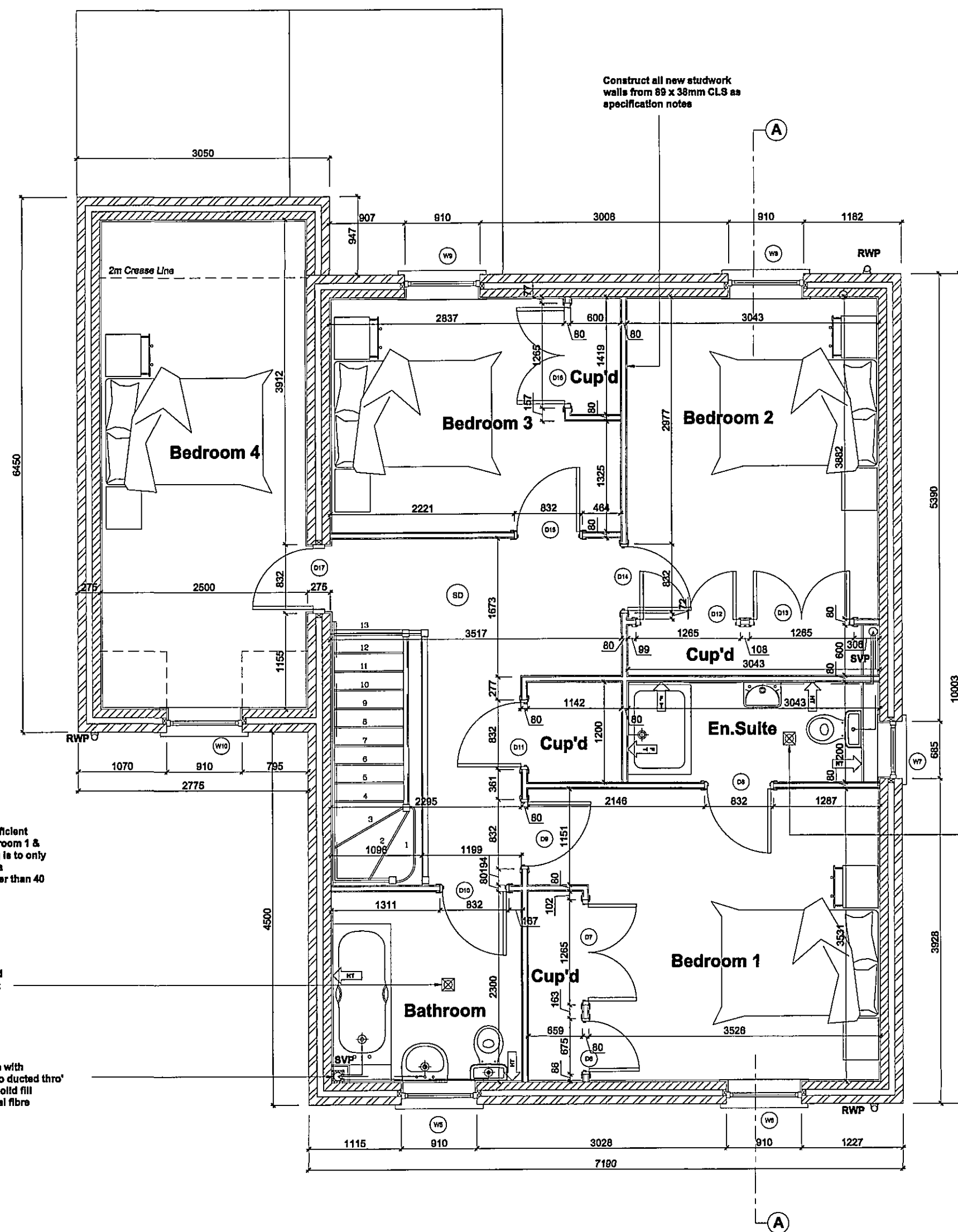
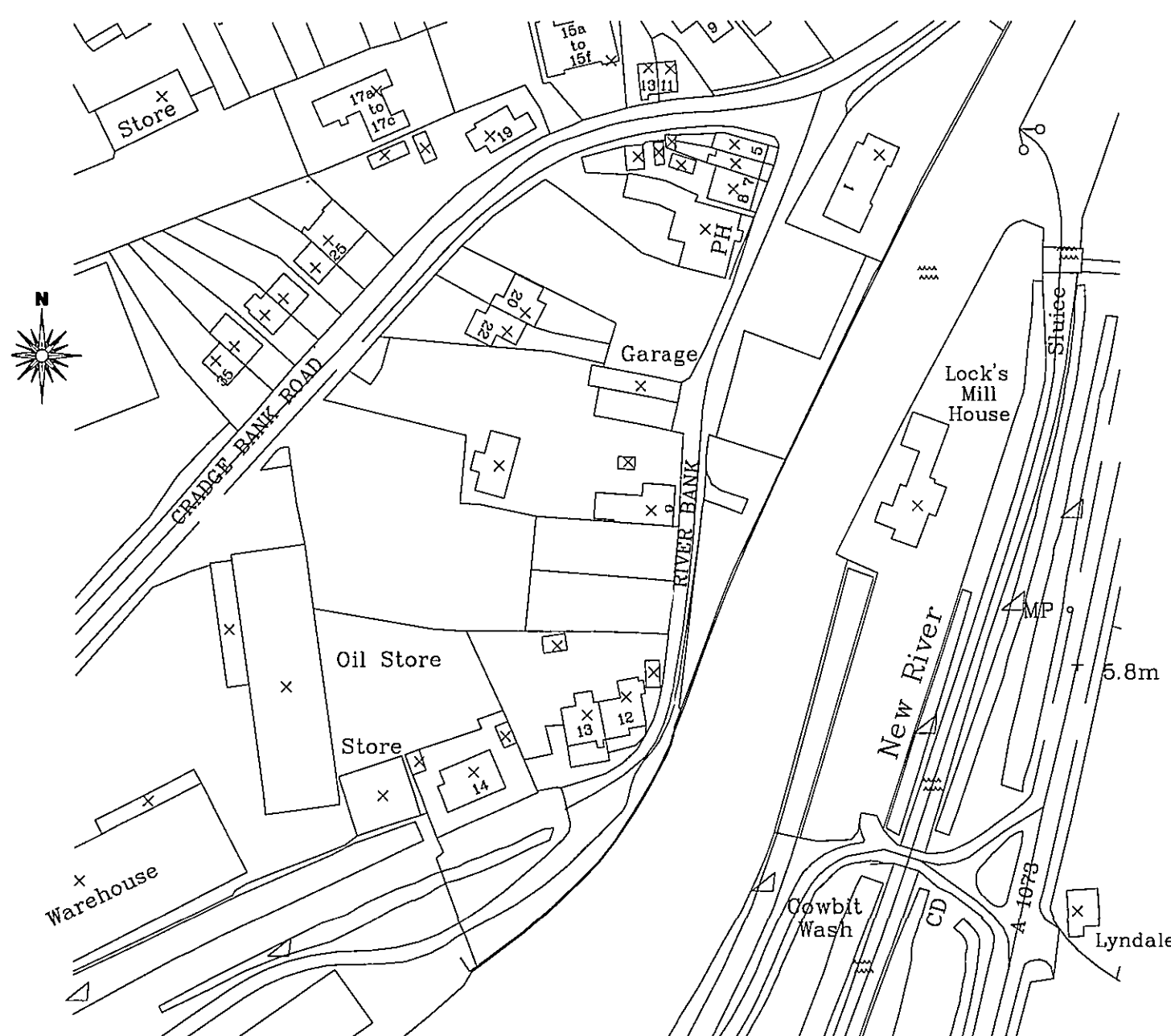
