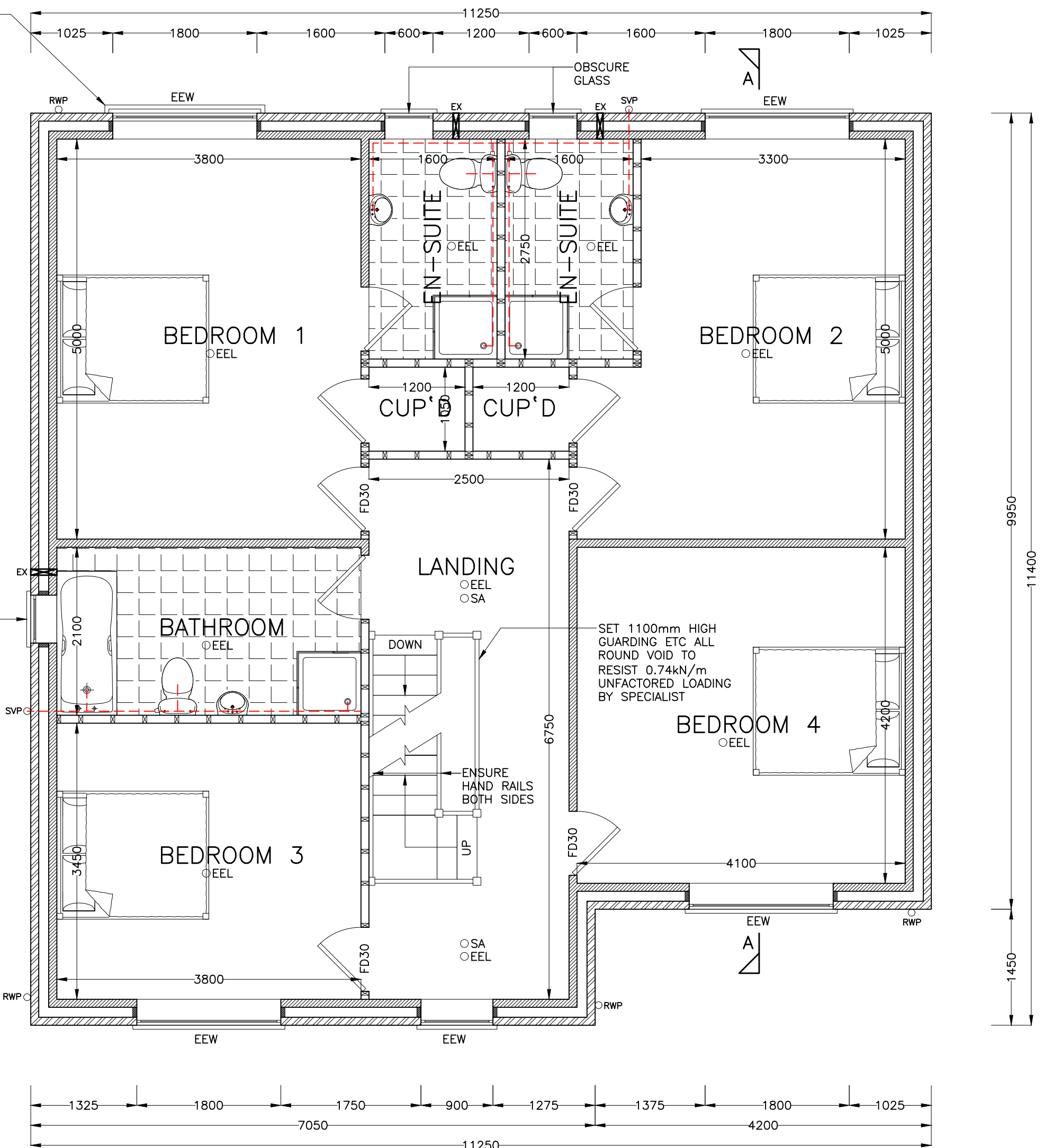


SET 1100mm HIGH JULIET BALCONY ALL DESIGNED, DETAILED, MANUFACTURED AND FIXED BACK TO STRUCTURE BY SPECIALIST



Copyright on all drawings prepared by Morton & Hall Consulting Limited is their property. Drawings and designs may not be reproduced in part or in whole without their written permission. Please read, if in doubt ask. Change nothing without consulting the Engineers. Contractor to check all dimensions on site before work starts or materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise. Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks. All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations. The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

