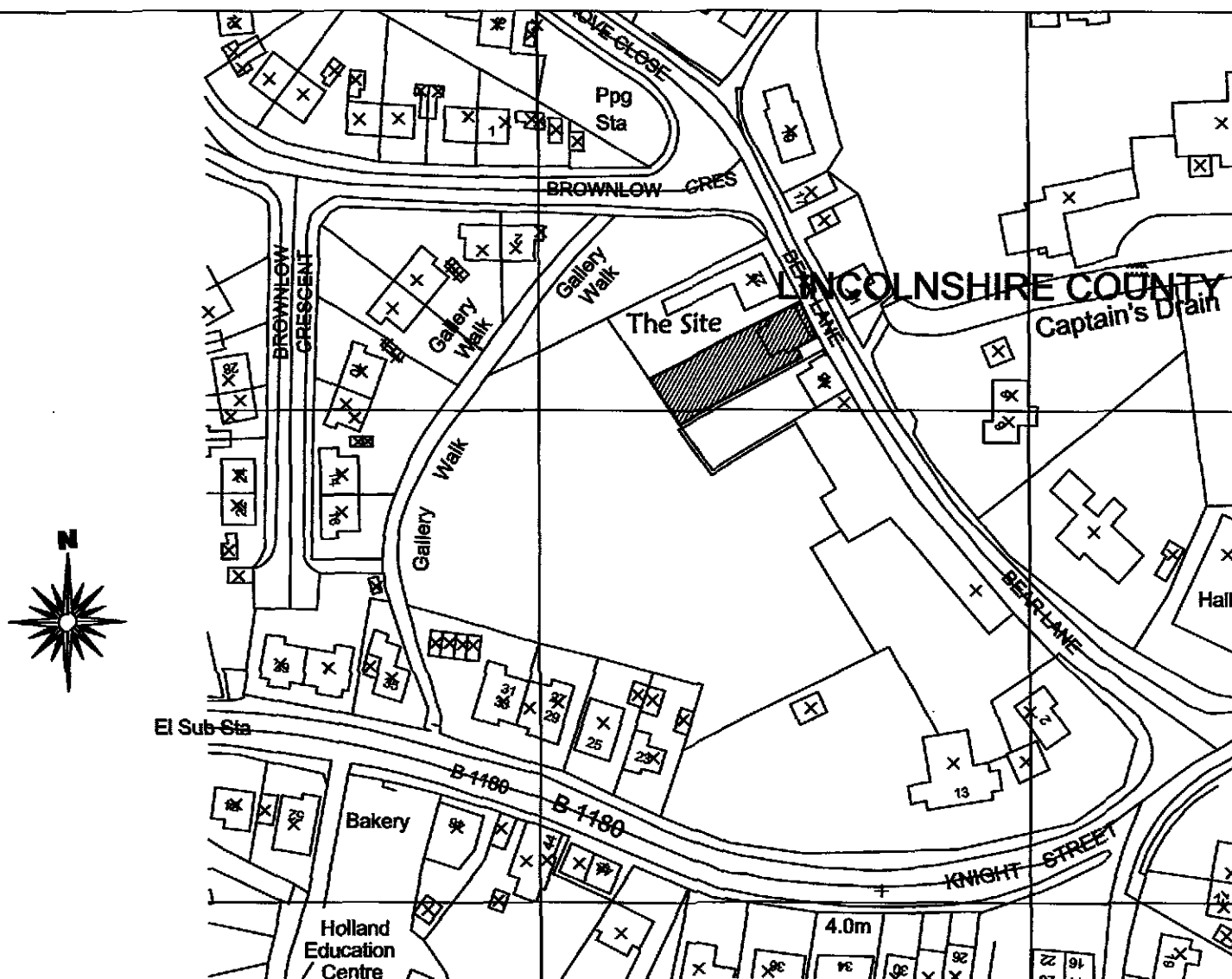
