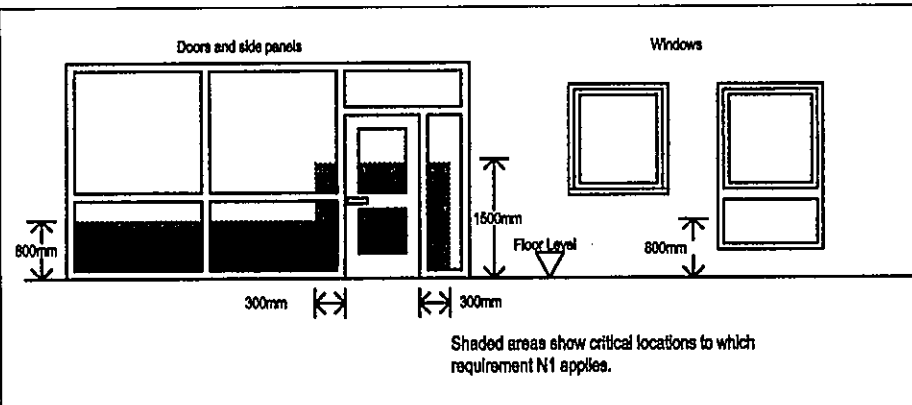




Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If In doubt then please ask

CONTRACTOR / CLIENT TO NOTE:
The following Accredited Details are applicable to the development and the areas of construction must adhere to the details contained:

- MCH-GF-02 Ground Bearing Slab
- MCH-IF-02 Timber Intermediate Floor
- MCH-W-03 Masonry Partition Wall Abutment
- MCH-W-04 Masonry Wall Head Abutment
- MCH-W-07 Metal Stud Partition Wall Abutment
- MCH-W-08 Metal Stud Partition Head Abutment
- MCH-RE-02 Eaves Detail
- MCH-WD-03 Window Head Details
- MCH-WD-04 Window Cill Details
- MCH-WD-05 Window Jamb Details



Electric Meter Box Position (Lintel to be added above consumer unit)
Wall mounted gas meter box position (where site conditions allow)