**LEGEND**

- SG = SAFETY GLASS
- EX = EXTRACTOR FAN, DUCTED TO EXTERNAL AIR, FAN TO B MOUNTED ON EXTERNAL WALL OR 1.5m MAXIMUM DUCT LENGTH, OR INCREASE EXTRACTOR CAPACITY TO COMPENSATE FOR THE AIR FLOW LOSSES
- SA = INTERLINKED SMOKE ALARM
- HD = HEAT DETECTOR
- EFL = ENERGY EFFICIENT LIGHT, NUMBER AND POSITION AND TYPE TO BE TO CLIENTS DETAILS
- SVP = UPVC SOIL AND VENT PIPE
- RWP = UPVC RAINWATER PIPE
- GULLY = RODABLE GULLY
- SS = STUB STACK
- TV = TILE VENT FOR EXTRACTORS
- EEW = EMERGENCY ESCAPE WINDOW, 800-1100 FROM FLOOR LEVEL, ENSURE CLEAR AREA OF 0.33m<sup>2</sup>, MINIMUM CLEAR DIMENSION OF 450mm I INCORPORATE FALSE MULLIONS AS NECESSARY
- RE = RODDING EYE
- CMD = CARBON MONOXIDE DETECTOR
- || = INSULATED CAVITY CLOSER
- EJ = EXPANSION JOINT IN MASONRY, SEALED BOTH SIDES, SET TIES AT 225mm VERTICAL CENTRES
- WH = WEEP HOLE ABOVE OPENING
- FD30 = 30 MINUTE FIRE DOOR WITH SMOKE SEALS AND INTUMESCENT STRIPS

