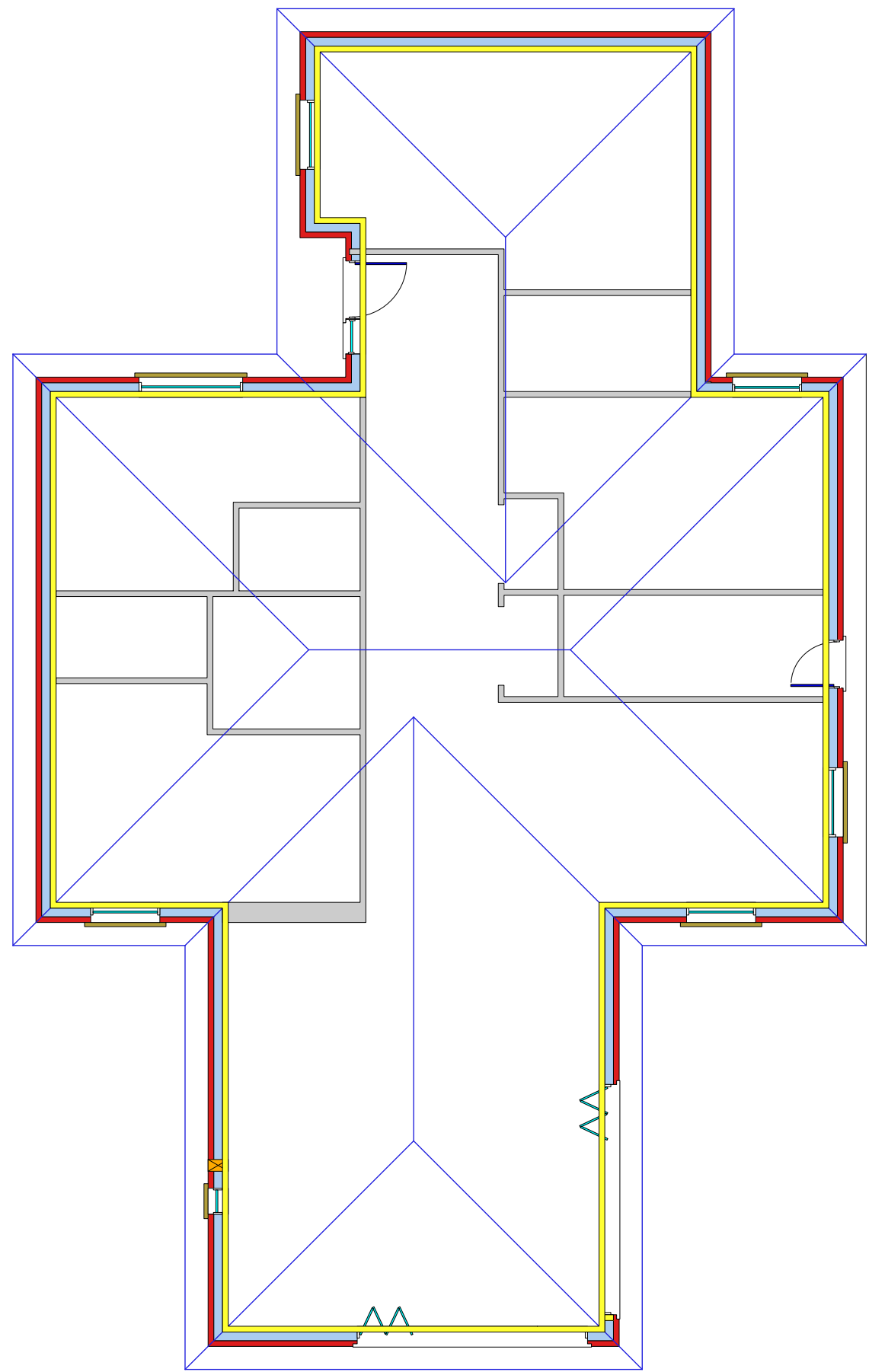


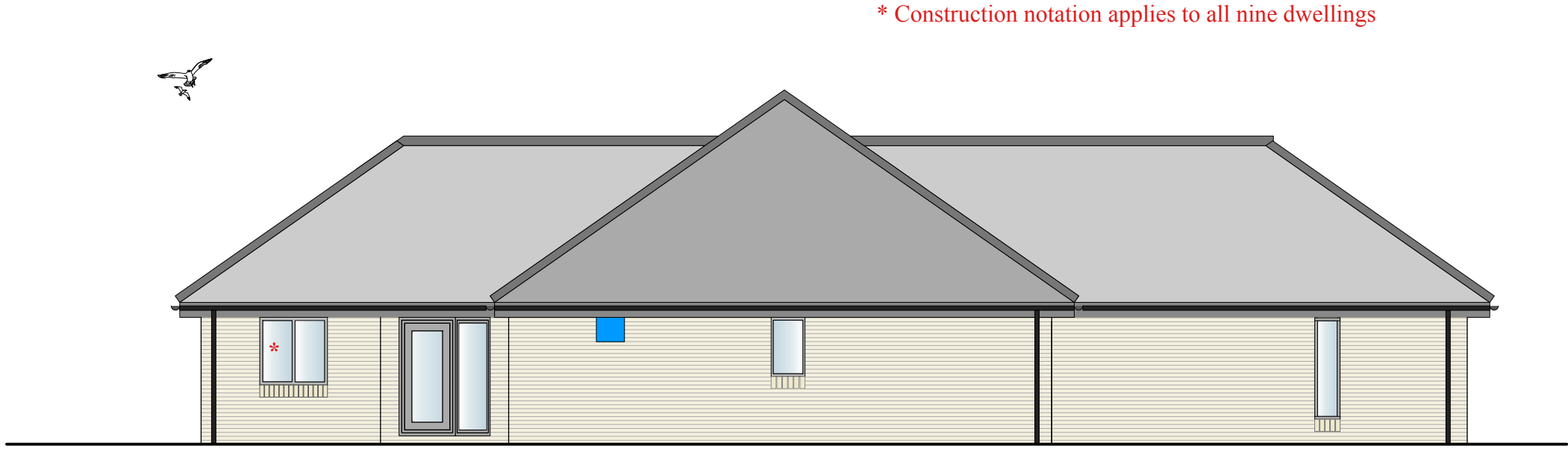
PROPOSED FLOOR LAYOUT



PROPOSED ROOF TRUSS LAYOUT TBA

- Service entry point for Utilities  
Electricity, Water & Telecoms
- FS ■ FS - Floor Socket  
SVP ■ Soil and Vent pipe  
SS ■ Stub Stack  
CB ■ Collarbox
- 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

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.  
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.  
Responsibility cannot be accepted for alteration and/or deviation from this design without prior acknowledgement of JDA. Copyright retained in accordance with the copyright design and patents act 1988. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from JDA.  
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.



