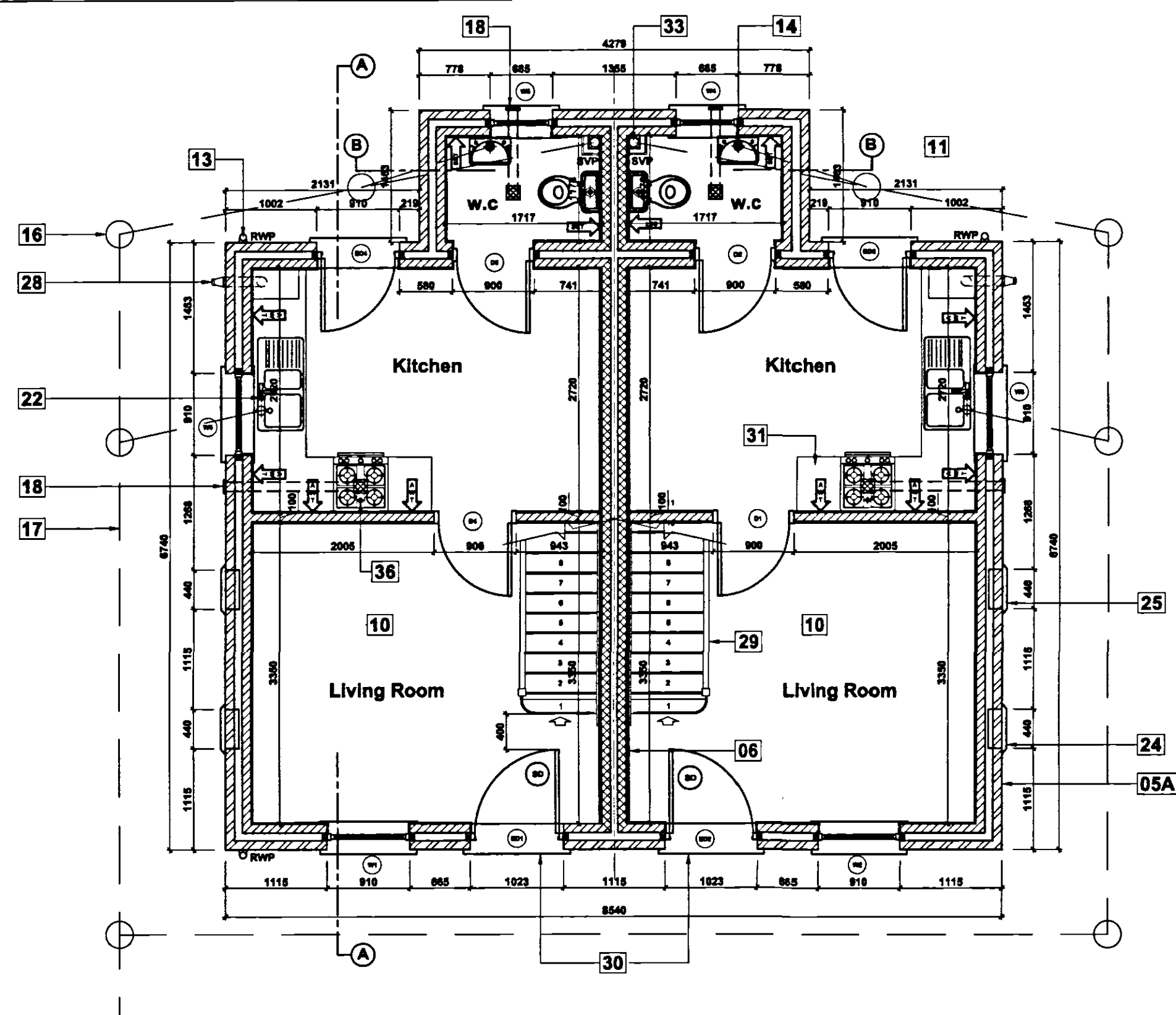