**MATERIALS**

WALLS : HOSKINS FLEMISH ANTIQUE BRICK

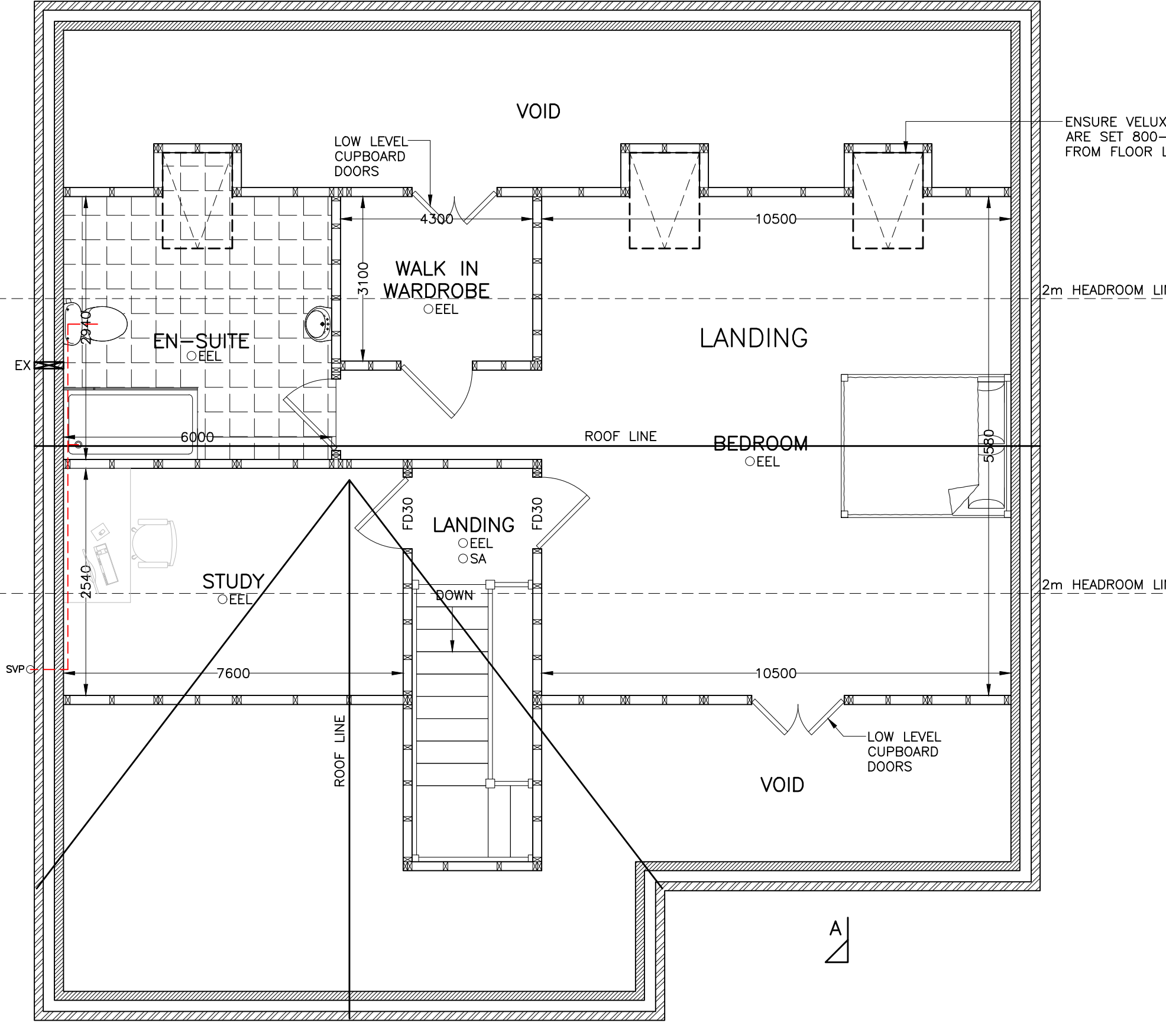
