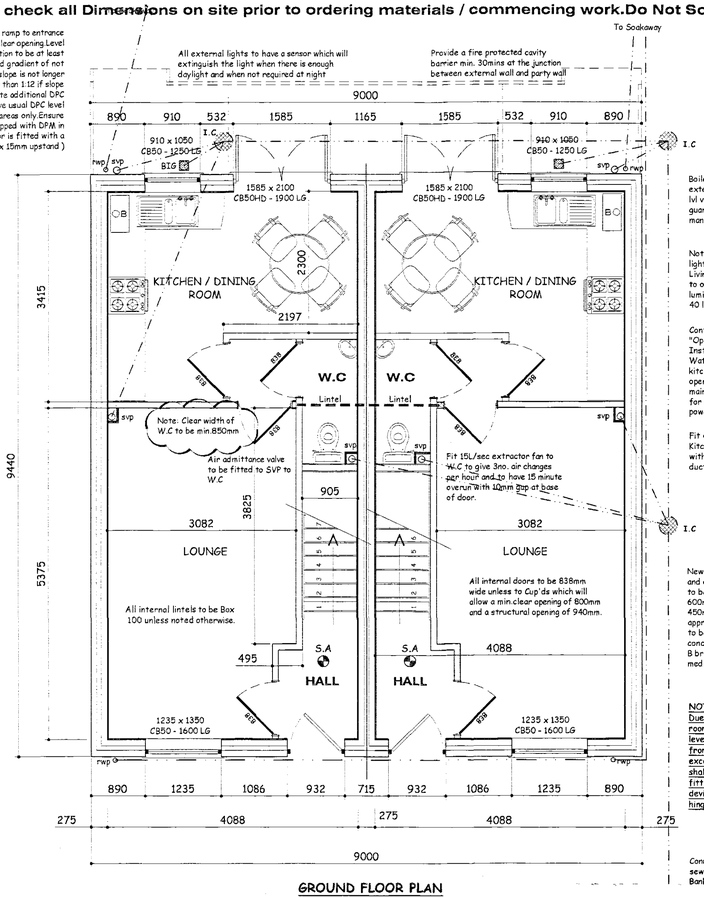
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

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 coarse 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)

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

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

To Soakaway



GROUND FLOOR PLAN
Scale 1:50

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

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

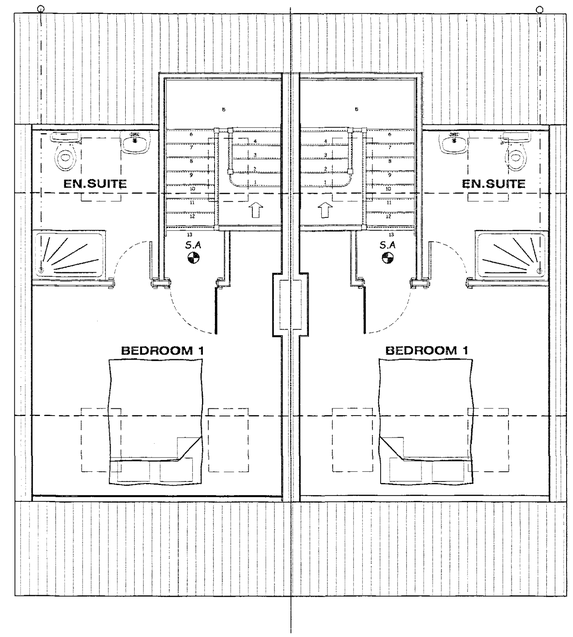
Contractor to provide a "Operating and Maintenance Instructions for Heating and Hot Water Systems" notice inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.

Fit 60L/sec extractor fan to Kitchen or 30L/sec if contained within cooker hood via a flexible ducting kit thro'external wall.

