

NOTE TO CLIENT

The design team will be responsible for providing a detailed specification for the construction of the building. It is the client's responsibility to ensure that the building is constructed in accordance with the specifications provided by the design team.

A note regarding the building's energy performance is provided in the accompanying energy performance certificate. The design team has worked to ensure that the building meets the required energy performance standards.

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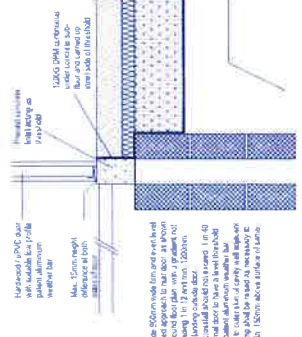
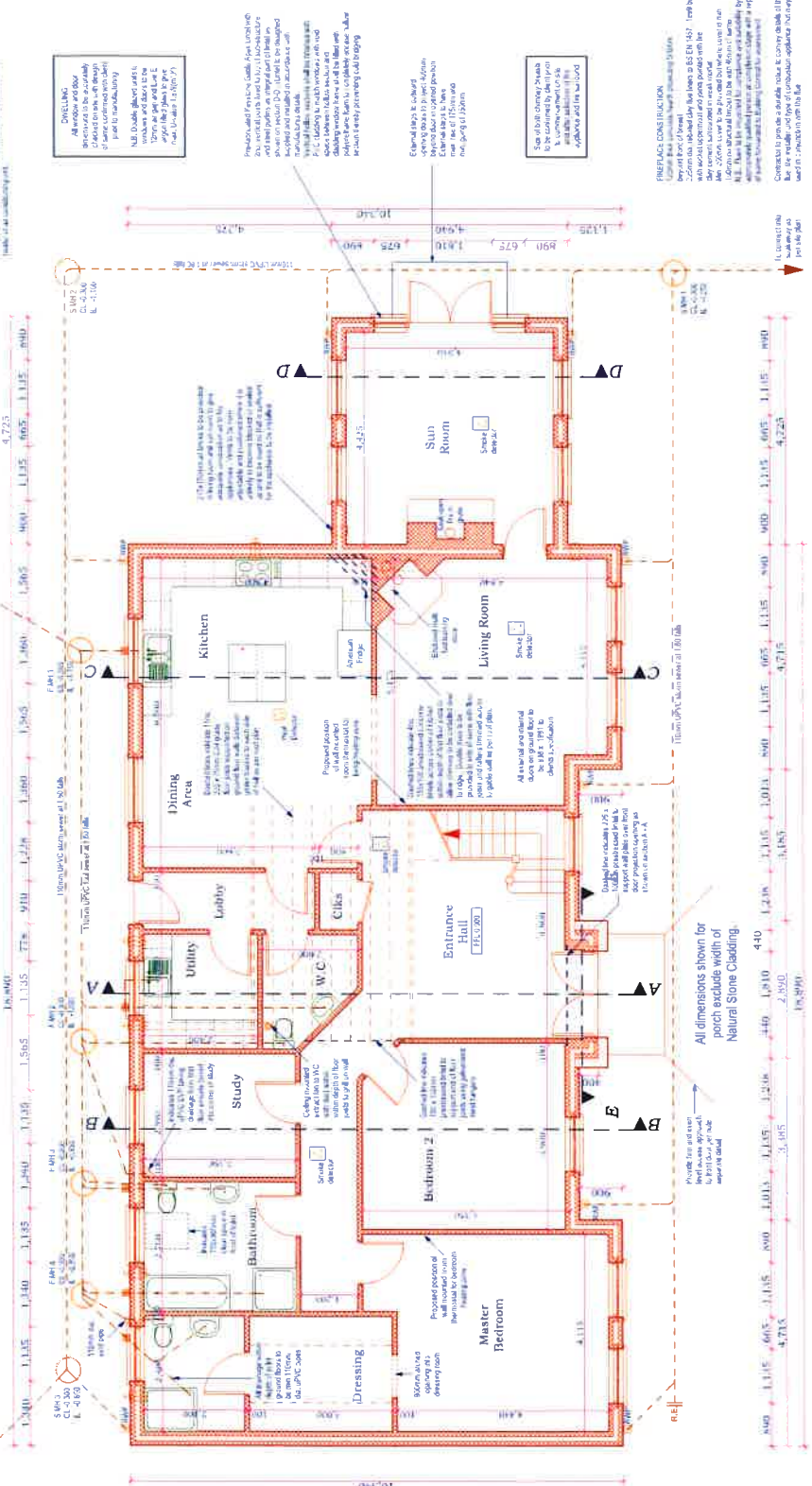
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Room	Area (m ²)	Volume (m ³)	U-value (W/m ² K)	Heat Loss (kW)	Energy Demand (kWh/yr)
Living Room	15.0	15.0	0.18	0.27	238
Kitchen	10.0	10.0	0.18	0.18	156
Bedroom 1	12.0	12.0	0.18	0.22	188
Bedroom 2	10.0	10.0	0.18	0.18	156
Bathroom	5.0	5.0	0.18	0.09	78
Study	8.0	8.0	0.18	0.11	95
Dining Area	10.0	10.0	0.18	0.18	156
Entrance Hall	3.0	3.0	0.18	0.05	43
W.C.	2.0	2.0	0.18	0.02	17
Utility	3.0	3.0	0.18	0.05	43
Storage	2.0	2.0	0.18	0.02	17
Roof	100.0	100.0	0.18	1.80	1512
Walls	100.0	100.0	0.18	1.80	1512
Floors	100.0	100.0	0.18	1.80	1512
Windows	100.0	100.0	0.18	1.80	1512
Doors	100.0	100.0	0.18	1.80	1512
Glazing	100.0	100.0	0.18	1.80	1512
Lighting	100.0	100.0	0.18	1.80	1512
Heating	100.0	100.0	0.18	1.80	1512
Ventilation	100.0	100.0	0.18	1.80	1512
Water Heating	100.0	100.0	0.18	1.80	1512
Hot Water	100.0	100.0	0.18	1.80	1512
Cooling	100.0	100.0	0.18	1.80	1512
Electricity	100.0	100.0	0.18	1.80	1512
Gas	100.0	100.0	0.18	1.80	1512
Oil	100.0	100.0	0.18	1.80	1512
Coal	100.0	100.0	0.18	1.80	1512
Wood	100.0	100.0	0.18	1.80	1512
Other	100.0	100.0	0.18	1.80	1512
Total	100.0	100.0	0.18	1.80	1512

