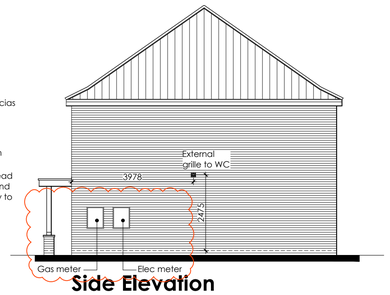
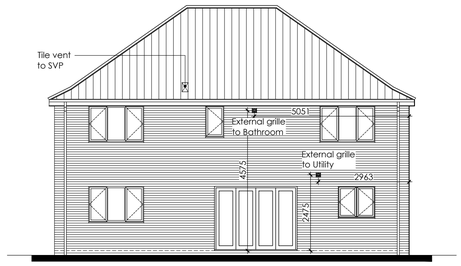
STUDIO 11 ARCHITECTURE



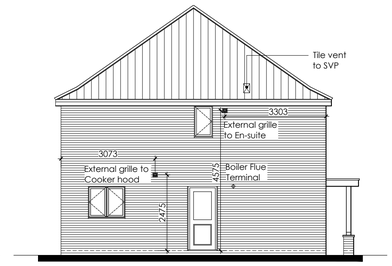
Front Elevation



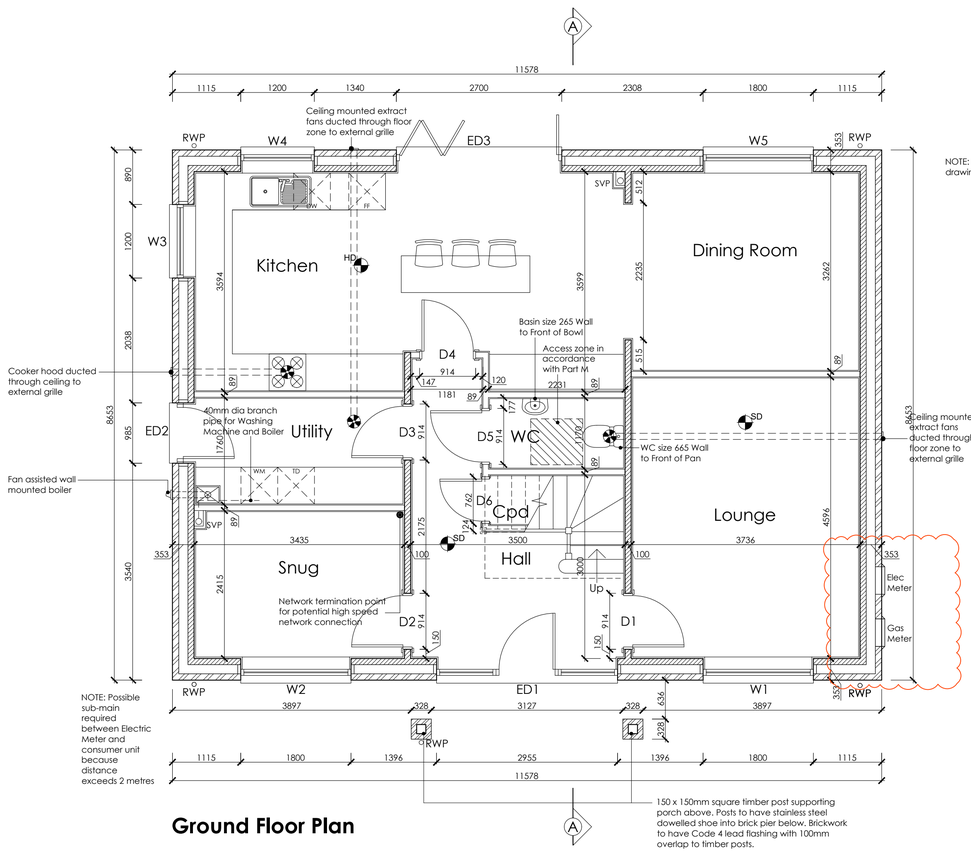
Side Elevation



Rear Elevation

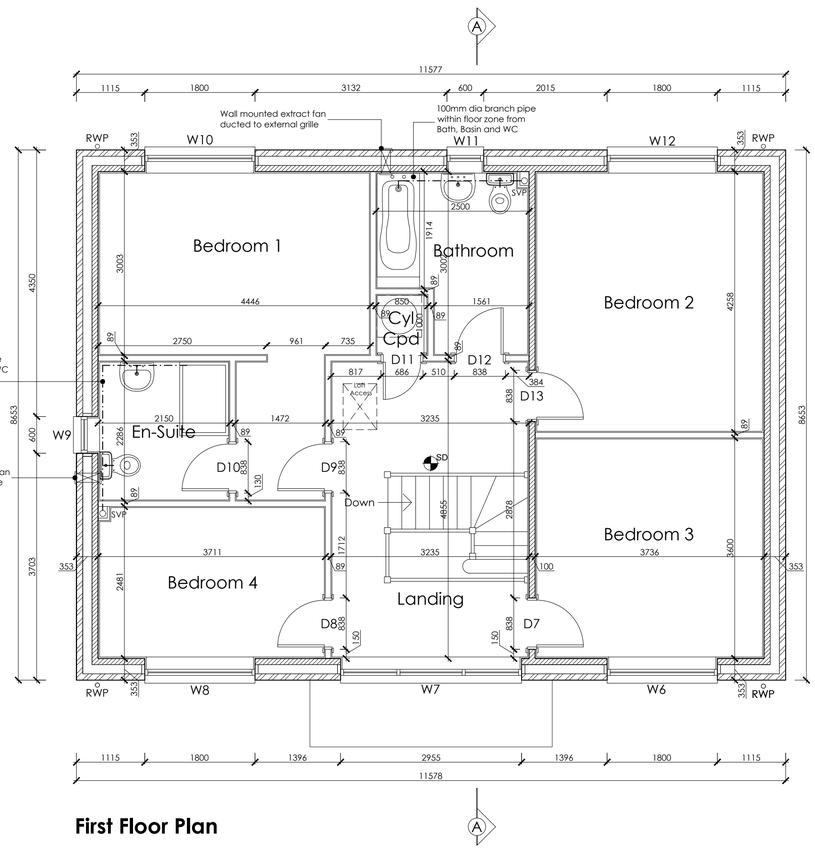


Side Elevation



Ground Floor Plan

NOTE: Insulation omitted from drawing for clarity



First Floor Plan

MALLARD OPENING SCHEDULE				
REF	DESCRIPTION	WIDTH	HEIGHT	NOTES
W1	Window	1800	1350	
W2	Window	1800	1350	
W3	Window	1200	1050	
W4	Window	1200	1050	
W5	Window	1800	1200	
W6	Window	1800	1200	
W7	Window	2955	2100	Glazed Screen
W8	Window	1800	1200	
W9	Window	600	1050	Obscure glazed
W10	Window	1800	1200	
W11	Window	600	1050	Obscure glazed
W12	Window	1800	1200	
ED1	Door	2955	2100	Opening size with 1015 Doorset
ED2	Door	985	2100	935 door set with extra wide frame
ED3	Door	2700	2100	Bi-folds

MALLARD INTERNAL DOOR SCHEDULE				
REF	DESCRIPTION	WIDTH	HEIGHT	NOTES
D1	Door	838	1981	
D2	Door	838	1981	
D3	Door	838	1981	
D4	Door	838	1981	
D5	Door	838	1981	
D6	Door	686	1981	
D7	Door	762	1981	
D8	Door	762	1981	
D9	Door	762	1981	
D10	Door	762	1981	
D11	Door	610	1981	
D12	Door	762	1981	
D13	Door	762	1981	

Mallard Staircase

Rise: 203.2
Going: 226
Pitch: 42°

Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the below office.

The copyright to this drawing is owned by Studio 11 Architecture.

The General Contractor is to check all dimensions on site and report discrepancies to the designer.

All details shown on this drawing, including foundations, are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction, unless reported to the designer, so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

The details and information shown hereon relating to existing underground drains, main services, cables, etc. and existing structural details, are as obtained by normal survey observation method. Although all reasonable effort has been made, no guarantee can be made or given for the completeness or accuracy of this information.