Side Elevation
Scale 1:100

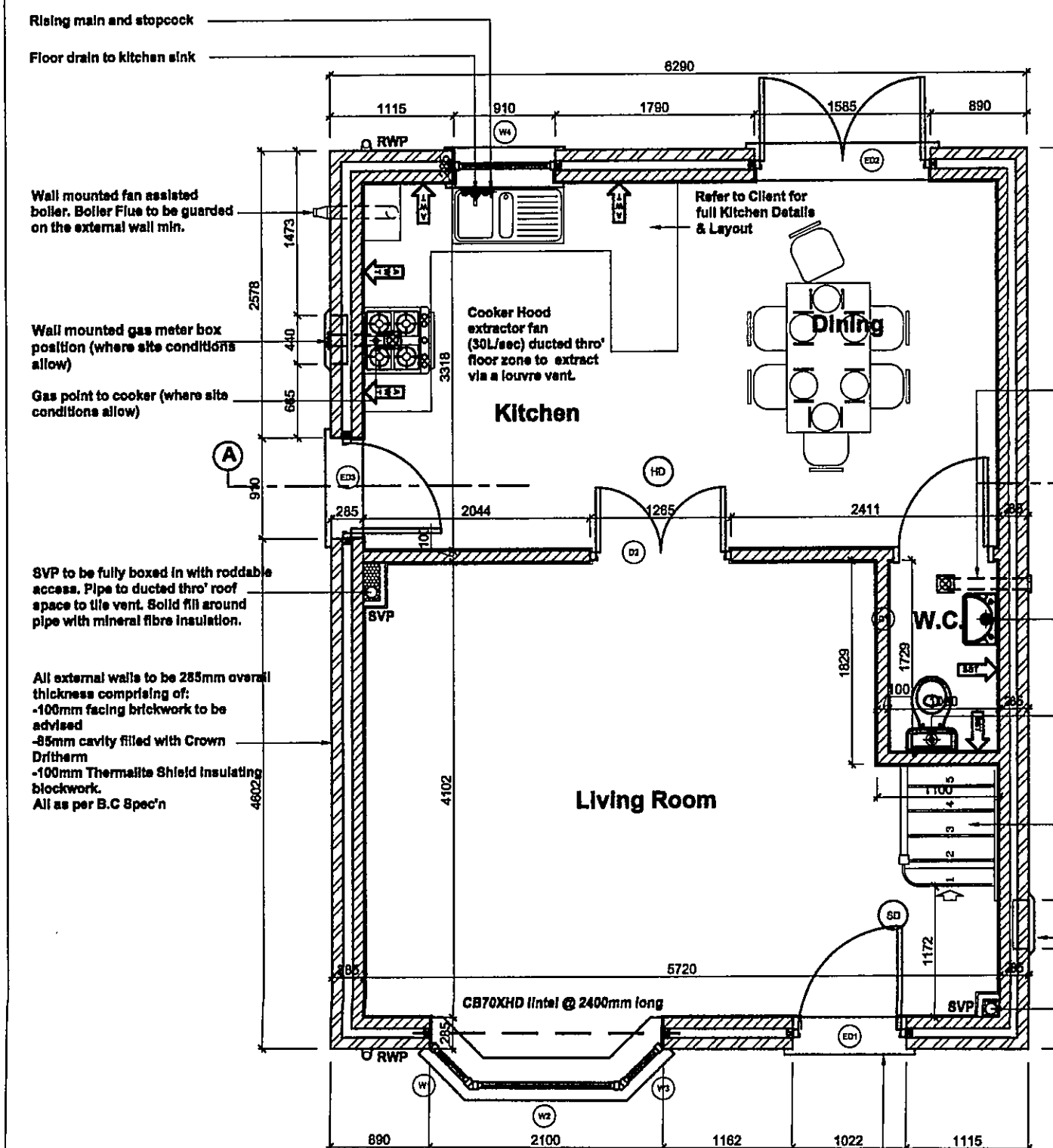
Rear Elevation
Scale 1:100

Side Elevation
Scale 1:100

Reasonable provision is to be provided for Energy efficient lighting which has dedicated low energy fittings as follows. This can be achieved by either 1 in every 4 fixed light fittings (whichever is greater). These should be provided in the most used rooms i.e. hall/living/dining, kitchen, dining room. Use in garages, cloakrooms and cupboards cannot be counted towards the required provision. The