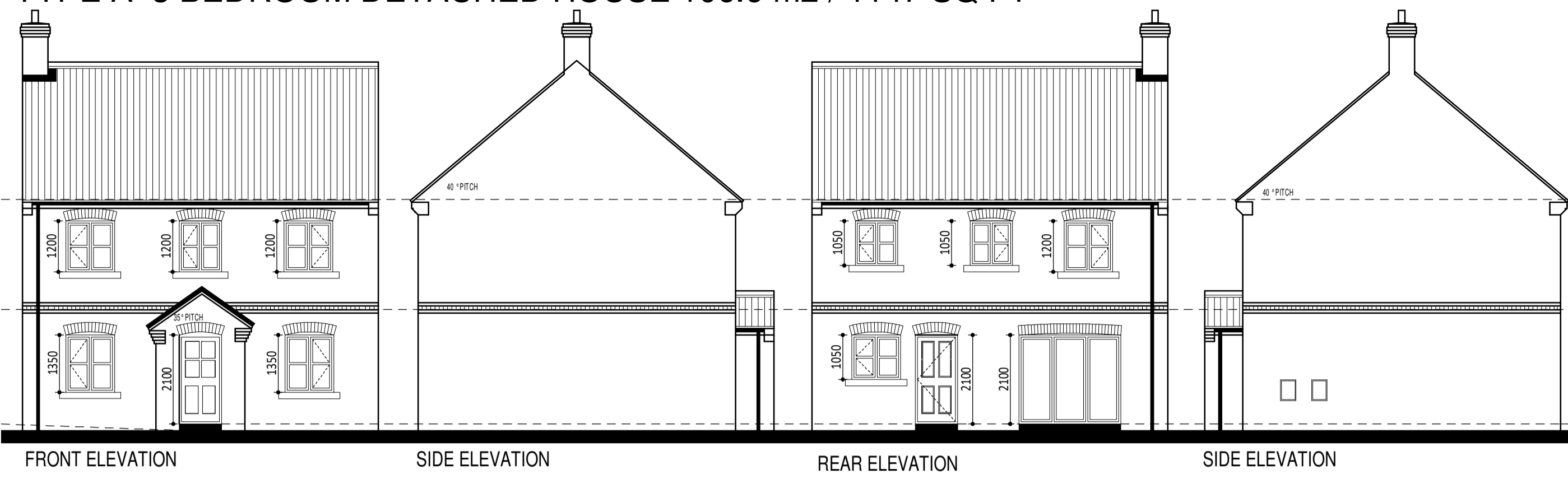


TYPE A 3 BEDROOM DETACHED HOUSE 106.6 m² / 1147 SQ FT



GENERAL SPECIFICATION

THE DRAWING IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO WORK COMMENCING ON SITE AND ANY DISCREPANCY OR OMISSION SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY, STRENGTH AND STABILITY OF THE BUILDING DURING THE COURSE OF THE WORK.

ALL BUILDING WORK TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL INFORMATION BUILDING WORK SHALL BE PROVIDED ON SITE.

ALL MATERIALS ARE TO BE USED AND INSTALLED ACCORDING TO THE RELEVANT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. ALL MATERIALS SHALL NOT BE LIGHTER THAN THAT SPECIFIED IN THE RELEVANT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

WORKING WITH CONTRACTORS OVER EXISTING WORK SHALL BE DONE WITH CARE AND TO THE SATISFACTION OF THE ARCHITECT. IF ANY ARE DISCOVERED DURING CONSTRUCTION THEY ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT AND ALL NECESSARY CORRECTIVE MEASURES ARE TO BE TAKEN IMMEDIATELY.

