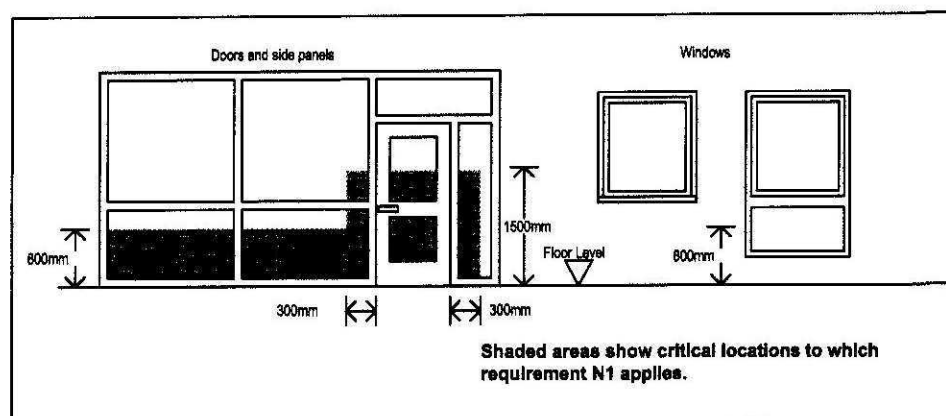
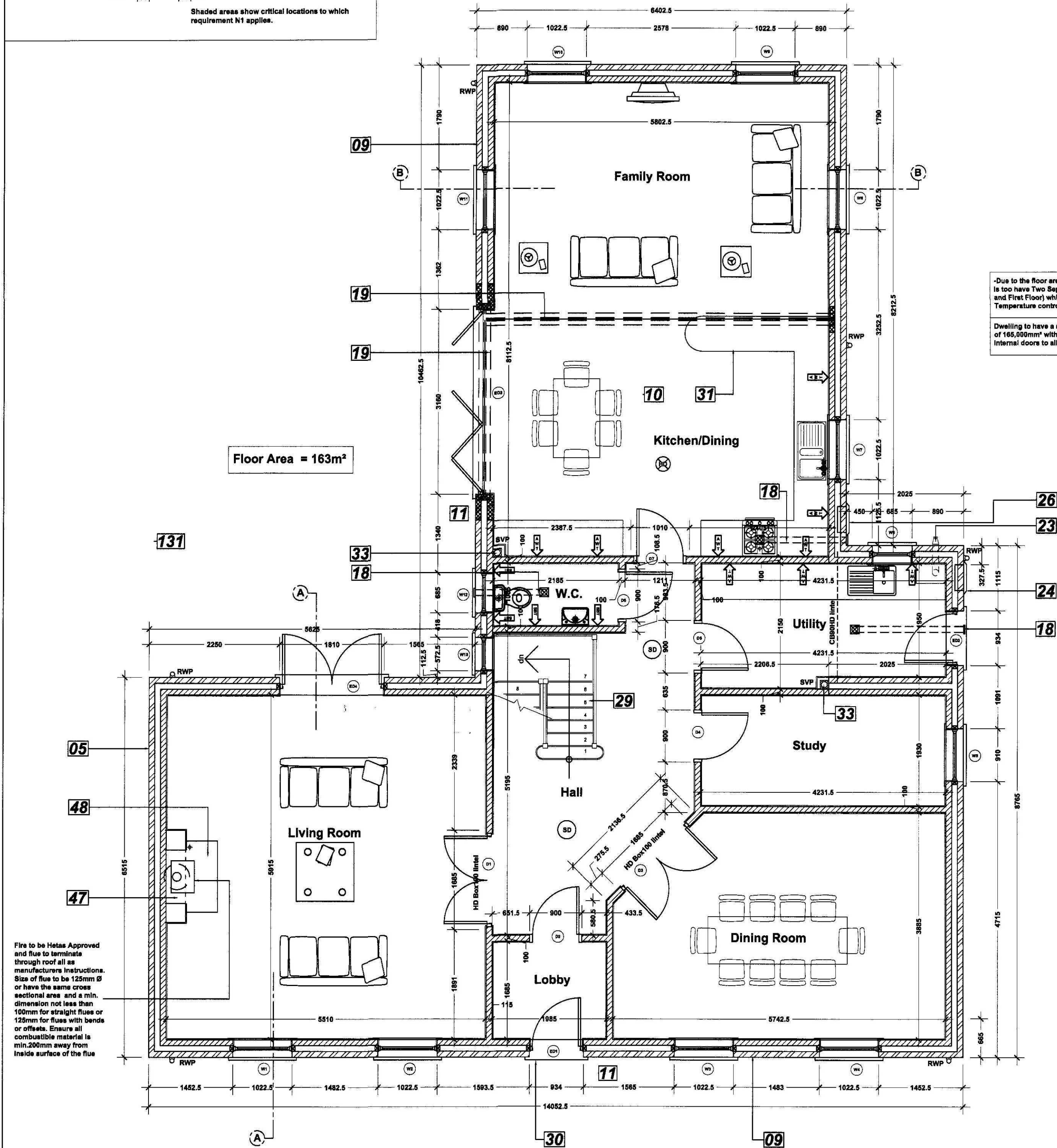