light fitting is to only receive a bulb that has a luminous efficacy greater than 40 lumens per circuit-watt.

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.

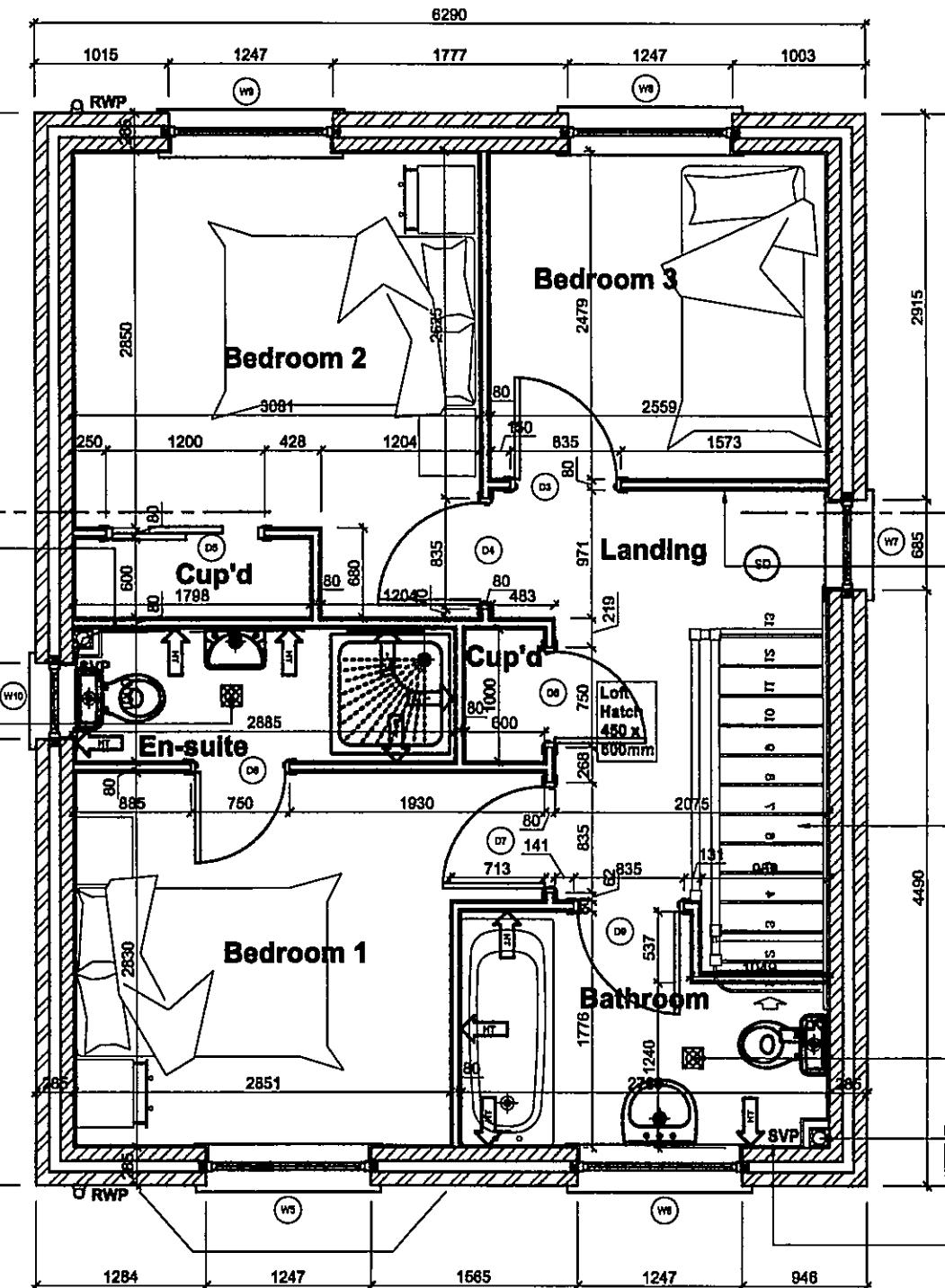
When providing external lighting either install a system which the Lamp capacity does not exceed 100W per light fitting and automatically extinguishes when there is enough daylight and when not required at night or have fittings that will only take lamps of a luminous efficacy of 40 lumens per circuit watt.



