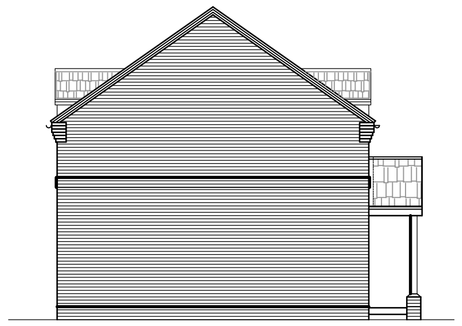


FRONT ELEVATION.



SIDE ELEVATION.



SIDE ELEVATION.



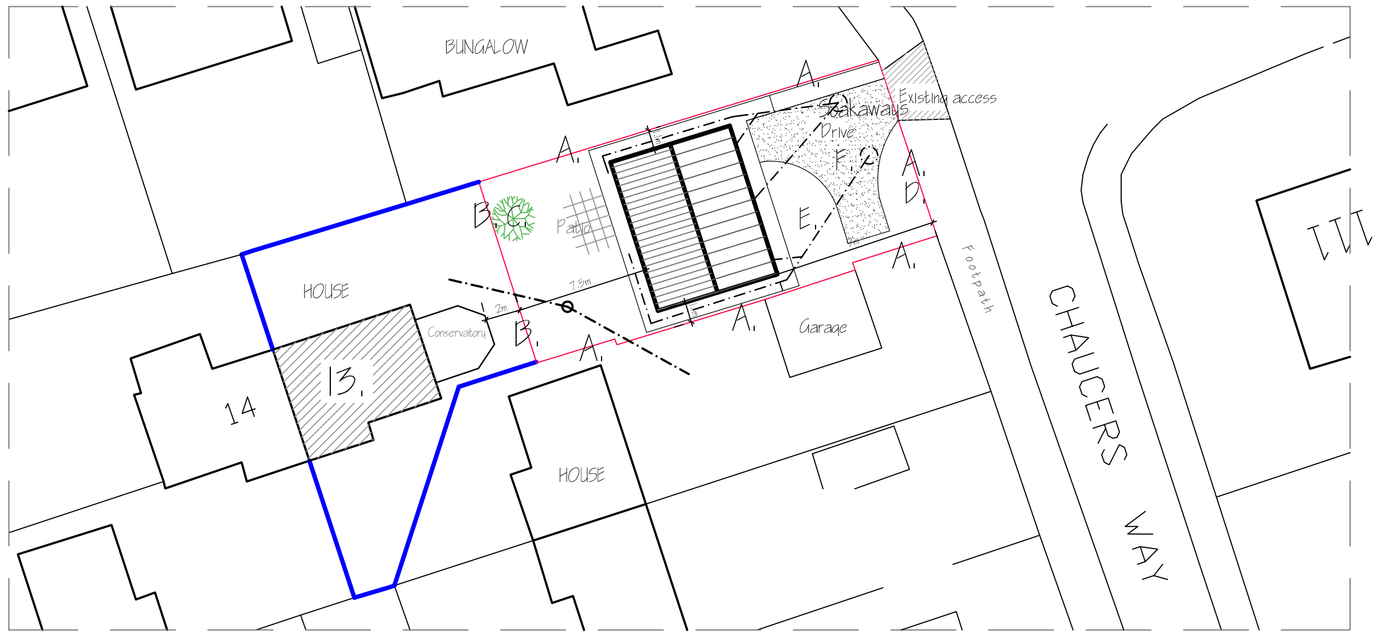
REAR ELEVATION.

New Opening schedule: -

Ref	Opening Description	Opening Size	Lintel Type	Lintel Length	Secure Door & Window
1	Entrance Door 2 No. UPVC Window	1025w x 2100h 3395.5w x 1350h	Kaystone HD/K-90	2100mm	Yes
2	UPVC Window	1360w x 1350h	Kaystone HD/K-90	1650mm	Yes
3	UPVC French Doors	1360w x 2100h	Kaystone HD/K-90	1650mm	Yes
4	UPVC Window	685w x 1050h	Kaystone S/K-90	1050mm	Yes
5	UPVC French Doors 2 No. UPVC Windows	1360w x 2100h 670w x 1350h	Kaystone HD/K-90	3000mm	Yes
6	UPVC Window	1360w x 1050h	Kaystone HD/K-90	1650mm	Yes
7	UPVC Door	910w x 2100h	Kaystone S/K-90	1200mm	Yes
8	UPVC Window	1360w x 1200h	Kaystone HD/K-90	1650mm	Yes
9	UPVC Window	910w x 1050h	Part of Dormer Construction		Yes
10	UPVC Window (Egress Window)	1360w x 1200h	Part of Dormer Construction		
11	UPVC Window (Egress Window)	1360w x 1200h	Part of Dormer Construction		
12	UPVC Window (Egress Window)	1360w x 1200h	Part of Dormer Construction		
13	UPVC Window (Egress Window)	1360w x 1200h	Part of Dormer Construction		
14	Roof Lights	550w x 1180h	Part of Roof Construction		
15	Internal Door Opening	910w x 2100h	Kaystone HD/BOX/K100	1200mm	

