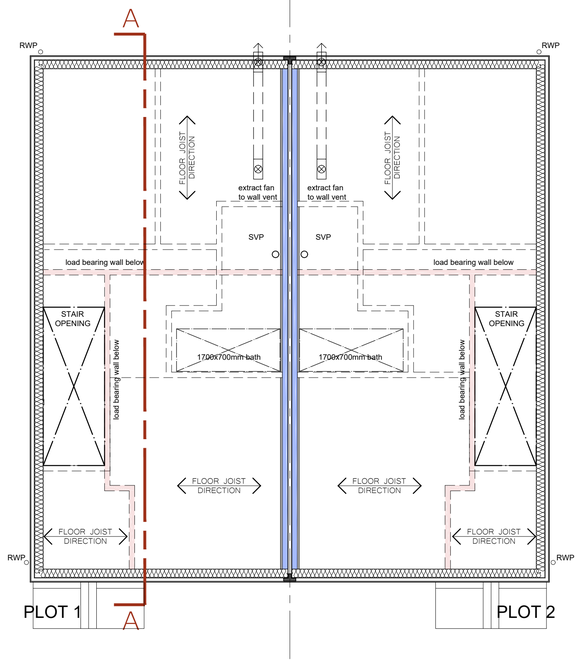
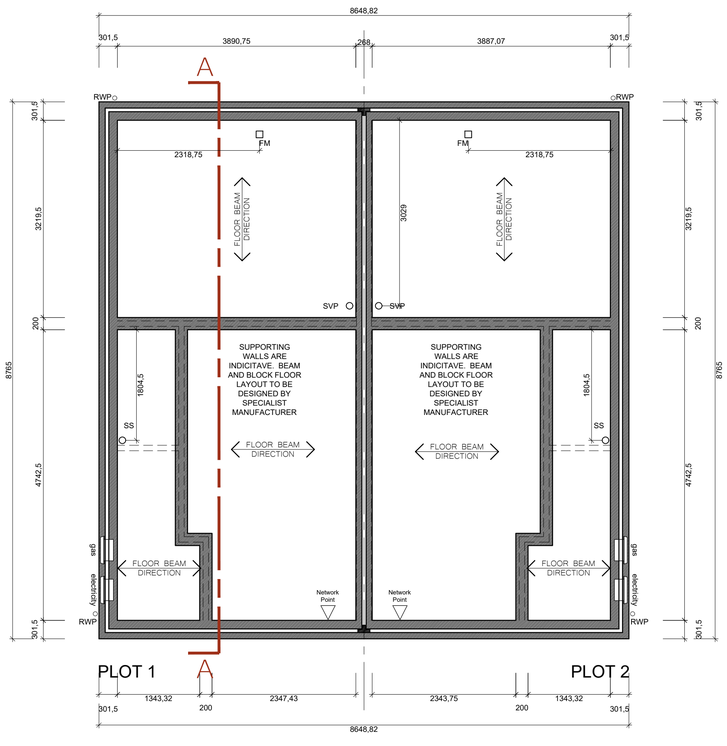


Indicative First Floor Layout Plan

Scale: 1:50

0 0.5 1 1.5 2 metres



Indicative Sub-Structure Layout Plan

Scale: 1:50

0 0.5 1 1.5 2 metres

SERVICES KEY

DS	SMOKE DETECTOR
DH	HEAT DETECTOR
CO	CARBON MONOXIDE DETECTOR
	DISTRIBUTION BOARD
	EXTRACT FAN - CEILING MOUNTED
	EXTRACT FAN - WALL MOUNTED
IS	EXTRACT FAN - ISOLATION SWITCH
	DATA OUTLET

PLAN KEY

svp	SOIL AND VENT PIPE
ss	STUB STACK
FM	FLOOR MANIFOLD (DIRECT CONNECTION)
FG	FLOOR GULLY UNDER BATH
rwp	RAINWATER PIPE
big	BACK INLET GULLY
	WATER STOP VALVE
W1	DOOR REFERENCE NUMBER
D1	WINDOW REFERENCE NUMBER
Opening 1	OPENING REFERENCE NUMBER

hatched area indicated 900mm wide x 750mm deep access zone in-front of the wc pan which must not be impeded

indicates compressible mineral wool cavity fire stop

WALL KEY

SUB-STRUCTURE BLOCKWORK EXTERNAL WALL
100mm 7N/m blockwork
59mm Cavity
140mm 7N/m blockwork

