**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**

Reasonable provision is to provided for Energy efficient lighting which has dedicated low energy fittings as follows, This can be achieved by either 1no.for every 28m2 floor area created or 1 in every 4 fixed light outlets provided (whichever is greater). These should be provided in the most used rooms i.e, hall/landing,lounge, kitchen, dining room. Use in garages, cloakrooms and cupboards cannot be counted towards the required provision.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit watt.

Drains to discharge to existing mains sewer

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.

Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

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.

All external walls to be 285mm overall thickness comprising of:
-100mm facing brickwork to be advised.
-95mm cavity filled with Crown Dritherm
-100mm Thermalite Shield insulating blockwork.
All as per B.C Spec'n

Gas point to fire (where site conditions allow)

Wall mounted gas meter box position (where site conditions allow)

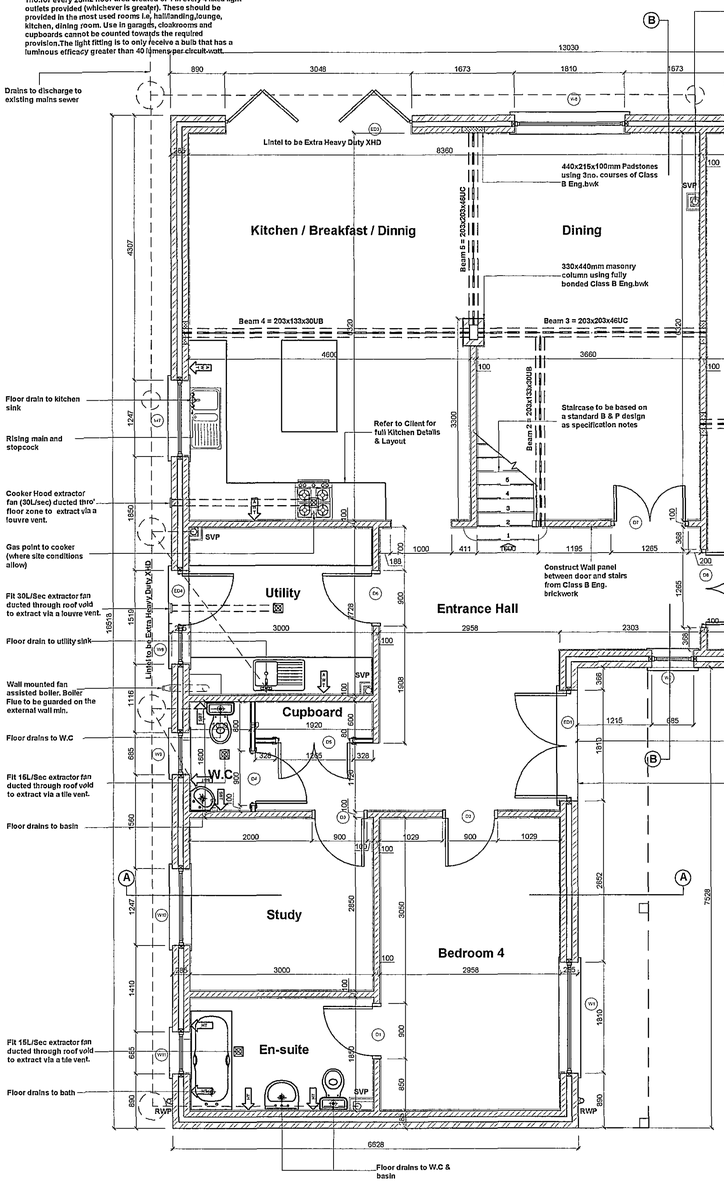
Electric Meter Box Position (Lintel to be added above consumer unit)

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.

