

[illegible]

Floor drains to Basin

Floor drains to W.C.

Wall mounted fan assisted boiler.
Boiler Flue to be guarded on the
external wall min. 2m above gnd lvl via
suitable stainless steel guard as
recommended by flue manufacturer.

All external walls to be 285mm overall
thickness comprising of:-
-100mm Facing Brickwork to be advised
-85mm cavity filled with Crown DriTherm
-100mm Thermaite Shield Insulating
blockwork.
All as per B.C Spec'n

2no. 22x75 joists bolted together to
form stair trimmers.Prior to fitting
stair trimmers, contractor to seek
confirmation from stair supplier on
exact opening dimensions

Lay 22mm Weyroc Tongue and Grooved
flooring grade wood particle boarding as
Building Control Specification

Proposed 226mm deep V2-B Ecojoists @
max. 400mm ctrs all as per specialist
manufacturer's details and calculations.

Stairwell Opening

Dimensions and Annotations:
- Overall width: 3400
- Overall height: 3400
- Stairwell opening width: 1887
- Stairwell opening height: 1990
- Wall thickness: 1030
- Floor thickness: 65
- Ceiling height: 3358
- RWP (Room Wall Partition) indicated at various points.

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rem 997 - 03 "G"

Living Room

Hall

Dining Room

Kitchen

Cup'd

W.C.

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

Refer to detailed kitchen layouts for full kitchen details

Fit 30L/sec extractor fan within cooker hood ducted through floor void to extract via a louvre

Floor drains to Basin

Floor drains to W.C.

Fit 15L/sec extractor fan ducted through floor void to extract via a louvre

Provide sloped access ramp to entrance door as specification notes

SVP to be fully boxed in with rodable access. Pipe to duct two' roof space to the vent. So fill around pipe with mineral fill insulation.

All external walls to be 285mm overall thickness comprising -100mm Facing Brickwork to be advised -65mm cavity filled with Crown Dribble -100mm Thermally Shield Insulating blockwork. All as per B.C Spec'n

Connect to main sewer in road

Architectural floor plan of a three-bedroom house. The plan includes the following rooms and features:

- Bedroom 1:** Located at the front left, featuring a bed and a wardrobe. Dimensions: 3045 x 2813.
- Bedroom 2:** Located at the back left, featuring a bed and a wardrobe. Dimensions: 3618 x 2813.
- Bedroom 3:** Located at the front right, featuring a bed and a wardrobe. Dimensions: 2355 x 2813.
- Bathroom:** Located between the bedrooms, featuring a bathtub, toilet, and sink. Dimensions: 1182 x 1463.
- Cup'd (Kitchen):** Located between the bedrooms, featuring a sink, stove, and refrigerator. Dimensions: 900 x 1055.
- Landing:** Central area with stairs leading up and down. Dimensions: 3072 x 1000.
- Loft Hatch:** 450 x 650mm, located near the stairs.
- Staircase:** Note: "Staircase to be based on a standard 1:2 design as per specification notes".
- Dimensions:**
 - Overall width: 4940
 - Overall depth: 3638
 - Room dimensions and wall thicknesses are labeled throughout the plan.
- Other features:** Various doors, windows, and built-in furniture are shown.

All external walls to be 285mm overall thickness comprising of
-100mm Facing Brickwork to be advised
-85mm cavity filled with Crown Dritherm
-100mm Thermalite Shield Insulating blockwork.
All as per B.C Spec'n

Your attention should be drawn to the Conditions within the Planning Permission which you should address and discharge prior to any work commencing. We would advise that failure to discharge these conditions could render the permission invalid.

<u>Door Code</u>	<u>Door Description</u>	<u>Door Size</u>
D1	Living Room	838 x 1981mm
D2	Dining Room	838 x 1981mm
D3	Cop'd	2 x 600 x 1981mm
D4	W.C.	838 x 1981mm
D5	Bedroom 1	762 x 1981mm
D6	Bedroom 3	762 x 1981mm
D7	Bathroom	762 x 1981mm
D8	Bedroom 2	762 x 1981mm
D9	Cop'd	2 x 600 x 1981mm

Code	Description	Size
W1	Living Room	1022 x 1500mm
ED1	Hall	1022 x 2100mm
W2	Dining Room	1022 x 1500mm
ED2	Kitchen	1022 x 2100mm
W3	W.C.	685 x 1050mm
ED3	Kitchen	1022 x 2100mm
W4	Kitchen	910 x 1050mm
ED4	Kitchen	1248 x 2100mm
W5	Bedroom 1	910 x 900mm
W6	Landing	910 x 900mm
W7	Bedroom 3	910 x 900mm
W8	Bathroom	685 x 1050mm
W9	Bedroom 2	910 x 900mm

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).

	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.