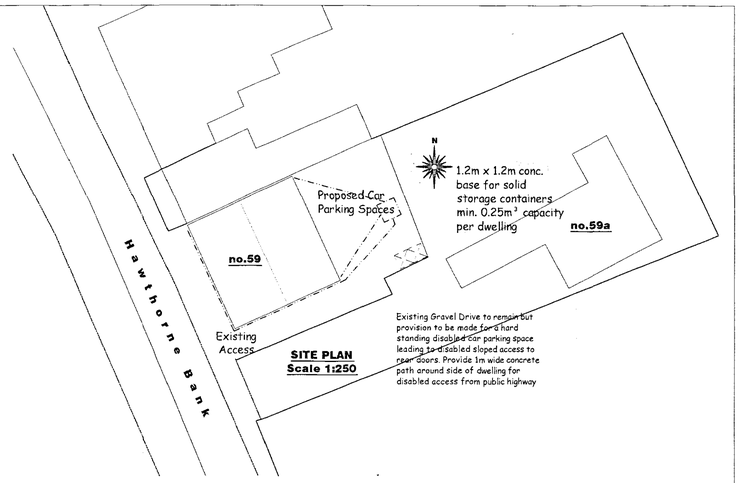
New I.C less than 650mm deep and only one branch connection to be 225mmØ and I.C between 600mm and 1000mm deep to be 450mmØ uPVC Osma or equal approved.I.C over 1000mm deep to be 1200x750 on 150mm C20P concrete base with 215mm Class B brick walls with Grade B medium duty cover.

NOTE:
Due to the dwelling having a room over 4.5m from ground level, all doors accessed from the Hall and Landing except bathrooms and w.c's shall be FD20 fire rated fitted with a self closing device such as rising butt hinges.

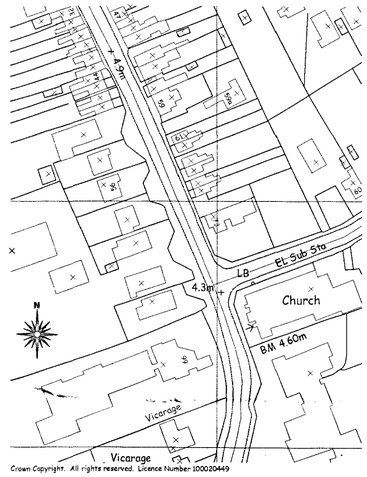
Connect to mains sewer with Hawthorn Bank



SECOND FLOOR PLAN
Scale 1:50



SITE PLAN
Scale 1:250



LOCATION PLAN
Scale 1:1250

rev "D" - 27.09.05 - Dummy Chimney Breast Added to suit the Planning Dept.

rev "C" - 10.08.05 - Size reduced by 265mm to suit site conditions

rev "B" - 07.06.05 - Building Control Amendments added

rev "A" - 26.04.05 - Roof Pitch & Front Elevation amended to suit the Planning Department

GENERAL CONDITIONS
Contractors are resonsible 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.

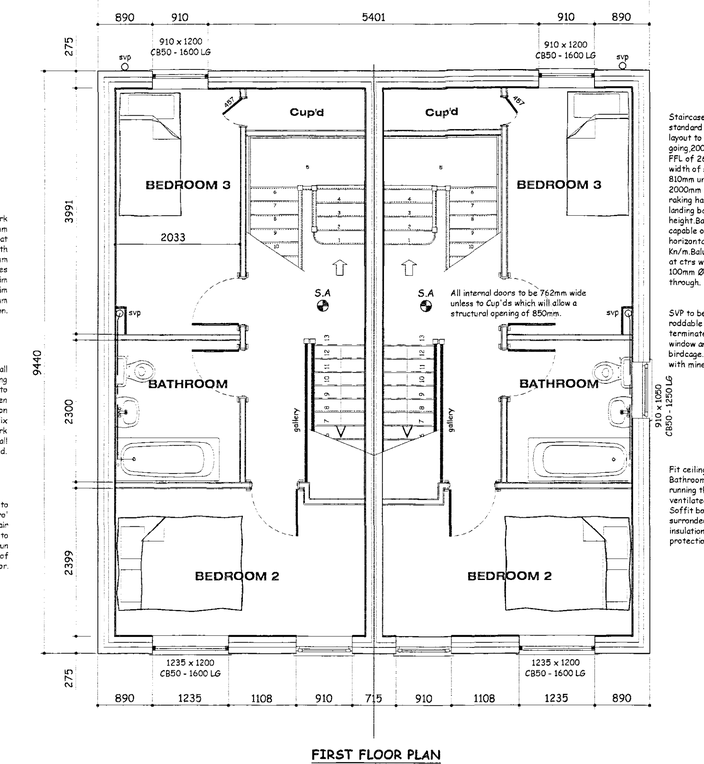
Client :
Dijon Properties Ltd
7 Winsover Road
Spalding
PE11 1EG