Ground Floor Plan
Scale 1:50

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°.

New Drilling (P10) to have an overall min. background ventilator area of 45,000mm² in total. All internal doors to have a 10mm gap at base of door to allow for cross ventilation.



First Floor Plan
Scale 1:50

Non load bearing stud partitions to be constructed from British Gyproc "Gypsil System" overall thickness of 80mm

Staircase to be based on a standard B & P design as specification notes

10L/sec ceiling mounted extractor fan to tile vent

SVP to be fully boxed in with roddable access. Pipe to be ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.

Bathroom drain runs to be concealed within floor zone

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.

Internal Door Schedule

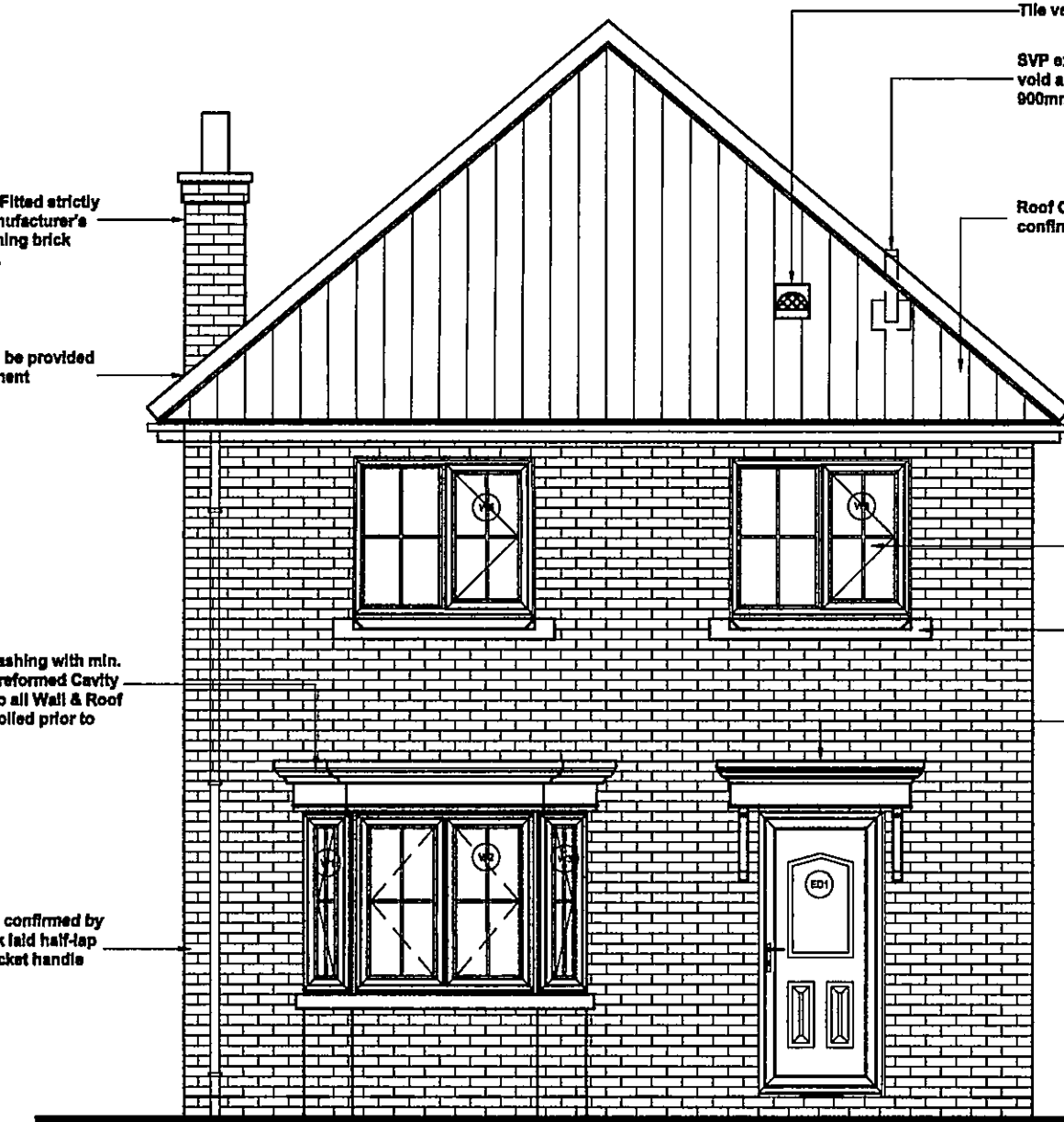
Door Code	Door Description	Door Size
D1	W.C.	762 x 1981mm
D2	Kitchen/Dining	2 x 600 x 1981mm
D3	Bedroom 3	762 x 1981mm
D4	Bedroom 2	762 x 1981mm
D5	Cupboard	2 x 600 x 1981mm
D6	Cupboard	688 x 1981mm
D7	Bedroom 1	762 x 1981mm
D8	En-suite	688 x 1981mm
D9	Bathroom	762 x 1981mm

