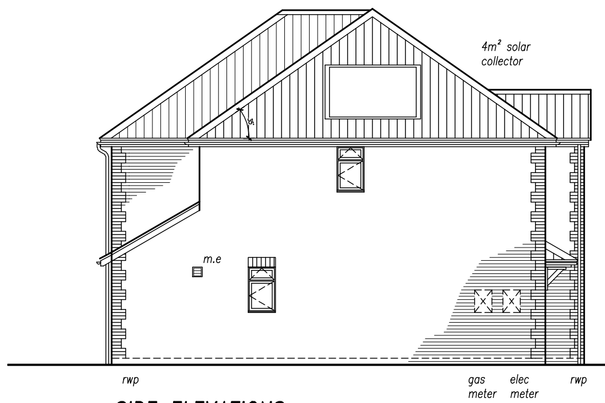
DO NOT SCALE from this drawing

All dimensions must be varified at the site before setting out : commencing work : or making any shop drawings.



SIDE ELEVATIONS

FRONT ELEVATION

REAR ELEVATION

N.B
All windows to be double glazed with a min 'U' value of 1.3W/m²K

All windows in habitable rooms to have background ventilation with a total area of 8000mm², kitchens, bathrooms and utilities to have a total area of 4000mm² and to have a min. total background ventilation rate as set out in table 1.2a of F1 in Approved Documents.

Kitchen extract fan to be set at 30l/sec if adjacent to hob and 60l/sec elsewhere.
Bathroom extract fan to be set at 15l/sec for intermittent operation.
Utility extracts to be set 30l/sec.
Sanitary accommodation to be set at 6l/sec.
Total extract rate must be at least the whole building ventilation rate in table 1.1b of F1 Approved Documents.

All internal stud partitions sizes as indicated on plans to have 12.5mm plasterboard to each side and 25mm of mineral wool between studs

All internal block partitions to be min 100mm with a mass per unit area of 120Kg/m3

