

FLOOR PLAN
1 BED / 1 PERSON FLAT @ 39.6m²
(GARAGES B3-D3)

REF.	ROOM LOCATION	STRUCTURAL OPENING (WH)	SPECIAL NOTES	TYPE	TRIPLE VENT AREA REQ. (mm ²)
WG1.1	BEDROOM	1430 x EXTG	SAFETY GLAZED, COLOURED FIBRE CEMENT INFILL	1	10,000mm ²
WG1.2	LOUNGE / DINING	1430 x EXTG	SAFETY GLAZED, COLOURED FIBRE CEMENT INFILL	1	10,000mm ²
WG1.3	SHOWER	630 x 1060mm	OBSCURE GLAZED	2	5,000mm ²

NOTE: PLEASE NOTE THAT ALL WINDOWS AND DOORS ARE TO HAVE A LINTEL TO STRUCTURAL ENGINEER'S DESIGN / SPECIFICATION.

REF.	ROOM LOCATION	STRUCTURAL OPENING (WH)	SPECIAL NOTES	TYPE	TRIPLE VENT AREA REQ. (mm ²)
DG1.1	LOUNGE / DINING	EXTG x EXTG	LEVEL THERMOSTAT SAFETY GLAZED, FULL HEIGHT SEE SCREEN, W/ 75% GLASS OPENING	3	10,000mm ²
DG1.2	KITCHEN	1030 x 2010mm	SAFETY GLAZED	4	5,000mm ²

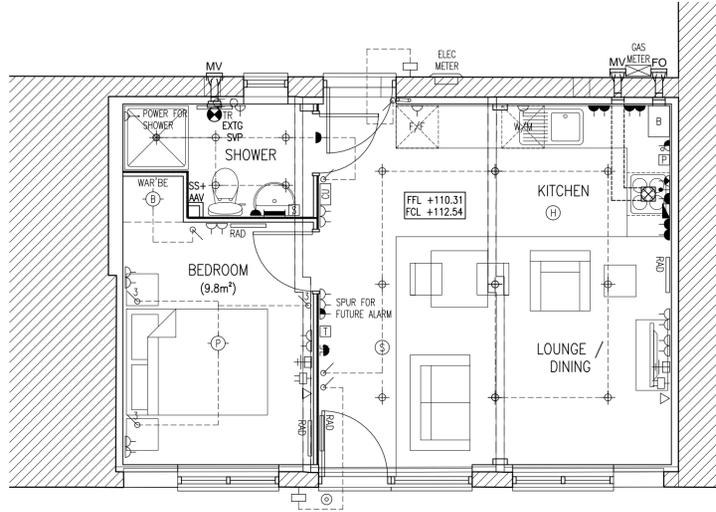
REF.	ROOM LOCATION	DOOR LEAF SIZE	SPECIAL NOTES
DG1.3	SHOWER	838 x 1981mm	UNDERCUT DOOR BY 12MM FOR AIR SUPPLY
DG1.4	BEDROOM	838 x 1981mm	N/A

