

Notes

Do not scale dimensions from this drawing, all dimensions to be verified on site.

General:

- All drawings to be read strictly in accordance with Structural Engineer's drawings and specification.
- For proposed services layout, refer to drawing no's 045/GA900 (current revision)
- Any discrepancies to be reported to Client immediately, prior to commencement of any construction.
- For all loadbearing partitions/walls, refer to Structural Engineer's drawings.

Key:

- RWP - Rainwater pipe and trapped gully
- SP - Soil pipe
- SVP - Soil vent pipe
- AAV - Accessible air admittance valve
- RE - Ridding eye
- IC - Inspection chamber
- DPC - Damp proof course
- FS - Fire stop
- TV - Trickle vent (background hit & miss ducted)
- SHS - SHS steel post to SE spec.
- Angle - Steel angle to SE spec.
- SV - Slate vent (extract, SVP, etc as indicated)
- AB - 215x140mm air brick (2900mm² per brick)
- MJ - Movement joint to S.E. specification

Activity Spaces to Accessible Sanitary Facilities:

- WC - 800x800mm
- W.H.B - 800x700mm
- BATH - 1200x800mm
- SHOW - 800x800mm

Activity space of 1100x800mm, clear of any obstruction or door swing to be provided within accessible sanitary facility when entered head on.

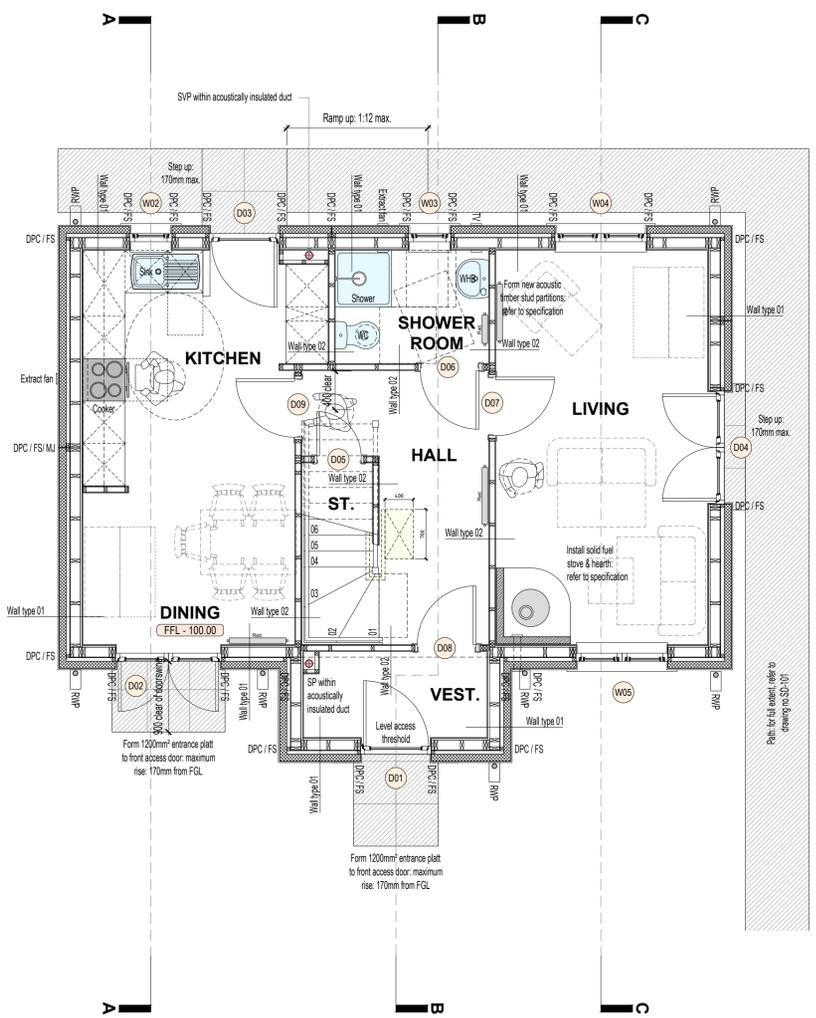
Stair specification:

- Floor to floor - 2.650m (Final height TBC on site)
- Going - 230mm
- Rise - 203.85mm
- No. of going - 12no.
- No. of risers - 13no.
- Pitch - 41.55°
- Effective (clear) width - 900mm
- Actual width (per flight) - 1000mm over face of stringers
- Handrail - To widest side of stair winders at 900mm above pitch line
- Protective barrier - 900mm to outer edge of landing and around head of stair
- Headroom - 2.00m clear over all parts stair and landings
- Landing - 900m clear measured along centreline in direction of travel at base and head of stair

Note: all balustrading to stairs to be installed with 99mm max. gaps between so as to prevent the passage of a 100mm dia. sphere.
All balustrading to be installed vertically to prevent climbability by children.

External Steps:

- All external steps to be 100mm minimum and 170mm maximum in height.
- External steps to have a minimum going of 250mm.
- Aggregate of 2no. step rises and 1no. step going to be between 550mm minimum and 700mm maximum.
- All external steps to be constructed in accordance with supplementary construction specification



GROUND FLOOR PLAN
1:50 @ A1

WINDOW SCHEDULE:

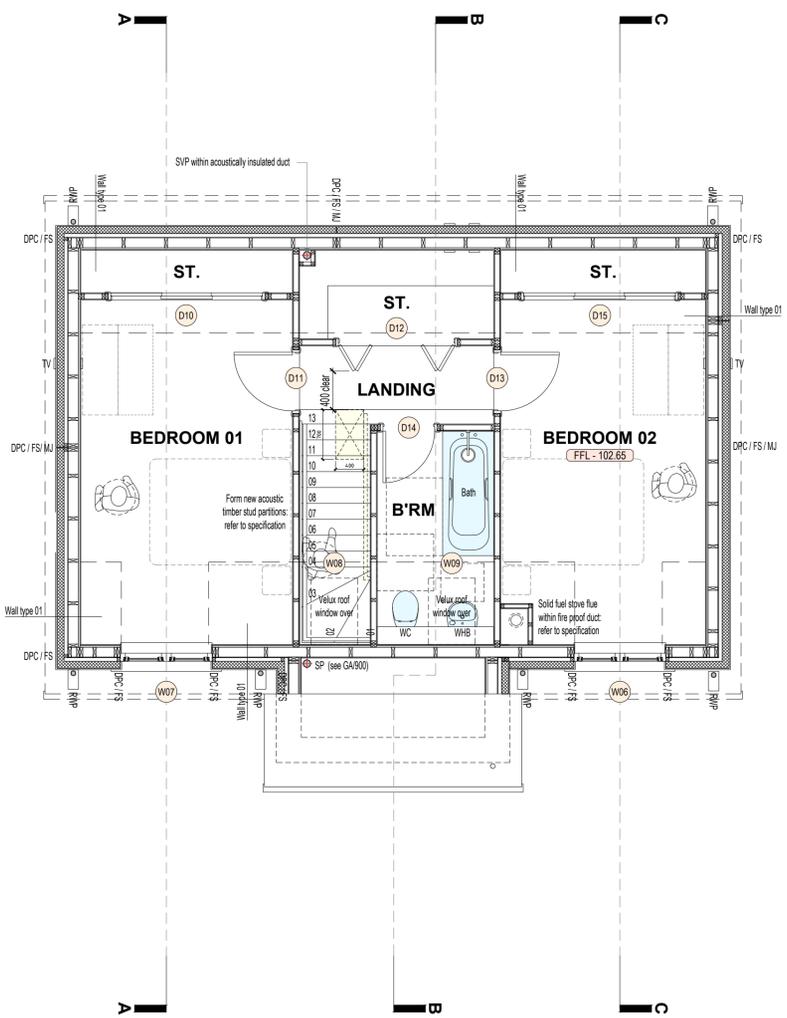
Window:	Type:	Trickle Ventilation:	Size (W x H - TBC On-site):	Notes:
GROUND FLOOR LEVEL WINDOWS:				
W01	Omitted	Omitted	Omitted	Omitted
W02	Side-hung	4000mm ²	600x1200mm	Requirements of 'Secured by Design'. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
W03	Side-hung	4000mm ²	600x1200mm	Requirements of 'Secured by Design'. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
W04	Side-hung	6000mm ²	600x1200mm	Requirements of 'Secured by Design'. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
W05	Tilt & turn	6000mm ²	1300x1500mm	Requirements of 'Secured by Design'. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
FIRST FLOOR LEVEL WINDOWS:				
W06	H-type	6000mm ²	1300x1300mm	Requirements of 'Secured by Design'.
W07	H-type	6000mm ²	1300x1300mm	Requirements of 'Secured by Design'.
W08	Reversible	3700mm ² (1no. vent @ 3700mm ²)	660x1180mm	Requirements of 'Secured by Design'. Associated proprietary flashings.
W09	Reversible	3700mm ² (1no. vent @ 3700mm ²)	660x1180mm	Requirements of 'Secured by Design'. Associated proprietary flashings.