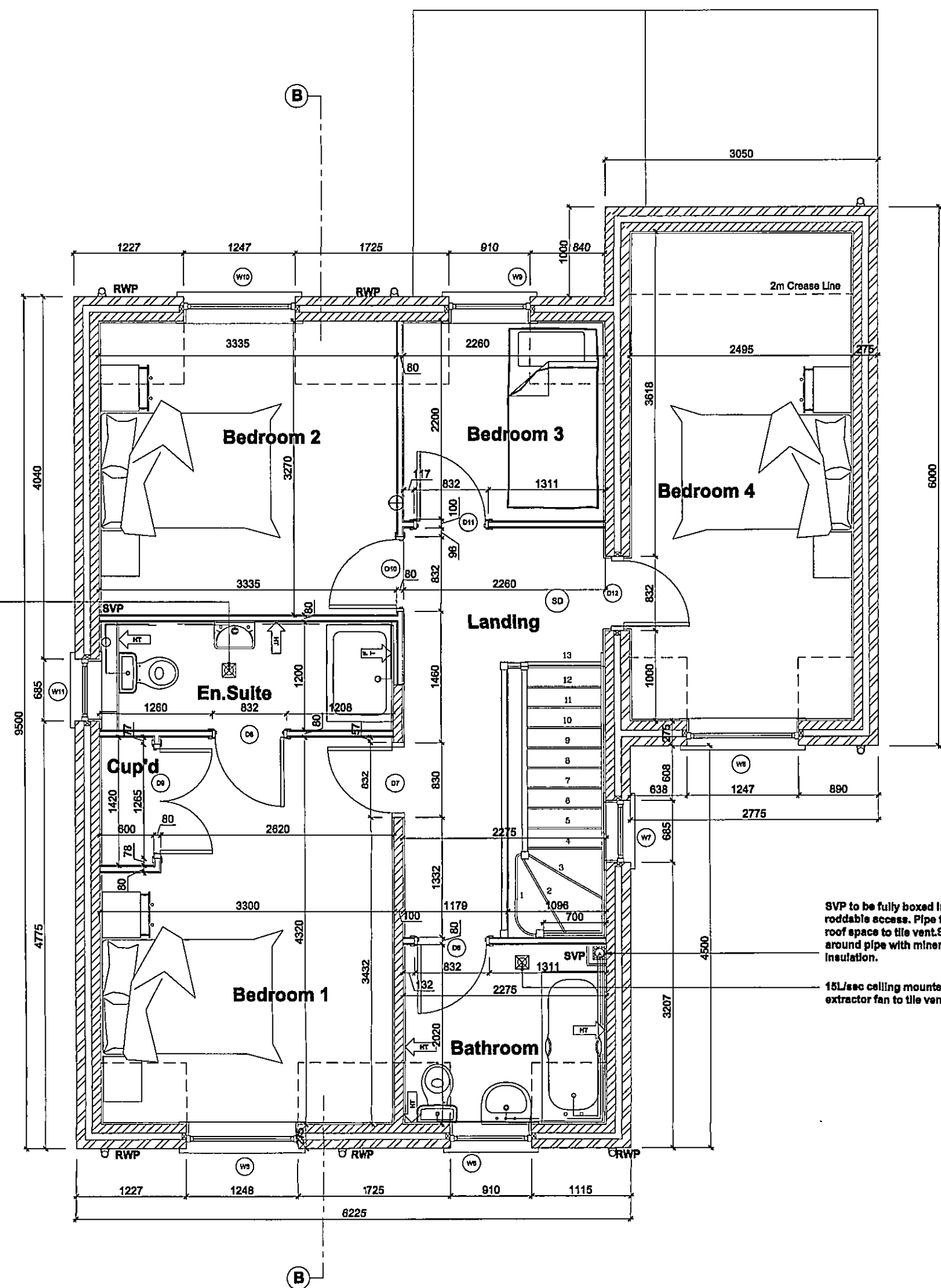




