box position (where site conditions allow)
26	Electric Meter Box Position. Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above. Lintel to be added above consumer unit also.
27	Blockwork wall to be built off slab
28	Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.
29	Staircase to be based on a standard B & P design as specification notes. Provide handrail to widest part of stairs i.e. wall side as well.

30	Provide sloped access ramp to entrance door as specification notes. Entrance door to have a min. clear opening width of 775mm. The clear opening width is taken from the face of the door stop on the latch side to the face of the door when open at 90°.
31	Refer to Client for full Kitchen Details & Layout
33	SVP to be fully boxed in with roddable access. Pipe to ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.
36	Gas point to cooker (where site conditions allow)
38	All new Bedroom window opening vents to allow means of escape in an emergency situation. Opening vent to be within 800-1100mm of FFL and min. 450 wide in each direction with an area of 0.33m² fitted with egress hinges.
40	Provide 100mm mineral fibre insulation within all floor zones
41	All Sanitaryware drain runs to be concealed within floor zone (where applicable)
46	Non load bearing stud partitions to be constructed from British Gypsum's 'Gypwall 50 System' with an overall thickness of 80mm. System comprises of 50mm steel studs with 15mm plasterboard fixed either side and packed with 50mm mineral fibre insulation installed strictly in accordance with British Gypsum's instructions.
47	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.
48	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.
51	Drainage to discharged to Sewage Treatment Plant suitable for 1no. Domestic Dwelling sited min. 7m away from any building with a drainage field sited min. 12m from any building designed and installed in accordance with BS EN 752-4 1996 and specialist manufacturer's instructions.
52	Garage floor only to have min. 100mm thick ST4 concrete with a light gauge reinforcing chicken wire laid to 1:100 fall towards entrance drive on a 1200 gauge DPM lapped onto DPC within walls on min. 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape.
56	Proposed 22mm deep V2-B Ecojoists @ max. 400mm ctrs all as per specialist manufacturer's details and calculations.
57	2no. joists bolted together to form stair trimmers. Prior to fitting stair trimmers, contractor to seek confirmation from stair supplier on exact opening dimensions.
59	Double up Ecojoists where studwork wall above runs parallel to joist direction. Where studwork runs at right angle to joists provide solid blocking all as per specialist manufacturer's details and calculations.
60	All out ends of joists to be sealed with suitable preservative prior to fixing in position.
61	All cut ends of rafters to be sealed with suitable preservative prior to fixing in position.
63	First and last joists to all areas to be clear of wall by 25-35mm to aid floor fixing and services installation.
64	30x5 m/s anchor straps (s) @ 2m ctrs with solid strutting beneath Notch straps into minimum 3no. joists to allow level floor boards.
65	Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.
67	All 28x100 diagonal and longitudinal wind bracing, and ceiling tie bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturer's details. Lap joints (if required) to be taken over 2no. trusses all in accordance with BS5268 Part 3 - 1985. Bracing to be fixed with 2no. 3.35x65mm galvanised round wire nails at each cross over and to firmly butt against walls.
68	Specialist diminishing trusses built off 100x22 valley boards with Glass Fibre Valley Troughs.
71	30x5 m/s straps (s) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no. gable strap to be within 600mm of ridge. Provide solid noggings under each strap.

77	Black Cast Iron Style Half Round Guttering on Rise & Fall Brackets by Brett Martin Building Products
83	Provide Code 4 Lead flashing with min. 150mm upstand with Preformed Cavity trays and weep holes to all Wall & Roof Abutments, Lead to be oiled prior to placement
84	Code 4 lead flashing to be provided at chimney / roof abutment with **** engineering brick dpc above.
87	3no. courses of **** Engineering brick below dpc level (min. 150mm above GL).
89	Double glazed windows in softwood with microporous gloss paint finish in colour - off-white.
95	Tile vent to Extractor fan
99	Hepworth clay terracotta chimney pot (or equal) on mortar haunching.
100	Engineering brick projecting detail.
101	"Dummy Chimney" corbelled out max. 25mm projection to each course.
102	Provide 215mm brickwork String Course as shown
103	Reconstituted stone cill with stooped ends in colour - TBA.
105	Snapped header brick arch to garage door heads as shown
106	Pre Fabricated Trussed Rafter to be at max. 600mm ctrs. Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturer's design drawings. Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.
107	1x layer of 100mm quilt insulation over laid by, 1x layer of 200mm thick quilt insulation to give overall thickness of 300mm quilt insulation.
108	100mm x 50mm timber wallplates supporting roof trusses bedded on top of wall as specification
111	Roof Membrane to be Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions and Building Control Spec'n
112	Roof insulation to be continuous with wall cavity insulation.
113	12.5mm thick gyproc wallboard on 10mm plaster dabs with 3mm skim finish as per specifications
114	Install Insulated Cavity Closers by Thermabate or equal approved, 25mm thick x 85mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls. The closer at the jamb must completely lap the closer at the cill.
115	All lintels to cavity wall to be factory insulated Birdsey Supergalv range unless noted otherwise or equalled approved.
116	22mm thick moisture resistant Type C4 chipboard (16kg/m²) as spec'n
117	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
122	Provide "Dummy Window / Door" as shown by recessing brickwork by 10mm and providing a straight abutment joint detail.
123	Traditional Concrete floor construction all as per Specification notes
124	Provide 30mm thick perimeter insulation between screed and floor insulation upto DPC level. The upstand thickness should not exceed the combined thickness of wall plaster and skirting.
127	Ensure wall insulation is continuous across floor zone
131	If the Oil Storage tank is at least 1800mm from a building and at least 760mm from any boundary then no further provisions are necessary. If the tank is less than 760mm from any boundary then a fire wall must be built around tank giving at least 30mins fire resistance. Wall to be built 300mm higher and wider than the tank and sides of tank.

