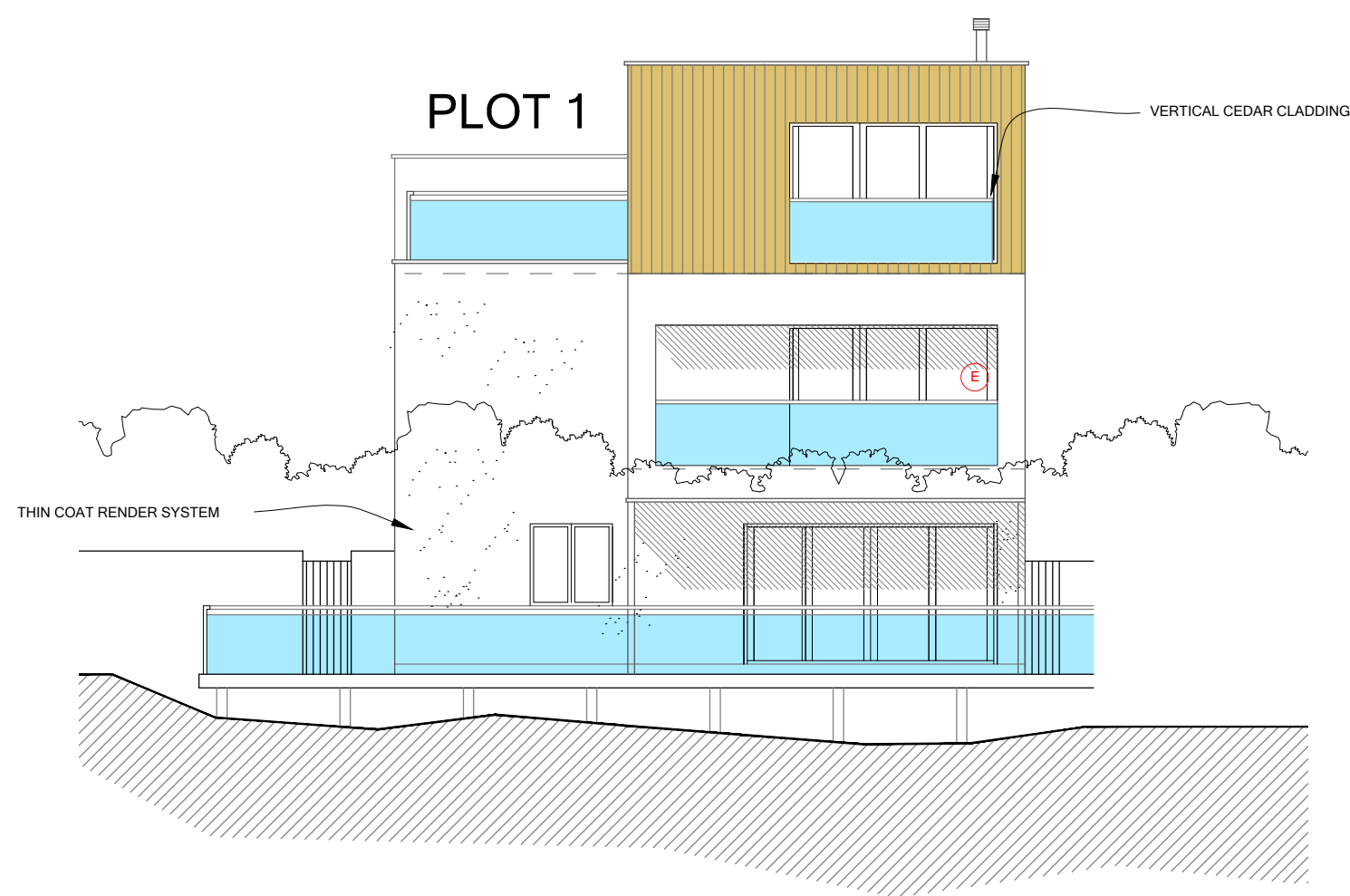