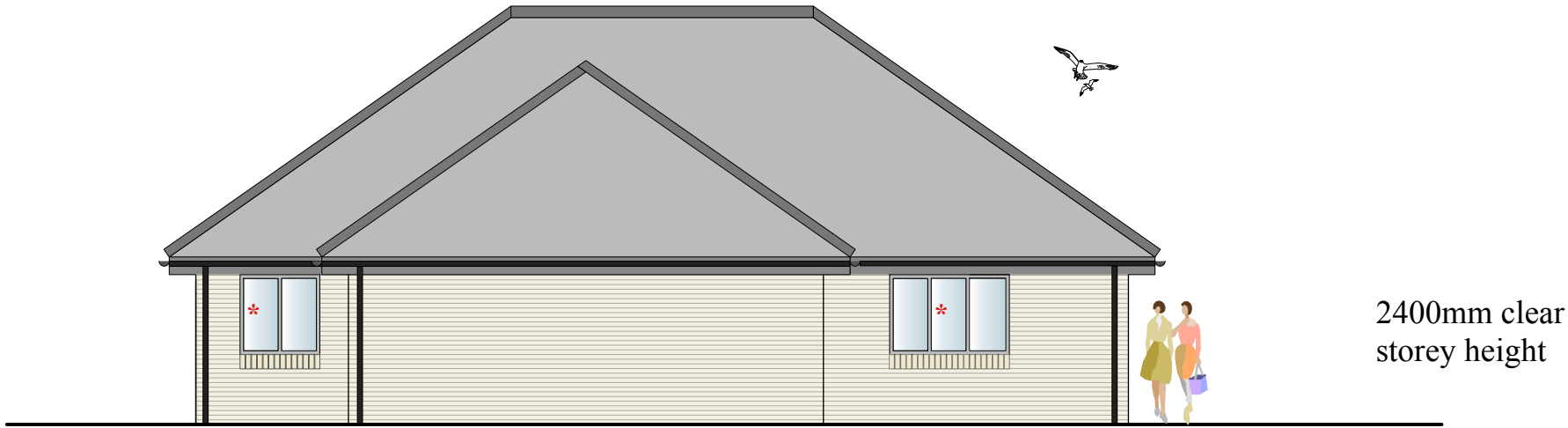
PROPOSED SIDE ELEVATION  
WEST



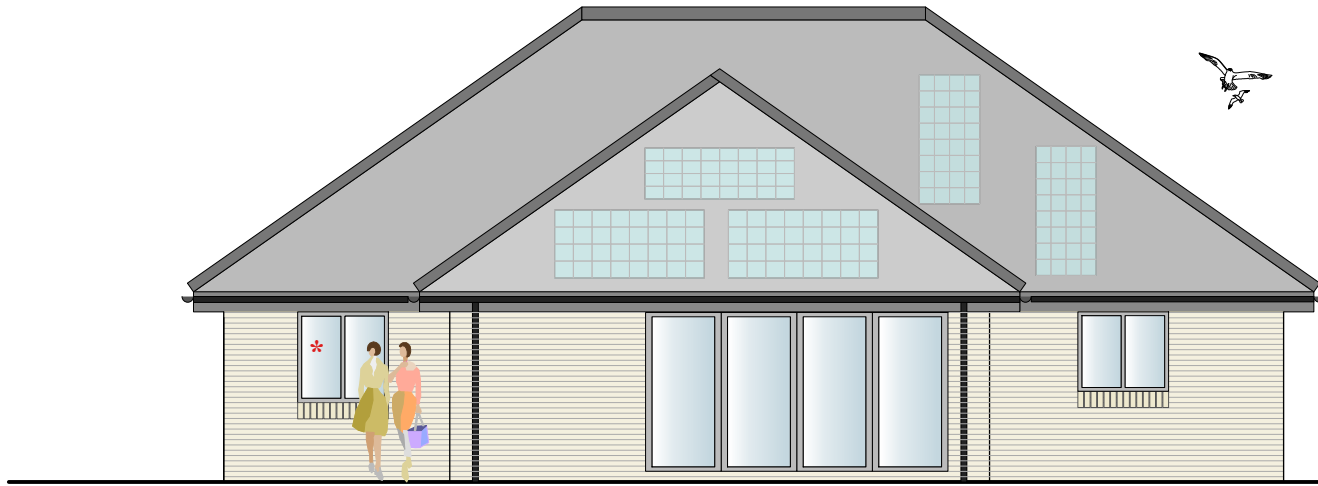
PROPOSED SIDE ELEVATION  
EAST

\* 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.

SECTION 73 APPLICATION



PROPOSED FRONT ELEVATION  
NORTH



PROPOSED REAR ELEVATION  
SOUTH

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 - HANDED  
Plot Three Details

Client : Melbourne Properties Limited

Date February 2025

Scale 1 to 100 at A1 Portrait

Drawing No JDA/2025/775/WD/P3.001