Shaded areas show critical locations to which requirement N1 applies.



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	Wardrobe	2 x 600 x 1981mm
D10	Wardrobe	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

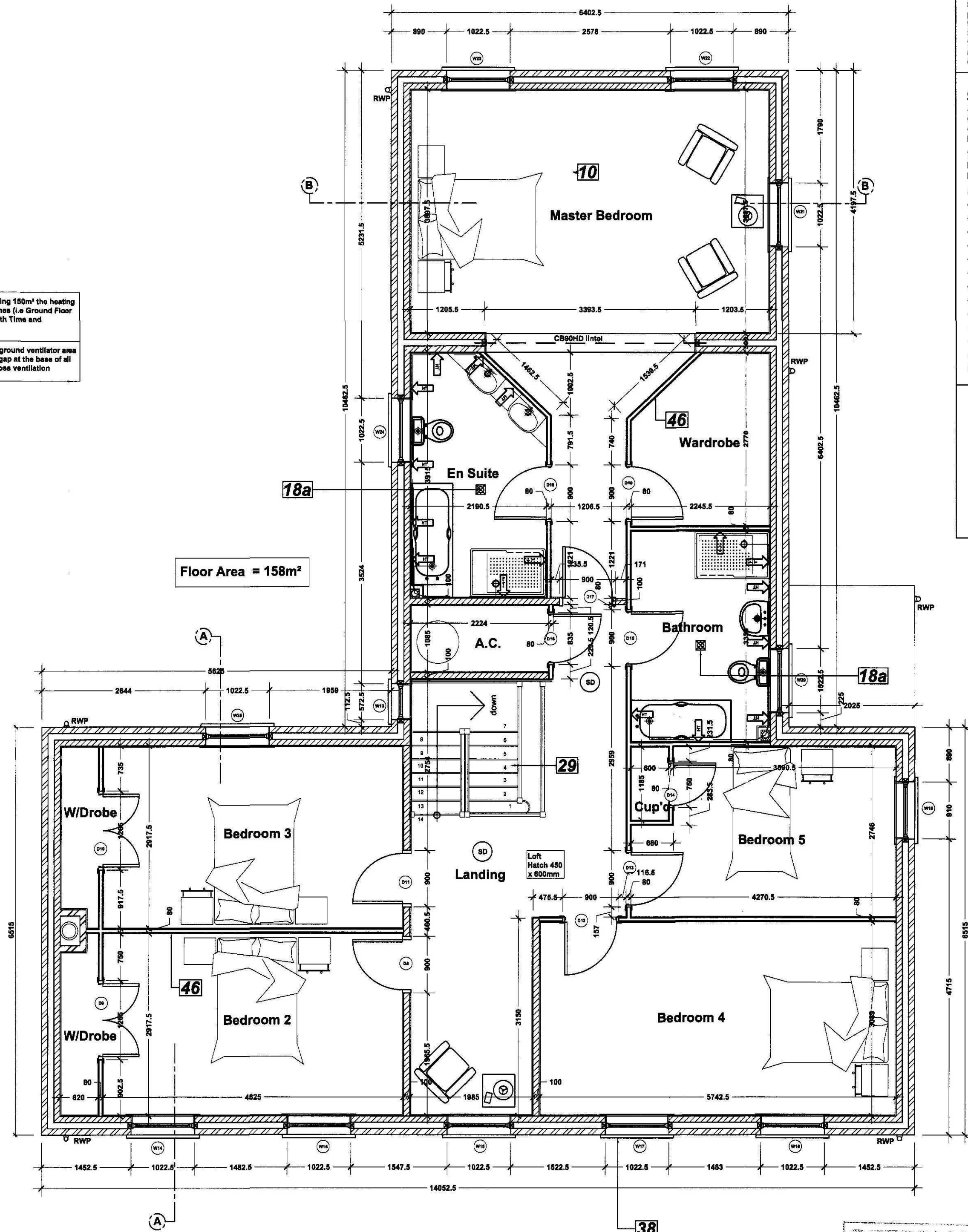
External Window / Door Schedule

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



Floor Area = 158m²

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 certificate for installation, commissioning and servicing of Central Heating Systems to be provided upon completion
10. Notice Plans for Health and Flue 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-QF-02 Ground Bearing Slab
- MCI-IF-02 Timber Intermediate Floor
- MCI-W-01 Masonry Separating Wall / External Wall Abutment
- MCI-W-02 Masonry Separating Wall Head
- MCI-W-03 - Masonry Partition Wall
- MCI-W-04 - Masonry Partition Wall Head
- MCI-W-05 Timber Stud Partition Wall Abutment
