FLOOR PLANS AS PROPOSED

NOTE: Client Request - Drawings based on former design, no measured survey undertaken, any deviations in terms of measurements to be notified to REEVE Design Ltd prior to construction.

MATERIALS SCHEDULE

LOCATION	PROPOSED FINISH
Walls	Flemish Antique Facing Brickwork or similar
Roof	Large format dark grey smooth tile, to clients choice.
Joinery	Anthracite Grey UPVC/Aluminium
Fascia's Soffits & Bargeboards	Brickwork detailing, as per elevations, Anthracite UPVC to dormer.

WALL HATCH LEGEND

- 102.5 x 215 x 65mm high facing brickwork as specified
- 100 x 440 x 215mm high Aggregate blockwork (NOTE: Strength/Grades/Densities as specified)
- 100 x 440 x 215mm high aircrete blockwork (NOTE: Strength/Grades/Densities as specified)
- Non-loadbearing studwork partitions, 70x38mm, as specified.
- Cavity insulation as specified.

* Denotes Escape Window
ob Denotes obscure glazing

NOTE: To ground floor provide underfloor heating system and provide radiators to first floor, suitable for use in conjunction with the new ASHP, all pipework to be concealed, all to be designed by specialist.

All dimensions are taken from structural faces of masonry / studwork

M&E LEGEND

- MF - Mechanical Extract Fan
- SD - Smoke Detector
- HD - Heat Detector
- CM - Carbon Monoxide Detector

NOTE:
All design drawings to be read in conjunction with and adhere to:
- **Planning Decision Conditions**
- **Building Regulations Decision Conditions**
- **Building Regulations Specification**

