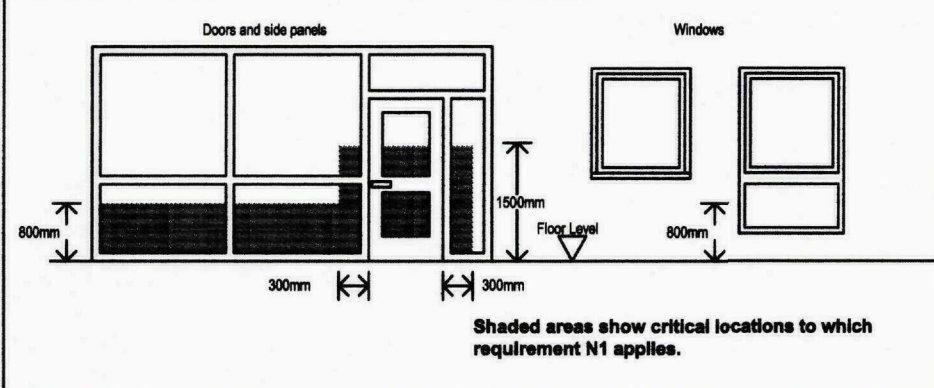
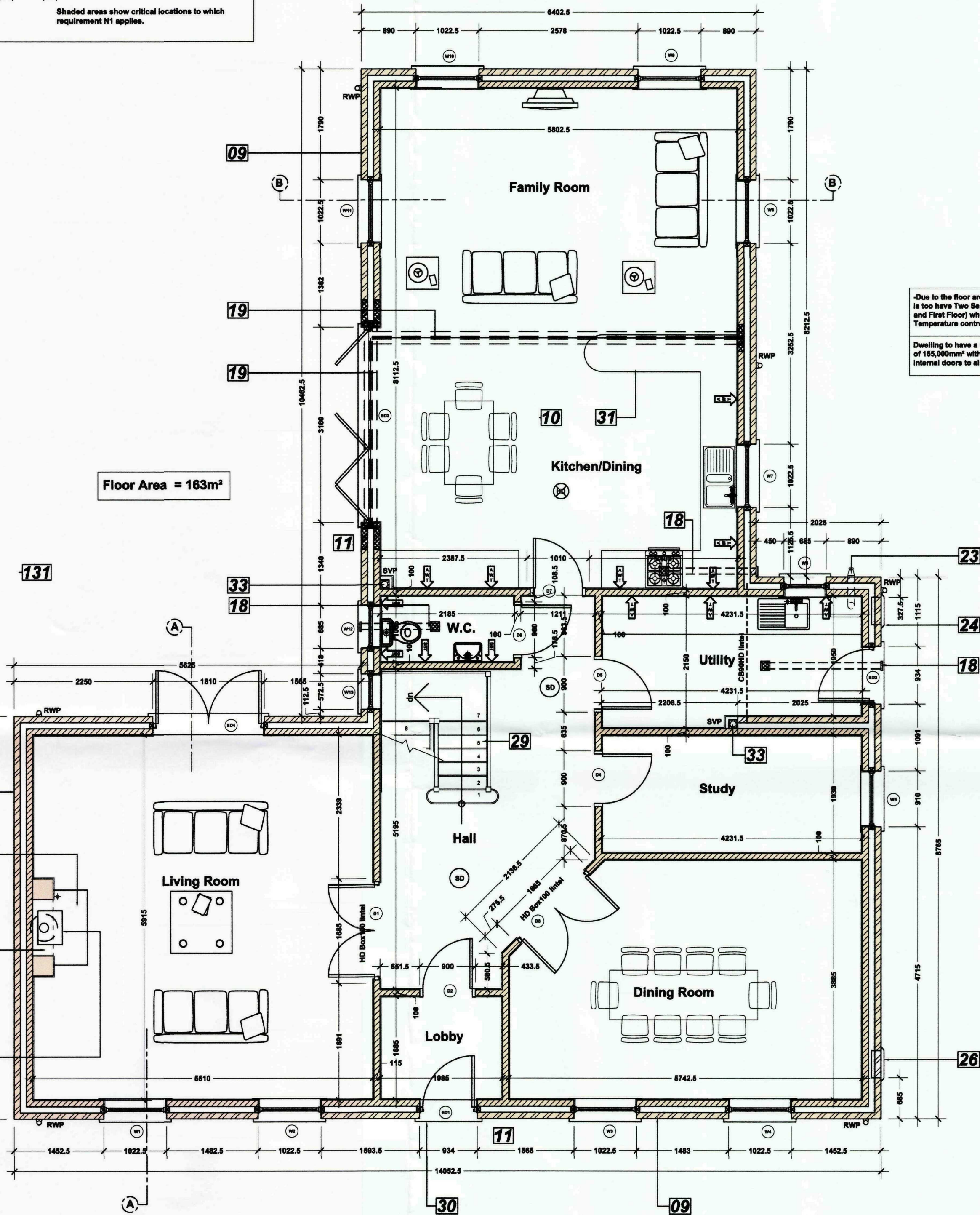