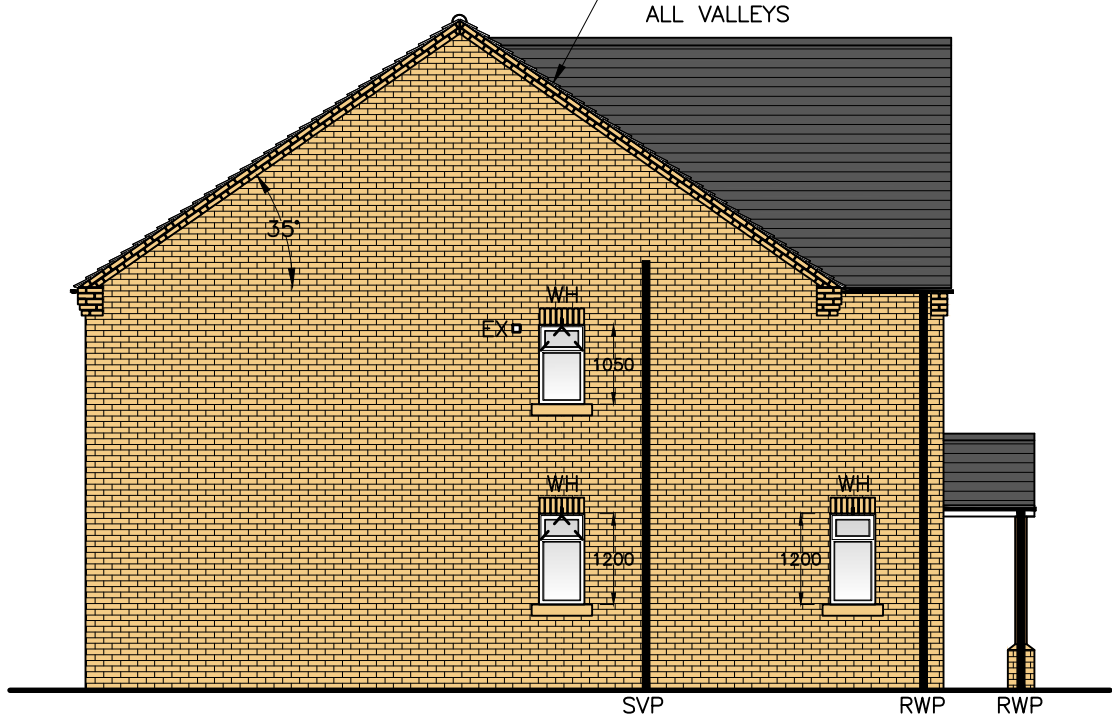
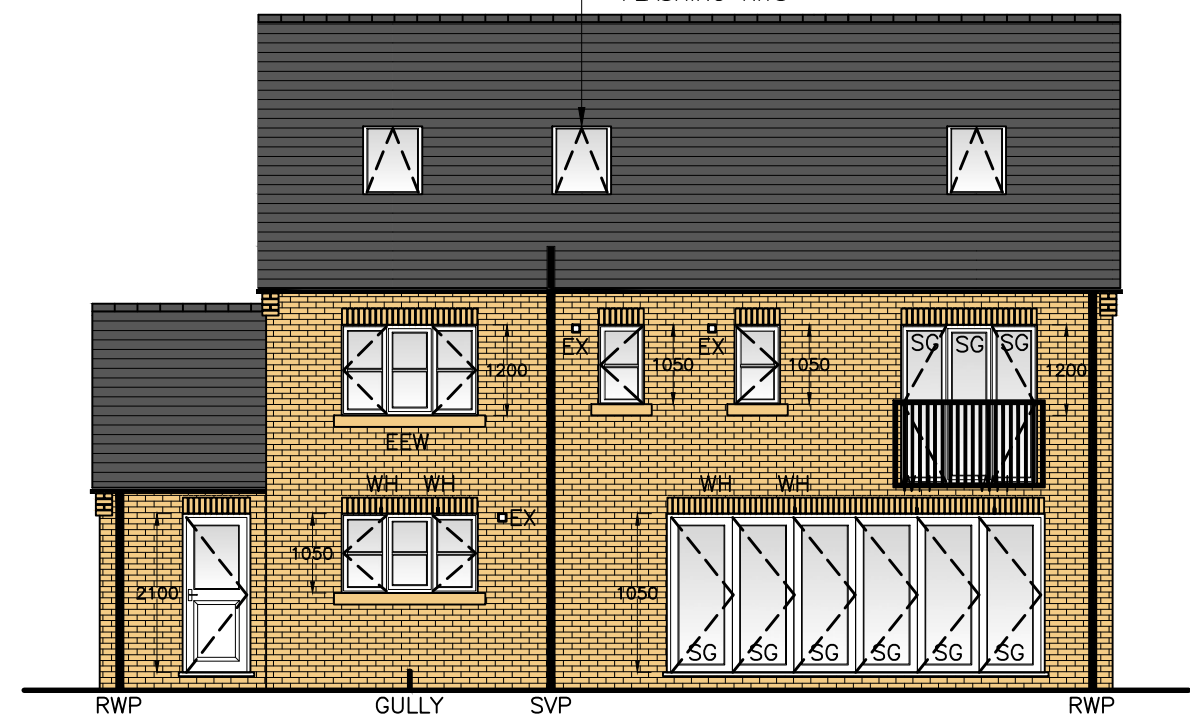
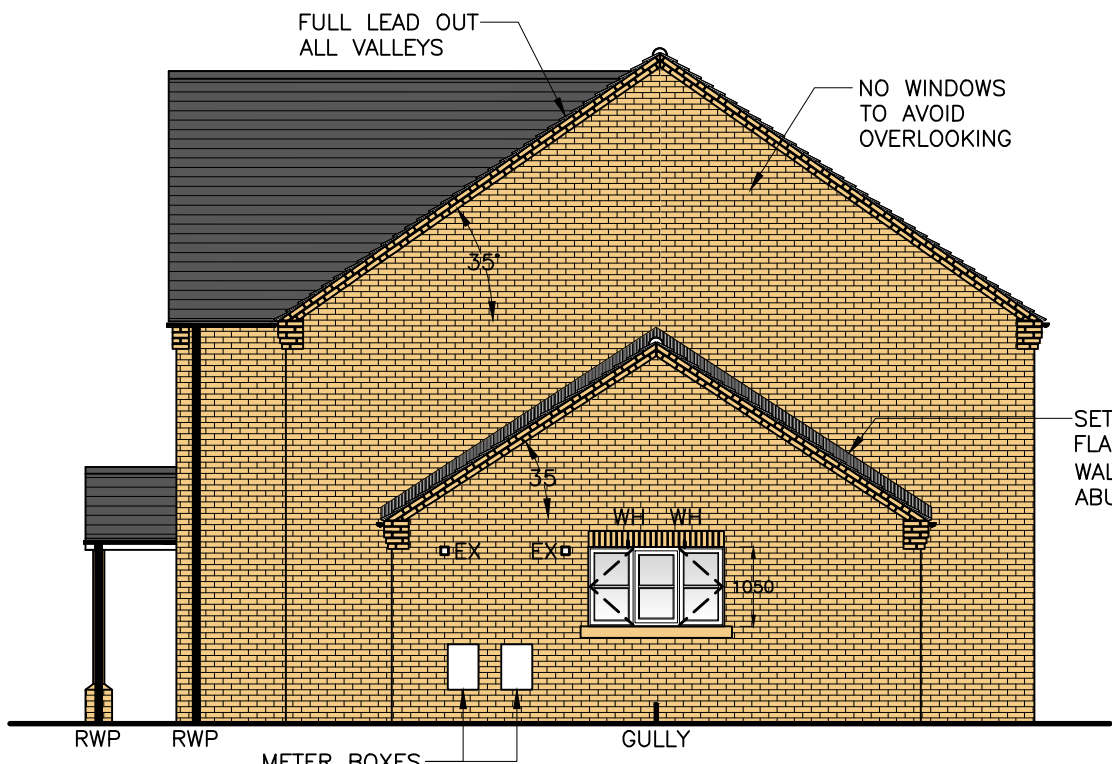
