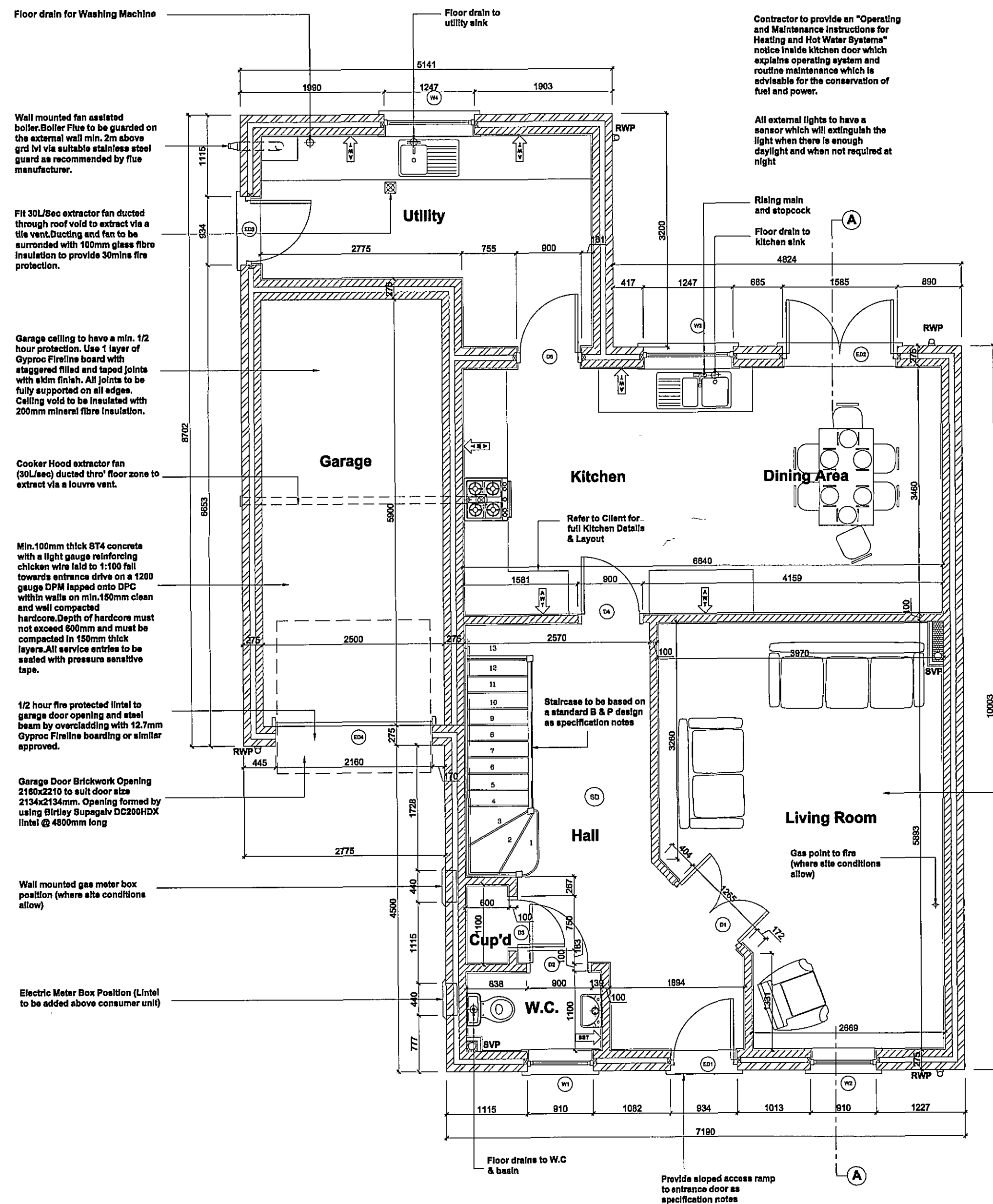