Site :
Proposed Replacement Dwelling with Pair Semi Detached Dwellings @ 59 Hawthorne Bank, Spalding

remway design Ltd
3,Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date : jan05 | Scale : 1:50 / 1:100

Drawing No:
rem 999 - 01"D"



FIRST FLOOR PLAN
Scale 1:50

Construct new studwork walls from 89 x 38mm CLS softwood battens at max.600mm centres with noggings at max.1200mm centres.Fix room sides 15mm plasterboard,scrim tape all joints and skim finish.Pack with 75mm mineral fibre insulation.

Lateral restraint to wall to be achieve via fixing 12.5mm plywood to studwork and then p/board on top.Mechanically fix studwork to blockwork with fixing straps to wall between bath & cup'd.

Fit extractor fan to bathroom ducted thro' roof space to give 3no. air changes per hour and to have 15 minute overun with 10mm gap at base of door.

Staircase to be based on a standard B & P design.Stair layout to have 223mm going,200mm rise,to suit FFL - FFL of 2600mm, 905mm o/all width of stair trimmers with 810mm unobstructed width, 2000mm clear headroom, 905mm raking handrail height, 942mm landing balustrade height.Balustrade is to be capable of withstanding an horizontal impact force of 0.36 Kn/m.Balusters are to be spaced at ctrs which will prevent a 100mm Ø sphere passing through.

SVP to be fully boxed in with roddable access. Pipe to terminate 900mm above opening window and fitted with st st'l birdcage.Solid fill around pipe with mineral fibre insulation.

Fit ceiling mounted extract fan to Bathroom with rigid ducting kit running thro' roof space and to be ventilated thro' external wall or Soffit board. Ducting and fan to be surronded with 100mm glass fibre insulation to provide 30mins fire protection.

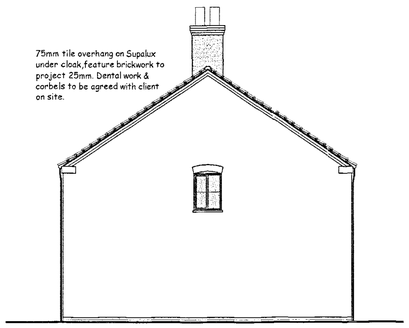
All new window opening vents to first floor to allow means of escape in an emergency situation.Opening vent to be min.450 wide in each direction with an area of 0.33m² .Cill level to be within 800mm & 1100mm of FFL and fitted with egress hinges.



PROPOSED FRONT ELEVATION
Scale 1:100

Roof tiles to 420 x 334 Concrete Interlocking Double Pantiles with min.75mm headlap and 345mm max. gauge to Clients requirements as per Specification.

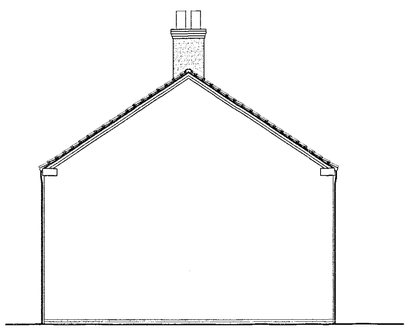
75mm tile overhang on Supalux under closk,feature brickwork to project 25mm. Dental work & corbels to be agreed with client on site.



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100

SRDC
Planning & Development
27 SEP 2005
Ref: 12S2/05

DETERMINED PLAN