ELECTRICAL LEGEND

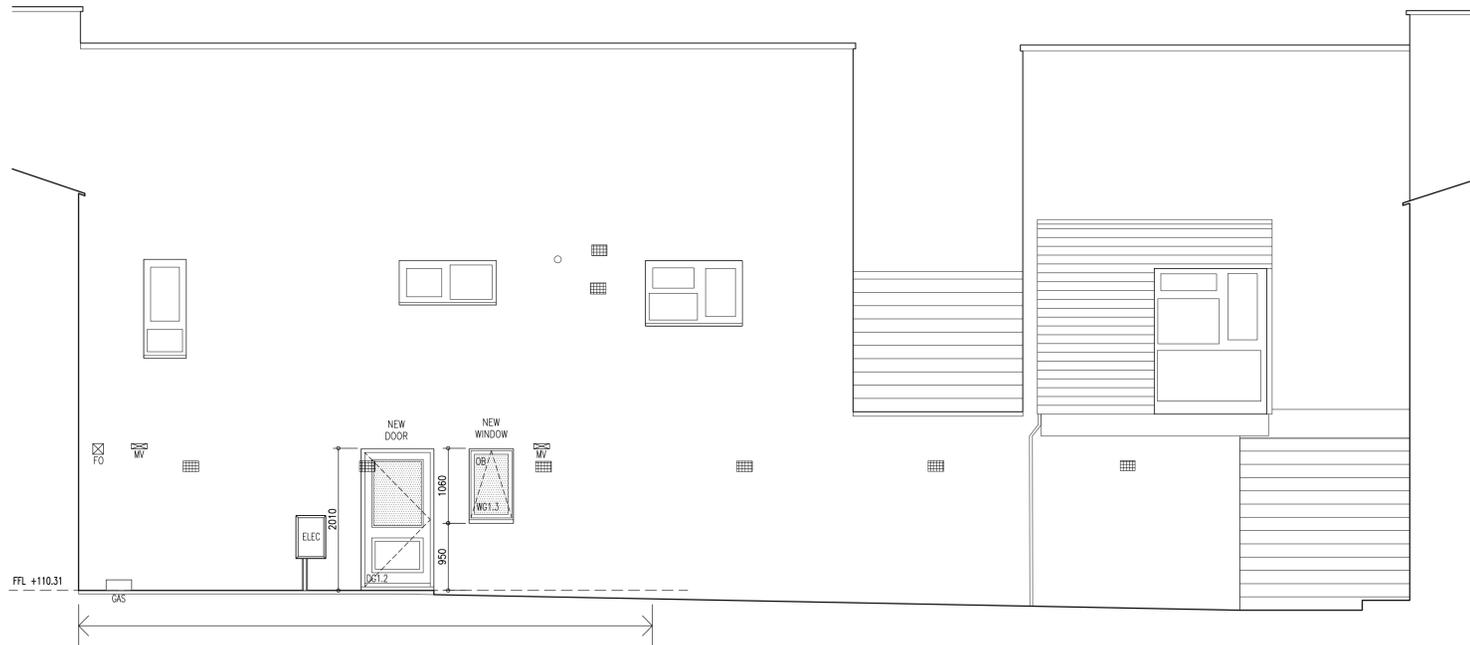
- ⊕ CEILING MOUNTED PENDANT LIGHT
- ⊖ CEILING MOUNTED BATTEN LIGHT
- ⊕ MAINS VOLTAGE RECESSED DOWNLIGHTER
- WALL MOUNTED BATHROOM MIRROR LIGHT
- ⊕ EXTERNAL WALL MOUNTED PIR LIGHT
- ⊕ SINGLE WAY LIGHT SWITCH
- ⊕ TWO WAY LIGHT SWITCH
- ⊕ THREE WAY LIGHT SWITCH
- ⊕ SINGLE SWITCHED SOCKET OUTLET - LOW LEVEL
- ⊕ DOUBLE SWITCHED SOCKET OUTLET - LOW LEVEL
- ⊕ DOUBLE SWITCHED SOCKET OUTLET - MID LEVEL
- ⊕ SWITCHED FUSED SPUR - LOW LEVEL
- ⊕ SWITCHED FUSED SPUR - MID LEVEL
- ⊕ SWITCHED FUSED SPUR WITH NEON INDICATOR - MID LEVEL
- ⊕ SWITCHED FUSED SPUR - HIGH LEVEL
- ⊕ 30AMP FUSED SPUR FOR OVEN & HOB - LOW LEVEL
- ⊕ COOKER CONTROL SWITCH
- ⊕ WALL MOUNTED 110/240V SHOWER SOCKET OUTLET
- ⊕ BT TELEPHONE SOCKET
- ⊕ TV AERIAL SOCKET
- ⊕ CABLE / SATELLITE TV CONNECTION
- ⊕ DOOR BELL PUSH
- ⊕ DOOR BELL SOUNDER
- ⊕ MAINS CONNECTED SMOKE DETECTOR WITH BATTERY BACKUP
- ⊕ MAINS CONNECTED HEAT DETECTOR WITH BATTERY BACKUP
- ⊕ MAINS CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
- ⊕ HEATING SYSTEM THERMOSTAT
- ⊕ HEATING SYSTEM PROGRAMMER
- ⊕ COOKER HOOD MECHANICAL EXTRACT VENT
- ⊕ CEILING MOUNTED MECHANICAL EXTRACT VENT
- ⊕ WALL MOUNTED MECHANICAL EXTRACT VENT
- ⊕ CONSUMER UNIT
- ⊕ BOILER