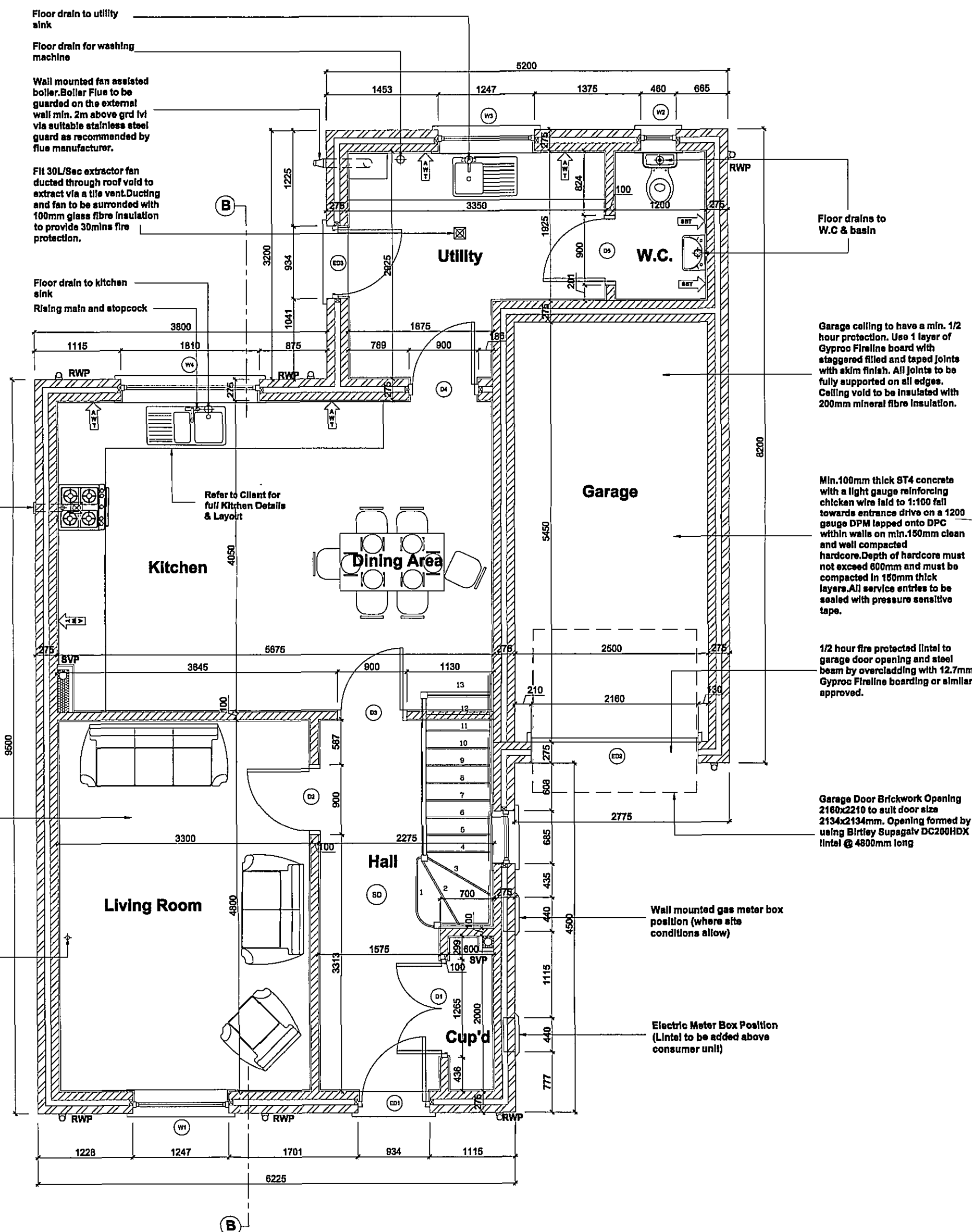