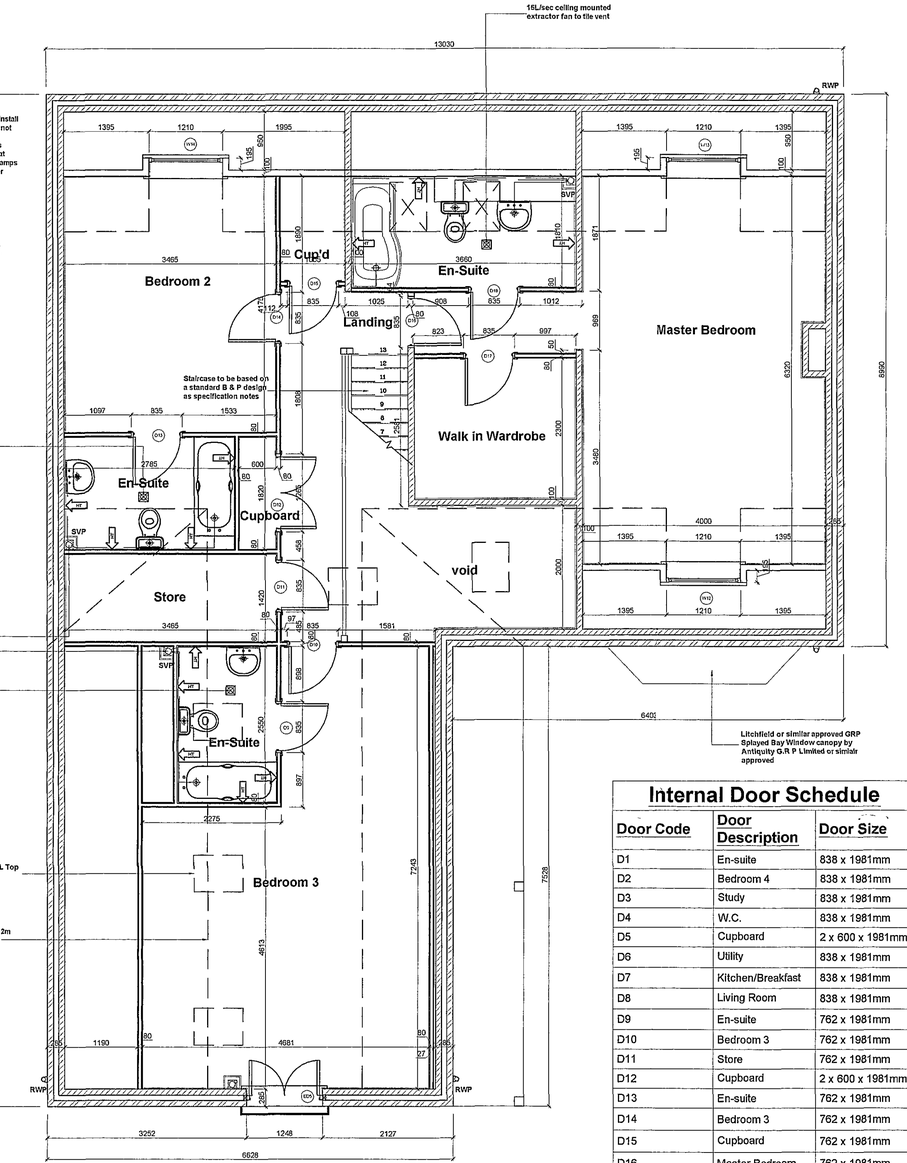
15L/sec ceiling mounted extractor fan to tile vent

2no. 680x960 Velux GHL Top Hung Roof windows

Dotted Line represents 2m Clear Headroom zone




## Ground Floor Plan
Scale 1:50




## First Floor Plan
Scale 1:50

## Window / Door Schedule

| Code | Description | Size |
|---|---|---|
| W1 | Bedroom 4 | 1810 x 1200mm |
| ED1 | Entrance Hall | 1810 x 2100mm |
| W2 | Entrance Hall | 685 x 1350mm |
| W3 | Living Room | 848 x 1350mm |
| W4 | Living Room | 1745 x 1350mm |
| W5 | Living Room | 848 x 1350mm |
| ED2 | Living Room | 3048 x 2100mm |
| W6 | Kitchen/Breakfast | 1810 x 1050mm |
| ED3 | Kitchen/Breakfast | 3048 x 2100mm |
| W7 | Kitchen/Breakfast | 1248 x 1050mm |
| W8 | Utility | 585 x 1050mm |
| ED4 | Utility | 910 x 2100mm |
| W9 | W.C. | 685 x 1050mm |
| W10 | Study | 1248 x 1200mm |
| W11 | En-suite | 685 x 1050mm |
| ED5 | Bedroom 3 | 1248 x 2100mm |
| W12 | Master Bedroom | 1210 x 900mm |
| W13 | Master Bedroom | 1210 x 900mm |
| W14 | Bedroom 2 | 1210 x 900mm |

