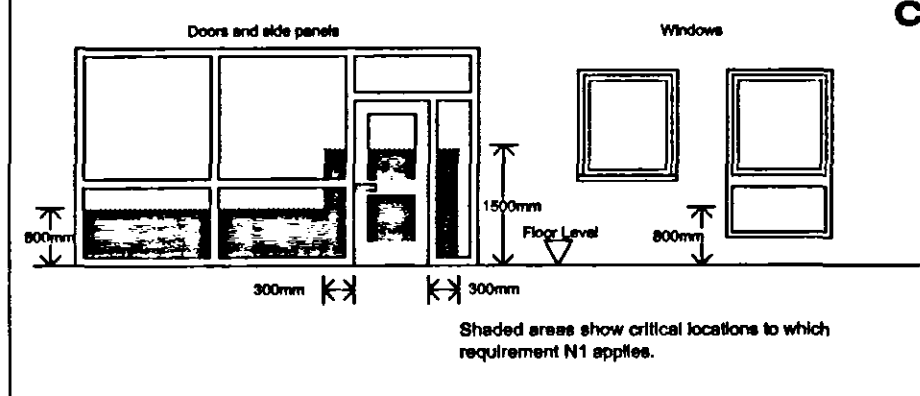




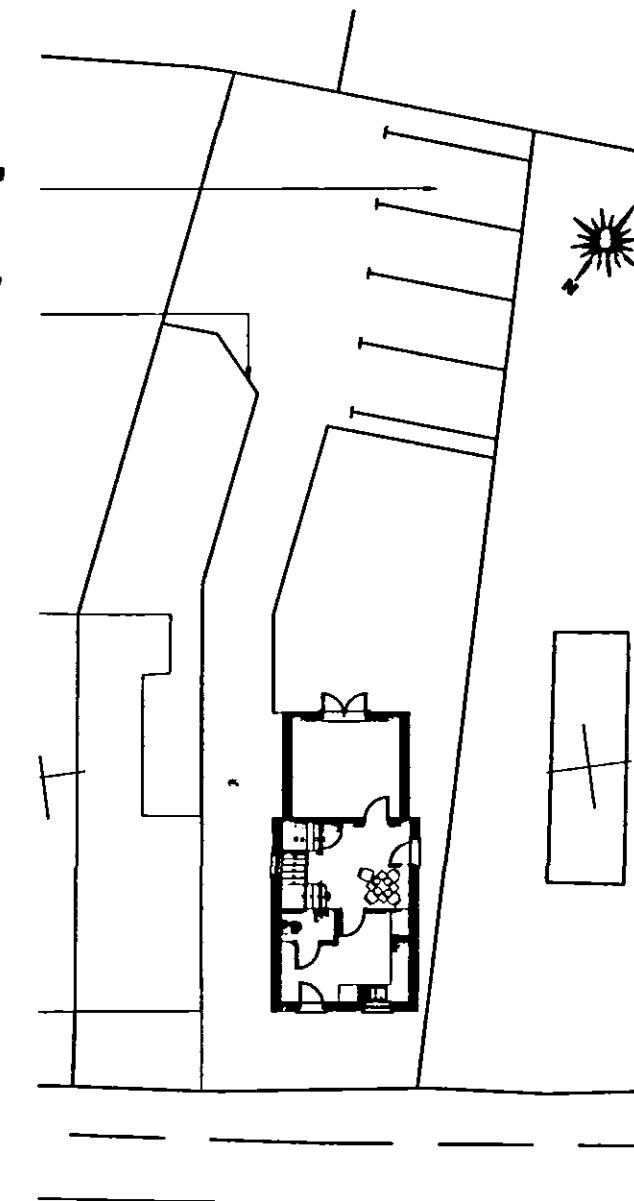
Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If in doubt then please ask

Internal Door Schedule			Window / External Door Schedule		
Door Code	Description	Door Size	Code	Description	Size
D1	W.C.	838 x 1981mm	ED1	Kitchen	910 x 2100mm
D2	Kitchen	838 x 1981mm	W1	Kitchen	910 x 1050mm
D3	Cup'd	838 x 1981mm	ED2	Dining Room	910 x 2100mm
D4	Living Room	838 x 1981mm	ED3	Living Room	1585 x 2100mm
D5	Bedroom 1	762 x 1981mm	W2	W.C.	685 x 1200mm
D6	Bathroom	762 x 1981mm	W3	Bedroom 1	910 x 1200mm
D7	Bedroom 2	762 x 1981mm	W4	Bedroom 1	910 x 1200mm
			W5	Dining Area	1585 x 2100mm
			W6	Bedroom 2	910 x 1200mm

Lintels to be Birtley Supag-nly 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).