Comparator to note that all specifications as detailed on plans MUST be implemented and no deviation from same without consultation from the Accredited SAP Assessor.

Failure to comply with the specifications given could result in necessary remedial measures to enable the As Built SAP rating to be achieved.



DETAIL FOR RAMPED ACCESS

OVERLAYS
 All concrete slabs to be cast in situ and finished to the accuracy shown on drawings. All concrete to be cast in situ and finished to the accuracy shown on drawings. All concrete to be cast in situ and finished to the accuracy shown on drawings.

Proposed walling to be constructed in accordance with the specifications shown on drawings. All walling to be constructed in accordance with the specifications shown on drawings. All walling to be constructed in accordance with the specifications shown on drawings.

External steps to be constructed in accordance with the specifications shown on drawings. All external steps to be constructed in accordance with the specifications shown on drawings. All external steps to be constructed in accordance with the specifications shown on drawings.

Size of all opening windows to be constructed in accordance with the specifications shown on drawings. All opening windows to be constructed in accordance with the specifications shown on drawings. All opening windows to be constructed in accordance with the specifications shown on drawings.

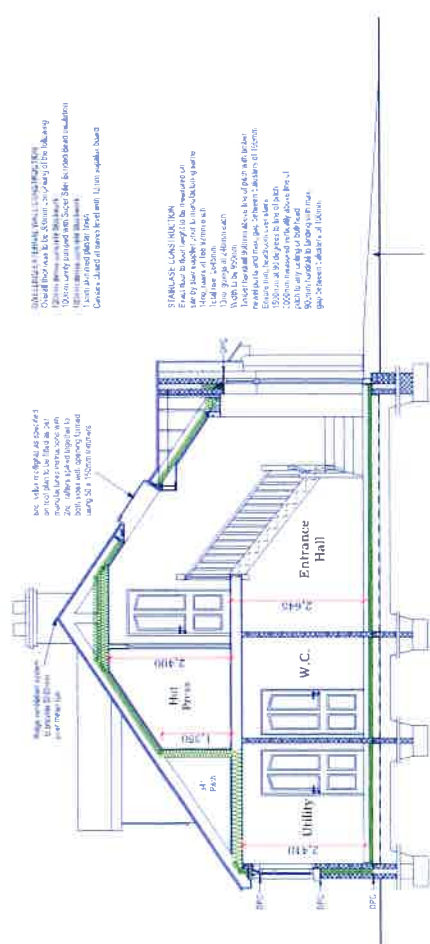
FINISHES AND CONSTRUCTION
 All finishes to be constructed in accordance with the specifications shown on drawings. All finishes to be constructed in accordance with the specifications shown on drawings. All finishes to be constructed in accordance with the specifications shown on drawings.

