MONKS HOUSE LANE, SPALDING

S318 - Plots 7, 19, 31, 37, 46, 58, 61, 69
S319 - Plots 8, 18, 32, 38, 47, 59, 62, 70

NOTES:

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

Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing is to be reported to the originator immediately.

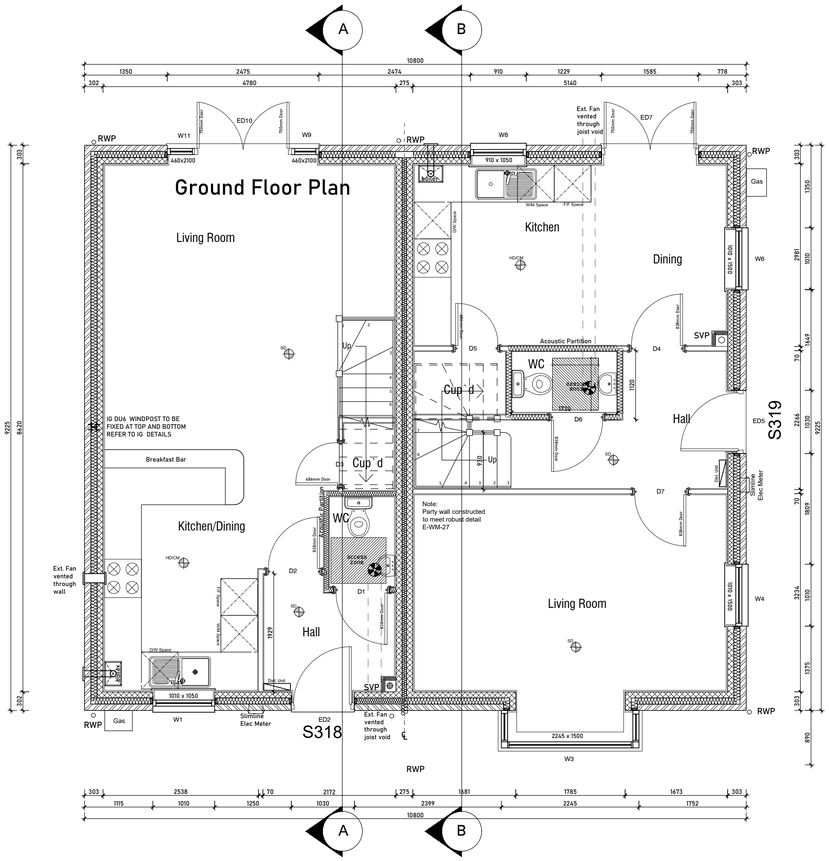
IF IN DOUBT ASK !

Front/Side Elevation

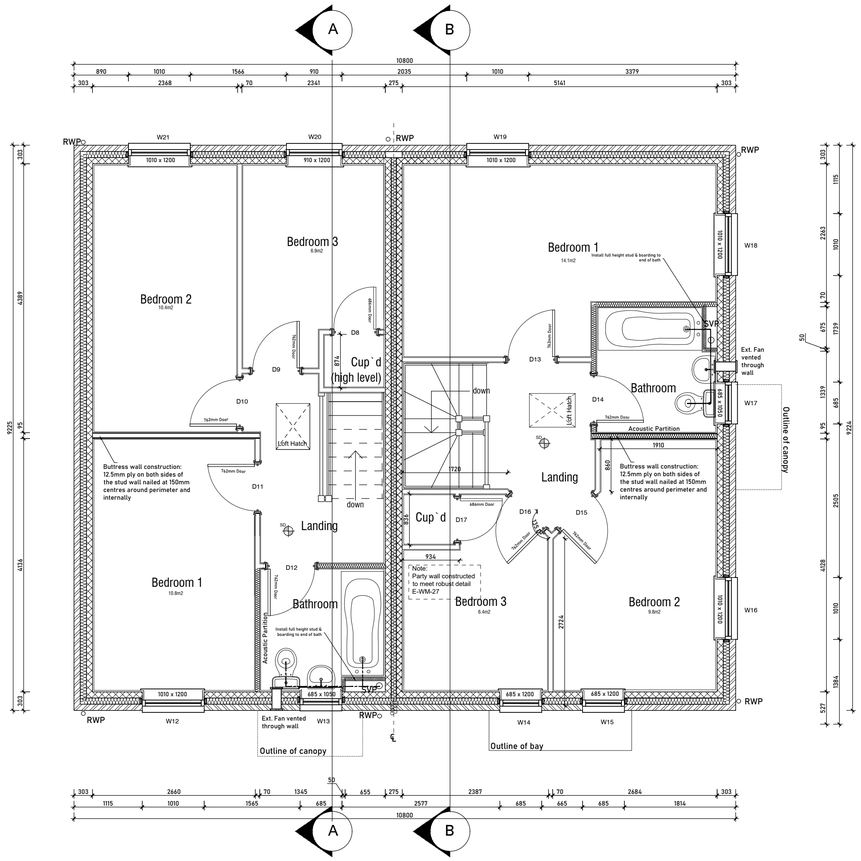
Front/Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan

Housetype 318_319 V2 - Structural Opening Schedule

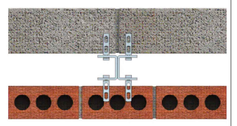
Ref	Description	Size (width x height)	Notes
Ground Floor			
W1	Window	1010mm x 1050mm	
ED2	Entrance Door	1030mm x 2100mm	
W3	Window	1770mm x 1500mm	Bay window
W4	Window	1010mm x 1500mm	
ED5	Entrance Door	1030mm x 2100mm	
W6	Window	1010mm x 1500mm	
ED7	French Door	1585mm x 2100mm	Safety Glazing
W8	Window	910mm x 1050mm	
W9	Window	460mm x 2100mm	Side light with safety glazing
ED10	French Door	1585mm x 2100mm	Safety Glazing
W11	Window	460mm x 2100mm	Side light with safety glazing
First Floor			
W12	Window	1010mm x 1200mm	Escape Window
W13	Window	685mm x 1050mm	Obscured Window
W14	Window	685mm x 1200mm	Escape Window
W15	Window	685mm x 1200mm	Escape Window
W16	Window	1010mm x 1200mm	Escape Window
W17	Window	685mm x 1050mm	Obscured Window
W18	Window	1010mm x 1200mm	Escape Window
W19	Window	1010mm x 1200mm	
W20	Window	910mm x 1200mm	Escape Window
W21	Window	1010mm x 1200mm	Escape Window

Escape windows to have minimum opening size of 450mm in each direction and a minimum area of 0.33 sq.m in accordance with Part B of Building Regulations
The window design to be either side hung casement (with the top hung effect) or specific design to incorporate flying mullion so bottom part of window can be opened separately for escape purposes.
Please ensure window designs are the same appearance externally for the house type.
Window company to send designs of windows so they can be approved by Seagate Design team

DU Windpost

DU Windpost and Ties

- The DU Windpost fits within the cavity and normally spans between floor structures.
- The inner leaf of the cavity wall is totally undisturbed.
- The DU Windpost is a heavier duty variant of the U Windpost.



Rev	Notes	Date	By
P01	First Issue	30.09.24	WK

SEAGATE HOMES

Project:
PROPOSED RESIDENTIAL DEVELOPMENT,
MONKS HOUSE LANE, SPALDING, LINCS

Drawing:
S318_S319 SEMI DETACHED
FLOOR PLANS AND ELEVATIONS

Drawn: WK
Date: JULY 2024
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