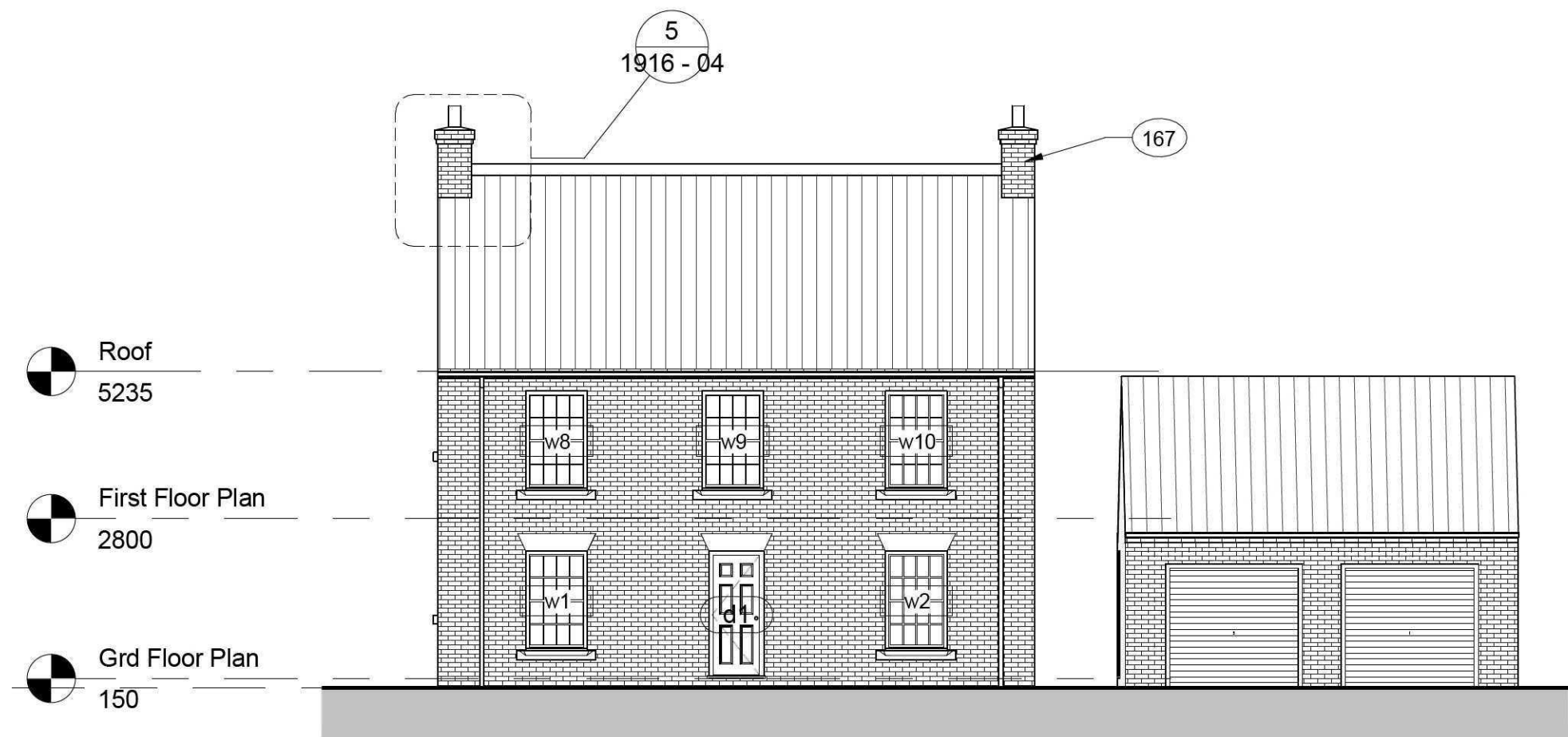