Shaded areas show critical locations to which requirement N1 applies.

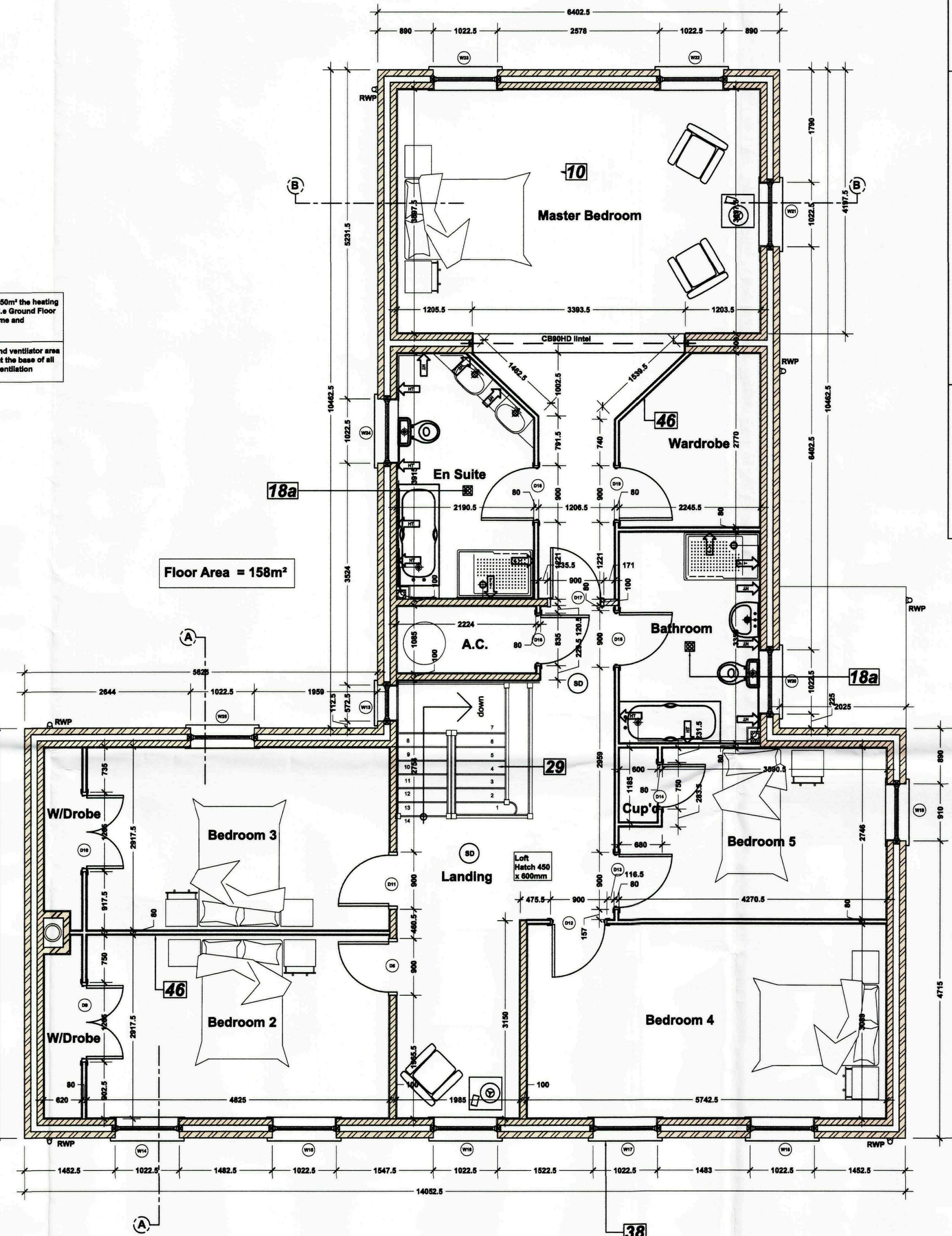


Ground Floor General Arrangements

Scale 1:50

Due to the floor area exceeding 150m² the heating is too have two separate zones (a Ground Floor and First Floor) which are both Time and Temperature controlled.

Dwelling to have a min. background ventilator area of 18,000mm² with a 10mm gap at the base of all internal doors to allow for cross ventilation



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 certificate for installation, commissioning and servicing of Central Heating Systems to be provided upon completion
10. Notice Plate for Health 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-GF-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 Jamb

EXTERNAL MATERIAL SPECIFICATION:

- Roof Covering to be Spanish Slate
- Facing Brickwork to be Olde Farmdale 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

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

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

"B" - 03.03.10 - Building Control Amendments
"A" - 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

Dwg Title:

Ground & First Floor Plan



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

Dwg Size:

Drawing Number

A1

1701-03

Revision:

B

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

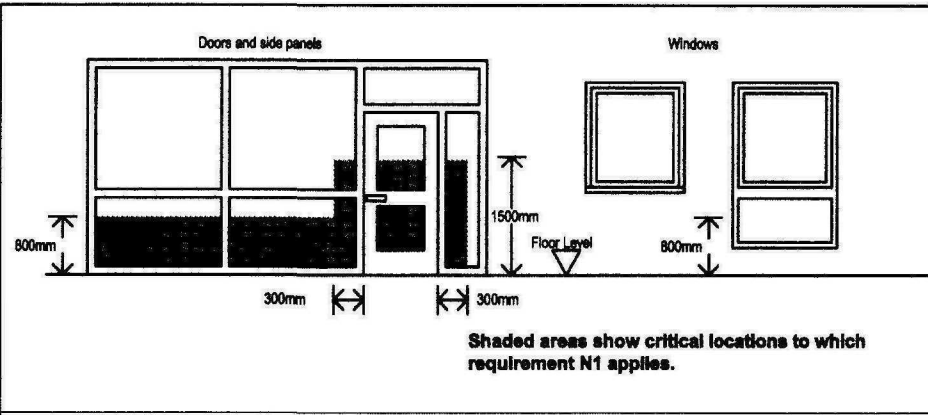
Code	Description	Size
W10	Family Room	1022.5 x 1650mm
W11	Family Room	1022.5 x 1650mm
ED3	Kitchen/Dining	3160 x 2250mm
W12	W.C.	685 x 1200mm
W13	Staircase	572.5 x 2850mm
ED4	Living Room	1810 x 2250mm
W14	Bedroom 2	1022.5 x 1650mm
W15	Bedroom 2	1022.5 x 1650mm
W16	Landing	1022.5 x 1650mm
W17	Bedroom 4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

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.



Front Elevation

Scale 1:50



Side Elevation

Scale 1:100

Rear Elevation

Scale 1:100

Side Elevation

Scale 1:100

SHDC
Planning & Development
24 MAR 2010
Ref: 0238-10

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 - 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 Risegate
PE11 4JR

Orig Title:

Elevations



2nd Floor - 58 Sheepmarket

Spalding

P E 1 1 1 B H

Tel : 01775 768 921

e-mail: enquiries@remwaydesign.co.uk

Orig Size

Drawing Number

Revision:

A1

1701-04

C

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).

