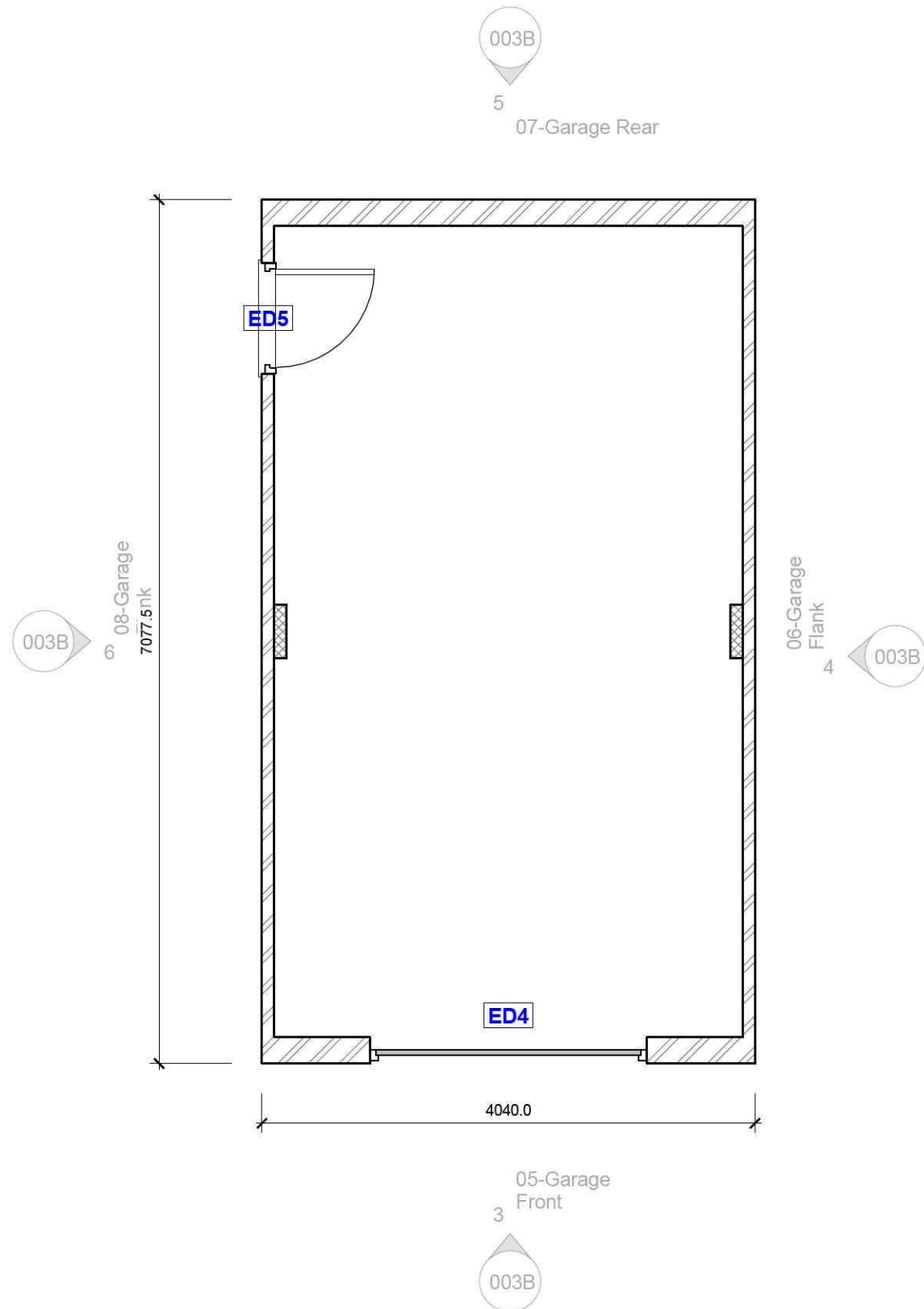
