

Revision	Date	Comment	Reviewed
A	Oct 20	Client changes	BKT
B	Oct 20	SD Added in VOID	BKT
C	Jan 21	Client design changes	BKT

DESIGN RISK FOR UNUSUAL OR COMPLEX HAZARDS

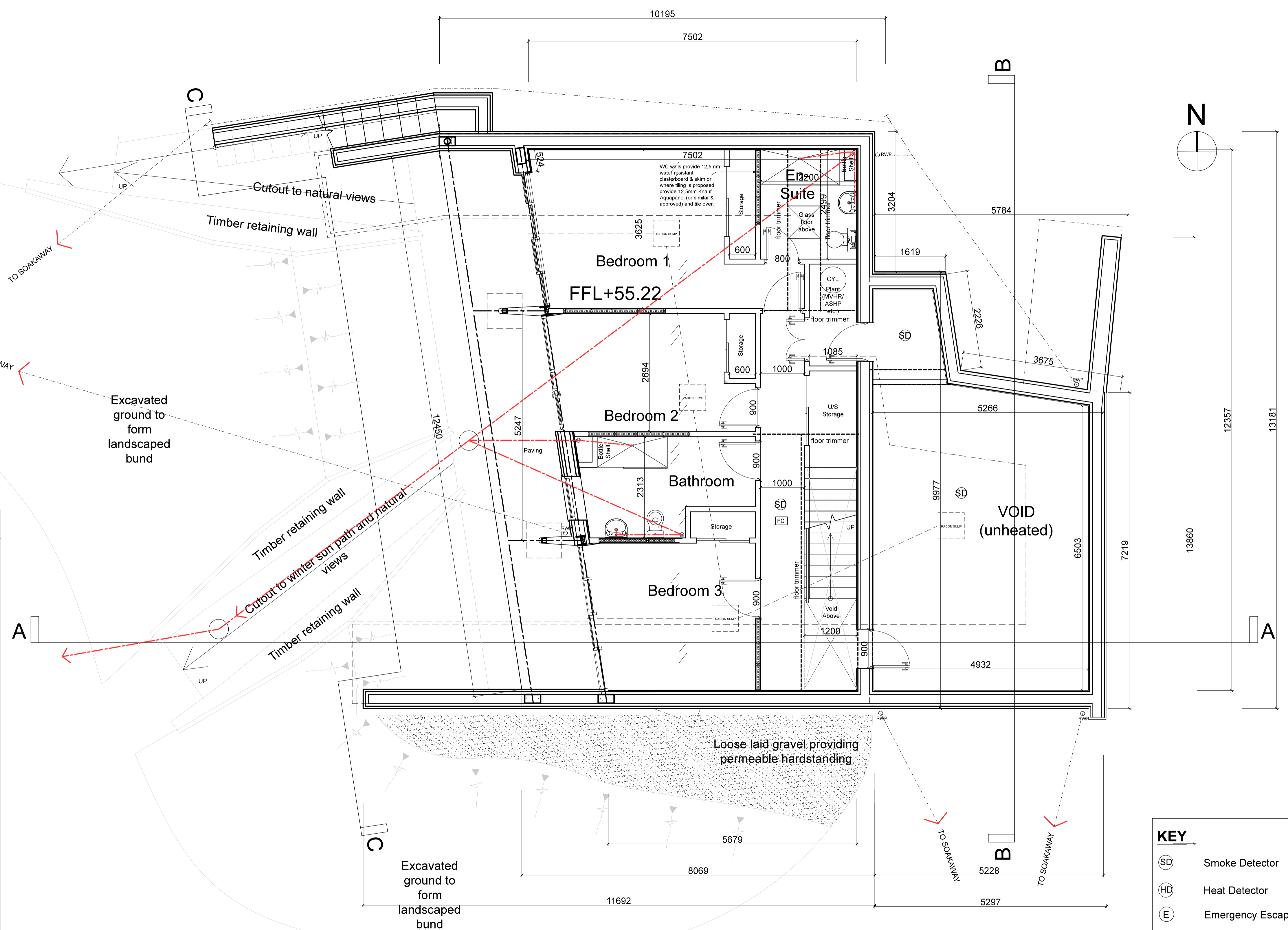
## GENERAL NOTES

- STRUCTURAL ENGINEER AND BUILDING CONTROL TO INSPECT GROUND CONDITION TO DETERMINE AND AGREE FINAL FOUNDATION SPECIFICATION & DESIGN
- BATHROOMS, ENSUITES, UTILITIES AND KITCHENS TO BE CHOSEN BY CLIENT
- POWDER COATED METAL GUTTERING & DOWNPIPES (ALL RAINWATER GOODS)
- TREATED TIMBER OR POWDER COATED METAL FASCIA, BARGE AND SOFFIT BOARDS - COLOUR TO BE AGREED WITH CLIENT
- PROVIDE INTEGRAL SILLS ON ALL DOOR AND WINDOW OPENINGS FROM THE SAME MANUFACTURER
- ALL FLOOR FINISHES TO BE AGREED WITH CLIENTS
- STAIRCASE SPECIFICATION TO BE AGREED WITH CLIENTS
- ALL INTERNAL/EXTERNAL JOINERY TO BE AGREED WITH CLIENTS
- SPACE AND WATER HEATING TO BE FROM AIR SOURCE HEAT PUMP- DESIGN AND SPECIFICATION TO BE PROVIDED BY SPECIALIST COMPANY
- U-VALUES - REFER TO U-VALUE SCHEDULE
- STONEMWORK - ENGINEERED PANELS (SPECIFICATION TBC)
- GROUT FOR TILING - PROVIDE WATER/MOULD RESISTANT GROUT TO BE AGREED BY CLIENT
- ALL EXTERNAL FIXINGS TO BE HIGHEST QUALITY NON CORROSIVE IN A MARINE ENVIRONMENT

## DESIGNED U-VALUES

- FLOORS - ? W/M2 - 300MM PASSIVE SLAB
- WALLS - ? W/M2 - 200MM NUDURA ICF
- ROOFS - ? W/M2 - 185MM (TOTAL) RECTICEL
- Refer to Predicted SAP Calculations

1 Lower Ground Floor Plan Scale: 1:50

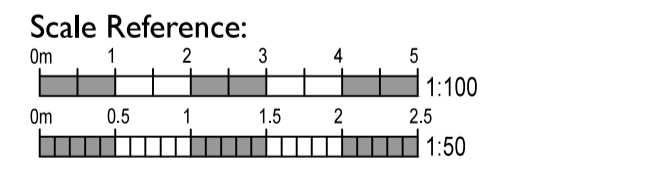


### KEY

- Smoke Detector
- Heat Detector
- Emergency Escape Window/Door
- Air Admittance Valve
- Soil Vent Pipe
- Mechanical Vent
- Vaulted Ceiling
- Flat Ceiling
- Emergency Lighting



- DRAWING SIZE A1
- NOTES
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  - Do not scale for construction purposes from this drawing.
  - The Main Contractor and/or specialist are to check all dimensions and levels on site and report discrepancies to BKT Architecture.
  - All levels shown on this drawing are based upon original site conditions related to this area. No responsibility can be accepted for errors arising on site due to unauthorised variations from BKT Architecture's drawing.
  - Changes issued electronically may lose some detail.



## BUILDING-REGS

CLIENT  
MR & MRS THOMPSON

JOB TITLE  
Replacement Dwelling

Crooked Lodge,  
Botus Fleming, Saltash

DESCRIPTION  
Proposed Floor Plan

Scale shown  
Date  
July 20  
Drawn By  
BKT  
Checked By  
EM