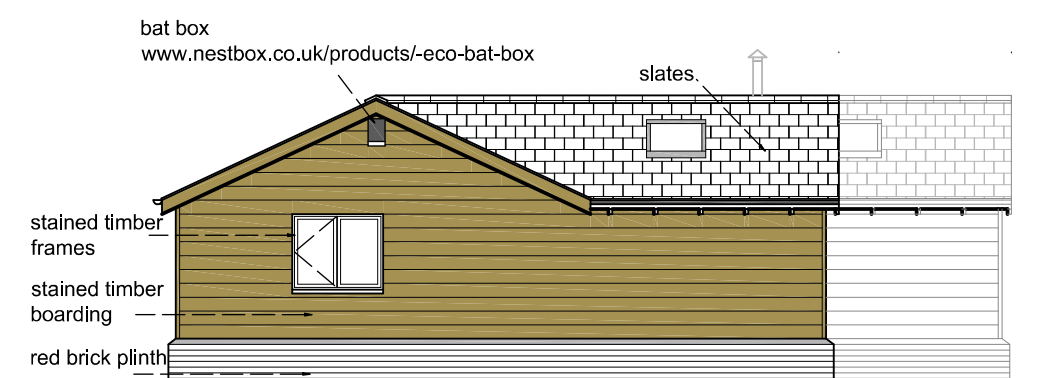




Architectural elevation drawing of a two-story house. The drawing shows a gabled roof with a central entrance and a large window on the right side. A vertical dimension line on the left indicates a height of 24.50.

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Technical drawing of a house elevation. The roof is gabled and covered in shingles, featuring a chimney on the left and three dormer windows. The main facade is clad in horizontal wooden siding and contains four windows: two double doors on the left, a central single window, and a double door on the right. A small section of the ground level is indicated at the bottom.

This architectural floor plan illustrates a residential building layout with various rooms and construction specifications. The plan includes the following details:

- Rooms and Dimensions:**
 - Living Room:** 5528 x 4300. Features a multi-fuel stove, PIR lighting, and a ridge beam as S E details.
 - Kitchen (kit):** 3163 x 906. Includes a kitchen fitted with 60 L/sec extractor fan or 30 L/sec if a cooker hood to outside air.
 - Bath:** 2203 x 763. Includes a bath, toilet, and a 90 x 90 SH45 as S E details built into stud partition.
 - Hall:** 1650 x 906. Includes a mobility threshold to provide level entrance and a min 775mm clear opening.
 - Bed 1:** 3551 x 4300. Includes a bed, wardrobe, and a 90 x 90 SH45 as S E details built into stud partition.
 - Bed 2:** 3150 x 3581. Includes a bed, wardrobe, and a 90 x 90 SH45 as S E details built into stud partition.
 - Utility:** 2463 x 906. Includes a utility room fitted with 30 L/sec extractor fan to outside air.
- Construction Details:**
 - Windows:** PK04 Velux above.
 - Doors:** 90 x 90 SH45 as S E details built into stud partition.
 - Staircase:** 1400mm x 47mm timber studwork sheathed with ply to be filled with 120mm thick Kingspan Kooltherm K112 insulation fixed between studs against timber stop-bottens as manufacturers details. Walls lined with 125mm K118 insulated plasterboard & skimmed. U-Value = 0.16W/m2K.
 - Roofing:** concrete paving from parking gently sloped up to level access.
 - Lighting:** PIR lighting at all doors (fully diffused luminaires).
 - Drainage:** Osma or similar threshold drain across door opening, fitted as the manufacturers details.
- Other Features:**
 - ASHP:** Air Source Heat Pump.
 - PIR lighting:** PIR lighting at all doors (fully diffused luminaires).
 - Soakaway:** to new soakaway.
 - Dimensions:** Overall dimensions are 10828 x 4600.

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