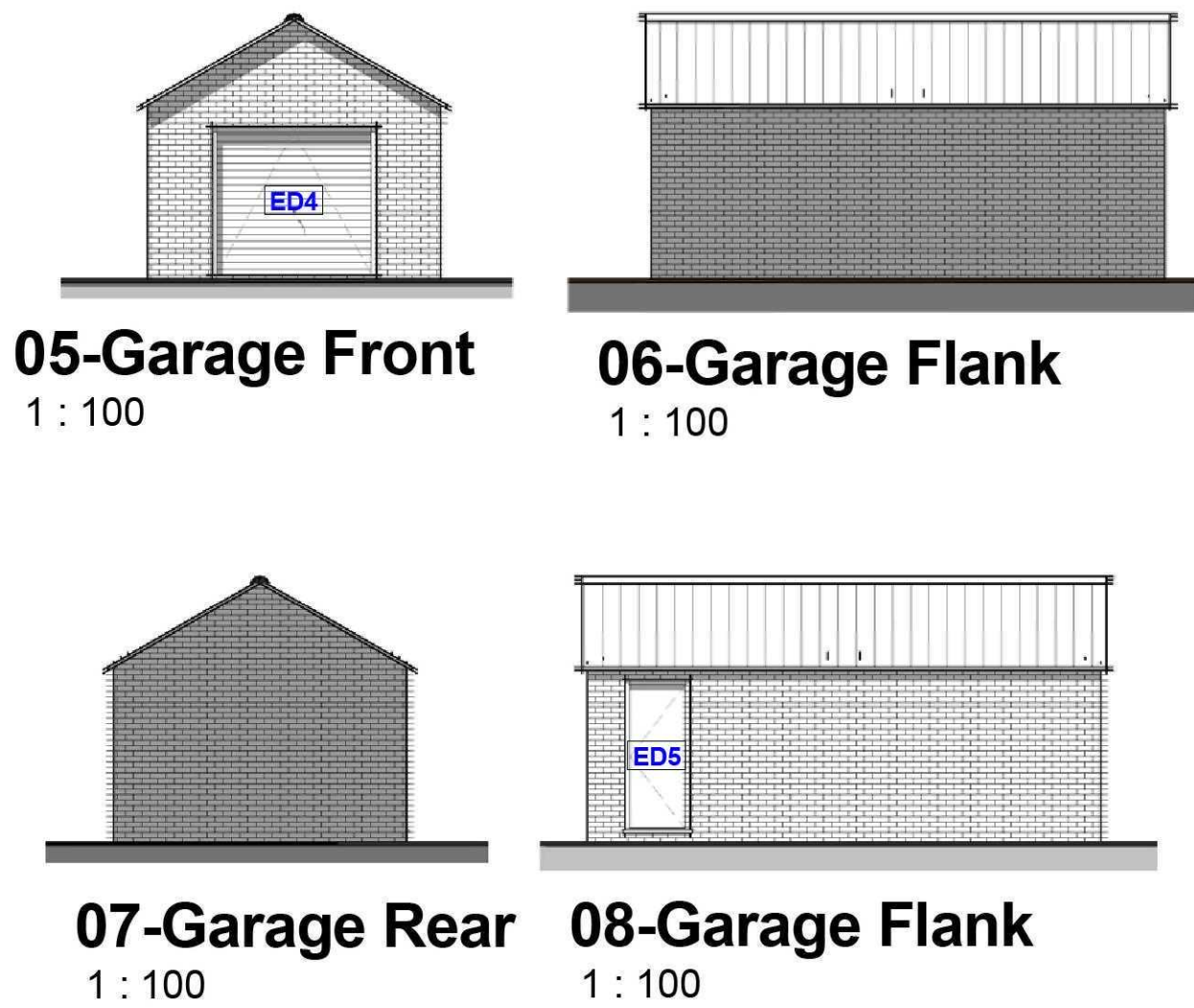