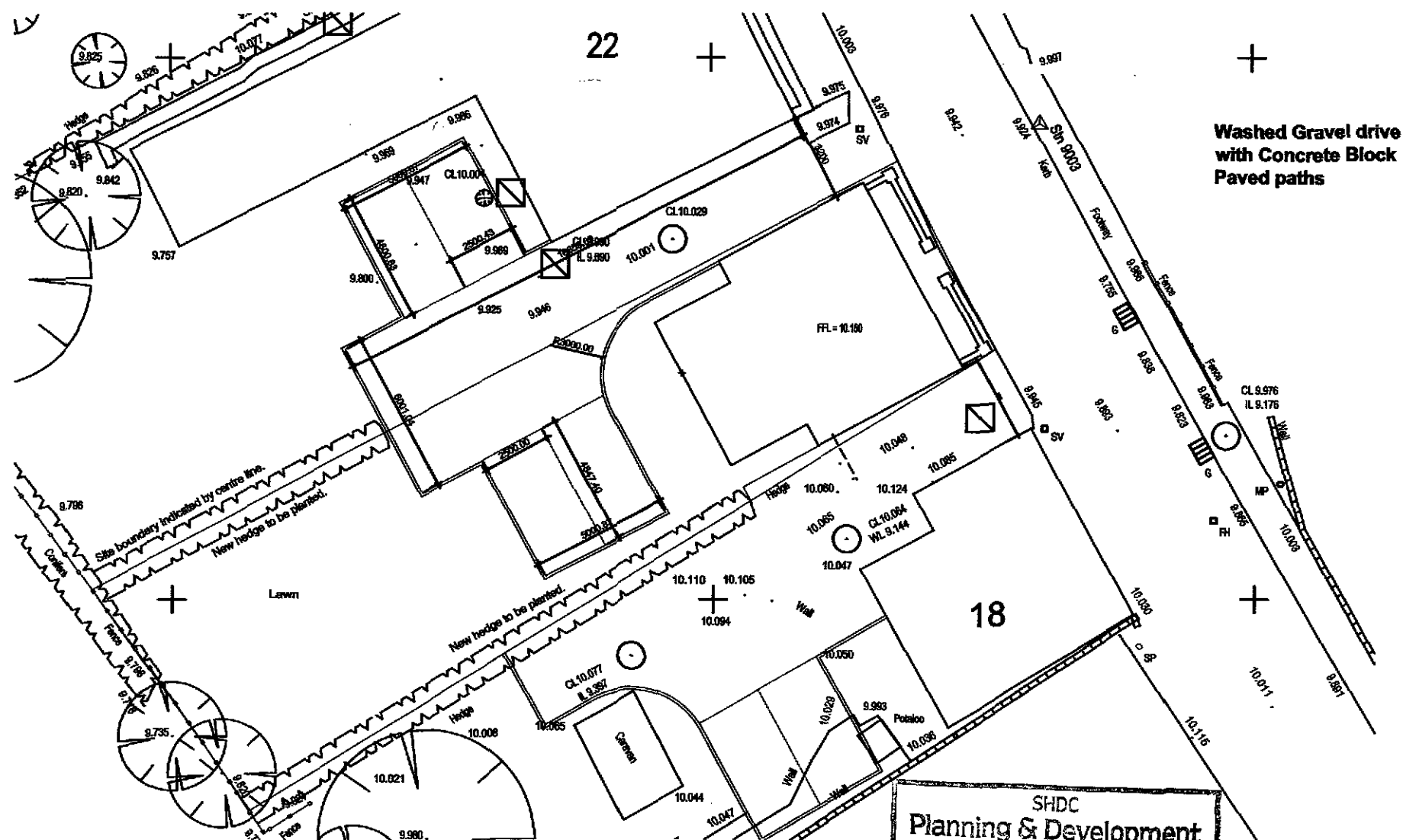