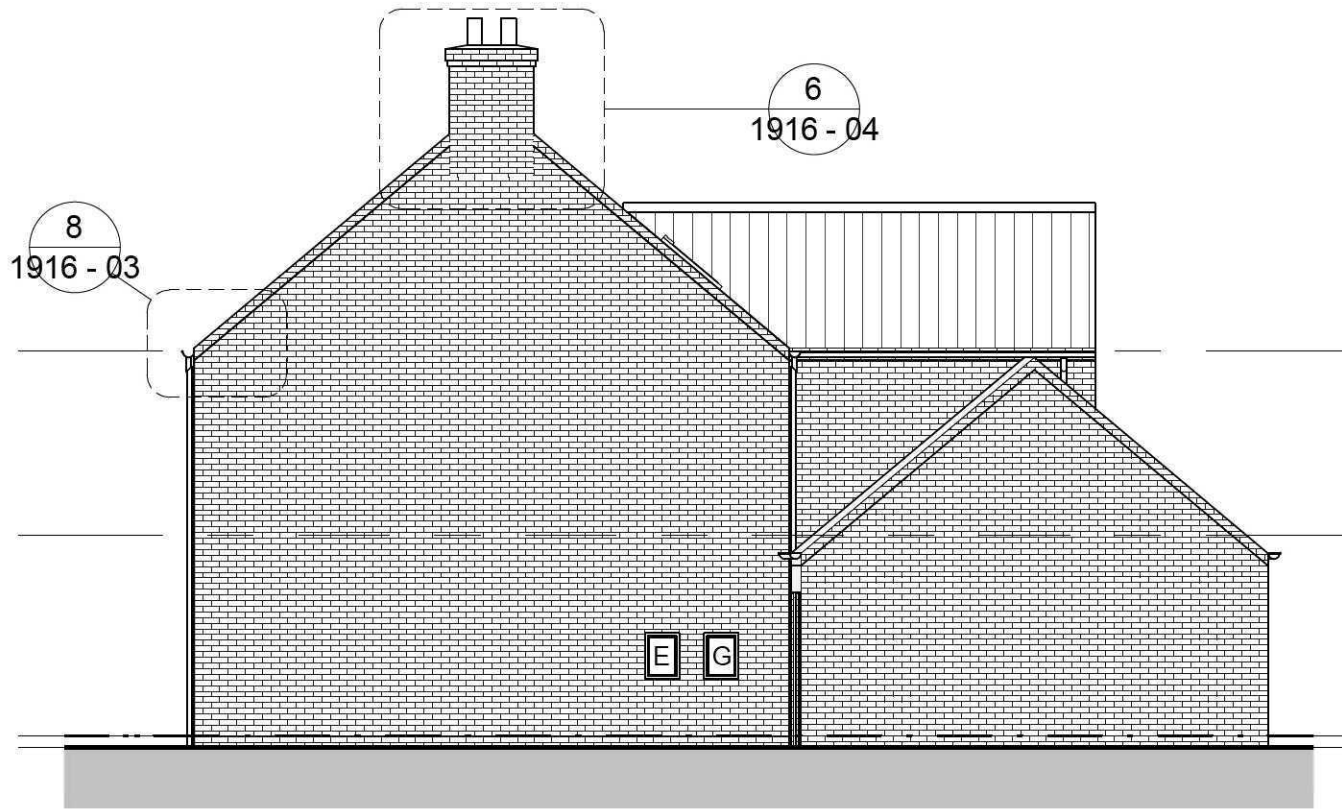