Window / Door Schedule

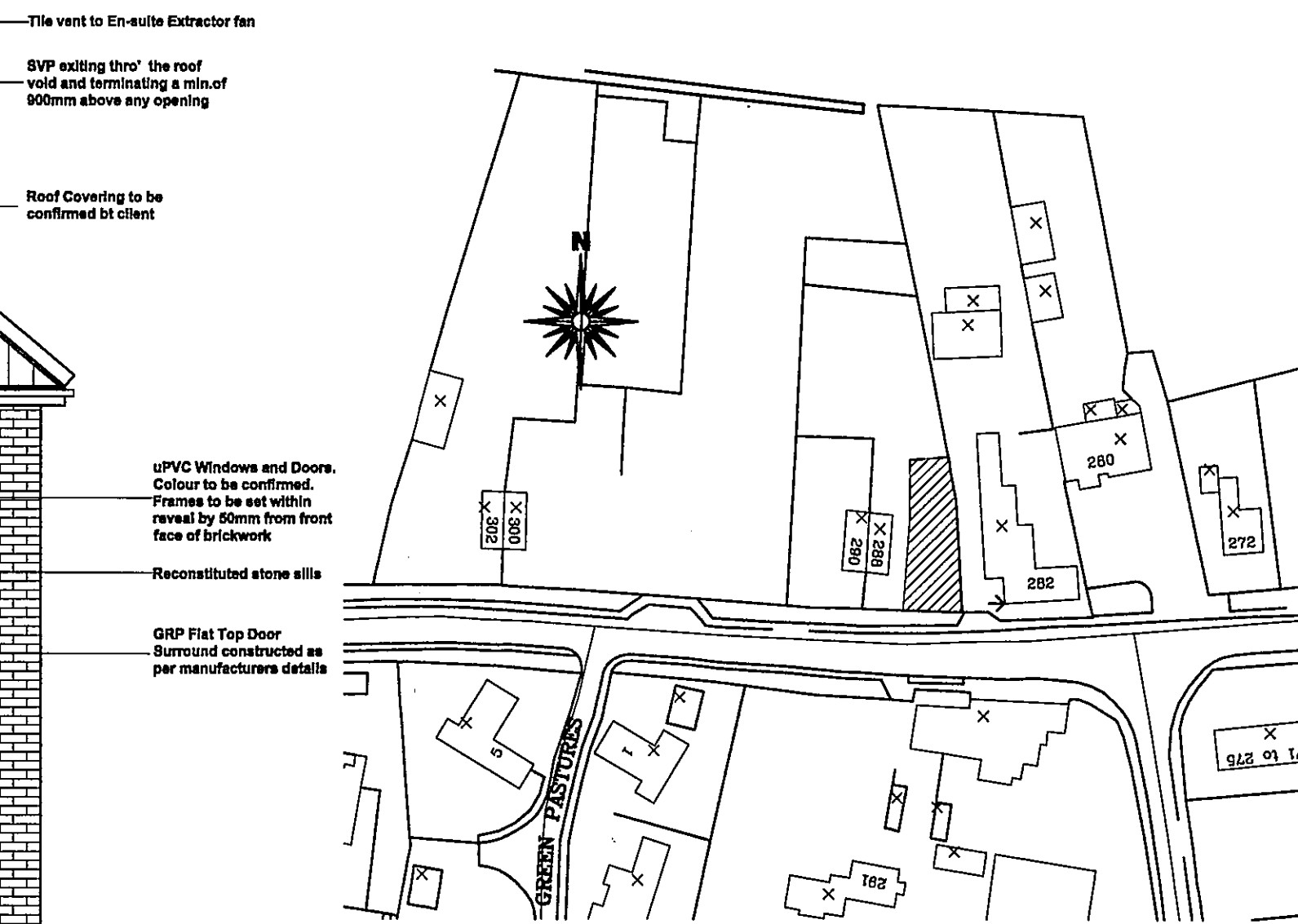
Code	Description	Size
W1	Living Room	560 x 1350mm
W2	Living Room	1410 x 1350mm
W3	Living Room	560 x 1350mm
ED1	Living Room	910 x 2100mm
ED2	Kitchen/Dining	1585 x 2100mm
W4	Kitchen/Dining	910 x 1050mm
ED3	Kitchen/Dining	910 x 2100mm
W5	Bedroom 1	1247.5 x 1200mm
W6	Bathroom	1247.5 x 1200mm
W7	Landing	685 x 1200mm
W8	Bedroom 3	1248 x 1200mm
W9	Bedroom 2	1248 x 1200mm
W10	En-suite	572 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).

Brickwork - Mozart Blend by Desimpel
Roof tiles - Sandtoft Double Pantiles Colour Rustic



Front Elevation
Scale 1:50



Site Location Plan
Scale 1:1250

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
9. Notice to be provided upon completion inside kitchen door which explains operating system and routine maintenance which is advisable for the conservation of fuel and power.
10. Suitable certificates for installation, commissioning and servicing of Central Heating Systems to be provided upon completion
11. 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.
12. Ground Conditions and Percolation Test Results for Soakaways / Drainage Fields

SAP FINDINGS: The standard specification Notes are to be amended to suit the following:

- Floor insulation to be 100mm Celotex
- Boiler to have SEDBUK rating of 91%
- Cavity Wall insulation to be Crown DriTherm Cavity Slab 32
- Roofing to be Pressure Tested to value of 6 or below
- 4no. minimum Energy efficient fittings are required based on floor area. If there are more than 16 fixed light fittings then this number is to be increased to one fitting per 4 fixed outlets.

Site Area = 330m²
Floor Area / floor = 51m²
Site Frontage = 10.5m

SHDC
Planning & Development
21 AUG 2008
Ref: 0927108

rev"E" - 20.08.08 - Planning Conditions added

rev"D" - 11.08.08 - Level access path added to Entrance door

rev"C" - 21.05.08 - Building Control Amendments

rev"B" - 02.04.08 - Building Control Specification added

rev"A" - 17.01.08 - Dwelling re-sited within plot to gain planning permission

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:
Mr & Mrs D Hunns
288 High Road
Whaplode
Spalding
PE12 6TG

SUPERSEDED

Proposed Residential Development

Drawing Title
Elevations and Floor Plans

remway Design Ltd
2nd Floor - 5 Sheepmarket
Spalding
PE 4 1 B H
Tel : 01775 788 921
e-mail: enquiries@remwaydesign.co.uk

Date: **OCT07** Scale: **As Noted**

Drawing No:
1482 - 01"E"

Site Block Plan
Scale 1:250

FILE COPY