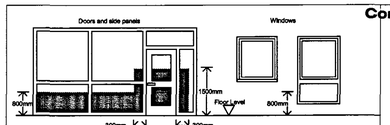
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



Shaded areas show critical locations to which requirement N1 applies.

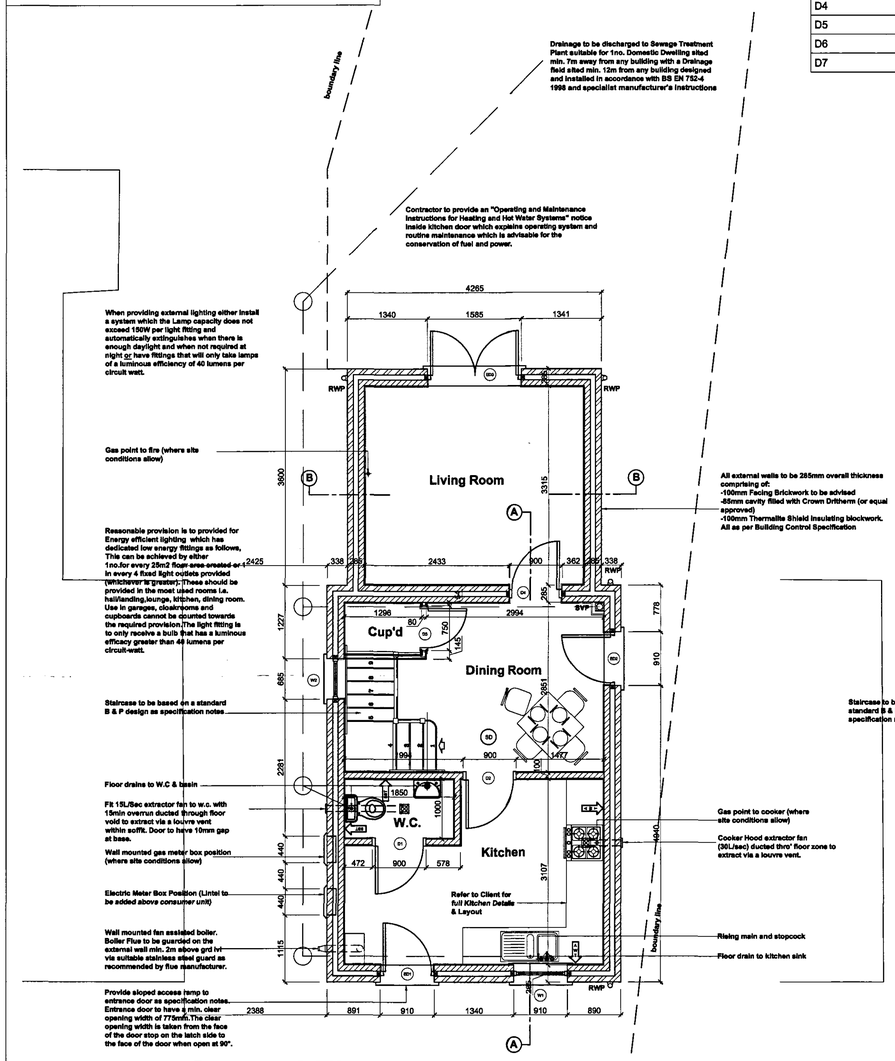
Internal Door Schedule

Door Code	Description	Door Size
D1	W.C.	838 x 1981mm
D2	Kitchen	838 x 1981mm
D3	Cup'd	838 x 1981mm
D4	Living Room	838 x 1981mm
D5	Bedroom 1	762 x 1981mm
D6	Bathroom	762 x 1981mm
D7	Bedroom 2	762 x 1981mm