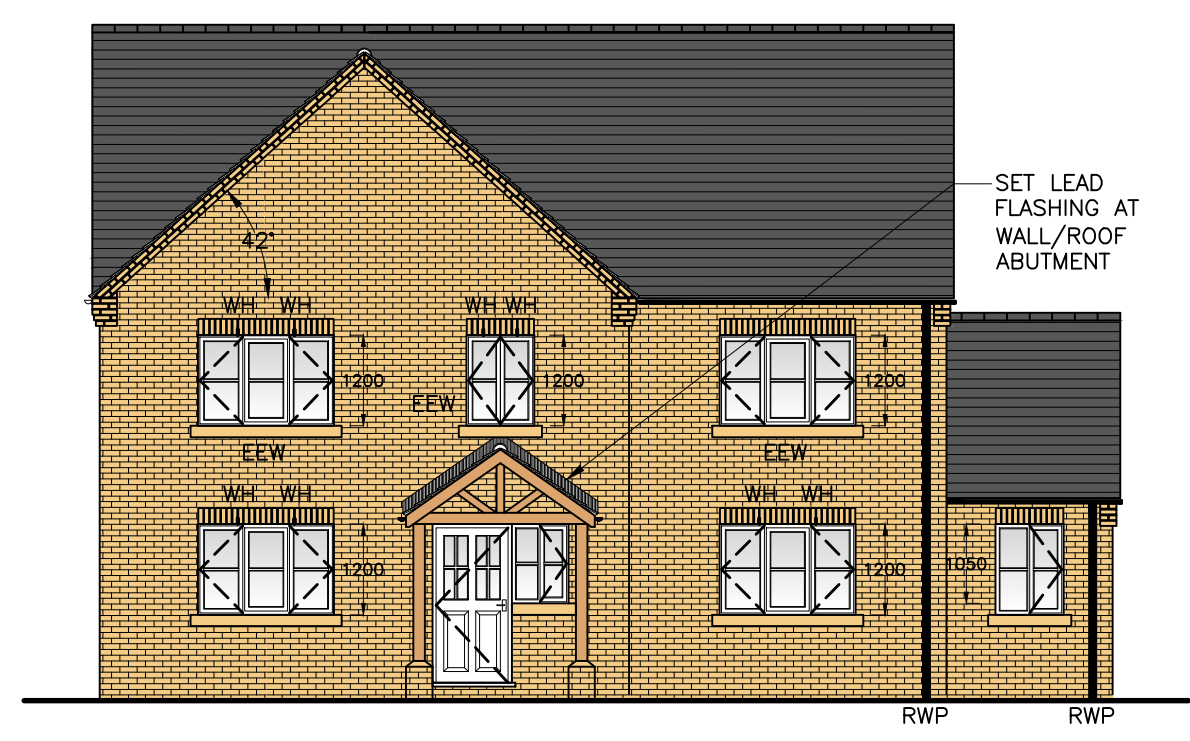
ROOF : SANDTOFT CALDERDALE FLAT PROFILE CONCRETE DARK GREY TILES

