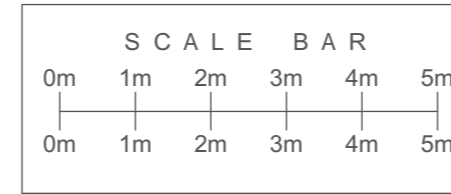
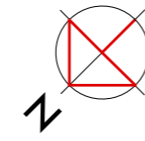


Floor Plan

N.B: Please refer to Dwelling 1 Floor Plan dwg no: 1212/A2/08



Materials:

- ROOFS:** Profiled interlocking concrete roof tiles. Half round concrete ridge tiles. Colour: grey / brown.
- WALLS:** Sand / cement external render painted; Colour: Clients preference.
- WINDOWS:** uPVC framed double glazed units; Colour: Clients preference.
- DOORS:** uPVC framed single front doors with vision panel. Colour: Clients specification. uPVC framed double glazed French doors to South Elevation

Windows and Doors: U-Value must not exceed 1.2 including frames.

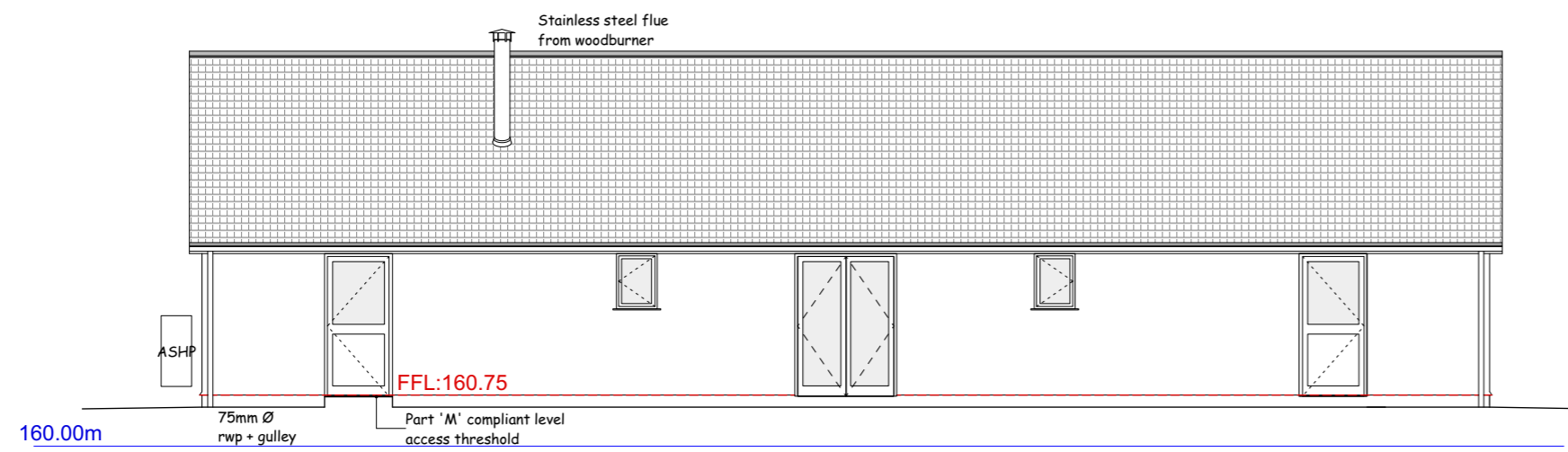
Upvc framed double glazed and draft sealed units. Glazing to be 'Low e' glass with min. 16mm air gap. Any glazing occurring within 800mm of floor level, within or adjacent to doors must comply with the requirements for safety glass to BS 6206. Min 25mm rendered / checked rebates to all window reveals. Upvc windows and doors factory painted to clients chosen colour. All external windows and doors to the dwellings must be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2015. The front door must be fitted with a chain or door limiter. Any letterbox must have a maximum aperture size of 260mm X 40mm. N.B: Use insulated cavity closers/dpc to all window/door reveals and to close the cavity at the head of the wall. [min. 30minute integrity E30 and 15minute insulation I15] Suggested Timloc Thermo-loc FR30 30 Minute Fire-Rated Cavity Closer. N.B: Full product data must be supplied at as built stage SAP showing a min. U Value of 1.2 for all windows doors and rooflights. N.B: Line window / door reveals with 32.5mm kingspan k118 insulated plasterboard.