Contract to provide a suitable, safe and complete set of drawings for the building. All drawings to be provided in accordance with the specifications shown on drawings. All drawings to be provided in accordance with the specifications shown on drawings.

PROPOSED GROUND FLOOR PLAN
 PROPOSED NEW DWELLING AND GARAGE
 230m NORTH OF No.21 SUNNYSIDE ROAD, DRUMMAD, COOKSTOWN
 IAN WATSON ESQ.
 SCALE: 1:50
 DATE: Oct 2010
 UNLAP/PA NUMBER: 369-04



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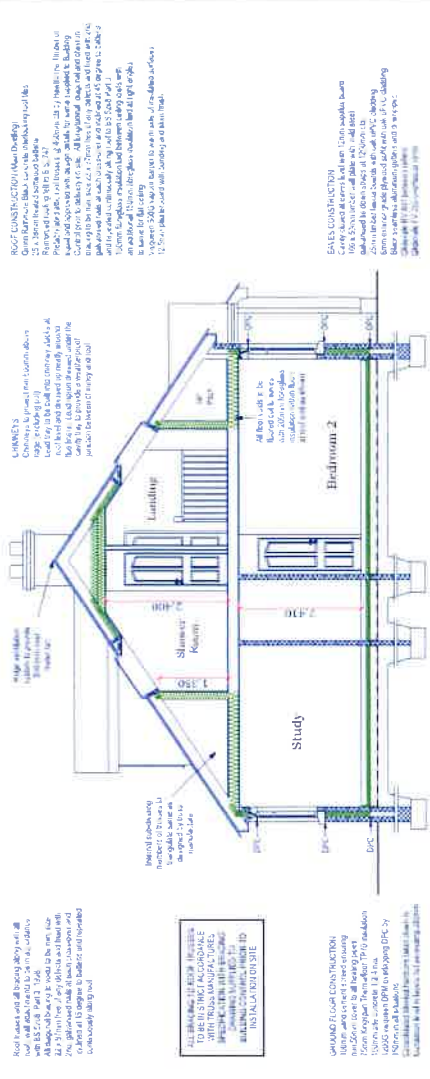
FOUNDATIONS
 Foundations to be constructed in accordance with the relevant building code and standards. Foundations to be constructed in accordance with the relevant building code and standards.

ROOF CONSTRUCTION
 Roof to be constructed with 12.5% pitch. Roof to be constructed with 12.5% pitch. Roof to be constructed with 12.5% pitch.

WALLS
 Walls to be constructed with 100mm brickwork. Walls to be constructed with 100mm brickwork. Walls to be constructed with 100mm brickwork.

FLOOR CONSTRUCTION
 Floors to be constructed with 100mm concrete. Floors to be constructed with 100mm concrete. Floors to be constructed with 100mm concrete.

Section A - A



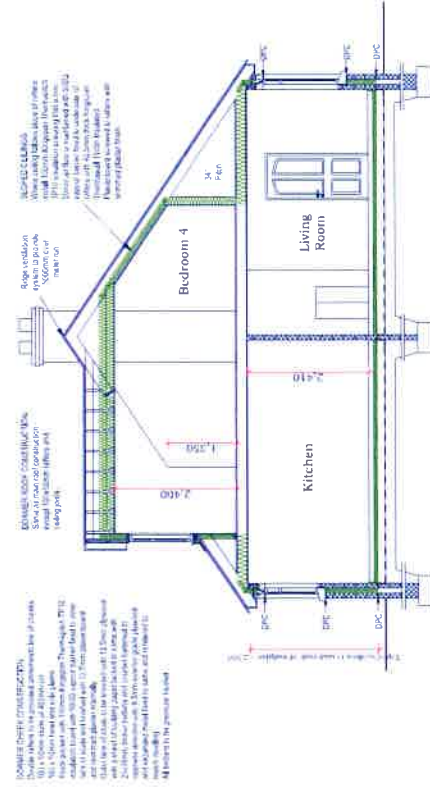
UPPER FLOOR CONSTRUCTION
 Upper floor to be constructed with 100mm concrete. Upper floor to be constructed with 100mm concrete. Upper floor to be constructed with 100mm concrete.

