

WINDOW SCHEDULE							
Ref. No.	Size mm	Area (m²)	Location	Description	Obscured	Fire Esc	Background
[W1]	2339x1500	3.56	Living Room	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W2]	4xv 880x300	1.06	Vestibule	PCA OR uPVC, double glazed - Colour - Anthracite Grey			CG90/100
[W3]	300x1800	0.54	Hall	PCA OR uPVC, double glazed - Colour - Anthracite Grey			0
[W4]	300x1800	0.54	Hall	PCA OR uPVC, double glazed - Colour - Anthracite Grey			0
[W5]	1770x1350	2.39	Study	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W6]	1250x1200	1.50	Study	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W7]	915x1050	0.97	Utility	PCA OR uPVC, double glazed - Colour - Anthracite Grey			8000
[W8]	630x1800	1.13	Family	PCA OR uPVC, double glazed - Colour - Anthracite Grey			5000
[W9]	2339x1500	3.51	Family	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W10]	915x1050	0.96	Kitchen	PCA OR uPVC, double glazed - Colour - Anthracite Grey			8800
[W11]	1770x1350	2.39	Dining Room	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W12]	1200x300	0.36	Living Room	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W13]	1200x300	0.36	Living Room	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W14]	300x1800 max	0.60	En-Suite 3	PCA OR uPVC, double glazed - Colour - Anthracite Grey	YES		0
[W15]	475 dia	0.18	En-Suite 3	PCA OR uPVC, double glazed - Colour - Anthracite Grey	YES		0
[W16]	1770x1350	2.39	Bedroom 4	PCA OR uPVC, double glazed - Colour - Anthracite Grey		YES	10000
[W17]	1500x1200	1.80	Bathroom	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W18]	630x750	0.47	En-Suite 1	PCA OR uPVC, double glazed - Colour - Anthracite Grey	YES		5000
[W19]	1500x1050	1.58	Bedroom 5	PCA OR uPVC, double glazed - Colour - Anthracite Grey			10000
[W20]	1770x1350	2.39	Bedroom 2	PCA OR uPVC, double glazed - Colour - Anthracite Grey		YES	10000
[W21]	630x750	0.47	En-Suite 2	PCA OR uPVC, double glazed - Colour - Anthracite Grey	YES		5000
[W22]	1160x1600 max	1.45	Landing	PCA OR uPVC, double glazed - Colour - Anthracite Grey	0	Ang Lit	
[RW1]	520x780	0.43	Bedroom 2	Velux GGL 2066 CR02 Roof Window			2800
[RW2]	1340x1400	1.88	Bedroom 3	Velux GGL 2066 UK08 Roof Window			6600
[RW3]	1340x1400	1.88	En-Suite 3	Velux GGL 2066 UK08 Roof Window			6600
[RW4]	1340x1400	1.88	Bedroom 1	Velux GGL 2066 UK08 Roof Window			6600
[RW5]	1340x1400	1.88	Bedroom 1	Velux GGL 2066 UK08 Roof Window			6600
Total		38.84		AREA - Ground Floor - 150.76m² - First Floor - 134.26m² - TOTAL - 285.02m²			67600
Glazed Dr		36.80					248000
Total G		75.64		Total background Ventilation Requirement = 198.000mm²			

**GLAZING** - All glazing to be designed and fitted to comply with B.S. 6262 - 4, 2018. Safety glazing to be fitted to all critical areas in accordance with Approved Document K of the Building Regulations (2013 Edition). All external doors, window and glazed screens to double glazing units (4mm 'low E' - 20mm cavity (Argon filled) - 4mm annealed glass - with a U - Value of 1.1W/m²K or better, all to comply with Approved Document L1 of the Building Regulations 2000, 2008 Edition.

**ESCAPE WINDOWS** - Provide emergency egress windows (indicated E.W.) to any newly created first floor habitable rooms and ground floor inner rooms. Windows to be an unobstructed operable area of 450mm high x 450mm wide, minimum 130mm vs. The bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire. All glazing to be designed and fitted to comply with B.S. 6262 - 4, 2018. All first floor windows to be installed to facilitate cleaning from within the house. All windows opening over ramps or footpaths to be fitted with restrictors. Where windows are replaced in habitable rooms and first floor level or inner rooms at ground floor level it is not a Building Regulations requirement to provide escape windows but is strongly recommended.