M.O.E. [Means Of Escape]

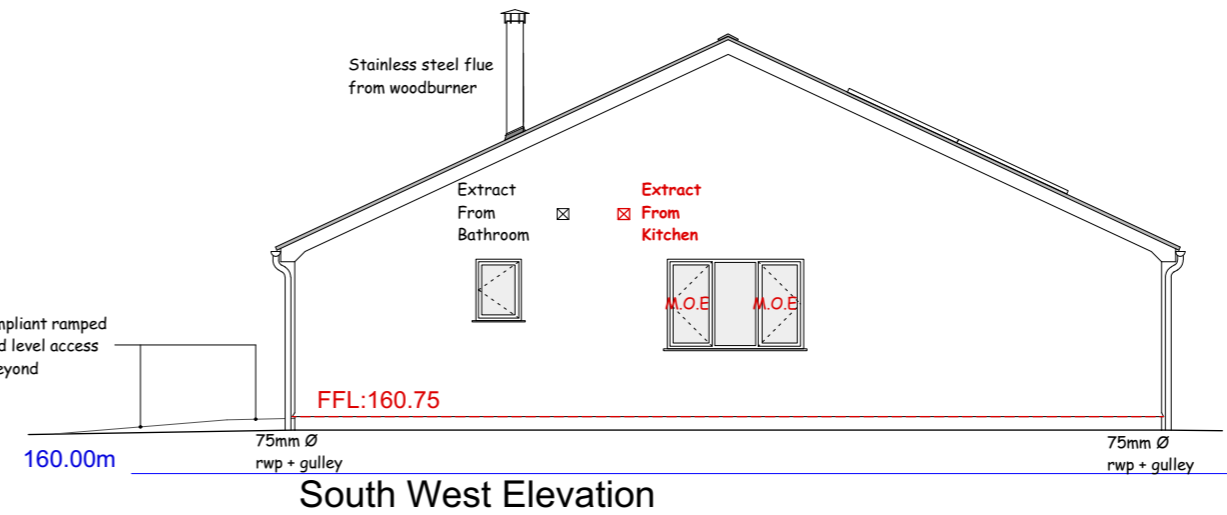
Window must provide unobstructed openable area of min. 0.33m² being at least 450mm high and 450mm wide. The bottom of the opening must not be less than 800mm above FFL and not more than 1100mm above FFL.

Solar Photovoltaic Array

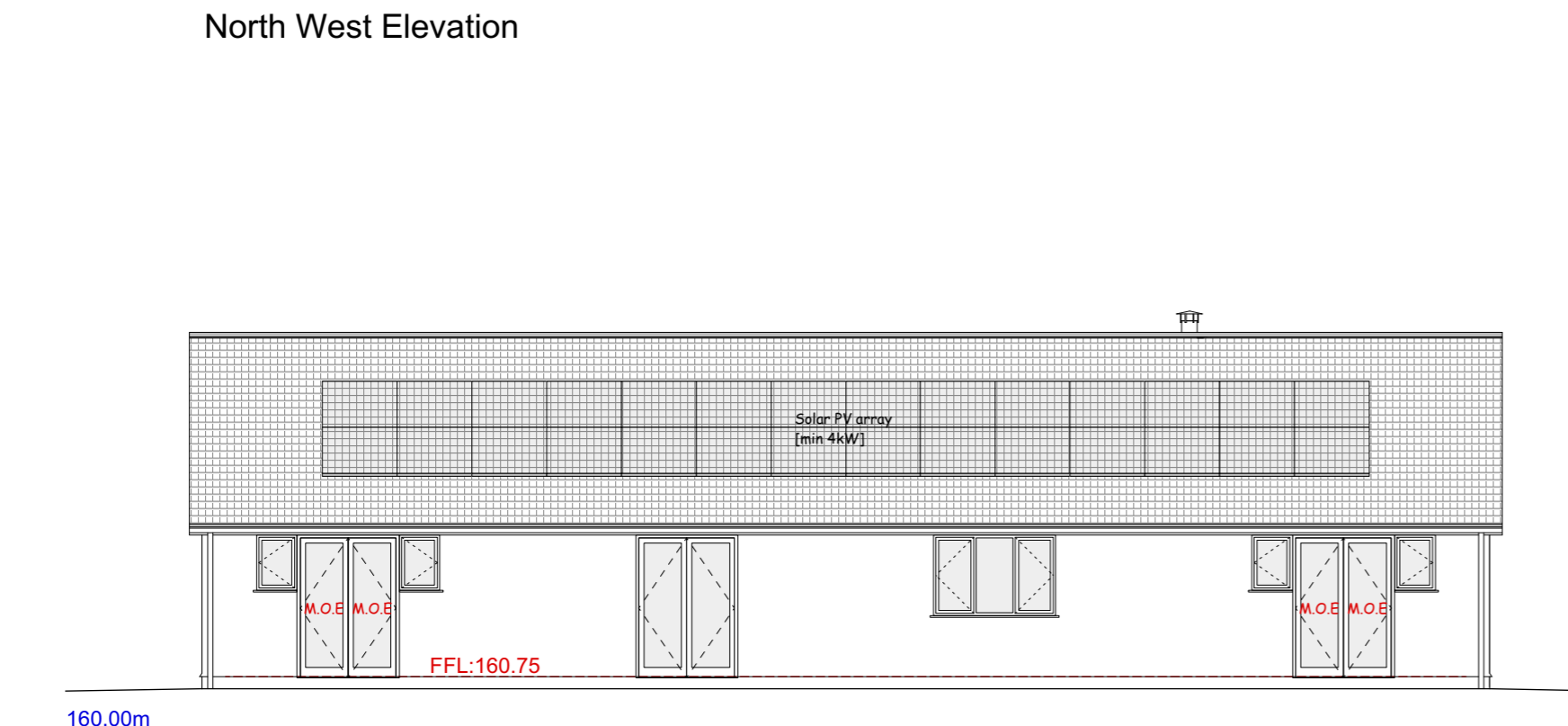
Min. 4kW Solar PV array installed on south facing roof slope to be appropriately sized for the site by specialists [suggested Naked Solar Ltd.]. System should be specified and installed according to the manufacturers instructions to ensure a reasonable standard.