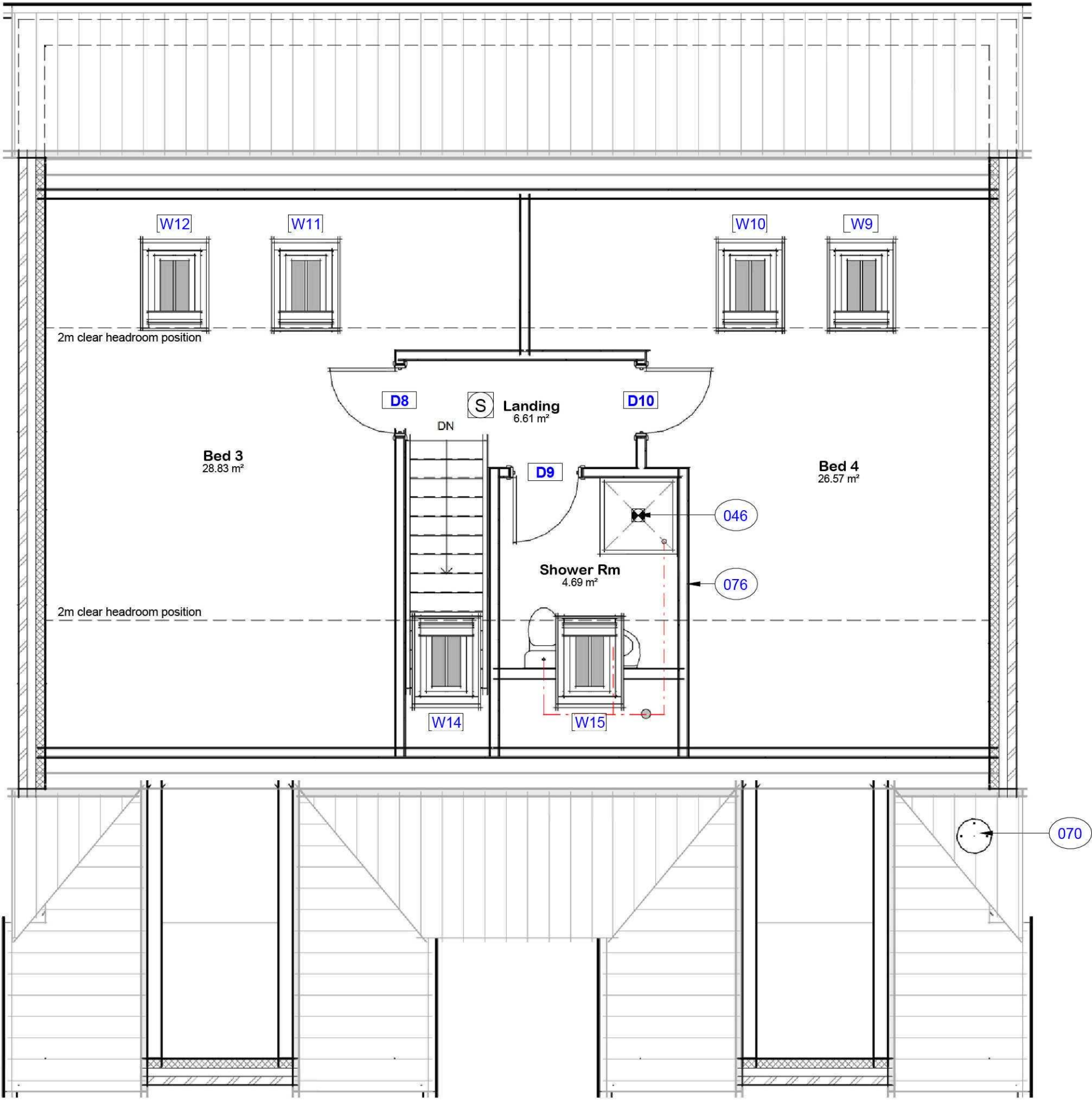


Garage Plan
1 : 50

Window Schedule		
Mark	Width	Height
W1	1810.0	1200.0
W2	1810.0	1200.0
W3	685.0	1050.0
W4	1810.0	1050.0
W5	1810.0	1050.0
W6	915.0	1050.0
W7	915.0	1050.0
W9	600.0	1000.0
W10	600.0	1000.0
W11	600.0	1000.0
W12	600.0	1000.0
W14	600.0	1000.0
W15	600.0	1000.0
Grand total: 13		

Door Schedule					
Mark	Width	Height	Door Panel Width	Door Panel Height	Level
D1	922.0	2031.0	838.0	1981.0	Ground Floor
D3	922.0	2031.0	838.0	1981.0	Ground Floor
D4	922.0	2031.0	838.0	1981.0	Ground Floor
D5	922.0	2031.0	838.0	1981.0	Ground Floor
D6	922.0	2031.0	838.0	1981.0	Ground Floor
D7	922.0	2031.0	838.0	1981.0	Ground Floor
D8	846.0	2031.0	762.0	1981.0	1st Floor
D9	846.0	2031.0	762.0	1981.0	1st Floor
D10	846.0	2031.0	762.0	1981.0	1st Floor
ED1	1360.0	2110.0	907.0	2000.0	Ground Floor
ED2	910.0	2110.0	807.0	2000.0	Ground Floor
ED3	1810.0	2110.0	852.0	2000.0	Ground Floor
ED4	2271.0	2052.0			Ground Floor
ED5	910.0	2110.0	807.0	2000.0	Ground Floor
ED6	922.0	2031.0	838.0	1981.0	Ground Floor
Grand total: 15					

Room Schedule		
Name	Area	Perimeter
Bed 1	14.70 m²	15.4 m
Bed 2	14.63 m²	15.1 m
Bed 3	28.83 m²	23.9 m
Bed 4	28.57 m²	23.6 m
C.E.L	30.68 m²	22.7 m
En Suite	6.07 m²	9.9 m
En Suite 1	5.45 m²	9.5 m
Hall	20.31 m²	22.1 m
Landing	6.61 m²	14.5 m
Lounge	21.70 m²	18.9 m
Shower Rm	4.69 m²	8.7 m
Utility	7.35 m²	11.8 m
Grand total: 12		
187.59 m² 196.0 m		