Site Location Plan

Scale 1:1250



Site Block Plan

Scale 1:200

SHDC
Planning & Development

27 MAY 2010

Ref: 0452-10

rev "A" - 26.05.10 - Condition details added



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

Site:
**Residential Development at:
20 Bear Lane
Pinchbeck
Spalding**

Client:
**Mr M Yould
108 Six House Bank
West Pinchbeck
PE11 3QG**

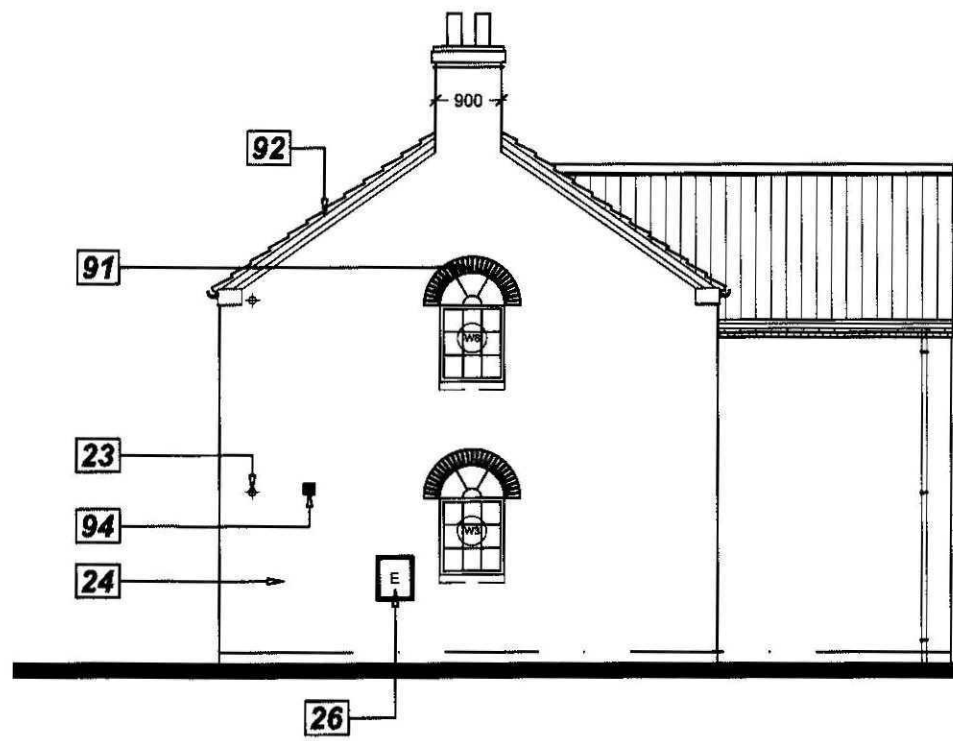
Date: **26.05.10** Scale: **as noted**

Drawing No:
1608 - 03 "A"