Domestic Ventilation Design Assessment for compliance with requirement F1 (1) of the Building Regulations 2010: -

Ref	Opening Description	Room Description	Minimum Ventilator Required	Ventilator Positions	Ventilators Per Position	Background Ventilation (mm2)	Total Required Ventilation (mm2)
2 & 3	Window & French Doors	Lounge	5000	2	4	5000	20000
4	Window	WC	2500	1	1	2500	2500
5	Window & French Doors	Dining Area	5000	1	4	5000	10000
6	Window	Kitchen	5000	1	2	5000	10000
8	Window	Utility	2500	1	2	2500	5000
9	Window	Ensuite	2500	1	2	2500	5000
10 & 11	Window	Master Bedroom	5000	2	4	5000	20000
12	Window	Bedroom 3.	5000	1	2	5000	10000
13	Window	Bedroom 2.	5000	1	2	5000	10000
14	Roof Lights	Bathroom	2500	1	1	4600	4600
		Total Ventilator EA provided to meet whole house dwelling background Ventilation Compliance					97100



SITE PLAN.
1/250.



LOCATION PLAN.
1/1250.

SITE PLAN :-
ALL SETTING OUT AND BOUNDARY MEASUREMENTS TO BE CHECKED BY CONTRACTOR PRIOR TO ANY WORKS COMMENCING.
DIMENSIONS HAVE BEEN TAKE FROM THE ORDNANCE SURVEY PLAN ONLY AND ACCURACY CAN NOT BE CONFIRMED.

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

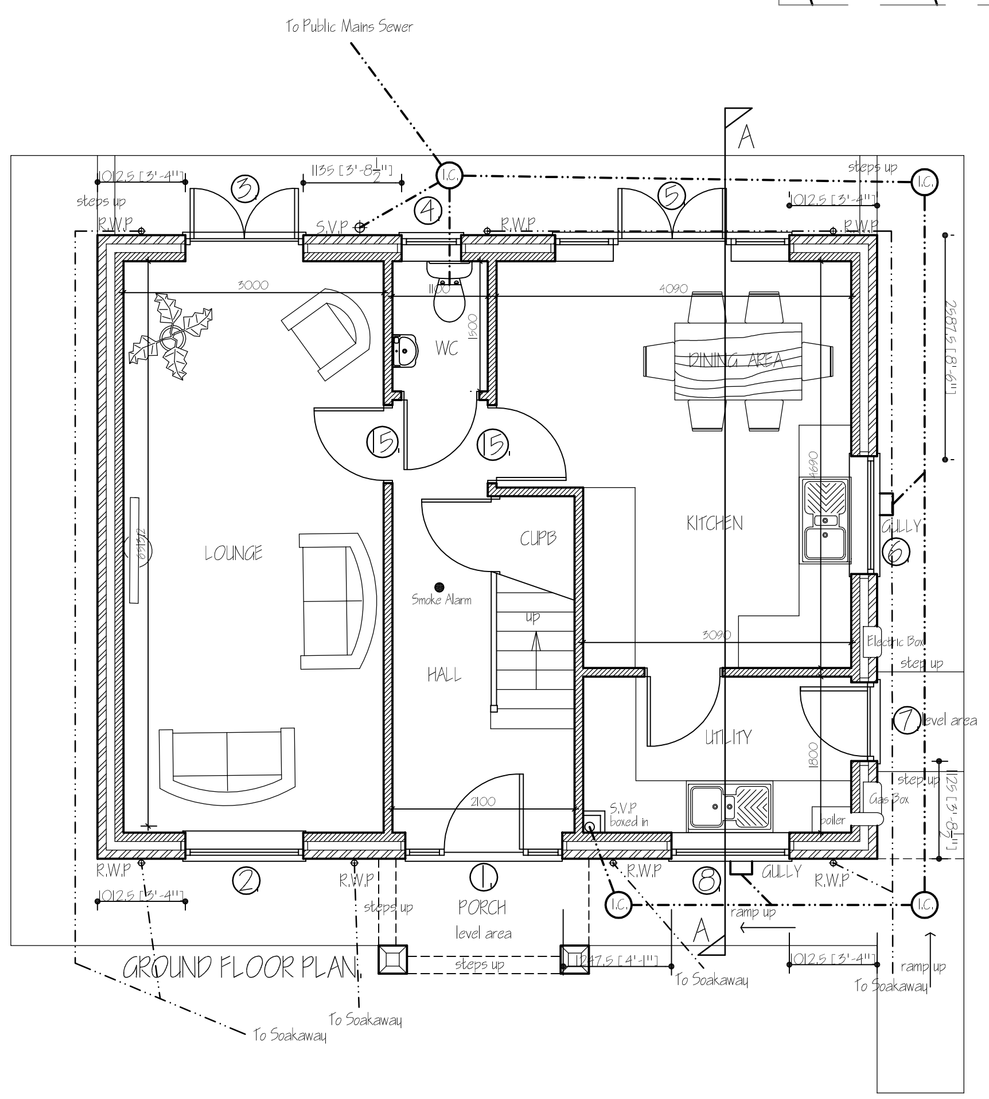
A - Existing boundary treatments to remain.
B - Proposed 1.8m High Close Boarded Fence
C - Magnolia Tree (Magnolia Liliflora) standard.
D - 1.2m High Mixed Hedge
E - Low Shrubbery Area
F - Gravel Drive
G - Lawn.