- MCI-W-06 Timber Partition Wall Head
- MCI-RE-01 - Ventilated Pitched Roof
- MCI-RG-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 Jambes

EXTERNAL MATERIAL SPECIFICATION:

- Roof Covering to be Spanish Slate
- Facing Brickwork to be Olde Farndale Multi by Teco and Isid 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.

Planning & Development
- 2 July 2010
Ref: 0235-10

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

"C" - 02.05.10 - General Amendments to suit Planning
"B" - 03.03.10 - Building Control Amendments
"A" - 27.11.09 - Amended to suit SHOC's comments

Client:

Mr & Mrs P Twell

Site:

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

Dwg Title:

Ground & First Floor Plan

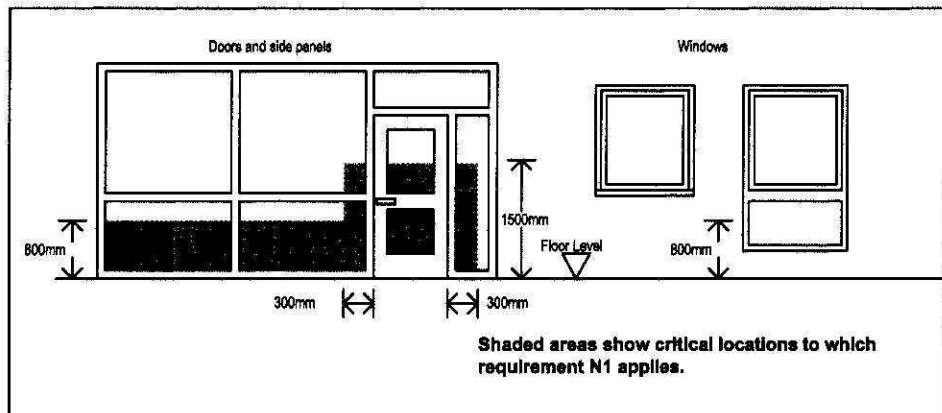
remway
Design Ltd

2nd Floor - 5B Sheepmarket
Spalding
PE 11 1 5 H
Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Dwg 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