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



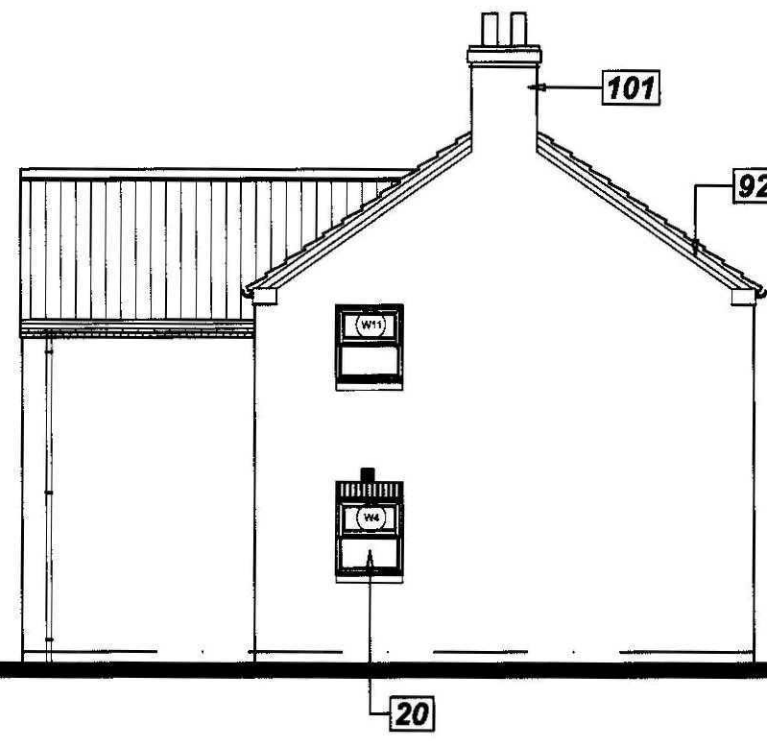
Front Elevation
Scale 1:50



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



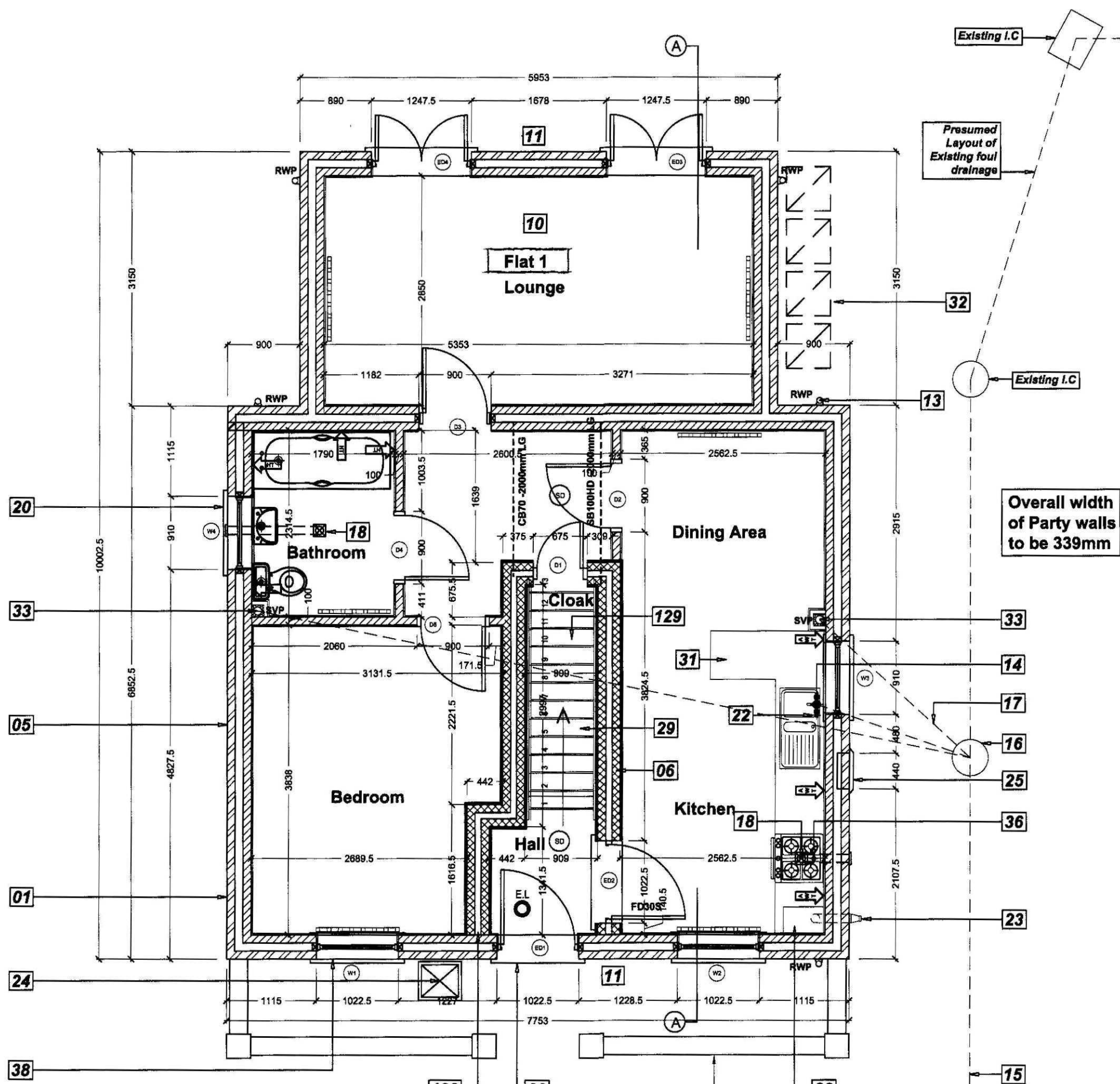
Side Elevation
Scale 1:100

CONTRACTOR / CLIENT TO NOTE:
The following information / action is required by the Client and Contractor where applicable:

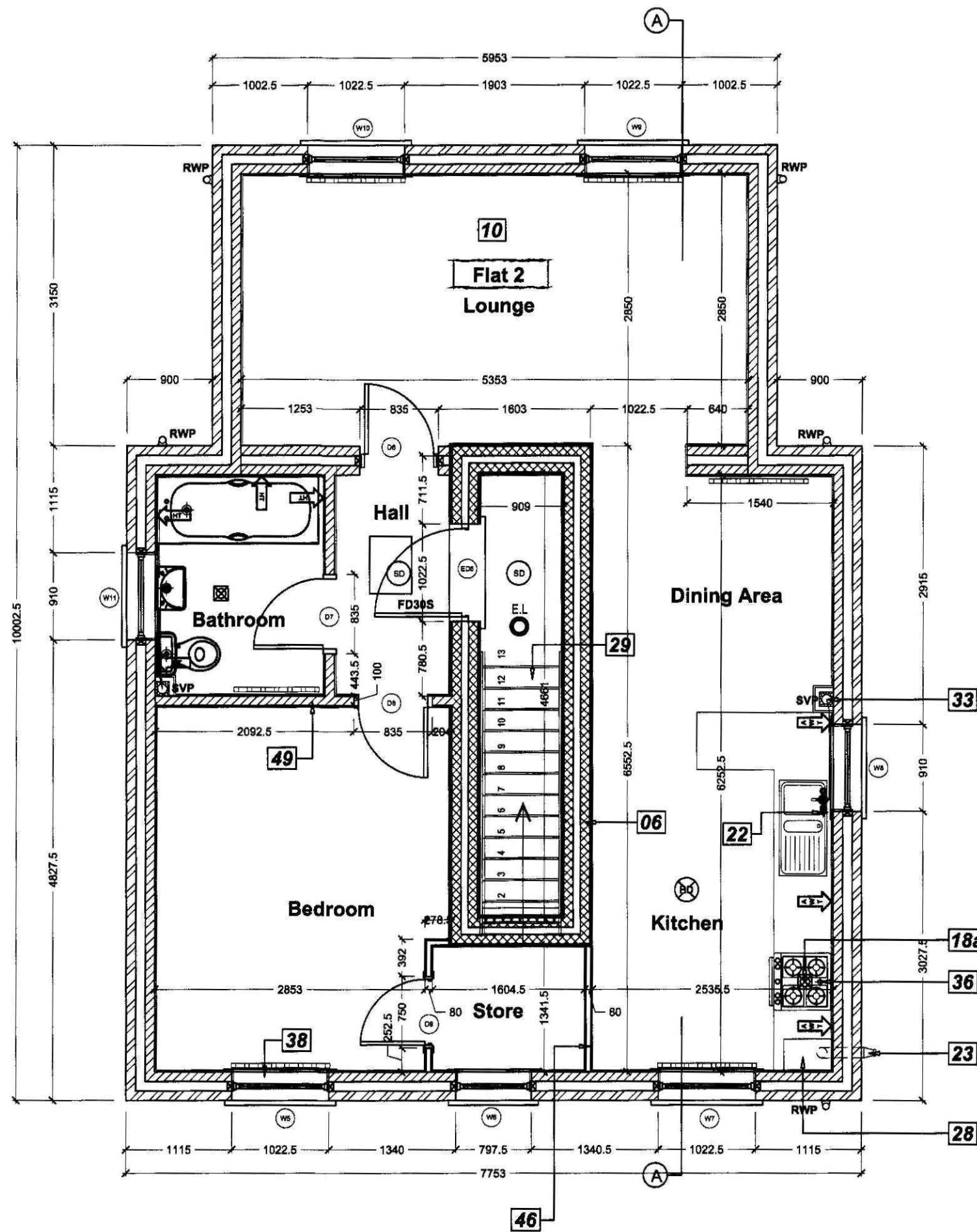
1. Plans to be registered with Robust Details Ltd
2. Beam and Block Calculations to be forwarded to L.A Building Control
3. First Floor Engineered Floor Joist calculations to be forwarded to L.A Building Control
4. Trussed Rafter calculations to be forwarded to L.A Building Control
5. A pressure test 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 Plates for Hears and Flues containing information essential to the correct application and use of these facilities should be permanently posted within the dwelling.