EXTERNAL MATERIAL SPECIFICATION:

- Roof Covering to be Spanish Slate
- Facing Brickwork to be Olde Farnside Multi by Tessa 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 / 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"

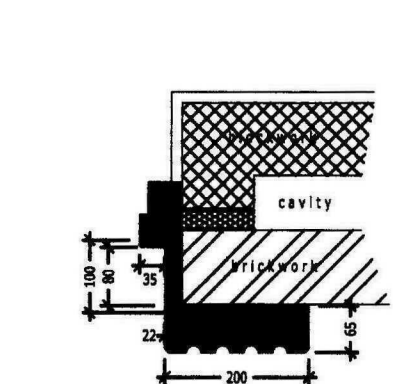
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



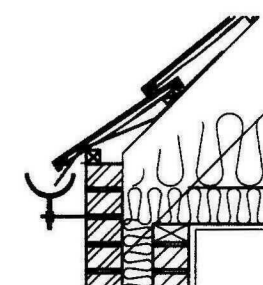
Brickwork Head Details
Scale 1:10



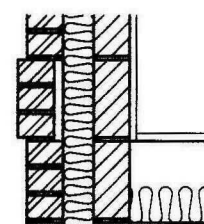
Timber Entrance Door Details
Scale 1:20



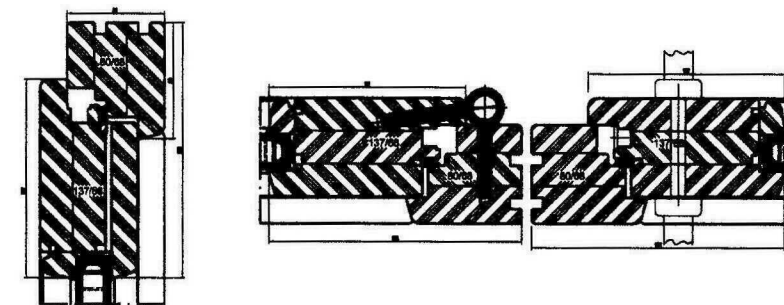
Timber Entrance Door Section
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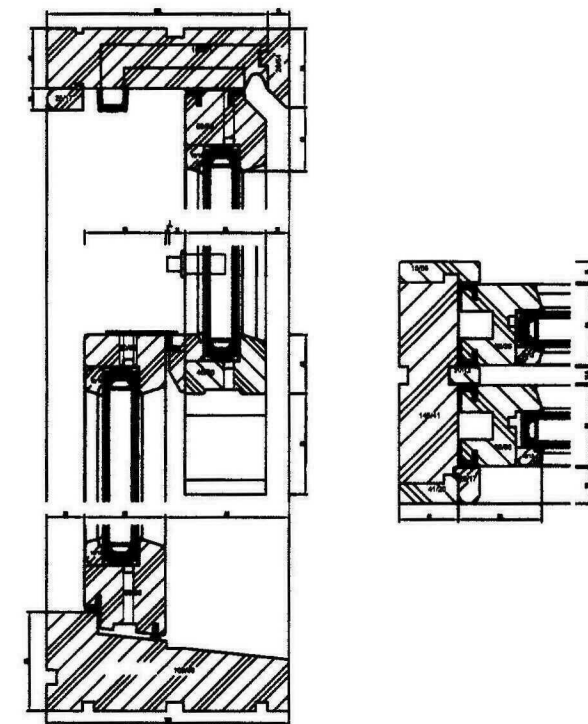
Eaves Detail
Scale 1:20