Front Elevation

Scale 1:50



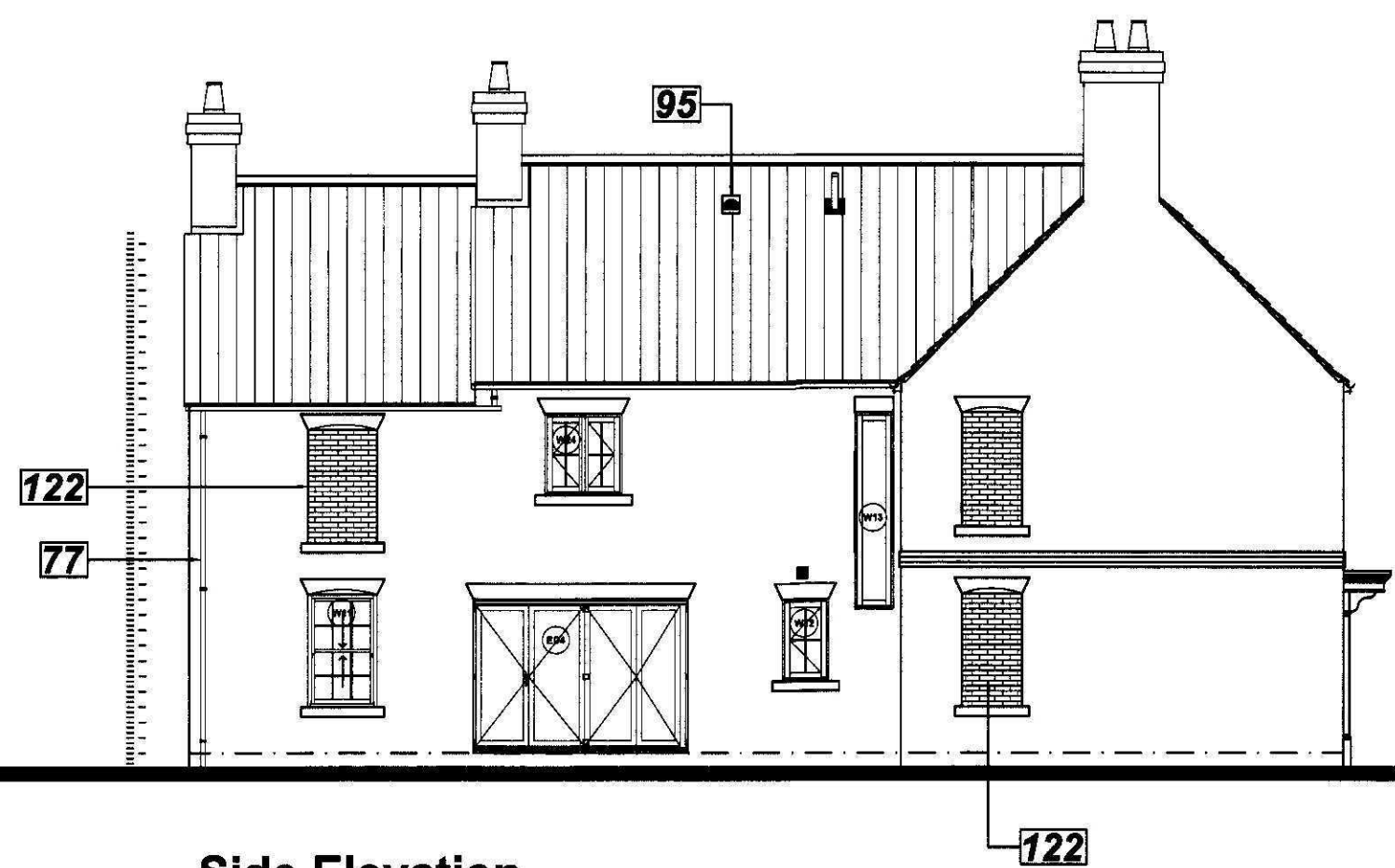
Side Elevation

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 - 02.06.10 - General Planning Amendments
C - 03.03.10 - Building Control Specifications added
B - 06.12.09 - 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

Spalding

P E 1 1 1 B H

Tel : 01775 768 921

e-mail: enquiries@remwaydesign.co.uk

Dwg Size

A1

Drawing Number

1701-04

Revision:

D

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

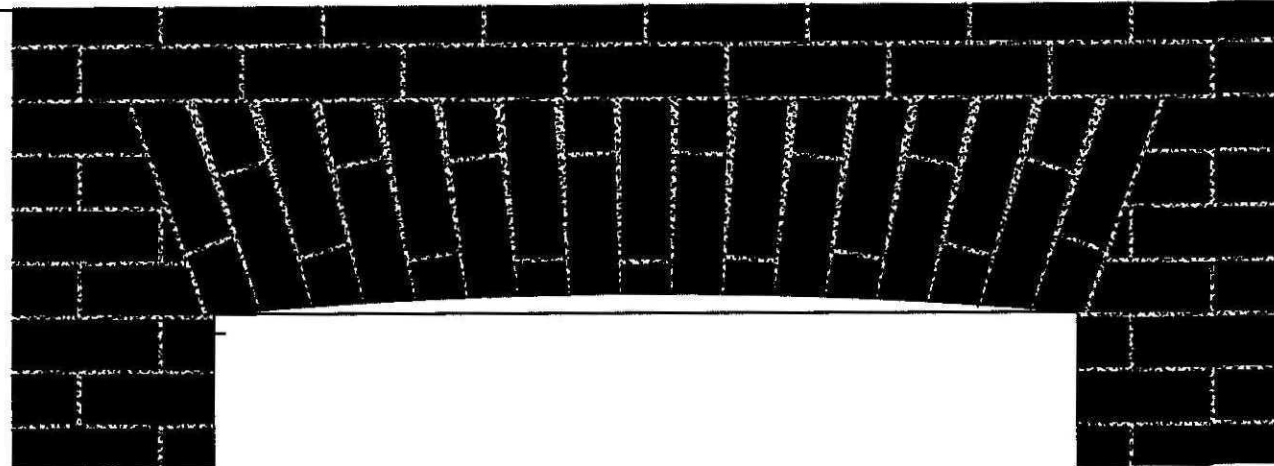
"Contractor / Client to check and confirm all dimensions and structural openings prior to placing an order for all windows and doors. The schedule has been prepared for pricing purposes only and the windows and doors should not be manufactured from the sizes shown on this schedule"

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).