SEPARATING FLOOR CONSTRUCTION (Robust Detail E-FC-5, Contractor to register each plot with Robust Details Ltd)
The Separating Floor Construction to be as follows:
- 40mm sand / cement screed (80kg/m²)
- 2mm Waterproof DPM membrane
- 4mm Regupol E48 resilient layer fully lapped up walls and laid dimple side down
- 225mm Beam and Block floor with min. 100 thick dense infill with 50mm concrete topping
Ceiling Treatment to be:
- Ensure a min. depth of 300mm between top of beams and outside p/board
- Use suspended metal frame ceiling system to support p/board ceiling
- provide min. 50mm mineral fibre quilt insulation (min.10kg/m²) in the ceiling void
- 15mm plasterboard (10kg/m²)

Brickwork = Teca Cassandra Multi
Roof Covering = 400 x 200mm Blue Spanish Slate



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

TILING SPECIFICATION

- Above Worktop Tiling
- Splashback Tiling min 450mm above Sanitaryware
- Hall 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.

Internal Door Schedule

Door Code	Door Description	Door Size
D1	Cloak	610 x 1981
D2	Dining Area	838 x 1981
D3	Lounge	686 x 1981
D4	Bathroom	838 x 1981
D5	Bedroom	838 x 1981
D6	Lounge	762 x 1981
D7	Bathroom	762 x 1981
D8	Bedroom	762 x 1981
D9	Store	686 x 1981

Window / External Door Schedule

Code	Description	Size
W1	Bedroom	1022.5 x 1650mm
ED1	Hall	1022.5 x 2100mm
ED2	Kitchen	1022.5 x 2100mm
W2	Kitchen	1022.5 x 1650mm
W3	Kitchen	910 x 1275mm
ED3	Lounge	1247.5 x 2100mm
ED4	Lounge	1247.5 x 2100mm
W4	Bathroom	910 x 1050mm
W5	Bedroom	1022.5 x 1500mm
W6	Store	797.5 x 1275mm
W7	Kitchen	1022.5 x 1500mm
W8	Kitchen	1022.5 x 1500mm
W9	Lounge	1022.5 x 1500mm
W10	Lounge	1022.5 x 1500mm
W11	Bathroom	910 x 1050mm
ED5	Hall	1022.5 x 2100mm

Lintels to be Birtley Supagalv CB70 min.300mm longer than window opening widths. Where lintels are between 1800 - 2100mm long they should be supplied as Heavy Duty (CB70HD) and all lintels above 2100mm to be extra heavy duty (CB70XHD).

"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"