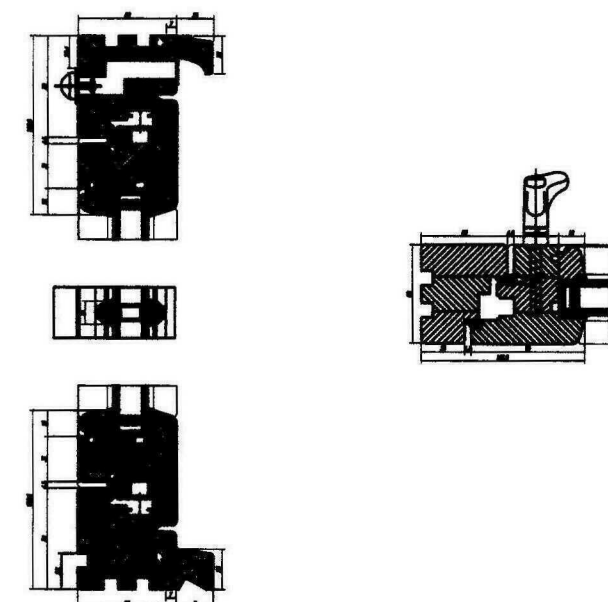
String Detail
Scale 1:20



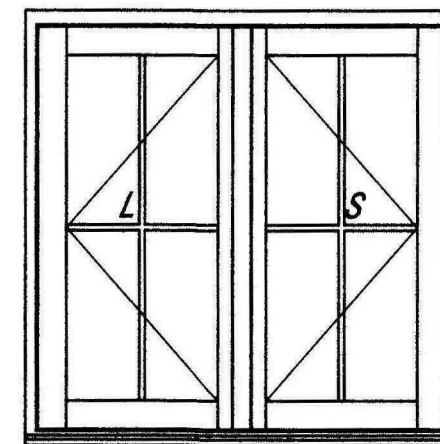
Timber Door Sections
Scale 1:5



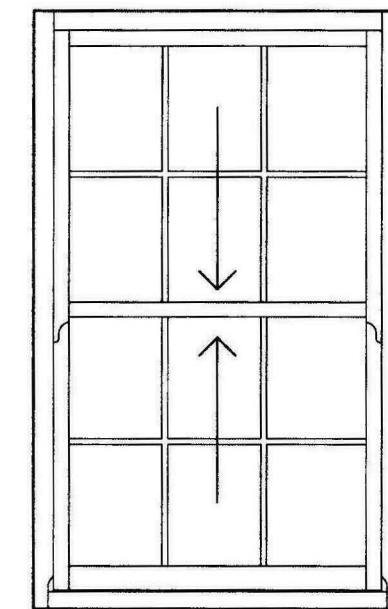
Timber Window Sections
Scale 1:5



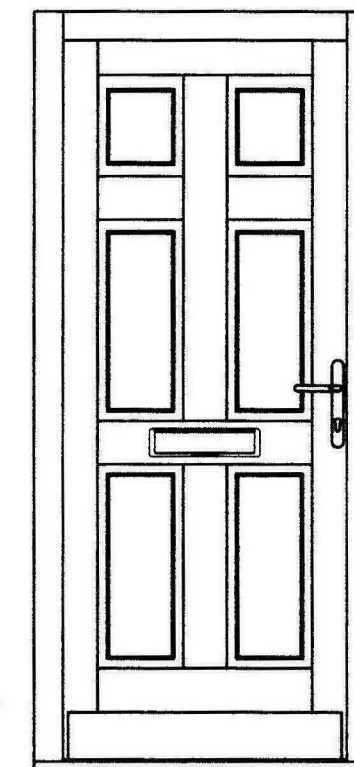
Timber Casement Window Sections
Scale 1:5



