



VISUAL SCALE 1:50 @ A1



Room Schedule

Number	Name	Level	Department	Area	Percentage of area	Finish		
						Wall Finish	Floor Finish	Ceiling Finish
First Floor Plan								
4	Bedroom	First Floor Plan		10.78 m ²	34.67%			
8	Bedroom 2	First Floor Plan		12.98 m ²	41.76%			
9	Ensuite	First Floor Plan		2.80 m ²	9.01%			
10	Landing	First Floor Plan		4.53 m ²	14.56%			
First Floor Plan: 4				31.09 m ²	100.00%			
Ground Floor Plan								
1	Hallway	Ground Floor Plan		6.08 m ²	11.54%			
2	Bathroom	Ground Floor Plan		2.68 m ²	5.09%			
3	Living Area	Ground Floor Plan		20.73 m ²	39.32%			
5	Patio Area	Ground Floor Plan		Not Enclosed	0.00%			
6	Kitchen/Dining	Ground Floor Plan		19.43 m ²	36.85%			
7	Porch	Ground Floor Plan		3.80 m ²	7.20%			
Ground Floor Plan: 6				52.71 m ²	100.00%			
Total area: 10				83.80 m ²				

- 1 Single Power Socket
- 2 Double Power Socket
- C Cooker Point
- Unswitched Fused Spur
- External Power Socket
- Telephone Point
- Cat 6 Data Point
- Extract Vent
- FIRE Fire Alarm Panel
- SS Shaver Socket
- SP Speaker Point
- TV TV Aerial Point
- FB Floor Box
- FS-2 Floor Socket
- Passive Extract
- Mechanical Extract
- Distribution Board
- Smoke Detector
- Heat Detector
- Carbon Monoxide Detector
- Extract fan
- Underfloor heating control

Wall Structure Key:

- Cavity Wall: Render
- Cavity Wall: Face Brick
- Block Work: 100mm
- Studwork Wall: 75mm
- Metal Frame: 70mm
- Solid Brick Wall: 215mm
- Solid Block Wall: 215mm
- Structural Opening
- Walls Removed

Please note:
All drawings are for the purposes of planning only unless marked for construction.

All builders to site measure to confirm measurements.

Report all discrepancies to the person named below, do not proceed without instruction.

BRO take no responsibility should any drawing/s unless specified are used for building purposes and measurements aren't checked on site.

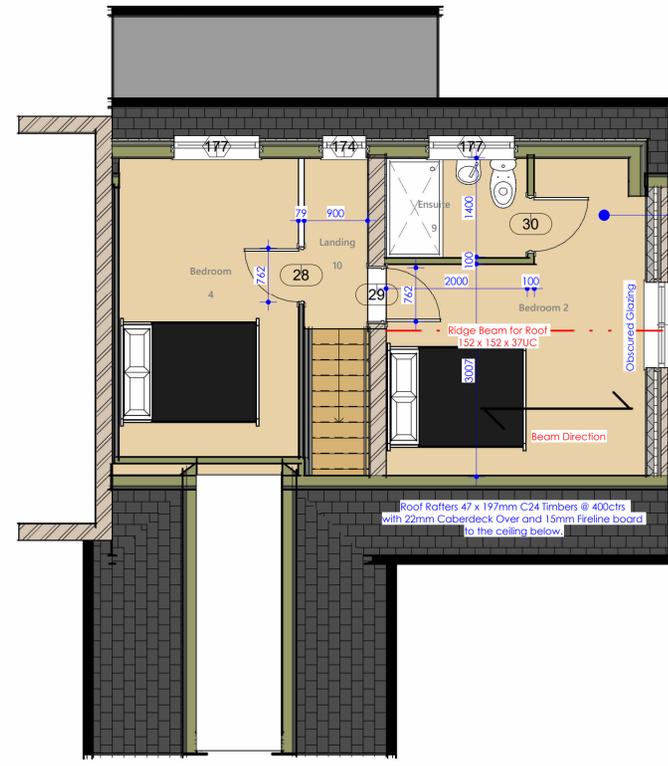
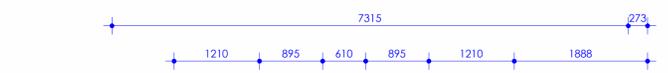
All drawings remain the property of BRO Architecture

