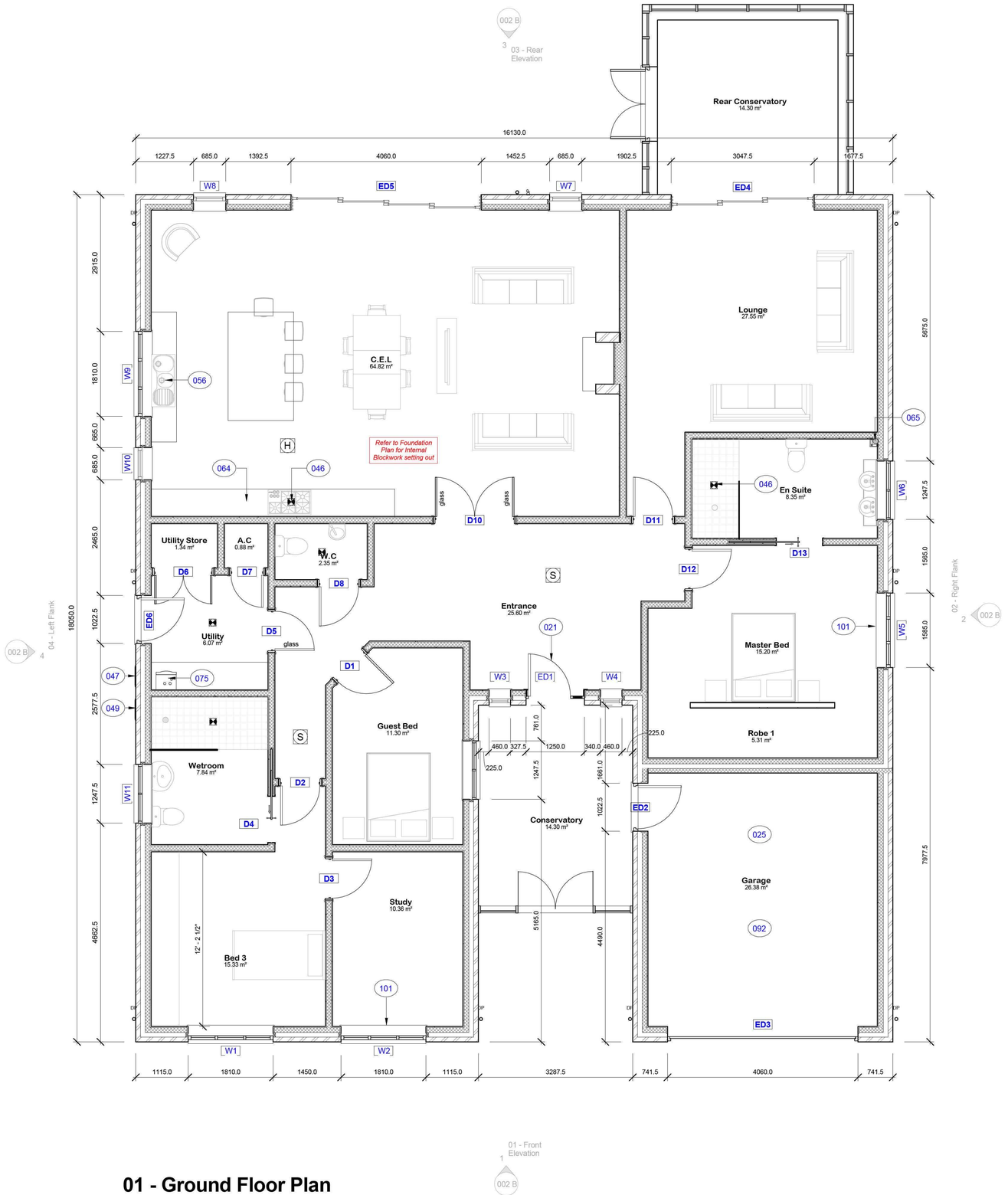


01 - Ground Floor Plan

1 : 50

Room Schedule

Name	Area	Perimeter
A.C	0.90 m²	3.8 m
Bed 3	15.35 m²	17.7 m
C.E.L	64.80 m²	34.8 m
Conservatory	14.30 m²	15.2 m
En Suite	8.35 m²	12.1 m
Entrance	25.60 m²	29.9 m
Garage	26.40 m²	20.6 m
Guest Bed	11.30 m²	13.5 m
Lounge	27.55 m²	23.9 m
Master Bed	15.20 m²	16.8 m
Rear Conservatory	14.30 m²	15.1 m
Robe 1	5.30 m²	12.1 m
Study	10.35 m²	13.0 m
Utility	6.05 m²	9.9 m
Utility Store	1.35 m²	4.7 m
W.C	2.35 m²	6.3 m
Wetroom	7.85 m²	11.3 m
Grand total: 17	257.30 m²	260.7 m

02-Blockwork Above Ground

Length	Material: Area	Block Qtys
615.0	0.85 m²	8
1272.5	0.92 m²	9
2726.5	1.75 m²	17
4050.0	2.12 m²	21
937.5	2.24 m²	22
1500.0	2.35 m²	24
1130.0	2.50 m²	25
1345.0	2.87 m²	29
4050.0	3.34 m²	33
1450.0	3.44 m²	34
4172.5	3.44 m²	34
1975.0	4.50 m²	45
2033.0	5.07 m²	51
3792.5	5.44 m²	54
5215.0	5.74 m²	57
2726.5	5.97 m²	60
2726.5	5.97 m²	60
2986.5	6.73 m²	67
3606.0	6.73 m²	67
3021.5	6.68 m²	67
2897.5	6.73 m²	67
4189.0	7.42 m²	74
4189.0	9.42 m²	94
5661.5	11.84 m²	118
6972.5	12.00 m²	120
6992.5	12.91 m²	129
5561.5	13.76 m²	138
7404.0	15.85 m²	158
7173.5	16.80 m²	168
11614.0	21.67 m²	217
15802.5	22.36 m²	224
5215.0	23.46 m²	235
11999.0	27.34 m²	273
17722.5	39.11 m²	391
Grand total	319.31 m²	3190