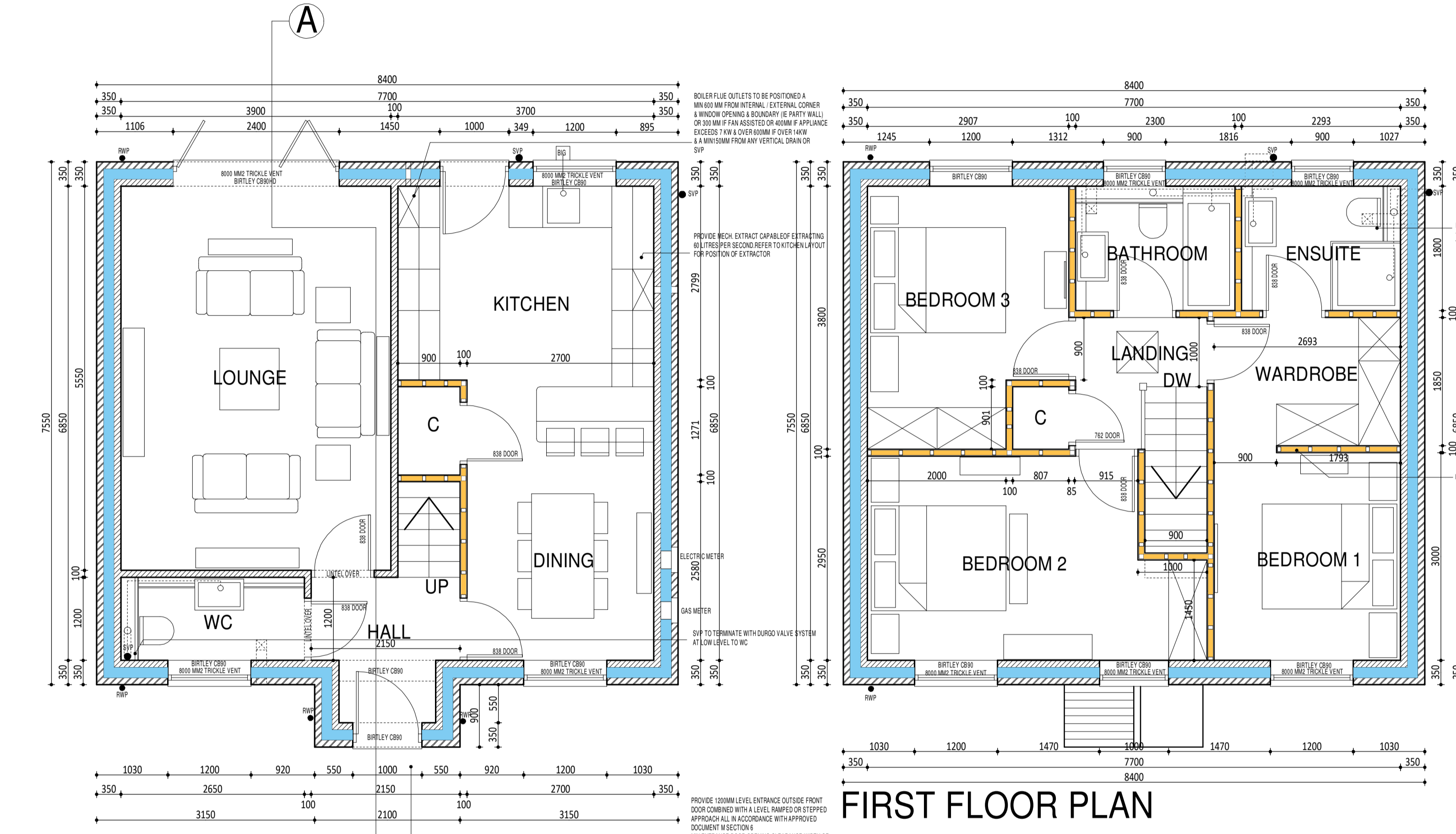
FOUNDATIONS: EXISTING FOUNDATION WITHIN THE FOOTPRINT OF THE PROPOSED BUILDING CONSTRUCTION SHALL BE CLEARED OF ALL TOP AND REDUCATION PRIOR TO ANY FURTHER EXCAVATION. FOUNDATION INFORMATION TO BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. FOUNDATION INFORMATION TO BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. FOUNDATION INFORMATION TO BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

ROOF: ROOF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND AS SUCH ADDITIONAL INFORMATION BUILDING WORK SHALL BE PROVIDED ON SITE.