All internal floor voids to have 100mm mineral wool laid between floor joists

TOTAL FLOOR AREA = 105.94m²

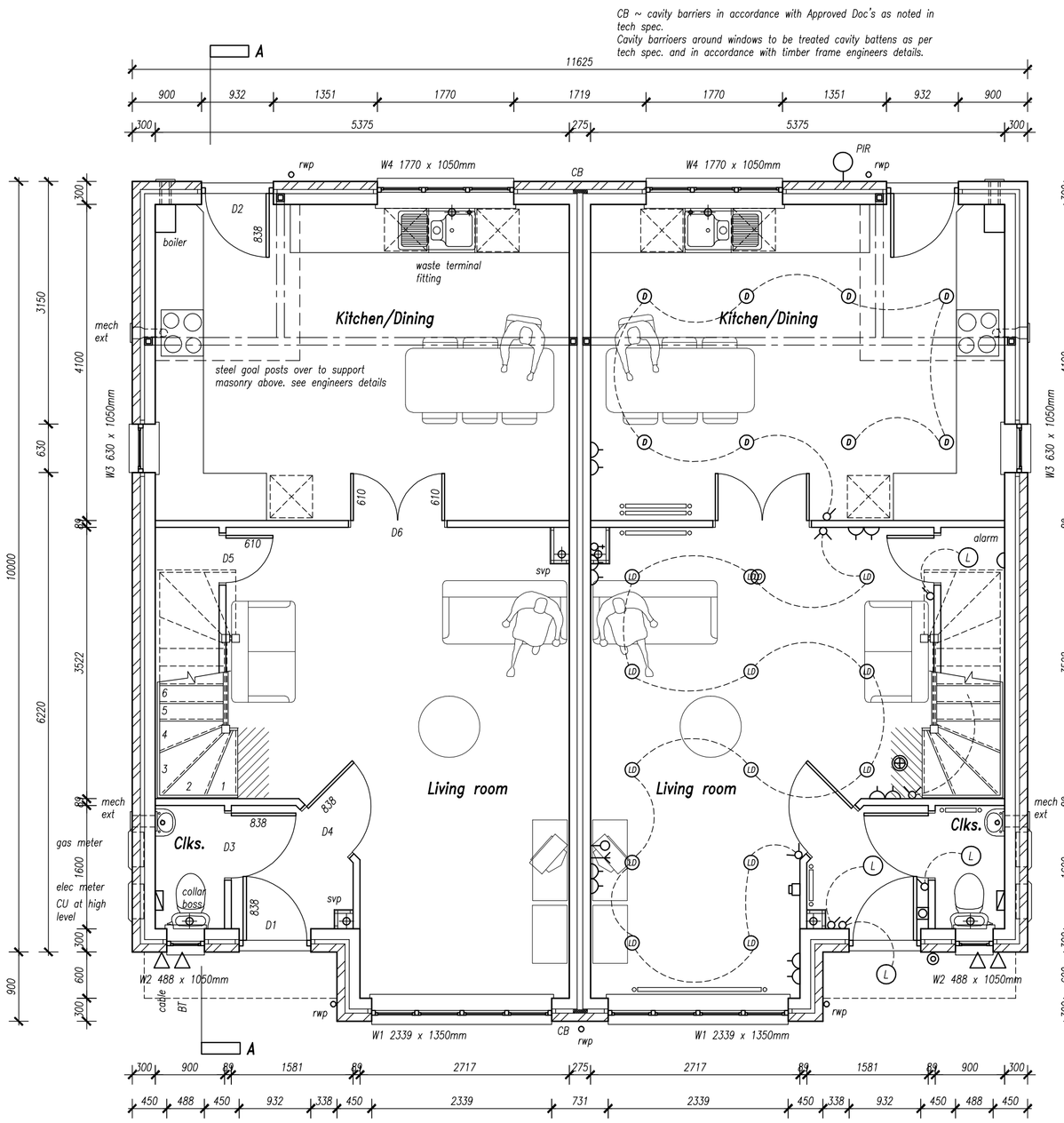
Total lights 39/4 ≈ 29no req'd

Background ventilation:
Total background ventilation req'd from table 1.2a of AD's = 45,000mm²
Background ventilation provided = 66,000mm²
Whole building Ventilation:
Total whole building ventilation req'd from table 1.1b of AD's = 21l/sec
Total ventilation rate provided. = 66l/sec.

ELECTRICAL LEGEND

- Single way light switch
- D Dimmer switch
- PD Push delay switch
- 2 way light switch
- Intermediate light switch
- Pull cord
- Ceiling pendent light
- Batten holder light
- Low energy fixed lighting to comply with Approved Doc L1 1.54
- Wall light
- Recessed down lighter
- Low energy recessed down lighter to Approved Doc's
- Up lighter
- Shaver point @ high level
- Light/shaver point @ high level
- 13amp switch socket outlet
- 13amp fused switched spur and neon light
- 13amp fused switched spur and neon light @ high level
- 13amp fused switched spur with neon light @ high level and socket outlet @ low level
- 13amp fused central isolator switch above worktop with appliance outlets below
- Internal intercom system
- 13amp socket outlet
- 13amp socket outlet at high level
- Cooker control panel with 13amp socket outlet @ high level
- Bell push
- Door bell
- 3kw immersion heater
- Thermostat
- Smoke detector
- Television aerial outlet
- Sky+
- Quad outlet ~ Twin TV/satellite TV return & 2nd telephone
- HDMI outlet ~ 3no HDMI outlets & co-axial cable
- Gas point
- Telephone outlet
- British Telecom intake
- Consumer control unit
- 5amp switch socket outlet for lamp fittings only
- sh 13amp fused switched spur to isolate shower
- im 13amp fused switched spur to immersion heater
- fis 13amp fused switched spur to isolate extract fan

REV	DESCRIPTION	DATE
A	Goal post added rear door, svp & rwp moved at grd floor for 1st floor recess. 1st floor recess added with new floor layout. Elevation rev accordingly	5/3/09
B	Solar collector added to side elev. Brick refs removed. Extract added to Clks. Window U value rev. No of LE lights revised.	29/3/11
C	Additional notes added regarding cavity barriers and party wall const.	18/4/11
D	Lobby partition adjusted in accordance with TF details	26/4/11



GROUND FLOOR PLAN

FLOOR AREA = 52.97m²

NOTES:

INT EXTRACTS
All extracts marked int. to be fitted with a 15 minute overrun
Extract ducts indicated dotted at grd and 1st floors to run to outside within ceiling void.
Extracts from 2nd floor to be taken thro' roof.

BOILERS
Adequate ventilation to be provided for combustion air to boiler if conventionally flued with flue insulated from combustable materials
Balanced flues to be fitted with a guard over outlets