03-Brickwork Quantities

Length	Material: Area	Brick Qtys
3387.5	0.25 m²	15
5442.5	0.41 m²	24
340.0	0.43 m²	26
340.0	0.43 m²	26
340.0	0.43 m²	26
340.0	0.43 m²	26
340.0	0.43 m²	26
340.0	0.43 m²	26
340.0	0.43 m²	26
7173.5	0.54 m²	32
7173.5	0.54 m²	32
7200.0	0.53 m²	32
340.0	0.61 m²	37
340.0	0.61 m²	37
340.0	0.61 m²	37
340.0	0.61 m²	37
340.0	0.61 m²	37
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340.0	0.61 m²	37
340.0	0.61 m²	37
340.0	0.61 m²	37
340.0	0.61 m²	37
3615.0	0.74 m²	44
340.0	0.79 m²	48
340.0	0.79 m²	48
340.0	0.79 m²	48
340.0	0.79 m²	48
340.0	0.79 m²	48
340.0	0.79 m²	48
1255.5	1.12 m²	67
16030.0	1.21 m²	72
17950.0	1.25 m²	75
500.0	1.32 m²	79
17950.0	1.35 m²	81
525.0	1.39 m²	83
4050.0	2.12 m²	127
3306.5	3.13 m²	188
3458.0	3.27 m²	196
4050.0	3.34 m²	200
1450.0	3.44 m²	206
4172.5	3.44 m²	207
3772.5	3.58 m²	215
3792.5	5.06 m²	304
5215.0	5.20 m²	312
6972.5	11.52 m²	691
5661.5	11.71 m²	703
5561.5	13.76 m²	826
7173.5	16.80 m²	1008
15802.5	21.82 m²	1309
11999.0	27.03 m²	1622
17722.5	38.18 m²	2291
Grand total: 52	198.75 m²	11929

05-Window Schedule

Mark	Width	Height
W1	1810.0	1350.0
W2	1810.0	1350.0
W3	460.0	2100.0
W4	460.0	2100.0
W5	1585.0	1200.0
W6	1247.5	1050.0
W7	685.0	2100.0
W8	685.0	2100.0
W9	1810.0	1050.0
W10	685.0	2100.0
W11	1247.5	1050.0
W12	600.0	1000.0
W13	1200.0	1000.0
W14	600.0	1000.0
Grand total: 14		

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.
025	Garage floor only to have min.100mm thick ST4 concrete with a light gauge reinforcing chicken wire laid to 1:100 fall towards entrance drive on a 1200 gauge DPM lapped onto DPC within walls on min.150mm clean and well compacted hardcore.Depth of hardcore must not exceed 600mm and must be compacted in 150mm thick layers.All service entries to be sealed with pressure sensitive tape.
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
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.
056	Rising main and stopcock position
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.
075	Wall mounted fan assisted boiler. Boiler Flue to be guarded on the external wall min. 2m above grd lvl via suitable stainless steel guard as recommended by flue manufacturer.
092	Garage ceiling to have a min. 1/2 hour protection. Use 1 layer of Gyproc Fireline board with staggered filled and taped joints with skim finish. All joints to be fully supported on all edges. Ceiling void to be insulated with 200mm mineral fibre insulation.
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.
132	All cut ends of rafters to be sealed with suitable preservative priotr to fixing in position.
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.
150	In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.
152	Tile vent to Extractor fan
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 L.A 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.
166	1x layer of 100mm quilt insulation over laid by, 1x layer of 200mm thick quilt insulation to give overall thickness of 300mm quilt insulation.
171	Roof insulation to be continuous with wall cavity insulation.
173	Install Insulated Cavity Closers by Thermabate 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.
176	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
177	Provide high level space ventilation by means of Glidevale 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

06-Door Schedule

Mark	Width	Height	Door Panel Width	Door Panel Height
D1	922.0	2031.0	838.0	1981.0
D2	922.0	2031.0	838.0	1981.0
D3	922.0	2031.0	838.0	1981.0
D4	1000.0	2000.0		
D5	922.0	2031.0	838.0	1981.0
D6	1309.0	2031.0	610.0	1981.0
D7	770.0	2031.0	686.0	1981.0
D8	922.0	2031.0	838.0	1981.0
D10	1765.0	2031.0	838.0	1981.0
D11	922.0	2031.0	838.0	1981.0
D12	922.0	2031.0	838.0	1981.0
D13	1000.0	2000.0		
D19	1585.0	2110.0	739.5	2000.0
ED2	1022.5	2110.0	919.5	2000.0
ED3	4060.0	2052.0		
ED4	3047.5	2110.0		
ED5	4060.0	2110.0		
ED6	1022.5	2110.0	919.5	2000.0
Grand total: 18				

Construction details should be undertaken using The Energy Saving Trusts Enhanced Construction Details: Thermal bridging and airtightness (2009 Edition).

A copy of these details are available from this office upon request.A copy of the relevant site check lists should be passed to the contractor before work commences and filled in by them as work progresses.

On completion of the work these check lists will need to be passed to Building Control before the As-Built SAP is calculated.

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 commmences 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 & Mrs G Knipe

Site:
Adjacent to:
87 Broadgate
Weston

Drg Title:
Floor Plans

remway Design Ltd
"Treetops", The Raceground, Spalding, PE11 3AP Tel: 01775 769 821

Date	Contract No	Drg No
21.01.15	2464	001 B