WINDINGS AND EXTERNAL DOORS: WINDINGS AND EXTERNAL DOORS SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. WINDINGS AND EXTERNAL DOORS SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. WINDINGS AND EXTERNAL DOORS SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

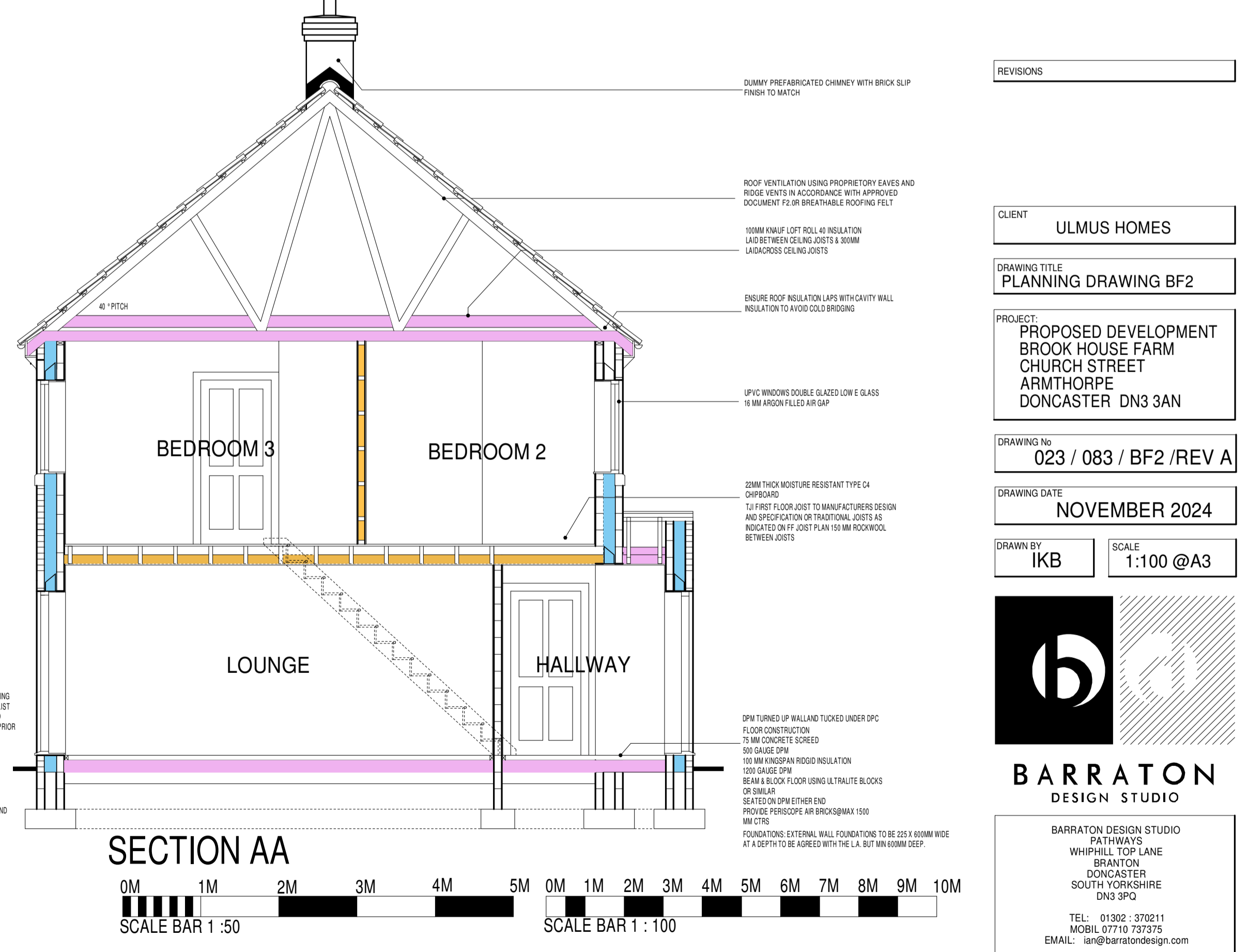
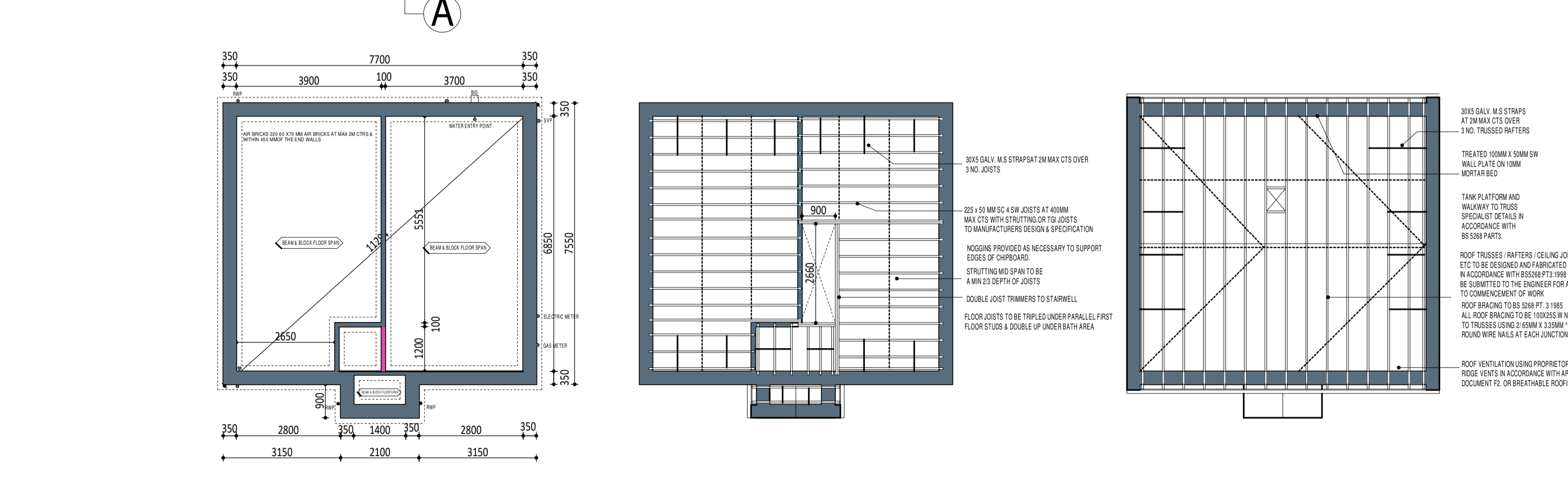
MECHANICAL AND ELECTRICAL: MECHANICAL AND ELECTRICAL SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. MECHANICAL AND ELECTRICAL SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. MECHANICAL AND ELECTRICAL SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

