

Site Location Plan

Scale 1:1250



Site Block Plan

Scale 1:250



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

Site:

Proposed Residential
Development @ Horseshoe Road,
Spalding

Client:

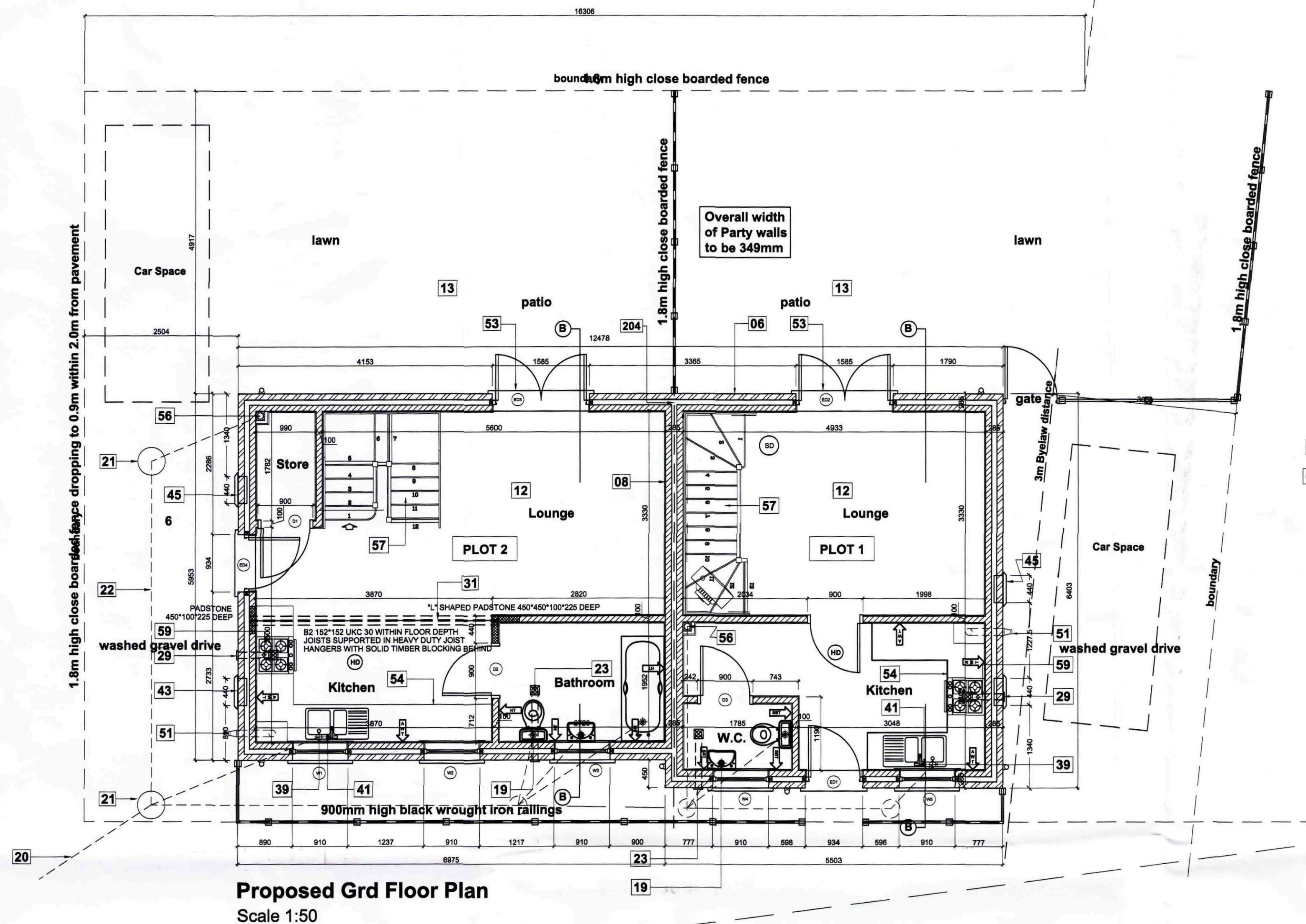
Mr D Wilson
37 Clough Road
Gosberton Risegate
PE11 4JW

Date: *****

Scale: as noted

Drawing No:

1077 - 03

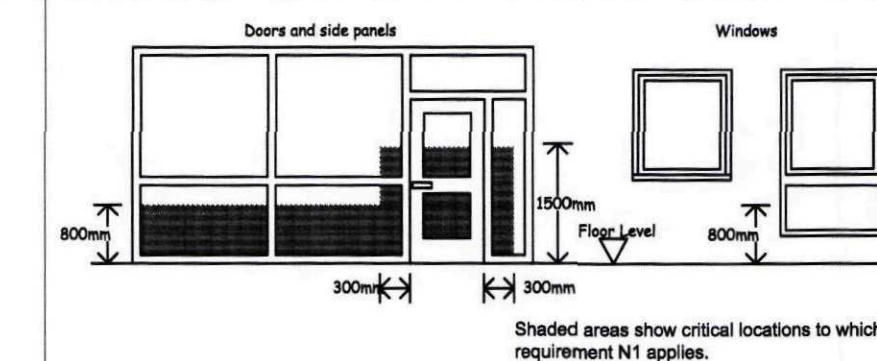


CONTRACTOR / CLIENT TO NOTE:
The following information / action is required by the Client and Contractor where applicable:

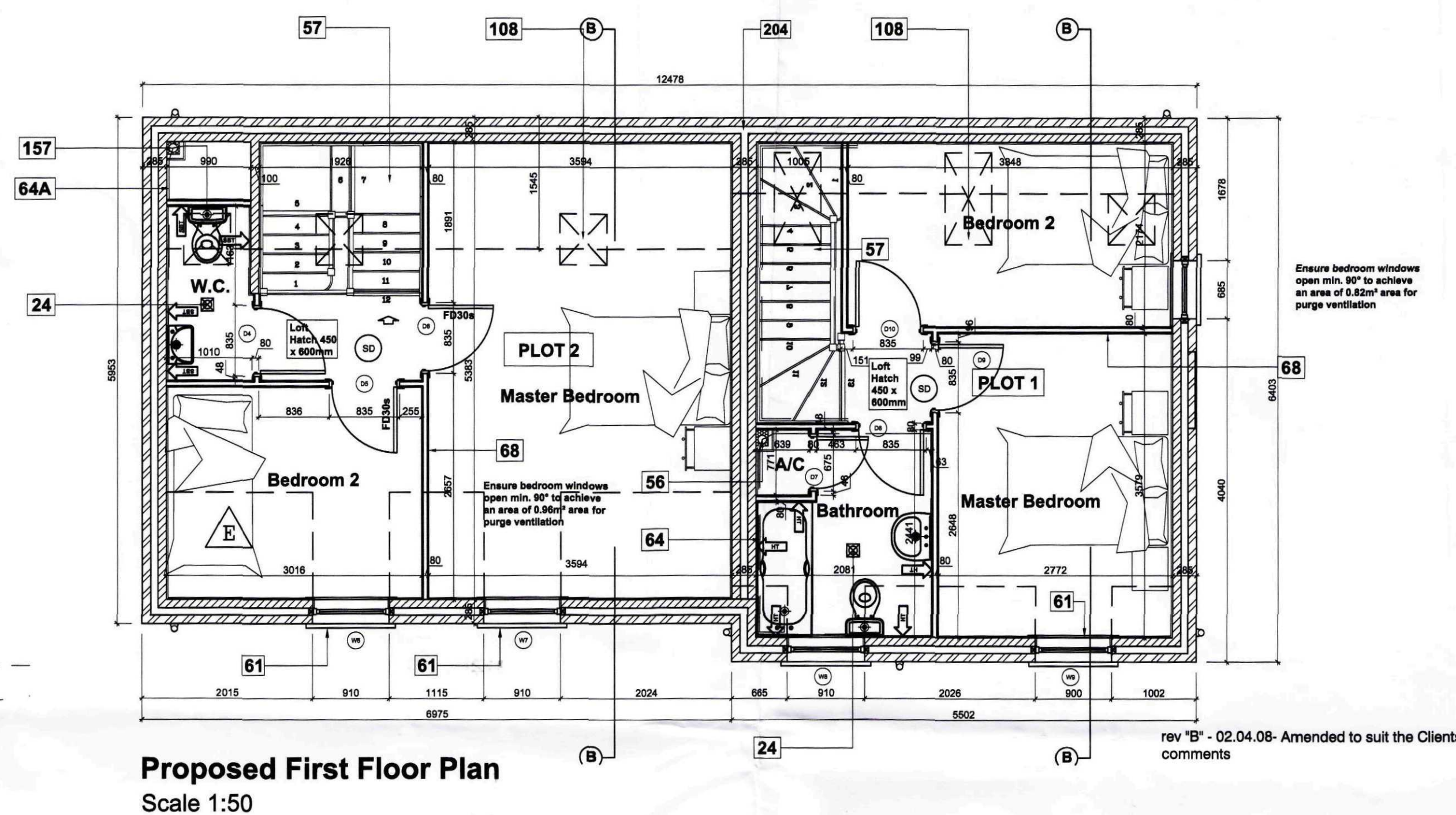
1. Plots to be registered with Robust Details Ltd
2. Beam and Block Calculations to be forwarded to L.A. Building Control
3. First Floor Engineered Floor Joist calculations to be forwarded to L.A. Building Control
4. Trussed Rafter calculations to be forwarded to L.A. Building Control
5. A pressure test 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 Heating 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