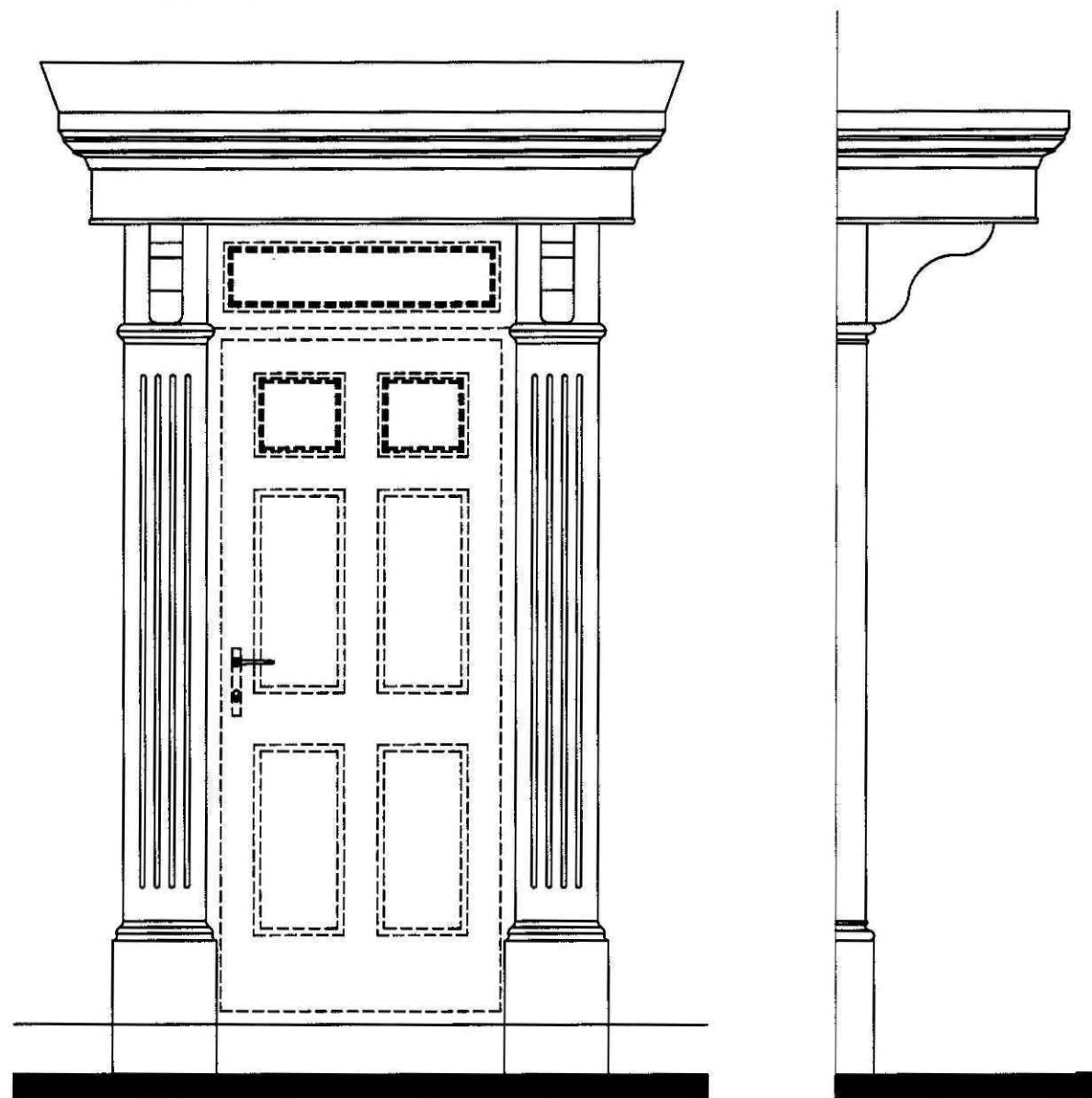
EXTERNAL MATERIAL SPECIFICATION:

- Roof Covering to be Spanish Slate
- Facing Brickwork to be Olde Farndale Multi by Terca 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