FINISHES: FINISHES SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. FINISHES SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR. FINISHES SHALL BE PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

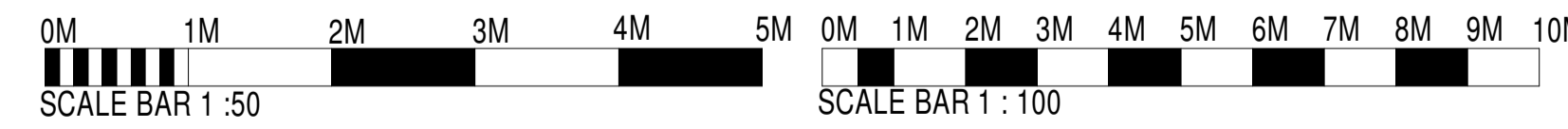


FIRST FLOOR PLAN

GROUND FLOOR PLAN



SECTION AA



THERMAL ELEMENTS NEW U VALUE

- NEW FLOORS: 0.18 W/MK
- NEW CAVITY WALL: 0.18 W/MK
- WINDINGS: 0.18 W/MK
- EXTERNAL DOORS: 0.18 W/MK
- PITCHED ROOF: 0.18 W/MK

CLIENT	ULMUS HOMES
DRAWING TITLE	PLANNING DRAWING BF2
PROJECT	PROPOSED DEVELOPMENT BROOK HOUSE FARM CHURCH STREET ARMTHORPE DONCASTER DN3 3AN
DRAWING No:	023 / 083 / BF2 / REV A
DRAWING DATE	NOVEMBER 2024
DRAWN BY	IKB
SCALE	1:100 @A3

BARRATON DESIGN STUDIO

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