4m. Parking space and turning area to be hard landscaped

Rear access to be provided within new 1.8m high close boarded boundary fencing



Site Block Plan
Scale 1:250



Site Location Plan
Scale 1:1250

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.

When providing external lighting either install a system which the Lamp capacity does not exceed 100W per light fitting and automatically extinguishes when there is enough daylight and when not required as night or have fittings that will only take lamps of a luminous efficiency of 40 lumens per circuit-watt.

Gas point to fire (where site conditions allow)

Reasonable provision is to be provided for Energy efficient lighting which has dedicated low energy fittings as follows. This can be achieved by either:
- One for every 20m² floor area as noted as 12425
- In every 4 fixed light outlets provided (minimum to greater) These should be provided in the most used rooms i.e. hall/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.

Staircase to be based on a standard B & P design as specification notes

Floor drains to W.C. & bath

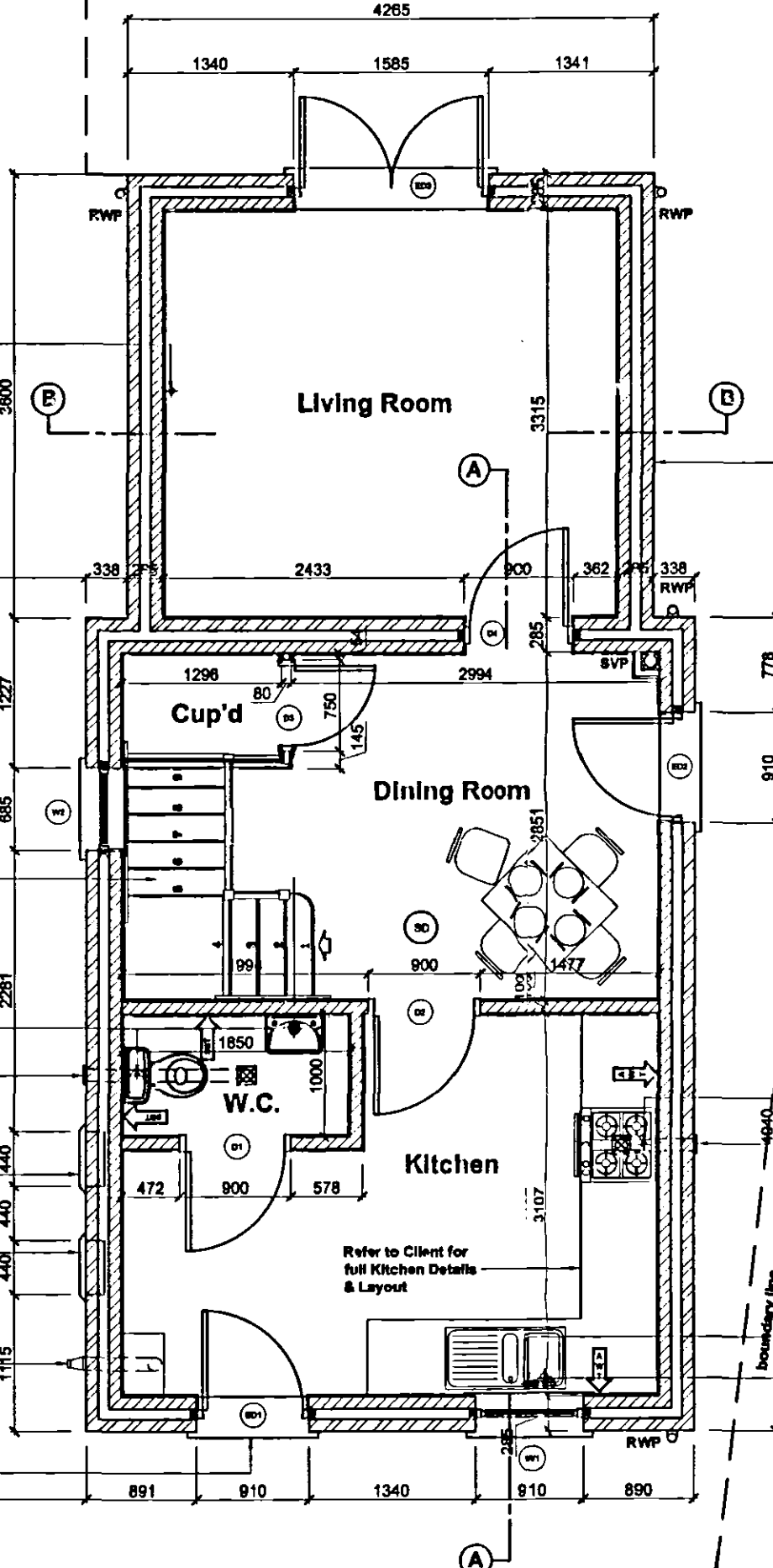
Fit 15L/sec extractor fan to w.c. with 10min overrun ducted through floor void to extract via a louvre vent within soffit. Door to have 10mm gap at base.