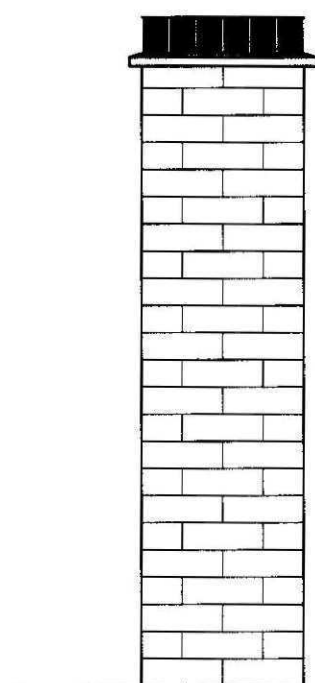
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



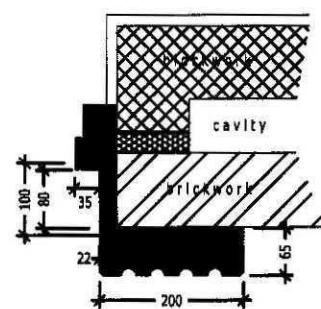
Brickwork Head Details
Scale 1:10



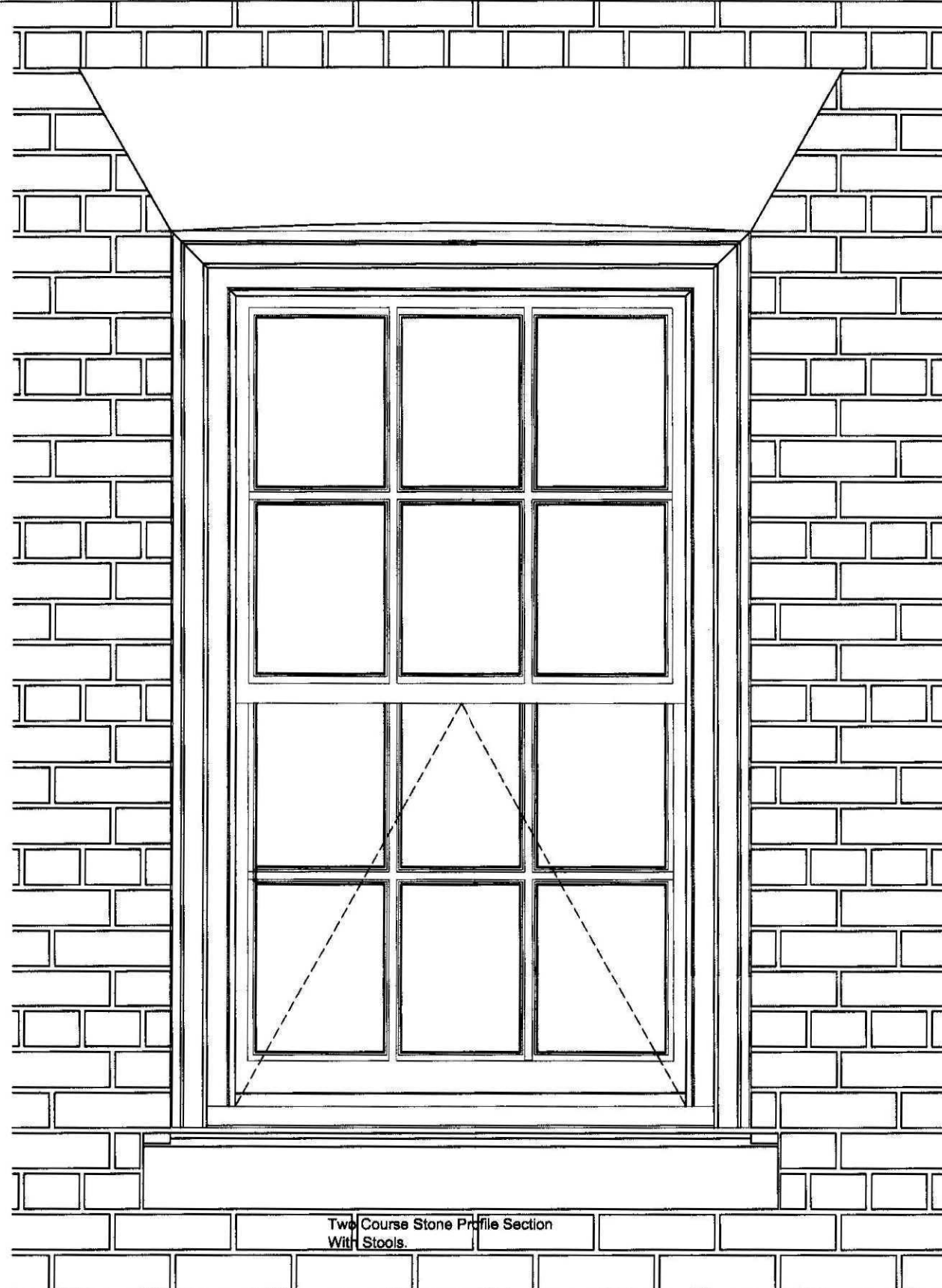
Timber Entrance Surrond Details
Scale 1:20