**BACKGROUND AND PURSE VENTILATION** - Provide background ventilation via trickle vents to BS EN 1314-3 within the window frame or be provided to new habitable rooms at a rate of min 5000mm² and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm². Purge ventilation - New Windows/Doors to be provided in excess of 1200mm² of their floor area, if the window opens more than 30° or 1100mm of their floor area if the window opens less than 30°. 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.

EXTERNAL DOOR SCHEDULE							
Ref. No.	Struct Op	Door Leaf	Glazed	Location	Description	Background	Lintel
[D1]	940x2100	838x1981	1.97	Front Door	PCA, Client Choice - double glazed panel - Colour - Anthracite Grey	5000	CG90/100
[D2]	940x2100	838x1981	1.97	Utility	PCA, Client Choice - d. g. top panel - Colour - Anthracite Grey	5000	CG90/100
[D3]	2400x2100	3xv equal	5.04	Family Room	PCA, Sliding Panels - double glazed panel - Colour - Anthracite Grey	10000	CG90/100
[D4]	1610x2100	2xv 762x1981	3.38	Kitchen	PCA, French Doors - double glazed panel - Colour - Anthracite Grey	10000	CG90/100
[D5]	3000x2100	3xv equal	6.30	Dining Room	PCA, Sliding Panels - double glazed panel - Colour - Anthracite Grey	10000	Beam 4
[D6]	1160x2100	2xv 533x1981	2.44	Bedroom 3	PCA, French Doors - double glazed panel - Colour - Anthracite Grey	8800	Struct. Eng.
[D7]	3615x1630 max	486x1981	12.00	Landing	PCA, side panels & over - d.g. panels - Colour - Anthracite Grey	10000	Struct. Eng.
[D8]	1762x2100	2xv 838x1981	3.70	Bedroom 1	PCA, French Doors - double glazed panel - Colour - Anthracite Grey	8800	CG90/100
Total			36.80			67600	

**GLAZING** - All glazing to be designed and fitted to comply with B.S. 6262 - 4, 2018. Safety glazing to be fitted to all critical areas in accordance with Approved Document K of the Building Regulations (2013 Edition). All external doors, window and glazed screens to double glazing units (4mm 'low E' - 20mm cavity (Argon filled) - 4mm annealed glass - with a U - Value of 1.1W/m²K or better, all to comply with Approved Document L1 of the Building Regulations 2000, 2008 Edition.

INTERNAL DOOR SCHEDULE							
Ref. No.	Struct Op	Door Leaf	Fire Door	Location	Description	Background	Lintel
[D9]	1025x2025	2xv 533x1981		Coats	Client's Choice		Timber
[D10]	922x2025	838x1981		Hall	Client's Choice		8HD100
[D11]	1610x2025	2xv 762x1981		Living Room	Client's Choice		8HD100
[D12]	1340x2025	2xv 533x1981		Dining Room	Client's Choice - Pocket door gear		Beam 8
[D13]	922x2025	838x1981		Utility	Client's Choice		CN100
[D14]	2936x2025	2xv 868x1981		Kitchen	Client's Choice - Pocket door gear		8HD140
[D15]	922x2025	838x1981		WC	Client's Choice		Beam 7
[D16]	922x2025	838x1981		Study	Client's Choice		Timber
[D17]	846x2025	762x1981		Bedroom 3	Client's Choice		Timber
[D18]	846x2025	762x1981		En-Suite 3	Client's Choice		Timber
[D19]	1152x2025	2xv 533x1981		Wardrobe 4	Client's Choice		Timber
[D20]	846x2025	762x1981		Bedroom 2	Client's Choice		Timber
[D21]	1750x2025	2xv 810x1981		Wardrobe 3	Client's Choice		Timber
[D22]	846x2025	762x1981		En-Suite 2	Client's Choice		Timber
[D23]	846x2025	762x1981		Bedroom 1	Client's Choice		Timber
[D24]	846x2025	762x1981		Dressing Room	Client's Choice		Timber
[D25]	2310x2025	4xv 610x1981		Wardrobe 1	Client's Choice		Timber
[D26]	2310x2025	4xv 610x1981		Wardrobe 2	Client's Choice		Timber
[D27]	846x2025	762x1981		En-Suite 1	Client's Choice		Timber
[D28]	1610x2025	2xv 762x1981		Alfing Cupboard	Client's Choice		Timber
[D29]	846x2025	762x1981		Bathroom	Client's Choice		Timber
[D30]	540x2025	457x1981		Cupboard 1	Client's Choice		Timber
[D31]	846x2025	762x1981		Bedroom 4	Client's Choice		Timber
[D32]	1224x2025	2xv 610x1981		Wardrobe 5	Client's Choice		Timber
[D33]	922x2025	838x1981		Plant	Client's Choice		Timber

