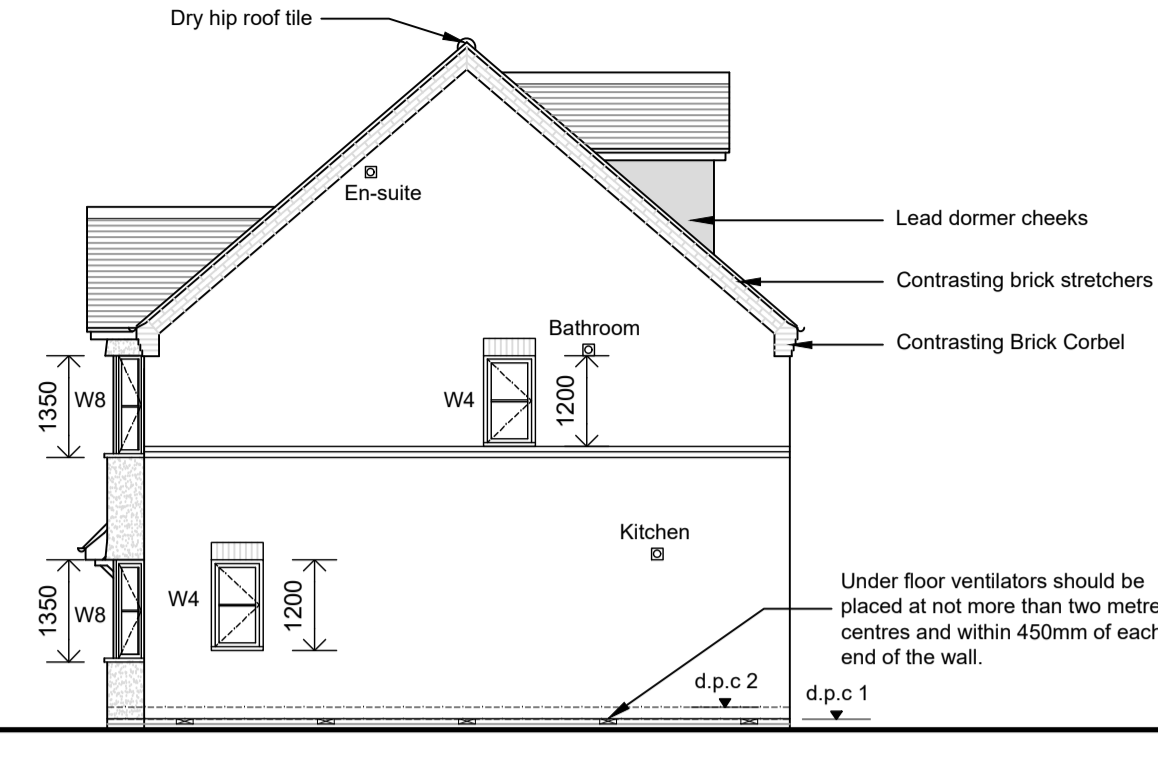
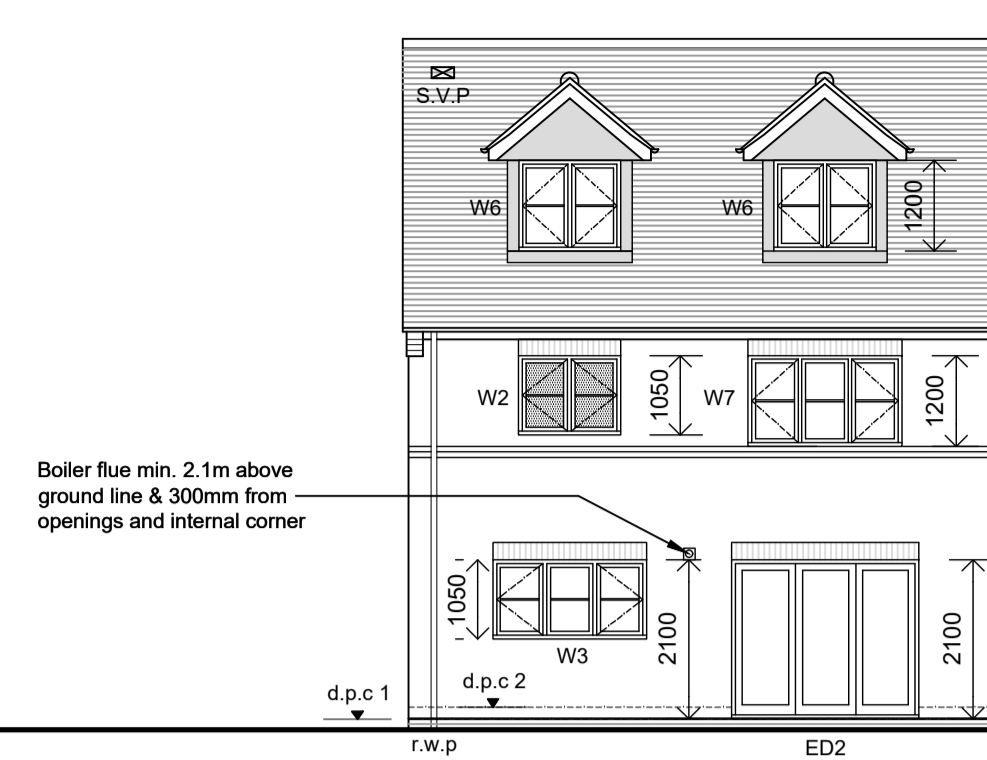


