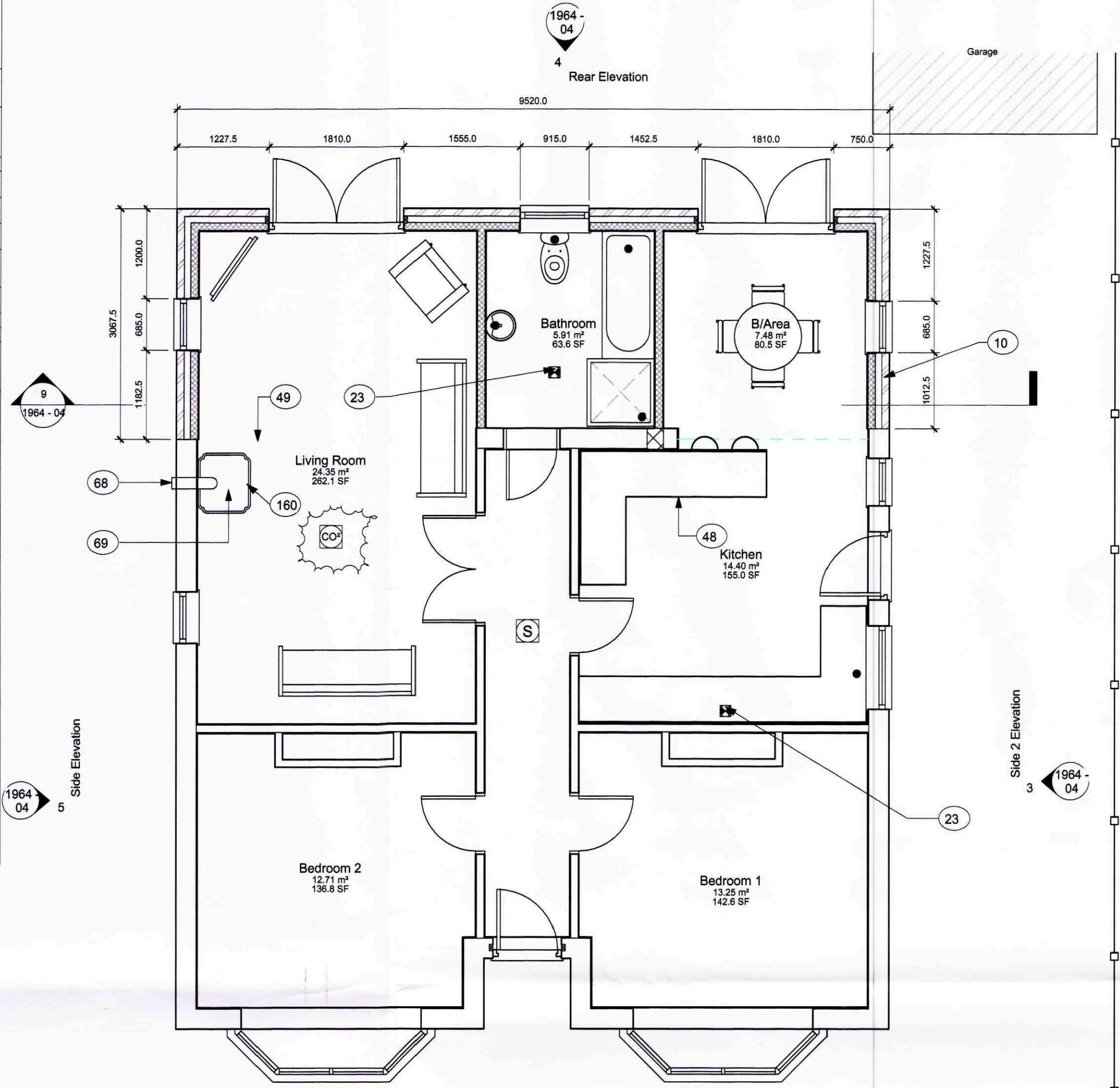


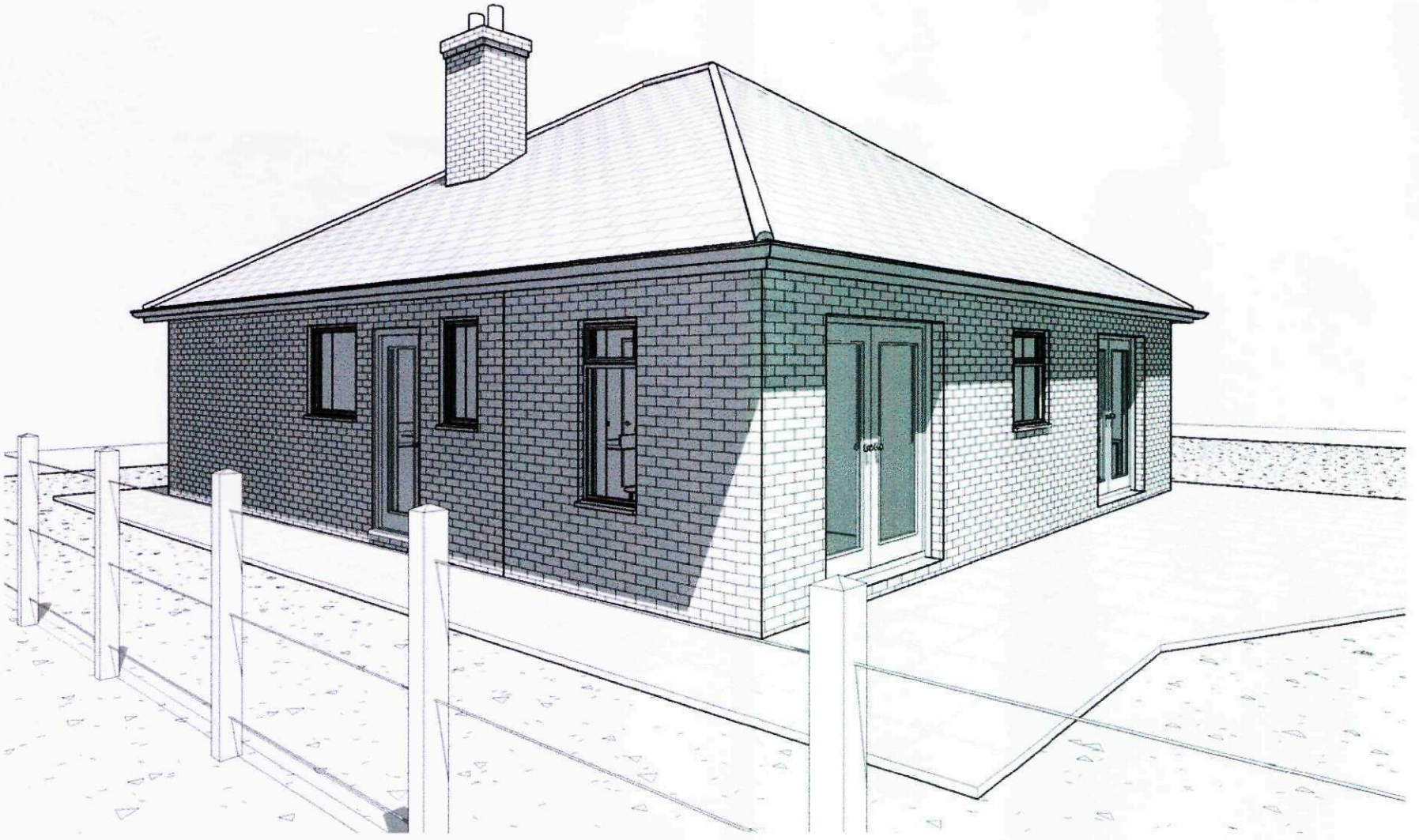
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask

Keynote Legend	
Key Value	Keynote Text
04	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.
06	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.
07	Existing floors appear to be uninsulated concrete so break up existing slab, dig out to suitable level to accommodate traditional concrete floor as specification notes
10	External walls to be as per specification notes
14	Floor drains to all sanitaryware connected to foul drainage run as shown
15	Drainage to discharge into existing connection with mains sewer / Existing Septic Tank
16	New I.C in accordance with Building Control Specification.
17	Underground drains to be as Building Control Specification. Contractor to ensure no live drains run beneath proposed works.
23	Fit Extractor fan ducted through roof void to extract via a roof tile vent all as specification notes
48	Refer to Client for full Kitchen Details & Layout
49	Ensure new and existing floors are level.
68	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.
69	Hearth to be min. 125mm thick non-combustible material. Hearth to project min. 50mm from edge of chimney. Provide fixing points on fireplace for potential frequent.
83	All cut ends of rafters to be sealed with suitable preservative prior to fixing in position.
92	Soffit and fascia profile to match host dwelling fitted strictly in accordance with manufacturer's recommendations.
106	Code 4 lead flashing to be provided at chimney / roof abutment with engineering brick dpc above.
124	Extend existing ridge line to meet with intersection of proposed ridge line
127	1x layer of 100mm quilt insulation over laid by, 1x layer of 200mm thick quilt insulation to give overall thickness of 300mm quilt insulation.
129	uPVC guttering and downpipes to match host dwelling.
132	Roof insulation to be continuous with wall cavity insulation.
133	12.5mm thick gyproc wallboard on 10mm plaster dabs with 3mm skim finish as per specifications
137	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
142	All foundations to be as specification notes
143	Traditional Concrete floor construction all as per Specification notes
144	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.
160	Fire to be Hetas Approved and flue to terminate through roof all as manufacturers instructions. Size of flue to be 125mm %VC 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

