

REFERENCE NOTE:

This drawing is to be read in conjunction with drawings and supporting documentation produced by the following consultants:-

- R ELLOTT ASSOCIATES LTD.
- LINDSAY CARINGTON ECOLOGICAL SERVICES LTD.
- SOUTHERN ENERGY CONSULTANTS LTD.
- T P MARSH ARBORICULTURAL CONSULTANT
- ANNA LONGLEY LANDSCAPE ARCHITECT

IMPORTANT NOTE:

Accurate setting out of buildings on (an in relation to) site is critical. For setting out details refer to Consultant Engineers drawings.

NOTE:

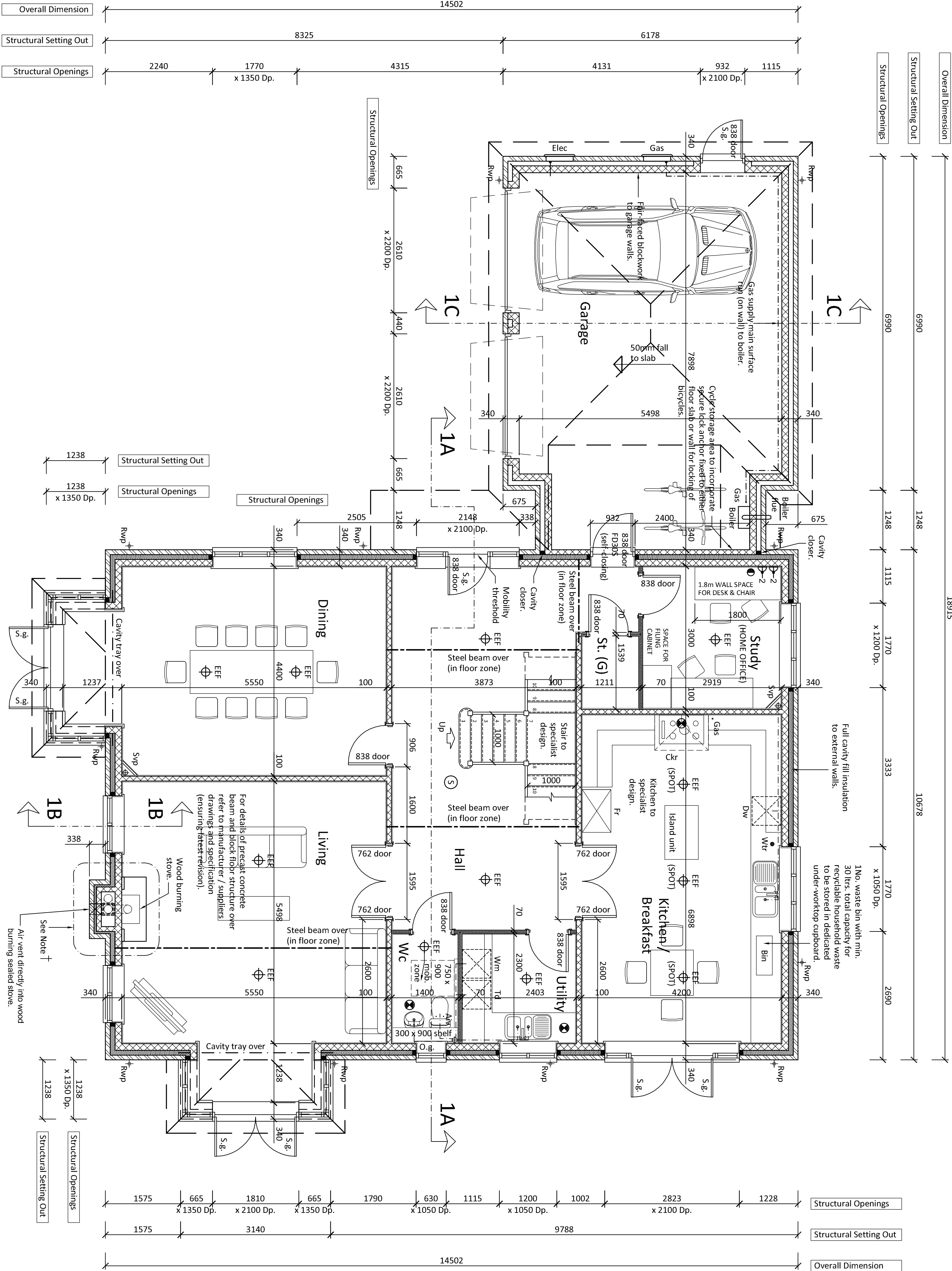
Light switches and door bell switch to be 1200mm above F.F.L.
All other electrical sockets to be 450mm above F.F.L. (unless stated otherwise).