**ELECTRICAL LEGEND (Building Regulations)**

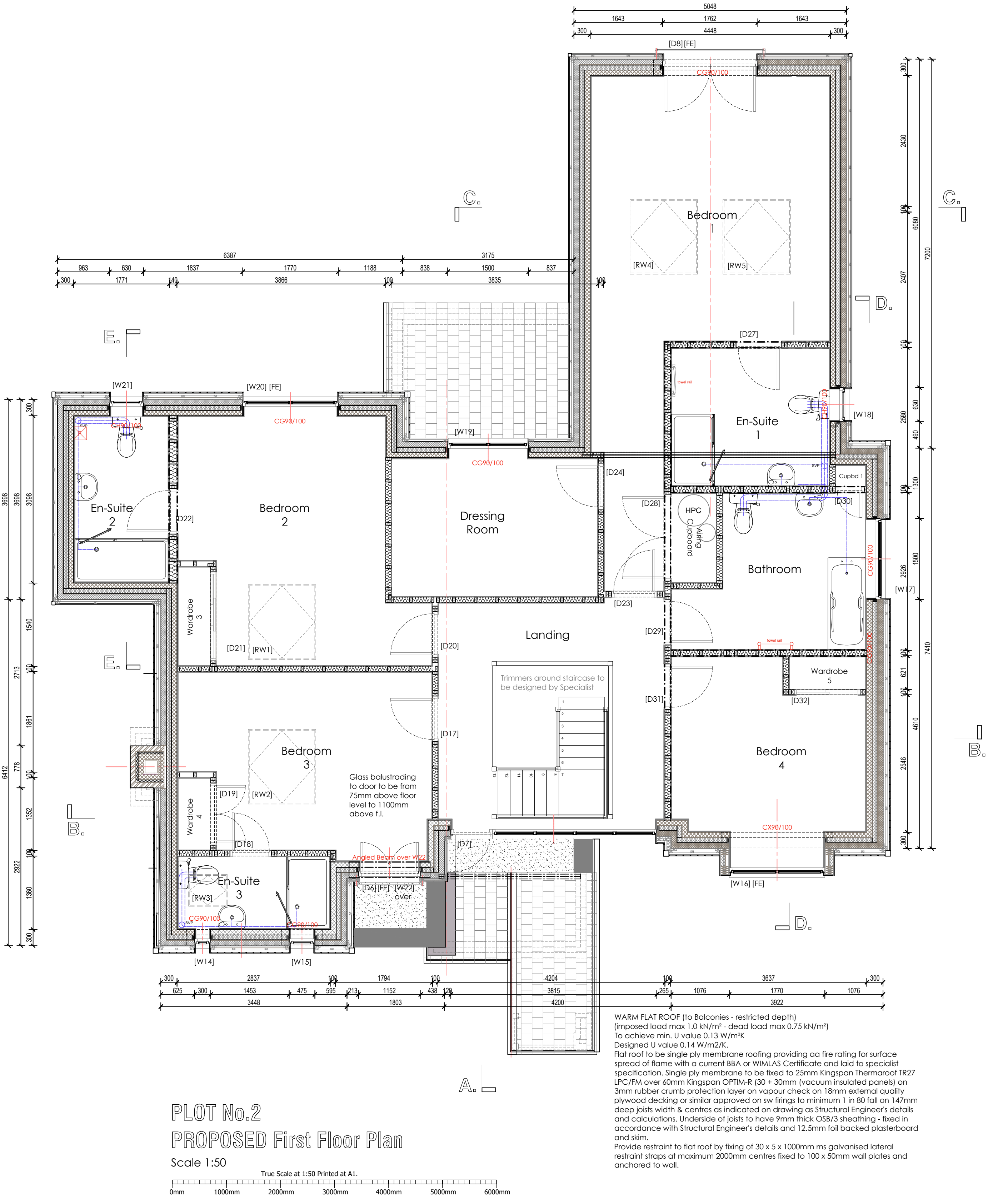
- 63 - Interlocked with existing units, cannot be replaced, but to be replaced with a new unit in accordance with BS 7671:2018
- 64 - To be replaced with a new unit in accordance with BS 7671:2018
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- 99 - To be replaced with a new unit in accordance with BS 7671:2018
- 100 - To be replaced with a new unit in accordance with BS 7671:2018