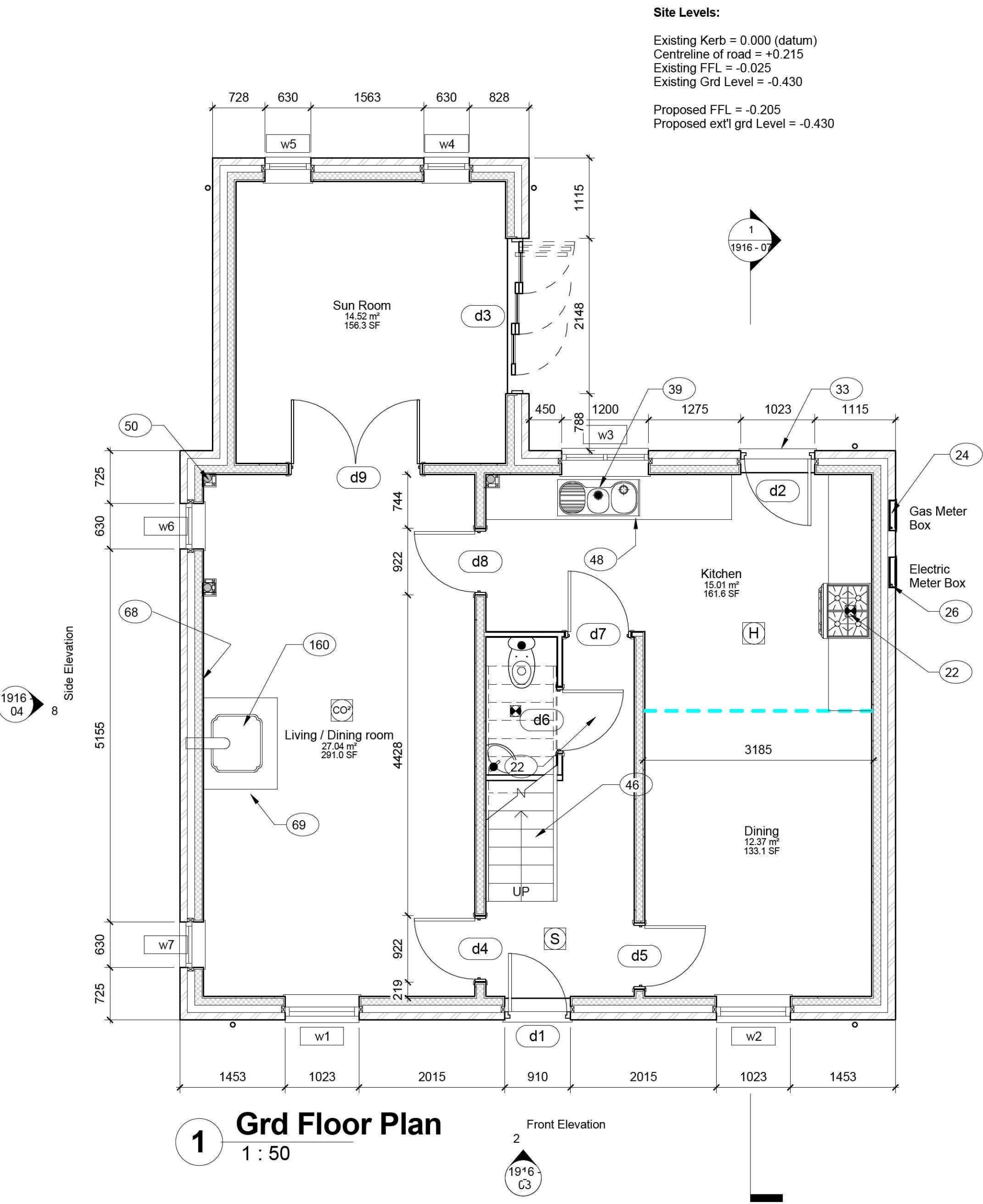
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