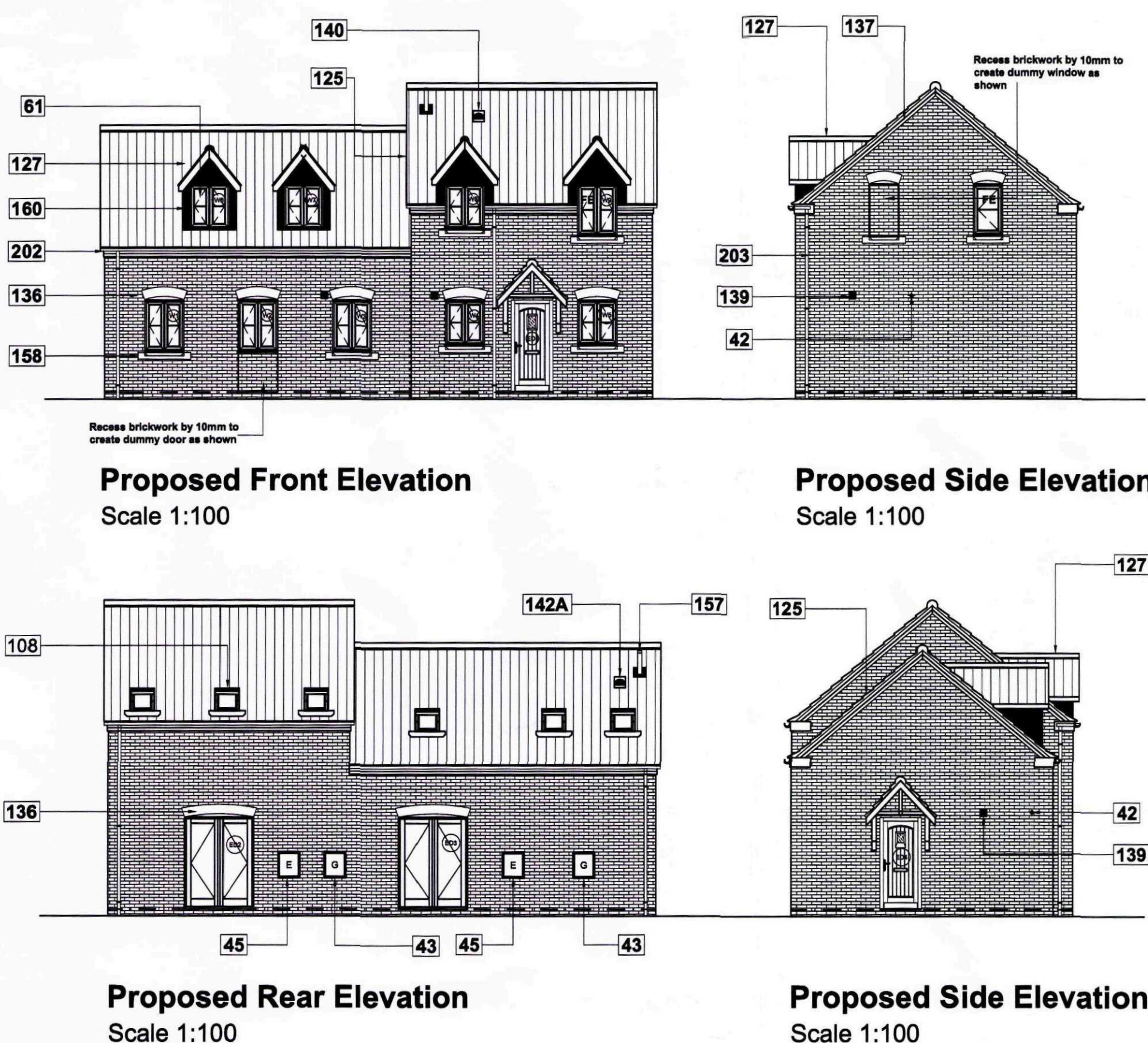
- ➔ Above Worktop Tiling
- ➔ Splashback Tiling min 450mm above Sanitaryware
- ➔ Half Height Tiling to Window Sill Level or 1200mm in Bathrooms without a window. No Skirting Required to walls.
- ➔ Full Height Tiling. No Skirting Required to walls.