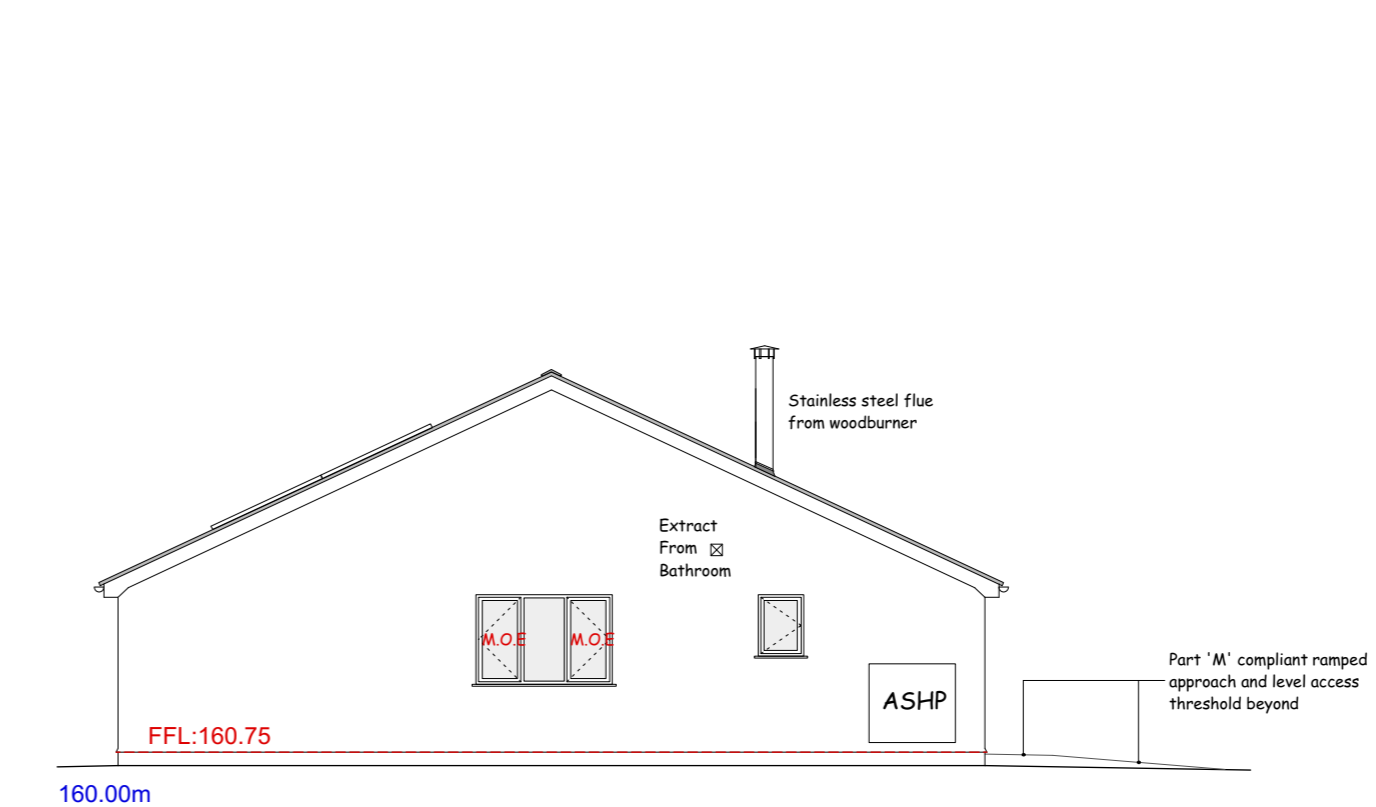
North West Elevation



South West Elevation



South East Elevation



North East Elevation

Revision B: Kitchen extract discharges to outside air. 07/10/2022

Revision A: Drawing revised for building regulations application. 05/08/2022



| | | |
|-----------|---|----------|
| Client | Checkley | |
| Job | Land at Little Downs Cardinham Bodmin, PL30 4EF | |
| Drawing | Dwelling 1 [David and Christine] Floor Plan and Elevations | |
| Scale | 1 : 100 | |
| Drawn | LJC | |
| Date | December 2021 | |
| Number | 1212/A2/04 | B |
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