SHDC
Planning & Development

2 JUN 2010

Ref: 0238-10

AMENDED PLAN

Ref: A1

Date: 22/06/10

Scale: as noted

Drawing No:

1701-11



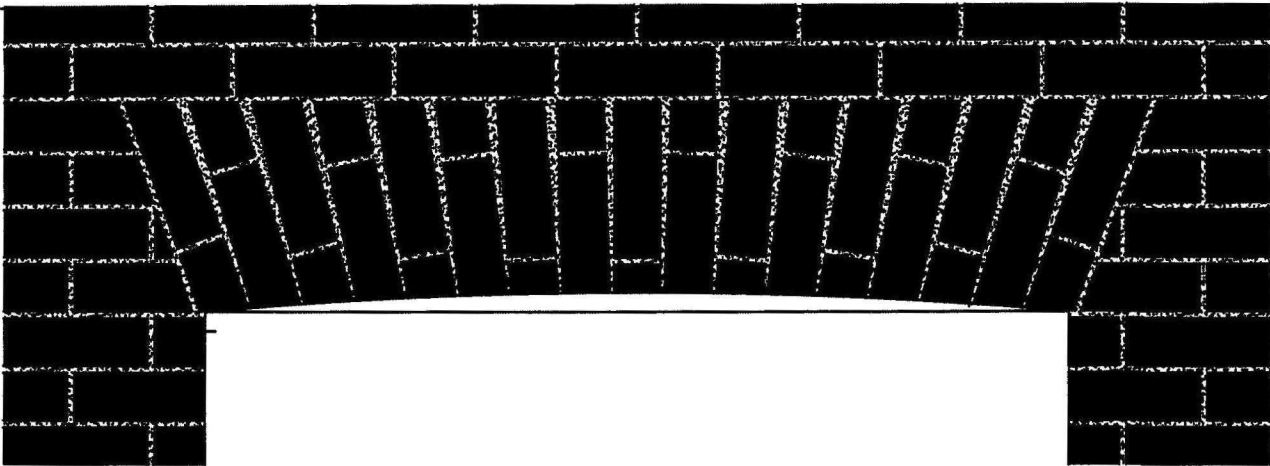
2nd Floor - 5B Sheepmarket
Spalding
PE11 1BH
Tel: 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Site:

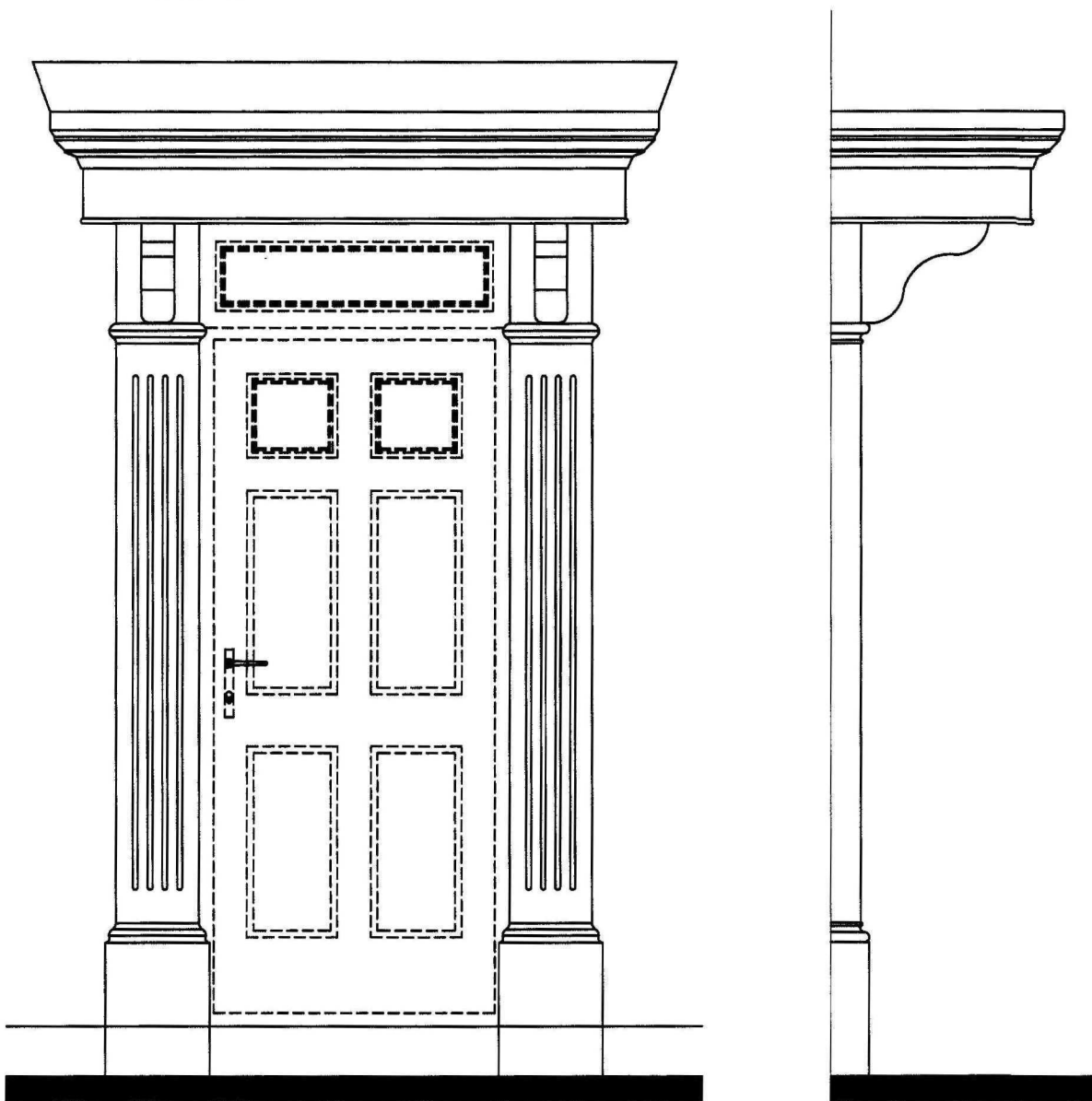
Proposed Replacement Dwelling at:
264 Siltside
Gosberton Rise
PE11 4JR

Client:

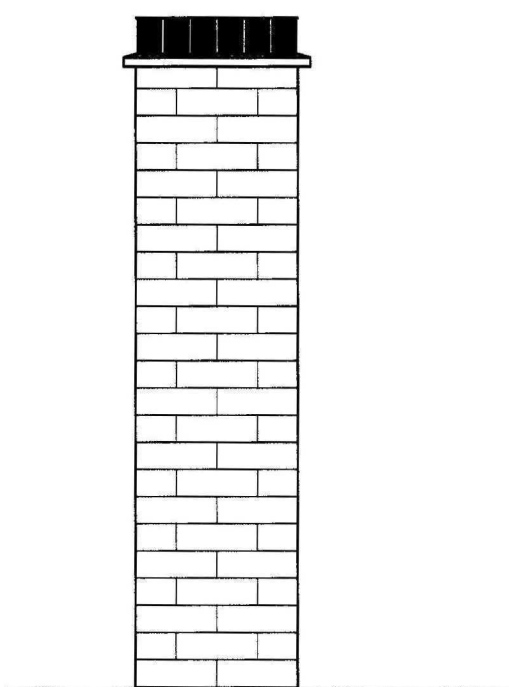
Mr & Mrs P Twell



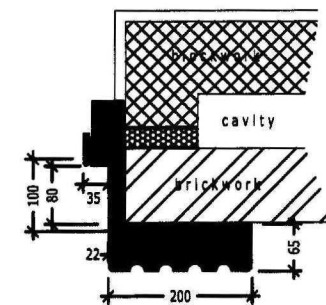
Brickwork Head Details
Scale 1:10



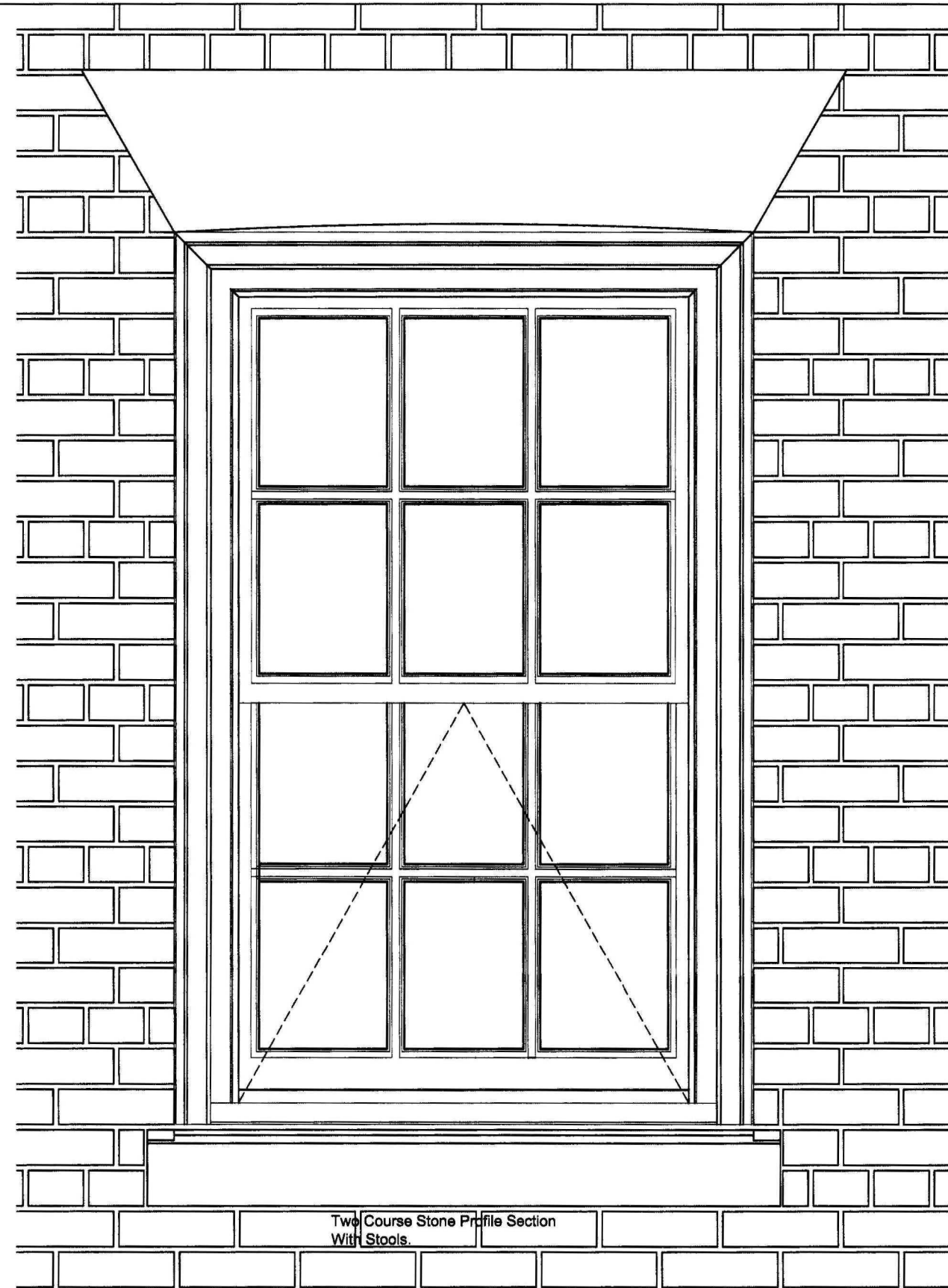
Timber Entrance Surround Details
Scale 1:20



