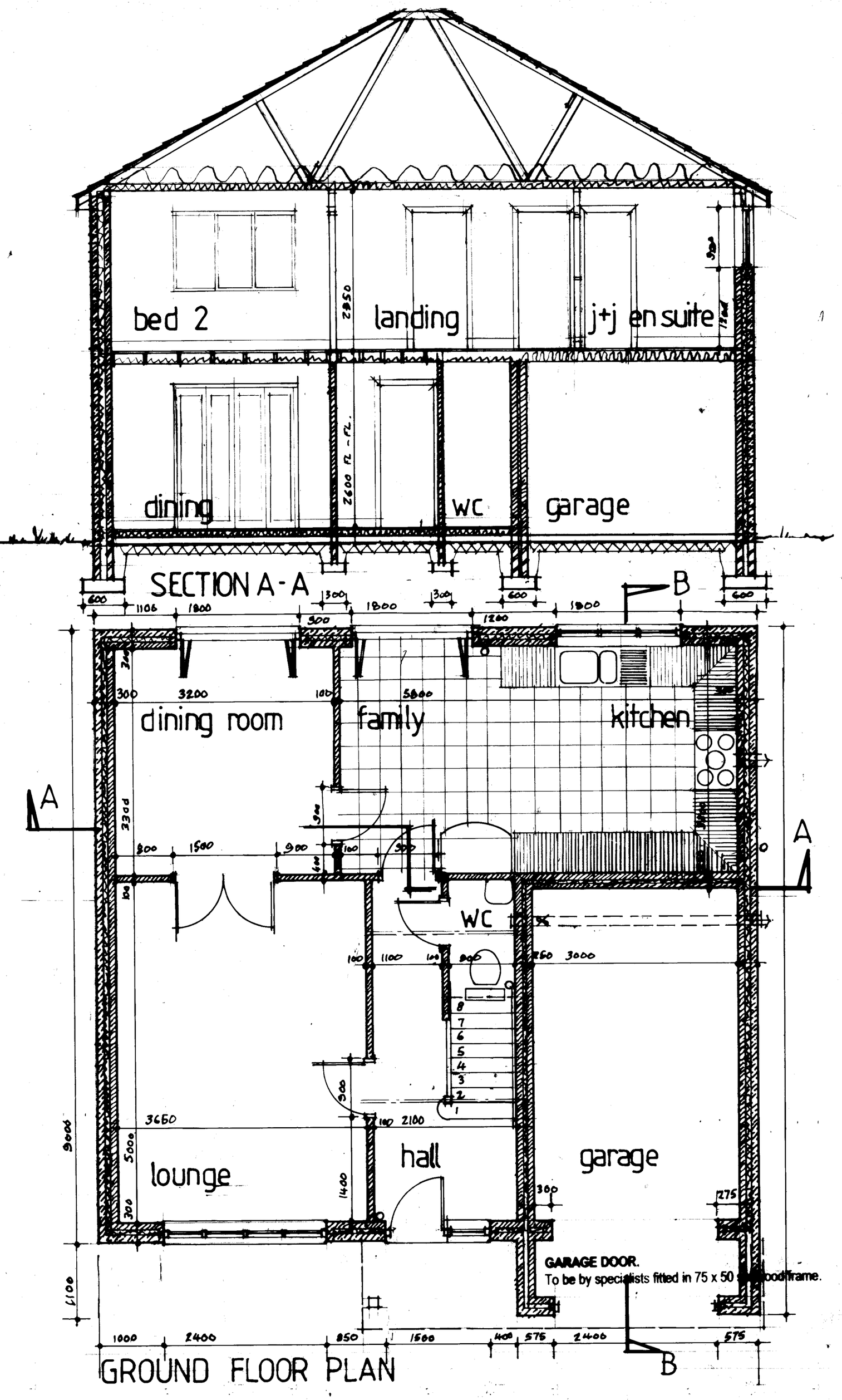

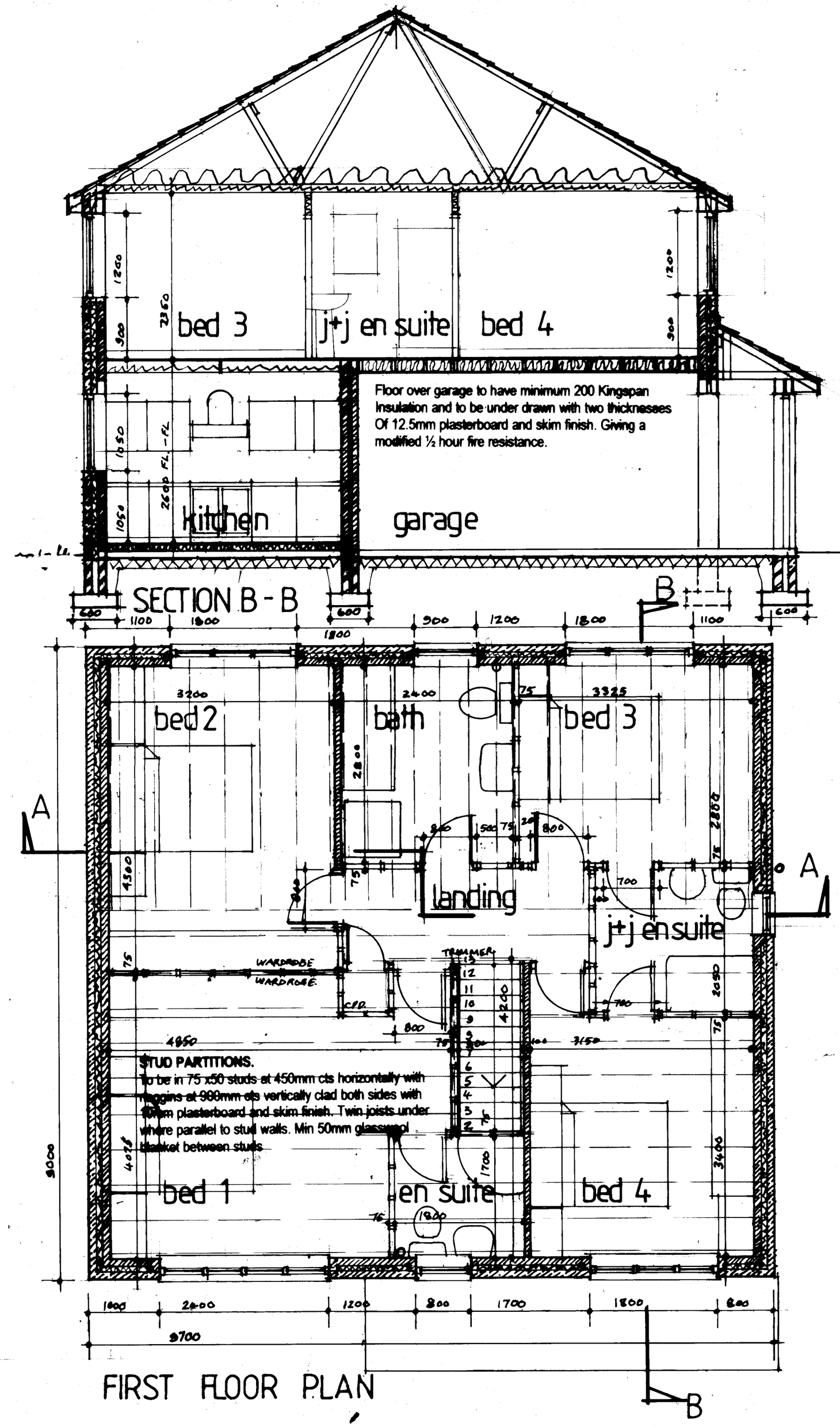

NOTE:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.

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GENERAL.
All works carried out to full satisfaction of D.B.S. and in accordance with good current approved practice. Any discrepancies to be cleared with Architect before proceeding with any further work.
Ramped approach to entrance door to comply to Part M Building Regs with gully across threshold to disperse water away from door. Alternatively, disabled steps, max 150 riser, 250 tread. Maximum 15mm proprietary cill / threshold.
140 x100 section sawn stone lintels and cills to heads and cills as shown on elevations lintols backed up with I.G. lintels as per schedule.
Tray D.P.C. over all openings.
Kitchen layout to be regarded as diagrammatic only, as final layout and choice of appliances and cupboards rests with the client.
Toughened glass to Patio doors /folding doors
Facing Bricks and Concrete Roof tiles, to be subject to approval by Local Authority Planning department on provision of samples , prior to commencement on site.
Windows to be P.V.C.u. frames with thermal breaks incorporated, 16mm gap between double glazed panes, inner pane to be in Pilkingtons soft coated"K" glass max U value 1.8 w/m2k

STAIRCASE.
To have 13 no equal risers of 200mm each with min 225 treads, maximum 42% pitch with handrail one side 900mm above pitch line. Minimum 2000 headroom. Spindle moulded balusters at centres to prevent the passage of a 100mm dia sphere. Joists around stairwell to be doubled up as trimmers.

PLOT 3 TO BE IDENTICAL SPECIFICATION BUT HANDED.

REV.	DATE	AMENDMENT

CLIENT
MR R. BELL

TITLE
PLANS + SECTIONS OF 2 STOREY HOUSES PLOT 4 + 5, PLOT 3 HANDED
DEVELOPMENT OF POPLAR HOUSE FARM
LOW CUDWORTH GREEN
CUDWORTH
BARNSLEY. S72 8EG

P. Dimelow
B.A. hons Dip Arch. M.A.
Architectural Design and Planning Consultant

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Sheffield.
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SCALE	DATE	DRAWN
1:50	JAN 2017	P.D.

DRAWING No.	REV.
RBTF - 315 - 13	