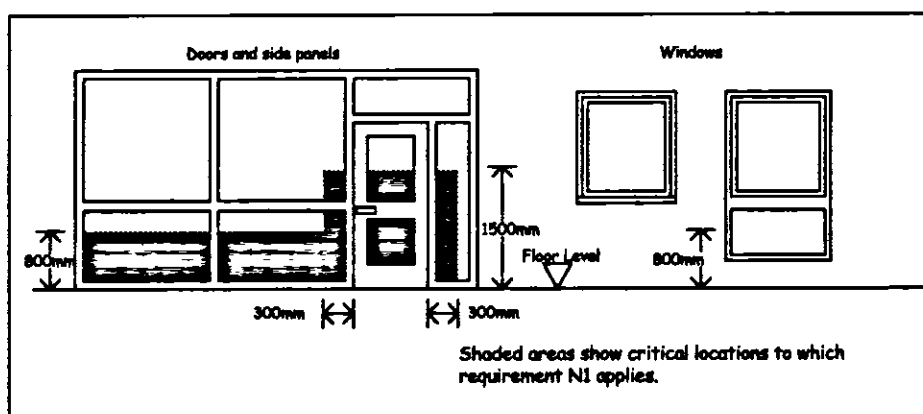
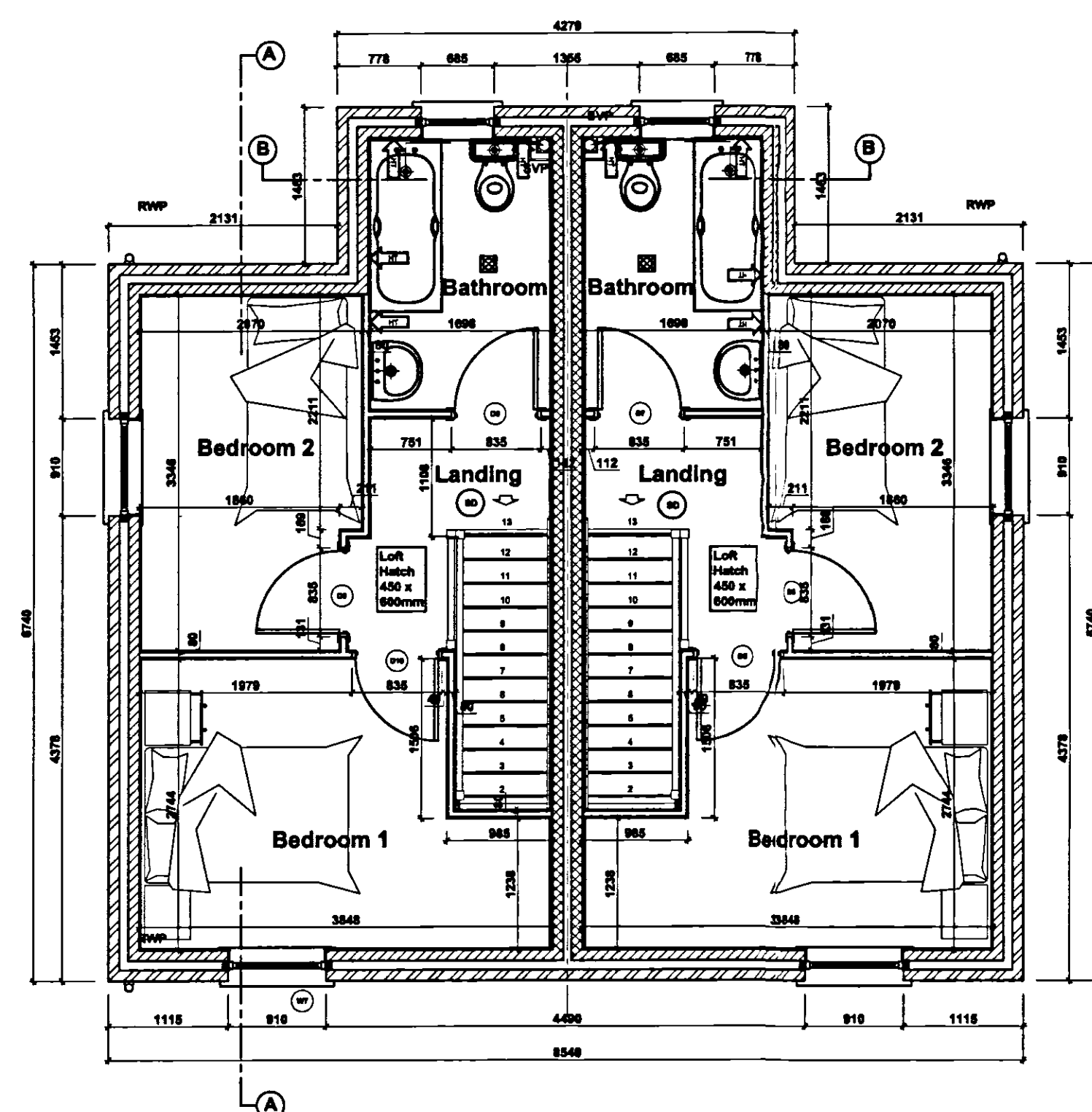