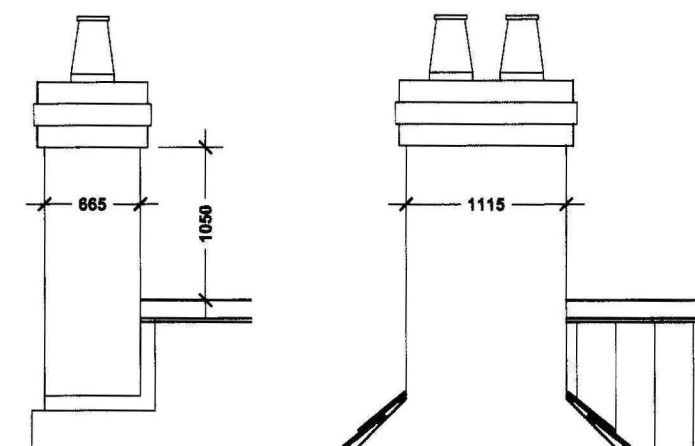
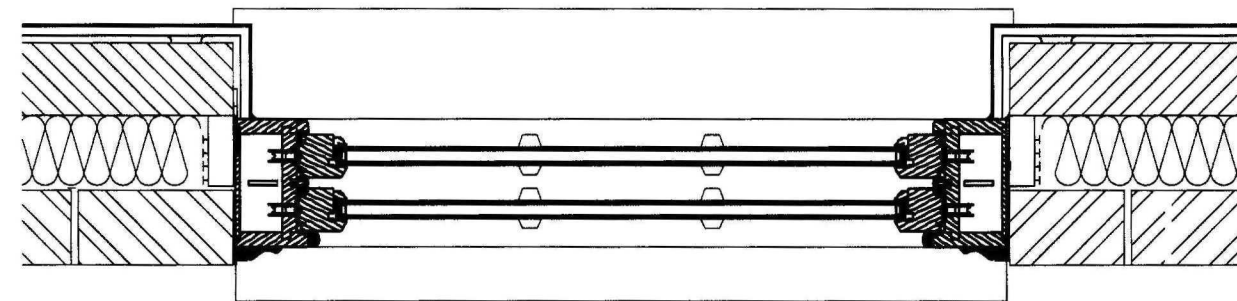
Typical Brickwork Pillar Details
Scale 1:20



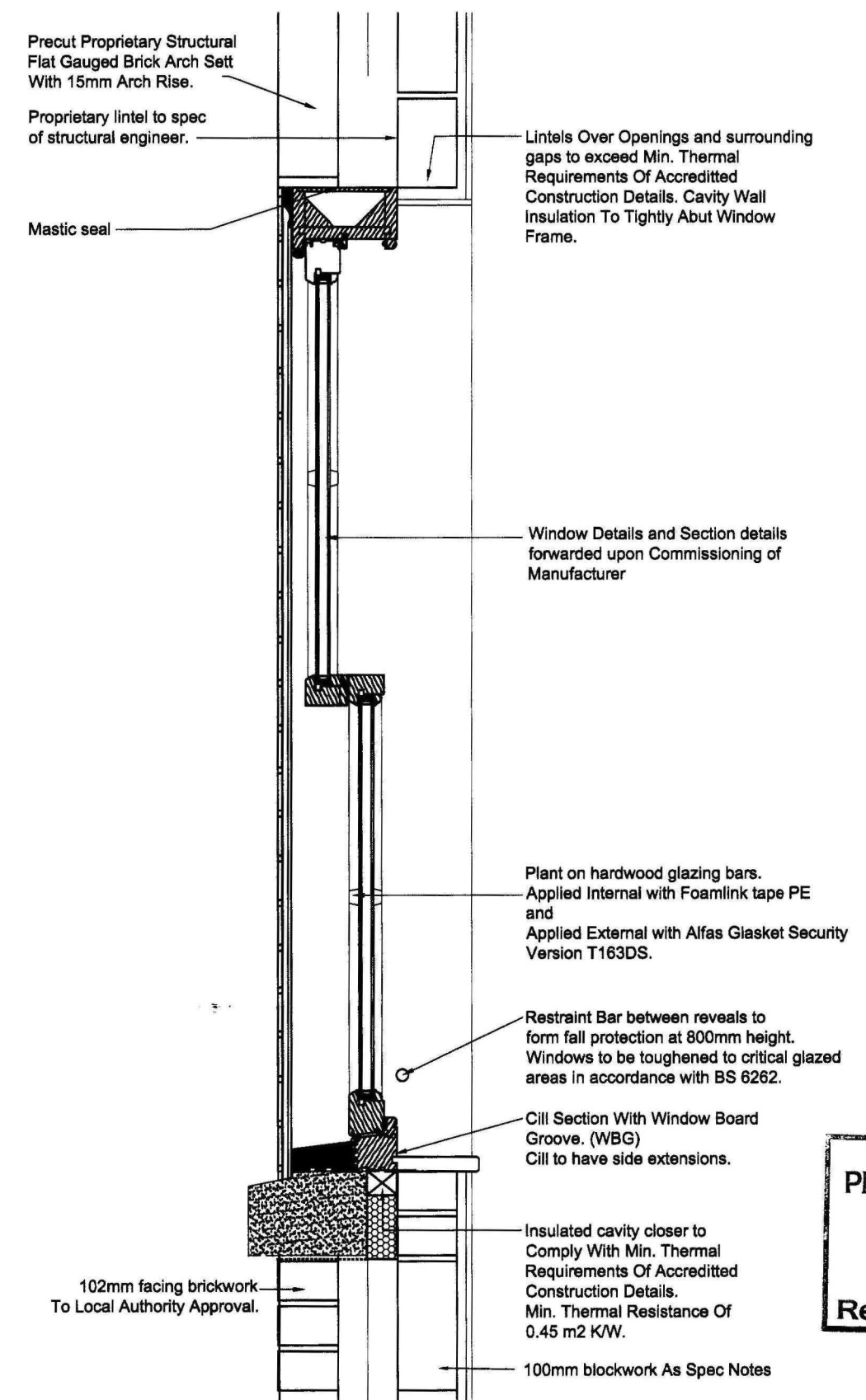
Timber Entrance Surround Section
Scale 1:10



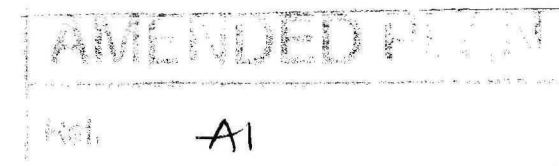
Two Course Stone Profile Section
With Stools.