2 Front Elevation
1 : 100



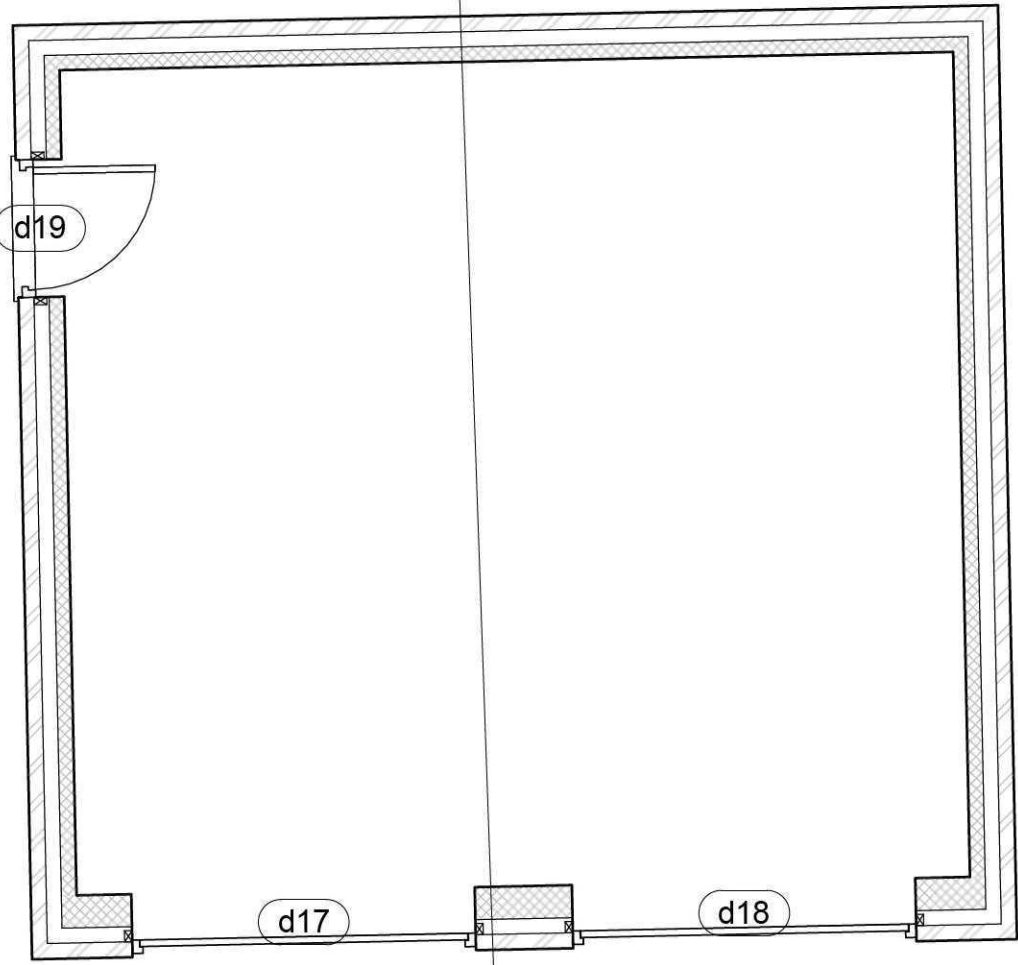
3 Side 2 Elevation
1 : 100



1 Grd Floor Plan
1 : 50

Provide a Fire Detection and Alarm System of Grade B category
LD3 BS5839-6:2004

Dwelling to have a min. background ventilator area of
95,000mm² with a 10mm gap at the base of all internal doors
(20mm if the floor finish hasn't been laid) to allow for cross
ventilation