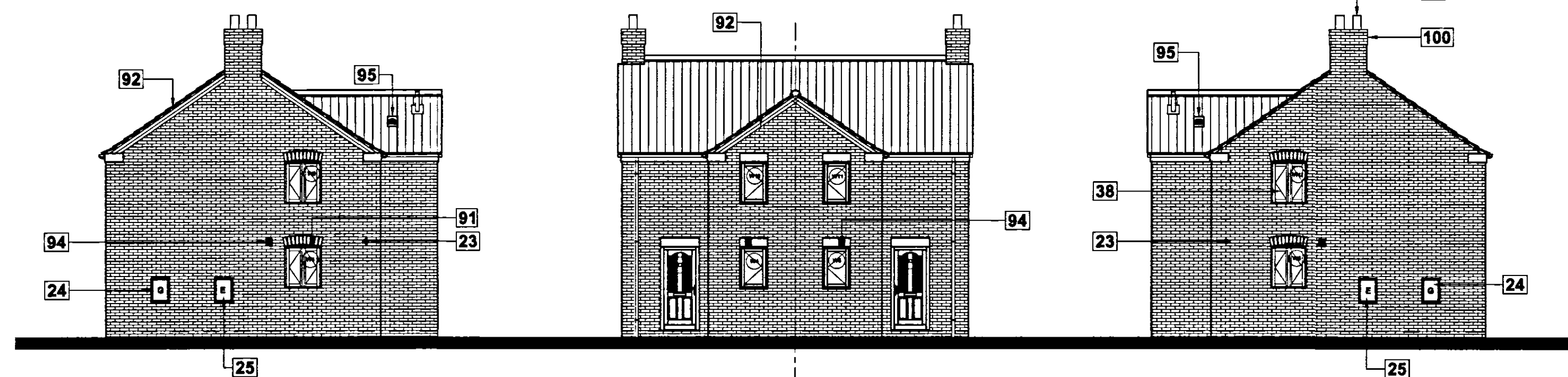




