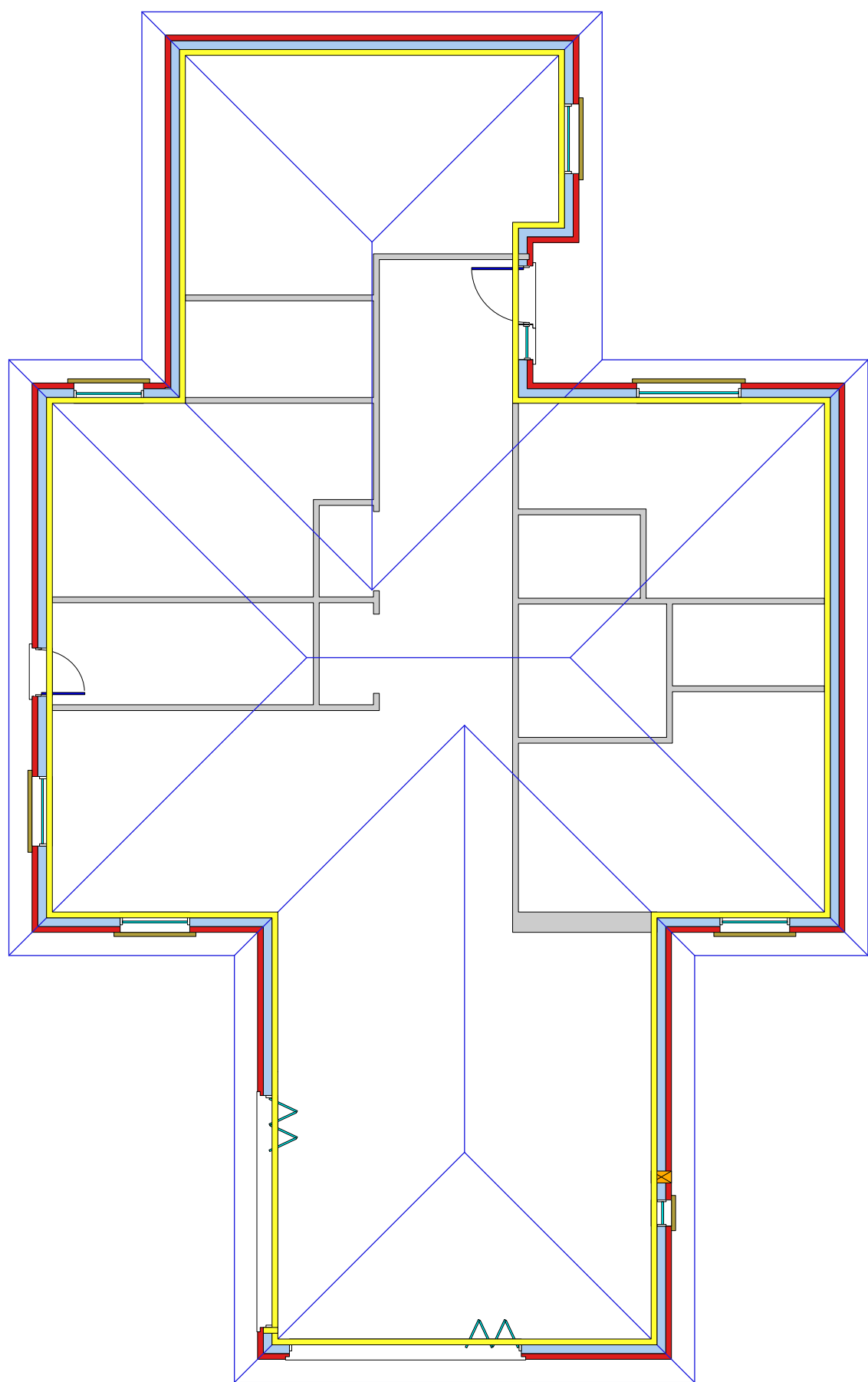


- FS - Floor Socket
- SVP - Soil and Vent pipe
- SS - Stub Stack
- CB - Collarbores
- Service entry point for Utilities Electricity, Water & Telecoms
- indicates a hard wired smoke detector
- indicates a hard wired heat detector
- Indicates a 225 x 225mm air brick to provide combustion air to the woodburner
- Mechanical ventilation