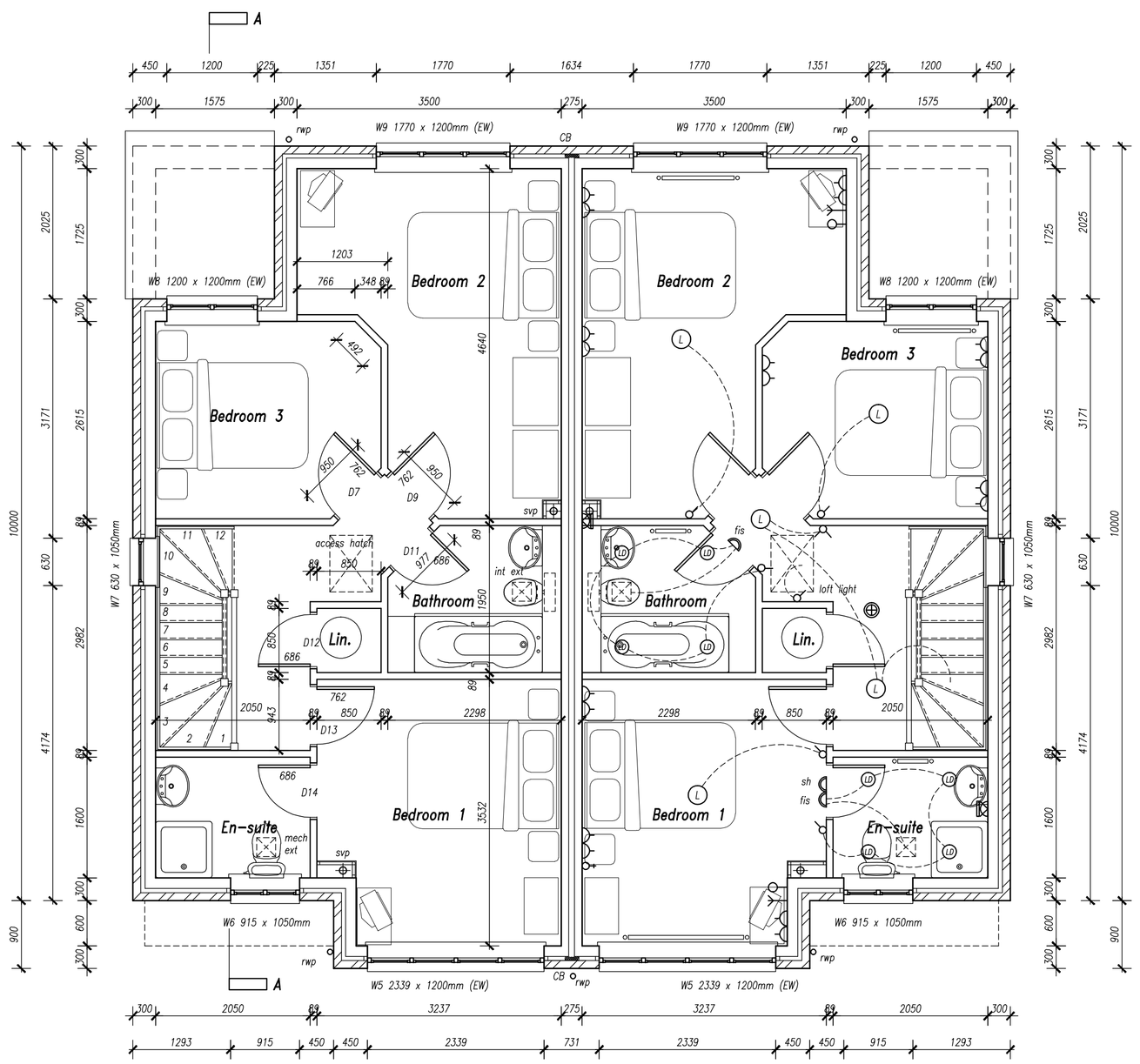
AIR ADMITANCE VALVES
When using air admitance valves one dwelling on sanitary run must be fully ventilated in accordance with BS 5572

LINEN CUPB'DS
Cylinder to be sat on stillage (min 50mm clear) with slatted shelves over

Background ventilation rates based on Titon trimvent XS13 giving an EA (equivalent air area) of 4400mm² per vent

W1	8800mm²
W2	4400mm²
W3	4400mm²
W4	8800mm²
W5	8800mm²
W6	8800mm²
W7	4400mm²
W8	8800mm²
W9	8800mm²
TOTAL	66000mm²

Party wall to be insulated in accordance with tech. spec, Robust Details and Accredited details. Edges to be sealed in accordance with Approved Doc LTA



FIRST FLOOR PLAN

FLOOR AREA = 52.97m²

(EW) = EGRESS WINDOW
Window to have an unobstructed openable area of at least 0.33m2 and at least 450mm high and 450mm wide (route thro' window may be at an angle). Bottom of openable area to be max 1100mm above floor level.

GD0.0 = GENERAL DETAILS

SD0.0 = SPECIFIC DETAILS

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CLIENT: ARTHUR WAIT LTS

SITE: 70 Fairhaven Rd, Redhill

TITLE: PLANS AND ELEVATIONS

SCALE: 1:50 1:100

DATE: 20/2/08

NUMBER: 01.08.101

REVISION: D