Proposed Ground Floor Plan - 65m²
Scale 1:50



Proposed First Floor Plan - 65m²
Scale 1:50



Side Elevation
Scale 1:100

Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100

TILING SPECIFICATION

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



Front Elevation
Scale 1:50

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 Door Schedule

Door Code	Door Description	Door Size
D1	Living room	838 x 1981mm
D2	W.C.	838 x 1981mm
D3	W.C.	838 x 1981mm
D4	Living room	838 x 1981mm
D5	Bedroom 1	762 x 1981mm
D6	Bedroom 2	762 x 1981mm
D7	Bathroom	762 x 1981mm
D8	Bathroom	762 x 1981mm
D9	Bedroom 2	762 x 1981mm
D10	Bedroom 1	762 x 1981mm

Window / External Door Schedule

Code	Description	Size
W1	Living room	910 x 1350mm
ED1	Living room	910 x 2100mm
ED2	Living room	910 x 2100mm
W2	Living room	910 x 1350mm
W3	Kitchen	910 x 1050mm
ED3	Kitchen	910 x 2100mm
W4	W.C.	685 x 1050mm
W5	W.C.	685 x 1050mm
ED4	Kitchen	910 x 2100mm
W6	Kitchen	910 x 1050mm
ED5	Lounge	1247.5 x 2100mm
W6	Lounge	1247.5 x 1350mm
W7	Bedroom 1	910 x 1200mm
W8	Bedroom 1	910 x 1200mm
W9	Bedroom 2	910 x 1200mm
W10	Bathroom	685 x 1050mm
W11	Bathroom	685 x 1050mm
W12	Bedroom 2	910 x 1200mm

CONTRACTOR / CLIENT TO NOTE:

- The following information / action is required by the Client and Contractor where applicable:
- 1. Plans to be registered with Robust Details Ltd.
- 2. Beam and Block Calculations to be forwarded to LA Building Control.
- 3. First Floor Engineered Floor Joist calculations to be forwarded to LA Building Control.
- 4. Trussed Rafter calculations to be forwarded to LA 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 Plans for Health and Safety containing information essential to the correct application and use of these facilities should be permanently posted within the dwelling.

CONTRACTOR PLEASE NOTE:

- Accredited Construction Details (ACD's) have been developed to assist the construction industry achieve the performance standards required to demonstrate compliance with the energy efficiency requirements (Part L) of the Building Regulations.
- The details focus on the issues of insulation continuity (minimising cold bridging) and airtightness. The details contain checklists which should be used by the Contractor and Building Control Body to demonstrate compliance.
- Accredited Details Applicable are:
- MCI-GF-02 Ground Bearing Slab
- MCI-IF-02 Timber Intermediate Floor
- MCI-W-01 Masonry Separating Wall / External Wall Abutment
- MCI-W-02 Masonry Separating Wall Head
- MCI-W-03 Masonry Partition Wall
- MCI-W-04 Masonry Partition Wall Head
- MCI-W-05 Timber Stud Partition Wall Abutment
- MCI-W-06 Timber Partition Wall Head
- MCI-RE-01 - Ventilated Pitched Roof
- MCI-RG-01 - Ventilated Pitched Roof Gable
- MCI-WD-01 - Window and Door Heads
- MCI-WD-04 Window and Door Cills
- MCI-WD-05 Window and Door Jambes

EXTERNAL MATERIAL SPECIFICATION:

- Roof Covering to be Sandtiff 2020 Clay Plain Tile and colour Tuscan
- Facing Brickwork to be Kassandra Multi by Tera
- All window and doors to be uPVC and colour White
- All Rainwater goods to be Black uPVC
- Rainwater gutters to be fitted to walls via Rise and Fall Spike brackets

"D" - 01.10.08 - Planning Conditions added

"C" - 08.09.08 - Building Control Specification added

rev "B" - 09.02.08 - Amended to suit the Planning Dept's comments

rev "A" - 23.01.08 - 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 :
JP Builders
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Site :
Residential Development
Low Road
Spalding

remway
Design Ltd

2nd Floor - 58 Sheepmarket
Spalding
PE 11 1 B H
Tel: 01775 788 821
e-mail: enquiries@remwaydesign.co.uk

Date: July07 Scale: As Noted

Drawing No:
1435 - 01"D"

SHDC
Planning & Development
- 6 OCT 2008
Ref: 1059/08

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PLAN