**FULL FILL CAVITY WALL - Timber Cladding - Horizontal Boarding on timber packing (optional)**  
To achieve minimum U Value of 0.18W/m²K. Designed U value 0.16W/m²K. External horizontal timber cladding Western Red Cedar 19 x 143mm (125mm face) Matchboard 1 & g treated with specialist coloured preservative applied on site prior to fixing boards and strictly as per manufacturer's recommendations on min 50x38mm vertical preservative treated battens at 600mm centres - with insect mesh to top and bottom of ventilation path on 38x38mm treated timber vertical battens (optional) at 600mm centres - over Tyvek Housewrap or other similar approved breather membrane on 100mm Standard block, K value 0.15, (Celcon Standard, Topblock Toplite Standard). Fully fill the cavity with 90mm Kingspan K106 Cavity Board OR 90mm Recticel Eurowall+ (Plus) or similar approved (K value 0.018W/mk) insulation as manufacturer's details. Inner leaf to be 100mm block, Thermal Conductivity 0.11W/mk, e.g. Celcon Solar, Thermatite Turbo, Durux Supablock, Ytong 3.6 Standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

**FULL FILL CAVITY WALL - Timber Cladding - Vertical Boarding on timber packing (optional)**  
To achieve minimum U Value of 0.18W/m²K. Designed U value 0.16W/m²K. External vertical timber cladding Western Red Cedar 19 x 143mm (125mm face) Matchboard 1 & g treated with specialist coloured preservative applied on site prior to fixing boards and strictly as per manufacturer's recommendations on 50 x 38mm horizontal preservative treated battens at 600mm centres - with insect mesh to top and bottom of ventilation path on 38x38mm treated timber vertical battens (optional) at 600mm centres - over Tyvek Housewrap or other similar approved breather membrane on 100mm Standard block, K value 0.15, (Celcon Standard, Topblock Toplite Standard). Fully fill the cavity with 90mm Kingspan K106 Cavity Board OR 90mm Recticel Eurowall+ (Plus) or similar approved (K value 0.018W/mk) insulation as manufacturer's details. Inner leaf to be 100mm block, Thermal Conductivity 0.11W/mk, e.g. Celcon Solar, Thermatite Turbo, Durux Supablock, Ytong 3.6 Standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.

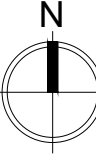
Chimney to be formed as an external cavity wall - nominal 300mm full-fill insulated cavity - to achieve 0.18 W/m²K U-value. 102.5mm face brick outer leaf. 100mm cavity full filled with 90mm Kingspan K106 Cavity Board OR 90mm Recticel Eurowall+ (Plus) or similar approved (K value 0.018W/mk) insulation as manufacturer's details. Inner leaf to be 100mm block, Thermal conductivity 0.11W/mk, e.g. Celcon Solar, Thermatite Turbo, Durux Supablock, Ytong 3.6 Standard. Internal finish to be 12.5mm plasterboard on dabs.

**FULL FILL CAVITY WALL - Rendered finish on timber slating/packing (optional) on blockwork.**  
To achieve minimum U Value of 0.18W/m²K. Designed U value 0.16W/m²K. 20mm Silicone F1 render system by K Rend (or similar) applied in accordance with manufacturer's instructions - to comply to BS EN 13914-1:2016 on 12.5mm Knaf Aquapanel Exterior Cement Board System on 60mm (min. fixing face) x 38mm treated vertical timber battens at 600mm centres on 60 x 38mm treated horizontal battens (optional) at 600mm centres - with insect mesh to top and bottom of the ventilation path on Tyvek Housewrap or other similar approved breather membrane on 100mm Standard block, K value 0.15, (Celcon Standard, Topblock Toplite Standard). Fully fill the cavity with 90mm Kingspan K106 Cavity Board OR 90mm Recticel Eurowall+ (Plus) or similar approved (K value 0.018W/mk) insulation as manufacturer's details. Inner leaf to be 100mm block, Thermal Conductivity 0.11W/mk, e.g. Celcon Solar, Thermatite Turbo, Durux Supablock, Ytong 3.6 Standard. Internal finish to be 12.5mm plasterboard on dabs. Walls to be built with 1:1:6 cement mortar.