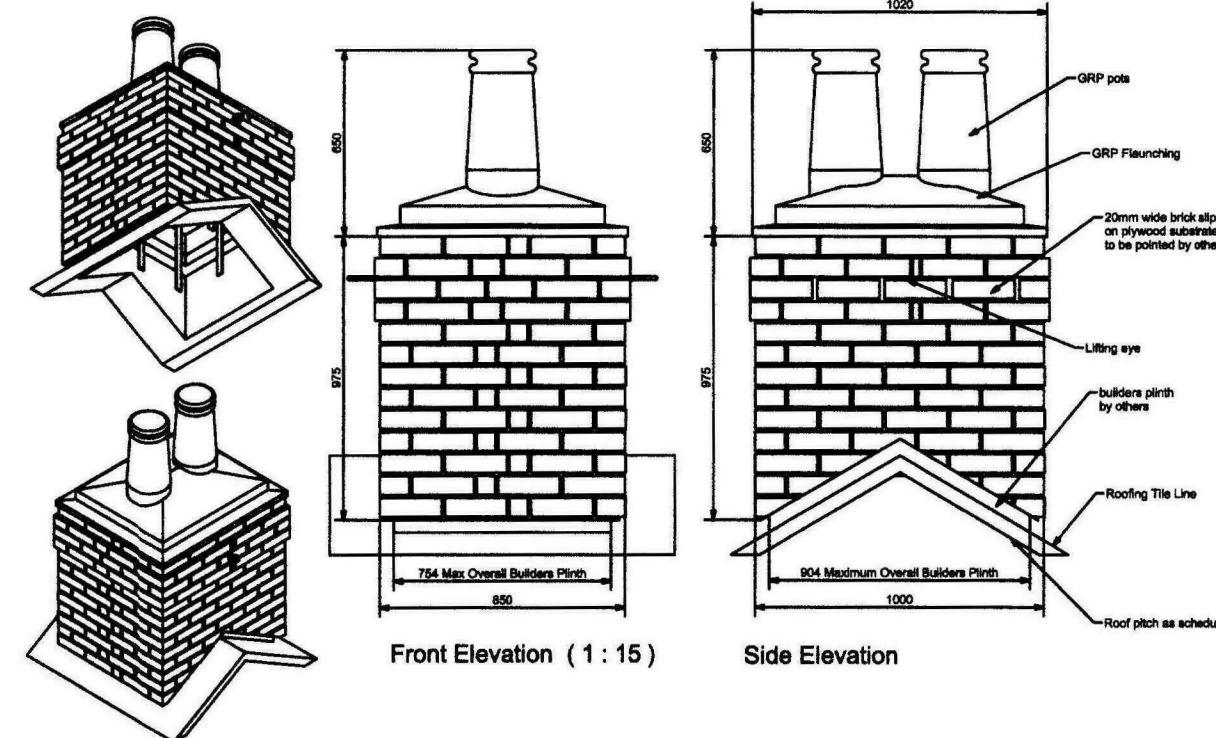
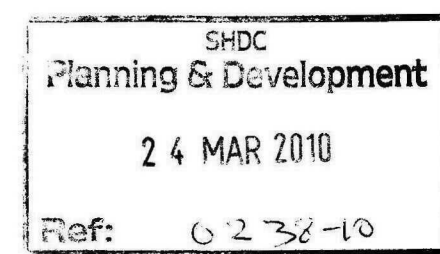
Typical Casement Window Elevation
Scale 1:20