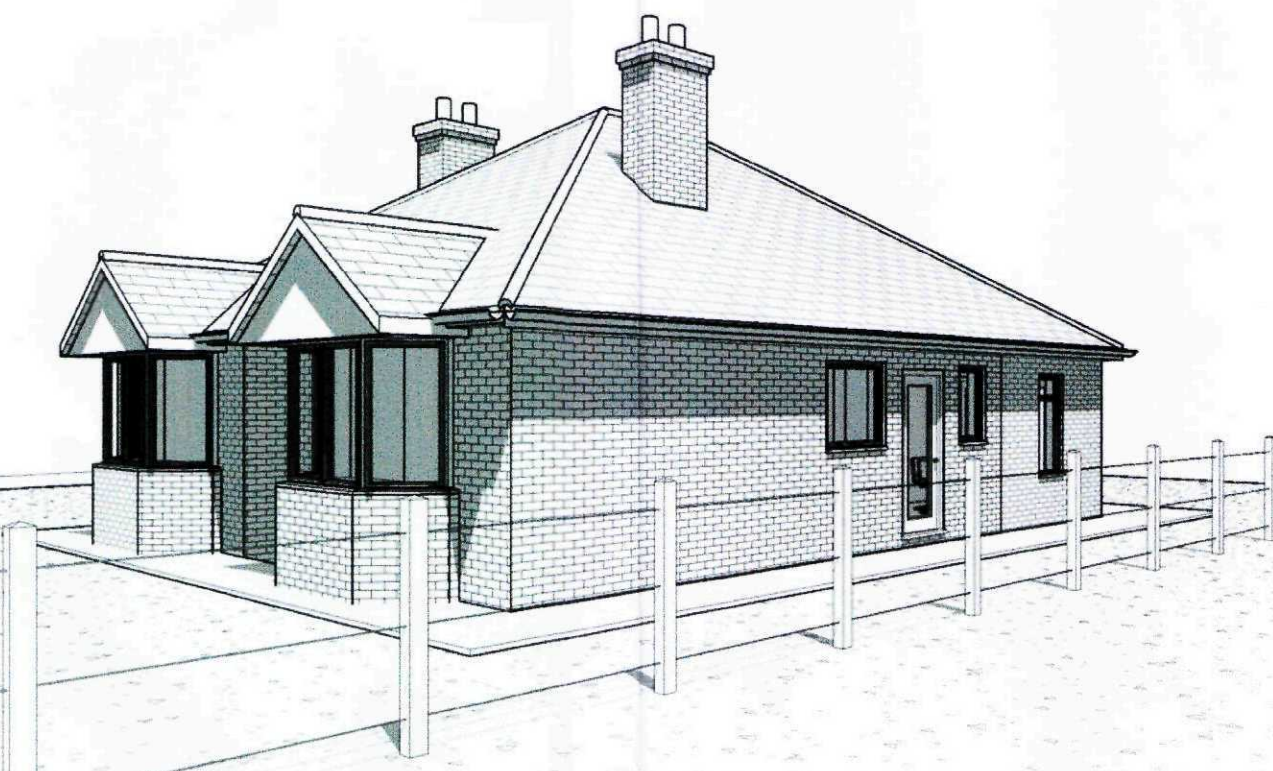


1 Grd Floor
1 : 50

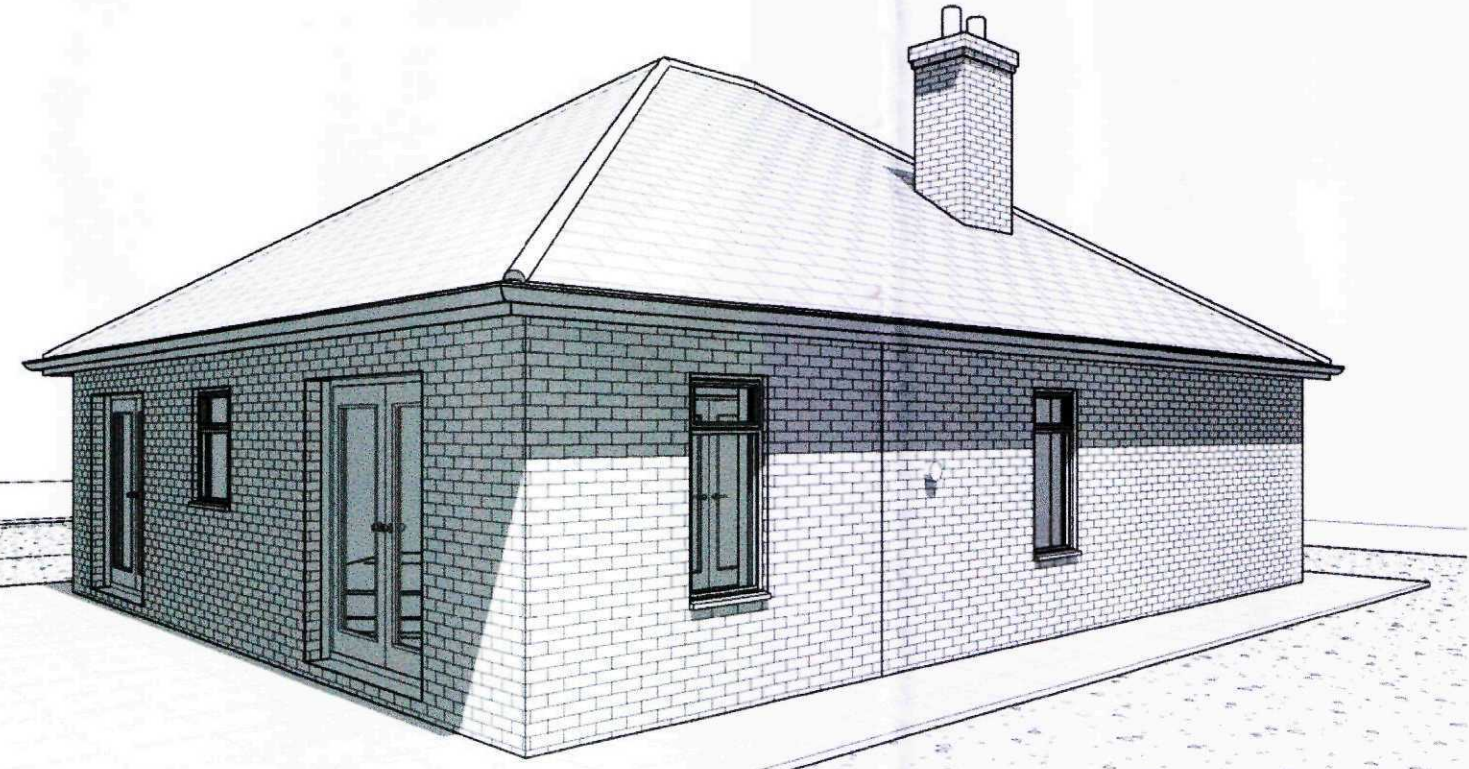
2 Front Elevation
1964 - 04



6 3D Rear View Left



8 3D View Front Right



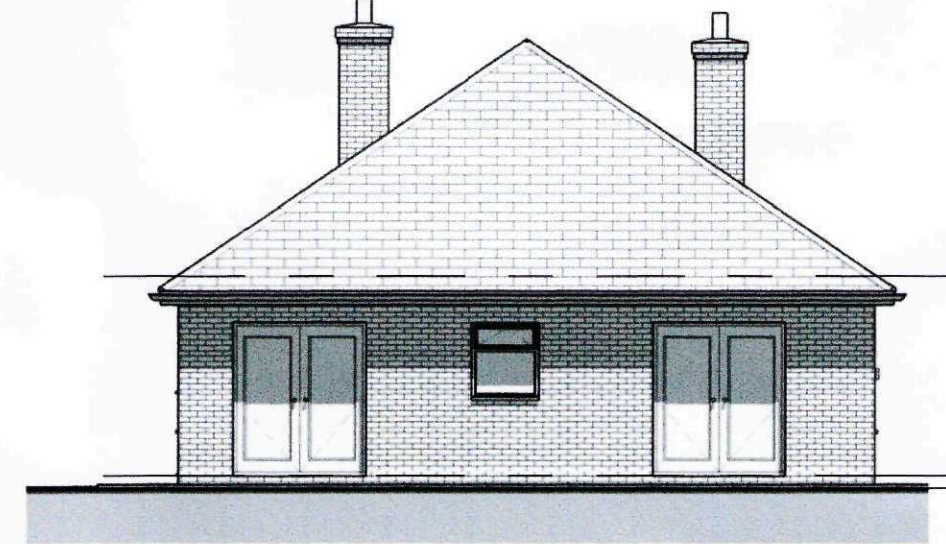
7 3D Rear View Right



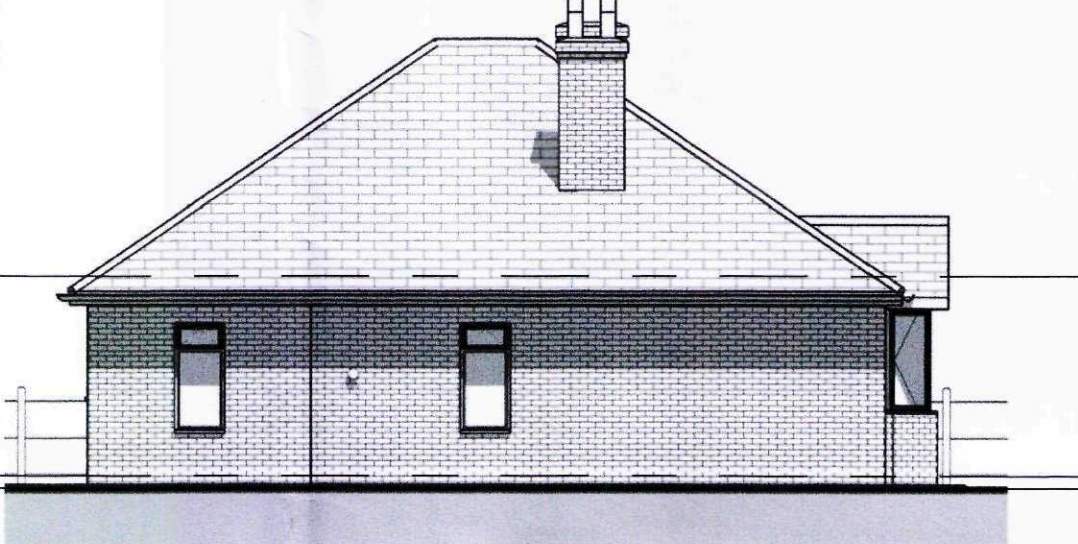
2 Front Elevation
1 : 100



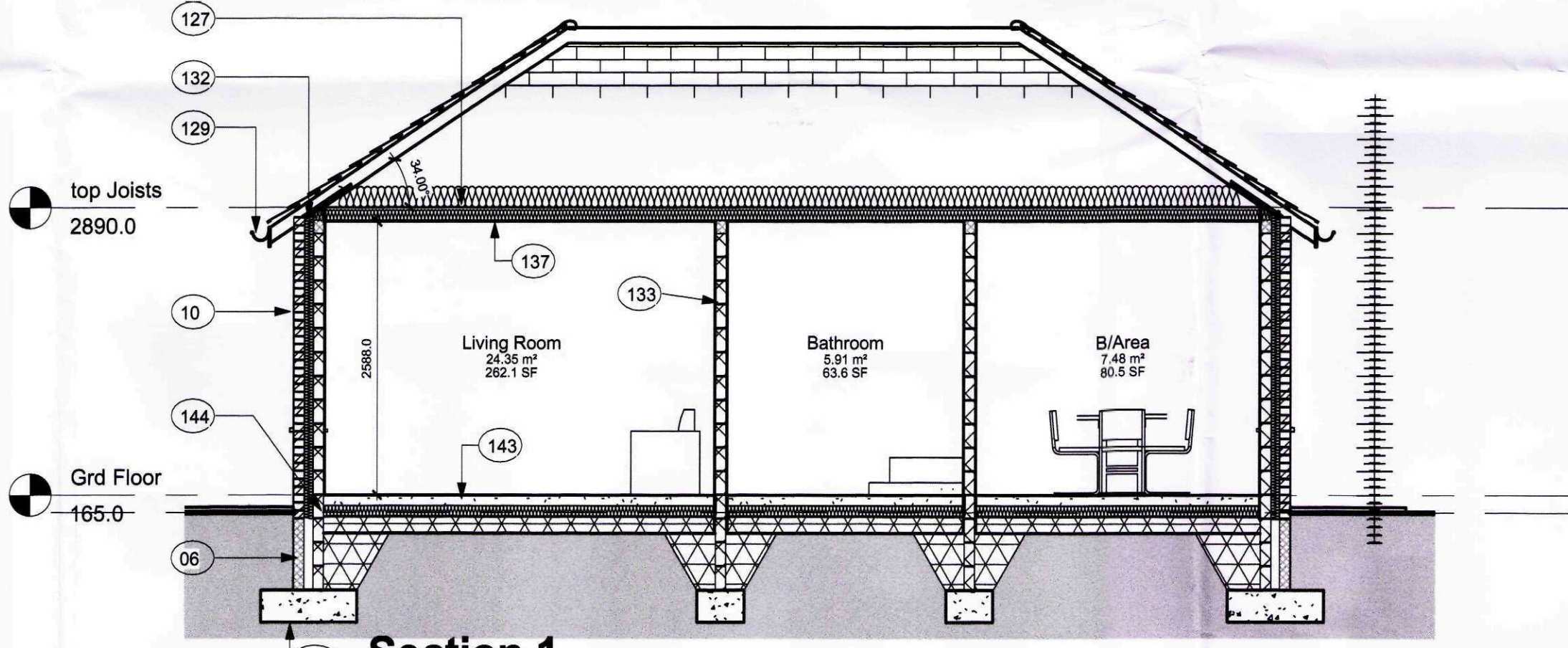
3 Side 2 Elevation
1 : 100



4 Rear Elevation
1 : 100



5 Side Elevation
1 : 100



9 Section 1
1 : 50

Window Schedule		
Mark	Width	Height
01	685.0	1500.0
02	915.0	1050.0
03	685.0	1500.0

