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

SHDC
PLANNING & DEVELOPMENT
25 JUL 2007
Ref. 100707

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

All external lights to have a sensor which will extinguish the light when there is enough daylight and when not required at night

Note: Provide energy efficient lights and bulbs to Living.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Gas point to fire (where site conditions allow)

Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.

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

Cooker Hood extractor fan (30Ltsec) ducted thro' floor zone to extract via a louvre vent.

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

Floor drain to kitchen sink

Rising main and stopcock

Overall width of Party walls to be 329mm

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

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

All external lights to have a sensor which will extinguish the light when there is enough daylight and when not required at night

Note: Provide energy efficient lights and bulbs to Living.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Gas point to fire (where site conditions allow)

Contractor to provide an "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

Wall mounted fan assisted boiler.Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.

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

Cooker Hood extractor fan (30Ltsec) ducted thro' floor zone to extract via a louvre vent.

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

Velux rooflight to be 550x780mm fitted in accordance with manufacturers instructions.

Floor drain to kitchen sink

Rising main and stopcock

Provide a fire protected cavity barrier min. 30mins at the junction between external wall and party wall

Living | Dining | Dining | Living

Kitchen | Hall | Hall | Kitchen

895mm o/all width Staircase to be based on a standard B & P design as specification notes

Refer to Client for full Kitchen Details & Layout

W.C. | W.C.

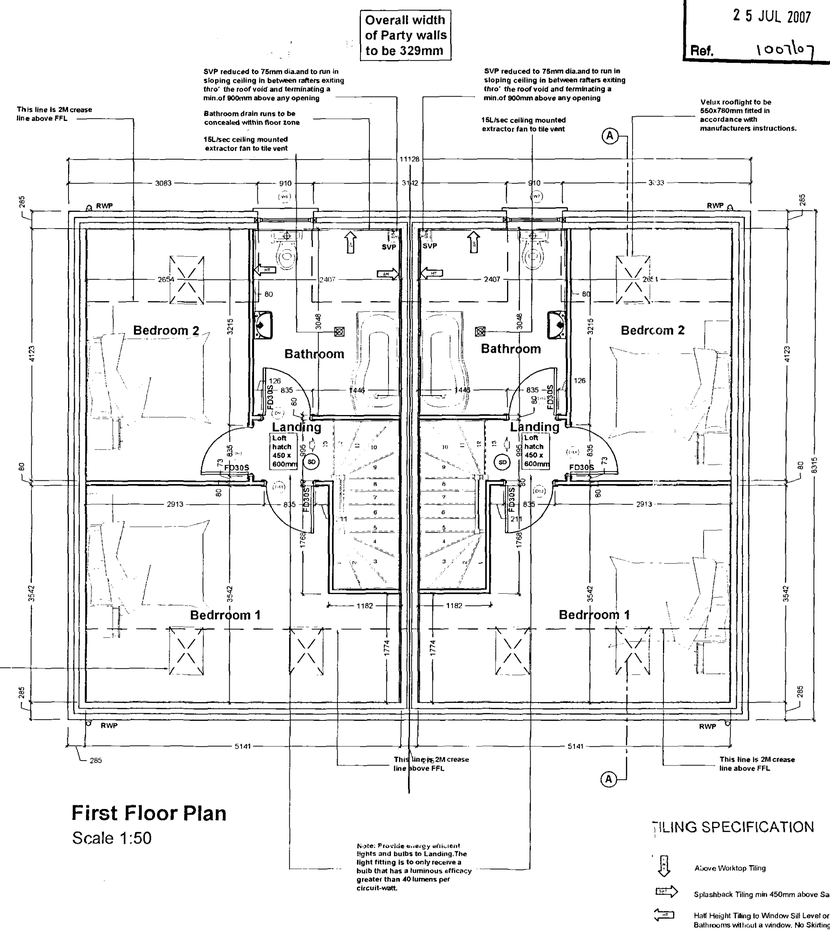
Ceiling mounted extractor fan ducting position

Floor drains to W.C & basin

Provide sloped access ramp to entrance door as specification notes

Note: Provide energy efficient lights and bulbs to Hallway.The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

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.