NOTE:

Construction work to follow the instructions and guidance of the 'Accredited Construction Details for Part L' - June 2007 1st Edition for the purpose of achieving insulation continuity and air tightness.

KEY TO SERVICES:

- Mechanical extract fan.
- Smoke detector (mains powered).
- Light fitting to be dedicated energy efficient type only accepting bulbs with a maximum capacity greater than 40 lumens per circuit watt.
- Double switched socket outlet (1200mm above FFL)
- BT socket (1200mm above FFL)
- Soil and vent pipe.
- Air admittance valve (Durgot).
- Back inlet gully.
- Rainwater downpipe.
- Water riser / stop cock.
- Gas riser / stop cock.
- Electricity meter in recessed wall box.
- Gas meter in recessed wall box.
- Water meter in concealed ground box.
- Gas fired boiler with balanced flue.
- Mechanical ventilation heat recovery unit.



Ground Floor Plan

Note:
For details of chimney stack / flue / recess construction refer to Project Construction Notes and Hanson Red Bank or similar drawings.

INTERNAL LIGHTING CALCULATION:

Ground Floor	No. Light Fittings	No. EFF Fittings	First Floor	No. Light Fittings	No. EFF Fittings
Living	2	2	Bed 1	2	2
Dining	2	2	Bed 2	1	1
Kitchen / Breakfast	3	3	Bed 3	1	1
Utility	1	1	Bed 4	1	1
WC	1	1	Bed 5	1	1
Hall	2	2	Bath	2	0
Study	1	1	Landing	2	0
			En-S (1)	1	0
			En-S (2)	1	0

Total	12	12	Total	12	6
Total Energy Efficient Light Fittings / Total Light Fittings = 18/24 (75%)					

NOTES

- This drawing is the copyright of ABC Designs Ltd. It may not be copied, altered or reproduced in any way whatsoever, neither passed to a third party without their written authority.
- Dimensions to be checked on site prior to commencing any work. Any discrepancies should be reported to the project designer immediately.
- Please do not scale these drawings.
- If in doubt ask.

GENERAL NOTES:

- For details and specifications of all elements illustrated on this drawing refer to Project Construction Notes ensuring latest revision at all times.
- This drawing is to be read in conjunction with all relevant Consultant Engineer and sub-contractor drawings, schedules and specifications ensuring latest revision at all times.
- All dimensions shown are to structural elements (not to finishes) unless stated otherwise. For clear internal dimensions submit finishes from overall dimensions. See also Project Construction Notes for finishes to each wall condition.
- All dimensions to be checked on site prior to commencing any work. Any discrepancies should be reported to the Project Architect immediately.
- If in doubt ask.

KEY TO WALLS:

- 102mm Face brickwork (to Local Planning Authority approval).
- 100mm Aircrete insulating blockwork (block strengths as specified by Consultant Engineer).
- 140mm Aircrete insulating blockwork (block strengths as specified by Consultant Engineer).
- 70mm metal 'C' studwork partition.
- MJ Movement joint positions (from Doc level upwards). Refer also to Consultant Engineers details.
- A.B. Sub-ground floor ventilation air brick positions complete with telescopic ventilation ducts (positioned at max. 1.8m centres).

Building Regulations Issue

Rev.	Description	Date	By	Ch
A	14 Ruby Close	31.03.10	Wah	Mc
B	Totton			
C	Southampton			
D	Hampshire			
E	SO40 2BF			



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Project New Dwelling
'The Cottage'
Bakers Drive,
Rowthams, Hampshire.

Ground Floor Plan

Drawn	Scale	Checked	Date
Wah	1:50 @ A1	Mc	Mar10
Drawing no.	0910-WD05	Revision	D