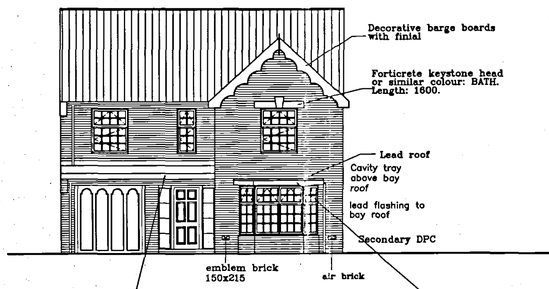
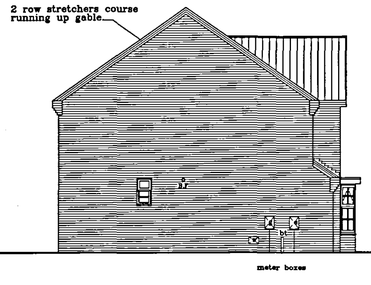
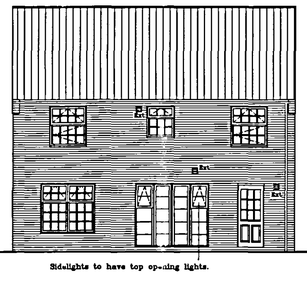
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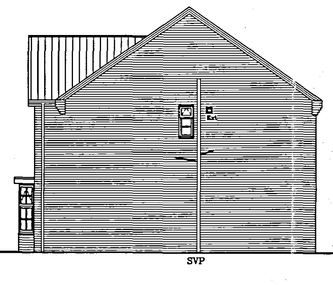
FRONT ELEVATION



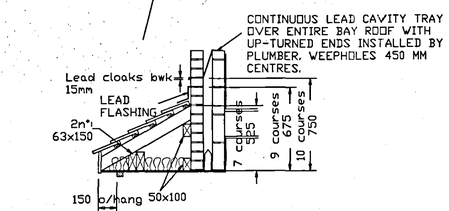
SIDE ELEVATION



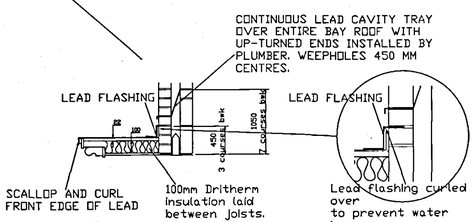
REAR ELEVATION



SIDE ELEVATION



BAY WINDOW/CAVITY TRAY (pitched roof)



BAY WINDOW/CAVITY TRAY (flat roof)

NOTE:
All external glazing to be low emmissivity glass

NOTE:
Boiler to have satisfactory efficiency to comply with Part L1 revised 2002

NOTE: ALL INTERNAL DOORS ON GROUND FLOOR ONLY TO BE 2'-9" WIDE (UNLESS STATED OTHERWISE).

Opening sashes to habitable rooms at first floor level to comply with Building Regulation Document Part B allowings a minimum clear opening size of 450x735 mm.

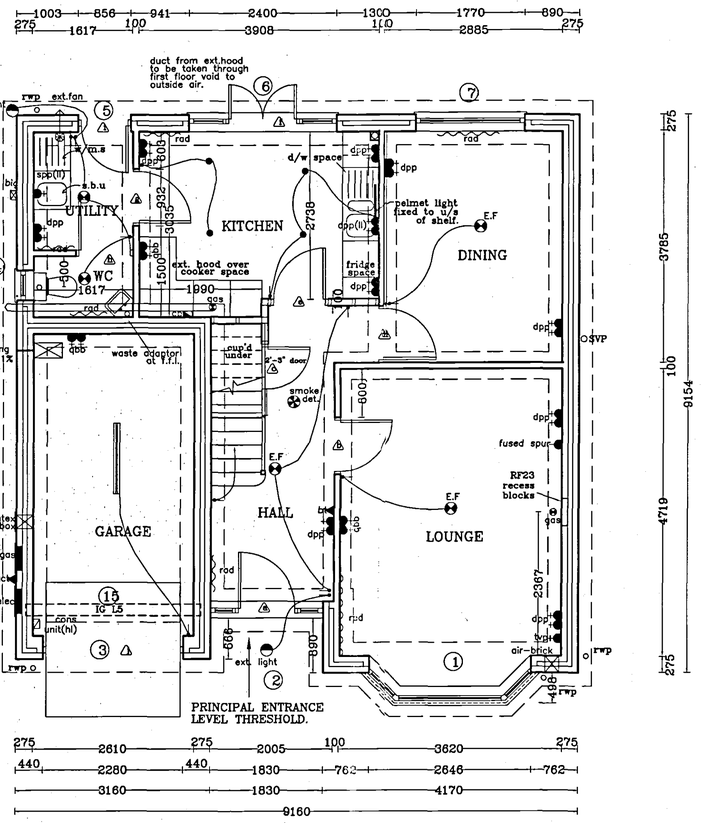
LIGHTING KEY	
	Pendant light
E.F	Energy efficient pendant light fitting.
	Spotlights
	Fluorescent Striplight
	External wall light sensor photo cell.

