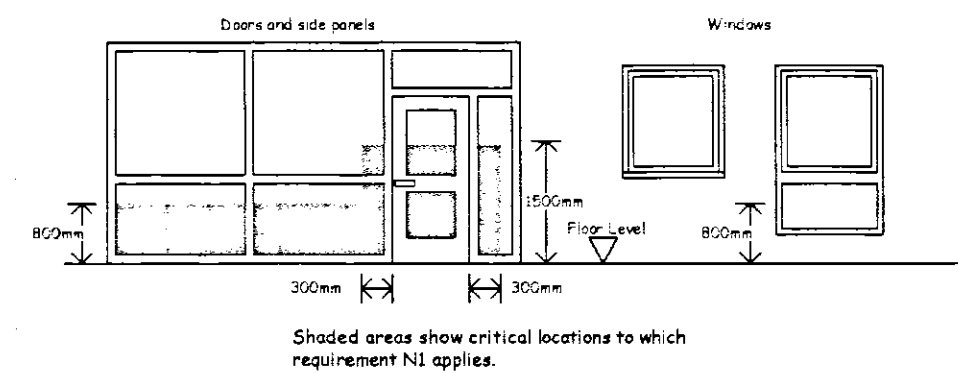




External Window Schedule

Code	Lintel	Size
W1	CB70 - 1600mm	1235 X 1200mm
W2	CB70 - 1600mm	1235 x 1200mm
W3	CB70 - 1600mm	1235 x 1200mm
W4	CB70 - 1600mm	1235 x 1200mm
W5	CB70 - 1000mm	675 x 1050mm

External Door Schedule

Code	Lintel	Size
ED1	CB70 - 1250mm	935 x 2100mm
ED2	CB70 - 1600mm	1235 x 2100mm

Internal Door Schedule

Door Code	Door Size
D1	838 x 1981mm
D2	838 x 1981mm
D3	838 x 1981mm
D4	838 X 1981mm
D5	610 x 1981mm

TILING SPECIFICATION

A	Above Worktop Tiling
B	Spashback Tiling min 450mm above Sanitaryware
H	Half Height Tiling to Window Sill Level or 1200mm in Bathrooms without a window. No Skirting Required to walls.
F	Full Height Tiling. No Skirting Required to walls.

Window Sectional Details

Scale 1:5

PLANNING CONDITIONS REF H16/0015/08
 1. Contractor / Client to forward samples of materials to be used for External Walls and Roof prior to any work commencing.
 2. All rainwater goods to be coloured Black and guttering to be fixed by means of Rise & Fall brackets.
 3. All Windows shall be of timber construction and set within reveal by 50mm from front face of brickwork.

rev "B" - 27.07.06 - Brick Type, Roof Tile Colour, Render Colour, Window Opening and Section details added, SVP's, meter boxes & Boundary Wall shown to meet Planning Conditions.

rev "A" - 31.01.06 - Amended to suit the Planning Depts 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.