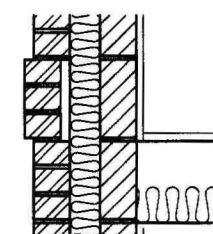
Typical Chimney Details
Scale 1:50



Planning & Development
- 2 JUN 2010
Ref: 0238-10



Eaves Detail
Scale 1:20



String Detail
Scale 1:20

rev A - 02.05.10 - General Planning Amendments

Client: **Mr & Mrs P Twell**

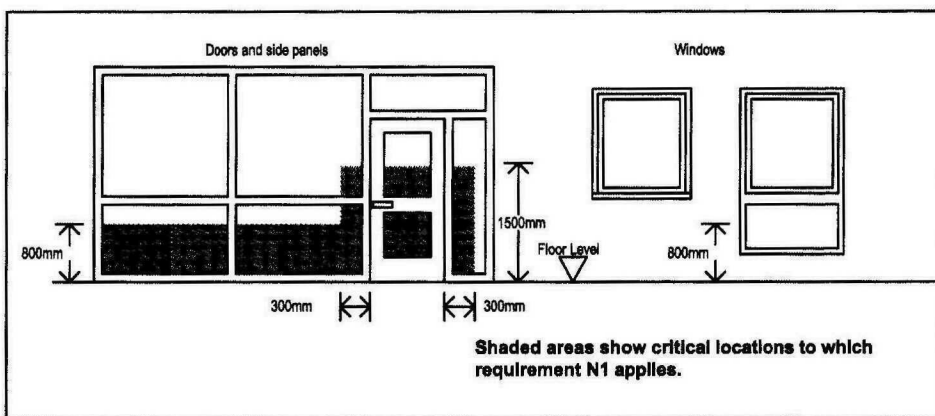
Site: **Proposed Replacement Dwelling at:
264 Siltside
Gosberton Rise
PE11 4JR**

Dwg Title: **Large Scale Details**



2nd Floor - 5B Sheepmarket
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Dwg Size	Drawing Number	Revision:
A2	1701-12	"A"



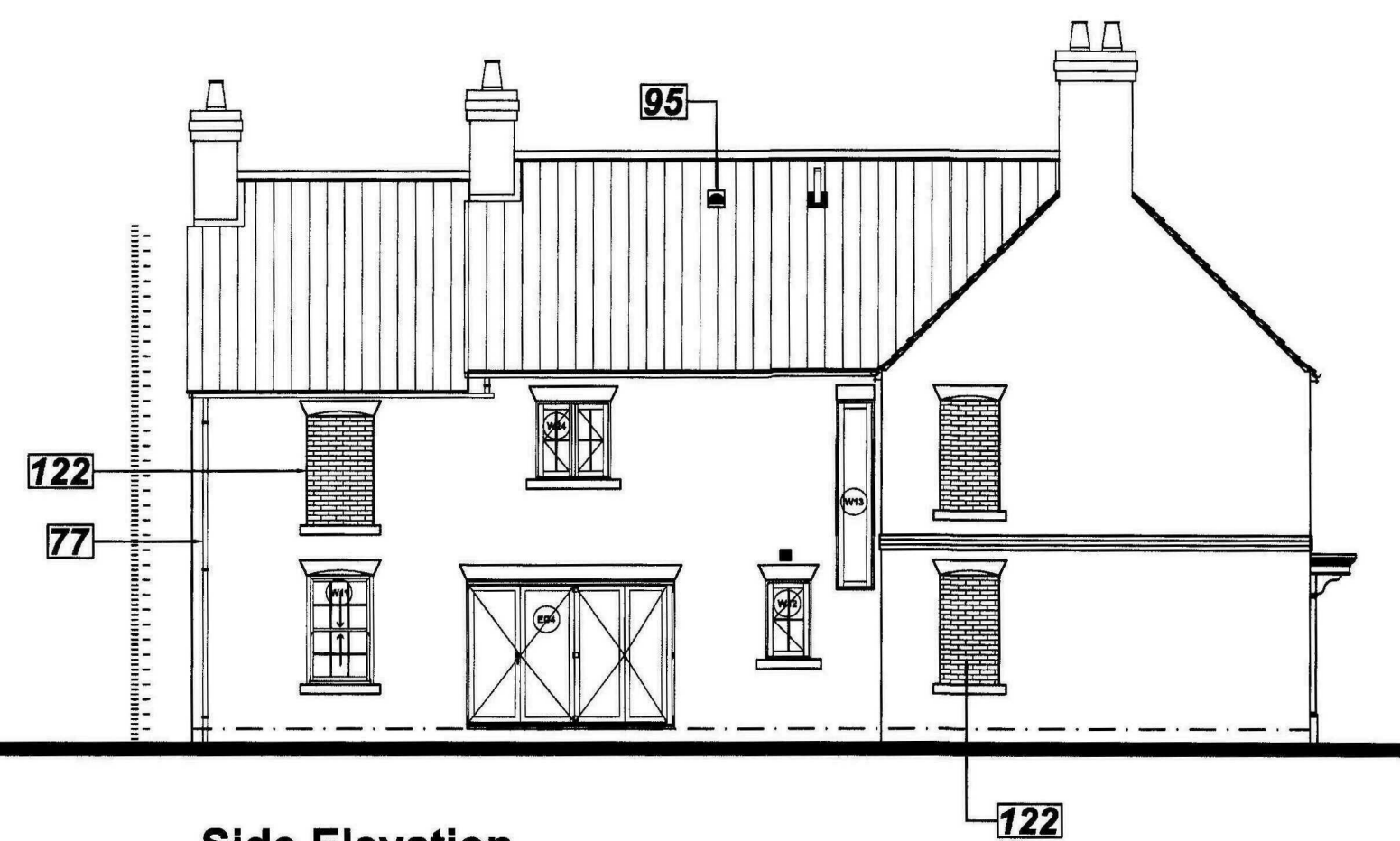
Front Elevation
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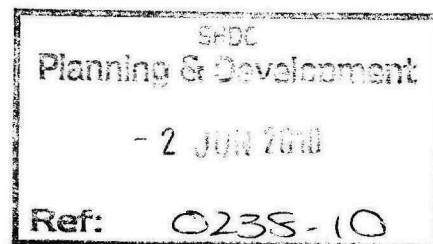
Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100



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 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.