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.
1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.

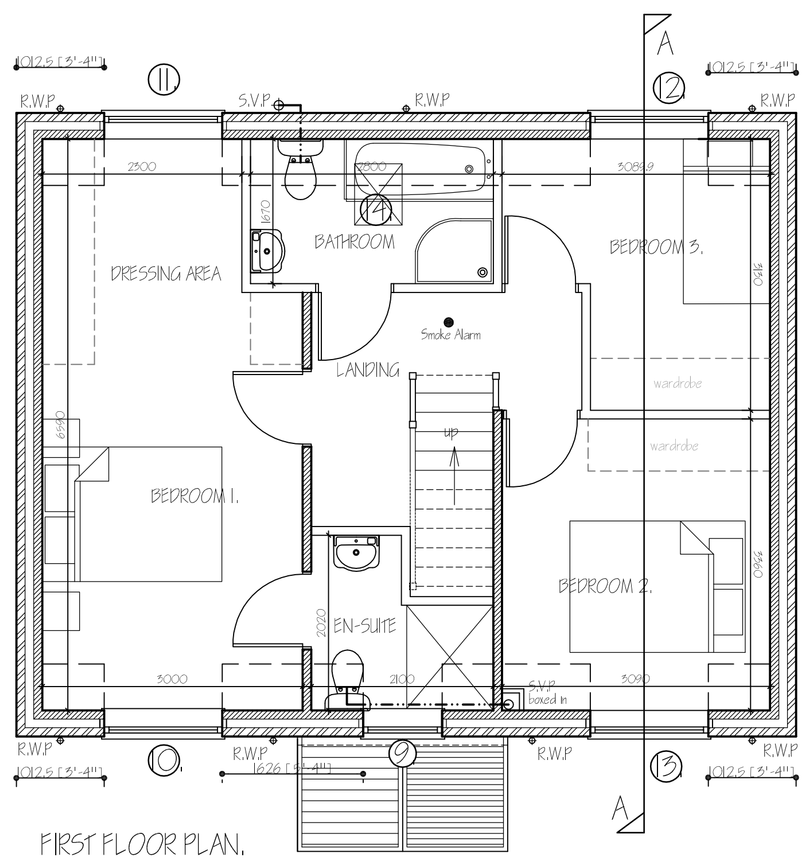
EXTERNAL MATERIALS:-
Walls - Weinberger Terca Kassandra
Roof - Weinberger Sandtoft Antique 2
Windows - UPVC White
Doors - UPVC White
Rainwater Goods - UPVC Black

NOTE :-
FINISHED FLOOR LEVELS TO BE AT 300mm ABOVE EXISTING GROUND LEVEL. FLOOR RESILIENT & RESISTANT CONSTRUCTION TO BE USED.

NOTE:-
ALL SURFACE WATER WILL BE COLLECTED BY CRATE SOAKAWAYS TO THE FRONT OF THE SITE.
ALL FOUL WATER TO BE VIA 150mm PIPEWORK TO CONNECT TO MAINS SEWAGE



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

C	VENTILATION CHART ADDED.	NOV '19.
B	MATERIALS ADDED.	OCT '19.
A	CON COMP & BUILDING REGULATIONS APPLICATION	SEPT '19.
ref:	revision	date

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT.
off CHAUCERS WAY.
SPALDING.
LINCS. PE11 1LH.

Client
R. WOODCOCK.

Drawing
FLOOR PLANS & ELEVATIONS

Job Ref.	Drawing No.
3517-19.	05C.
Date	**Drawn**
JUNE 2019.	S.L.D.

Scales
1/100 1/200

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. 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 Architect 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. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R. Merchant or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independant Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbors boundaries.