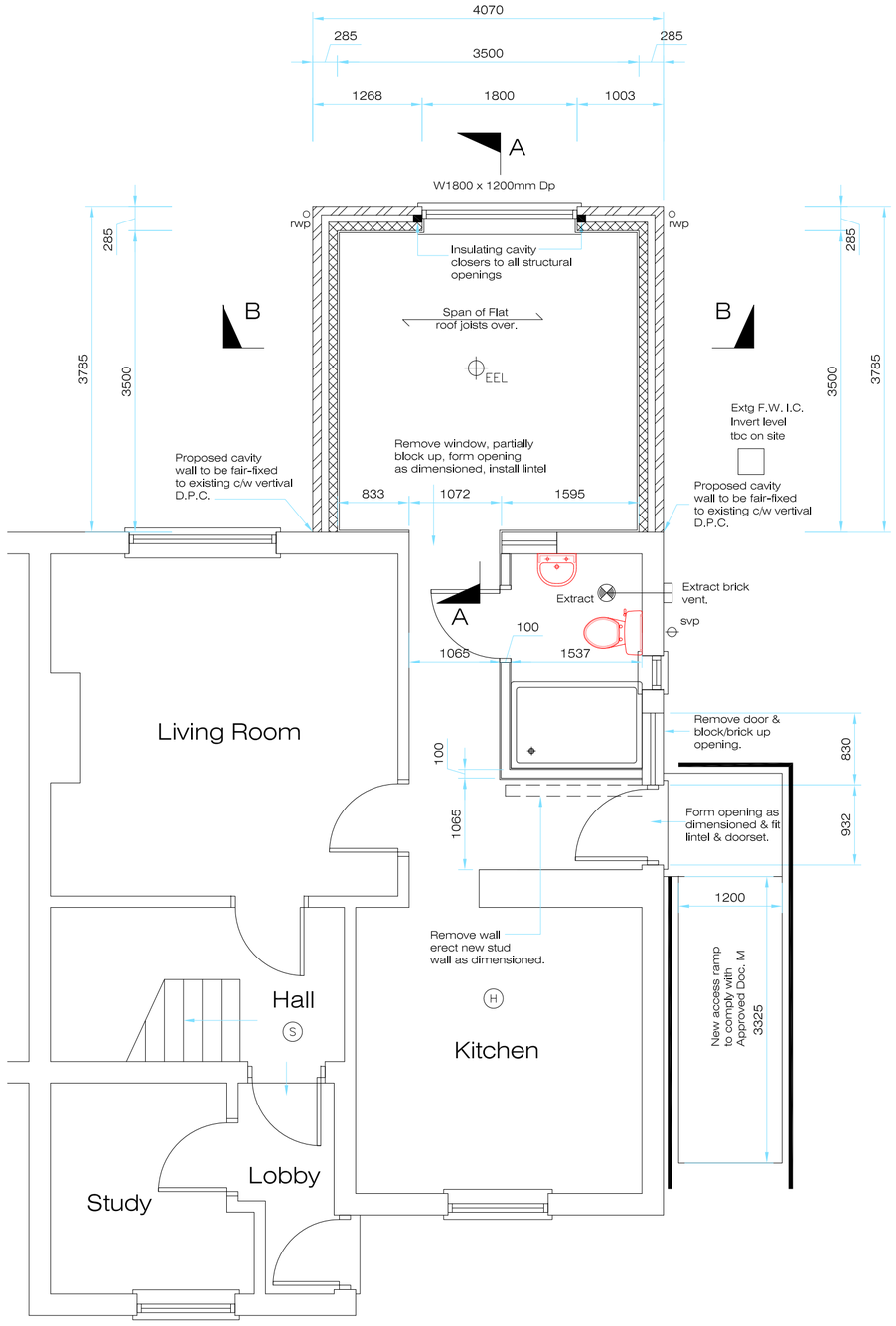
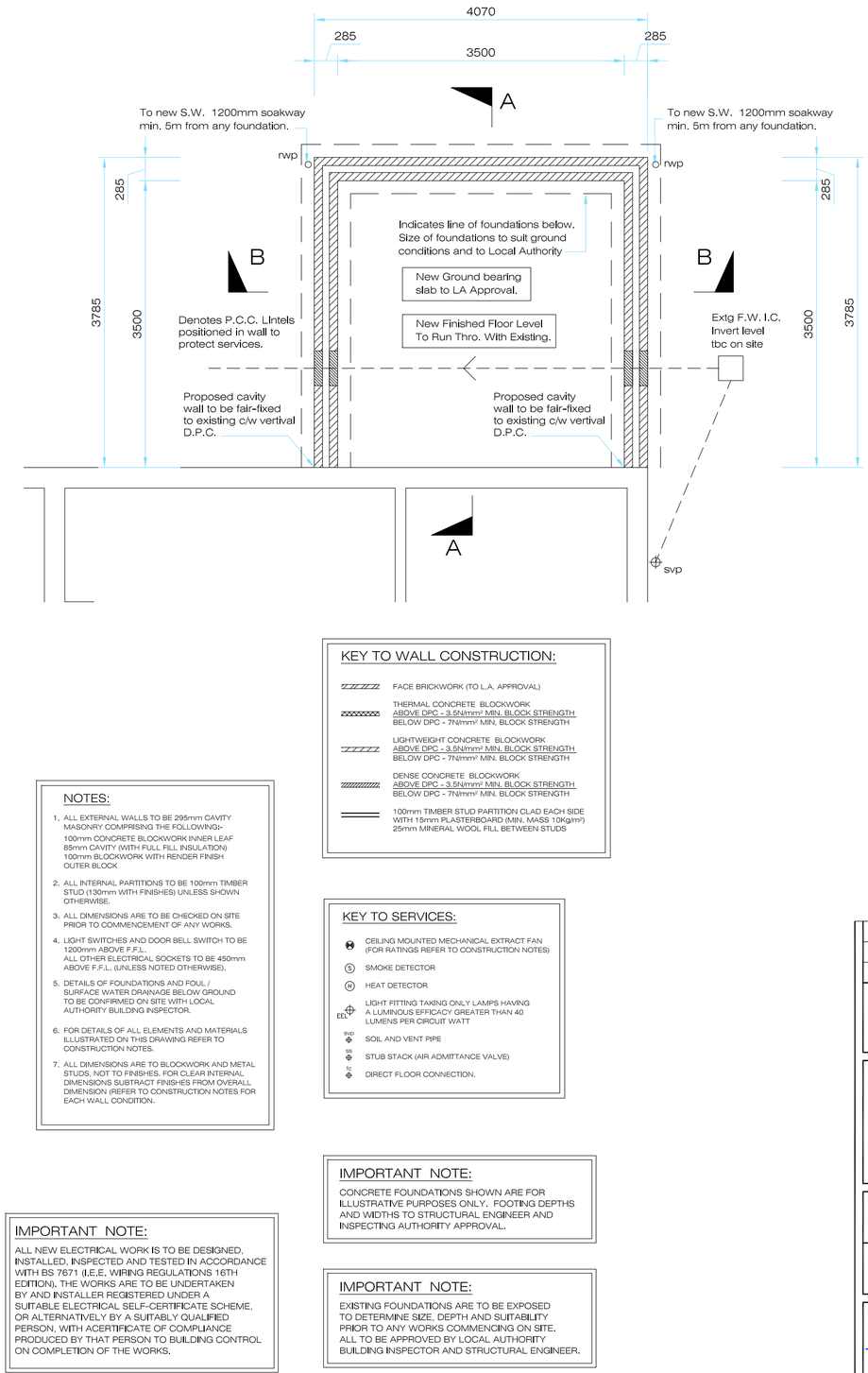
Notes
All dimensions and details to be checked on site by builder prior to commencement of works.
This plan must not be acted upon Until it has been approved by the Local Authority.
Client to conform to party wall act of 1996 if required.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