DOOR, WINDOW & LINTEL SCHEDULE

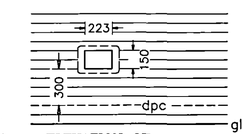
No.	Type	Width x Depth	Lintel type /	Length
1.	Bay Window	2646 x 1650	L1-S	3000
2.	Front door	1830 x 2100	L1-S	2250
3.	Garage Door	2280 x 2100	L1-S	2700
4.	Window	488 x 900	L1-S	900
5.	Door	856 x 2100	L1-S	1200
6.	Door & s'lights	2400 x 2100	L1-S	2700
7.	Window	1770 x 1650	L1-S	2100
8.	Window	1200 x 1500	L1-S	1500
9.	Window	630 x 1500	L1-S	1050
10.	Window	1200 x 1500	L1-S	1500
11.	Window	1200 x 1350	L1-S	1500
12.	Window	915 x 1050	L1-S	1200
13.	Window	1200 x 1350	L1-S	1500
14.	Window	488 x 1050	L1-S	900
15.	Lintel	------	L-5	3000

INTERNAL LINTELS TO BE IG INTERNAL TYPE 1200mm
EXCEPT REF b, BOX 100 1350mm LONG
d, IG 190BOX BEAM 1350mm LONG (75 HIGH)
g, BOX 100 1350mm LONG

ALL LINTEL REFS BY IG LTD
ALL WINDOWS & DOORS TO BE PVC-U DOUBLE GLAZED

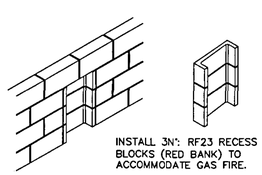


GROUND FLOOR LAYOUT

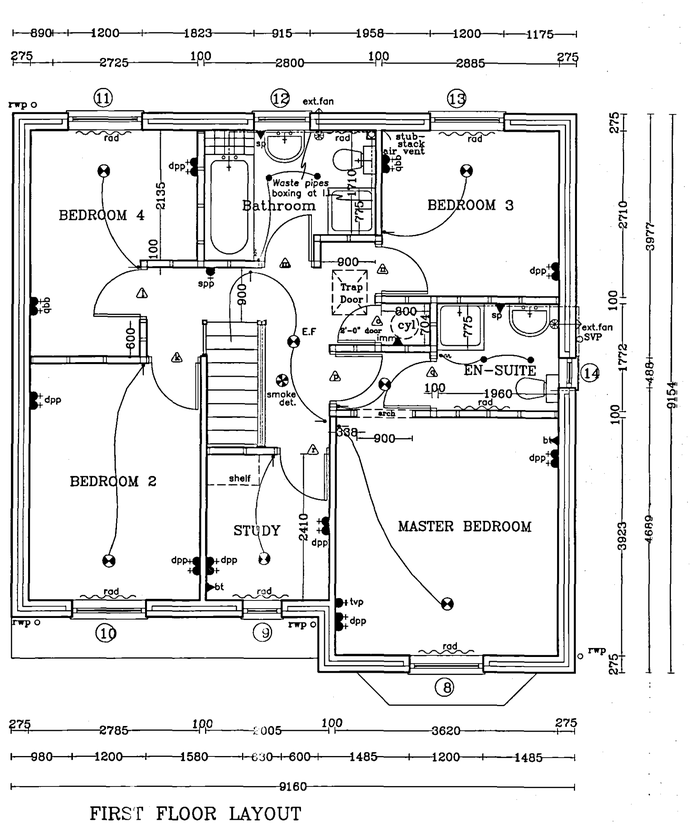


ABBREVIATIONS FOR UTILITY UNITS:
w/m.s: wash machine space(625mm)
s.b.u: single base unit(500mm)

Spotlights: 75 WATT Kitchen
50 WATT Bathroom & En-suite.



FIREPLACE DETAIL



FIRST FLOOR LAYOUT

SHDC
PLANNING & DEVELOPMENT
10 SEP 2003
Ref. 1108/03

BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

PROJECT TITLE

STANDARD DWELLING TYPE
-MALLOWGATE-

PLOT ADJACENT TO No. 80
WYGATE ROAD, SPALDING

DRAWING

FLOOR LAYOUTS
&
ELEVATIONS

REV	DESCRIPTION	DATE	BY
a)	Lighting amended in Kitchen, Bathroom & En-suite	05.09.00	A.S
b)	Windows in Master Bedroom & Bed 2 wider.	13.10.00	"
c)	Stud wall partition changed from 75 to 100mm.		
d)	Incorporated flue block & air-brick in Lounge.	15.06.01	AS
e)	Repositioned wall in Study & Hall	16.08.01	"
f)	Means of escape window changed.	22.08.01	"
g)	Utility re-designed & brick cills removed.		
	BT point added in Study	05.12.01	"
h)	Dim. added in Kitchen.	25.03.02	
i)	Revisions refering to Part L Building Regs.	11.04.02	JV
j)	Radiator & DPP re-positioned in the lounge.	25.04.02	JV
k)	Flue block replaced by recess blocks.	23.05.02	AS
l)	Internal lintel schedule amended	31.07.02	JV
m)	Internal lintel schedule amended	15.08.02	JV
n)	Lighting amended re: Energy Efficiency.	27.09.02	A.S.
o)	condensing boiler, SEDBUK rating 91% added		
	bay roof changed to flat roof	16.01.03	JV
p)	Standard details added to plan	14.02.03	JV

SCALE 1:50 1:100

DRAWN A.S.Z

DATE JULY '03

DRAWING No. 0315 - 01