FRONT ELEVATION 1:100



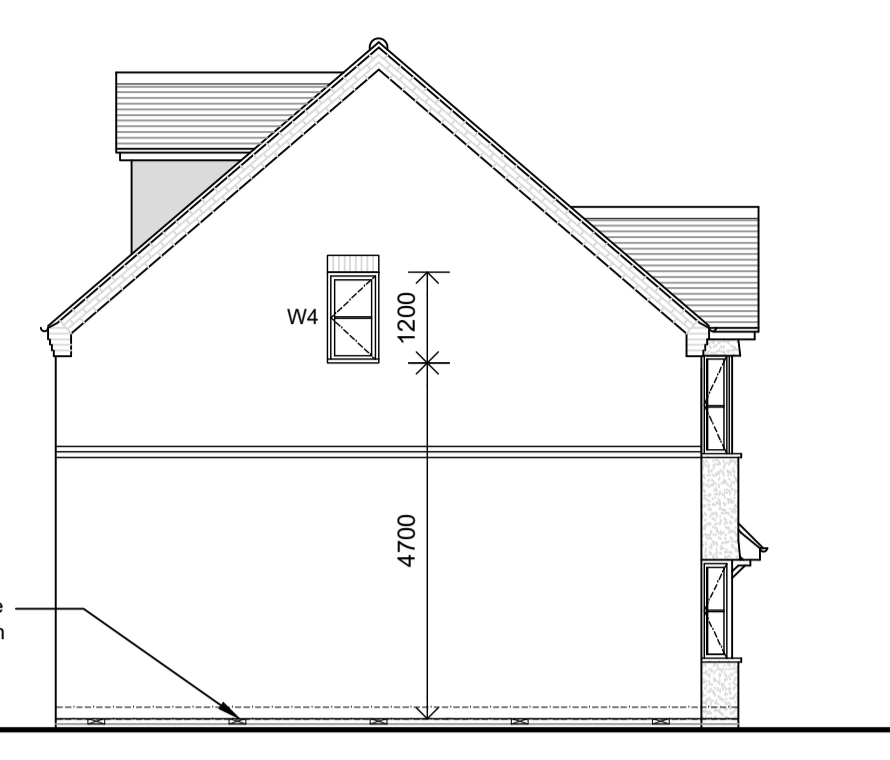
SIDE ELEVATION

- KEY (Elevations)
- Electric meter box Min. 600mm above ground level.
 - Semi concealed gas meter box installed min. 180mm from underfloor vents
 - Mechanical extract fan wall / Boiler flue
 - Mech. extract fan to terminate at a proprietary vent tile
 - S.V.P. to terminate at a proprietary vent tile min. 900mm above any opening.
 - Obscured glass