Drainage Key

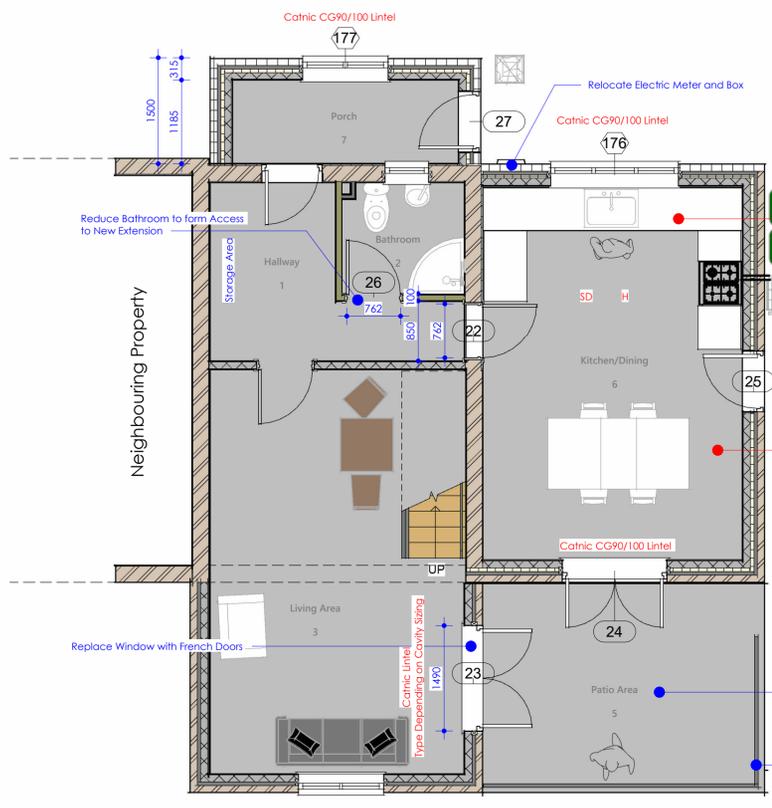
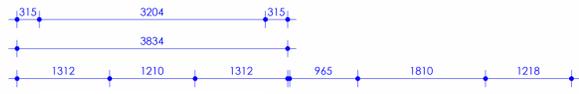
- S Storm Drainage
- MH Manhole
- FD Foul Drainage
- SVP Soil Vent Pipe
- GP Gully Pot
- RWP Rainwater Pipe
- AD ACO Drain

Ducting Colour & Use

- Red Electric cable
- Yellow Gas Pipe
- Blue Water pipes
- Green Data/Comms
- Grey BT
- Purple Security - Cameras
- Orange Garden Lighting non Security



2 First Floor Plan
1 : 50



1 Ground Floor Plan
1 : 50

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60/sec or 30/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m²K
P/A ratio 0.5
Solid ground floor to consist of 150mm consolidated well-rammed hardcore, Blinded with 50mm sand blinding. Provide 100mm 3/2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex GA400. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes with 100mm concrete cover laid under the extension. Pipes to terminate at new 65mm x 21.5mm air bricks with cavity tray over.

DRAWING NUMBER
P1-1

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PROJECT NAME
Proposed Side Elevation

DRAWING NAME
Proposed Floor Plans



Health and Safety Notice
Client and contractor to be aware:

- The design has elements of working at height
- The design has drainage elements
- The design includes demolition tasks
- The design has trenching works at various depths
- The design has manual handling tasks
- The design requires vehicle movements and crane lifts

DATE
26th March 24

REV

DRAWN BY
SH

SCALE (@ A1)
1 : 50

CHECKED BY
Client

PROJECT NUMBER
SH/BRO/240422-AS