ROOF CONSTRUCTION
 Roof to be constructed with 12.5% pitch. Roof to be constructed with 12.5% pitch. Roof to be constructed with 12.5% pitch.

WALLS
 Walls to be constructed with 100mm brickwork. Walls to be constructed with 100mm brickwork. Walls to be constructed with 100mm brickwork.

FLOOR CONSTRUCTION
 Floors to be constructed with 100mm concrete. Floors to be constructed with 100mm concrete. Floors to be constructed with 100mm concrete.

Section B - B

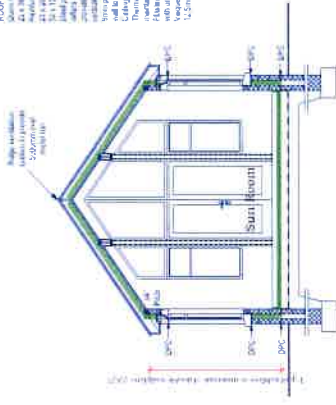


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Section C - C



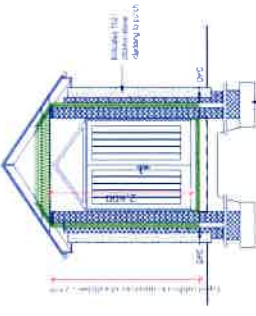
UPPER FLOOR CONSTRUCTION
 Upper floor to be constructed with 100mm concrete. Upper floor to be constructed with 100mm concrete. Upper floor to be constructed with 100mm concrete.

ROOF CONSTRUCTION
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WALLS
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FLOOR CONSTRUCTION
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Section D - D



UPPER FLOOR CONSTRUCTION
 Upper floor to be constructed with 100mm concrete. Upper floor to be constructed with 100mm concrete. Upper floor to be constructed with 100mm concrete.

ROOF CONSTRUCTION
 Roof to be constructed with 12.5% pitch. Roof to be constructed with 12.5% pitch. Roof to be constructed with 12.5% pitch.

WALLS
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FLOOR CONSTRUCTION
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Section E - E

TITLE
 PROPOSED SECTIONS
 PROPOSED NEW DWELLING AND GARAGE
 230m NORTH OF No.21 SUNNYSIDE ROAD, DRUMAD, COOKSTOWN

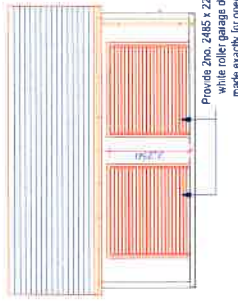
CLIENT
 IVAN WATSON ESQ.

DATE
 Oct 2010

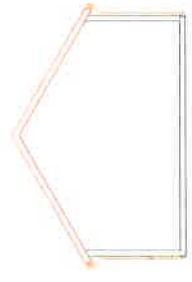
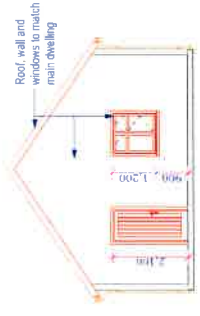
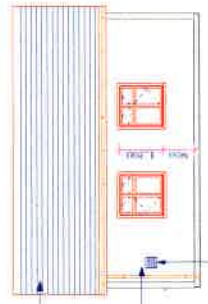
DRAWING NUMBER
 369-05

SCALE
 1:50

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Garage Elevations



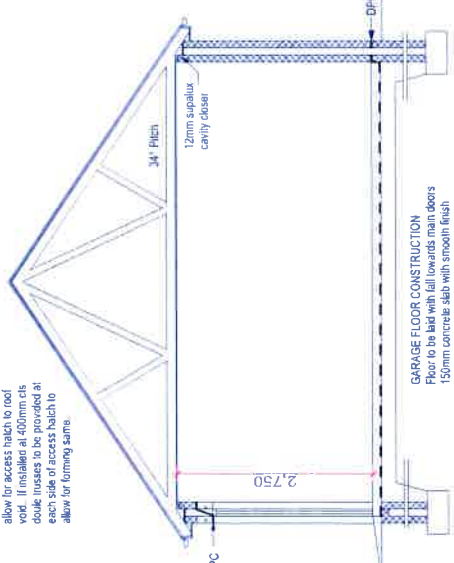
Roof to be finished with Quin Rainwater black concrete interlocking roof tiles to match dwelling

Wall to have 19mm rough cast render with raised plastered plinth bands to all external corners and around all door and window openings to match dwelling

Trusses to be at 600mm c/c to allow for access hatch to roof void. If installed at 400mm c/c double trusses to be provided at each side of access hatch to allow for forming same.