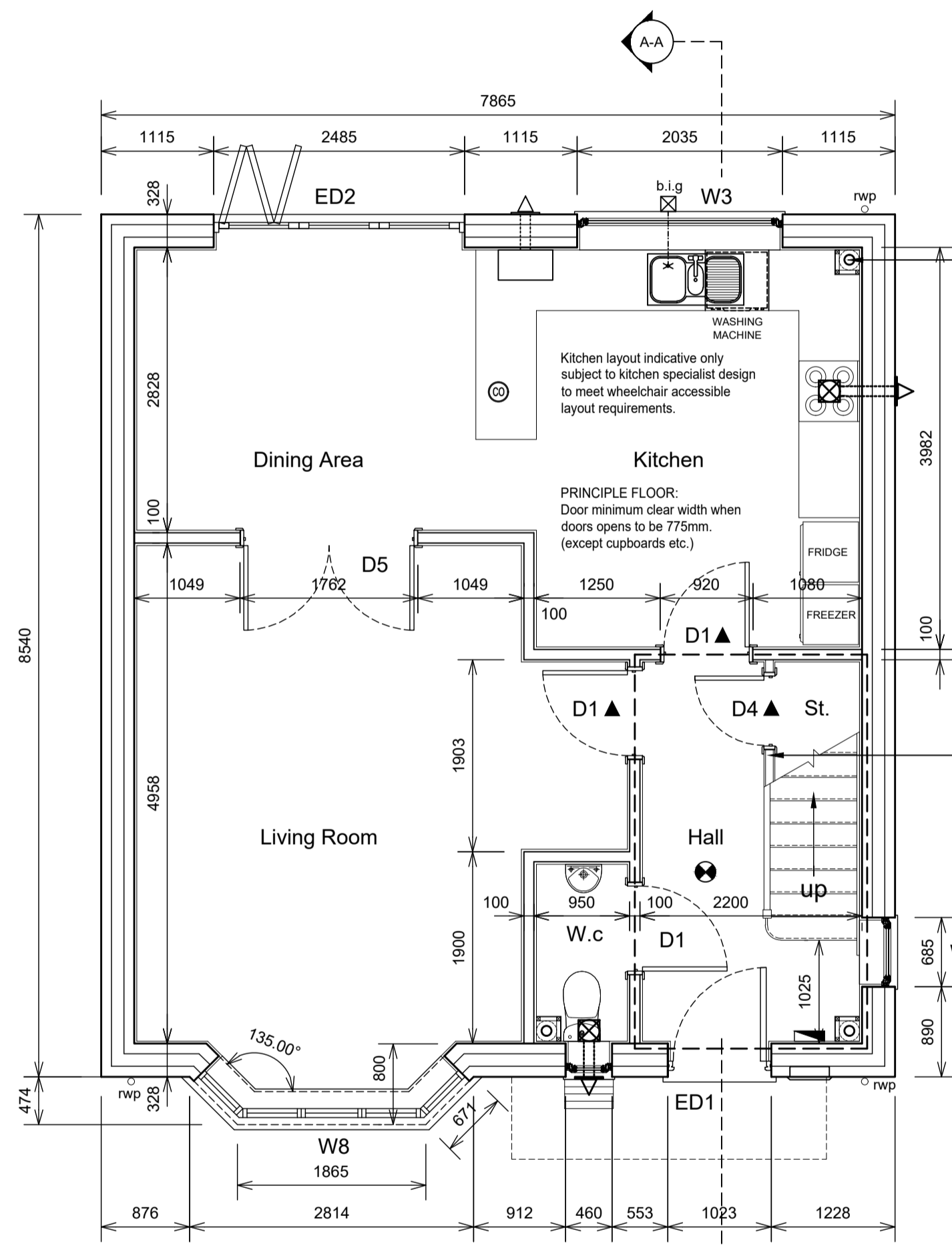


REAR ELEVATION

- Material Schedule
- Facing Bricks - Brown main facing bricks to match existing bungalow, contrasting red brick to feature bands, soldier courses and corbels.
 - Render - Parex Monorex GF Render in G20 off white
 - Roof Tiles - Redland 49 - Colour Brown
 - Fascias - UPVC - Colour White
 - Soffits - UPVC - Colour White
 - Windows - UPVC - Colour White
 - Front Doors - IG Weatherbeater XNG04 fibre colour - Colour TBC
 - Guttering - UPVC - Colour Black
 - Downpipes - UPVC - Colour Black
 - Entrance Canopy - GRP - Stormking - Colour White
 - Dormers - Lead