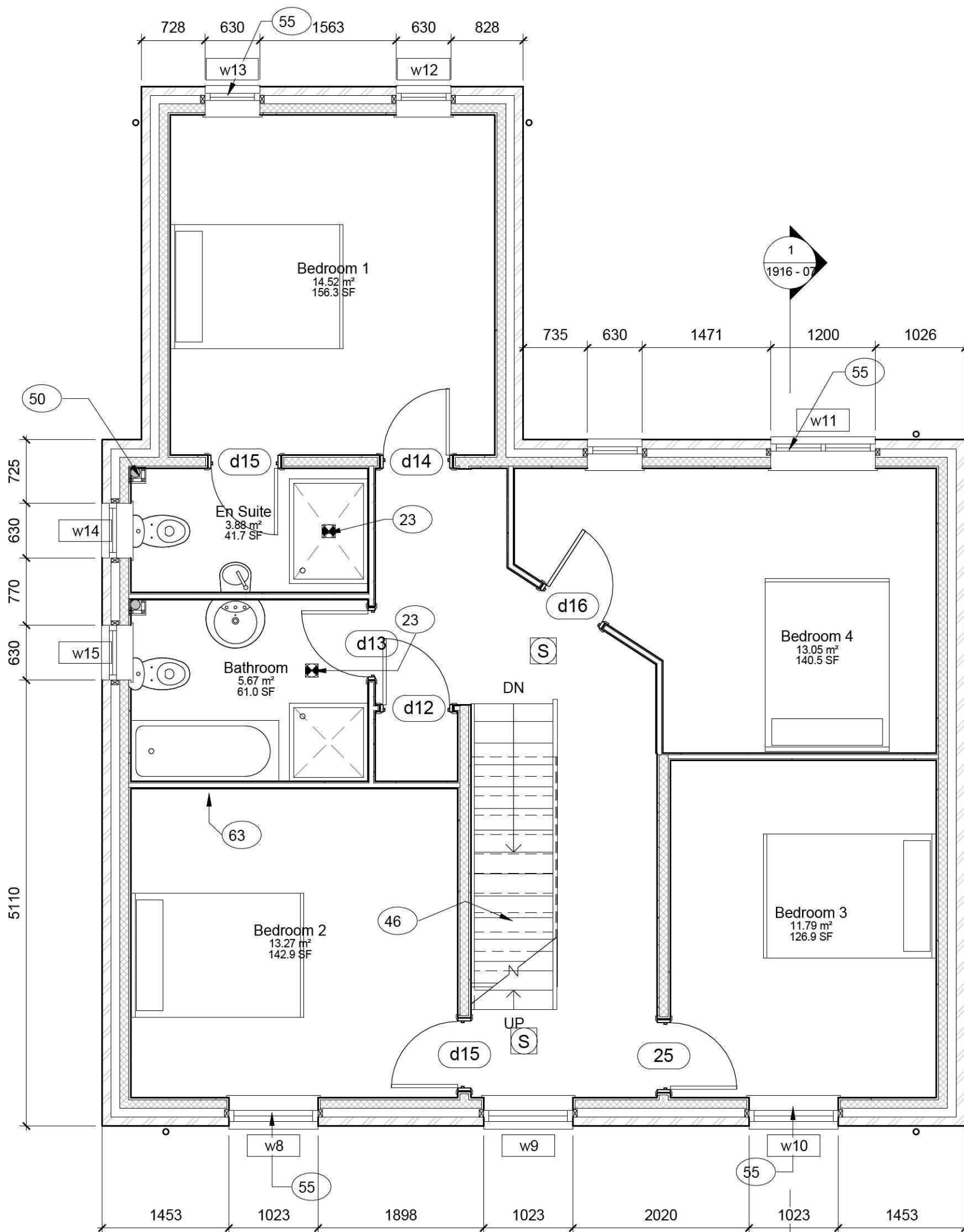
Side 2 Elevation
3

Door Schedule					
Mark	Width	Height	Door Panel Width	Door Panel Height	Level
d1	910	2110	807	2000	Grd Floor Plan
d9	1855	2031	883	1981	Grd Floor Plan
d8	922	2031	838	1981	Grd Floor Plan
d2	1023	2110	920	2000	Grd Floor Plan
d3	2148	2100			Grd Floor Plan
d4	922	2031	838	1981	Grd Floor Plan
d5	922	2031	838	1981	Grd Floor Plan
d15	846	2031	762	1981	First Floor Plan
d5	846	2031	762	1981	First Floor Plan

Door Schedule					
Mark	Width	Height	Door Panel Width	Door Panel Height	Level
d14	846	2031	762	1981	First Floor Plan
d12	846	2031	762	1981	First Floor Plan
d13	846	2031	762	1981	First Floor Plan
d15	846	2031	762	1981	First Floor Plan
d7	922	2031	838	1981	Grd Floor Plan
d6	922	2031	838	1981	Grd Floor Plan
d16	846	2031	762	1981	First Floor Plan
d17	2271	2052			grd
d18	2271	2052			grd
d19	910	2110	807	2000	Grd Floor Plan
Grand total: 19					

