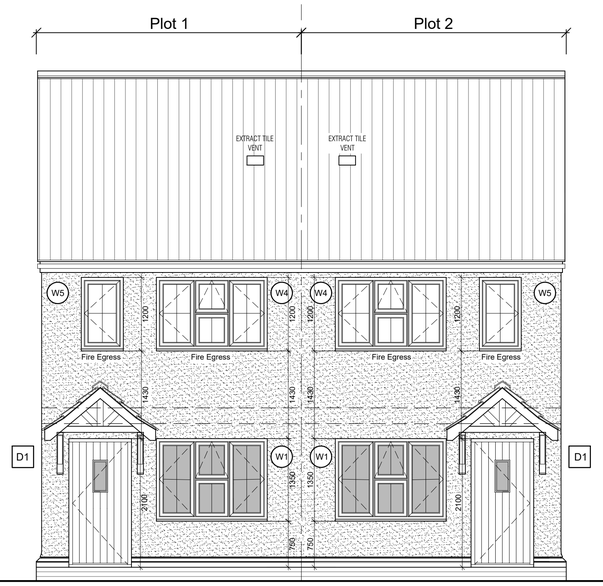
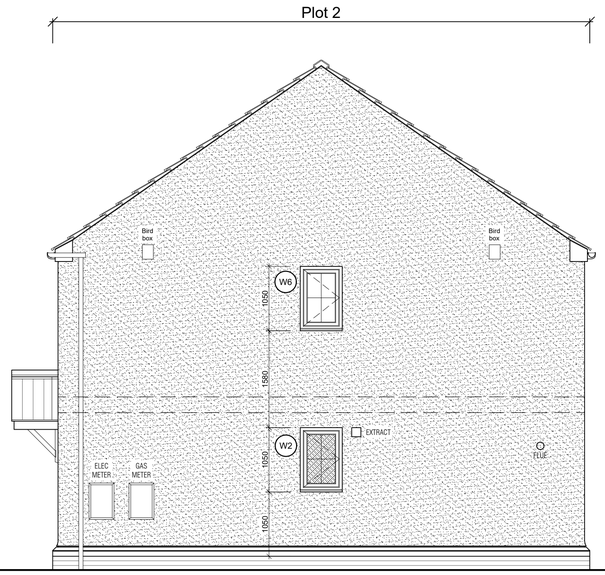