02-1st Floor
1 : 50

Keynote Legend	
Key Value	Keynote Text
004	Ensure trenches for strip foundations have stable sides and the width is to suit specification notes. Width of foundation to be consistent at both the base and top of the trench. Remove all mud, rock projections, boulders and hard spots and replace with well consolidated granular fill. Harden local soft spots by tamping in granular fill. Keep trenches free from water at all times.
006	Walls below DPC to be within 225mm of DPC level Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.
012	All rainwater pipes to discharge to soakways min. 5m from any building
015	Floor drains to all sanitaryware connected to foul drainage run as shown
016	Drainage to discharge into existing connection with mains sewer / Existing Septic Tank
017	New I.C in accordance with Building Control Specification.
018	Underground drains to be as Building Control Specification. Contractor to ensure no live drains run beneath proposed works.
021	Provide sloped access ramp and suitable approach to entrance door all as specification notes.
027	Provide 30mm thick perimeter insulation between screed and floor insulation upto DPC level. The upstand thickness should not exceed the combined thickness of wall plaster and skirting.
032	Internal non-loadbearing blockwork to be built directly off concrete slab
044	Fit Extractor fan ducted either through floor void to extract via a louvre flap on external wall or wall mounted extractor wall ducted thro' external wall via louvre flap all as specification notes.
046	Fit Extractor fan ducted through roof void to extract via a roof tile vent all as specification notes.
047	Wall mounted gas meter box position.Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above.
049	Electric Meter Box Position. Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above.Lintel to be added above consumer unit also.
062	Staircase to be based on a standard B & P design as specification notes. Provide handrail to widest part of stairs i.e. wall side as well.
064	Refer to Client for 'Full Kitchen Details & Layout
065	SVP to be fully boxed in with roddable access. Pipe to ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.
070	Flue for woodburner to be boxed in internally ensuring min. 50mm gap around combustible material
072	Provide Movement joint within brickwork outer leaf as N-HBC Guidelines: -Clay bricks-16mm joint width-12m spacing-Calcium Silicate bricks-10mm joint width-7.5m to 9m spacing The spacing of the first movement joint from a return should be not more than half of the above dimension.Install wall ties to each side of the movement joints i.e 300mm vertically or each block course and within 150mm of joint horizontally. Use either of the following material filler for the joints: -flexible cellular polyethylene -cellular polyurethane -foam rubber Ensure the mastic sealant is at least 10mm deep to achieve a good bond.
075	Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above grd vl via suitable stainless steel guard as recommended by flue manufacturer.
076	Non Loadbearing timber stud partitions to be constructed as specification notes.
086	Permanent air supply req'd to open fire achieved via permanently open air vents with a total free area of at least 50% of the throat opening area. Exact fireplace & surround to be finalised on site with client.
101	New Bedroom window opening vents to allow means of escape in an emergency situation. Opening vent cill level to be within 800mm & 1100mm of FFL & min. 450 wide in each direction with an area of 0.33m² & fitted with egress hinges.
106	Fire to be Helas Approved and flue to terminate through roof all as manufacturers instructions. Size of flue to be 125mm %/C or have the same cross sectional area and a min. dimension not less than 100mm for straight flues or 125mm for flues with bends or offsets. Ensure all combustible material is min.200mm away from inside surface of the flue
110	Carbon Monoxide alarms should be installed in any room with a solid fuel appliance to BS EN 50291:2001.
132	All cut ends of rafters to be sealed with suitable preservative prior to fixing in position.
134	Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.
137	Specialist diminishing trusses built off 100x22 valley boards with Glass Fibre Valley Troughs.
148	Velux rooflights to be fitted in accordance with manufacturers instructions.
160	Provide 100mm mineral fibre insulation within floor zone.
165	Pre Fabricated Trussed Rafters to be at max.600mm ctrs Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the LA building inspectors approval prior to commencement of any building works.Contractor to order trusses to suit finished site dimensions and not from the design plans.
169	Sloped Roof Insulation all as per specification notes. Ensure 50mm ventilation gap between insulation and u/side of roofing membrane.
171	Roof insulation to be continuous with wall cavity insulation.
173	Install Insulated Cavity Closers by Thermatec or equal approved. 25mm thick x 85mm wide (to equal cavity width) at jambs and cills of all openings in masonry cavity walls.The closer at the jamb must completely lap the closer at the cill.
174	All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved
175	22mm thick moisture resistant Type C4 chipboard (15kg/m2) as spec'n
176	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
177	Provide high level space ventilation by means of Glidvale Premier in Line Ventilated Dry Ridge system or similar approved to suit applicable roof covering. Install continuously to provide 5.000mm²/m ventilation area all as per manufacturer's instructions.
179	Provide 10mm low level ventilation gap at Eaves / Fascia for a roof to provide 10.000mm²/m ventilation area all as per manufacturer's instructions.
180	All foundations to be as specification notes
181	Traditional Concrete floor construction all as per Specification notes
186	Floor / ceiling to achieve 30mins Fire resistance by providing 22mm flooring to void area.

Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.
All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Client: **Mr A Porter**

Site: **Proposed Residential Bungalow at 59 High Street Gosberton**

Drg Title: **First Floor & Garage Details**



Date	Contract No	Drg No
26.02.15	2470	003B