**PLOT No.2**  
**PROPOSED First Floor Plan**  
Scale 1:50  
True Scale at 1:50 Printed at A1.  
0mm 1000mm 2000mm 3000mm 4000mm 5000mm 6000mm

**WARM FLAT ROOF (to Balconies - restricted depth)**  
(Imposed load max 1.0 kN/m² - dead load max 0.75 kN/m²)  
To achieve min. U value 0.13 W/m²K. Designed U value 0.14 W/m²K.  
Roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current BBA or WIMLAS Certificate and laid to specialist specification. Single ply membrane to be fixed to 25mm Kingspan Thermaclad TR27 LPC/FM over 60mm Kingspan OPTIMA-R (30 + 30mm (vacuum insulated panels) on 3mm rubber crumb protection layer on vapour check on 18mm external quality plywood decking or similar approved on sw fixings to minimum 1 in 80 fall on 147mm deep joists width & centres as indicated on drawing as Structural Engineer's details and calculations. Underneath of joists to have 9mm thick OSB/3 sheathing - fixed in accordance with Structural Engineer's details and 12.5mm full backed plasterboard and skim.  
Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.



# A1

Notes

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**Scales:**

Scale at 1:50  
0mm 1000mm 2000mm 3000mm 4000mm

Scale at 1:100  
0mm 2000mm 4000mm 6000mm 8000mm

Scale at 1:200  
0mm 4000mm 8000mm 12000mm 16000mm

Scale at 1:500  
0mm 1000mm 2000mm 3000mm 4000mm

Scale at 1:1250  
0mm 2500mm 5000mm 7500mm 10000mm

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The information contained in this drawing is representational and has been compiled from a dimensional survey only and does not warrant nor certify the structure of the buildings or neighbouring structures at the time of construction. The contractor is to visit the site to make himself acquainted with the building's and surroundings and undertake any investigation work or make all allowances to ensure that a full and final quotation for the works will be submitted, taking into account all eventualities. Failure to do so will be at the contractor's own risk and no additional payments shall be countenanced for any amendments to the work.


The contractor is to carry out all works in full compliance with the Health and Safety Commission's Approved Code of Practice 'Managing Construction for Health and Safety' and Construction (Design and Management) Regulations 2015. All work and working practices on the site shall be carried out in accordance with the above and to ensure that there is no risk to the site operatives, visitors or public. The contractor is to include all preliminary allowances to cover the prevention of accidents and injury.

All works are to be carried out to comply with manufacturers, suppliers and industry guidelines, local authority regulations, good standards, fire safety recommendations, specialist subcontractor recommendations and services supply and installation regulations. All manufacturers literature is to be kept on site. Provide all relevant guarantees in duplicate for presentation to the client. Allow all necessary attendance and liaison with CA's (and CA personnel) specialist subcontractor trades. Ensure all notifications are submitted to the Local Authority, Building Control and submit materials as required to the local Authority Planning Department. Carefully examine the drawings and notify any discrepancies to the CA for instruction prior to proceeding.

This drawing and design is for use solely in connection with the project described below.

No Responsibility For Any Error Or Omission In This Specification Will Be Recognised Unless Brought To The Attention Of The Client Or His Agent Prior To Signing The Contract.

Rev:	Date:	By:	Amendment:
A	31.01.20	RB	Issued to Client as pdf.
B	29.02.20	RB	Building Regulations Issue
C	03.03.20	RB	Issued to Planset/CI
D	14.03.20	RB	Minor revisions



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**Project:**  
**Land at Green Farm**  
Hall Lane  
East Tuddenham  
Norfolk NR20 3LR

**Client Name:** **ORCHARD HOMES**

**Drawing Title:**  
**Plot 2 - First Floor Plan**

<b>Drawn By:</b> Richard Blurton	<b>Checked By:</b> John E. Barbuk	<b>Project Ref Number:</b> 18-444
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<b>Date:</b> 14.11.19	<b>Series:</b> Building Regs.	<b>Drawing Number:</b> 32	<b>Revision:</b> D
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