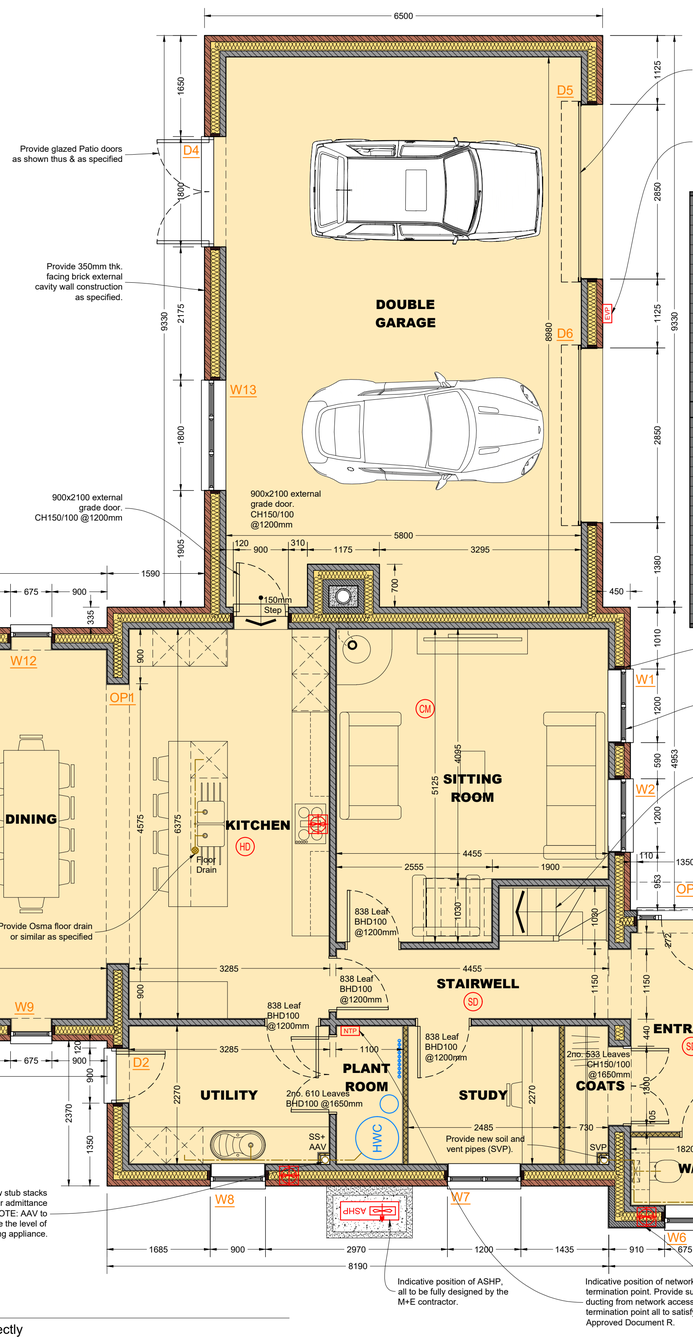
EXTERNAL JOINERY SCHEDULE

DRAWING REF.	OPENING WIDTH (mm)	OPENING HEIGHT (mm)	TRICKLE VENT (mm²)	OBSCURE GLAZING	LINTEL REF.	LINTEL LENGTH (mm)	NOTES
D1	1350	2100	9200	NO	CG150/100	1650	1000mm front door with glazed side panel
D2	900	2100	4600	NO	CH150/100	1200	Glazed door
D3	4050	2100	18400	NO	CXL350	4500	Bi-folding doors
D4	1800	2175	9200	NO	CG150/100	2100	Glazed french doors (to clients final design)
D5	2850	2175	N/A	NO	CX150/100	2100	Insulated roller garage door
D6	2850	2175	N/A	NO	CX150/100	2100	Insulated roller garage door
GF-W1	1200	1500	9200	NO	CH150/100	1500	
GF-W2	1200	1500	9200	NO	CH150/100	1500	
GF-W3	1800	1200	9200	NO	CH150/100	2100	
GF-W4	1200	1500	9200	NO	CH150/100	1500	
GF-W5	1200	1500	9200	NO	CH150/100	1500	
GF-W6	675	1050	4600	YES	CH150/100	1050	
GF-W7	1200	1200	9200	NO	CH150/100	1500	
GF-W8	900	1050	4600	NO	CH150/100	1200	
GF-W9	675	2100	4600	NO	CH150/100	1050	
GF-W10	675	2100	4600	NO	CH150/100	1050	
GF-W11	675	2100	4600	NO	CH150/100	1050	
GF-W12	675	2100	4600	NO	CH150/100	1050	
GF-W13	1800	1200	9200	NO	CH150/100	2100	