Revisions

"D" - 02.08.10 - General Planning Amendments
"C" - 03.03.10 - Building Control Specifications added
"B" - 08.12.09 - Amended to suit SHDC's comments
"A" - 27.11.09 - Amended to suit SHDC's comments

Client:

Mr & Mrs P Twell

Site:

Proposed Replacement Dwelling at:
264 Siltside
Gosberton Rise
PE11 4JR

Dwg Title:

Elevations



2nd Floor - 5B Sheepmarket
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Dwg Size

A1

Drawing Number

1701-04

Revision:

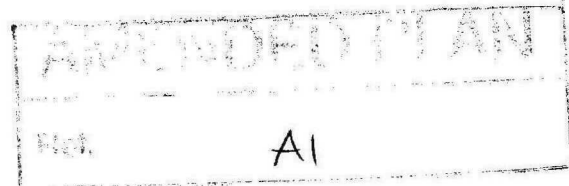
D

External Window / Door Schedule			External Window / Door Schedule			External Window / Door Schedule		
Code	Description	Size	Code	Description	Size	Code	Description	Size
W1	Living Room	1022.5 x 1650mm	W10	Family Room	1022.5 x 1650mm	W19	Bedroom 5	910 x 1650mm
W2	Living Room	1022.5 x 1650mm	W11	Family Room	1022.5 x 1650mm	W20	Bathroom	1022.5 x 1050mm
ED1	Lobby	934 x 2400mm	ED3	Kitchen/Dining	3160 x 2250mm	W21	Master Bedroom	1022.5 x 1650mm
W3	Dining Room	1022.5 x 1650mm	W12	W.C.	685 x 1200mm	W22	Master Bedroom	1022.5 x 1650mm
W4	Dining Room	1022.5 x 1650mm	W13	Staircase	572.5 x 2850mm	W23	Master Bedroom	1022.5 x 1650mm
W5	Study	910 x 1650mm	ED4	Living Room	1810 x 2250mm	W24	Bathroom	1022.5 x 1200mm
ED2	Utility	934 x 2100mm	W14	Bedroom 2	1022.5 x 1650mm	W25	Bedroom 3	1022.5 x 1650mm
W6	Utility	685 x 1200mm	W15	Bedroom 2	1022.5 x 1650mm	"Contractor / Client to check and confirm all dimensions and structural openings prior to placing an order for all windows and doors. The schedule has been prepared for pricing purposes only and the windows and doors should not be manufactured from the sizes shown on this schedule"		
W7	Kitchen/Dining	1022.5 x 1275mm	W16	Landing	1022.5 x 1650mm			
W8	Family Room	1022.5 x 1650mm	W17	Bedroom 4	1022.5 x 1650mm			
W9	Family Room	1022.5 x 1650mm	W18	Bedroom 4	1022.5 x 1650mm			

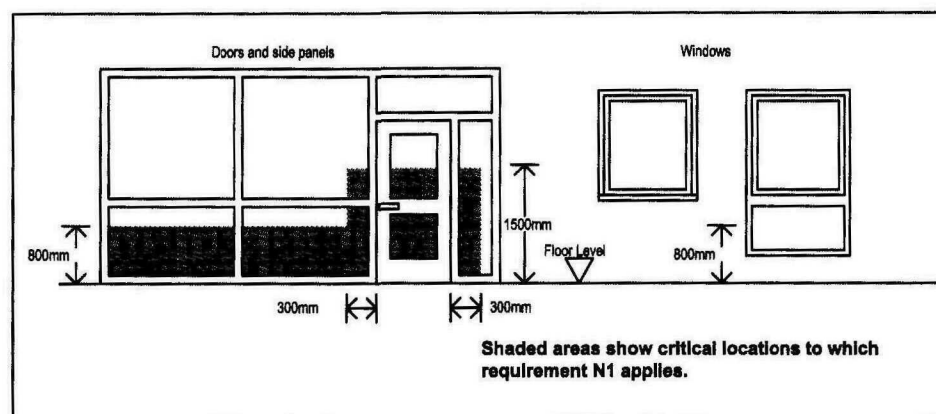
Lintels to be Birtley Supagalv CB90 min.300mm longer than window opening widths. Where lintels are between 1800 - 2100mm long they should be supplied as Heavy Duty (CB90HD) and all lintels above 2100mm to be extra heavy duty (CB90XHD).

EXTERNAL MATERIAL SPECIFICATION:

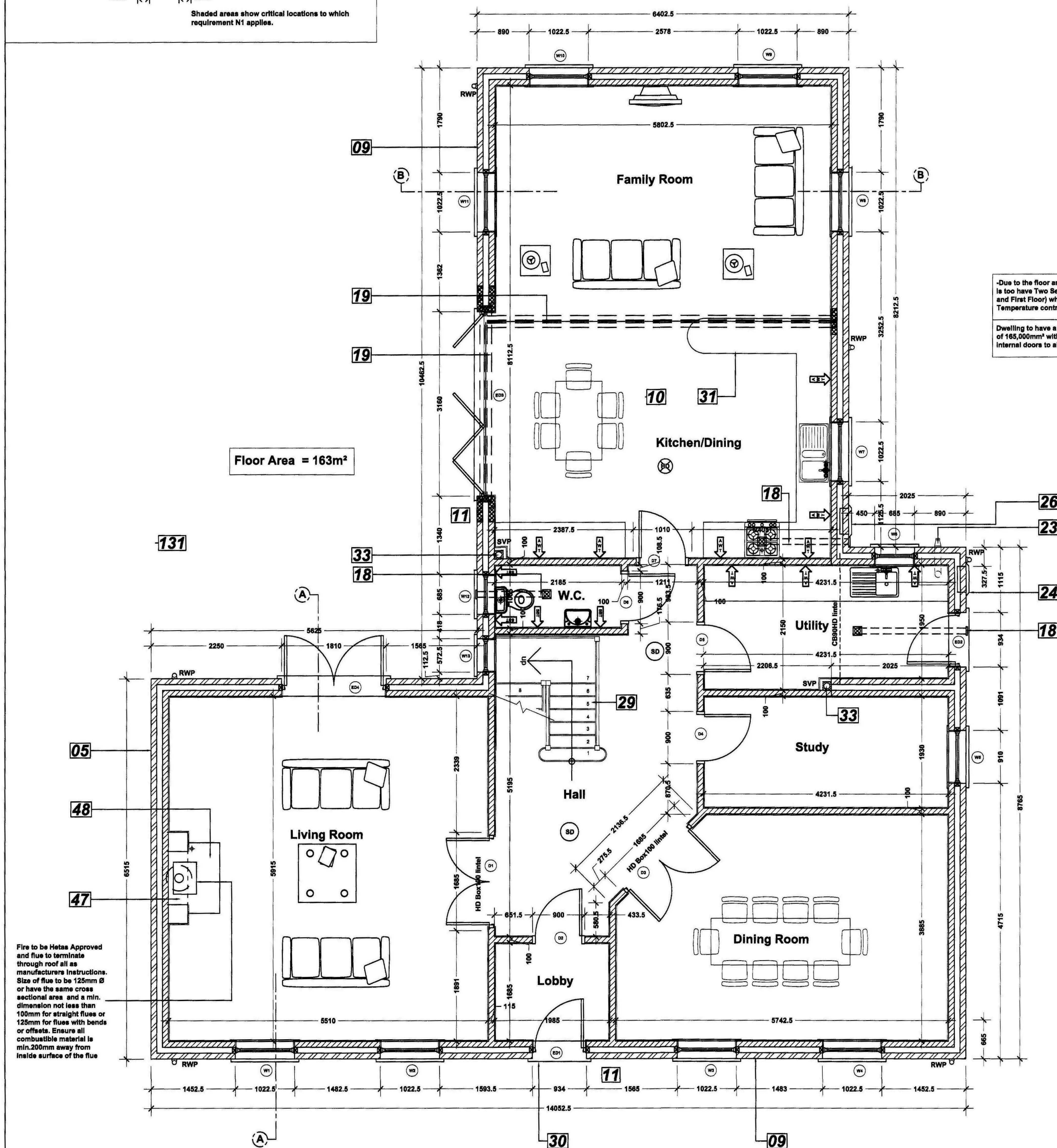
- Roof Covering to be Spanish Slate
- Facing Brickwork to be Old Farnside Mulli by Tera and laid English Garden Wall Bond with every 13rd course being Header
- All window and doors to be Bereco and colour Off White
- All Rainwater goods to be Black uPVC Cast Iron Effect by Brett Martin Ltd
- Rainwater guttering to be fitted to walls via Rise and Fall Spike brackets



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



Shaded areas show critical locations to which requirement N1 applies.



Ground Floor General Arrangements

Scale 1:50

Internal Door Schedule

Door Code	Door Description	Door Size
D1	Living Room	2 x 800 x 1981mm
D2	Hall	838 x 1981mm
D3	Dining Room	2 x 800 x 1981mm
D4	Study	838 x 1981mm
D5	Utility	838 x 1981mm
D6	W.C.	838 x 1981mm
D7	Kitchen/Dining	838 x 1981mm
D8	Bedroom 2	762 x 1981mm
D9	W/drobe	2 x 600 x 1981mm
D10	W/drobe	2 x 600 x 1981mm

Internal Door Schedule

Door Code	Door Description	Door Size
D11	Bedroom 3	838 x 1981mm
D12	Bedroom 4	838 x 1981mm
D13	Bedroom 5	838 x 1981mm
D14	Bedroom 3	838 x 1981mm
D15	Bathroom	838 x 1981mm
D16	A.C.	762 x 1981mm
D17	Master Bedroom	838 x 1981mm
D18	En-suite	838 x 1981mm
D19	Wardrobe	838 x 1981mm

External Window / Door Schedule

Code	Description	Size
W1	Living Room	1022.5 x 1650mm
W2	Living Room	1022.5 x 1650mm
ED1	Lobby	934 x 2400mm
W3	Dining Room	1022.5 x 1650mm
W4	Dining Room	1022.5 x 1650mm
W5	Study	910 x 1650mm
ED2	Utility	934 x 2100mm
W6	Utility	685 x 1200mm
W7	Kitchen/Dining	1022.5 x 1275mm
W8	Family Room	1022.5 x 1650mm
W9	Family Room	1022.5 x 1650mm

External Window / Door Schedule

Code	Description	Size
W10	Family Room	1022.5 x 1650mm
W11	Family Room	1022.5 x 1650mm
ED3	Kitchen/Dining	3160 x 2250mm
W12	W.C.	685 x 1200mm
W13	Staircase	572.5 x 2850mm
ED4	Living Room	1810 x 2250mm
W14	Bedroom 2	1022.5 x 1650mm
W15	Bedroom 2	1022.5 x 1650mm
W16	Landing	1022.5 x 1650mm
W17	Bedroom 4	1022.5 x 1650mm
W18	Bedroom 4	1022.5 x 1650mm