Proposed Grd Floor Plan - Plot-1
Scale 1:50



Proposed Grd Floor Plan - Plot-2
Scale 1:50

Plot-1 Window / Door Schedule		
Code	Description	Size
W1	W.C.	910 x 1350mm
ED1	Hall	934 x 2100mm
W2	Living Room	910 x 1350mm
ED2	Dining Area	1585 x 2100mm
W3	Kitchen	1247 x 1050mm
W4	Utility	1247 x 1050mm
ED3	Utility	934 x 2100mm
ED4	Garage Door	2134 x 2134mm

Plot-1 Internal Door Schedule		
Door Code	Door Description	Door Size
D1	Living Room	1265 x 1981mm
D2	W.C.	838 x 1981mm
D3	Cup'd	886 x 1981mm
D4	Kitchen	838 x 1981mm
D5	Utility	838 x 1981mm

Plot-2 Internal Door Schedule		
Door Code	Door Description	Door Size
D1	Cup'd	1265 x 1981mm
D2	Living Room	838 x 1981mm
D3	Dining Area	838 x 1981mm
D4	Utility	838 x 1981mm
D5	W.C.	838 x 1981mm

Plot-2 Window / Door Schedule		
Code	Description	Size
W1	Living Room	1247 x 1350mm
ED1	Hall	934 x 2100mm
ED2	Garage Door	2134 x 1981mm
W2	W.C.	460 x 1050mm
W3	Utility	1247 x 1050mm
ED3	Utility	934 x 2100mm
W4	Kitchen	1810 x 1050mm

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.

rev "J" - 21.03.07 - Planning Conditions added

rev "H" - 26.01.07 - SAP Conformance Spec'n notes added

rev "G" - 09.11.06 - Building Control Specification added

rev "F" - 21.09.06 - Amended to suit the Planning Dept.

rev "E" - 15.06.06 - Chimney Corrected to Front & Rear Elevations

rev "D" - 05.06.06 - Amended to suit Clients comments

rev "C" - Amended to suit the Planning Dept's comments

rev "B" - 16.05.06 - Amended to suit Clients comments

rev "A" - 11.05.06 - Amended to gain Planning Permission as advised by C.Crew

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 drawings 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: **Brian Harding Construction**
Water Cottage
16A Water Lane
Spalding
PE11 2TQ

Site: **Proposed Residential Development @ River Bank, Spalding**

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Mobile: 07915 112 058
e-mail: jason@remwaydesign.co.uk

Date: **march06** Scale: **As Noted**

Drawing No: **rem 1201 - 01 "J"**

PLANNING CONDITIONS:
-Facing Brickwork to be constructed from Kassandra Multib by Terca
-Roofing Materials to be as follows:
Plot 1 - Sandtoft Double Pantile Colour Terracotta Red
Plot 2 - Sandtoft Balmoral Slate Colour to be Antique Slate
-All Rainwater goods to be uPVC Black Squareline
-Rainwater gutters to be fixed directly to facing brickwork at levels to achieve required fall to downpipe outlets
-Entrance Doors to be as follows:
Plot 1 - Birtley Steel HS4.HG4.HC4 Colour White
Plot 2 - Birtley Steel HS55.HG5.HC5 Colour White
-Rear Entrance Doors HS7.HG7.HC7 Colour White
-Windows to be standard uPVC Colour White as elevations
-Front Bathroom windows to be fitted with Flemish Obscure Glass
-FFL to dwellings will be 150mm above road level, refer to section of site

CONTRACTOR PLEASE NOTE:
The following amendments are to be made to the standard specification notes in order to conform to the SAP Calculations:
-Boiler to be 91% Efficient
-All Cavities to be 85mm wide and fully filled
-Flat Ceiling Insulation to achieve 0.13W/m²K via either 350mm thk Crown Loft Roll 44 or 300mm Crown Loft Roll 40.

DETERMINED PLAN