NOTES

- METER BOX TO BE BUILT IN WHERE INDICATED WITH ISOLATOR INCORPORATED IF THE DISTANCE BETWEEN METER AND CONSUMER UNIT EXCEEDS 2m.
- CONSUMER UNIT TO INCORPORATE RESIDUAL CURRENT DEVICES TO PROVIDE SAFE COVER TO ALL POWER CIRCUITS.
- SOCKETS & SWITCHES TO BE LOCATED WHERE INDICATED & POSITIONED BETWEEN 450 & 1200mm ABOVE FFL IN ACCORDANCE WITH PART M OF THE BUILDING REGULATIONS.
- LOW ENERGY LIGHT FITTING TO ONLY ACCEPT LAMPS HAVING A LUMINOUS EFFICACY OF GREATER THAN 40 LUMENS PER CIRCUIT WATT.
- TV POINTS TO INCLUDE A CO-AXIAL CABLE FROM EACH POINT. FINAL CONNECTION TO TV AERIAL AND / OR SIGNAL BOOSTER TO BE CONFIRMED ON SITE.
- BT INCOMING SERVICE TO HAVE LABELED CABLES AT ENTRY POSITION.
- MECHANICAL EXTRACT VENTS TO DISCHARGE THROUGH EXTERNAL WALL VIA RIGID UPVC OR FLEXIBLE DUCTING.
- KITCHEN TO HAVE MECHANICAL VENT WHICH EXTRACTS AT 60lit/sec OR AN INTEGRAL COOKER HOOD WHICH EXTRACTS AT 30lit/sec. COOKER HOOD EXTRACT SWITCHED FUSED SPUR TO BE LOCATED BEHIND COOKER HOOD AT HIGH LEVEL. BATHROOMS TO HAVE MECHANICAL VENT WHICH EXTRACTS AT 15lit/sec. WHERE ROOMS ARE INTERNAL, EXTRACT VENT IS TO BE WIRED TO LIGHT SWITCH & IS TO INCORPORATE 15min OVER-RUN.
- KITCHEN UNIT LIGHTS AND APPLIANCES TO BE PROVIDED AND WIRED BY KITCHEN SPECIALIST. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
- SMOKE ALARMS TO BE POSITIONED AS INDICATED WITHIN HALLWAY AREAS NOT MORE THAN 7.5m FROM ANY HABITABLE ROOM DOOR. SMOKE ALARMS TO BE HARD WIRED TO FUSED DISTRIBUTION BOARD WITH BATTERY BACK UP.
- INTRUDER ALARM SWITCHED FUSED SPUR TO BE PROVIDED WHERE INDICATED. ALARM WIRING AND INSTALLATION BY SPECIALIST CONTRACTOR.
- HEATING SYSTEM CONTROLS TO BE SUPPLIED AND INSTALLED BY HEATING CONTRACTOR. FINAL WIRING & CONNECTION INCLUDING SWITCHED FUSED SPUR WITH NEON INDICATOR BY ELECTRICAL CONTRACTOR.