EXTERNAL JOINERY SCHEDULE

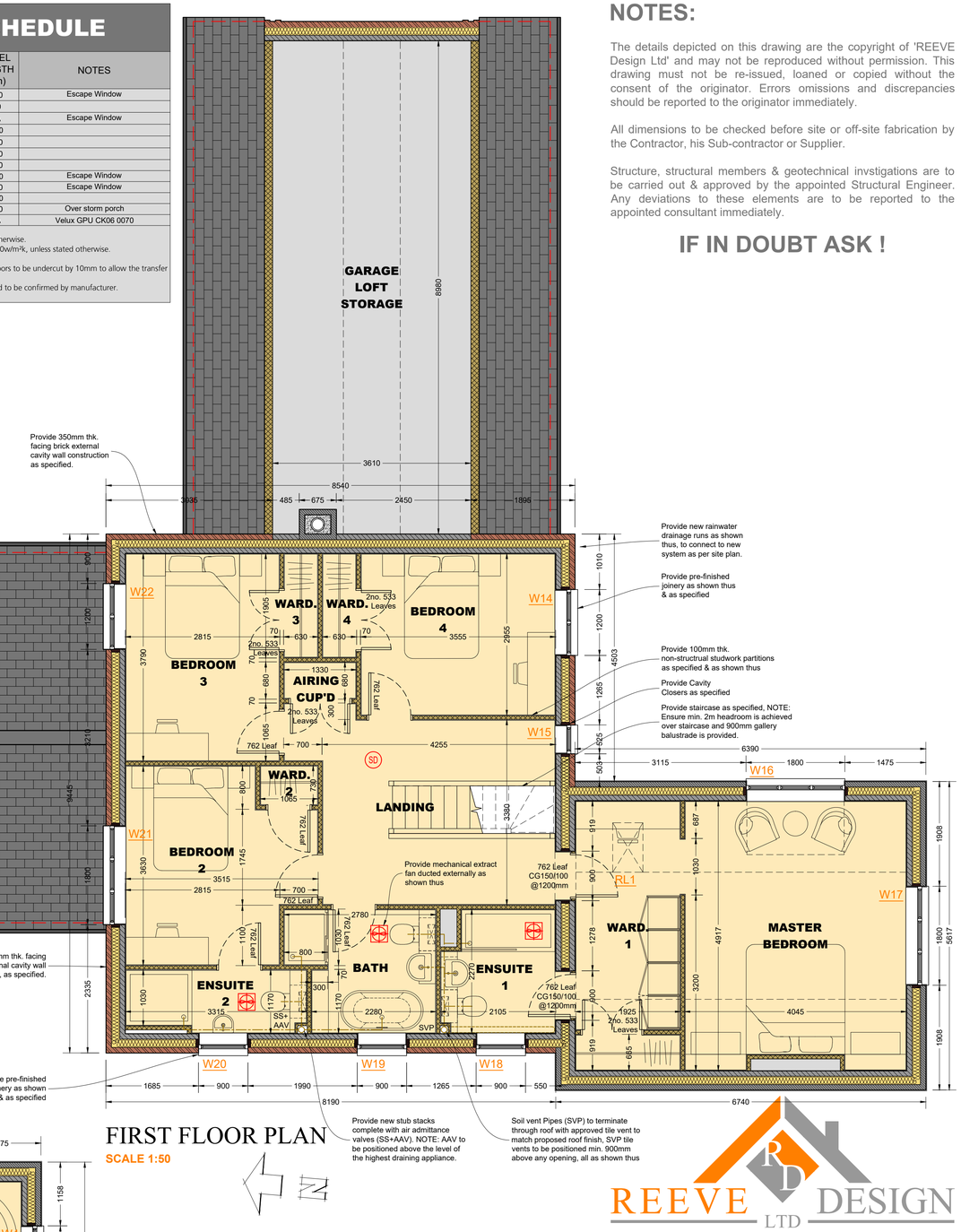
DRAWING REF.	OPENING WIDTH (mm)	OPENING HEIGHT (mm)	TRICKLE VENT (mm²)	OBSCURE GLAZING	LINTEL REF.	LINTEL LENGTH (mm)	NOTES
FF-W14	1200	1200	9200	NO	CG150/100	1500	Escape Window
FF-W15	525	1500	4600	NO	CG150/100	900	
FF-W16	1800	1200	9200	NO	Within Roof Structure	N/A	Escape Window
FF-W17	1800	1500	9200	NO	CG150/100	2100	
FF-W18	900	1050	4600	YES	CG150/100	1200	
FF-W19	900	1050	4600	YES	CG150/100	1200	
FF-W20	900	1050	4600	YES	CG150/100	1200	
FF-W21	1800	1200	9200	NO	CG150/100	2100	Escape Window
FF-W22	1200	1200	9200	NO	CG150/100	1500	Escape Window
OP1	4575	2100	N/A	N/A	CXL350	5100	
OP2	1570	2100	N/A	N/A	CH150/100	1950	Over storm porch
RL1	550	1180	3600	NO	Within Roof Structure	N/A	Velux GPU CK06 0070

All lintel references are Catnic (Corus) references, unless stated otherwise.
All joinery to be purpose made uPVC casement windows, with double glazing acheiving 1.0w/m²k, unless stated otherwise.
All joinery to be site measured prior to manufacture.
All Trickle Vent mm² Figures based on Titon 'Trimvent Select Xtra 516' Slot Vents. Please Note: all internal doors to be undercut by 10mm to allow the transfer of backround ventilation.
* - Ensure minimum clear opening of 775mm is achievable & final details of mobility threshold to be confirmed by manufacturer.



GROUND FLOOR PLAN

SCALE 1:50



FIRST FLOOR PLAN

SCALE 1:50

NOTES:

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All dimensions to be checked before site or off-site fabrication by the Contractor, his Sub-contractor or Supplier.

Structure, structural members & geotechnical invstigations are to be carried out & approved by the appointed Structural Engineer. Any deviations to these elements are to be reported to the appointed consultant immediately.

IF IN DOUBT ASK !

REEVE DESIGN LTD
BUILDING DESIGN CONSULTANTS

Project :
Revised Design - New Dwelling at Middle Earth, Main Road, Holbeach Drove, PE12 0PS.

Client :
Mr Mark Stevens

Issue Date :
02.08.2026

Title :
FLOOR PLANS AS PROPOSED

Revision Details :
N/A

Drawing number :
2193.01

rev :
-

For and on behalf of 'REEVE Design Ltd'
The Nest, 32 Mill Road, Magdalen, King's Lynn, Norfolk, PE34 3BZ.
T: 07464 945103 | **W:** www.reevedesign.co.uk
Registered in England No. 11744392

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