JOINERY : WHITE UPVC

DOWNPIPES & GUTTER : BLACK UPVC

**VENTILATION TABLE**

ROOM NAME	OPENING TYPE	OPENING AREA	VENTILATION AREA
HALL	DOOR	2.99m <sup>2</sup>	10000m <sup>2</sup>
DINING	WINDOW	2.16m <sup>2</sup>	10000m <sup>2</sup>
LOUNGE	WINDOW	2.16m <sup>2</sup>	10000m <sup>2</sup>
LOUNGE	WINDOW	0.72m <sup>2</sup>	10000m <sup>2</sup>
LOUNGE	WINDOW	0.72m <sup>2</sup>	10000m <sup>2</sup>
UTILITY	DOOR	1.90m <sup>2</sup>	10000m <sup>2</sup>
UTILITY	WINDOW	1.89m <sup>2</sup>	10000m <sup>2</sup>
W.C	WINDOW	0.95m <sup>2</sup>	10000m <sup>2</sup>
KITCHEN	WINDOW	1.89m <sup>2</sup>	10000m <sup>2</sup>
KITCHEN	DOORS	11.55m <sup>2</sup>	10000m <sup>2</sup>
LANDING	WINDOW	1.08m <sup>2</sup>	10000m <sup>2</sup>
BEDROOM 1	WINDOW	2.16m <sup>2</sup>	10000m <sup>2</sup>
EN-SUITE	WINDOW	0.63m <sup>2</sup>	10000m <sup>2</sup>
BEDROOM 2	WINDOW	2.16m <sup>2</sup>	10000m <sup>2</sup>
EN-SUITE	WINDOW	0.63m <sup>2</sup>	10000m <sup>2</sup>
BEDROOM 3	WINDOW	2.16m <sup>2</sup>	10000m <sup>2</sup>
BEDROOM 4	WINDOW	2.16m <sup>2</sup>	10000m <sup>2</sup>
BATHROOM	WINDOW	0.63m <sup>2</sup>	10000m <sup>2</sup>
TOTAL		38.54m <sup>2</sup>	180000m <sup>2</sup>



C	UPDATED FOR BUILDING REGULATIONS	SEP 2021
B	PLANNERS COMMENTS	MAR 2021
A	CLIENTS COMMENTS	NOV 2020
	REVISIONS	DATE

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Fenland District Council Building Design Awards Winner

CLIENT: Mr C Ingham

PROJECT: Rear of 43 Coates Road Eastrea Whittlesey Cambs, PE7 2BD

TITLE: Proposed Floor Plans & Elevations PLOTS 1 & 4

DRAWN: R.Papworth	DATE OF ISSUE:
CHECKED:	
DATE: Nov 2020	DRAWING NUMBER: H7231/03c
SCALE: 1:50 1:100	