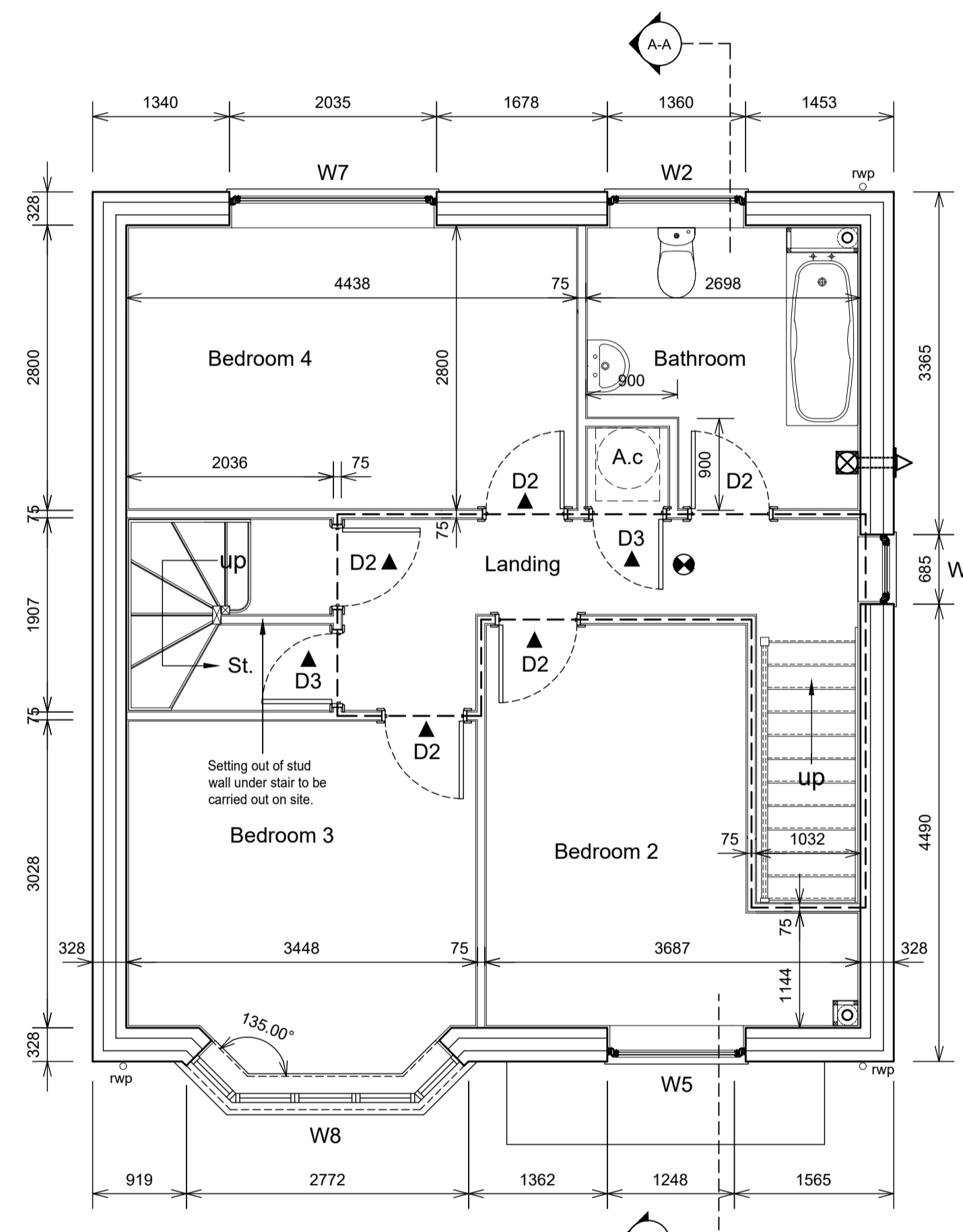
SIDE ELEVATION



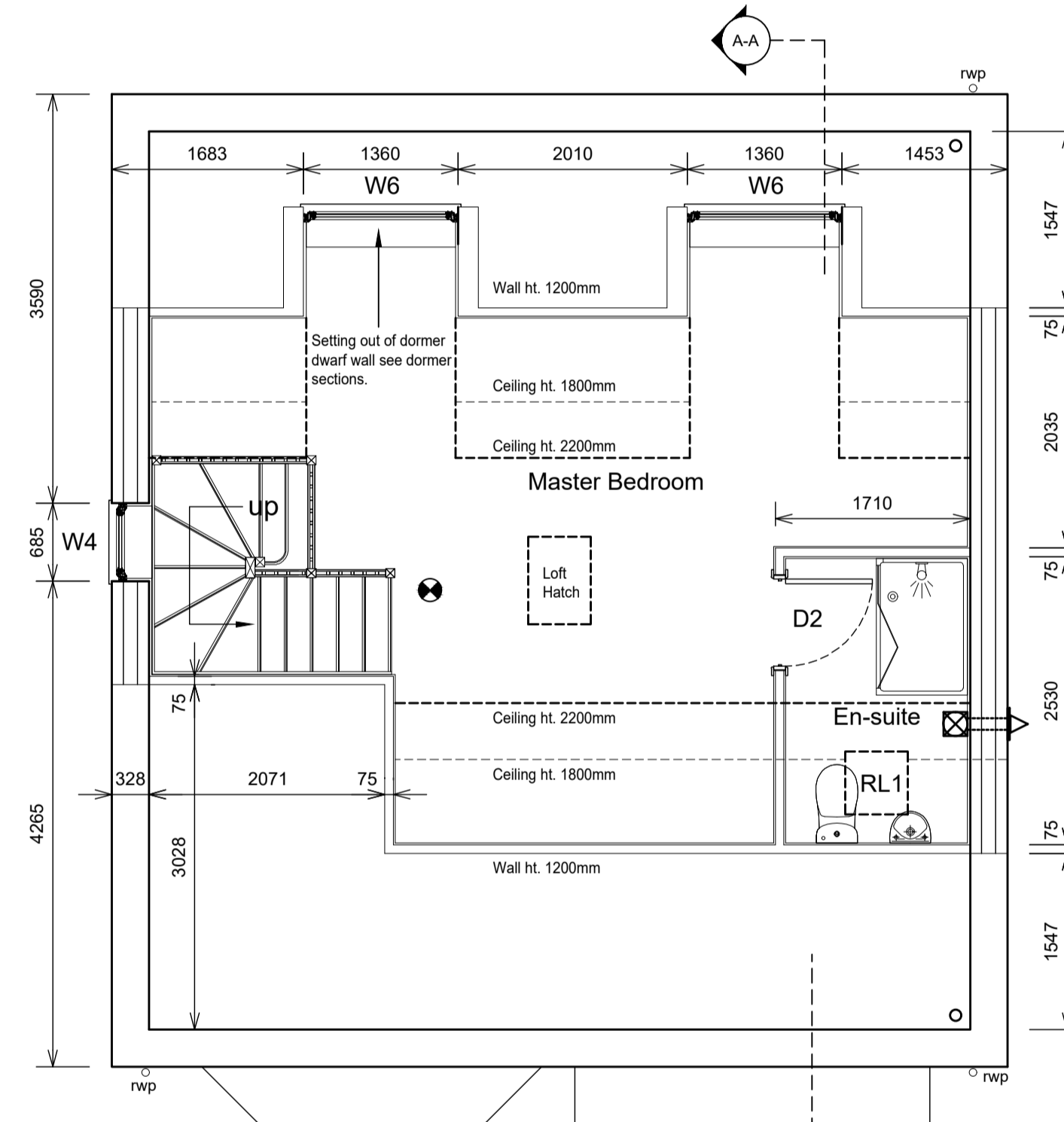
3B4P84H
GROUND FLOOR PLAN 1:50

SVP: Ducts to be fully insulated with 25mm mineral wool (min. 10kg/m³). Pipe to be boxed in with 2 layers of gypsum-based board, nominal 8kg/m³ each layer. S.V.P. to terminate at a Proprietary roof vent tile.

Setting out of stud wall under stair to be carried out on site.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES

- All dimensions to structural face of wall.
- Refer to Engineers drawings for foul & surface water drainage.
- Refer to Engineers drawings for ground levels
- Refer to Engineers notes for lintel schedules
- Refer to Engineers drawings for positions of movement joints (M.J) in brickwork

NOTE:-
PLOT 2 SHOWN, PLOT 3 SAME BUT HANDED.

KEY (Floor plans)

- Electric meter box plan
- Unibox Universal Gas meter box plan 480w x 290d
- Flush consumer unit by Hager