Front (SE) Elevation

Scale: 1:50

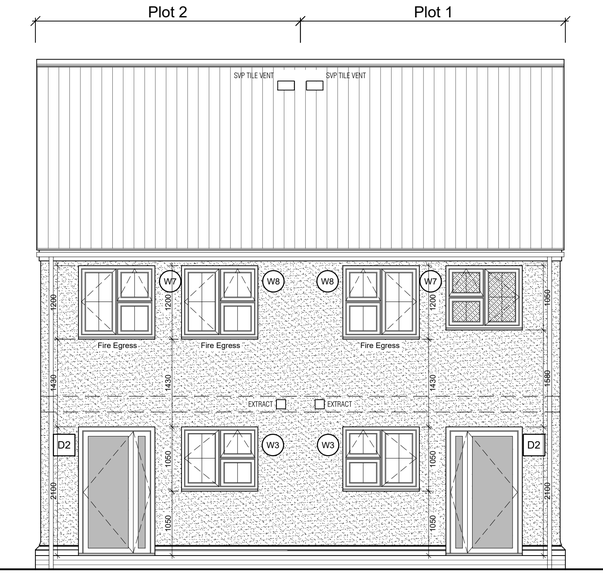
0 0.5 1 1.5 2 metres



Side (NE) Elevation

Scale: 1:50

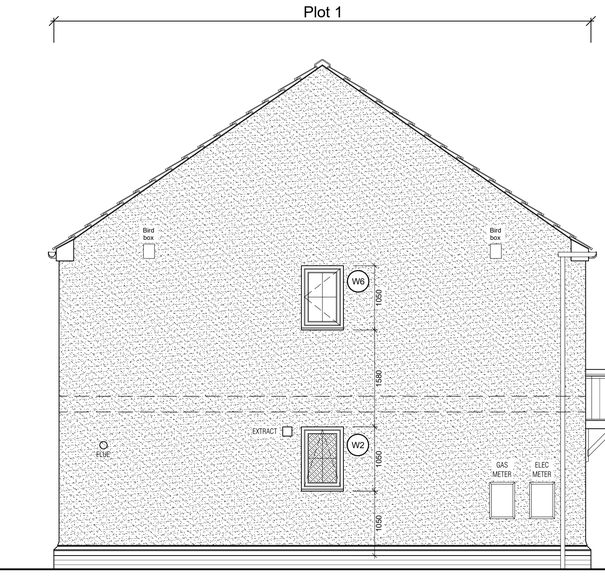
0 0.5 1 1.5 2 metres



Rear (NW) Elevation

Scale: 1:50

0 0.5 1 1.5 2 metres



Side (SW) Elevation

Scale: 1:50

0 0.5 1 1.5 2 metres

DOOR REF	LOCATION	Structural Opening WIDTH	Structural Opening HEIGHT	Door Leaf Opening WIDTH	Door Leaf Opening HEIGHT	DOOR TYPE	U-VALUE	Door Colour EXTERNAL	Door Colour INTERNAL	LINTEL REF	CILL	NOTES
D1	Hall	1022.5	2100	-	-	TBC	1.6 W/m²k	TBC	TBC	TBC	TBC	
D2	Dining	1247.5	2100	-	-	TBC	1.6 W/m²k	TBC	TBC	TBC	TBC	
D3	WC	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	Outward Opening
D4	Kitchen	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D5	Living Room	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D6	W	800	2100	726	2040	TBC	-	TBC	TBC	TBC	TBC	
D7	Bed 2	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D8	Bath	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D9	AC	800	2100	726	2040	TBC	-	TBC	TBC	TBC	TBC	
D10	Bed 1	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D11	W'robe	800	2100	726	2040	TBC	-	TBC	TBC	TBC	TBC	Cut Door

NOTES
All structural opening sizes refer to brickwork openings/courses. Allowance is to be made for the lintel. See Elevations, Sections and Details.
All window sizes allow for 10mm fixing tollerence each side and bottom and 20mm fixing tollerence at the top allowing for the lintel.
Obscured glass, laminated glass, safety glass and fire egress details are indicated on the elevations.
Lintels as specified by the manufacturer. Should an alternative manufacturer be sourced, Local Authority Building Control must be notified and approval sought.
For details of the opening lights see the elevations.
All dimensions are to be checked on site prior to the order or manufacturer of the windows.

DOOR REF	LOCATION	Structural Opening WIDTH	Structural Opening HEIGHT	Door Leaf Opening WIDTH	Door Leaf Opening HEIGHT	DOOR TYPE	U-VALUE	Door Colour EXTERNAL	Door Colour INTERNAL	LINTEL REF	CILL	NOTES
D1	Hall	1022.5	2100	-	-	TBC	1.6 W/m²k	TBC	TBC	TBC	TBC	
D2	Dining	1247.5	2100	-	-	TBC	1.6 W/m²k	TBC	TBC	TBC	TBC	
D3	WC	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	Outward Opening
D4	Kitchen	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D5	Living Room	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D6	Bed 3	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D7	Bed 2	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D8	Bath	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	
D9	AC	800	2100	726	2040	TBC	-	TBC	TBC	TBC	TBC	
D10	Bed 1	900	2100	826	2040	TBC	-	TBC	TBC	TBC	TBC	

NOTES
All structural opening sizes refer to brickwork openings/courses. Allowance is to be made for the lintel. See Elevations, Sections and Details.
All window sizes allow for 10mm fixing tollerence each side and bottom and 20mm fixing tollerence at the top allowing for the lintel.
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Lintels as specified by the manufacturer. Should an alternative manufacturer be sourced, Local Authority Building Control must be notified and approval sought.
For details of the opening lights see the elevations.
All dimensions are to be checked on site prior to the order or manufacturer of the windows.