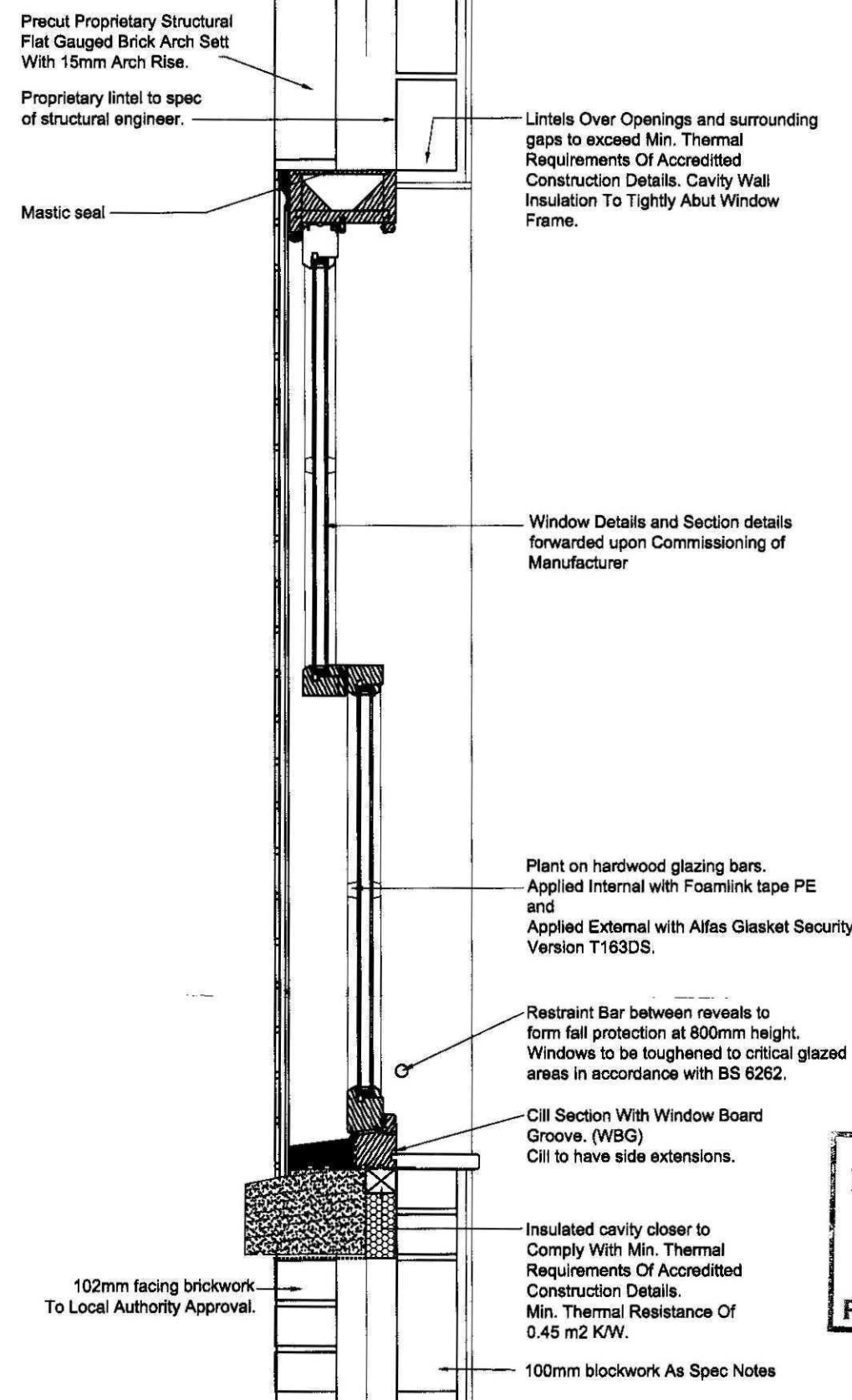
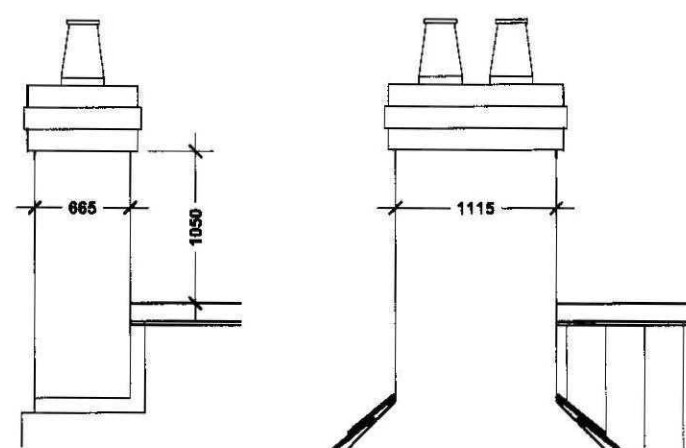
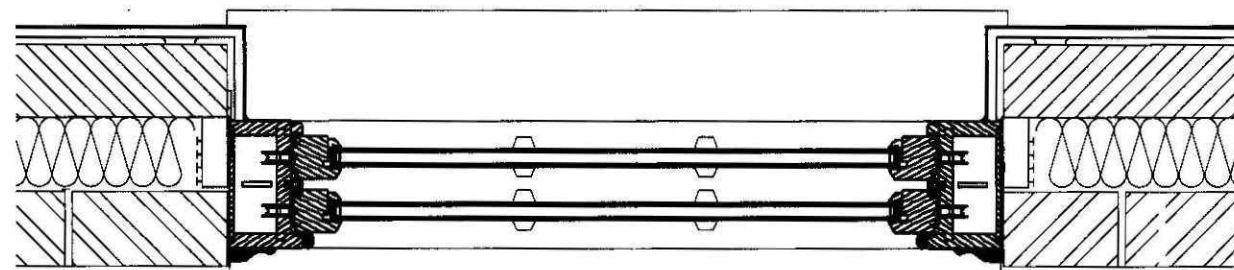
Typical Brickwork Pillar Details
Scale 1:20