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

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

Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above and h/v via suitable splashless seal guard as recommended by flue manufacturer.

Provide sloped access ramp to entrance door as specification notes. Entrance door to have a min. clear opening width of 775mm. This clear opening width is taken from the face of the door stop on the latch side to the face of the door when open at 90°.



Ground Floor Plan
Scale 1:50

All external walls to be 285mm overall thickness comprising of:
- 100mm Facing Brickwork to be advised
- 85mm cavity filled with Crown Dritherm (or equal approved)
- 100mm Thermalite Shield Insulating blockwork.
All as per Building Control Specification

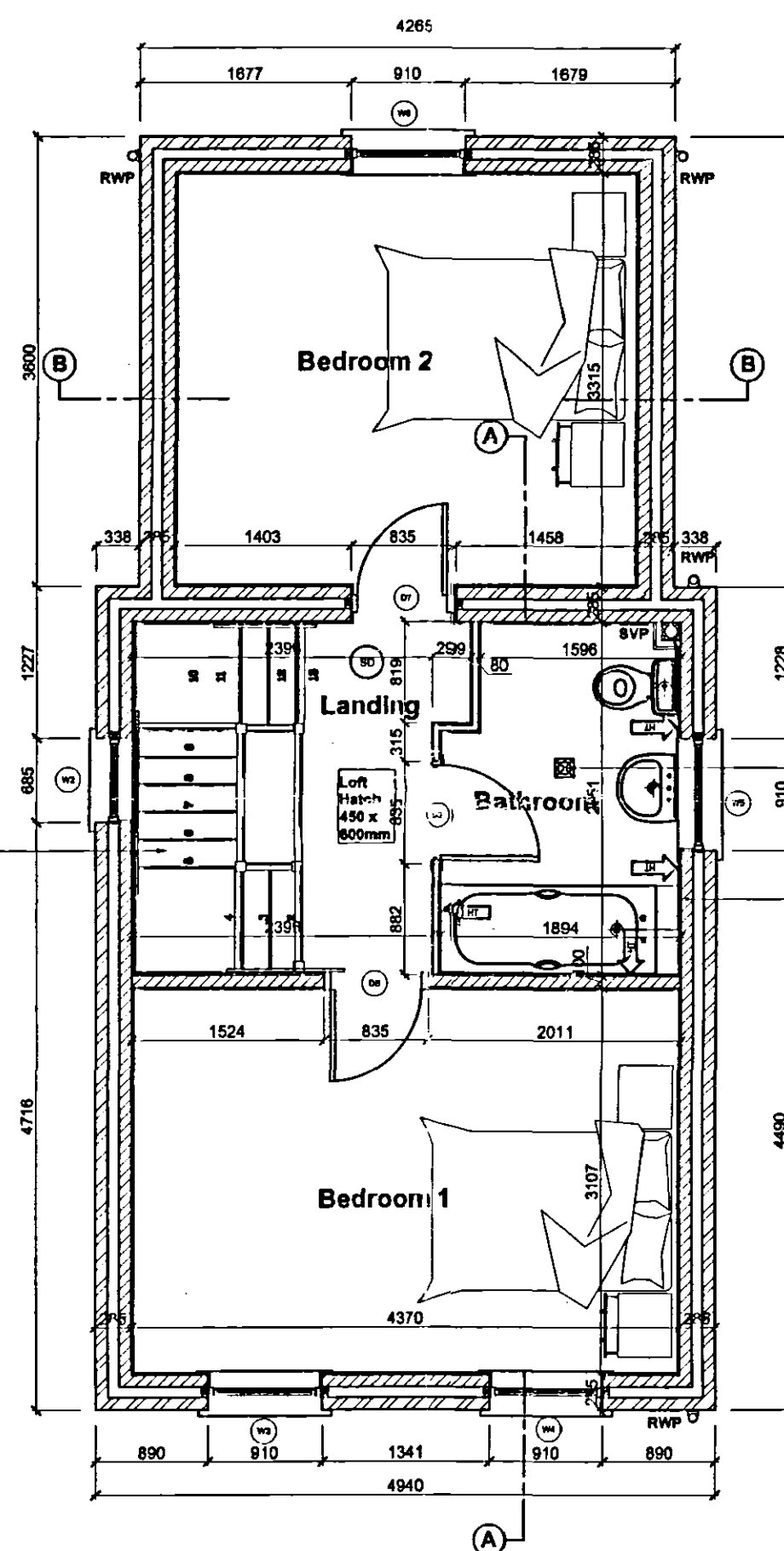
Staircase to be based on a standard B & P design as specification notes