SHDC
Planning & Development
- 9 JUL 2010
Ref: 0564-10



rev "B" - 02.04.08 - Amended to suit the Clients comments



Specification Legend - Plans	
6	External walls to be 280mm overall thickness comprising of: -100mm Facing Brickwork to be advised -50mm cavity filled with Crown Dritherm 32 (or equal approved) -100mm Duxo Supabloc blockwork All as per Building Control Specification
8	INTERNAL PARTY CAVITY WALL (Robust Detail E-WM-6. Contractor to register each plot with Robust Details Ltd) The internal Party wall construction to be as follows: -100mm Duxo Supabloc 4 Blockwork (weight 600-800kg/m²) -50mm cavity -100mm Duxo Supabloc 4 Blockwork (weight 600-800kg/m²) Finish external sides of both blockwork leaves as follows: -10mm thin scratch coat of sand / cement render with 12.5mm plasterboard mounted on adhesive dabs and skim finish. Render mix must not be stronger than 1:1:8 Note: Ensure of blockwork joints are fully pointed with mortar. Fill all chases with mortar and ensure they are staggered on each side of the wall to avoid them being back to back. Ensure the render is applied to the complete face of each leaf and ensure all joints to the plasterboard are sealed. Contractor to provide copy of completed site checklist prior to completion of dwelling.
12	Reasonable provision is to be provided for Energy efficient lighting which has dedicated low energy fittings as follows. This can be achieved by either: -100mm Duxo Supabloc 4 Blockwork (weight 600-800kg/m²) -10mm thin scratch coat of sand / cement render with 12.5mm plasterboard mounted on adhesive dabs and skim finish. Render mix must not be stronger than 1:1:8 Note: Ensure of blockwork joints are fully pointed with mortar. Fill all chases with mortar and ensure they are staggered on each side of the wall to avoid them being back to back. Ensure the render is applied to the complete face of each leaf and ensure all joints to the plasterboard are sealed. Contractor to provide copy of completed site checklist prior to completion of dwelling.
13	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 efficacy of 40 lumens per circuit-watt.
18	All rainwater pipes to discharge to soakways min. 5m from any building
19	Floor drains to all sanitaryware connected to foul drainage run as shown
20	Drainage to discharge into existing connection with mains sewer
21	New L.C. in accordance with Building Control Specification.
22	Underground drains to be as Building Control Specification. Contractor to ensure no live drains run beneath proposed works.
23	Fit 15L/sec extractor fan ducted through roof void to extract via a louvre flap on external wall. Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 30mins fire protection.
24	Fit 15L/sec extractor fan ducted through roof void to extract via a tile vent. Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 30mins fire protection.
29	Cooker Hood extractor fan (30L/sec) ducted thro' roof zone to extract via a louvre vent. Ducting and fan to be surrounded with 100mm glass fibre insulation to provide 30mins fire protection.