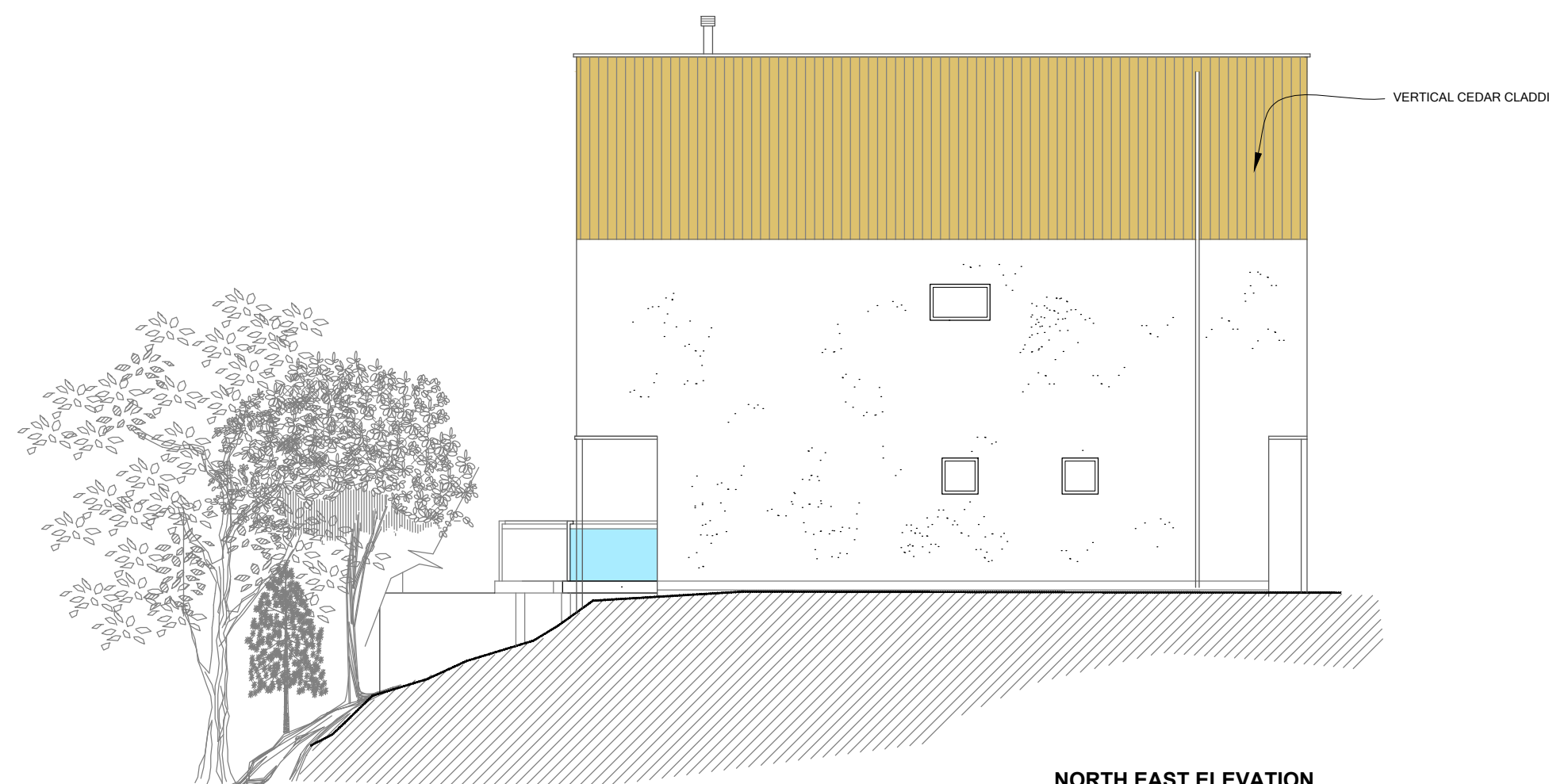