Construction details should be undertaken using The Energy Saving Trusts
Enhanced Construction Details: Thermal bridging and airtightness (2009 Edition).A
copy of these details are available from this office upon request.A copy of
the relevant site check lists should be passed to the contractor before work
commences and filled in by them as work progresses. On completion of the work
these check lists will need to be passed to Building Control before the As-Built SAP is
calculated.

Window Schedule			
Mark	Width	Height	Level
w1	1023	1650	Grd Floor Plan
w2	1023	1650	Grd Floor Plan
w3	1200	1050	Grd Floor Plan
w4	630	1350	Grd Floor Plan
w5	630	1350	Grd Floor Plan
w6	630	1050	Grd Floor Plan
w7	630	1050	Grd Floor Plan
w8	1023	1650	First Floor Plan
w9	1023	1650	First Floor Plan
w10	1023	1650	First Floor Plan
w11	1200	1050	First Floor Plan
w12	630	1200	First Floor Plan
w13	630	1200	First Floor Plan
w14	630	1050	First Floor Plan
w15	630	1050	First Floor Plan
w16	630	1050	First Floor Plan
w17	600	1000	Roof
w18	600	1000	Roof
Grand total: 18			

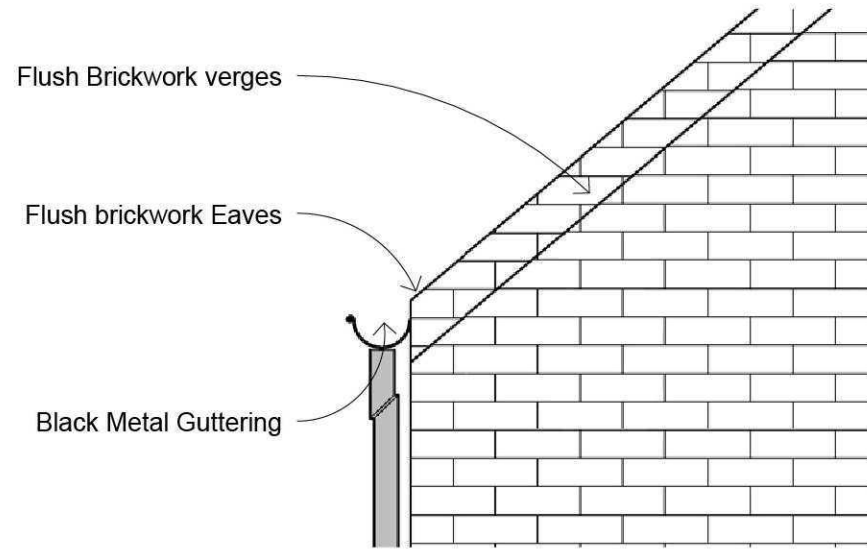


6 First Floor Plan
1 : 50

Room Schedule		
Name	Area	Perimeter
Family Room	Not Placed	Not Placed
Wet Room	Not Placed	Not Placed
Sun Room	14.52 m²	15245
Living / Dining room	27.94 m²	22009
Kitchen	15.01 m²	17289
Dining	12.37 m²	14160
Garage	32.25 m²	22735
Bedroom 1	14.52 m²	15245
En Suite	3.88 m²	8379
Bathroom	5.67 m²	9610
Bedroom 4	13.05 m²	15431
Bedroom 2	13.27 m²	14579
Bedroom 3	11.79 m²	13830
Grand total: 13		

External Materials:
-Brickwork - Corbusier Blend by Desimpel. Facing brick work to be
laid English Garden Wall Bond with every third course being header
bond
-Roof - Single Clay Terraotta Pantile by Sandtoft
-Black Metal rainwater Goods
-Cream Timber windows
-Washed Gravel drive