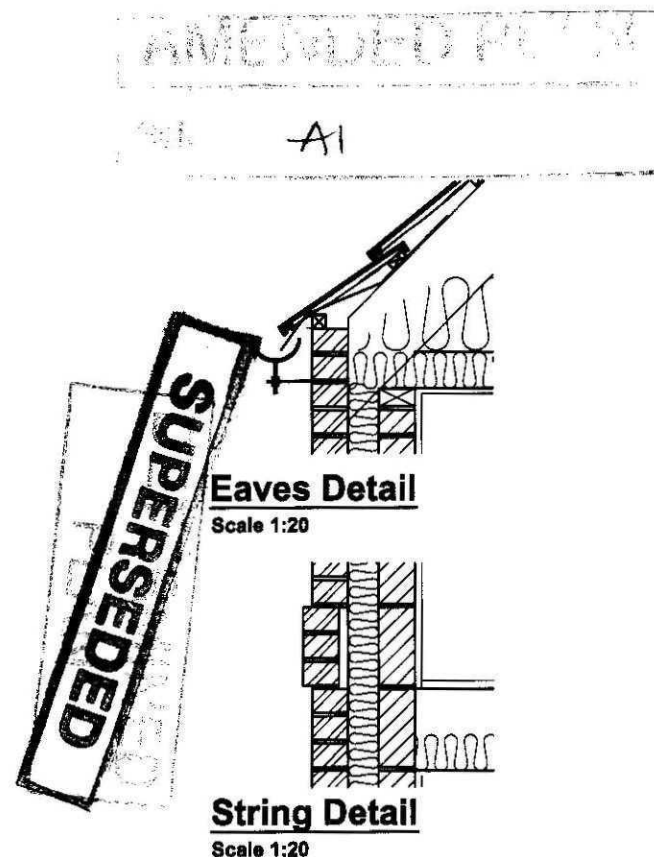
Timber Entrance Surrond Section
Scale 1:10



Typical Chimney Details
Scale 1:50



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



rev A - 02.06.10 - General Planning Amendments

Client: **Mr & Mrs P Twell**

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

Orig Title: **Large Scale Details**



2nd Floor - 58 Sheepmarket
Spalding
PE11 1BH
Tel: 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Orig Size: **A2** Drawing Number: **1701-12** Revision: **"A"**