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.

PLOT 1 WINDOW SCHEDULE

WINDOW REF	LOCATION	Structural Opening WIDTH	Structural Opening HEIGHT	WINDOW TYPE	U-VALUE	ORIENTATION	BACKGROUND VENTILATION	Window Colour EXTERNAL	Window Colour INTERNAL	LINTEL REF	CILL	NOTES
W1	Living Room	1810	1350	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W2	WC	685	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	Top Hung - Grade 4 Obscured Glass
W3	Kitchen	1247.5	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W4	Bed 1	1810	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W5	Bed 3	685	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W6	Landing	685	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W7	Bath	1247.5	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W8	Bed 2	1247.5	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	

NOTES
All structural opening sizes refer to brickwork openings/courses. Allowance is to be made for the lintel. See Elevations, Sections and Details.
All window sizes allow for 10mm fixing tollerence each side and bottom and 20mm fixing tollerence at the top allowing for the lintel.
Obscured glass, laminated glass, safety glass and fire egress details are indicated on the elevations.
Lintels as specified by the manufacturer. Should an alternative manufacturer be sourced, Local Authority Building Control must be notified and approval sought.
For details of the opening lights see the elevations.
All dimensions are to be checked on site prior to the order or manufacturer of the windows.

PLOT 2 WINDOW SCHEDULE

WINDOW REF	LOCATION	Structural Opening WIDTH	Structural Opening HEIGHT	WINDOW TYPE	U-VALUE	ORIENTATION	BACKGROUND VENTILATION	Window Colour EXTERNAL	Window Colour INTERNAL	LINTEL REF	CILL	NOTES
W1	Living Room	1810	1350	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W2	WC	685	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W3	Kitchen	1247.5	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W4	Bed 1	1810	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W5	Ensuite	685	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W6	Landing	685	1050	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W7	Bed 3	1247.5	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	
W8	Bed 2	1247.5	1200	Casement	1.4 W/m²k	-	-	TBC	TBC	TBC	TBC	

NOTES
All structural opening sizes refer to brickwork openings/courses. Allowance is to be made for the lintel. See Elevations, Sections and Details.
All window sizes allow for 10mm fixing tollerence each side and bottom and 20mm fixing tollerence at the top allowing for the lintel.
Obscured glass, laminated glass, safety glass and fire egress details are indicated on the elevations.
Lintels as specified by the manufacturer. Should an alternative manufacturer be sourced, Local Authority Building Control must be notified and approval sought.
For details of the opening lights see the elevations.
All dimensions are to be checked on site prior to the order or manufacturer of the windows.

ELEVATION KEY

- RIDGE VENT — Indicates ridge ventilator for roof ventilation
- EXTRACT — Indicates wall ventilator for extract fan
- SVP RIDGE VENT — Indicates ridge ventilator for soil and vent pipe
- TD — Indicates wall ventilator for tumble dryer
- SVP TILE VENT — Indicates tile ventilator for soil and vent pipe
- FLUE — Indicates wall mounted boiler flue with stainless steel circular guard
- EXTRACT TILE VENT — Indicates tile ventilator for extract fan
- Indicates external wall light
- Hatch indicates brickwork as agreed with the Local Authority
- Hatch indicates render as agreed with the Local Authority
- Hatch indicates roof tiles as agreed with the Local Authority
- Hatch indicates obscured glazing
- Hatch indicates safety glazing

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.

Drawing Title
Building Regulations Drawing
Elevations

Date: April 2022
Scale: As Shown
Sheet Size: A1
Job No.: SE-966
Dwg No.: 2100
Drawn by: RS
Revision: BR03

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