Gas point to cooker (where site conditions allow)

Cooker Hood extractor fan (25L/sec ducted thro' floor zone to extract via a louvre vent.

Rising main and stopcock

Floor drain to kitchen sink

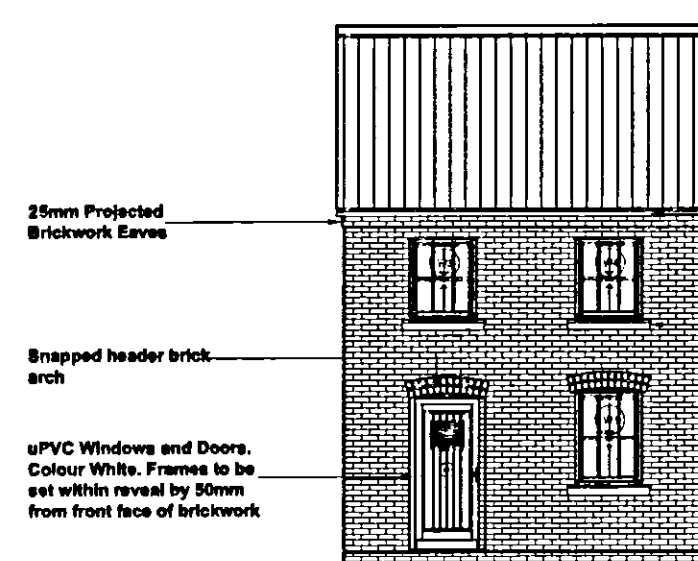


First Floor Plan
Scale 1:50

All first floor window opening vents to allow means of escape in an emergency situation. Opening vent to be min.450 wide in each direction with an area of 0.33m² fitted with egress hinges.

15L/sec ceiling mounted extractor fan to tile vent

Bathroom drain runs to be concealed within floor zone



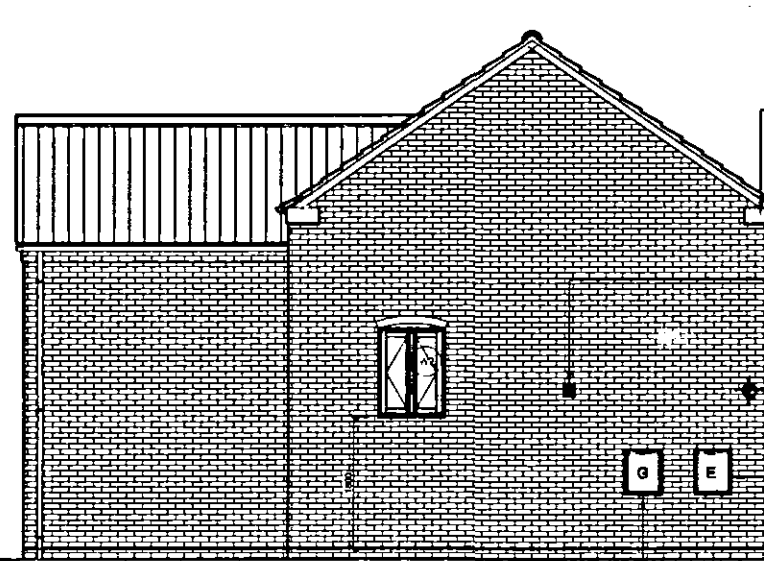
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Side Elevation
Scale 1:100

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.

"C" - 08.01.08 - Windows and Doors amended to uPVC as requested by Client

"B" - 16.10.07 - Building Control Specification added

rev "A" - 08.10.07 - Covered Driveway removed

Client:
Mr D Roberts
75 Bourne Rd
Spalding
PE11 1JR

Site:
Proposed Residential Development at:
91 Bourne Road
Spalding
PE11 1JR

SHDC
Planning & Development
- 8 JAN 2008
Ref: 0027/08

remway Design Ltd
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Date: July07 Scale: As Noted

Drawing No:
1438 - 01"C"