Window / External Door Schedule

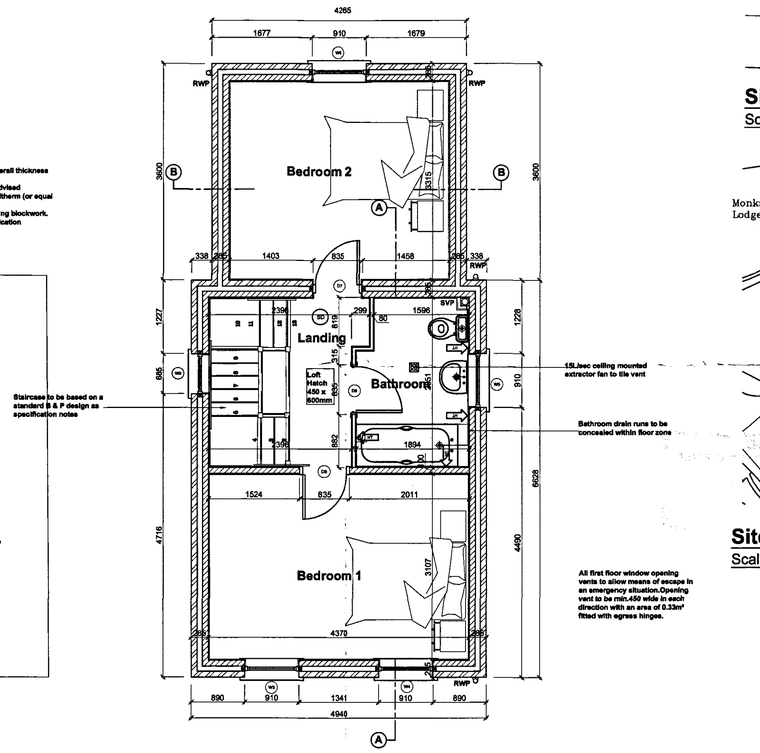
Code	Description	Size
ED1	Kitchen	910 x 2100mm
W1	Kitchen	910 x 1050mm
ED2	Dining Room	910 x 2100mm
ED3	Living Room	1585 x 2100mm
W2	Stairwell	685 x 1200mm
W3	Bedroom 1	910 x 1200mm
W4	Bedroom 1	910 x 1200mm
W5	Bathroom	910x1050mm
W6	Bedroom 2	910 x 1200mm

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).



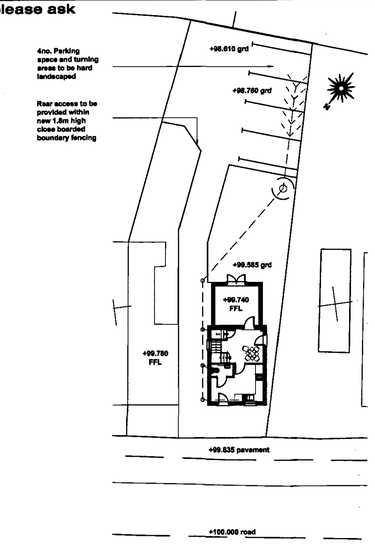
Ground Floor Plan

Scale 1:50



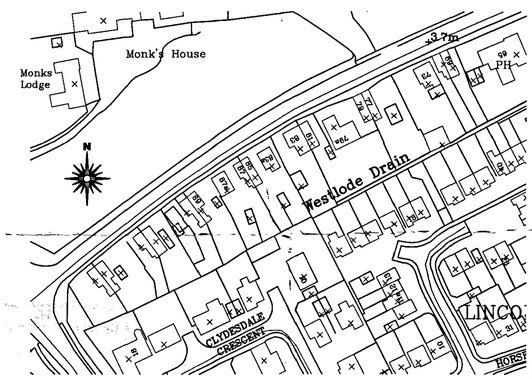
First Floor Plan

Scale 1:50



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 than these will be a chergeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

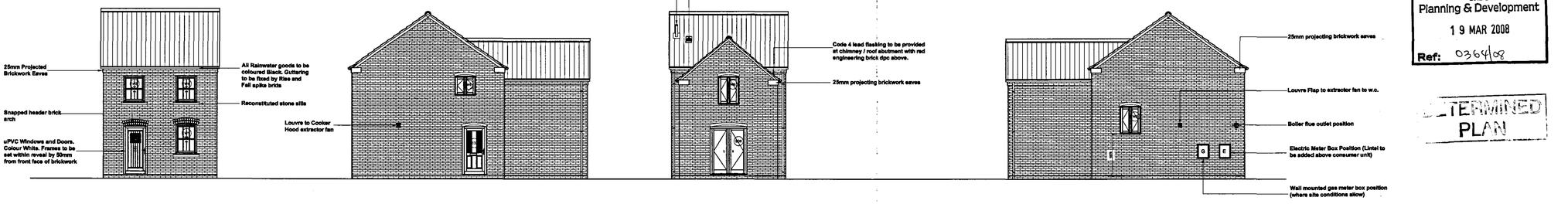
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

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.
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 Hearth and Flues containing information essential to the correct application and use of these facilities should be permanently posted within the dwelling.
11. Ground Conditions and Percolation Test Results for Soakaways / Drainage Fields

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.



Front Elevation

Scale 1:100

Side Elevation

Scale 1:100

Rear Elevation

Scale 1:100

Side Elevation

Scale 1:100

SHDC
Planning & Development
19 MAR 2008
Ref: 0369/08

DETERMINED PLAN

"E" - 11.03.08 - Site Levels added

"D" - 23.01.08 - Building Control Amendments

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

"B" - 16.10.07 - Building Control Specification added

rev "A" - 06.10.07 - Covered Driveway removed

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

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

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

Date : july07 | Scale : As Noted

Drawing No:
1438 - 01"E"