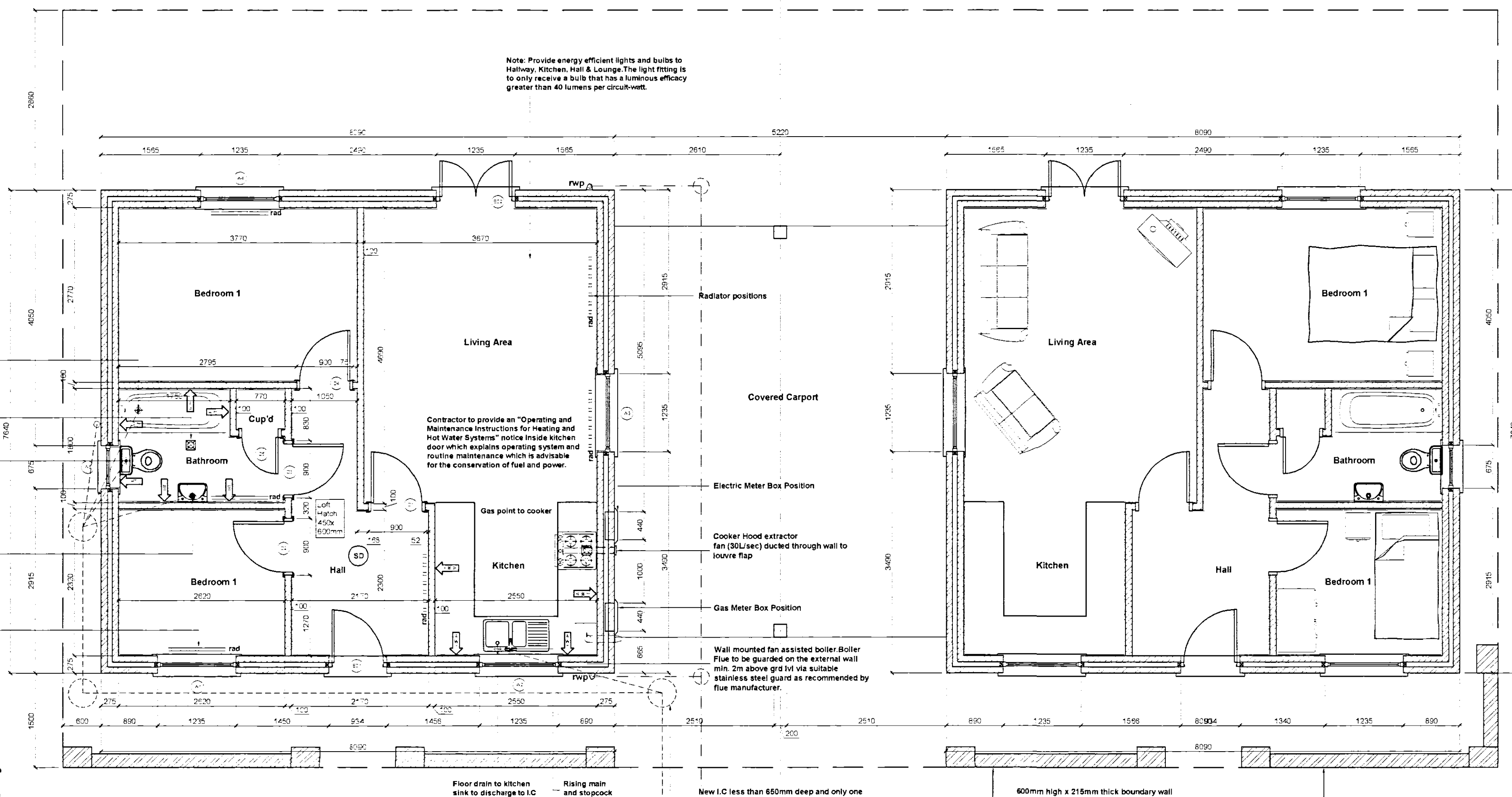
Client: **Kirk Homes**
 c/o SLPH
 Enterprise Way
 Pinchbeck
 PE11 3YR

Site: **Proposed Residential Development @ Commercial Road, Spalding**

remway design
 c/o South Lincs Plant Hire
 Enterprise Way
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 Tel / Fax: 01775 768 921
 Mobile : 07815 112 058
 e-mail: jason@remwaydesign.co.uk

Date: **oct05** Scale: **As Noted**

Drawing No: **rem 1165 - 01 "B"**



Proposed Ground Floor Plan

Scale 1:50

HEATING SYSTEM

Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent. Area of vent is to be in strict accordance with manufacturer's recommendations. Boiler to have a SEDBUK rating of 85%. Electrical operated boiler control interlocks one to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room. The boiler should only fire when the space heating on the Cyclinder thermostat calls for heat. All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thick having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/mK and a thickness equal to the outside diameter of pipe upto max. of 40mm. It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition Oil storage tank should have a hard surface beneath such as concrete or paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally banded type). Depending on location of oil storage tank fire protection may be required see site plan.

LATERAL RESTRAINT STRAPS

Tie roof structure to blockwork wall with 30x5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls. Also fix at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3ap. Fixings per strap. Horizontal lateral restraint straps should be spaced not more than 2m centres and attached to at least 3 timber members through the use of nagings and packing. Attach to timber members with four steel screws or four 4mm x 75mm round nails for rafters and two into each joist for floors. The turn down end should be 100mm at the centre of an uncut block or brick. Vertical restraint strapping should be at least 1m long. Where straps are fixed to masonry, hardened nails BSW6 x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150mm of the bottom of the vertical strap.

SMOKE ALARMS

To be self contained, interconnected and wired to a separately fused circuit with a battery back up. Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

NO6EIN6S

Fix min. 38x38mm timber nagings to all potential loose plasterboard ceiling edges and light fittings. Position of light fittings to be advised by client on site.

INTERNAL JOINERY, SKIRTING & ARCHITRAVES

All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ACCESSIBLE SWITCHES & SOCKETS

In order to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells, etc should be positioned between 450mm and 1200mm from finished floor level. Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

FOUL DRAINAGE

Underground drains to be as rainwater drainage but with min 1:80 and max 1:40 falls. Fall of drains from gullies to be 1:40. All drains passing thro walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill. Drain runs must not be any lower than foundation depth unless min of 1m from any building. Provide roddable access to all change in bends and junctions. Contractor to ensure no live drains run beneath proposed works.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM

Contractor to submit a certificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installation instructions or from C.H. Information Council on Tel no: 01926 423 284.