KEY TO WALL CONSTRUCTION:

- FACE BRICKWORK (TO L.A. APPROVAL)
- THERMAL CONCRETE BLOCKWORK ABOVE DPC - 3.5N/mm² MIN. BLOCK STRENGTH BELOW DPC - 7N/mm² MIN. BLOCK STRENGTH
- LIGHTWEIGHT CONCRETE BLOCKWORK ABOVE DPC - 3.5N/mm² MIN. BLOCK STRENGTH BELOW DPC - 7N/mm² MIN. BLOCK STRENGTH
- DENSE CONCRETE BLOCKWORK ABOVE DPC - 3.5N/mm² MIN. BLOCK STRENGTH BELOW DPC - 7N/mm² MIN. BLOCK STRENGTH
- 100mm TIMBER STUD PARTITION CLAD EACH SIDE WITH 15mm PLASTERBOARD (MIN. MASS 10Kg/m²) 25mm MINERAL WOOL FILL BETWEEN STUDS

NOTES:

1. ALL EXTERNAL WALLS TO BE 295mm CAVITY MASONRY COMPRISING THE FOLLOWING:- 100mm CONCRETE BLOCKWORK INNER LEAF 85mm CAVITY (WITH FULL FILL INSULATION) 100mm BLOCKWORK WITH RENDER FINISH OUTER BLOCK
2. ALL INTERNAL PARTITIONS TO BE 100mm TIMBER STUD (130mm WITH FINISHES) UNLESS SHOWN OTHERWISE.
3. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.
4. 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 NOTED OTHERWISE).
5. DETAILS OF FOUNDATIONS AND FOUL / SURFACE WATER DRAINAGE BELOW GROUND TO BE CONFIRMED ON SITE WITH LOCAL AUTHORITY BUILDING INSPECTOR.
6. FOR DETAILS OF ALL ELEMENTS AND MATERIALS ILLUSTRATED ON THIS DRAWING REFER TO CONSTRUCTION NOTES.
7. ALL DIMENSIONS ARE TO BLOCKWORK AND METAL STUDS, NOT TO FINISHES. FOR CLEAR INTERNAL DIMENSIONS SUBTRACT FINISHES FROM OVERALL DIMENSION (REFER TO CONSTRUCTION NOTES FOR EACH WALL CONDITION.

KEY TO SERVICES:

- CEILING MOUNTED MECHANICAL EXTRACT FAN (FOR RATINGS REFER TO CONSTRUCTION NOTES)
- S — SMOKE DETECTOR
- H — HEAT DETECTOR
- EEL — LIGHT FITTING TAKING ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT
- SVP — SOIL AND VENT PIPE
- SS — STUB STACK (AIR ADMITTANCE VALVE)
- FC — DIRECT FLOOR CONNECTION.

IMPORTANT NOTE:

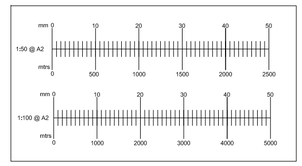
ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671 (I.E.E. WIRING REGULATIONS 16TH EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AND INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATE SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH ACERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

IMPORTANT NOTE:

CONCRETE FOUNDATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOOTING DEPTHS AND WIDTHS TO STRUCTURAL ENGINEER AND INSPECTING AUTHORITY APPROVAL.

IMPORTANT NOTE:

EXISTING FOUNDATIONS ARE TO BE EXPOSED TO DETERMINE SIZE, DEPTH AND SUITABILITY PRIOR TO ANY WORKS COMMENCING ON SITE. ALL TO BE APPROVED BY LOCAL AUTHORITY BUILDING INSPECTOR AND STRUCTURAL ENGINEER.



B		
A		
	Date	Revisions

Drawing Title.
Proposed Sub-structure & Ground Floor Plans

SITE ADDRESS
Mrs Evans
4 Kingfisher Road
Eastleigh
Hampshire
SO50 9LH

CLIENT ADDRESS

Scale.
as noted PAPER SIZE A2

Date.
July 2010

Drawn by.
P.B.M.

Sanders Design Services LTD
95 Cedar Road
Hythe
Southampton
SO45 3PX
tel 023 8020 7195
fax 023 8020 7195
mobile 07833 912992
e-mail robert@sanders1993.fsnet.co.uk

Drawing No
SHT 2

Revision
x