Specification Legend - Elevations	
31	150x150x300UC on 440x225x100mm engineering brick padstones as designed by Structural Engineer. Beam to have 12 hour fire protection by overcladding with 12.7mm Gyproc Fireline boarding or similar approved.
39	Floor drain to kitchen sink
41	Railing main and stopcock
42	Boiler flue outlet position
43	Wall mounted gas meter box position (where site conditions allow)
45	Electric Meter Box Position (Lintel to be added above consumer unit)
51	Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above ground via suitable stainless steel guard as recommended by flue manufacturer.
53	Provide sloped access ramp to entrance door as specification notes. Entrance door to have a min. clear opening width of 775mm. The 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°.
54	Refer to Client for full Kitchen Details & Layout
56	SVP to be fully boxed in with notifiable ceiling. Pipe to ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.
59	Staircase to be based on a standard B & P design as specification notes. Provide handrail to widest part of staircase also a 1/2 wall side
59	Gas point to cooker (where site conditions allow)
61	All new Bedroom window opening vents to allow means of escape in an emergency situation. Opening vent to be within 800-1150mm of FFL and min. 450 wide in each direction with an area of 0.33m² fitted with egress hinges.
64	Bathroom drain runs to be concealed within floor zone
64A	W.C. drain runs to be concealed within floor zone
68	Non load bearing stud partitions to be constructed from British Gypsum's 'Gypwall 50 Systems' with an overall thickness of 80mm. System comprises of 50mm steel studs with 15mm plasterboard fixed either side and packed with 50mm mineral fibre insulation installed strictly in accordance with British Gypsum's instructions.
108	Valus 680mm x 1180mm rooflights to be fitted in accordance with manufacturers instructions.

Specification Legend - Elevations	
125	Provide Code 4 Lead flashing with min. 150mm upstand with Preformed Cavity trays and weep holes to all Wall & Roof Abutments. Lead to be called prior to placement
127	Construct dormer window from 150 x 50 timber framing, 150 x 50 timber joists to form head member. Fix externally 12mm thick exterior grade WSP plywood sheathing ensuring to allow expansion gaps of 3mm at joints. Fix breather membrane to outer face of sheathing. External finish to cheeks of dormer to be Code 3 Lead sheathing. Solid pack internally with mineral fibre insulation and supply between insulation and p-board a 500 gauge vapour barrier.
136	215mm Arched Header course above all windows and doors
137	Projecting angled course of brickwork stretchers and headers
139	Louvre to Cooker Hood extractor fan
140	Tile vent to Bathroom extractor fan
157	SVP reduced to 75mm dia. and to run in sloping ceiling in between rafters exiting thro' the roof void and terminating a min. of 900mm above any opening
158	Reconstructed stone cill with stooped ends in colour - TBA.
160	Code 5 Lead to cheeks of Dormer windows
202	25mm Projecting Brickwork Eaves with Gutting fixed via Rite and Fall Spike Brackets
203	Rainwater Goods to be Black uPVC
204	Provide a fire protected cavity barrier min. 30mins at the junction between all external and party walls

Internal Door Schedule		
Door Code	Description	Door Size
D1	Store	838 x 1981mm
D2	Bathroom	838 x 1981mm
D3	W.C.	838 x 1981mm
D4	W.C.	762 x 1981mm
D5	Bedroom 2	762 x 1981mm
D6	Master Bedroom	762 x 1981mm
D7	A/C	610 x 1981mm
D8	Bathroom	762 x 1981mm
D9	Master Bedroom	762 x 1981mm
D10	Bedroom 2	762 x 1981mm

Window / External Door Schedule

Code	Description	Size
W1	Kitchen	910 x 1050mm
W2	Kitchen	910 x 1050mm
W3	Bathroom	910 x 1050mm
W4	W.C.	910 x 1050mm
ED1	Lounge	934 x 2100mm
W5	Kitchen	910 x 1050mm
ED2	Lounge	1585 x 2100mm
ED3	Lounge	1585 x 2100mm
ED4	Breakfast	934 x 2100mm
W6	Bedroom 2	910 x 1050mm
W7	Master Bedroom	910 x 1050mm
W8	Bedroom 3	910 x 1050mm
W9	Master Bedroom	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).

rev "G" - 23.06.10 - Landscaping details added

rev "F" - 08.07.09 - Structural details added

rev "E" - 20.06.09 - Building Control Amendments

rev "D" - 27.05.09 - Blockwork type added.

rev "C" - 26.06.08 - Building Control Specs added.

rev "A" - 18.05.06 - Amended to suit the Planning Dept's comments

Client:
Mr D Wilson
37 Clough Road
Gosberton Risegate
PE11 4JW

Site:
Proposed Residential Development @ Horseshoe Road, Spalding

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Spalding
PE11 1BH
Tel: 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Date: march06 Scale: As Noted

Drawing No:
1077 - 01 "G"

Contractor to note the following amendments are required to comply with SAP Calculations:
- Air Pressure test should achieve a value no worse than 7.0
- Boiler to have a SEDBUK Rating of 90%