notes

1. This drawing is the copyright of the Architects and may not be reproduced without licence.
2. Do not scale for construction purposes - only figured dimensions are to be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all works described or being apparent on the drawings or can be reasonably inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.



SOUTH EAST ELEVATION



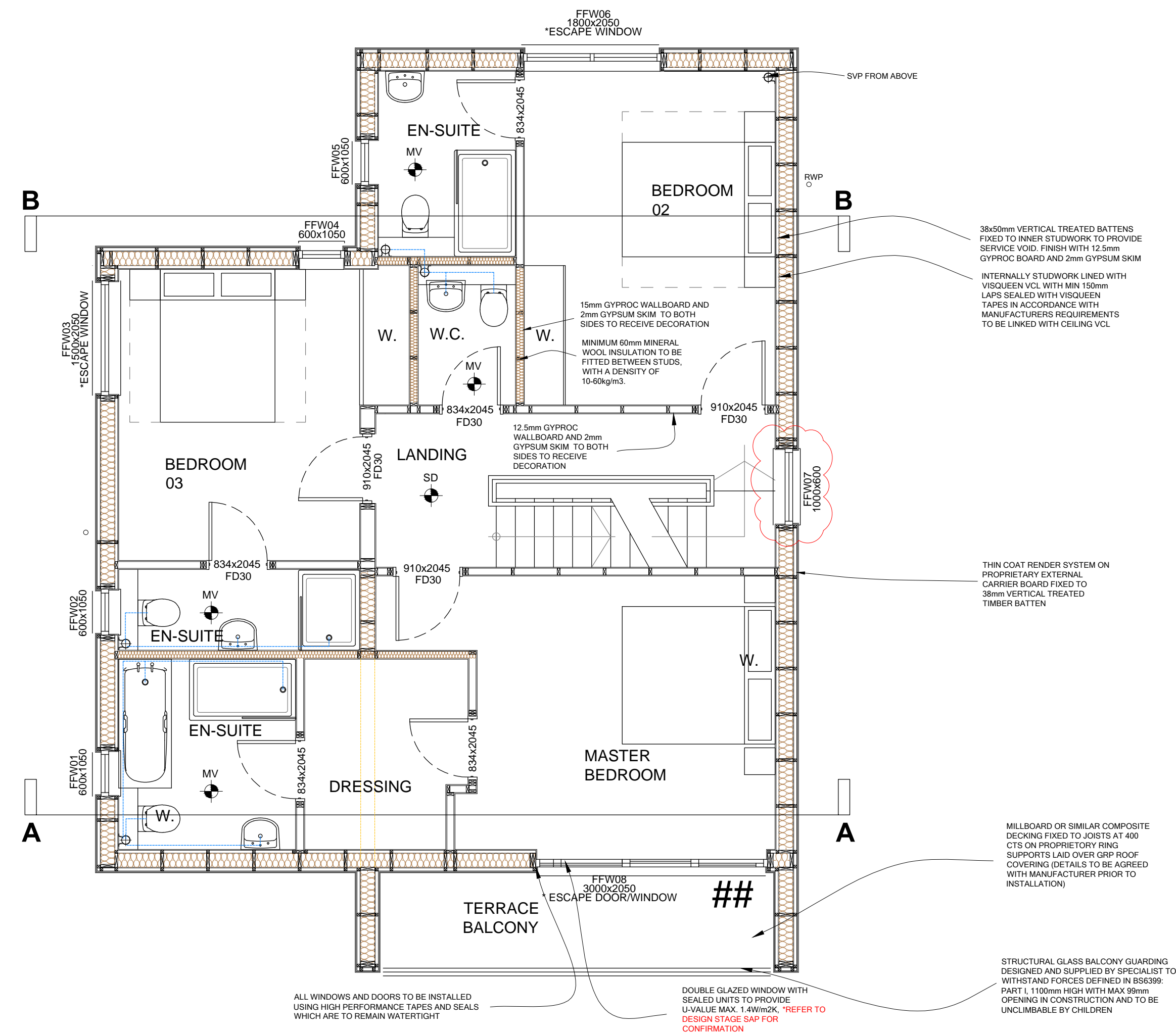
NORTH EAST ELEVATION

THE INFORMATION ON THESE DRAWINGS ARE FOR BUILDING REGULATIONS APPROVAL ONLY. NOT ALL CONSTRUCTION INFORMATION IS SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH GOOD WORKING PRACTICES & MANUFACTURERS INSTRUCTIONS. SHOULD ANY PROBLEMS ARISE 11 DESIGN ARE TO BE CONTACTED IMMEDIATELY

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PREPARED BY THE STRUCTURAL ENGINEER STRUCTURE INDICATED IS INDICATIVE

**MECHANICAL VENTILATION**  
MECHANICAL EXTRACTION TO BATHROOM and EN SUITE TO GIVE EXTRACT RATE OF 15 LITRES PER SECOND. THE FAN TO BE OPERATED IN CONJUNCTION WITH LIGHT SWITCH  
TO ENSURE GOOD AIR TRANSFER BETWEEN ROOMS DOORS ARE TO BE UNDERCUT BY 10mm ABOVE FINISHED FLOOR LEVEL

TIMBER STAIRS TO BE DESIGNED BY SPECIALIST SUPPLIER TO COMPLY WITH BS6099 PART 1  
PRIOR TO CONSTRUCTION OF STAIR DIMENSIONS TO BE CHECKED ON SITE  
RISE MAXIMUM 220mm  
GOING: MINIMUM 230mm  
MAXIMUM PITCH 42 DEGREES  
WIDTH - 900mm OUTSIDE STRING  
HANDRAIL - 900mm ABOVE PITCH LINE OF FLIGHT  
HEADROOM - MIN 2.0m VERTICALLY ABOVE PITCH LINE OF FLIGHT  
NO SPACE TO EXCEED 90mm IN STAIR CONSTRUCTION  
HANDRAIL TO BE UNCLIMBABLE BY CHILDREN  
HANDRAIL TO LANDING TO BE MINIMUM 900mm ABOVE FLOOR LEVEL.



13.09.21	G	ORIENTATION ADDED. ELEVATION CORRECTED
16.12.19	F	WINDOW ADDED
27.11.19	E	AMENDMENTS FOR BUILDING REGS
02.10.19	D	NOTES ADDED
06.09.19	C	LAYOUT CHANGE
21.06.19	B	NOTES ADDED

date	rev	revision/author/checker
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Client  
**DAKOTA 6**

project  
**THE OLD COAL YARD GRAMPOUND**

drawing  
**PLOT 1 FIRST FLOOR PLAN & ELEVATIONS**

drawing no	rev
<b>A102.12</b>	<b>G</b>

drawn	SK	checked	
scale @	A1 1:50, 1:100	date	APR' 2019

# FIRST FLOOR PLAN 1:50

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.  
DETAILS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

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