**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).**

## 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.

**External Material Specification:**
**Facing Brickwork - Hanson Coningsby Blend**
**Roof Covering - Sandtoft 20/20 Clay Interlocking Plain Tile**

## Internal Door Schedule

| Door Code | Door Description | Door Size |
|---|---|---|
| D1 | En-suite | 838 x 1981mm |
| D2 | Bedroom 4 | 838 x 1981mm |
| D3 | Study | 838 x 1981mm |
| D4 | W.C. | 838 x 1981mm |
| D5 | Cupboard | 2 x 600 x 1981mm |
| D6 | Utility | 838 x 1981mm |
| D7 | Kitchen/Breakfast | 838 x 1981mm |
| D8 | Living Room | 838 x 1981mm |
| D9 | En-suite | 762 x 1981mm |
| D10 | Bedroom 3 | 762 x 1981mm |
| D11 | Store | 762 x 1981mm |
| D12 | Cupboard | 2 x 600 x 1981mm |
| D13 | En-suite | 762 x 1981mm |
| D14 | Bedroom 3 | 762 x 1981mm |
| D15 | Cupboard | 762 x 1981mm |
| D16 | Master Bedroom | 762 x 1981mm |
| D17 | Walk in Wardrobe | 762 x 1981mm |
| D18 | En-suite | 762 x 1981mm |

rev "B" - 16.11.07 - External Material Specification & drainage added
rev "A" - 03.10.07 - Building Regs Notes 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

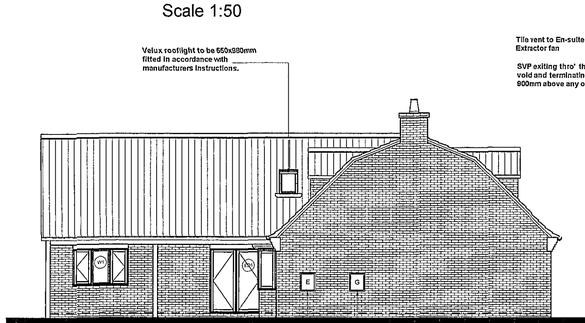
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Client :
**Mr R Uttley & Mrs K Woolley**
**144 Spalding Road**
**Pinchbeck**
**PE11 3UE**

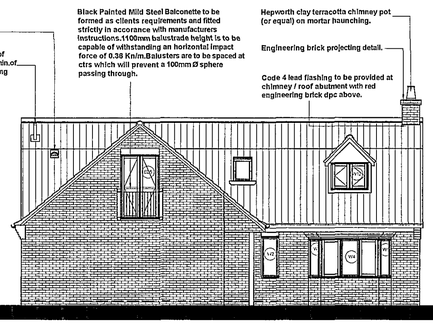
Site :
**Proposed Chalet Bungalow:**
**Market Way**
**Pinchbeck**
**PE11 3PE**

DETERMINED PLAN

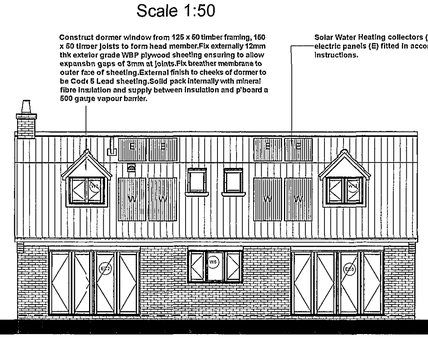
Drawing Title
**Elevations and Floor Plans**




## Front Elevation
Scale 1:100

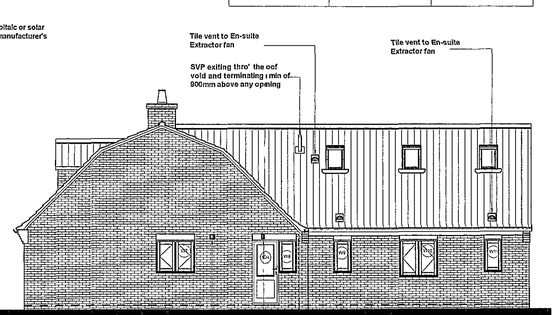



## Side Elevation
Scale 1:100




## Rear Elevation
Scale 1:100

Refer to external material schedule for specific roof tile style and colour




## Side Elevation
Scale 1:100


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Date : aug07 | Scale : As Noted

Drawing No:
**1451 - 01"B"**

SHDC Planning & Development
20 NOV 2007
Ref: 1336/07

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