ELECTRICAL INSTALLATION

All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officers must be satisfied that either:
 1. An electrical installation certificate issued under a competent persons scheme has been issued or
 2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so. The Engineer is to advise if any appliance, or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

RAINWATER DRAINAGE

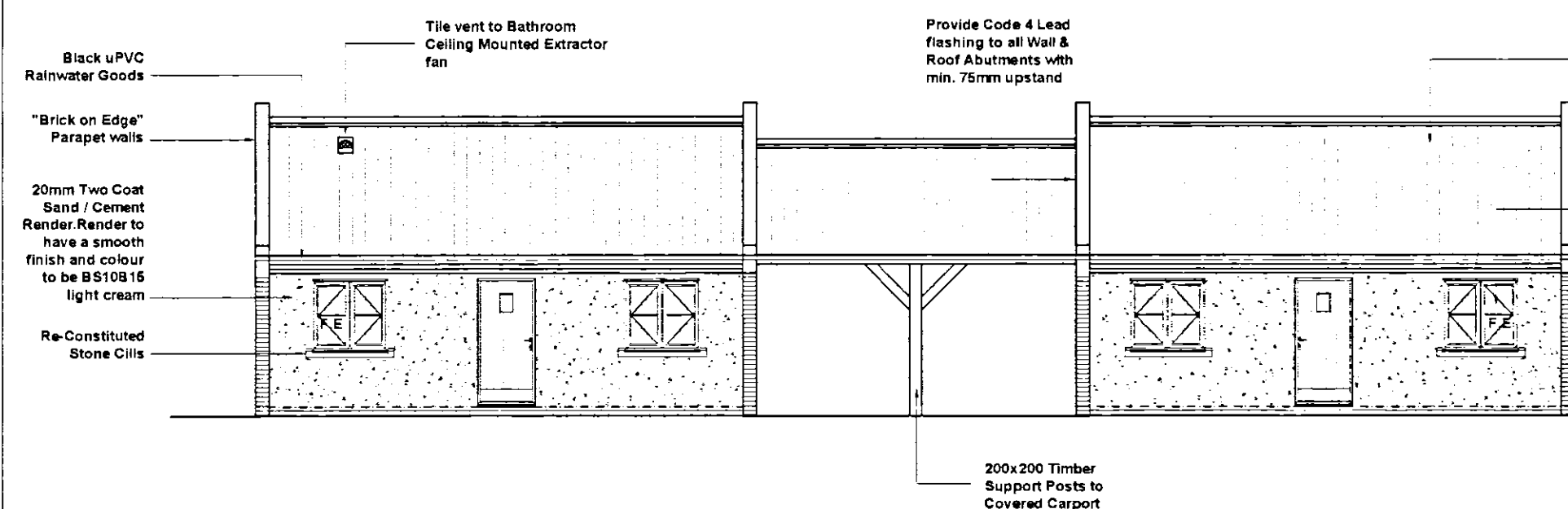
UPVC guttering and downpipes to clients approval. Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs. Downpipes to be connected into underground drains via reducing adaptor. Underground drains to be 110mm Ø Csmo uPVC or similar approved with flexible joints laid on 100mm pea gravel and min 150mm surrounds laid to 1:100 falls to new soakaway. Soakaway specification detailed elsewhere.

WASTE SIZES FOR NEW PLUMBING

All new plumbing to have the following waste sizes:
 W.C.s 100mm ø Multiwall or similar approved.
 W.H.B.s 32mm ø uPVC with 75mm Deep sealed trap.
 SINKS 40mm ø uPVC with 75mm Deep sealed trap.
 SHOWERS 40mm ø uPVC with 75mm Deep sealed trap.
 Provide access points to all changes in direction. Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe runs exceeds 1.8m.

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

Provide sloped access ramp to entrance door with min 1m clear opening. Level surface at door position to be at least 1.2m² with sloped gradient of not steeper than 1:15 if slope is not longer than 10m or not steeper than 1:12 if slope is less than 5m. Note additional DPC required at eaves above usual DPC level to level landing / sloped areas only. Ensure DPC is lapped with DPM in floorslab. Ensure door is fitted with a level threshold (max 15mm upstand).



Front Elevation

Scale 1:100

F.E = Window opening vents to allow means of escape in an emergency situation. Opening vent to be min 450 wide in each direction with an area of 0.33m² fitted with egress hinges.