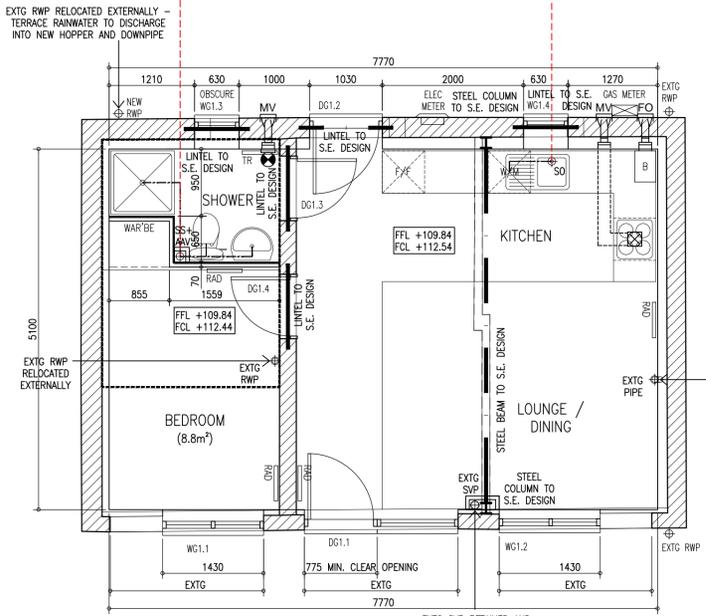
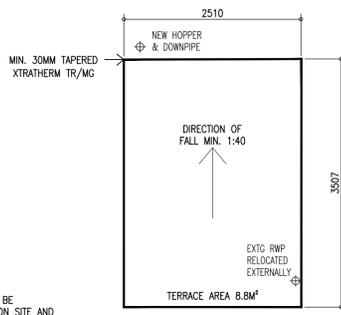


FOUL DRAINAGE TO CONNECT INTO EXISTING FOUL DRAINAGE RUN - EXACT ROUTES TBC ON SITE. INSTALL NEW INSPECTION CHAMBERS AS REQUIRED

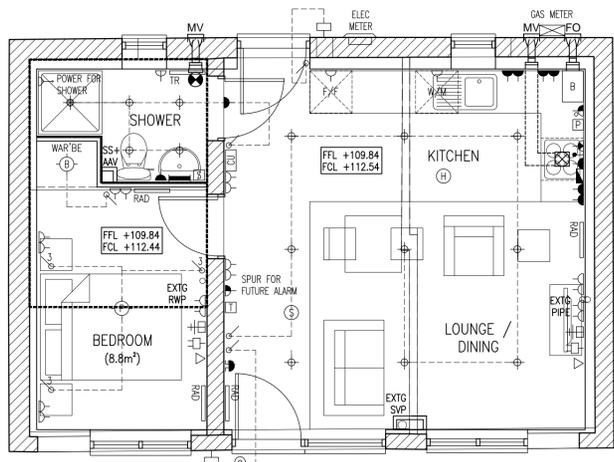
SO TO CONNECT INTO EXISTING FOUL DRAINAGE RUN - EXACT ROUTES TBC ON SITE. INSTALL NEW INSPECTION CHAMBERS AS REQUIRED



FLOOR PLAN
1 BED / 1 PERSON FLAT @ 39.6m²
(GARAGES H3-J3)



TERRACE PLAN
(GARAGES H3-J3)



FLOOR PLAN SMALL POWER LAYOUT
1 BED / 1 PERSON FLAT @ 39.6m²
(GARAGES H3-J3)

GA. PLAN LEGEND

- EXTERNAL WALL: ALL DIMS ARE TO STRUCTURE UNLESS OTHERWISE INDICATED
- INTERNAL NON LOAD BEARING ACOUSTIC PARTITION: 70MM GYFFRAME 'C' STUDS 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 GYFFRAME 'C' STUDS 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

| REF. | ROOM LOCATION | STRUCTURAL OPENING (WxH) | SPECIAL NOTES | TYPE | TRICKLE 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 |
| WG1.4 | KITCHEN | 630 x 1060mm | N/A | 2 | 5,000mm ² |

| REF. | ROOM LOCATION | STRUCTURAL OPENING (WxH) | SPECIAL NOTES | TYPE | TRICKLE VENT AREA Req. (mm ²) |
|-------|-----------------|--------------------------|--|------|---|
| DG1.1 | LOUNGE / DINING | EXTG x EXTG | EXIST. THRESHOLD (SAFETY GLAZED) FULL HEIGHT SIDE SCREEN, MIN. 775 CLEAR 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. LINTEL TO S.E. DESIGN |
| DG1.4 | BEDROOM | 838 x 1981mm | LINTEL TO S.E. DESIGN |

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

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 60m³/sec OR AN INTEGRAL COOKER HOOD WHICH EXTRACTS AT 30m³/sec. COOKER HOOD EXTRACT SWITCHED FUSED SPUR TO BE LOCATED BEHIND COOKER HOOD AT HIGH LEVEL. BATHROOMS TO HAVE MECHANICAL VENT WHICH EXTRACTS AT 15litre/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.



FRONT ELEVATION
1 BED / 1 PERSON FLAT
(GARAGES H3-J3)



REAR ELEVATION
(GARAGES H3-J3)

ELEVATION LEGEND

- SAFETY GLAZING
- OBSCURE GLAZING
- SOIL VENT PIPE EXTRACT
- BOILER FLUE OUTLET
- 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



| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------------|
| C | 09.04.19 | KITCHEN AMENDED |
| B | 12.11.18 | S&B 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 H3-J3 PROPOSED PLANS AND ELEVATIONS | | |
| DWG No. | CBC | 192 | WD 120 |
| 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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