Wall Material Takeoff - Brickwork		
Material: Area	Material: Name	Block Qty's
6.61 m²	Masonry - Brick	397
7.24 m²	Masonry - Brick	434
17.54 m²	Masonry - Brick	1052
		1883

Wall Material Takeoff - Blockwork		
Material: Area	Material: Name	Block Qty's
3.82 m²	Masonry - Concrete Block	38
11.20 m²	Masonry - Concrete Block	112
4.01 m²	Masonry - Concrete Block	40
9.16 m²	Masonry - Concrete Block	92
9.16 m²	Masonry - Concrete Block	92
6.57 m²	Masonry - Concrete Block	66
7.58 m²	Masonry - Concrete Block	76
17.05 m²	Masonry - Concrete Block	171
		687

Roof Material Takeoff	
Material: Area	Comments
136.80 m²	bay roof
4.75 m²	bay roof
146.29 m²	

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 practice and all necessary BS codes for Workmanship on Building Sites.

'C' - 11.05.11 - Roof added above Bay Windows
'B' - 09.03.11 - Building Control Amendments
'A' - 15.02.11 - Building Control Notes added

Client: **Mr & Mrs Liggins**
Site: **Rear Extension to 247 Broadgate, Weston Hills**

Drg Title: **Proposed Plans**
18 MAY 2011
Ref: 0382-11

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Drg Size	Drawing Number	Revision:
a1	1964 - 04	C