Construction Design and Managment Regulations 2015

The contractors attention is drawn to the significant and/or unusual hazards identified below, annotated on the drawing and explained in the associated design risk registers

CDM Legend

Prohibited Activity

Significant Hazard

Compulsory Action

Significant Information

REVISION	DATE	DRAWN	DESCRIPTION
E	16.07.2025	EG	Meter positions amended.
D	13.10.2024	OS	French doors amended to Bi-Folds. Opening schedule amended to suit.
C	02.10.2024	OS	Boiler added. Gas meter added, electric meter position amended to suit. SVP position amended to suit boiler positioning. En-suite layout amended. Porch detail amended. Cpd under stairs added, door schedule amended to suit.
B	02.07.2024	OS	Ground floor layout amended according to client request. Snug and dining room swapped. Utility layout mirrored, drainage position amended to suit. Utility extractor position amended. Tile vent to SVP position amended. En-suite extractor position amended.
A	13.02.2023	OS	En-suite WC and Basin position amended. Utility door amended to have larger frame. Bi-fold doors changed to French doors.

ISSUE STATUS

PRELIMINARY

STUDIO11 architecture

KING'S LYNN INNOVATION CENTRE,
INNOVATION DRIVE, KING'S LYNN,
PE30 5BY

T: 01553 970033
E: design@studio11architecture.co.uk
W: www.studio11architecture.co.uk

CLIENT RTW Construction & Developments Ltd

PROJECT Proposed Residential development on land off Boston Road, Gosberton

DRAWING The Mallard - Floor Plans & Elevations Plots 3, 18

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
OS	KB	KB
DATE	**SCALE**	**PAPER SIZE**
14.12.2022	1:50 & 1:100	A1

DRAWING NUMBER 545.Mal.P3.WD.01

Working in partnership with **Ralph Charman Associates** & **Eleven Consultants**

ARCHITECTURE