Keynote Legend	
Key Value	Keynote Text
04	Ensure trenches for strip foundations have stable sides and the width is to suit specification notes. Width of foundation to be consistent at both the base and top of the trench. Remove all mud, rock projections, boulders and hard spots and replace with well consolidated granular fill. Harden local soft spots by tamping in granular fill. Keep trenches free from water at all times.
06	Walls below DPC to be within 225mm of DPC level. Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.
12	All rainwater pipes to discharge to soakways min. 5m from any building
14	Floor drains to all sanitaryware connected to foul drainage run as shown
15	Drainage to discharge into existing connection with mains sewer / Existing Septic Tank
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.
22	Fit Extractor fan ducted either through roof void to extract via a louvre flap on external wall or wall mounted extractor wall ducted thro' external wall via louvre flap all as specification notes.
23	Fit Extractor fan ducted through roof void to extract via a roof tile vent all as specification notes.
24	Wall mounted gas meter box position.Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above.
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.
33	Provide sloped access ramp and suitable approach to entrance door all as specification notes.
39	Rising main and stopcock.
46	Staircase to be based on a standard B & P design as per specification notes. Provide handrail to widest part of stairs i.e. wall side as well.Specialist Stair manufacturer to confirm stairwell opening prior to fitting trimmers on site.
48	Refer to Client for full Kitchen Details & Layout.
50	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.
55	All new 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.
57	Provide 100mm mineral fibre insulation within all floor zones
59	All Sanitaryware drain runs to be concealed within floor zone
63	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.
68	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.
69	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.
79	Proposed V2-8 Ecojoists @ max. 400mm ctrs all as per specialist manufacturer's details and calculations.
80	Zno. joists bolted together to form stair trimmers. Prior to fitting stair trimmers, contractor to seek confirmation from stair supplier on exact opening dimentions.
81	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.
85	First and last joists to all areas to be clear of wall by 25-35mm to aid floor fixing and services installation.
87	Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.
90	Specialist diminishing trusses built off 100x22 valley boards with Glass Fibre Valley Troughs.
126	Pre Fabricated Trussed Rafter Refers to be at max 600mm ctrs Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L.A building inspectors approval prior to commencement of any building works.
127	1x layer of 100mm quilt insulation over laid by, 1x layer of 200mm thick quilt insulation to give overall thickness of 300mm quilt insulation.
132	Roof insulation to be continuous with wall cavity insulation.
133	12.5mm thick gyproc wallboard on 10mm plaster dabs with 3mm skim finish as per specifications
134	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
135	All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved.
136	22mm thick moisture resistant Type C4 chipboard (15kg/m²) as spec'n
137	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
138	Provide high level space ventilation by means of Glidevale Premier in Line Ventilated Dry Ridge system or similar approved to suit applicable roof covering. Install continuously to provide 5,000mm²/m ventilation area all as per manufacturer's instructions.
142	All foundations to be as specification notes
143	Traditional Concrete floor construction all as per Specification notes
144	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.
160	Fire to be Hetas Approved and flue to terminate through roof all as manufacturers instructions. Size of flue to be 125mm 1/4"C or have the same cross sectional area and a min. dimension not less than 100mm for straight flues or 125mm for flues with bends or offsets. Ensure all combustible material is min.200mm away from inside surface of the flue
167	Dummy Chimney to be created via corbelled out brick / blockwork within roof space by max.20mm projection to each course.



8 Eaves Detail
1 : 20

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

"E" - 10.11.11 - General Amendments
"D" - 27.10.11 - B/Regs added
"C" - 02.12.10 - Condition Details added
"B" - 21.09.10 - Amended to suit SHDC
"A" - 04.08.10 - Amended to suit Client
Revisions

Client:
Mrs A Cordner

Site:
**Replacement Dwelling at
Boston road, Gosberton**

Dwg Title:
Proposed Plans



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

Dwg Size
a1

Drawing Number
1916 - 03

Revision:
E