FLOOR PLAN SMALL POWER LAYOUT
1 BED / 1 PERSON FLAT @ 39.6m²
(GARAGES B3-D3)



REAR ELEVATION
(GARAGES B3-D3)



FRONT ELEVATION
1 BED / 1 PERSON FLAT
(GARAGES B3-D3)

GA. PLAN LEGEND

- ALL DIMS ARE TO STRUCTURE UNLESS OTHERWISE INDICATED
- EXTERNAL WALL: OVERALL STRUCTURAL WIDTH VARIES. EXISTING BRICKWORK OUTER LEAF, GYPLINER UNIVERSAL FRAMING WITH 25MM ISOVER ACOUSTIC PARTITION ROLL (APR 1200) INSTALLED IN CAVITY, 70MM THERMALINE SUPER INSULATED PLASTERBOARD (60MM PHENOLIC FOAM LAYER + VAPOUR CONTROL LAYER + 9.5MM GYPROC WALLBOARD). WALL FINISHED INTERNALLY WITH PLASTER SKIM COAT.
- INTERNAL WALL: OVERALL STRUCTURAL WIDTH VARIES. EXISTING INTERNAL BRICKWORK WALL, FINISHED BOTH SIDES WITH 27MM THERMALINE PLUS INSULATED PLASTERBOARD (18MM EXTRUDED POLYSTYRENE LAYER + VAPOUR CONTROL LAYER + 9.5MM GYPROC WALLBOARD) WITH A PLASTER SKIM COAT FINISH.
- INTERNAL NON LOAD BEARING ACOUSTIC PARTITION: 70MM GYFRAME 'C' STUDS AT 600MM AT 600MM C/S, FILLED WITH 25MM ISOVER ACOUSTIC PARTITION ROLL (APR 1200 - MIN. DENSITY 10KG/M³). FINISHED BOTH SIDES WITH 1NO. LAYER 15MM GYPROC SOUNDBLOC PLASTERBOARD (MIN. MASS PER UNIT AREA 10KG/M²) AND SKIM COAT FINISH. PARTITION TO ACHIEVE A MINIMUM REDUCTION OF 40dB.
- INTERNAL NON LOAD BEARING PARTITION: 70MM GYFRAME 'C' STUDS AT 600MM AT 600MM C/S, FINISHED BOTH SIDES WITH 1NO. LAYER 15MM GYPROC SOUNDBLOC PLASTERBOARD AND SKIM COAT FINISH.
- DASHED LINE INDICATES TERRACE AREAS TO BE UPGRADED AND REWATERPROOFED, PLEASE REFER TO DETAIL SHEETS

ELEVATION LEGEND

- ⊕ SAFETY GLAZING
- OB OBSCURE GLAZING
- ⊕ SVP SOIL VENT PIPE EXTRACT
- ⊕ FO BOILER FLUE OUTLET
- MV MECHANICAL EXTRACT

SECURED BY DESIGN NOTES:
 • ALL GLAZING MUST BE LAMINATED TO A MIN. BS EN 356:2000 CLASS 1A
 • ALL WINDOW / DOOR UNITS TO BE PERMANENTLY MARKED WITH COMPLIANCE STANDARDS AS REQUIRED BY THE APPROPRIATE REGULATIONS
 • ALL WINDOWS / DOORS TO BE CERTIFIED TO BS PAS24:2016



REVISIONS	DATE	DESCRIPTION
C	09.04.19	KITCHEN AMENDED
B	12.11.18	SBD INFORMATION INCORPORATED
A	13.08.18	S.E. INFORMATION INCORPORATED



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CLIENT	CORBY BOROUGH COUNCIL
PROJECT	CONVERSION OF GARAGES AT BARNARD, KINGSWOOD, CORBY
TITLE	COURTYARD No.1 GARAGES B3 - D3 PROPOSED PLANS AND ELEVATIONS
DWG No.	CBC 192 WD 110
DATE	MAY '18 SCALE 1:50 @ A1
DRAWN	SH CHECKED OTM

Do not scale from this drawing, use dimensions only
All discrepancies must be reported to the Architect

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