JKC Winsover Internal Door Schedule

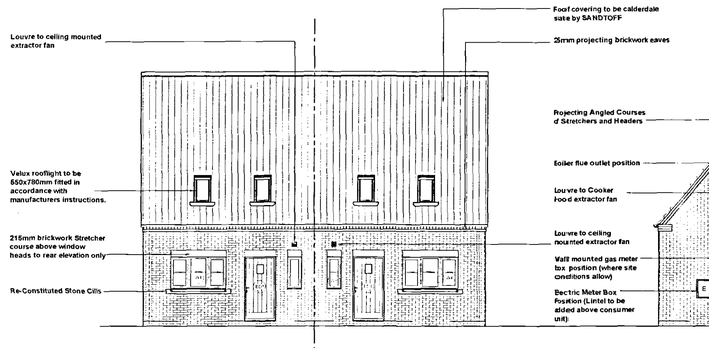
Door Code	Description	Door Size
D1	W.C.	838 x 1981mm
D2	Kitchen	838 x 1981mm
D3	Dining Area	838 x 1981mm
D4	Cup'd	762 x 1981mm
D5	W.C.	838 x 1981mm
D6	Kitchen	838 x 1981mm
D7	Dining Area	838 x 1981mm
D8	Cup'd	762 x 1981mm
D9	Bathroom	762 x 1981mm
D10	Bedroom 2	762 x 1981mm
D11	Bedroom 1	762 x 1981mm
D12	Bedroom 1	762 x 1981mm
D13	Bedroom 2	762 x 1981mm
D14	Bathroom	762 x 1981mm

JKC Winsover Window / External Door Schedule

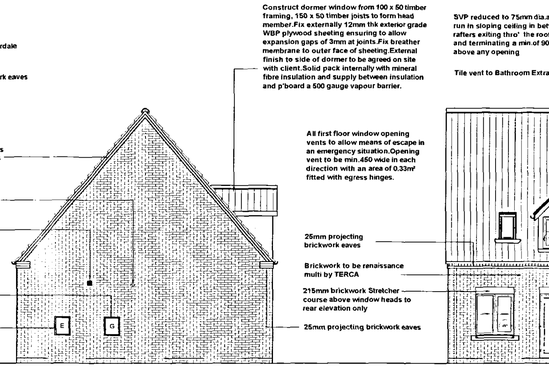
Code	Description	Size
W1	Kitchen	1810 x 1050mm
ED1	Hall	1022 x 2100mm
W2	W.C.	460 x 1050mm
ED2	Hall	1022 x 2100mm
W3	W.C.	460 x 1050mm
W4	Kitchen	1810 x 1050mm
ED3	Dining Area	1585 x 2100mm
ED4	Dining Area	1585 x 2100mm
W5	Living	1248 x 1350mm
W6	Living	1248 x 1350mm
W7	Bathroom	910 x 1050mm
W8	Bathroom	910 x 1050mm

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).

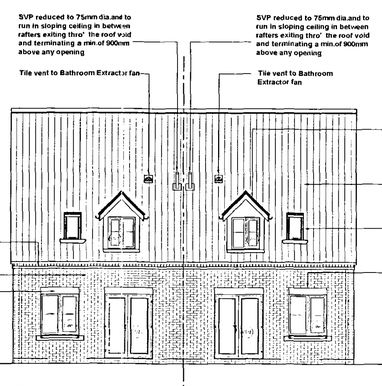
INTERNAL PARTY CAVITY WALL [Robust Detail E-WM-4. Contractor to register each plot with Robust Details Ltd]
The internal Party wall constuction to be as follows:
-100mm Lightweight Insulating Blockwork (weight 1350 - 1600 kg/m³)
-75mm cavity
-100mm Lightweight Insulating Blockwork (weight 1350 - 1600 kg/m³)
Finish external sides of both blockwork leaves as follows:
-10mm thk scratch coat of sand / cement render with 12.5mm plasterboard mounted on adhesive dabs and skim finish. Please note the scratch coat of render may be replaced with 9.5mm British Gypsum Gyproc SoundCoat Plasterboard.
Please 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.



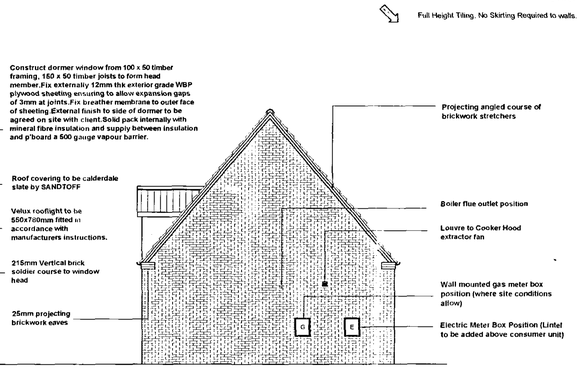
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



Front Elevation
Scale 1:100

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 practise and all necessary BS codes for Workmanship on Building Sites.

DETERMINED PLAN

rev"A" - 12.05.07 - Amended to suit Building Control

Client :
JKC LTD
50, Cradge Bank
Spalding
PE11 3AB

Site :
Residential Development
Rear of:
165 Winsover Road
Spalding

remway Design Ltd
2 Red Lion Street
Spalding
PE11 1SX
Tel / Fax: 01775 768 921
Mobile : 07815 112 058
e-mail: jason@remwaydesign.co.uk

Date : July06 | Scale : As Noted

Drawing No:
rem 1335 - 01"A"