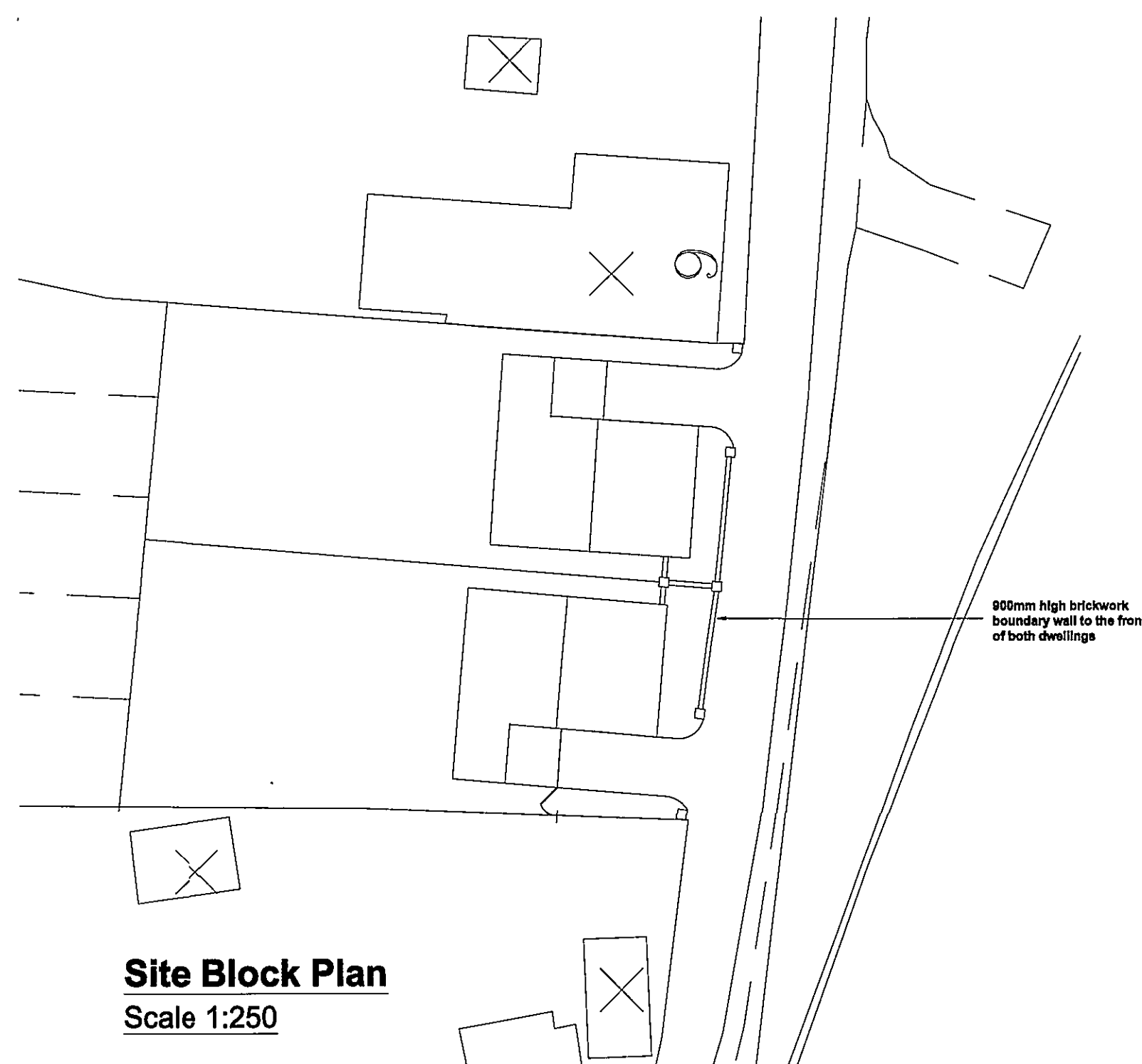
Proposed First Floor Plan - Plot-1
Scale 1:50