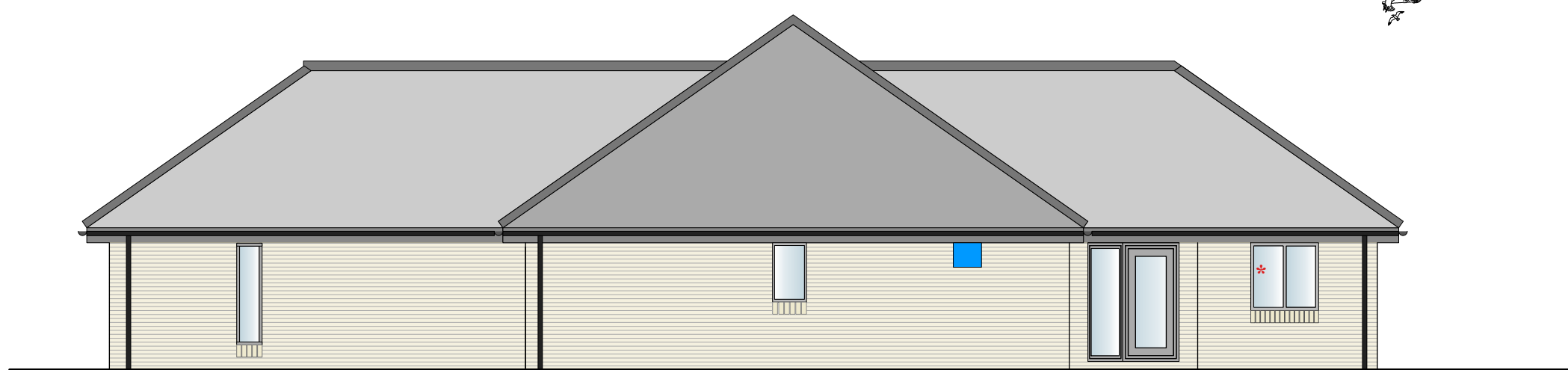
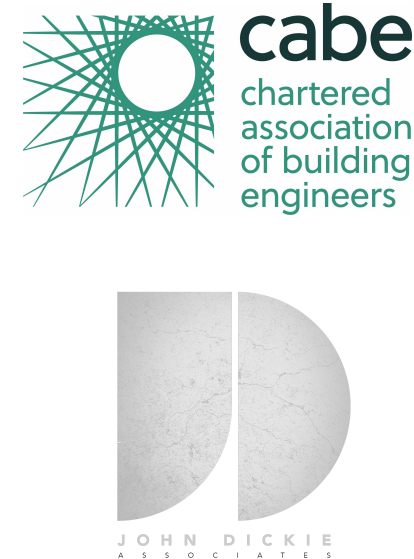
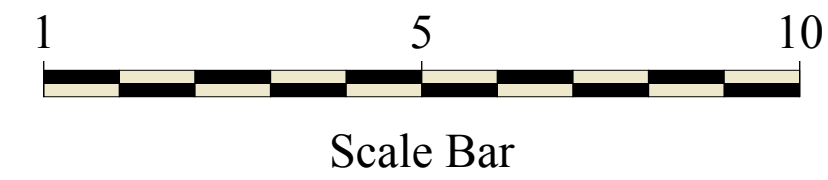
PROPOSED FLOOR LAYOUT

* Construction notation applies to all nine dwellings



PROPOSED ROOF TRUSS LAYOUT TBA

NOTES
All JDA issued drawings are to be read in conjunction with all relevant project drawings and specifications. Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be brought to the immediate attention of JDA.
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The Contractor is to check all dimensions on site and report any discrepancies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless they have been reported in detail so that design amendments may be considered.
All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced. All works and materials are to be in full accordance with current British Standards, Building Regulations, Agreement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.