SUB-STRUCTURE BLOCKWORK SLEEPER WALL
200mm 7N/m blockwork

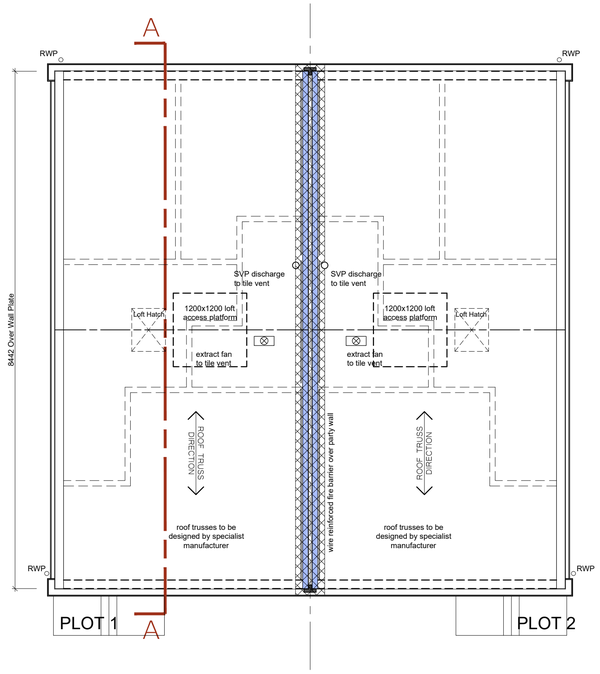
EXTERNAL WALL - RENDER
12mm renderboard & proprietary render system
50x50mm vertical battens (50mm clear cavity)
9mm OSB with breather membrane over
140mm timber frame fully filled with insulation
500 gauge vapour barrier
12.5mm plasterboard on dabs & skim

INTERNAL WALL - NON-LOADBEARING
12.5mm Gyproc Wallboard plasterboard
89mm timber studs @ 600mm centres
Isover APR 1200 insulation
12.5mm Gyproc Wallboard plasterboard

INTERNAL WALL - NON-LOADBEARING - BATHROOM/WC
12.5mm Gyproc Wallboard plasterboard
18mm moisture resistant plywood (bathroom side)
89mm timber studs @ 600mm centres
Isover APR 1200 insulation
12.5mm Gyproc Wallboard plasterboard

PARTY WALL - E-WT-2
12.5mm Gyproc Wallboard plasterboard
19mm Plank Board
89mm timber studs with mineral wool (density 10-60kg/m2)
50mm cavity with mineral wool (density 18-40kg/m2)
- Cavity stops as required
89mm timber studs with mineral wool (density 10-60kg/m2)
19mm Plank Board
12.5mm Gyproc Wallboard plasterboard

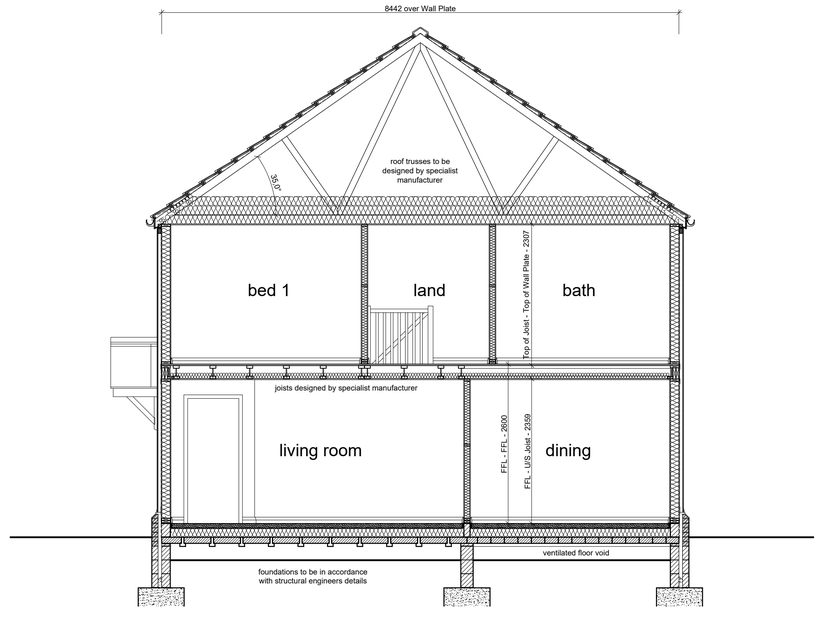
Where kitchens are back to back, line with 50x50mm battens and finish with 12.5mm plasterboard and skim finish to allow for services to be installed.



Indicative Roof Layout Plan

Scale: 1:50

0 0.5 1 1.5 2 metres



Section A-A

Scale: 1:50

0 0.5 1 1.5 2 metres

General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

- All structural elements are to be designed by clients structural engineer where required
- All dimensions are to brick openings/courses.
- All kitchens are shown indicatively and are to be detailed separately in conjunction with client's kitchen manufacturer.
- Electrical positions and sizes are indicative only and are to be designed by clients Mechanical & Electrical contractor ensuring furniture layouts can be achieved.
- All foul and surface water drainage to be designed by specialist engineer.

DESIGNERS RISK ASSESSMENT
A designers risk assessment has been carried out for this development. Swann Edwards Architecture do not consider there to be any significant risks to advise.

Status
FOR APPROVAL

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Job Title
Proposed Pair of Houses 21 and 23 Salem Street, Gosberton, Spalding, PE11 4NQ for: IMN Properties Ltd.

Date: April 2022
Scale: As Shown
Sheet Size: A1

Drawing Title
Building Regulations Drawing Layout Plans and Section

Job No.: SE-966
Dwg No.: 1150
Drawn by: RS
Revision: BR03

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