Site Location Plan
Scale 1:1250



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



Site Block Plan
Scale 1:250

Plot-1 Window / Door Schedule			Plot-1 Internal Door Schedule		
Code	Description	Size	Door Code	Door Description	Door Size
W5	Bathroom	910 x 1200mm	D6	Bedroom 1 Wardrobe	610 x 1981mm
W6	Bedroom 1	910 x 1200mm	D7	Bedroom 1 Wardrobe	2 x 610 x 1981mm
W7	Bedroom 1 En.Suite	685 x 1050mm	D8	Bedroom 1 En.Suite	762 x 1981mm
W8	Bedroom 2	910 x 1200mm	D9	Bedroom 1	762 x 1981mm
W9	Bedroom 3	910 x 1200mm	D10	Bathroom	762 x 1981mm
W10	Bedroom 4	910 x 1200mm	D11	A.C.	762 x 1981mm
Plot-2 Window / Door Schedule			D12	Cup'd	2 x 610 x 1981mm
Code	Description	Size	D13	Cup'd	2 x 610 x 1981mm
W5	Bedroom 1	1248 x 1200mm	D14	Bedroom 2	762 x 1981mm
W6	Bathroom	910 x 1050mm	D15	Bedroom 3	762 x 1981mm
W7	Landing	685 x 1200mm	D16	Bedroom 3 Wardrobe	2 x 610 x 1981mm
W8	Bedroom 4	1247 x 1200mm	D17	Bedroom	762 x 1981mm
W9	Bedroom 3	910 x 1200mm	Plot-2 Internal Door Schedule		
W10	Bedroom 2	1247 x 1200mm	Door Code	Door Description	Door Size
W11	Bedroom 1 En.Suite	685 x 1050mm	D6	Bathroom	762 x 1981mm
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).			D7	Bedroom 1	762 x 1981mm

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.

PLANNING CONDITIONS:

- Facing Brickwork to be constructed from Kassandra Multi by Terca
- Roofing Materials to be as follows:
Plot 1 - Sandtoft Double Pantile Colour Terracotta Red
Plot 2 - Sandtoft Balmoral Slates 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 95mm 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.

SHDC
Planning & Development
23 MAR 2007
Ref: 038107

DETERMINED PLAN

rev "E" - 21.03.07 - Planning Conditions added

rev "D" - 26.01.07 - SAP Conformance spec'n notes added

rev "C" - 09.11.06 - Building Control Specification added

rev "B" - Amended to suit the Planning dept.

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

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

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

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

Drawing No: **rem 1201 - 02 "E"**