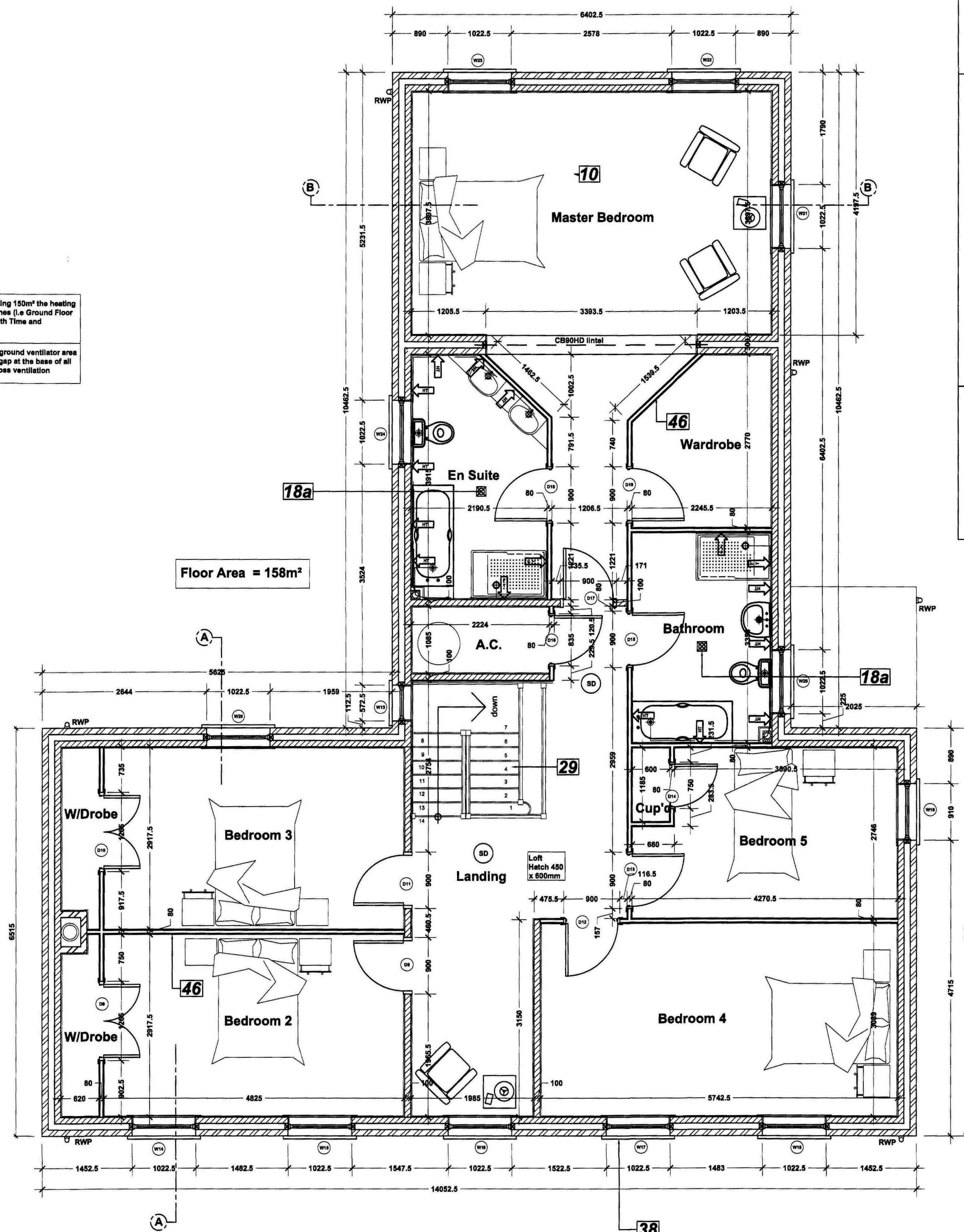
External Window / Door Schedule

Code	Description	Size
W19	Bedroom 5	910 x 1650mm
W20	Bathroom	1022.5 x 1050mm
W21	Master Bedroom	1022.5 x 1650mm
W22	Master Bedroom	1022.5 x 1650mm
W23	Master Bedroom	1022.5 x 1650mm
W24	Bathroom	1022.5 x 1200mm
W25	Bedroom 3	1022.5 x 1650mm

Lintels to be Birtley Supagalv CB90 min.300mm longer than window opening widths. Where lintels are between 1800 - 2100mm long they should be supplied as Heavy Duty (CB90HD) and all lintels above 2100mm to be extra heavy duty (CB90XHD).

First Floor General Arrangements

Scale 1:50



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. 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. Trussed 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 certificates 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.

CONTRACTOR PLEASE NOTE:

Accredited Construction Details (ACD's) have been developed to assist the construction industry achieve the performance standards required to demonstrate compliance with the energy efficiency requirements (Part L) of the Building Regulations.

The details focus on the issues of insulation continuity (minimising cold bridging) and airtightness. The details contain checklists which should be used by the Contractor and Building Control Body to demonstrate compliance.

Accredited Details Applicable are:

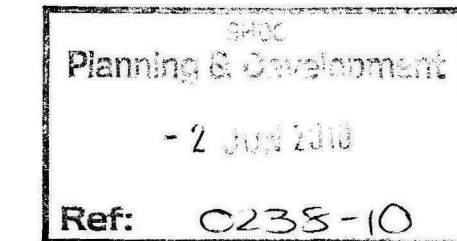
- MCI-0F-02 Ground Bearing Slab
- MCI-0F-02 Timber Intermediate Floor
- MCI-0W-01 Masonry Separating Wall / External Wall Abutment
- MCI-0W-02 Masonry Separating Wall Head
- MCI-0W-03 - Masonry Partition Wall
- MCI-0W-04 - Masonry Partition Wall Head
- MCI-0W-05 Timber Stud Partition Wall Abutment
- MCI-0W-06 Timber Partition Wall Head
- MCI-RE-01 - Ventilated Pitched Roof
- MCI-RE-01 - Ventilated Pitched Roof Gable
- MCI-WD-01 - Window and Door Heads
- MCI-WD-04 Window and Door Cills
- MCI-WD-05 Window and Door Jambas

EXTERNAL MATERIAL SPECIFICATION:

- Roof Covering to be Spanish Slate
- Facing Brickwork to be Olde Farmdale Multi by Torca and laid English Garden Wall Bond with every 1/3rd course being Header
- All window and doors to be Bereco and colour Off White
- All Rainwater goods to be Black uPVC Cast Iron Effect by Brett Martin Ltd
- Rainwater guttering to be fitted to walls via Rise and Fall Spike brackets

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.



GENERAL CONDITIONS

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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.

Revisions

- *C1 - 02.05.10 - General Amendments to suit Planning
- *B1 - 03.03.10 - Building Control Amendments
- *A1 - 27.11.09 - Amended to suit SHDC's comments

Client:

Mr & Mrs P Twell

Site:

Proposed Replacement Dwelling at:
264 Siltside
Gosberton Risegate
PE11 4JR

Draw Title:

Ground & First Floor Plan



2nd Floor - 5B Sheepmarket

Spalding

PE 11 4 B H

Tel: 01775 788 921

e-mail: enquiries@remwaydesign.co.uk

Draw Size

Drawing Number

Revision:

A1

1701-03

C

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