rev "B" - 26.05.10 - Conditions details added

rev "A" - 16.03.09 - Building Control Specification added

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

Client: Mr M Yould
108 Six House Bank
West Pinchbeck
Spalding
PE11 3QG

Site: Residential Development at:
20 Bear Lane
Pinchbeck
Spalding

Drawing Title
Floor plans & Elevations

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

May 08 Scale: As Noted

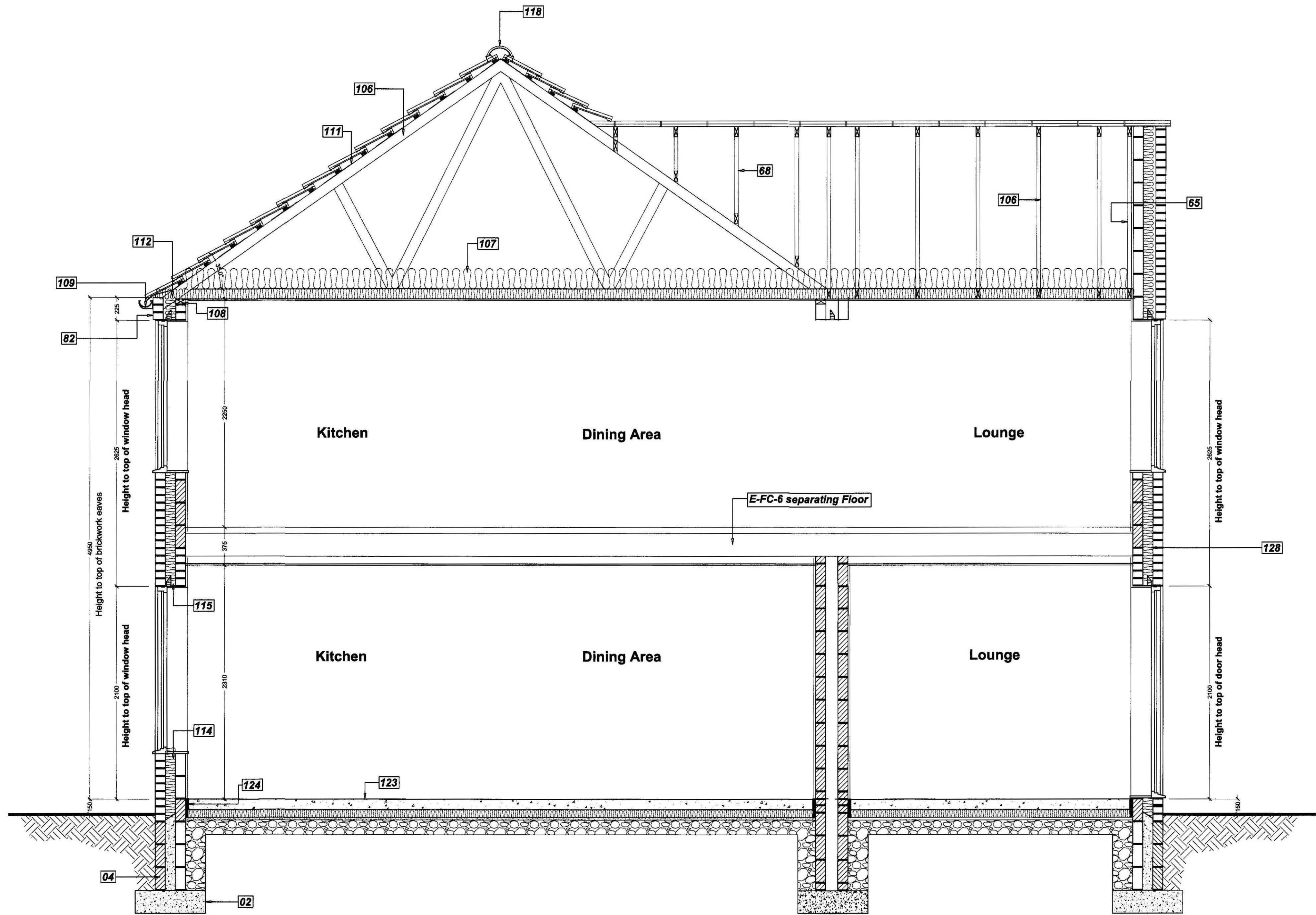
1608 - 01"B"

