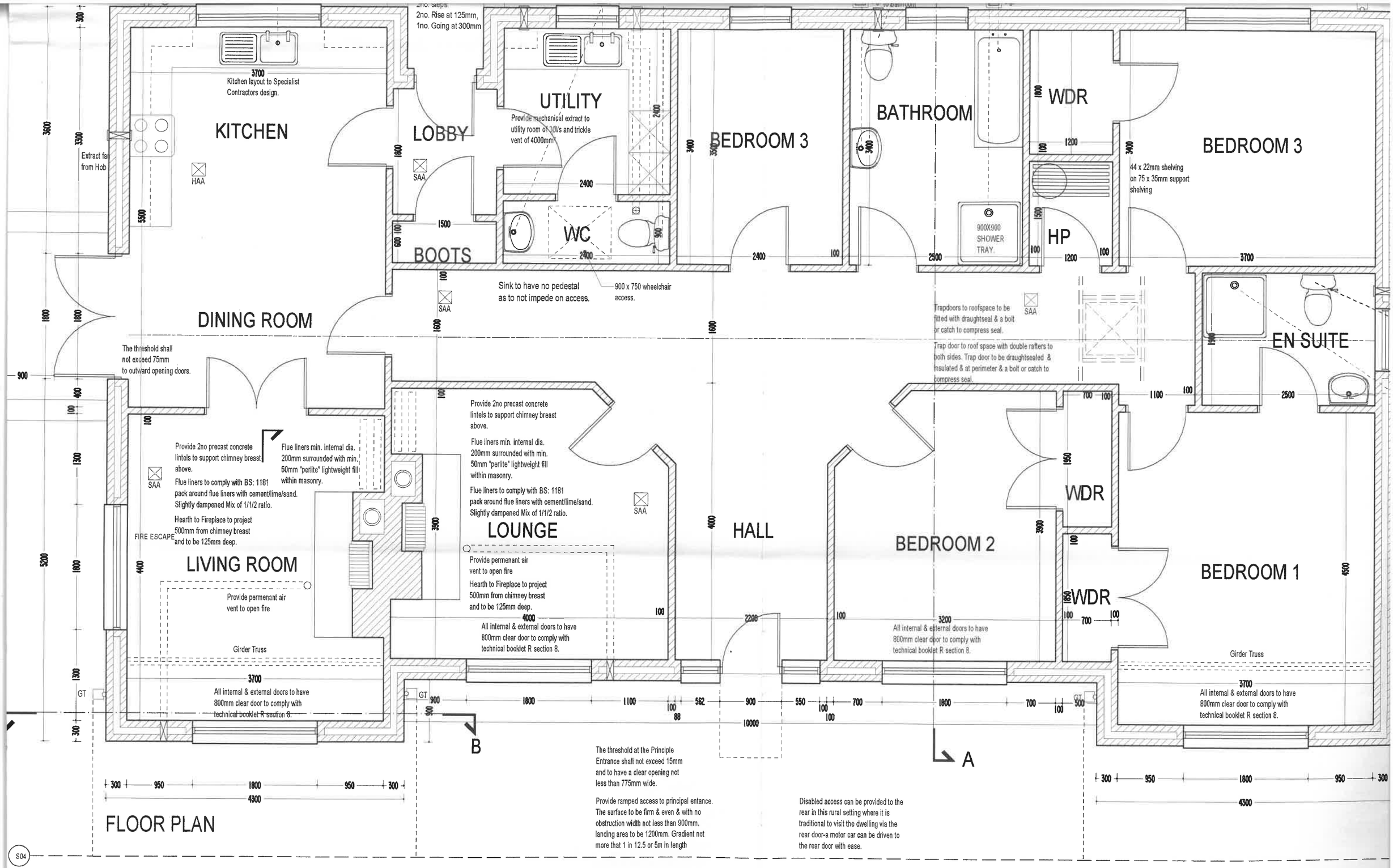

2no. steps.
2no. Rise at 125mm,
1no. Going at 300mm
Kitchen layout to Specialist Contractors design.
KITCHEN
Extract fan from Hob
HAA
LOBBY
SAA
UTILITY
Provide mechanical extract to utility room of 30l/s and trickle vent of 4000mm²
BOOTS
WC
Sink to have no pedestal as to not impede on access.
900 x 750 wheelchair access.
BEDROOM 3
BATHROOM
900X900 SHOWER TRAY.
WDR
HP
BEDROOM 3
44 x 22mm shelving on 75 x 35mm support shelving
DINING ROOM
The threshold shall not exceed 75mm to outward opening doors.
Trapdoors to roofspace to be fitted with draughtseal & a bolt or catch to compress seal.
Trap door to roof space with double rafters to both sides. Trap door to be draughtsealed & insulated & at perimeter & a bolt or catch to compress seal.
EN SUITE
Provide 2no precast concrete lintels to support chimney breast above.
Flue liners to comply with BS: 1181 pack around flue liners with cement/lime/sand. Slightly dampened Mix of 1/1/2 ratio.
Hearth to Fireplace to project 500mm from chimney breast and to be 125mm deep.
Flue liners min. internal dia. 200mm surrounded with min. 50mm "perlite" lightweight fill within masonry.
FIRE ESCAPE
LIVING ROOM
Provide permenant air vent to open fire
Girder Truss
All internal & external doors to have 800mm clear door to comply with technical booklet R section 8.
LOUNGE
HALL
BEDROOM 2
WDR
BEDROOM 1
GT
B
A
The threshold at the Principle Entrance shall not exceed 15mm and to have a clear opening not less than 775mm wide.
Provide ramped access to principal entance. The surface to be firm & even & with no obstruction width not less than 900mm. landing area to be 1200mm. Gradient not more that 1 in 12.5 or 5m in length
Disabled access can be provided to the rear in this rural setting where it is traditional to visit the dwelling via the rear door-a motor car can be driven to the rear door with ease.
FLOOR PLAN
S04