Note: all window and fixed glazing sizes are indicative and for the purposes of Building Warrant only. All window sizes to be verified on site by Main Contractor prior to commencement of any order. Any discrepancies to be reported prior to commencement of works.

DOOR SCHEDULE:

Door:	Door size (W x H):	Material:	Notes:
GROUND FLOOR LEVEL DOORS:			
D01 (External)	1000x2100mm	Timber	Level access threshold. Requirements of 'Secured by Design'. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
D02 (External)	1500x2100mm	Timber	Level access threshold. Requirements of 'Secured by Design'. 4000mm ² trickle vent. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
D03 (External)	1000x2100mm	Timber	Level access threshold. Requirements of 'Secured by Design'. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
D04 (External)	1500x2100mm	Timber	Level access threshold. Requirements of 'Secured by Design'. 4000mm ² trickle vent. Laminated glazing with thickness of 6.4mm to BS EN 356 2000 externally
D05 (Internal)	626x2040mm	Timber	NA.
D06 (Internal)	826x2040mm	Timber	Lockable. 775mm clear for accessibility.
D07 (Internal)	826x2040mm	Timber	Glazed. 775mm clear for accessibility.
D08 (Internal)	826x2040mm	Timber	Glazed. 775mm clear for accessibility.
D09 (Internal)	826x2040mm	Timber	Glazed. 900mm clear for accessibility.
FIRST FLOOR LEVEL DOORS:			
D10 (Internal)	3no. 726x2040mm	Timber	Sliding door ironmongery.
D11 (Internal)	826x2040mm	Timber	NA.
D12 (Internal)	2no. 826x2040mm	Timber	Doors to be bi-fold or sliding to ensure clear distance of 400mm between head of stairs and doors when opened
D13 (Internal)	826x2040mm	Timber	NA
D14 (Internal)	726x2040mm	Timber	Lockable
D15 (Internal)	3no. 726x2040mm	Timber	Sliding door ironmongery.

Note: where 626mm wide doors provided to accessible accommodation, taking into consideration the depth of door stops and width of door leaf, a clear opening of 775mm should be provided.



FIRST FLOOR PLAN
1:50 @ A1

NATURAL DAYLIGHTING:

Accommodation:	Area (m ²):	Daylighting Minimum of 1/15th of floor area (m ²):	Daylighting Actual (m ²):
Living	17.36	1.157	4.077
Bedroom 01	14.62	0.975	0.995
Bedroom 02	13.87	0.925	0.995

NATURAL VENTILATION:

Accommodation:	Area (m ²):	Ventilation Minimum of 1/30th of floor area (m ²):	Ventilation Actual (m ²):
Living	17.36	0.579	6.580
Bedroom 01	14.62	0.489	1.180
Bedroom 02	13.87	0.462	1.180



rev.	date	details	drwn	chkd

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Job Title
ERECTOR OF NEW DWELLING
at SITE AT ARINACRINACHD, WESTER ROSS
for MR. MIKE. JOHNSON

Drawing Title
PROPOSED FLOOR PLANS

Scale:	1:50	Drwn:	IM
Original Size:	A1	Chkd:	IM
Appr:	IM	Date:	DEC 2015

Drawing No.
044-GA-300