- Carbon monoxide detector. Locate a minimum 1000mm away from boiler.
- Denotes mains operated, interlinked smoke detector. Locate a minimum 300mm from any wall
- Internal Doors: Position of 30 minute fire rated door to form part of protected corridor for escape purposes
- Boiler position with flue through adjacent external wall. Make sure that all boiler flue outlet positions are a min. 2.1m above adjacent ground level
- Kitchen M/E fan to be 60L/sec. or Cooker Hood M/E fan to be 30L/sec. via extract hood
- Bathroom / Ensuite M/E fan to be 15L/sec. Extract from vent to proprietary wall / roof tile.

- Background ventilation Each window & door over 900mm wide to be provided with a min. 8000mm² & each rooflight with 2600mm²
- 75mm timber studs fully sound insulated with an absorbent layer of unfaced mineral wool batts or quilt (Min. thk. 25mm, min. density 10kg/m³) 12.5mm Gyproc Wallboard Ten min. density 10kg/m³. Skim finish. Plasterboard in bathroom to be moisture resistant.
- Wall spec. as above to hall to achieve a 30 minute fire rating to form a protected shaft. Please follow Manufacturers installation guidelines and seal all gaps.
- 100mm block work with plasterboard dot and dab finish. Plasterboard in kitchen and W.c to be moisture resistant.
- Walls to hall area to achieve a 30 minute fire rating to form a protected shaft. Achieved with 100mm block work with 12.5mm thk plasterboard dot and dab finish.
- Insulated loft hatch location shown is indicative. Actual position to be shown on roof truss manufacturers layouts. Loft hatch to be lockable.

BUILDING REGS SUBMISSION

Rev.	Date	Description

Client: INNSWOOD HOMES LTD

Project: PROPOSED RESIDENTIAL DEVELOPMENT 35 LUTON ROAD WILSTEAD BEDFORD MK45 3ER

Drawing Title: BUILDING PLANS & ELEVATIONS

Scale: 1:100	Job No: 2740
1:50@A1	Drawing No: 100
Date: OCT 2018	Revision:
Drawn: DAT	