PROPOSED SIDE ELEVATION EAST

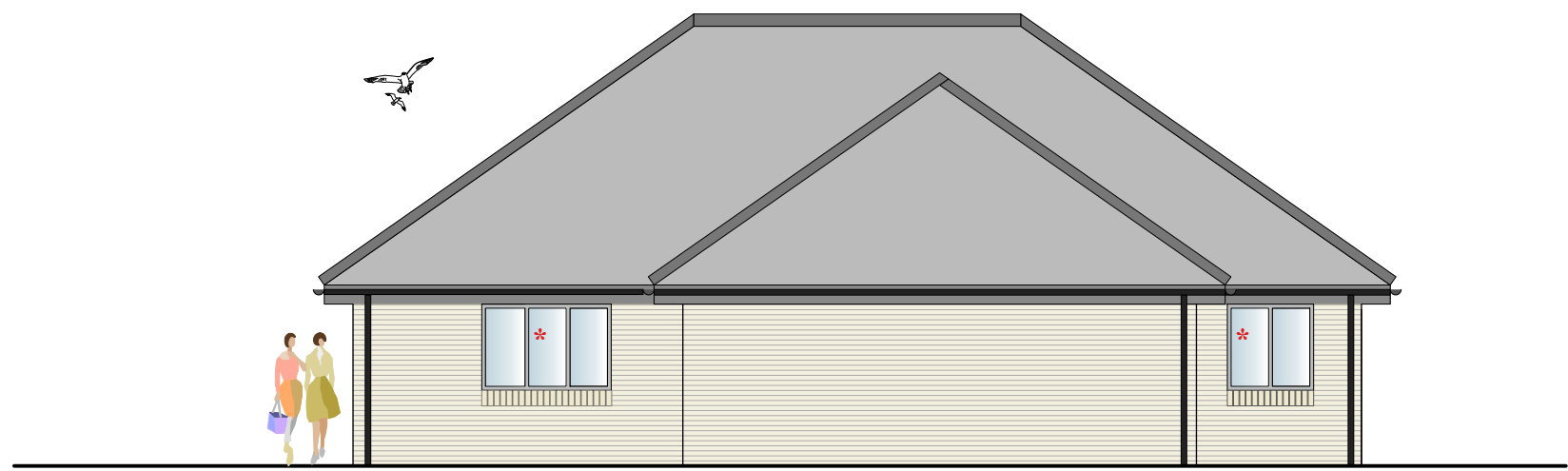


PROPOSED SIDE ELEVATION WEST

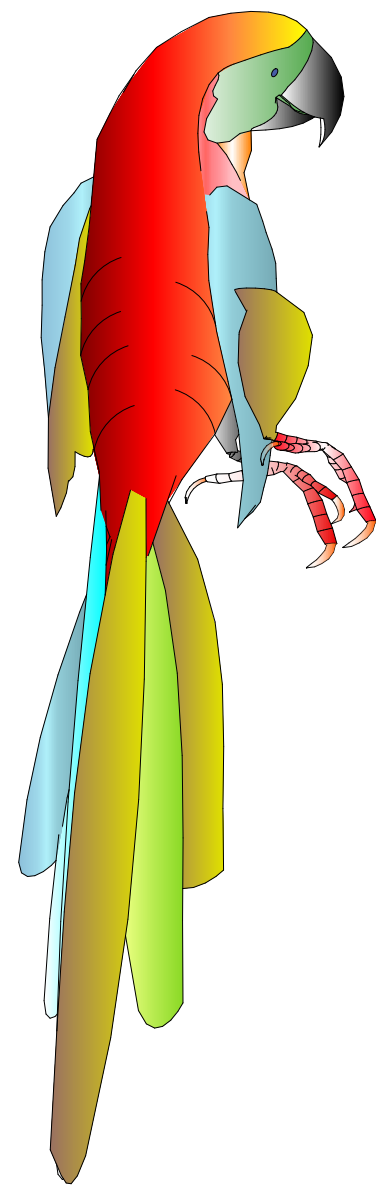
* **ESCAPE WINDOWS**
Provide emergency egress windows to all ground floor inner rooms where indicated.
Windows to have an unobstructed openable area that complies with:
- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.
The window should enable the person to reach a place free from danger from fire.



PROPOSED REAR ELEVATION SOUTH



PROPOSED FRONT ELEVATION NORTH



John Dickie Associates
Chartered Building Engineers
5, Victor Way, Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

Erection of Nine Dwellings on Land off
Crossgate Lane, Pinchbeck, Spalding
PE11 3XW

Drawing Title : BUNGALOW TYPE B
Plot Two Details

Client : Melbourne Properties Limited

Date February 2025

Scale 1 to 100 at A1 Portrait

Drawing No JDA/2025/775/P2.001