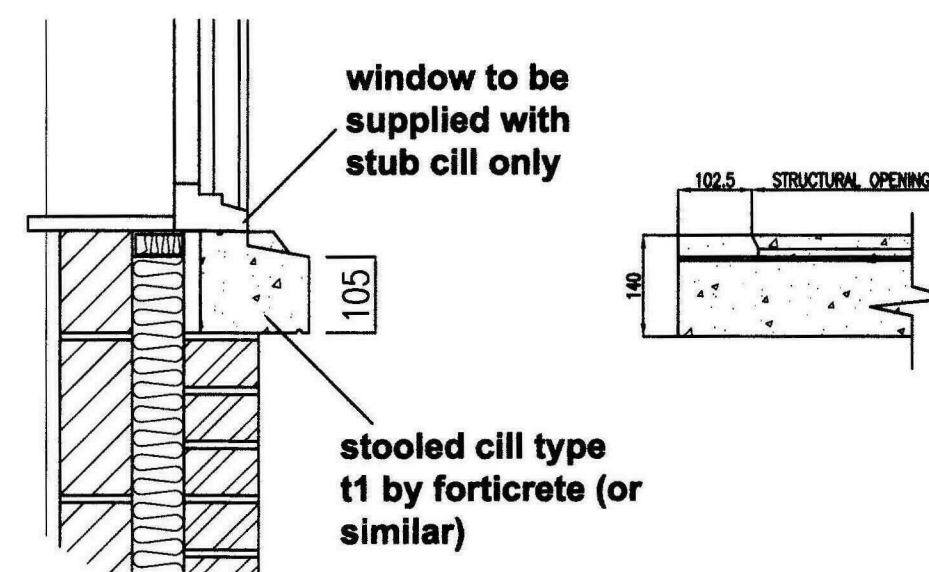
Typical Window Elevation
Scale 1:20



Typical Door Elevation
Scale 1:20



Typical Chimney Details
Scale 1:25



Stone Cill Details
Scale 1:10

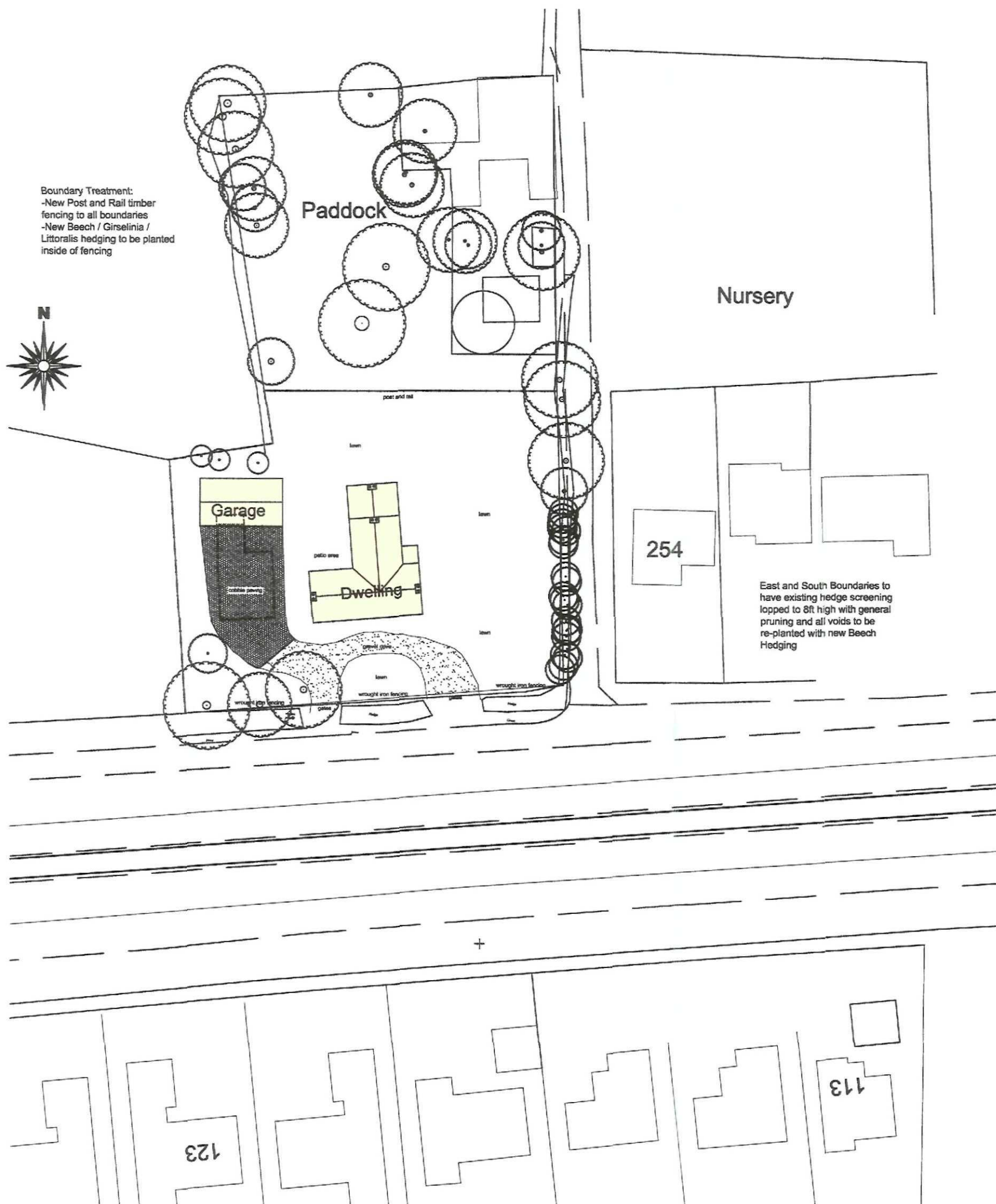
Client: **Mr & Mrs P Twell**
Site: **Proposed Replacement Dwelling at:
264 Siltside
Gosberton Rise
PE11 4JR**

Drp Title: **Large Scale Details**



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

Drp Size: **A2** Drawing Number: **1701-12** Revision:



Site Block Plan

Scale 1:250



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 Risegate
 PE11 4JR

Client:

Mr & Mrs P Twell

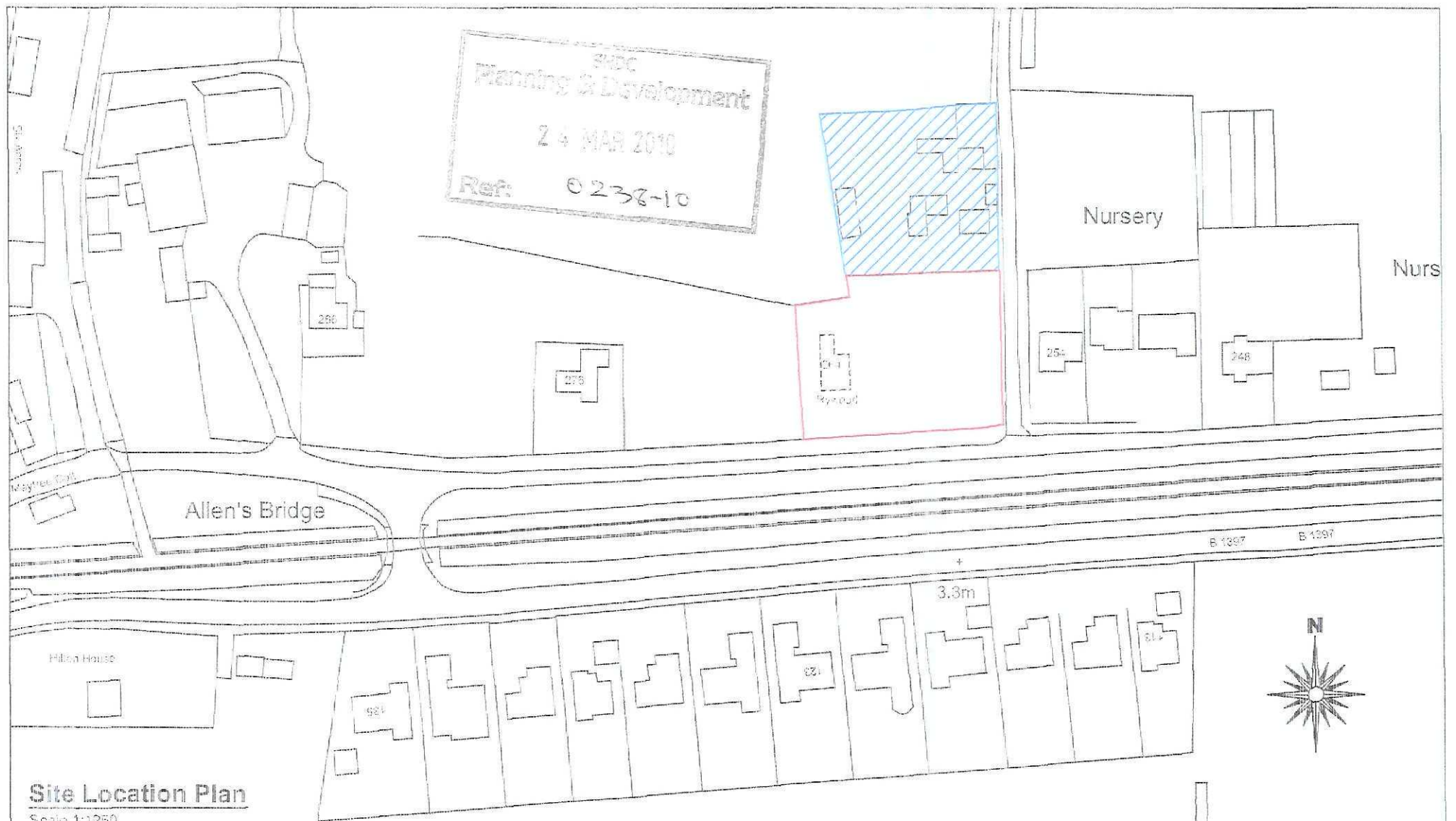
rev "B" - 03.03.10 - General Notes added
 rev "A" - 27.11.09 - Position amended

Date: *****

Scale: as noted

Drawing No:

1701 - 02B



Site Location Plan

Scale 1:1250



2nd Floor - 88 Sheepmarket
Spalding
PE11 1BH
Tel: 01775 768 921
e-mail: enquiries@premwaydesign.co.uk

Site:

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

Client:

Mr & Mrs P Twell

rev "A" - 27.11.09 - Residential Curtilage amended

Date: 27.11.09

Scale: as noted

Drawing No:

1701 - 01"A"