ROOF CONSTRUCTION
 Quin Rainwater concrete interlocking roof tiles to match main dwelling
 25 x 38mm treated softwood battens
 Reinforced ironing felt to B.S. 747
 Pre-anchored roof trusses by an approved manufacturer fixed at 600mm c/c with all longitudinal and horizontal bracing as detail 3/9(a). Membrane over trusses to building control before delivery to site.
 100 x 50mm (inbar wall plate with mild steel galvanneal tie down straps at 1200mm c/c
 12.5mm plasterboard with bonding and skim finish
 Fascia soffit and barge boards to match main dwelling with Q/Galeafe soffit ventilators SV 609
 Seamless aluminium gutters to match main dwelling

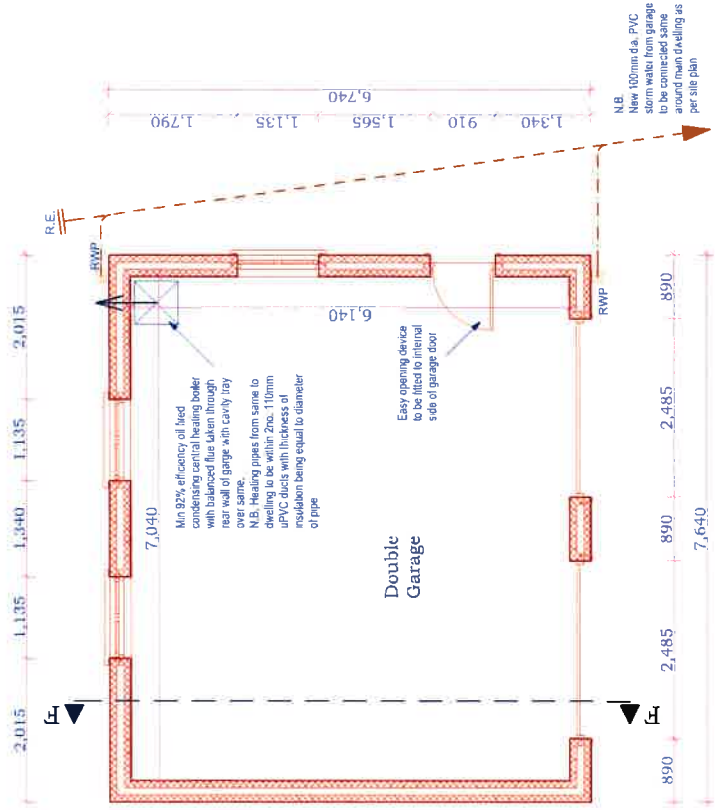
Roof trusses and all bracing along with all roof wall attachments to be in accordance with BS 5269 Part 3: 1998. All diagonal bracing to voids to be min. size 22 x 87mm (net of any defects and fixed with 2no. galvanneal nails in each cross-over area inboard at 45-degree to battens and repeated continuously along roof.



DPC
 DPC in walls at floor level to be at least 150mm above finished ground level as per section. DPC in wall to overlap floor DPM by 150mm min. in all situations. Provide DPC to comply with BS 743 at all heads, under window cills at door and window jambs in external walls.

EXTERNAL WALL CONSTRUCTION
 100mm dense concrete blockwork
 100mm air space
 100mm dense concrete blockwork
 13mm exterior plaster finish
 Cavities closed at eaves level with 12mm supalux board

FOUNDATIONS
 Min. 600 x 300mm concrete strip foundation to cavity walls
 All foundations shall be 1:3:6 concrete mix with a crushing strength of 20 N/mm².
 All to be at least 600mm below ground level and shall be determined on site to the satisfaction of the building control authority (where ground capabilities are able and known).



Garage Floor Plan

TITLE	GARAGE FLOOR PLAN, SECTION AND ELEVATIONS
PROJECT	PROPOSED NEW DWELLING AND GARAGE
LOCATION	230m NORTH OF No.21 SUNNYSIDE ROAD, DRUMAD, COOKSTOWN
CLIENT	IVAN WATSON ESQ.
SCALE	1:50 / 1:100
DATE	Oct. 2010
DRAWING NUMBER	369-07



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Section F - F