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

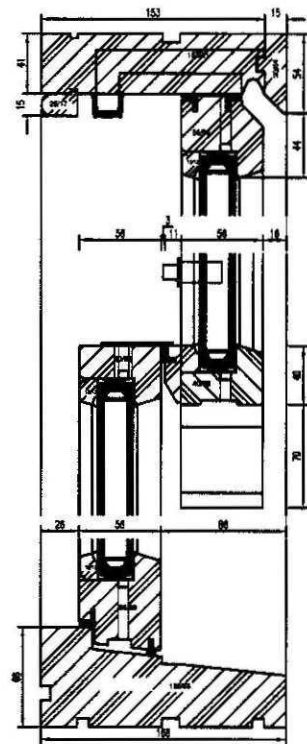
SEPARATING FLOOR CONSTRUCTION ROBUST DETAIL E-FC-6.
Contractor to register each plot with Robust Details Ltd

The Separating Floor Construction to be as follows:
-65mm sand / cement screed (80kg/m²)
-0.2mm Waterproof DPM membrane
-8mm Regupol E48 resilient layer fully lapped up walls and laid dimple side down
-225mm Beam and Block floor with min. 100 thick dense infill with 50mm concrete topping.

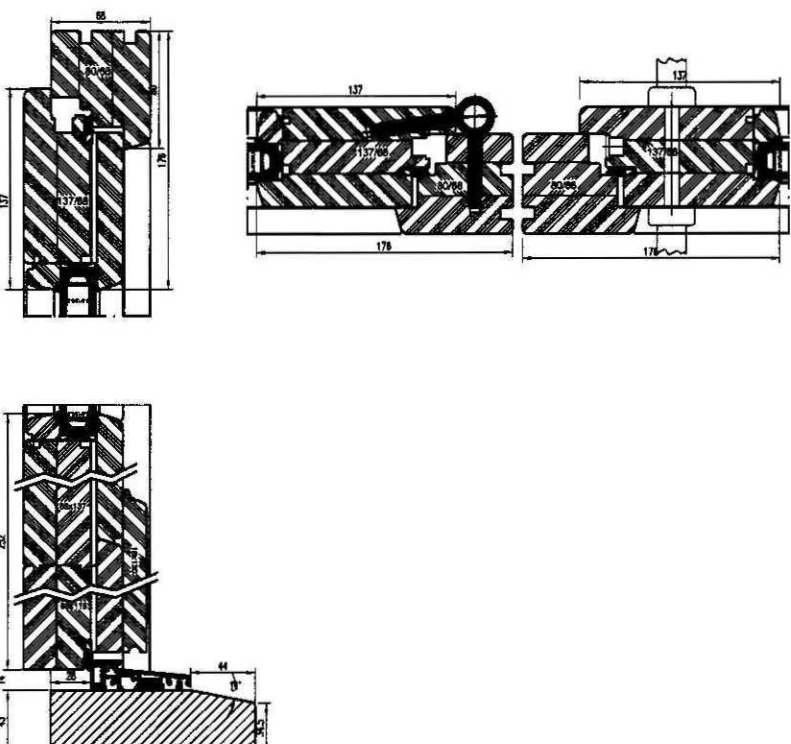
Ceiling Treatment to be:
-Ensure a min. depth of 300mm between top of beams and u/side p'board
-Use suspended metal frame ceiling system to support p'board ceiling
-provide min. 50mm mineral fibre quilt insulation (min.10kg/m²) in the ceiling void
-15mm plasterboard (10kg/m²)



Section A-A
Scale 1:25



Window Details
Scale 1:5



Door Details
Scale 1:5

CONTRACTOR / CLIENT TO NOTE:
The following information / action is required by the Client and Contractor where applicable.
1. Plots 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
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9. Suitable certificate for installation, commissioning and servicing of Central Heating Systems to be provided upon completion
10. Notice Plate for Hearth and Flues containing information essential to the correct application and use of these facilities should be permanently posted within the dwelling.

rev 'A' - 26.05.10 - Condition details added

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

Client :
Mr M Yould
108 Six House Bank
West Pinchbeck
Spalding
PE11 3QG

Site :
Residential Development at:
20 Bear Lane
Pinchbeck
Spalding

Drawing Title
Section

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

May 08 Scale : As Noted

1608 - 02"A"

PLEASE NOTE:
Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.