



GROUND FLOOR

No.	Door Size	Ventilation Area (m ²)	Location	INT/EXT	Flw Door	Glazing	Comments
GF-D01	2090 x 2100	-	Stair 1	INT	-	-	Door and Stairlight
GF-D02	2 x 696 x 1981	-	Stair 1	INT	-	-	'rod full height under stair'
GF-D03	1975 x 2100	-	Stair 2	EXT	-	-	Door and Stairlight
GF-D04	2 x 696 x 1981	-	Stair 2	INT	-	-	'rod full height under stair'

No.	Block Structural Opening (WxH) (For height deduct 10mm for lintel)	Ventilation Area (m ²)	Unit	Location	GR Size	Window Summed Finish	Glazing	Comments
GF-W01	600 x 2100	4400	-	Stair 1	180	Black	Safety	
GF-W02	600 x 2100	4400	-	Stair 1	180	Black	Safety	
GF-W03	1342 x 1200	8800	3	Living Room/Kitchen	180	Black	Safety	

HOME
ALL BUILDINGS ARE TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS WITHIN THE HOME DESIGN AND CONSTRUCTION BRIEF.

LIFETIME HOMES STANDARDS
ALL BUILDINGS ARE TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE LIFETIME HOMES STANDARDS AS DEFINED IN THE DOCUMENT MEETING PART M AND DESIGNING LIFETIME HOMES BY THE JOSEPH ROWNTREE FOUNDATION.

CODE FOR SUSTAINABLE HOMES
ALL BUILDINGS ARE TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS WITHIN THE CODE FOR SUSTAINABLE HOMES ASSESSMENT REPORT PREPARED BY TWENTY 16 DESIGN.

ACCREDITED CONSTRUCTION DETAILS
ALL BUILDINGS ARE TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE ACCREDITED CONSTRUCTION DETAILS TO ENSURE INSULATION CONTINUITY AND AIRTIGHTNESS. ACCREDITED DETAIL CHECKLISTS ARE TO BE COMPLETED AND RETAINED FOR EACH DWELLING.

SECURED BY DESIGN
ALL BUILDINGS ARE TO BE CONSTRUCTED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS WITHIN THE SECURED BY DESIGN MANUAL, TO REDUCE THE OPPORTUNITY FOR CRIME AND THE FEAR OF CRIME, CREATING SAFER, MORE SECURE AND SUSTAINABLE ENVIRONMENTS.

DOWNLIGHTERS
NOTE: NO MORE THAN ONE LIGHT FITTING PER 2M² OF CEILING AREA IN EACH ROOM AT CENTRES NOT LESS THAN 0.2M.
ONLY DOWNLIGHTERS WHICH HAVE BEEN SATISFACTORILY ASSESSED IN ACCORDANCE WITH THE PROCEDURE DESCRIBED IN APPENDIX F OF THE ROBUST DETAILS ARE ACCEPTABLE.

SMOKE ALARM SYSTEMS
THE POWER SUPPLY FOR A SMOKE ALARM SYSTEM SHOULD BE DERIVED FROM THE DWELLING'S MAINS ELECTRICITY SUPPLY. THE MAINS SUPPLY TO THE SMOKE ALARMS SHOULD COMPREHEND A SINGLE INDEPENDENT CIRCUIT AT THE DWELLING'S MAIN DISTRIBUTION BOARD (CONSUMER UNIT). IF THE SMOKE ALARM INSTALLATION DOES NOT INCLUDE A STANDBY POWER SUPPLY, NO OTHER ELECTRICAL EQUIPMENT SHOULD BE CONNECTED TO THIS CIRCUIT.

SWITCHES AND SOCKET OUTLET POSITIONS TO COMPLY WITH PART M
(TO BE SET BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL) - DOOR HANDLES, SWITCHES, THERMOSTATS, DOOR BELLS (NOT WINDOW PROMANOVITY) TO BE SET AT A COMMON HEIGHT OF BETWEEN 900 & 1200mm ABOVE FINISHED FLOOR LEVEL.

EMERGENCY FITTING NOTES
ACCORDANCE WITH BS 5499 PART 1 / BS 5586, SIGNS SHALL BE EITHER SUSPENDED FROM THE UNDERSIDE OF THE CEILING ON RODS OR FACE FIXED TO THE PARTITION SYSTEM. ESCAPE LIGHTING IN ACCORDANCE WITH BS 5266.

COMPARTMENTATION
WHERE BATHROOMS OPEN ONTO THE PROTECTED HALLWAY FIRESTOPPING AND FIRE COLLARS ARE TO BE USED TO ENSURE THE COMPARTMENTATION LINE OF THE PROTECTED HALLWAY IS MAINTAINED.

SERVICES LEGEND

- CONSUMER UNIT
- INTERNAL PENDANT LIGHT
- ENERGY EFFICIENT DOWNLIGHTER
- SEALED DOME GLOBE FITTING (WITH ENERGY EFFICIENT BULB)
- ENERGY EFFICIENT LIGHT FITTING
- EXTERNAL WALL MOUNTED LIGHT
- DOUBLE SOCKET OUTLET
- HIGH LEVEL SOCKET OUTLET
- MULTI GRID SWITCH CONTROL PANEL
- HIGH LEVEL SPUR TO MULTI GRID SWITCH PANEL
- SPUR TO MULTI GRID SWITCH PANEL
- SHOWER POINT
- SINGLE LIGHT SWITCH
- MULTI WAY LIGHT SWITCH
- DIMMER CONTROL LIGHT SWITCH
- PIR SENSOR WITH TIME SWITCH
- TV/TELECOM POINT
- TRIVISAT/FRM - COAXIAL POINT
- SMOKE DETECTOR
- HEAT DETECTOR
- CENTRAL HEATING RADIATOR
- HEATING THERMOSTAT
- ISOLATION SWITCH
- ENTRY PHONE HANDSET (with privacy button)
- ENTRY PHONE EXTERNAL CALL POINT
- EXTRACT FAN - RATING AS SPECIFIED ON DRAWINGS.
- FUSED SPUR FOR FUTURE BURGLAR ALARM

WALL LEGEND

- 302.5mm thick cavity wall comprising: 102.5mm thick brick outer leaf (in accordance with relevant materials schedule), 60mm metal cavity, 140mm timber frame incorporating: 110 layer of 140mm 'Crown Frame Therm 35' insulation by Knauf Insulation or similar approved insulation.
- 230mm thick wall comprising: Metkey Element Casual Weatherboard/Handle Plank boarding fixed to 25x38mm treated SW battens fixed to Hanson Contobac Ferrelle blockwork or similar approved to outer leaf with 60mm metal cavity, 140mm timber frame incorporating: 110 layer of 140mm 'Crown Frame Therm 35' insulation by Knauf Insulation or similar approved insulation.
- 250mm thick separating wall comprising: 80mm timber frame incorporating: 110 layer of 90mm 'Crown Frame Therm' insulation by Knauf Insulation or similar approved insulation either side of 70mm cavity with 18mm sheathing board and fixed with mineral wool or batts with a density of 15-40kg/m³. Wall finish to be 12.5mm thick Gyproc Wallboard fixed over 18mm thick Gyproc Plank (4x18s staggered) fixed to Timber frame. WALL CONSTRUCTION STRICTLY IN ACCORDANCE WITH ROBUST DETAIL E-WT-2.
- 88mm timber frame partition. Wall finish to be 12.5mm thick Gyproc Wallboard either side.
- 88mm timber frame partition incorporating 110 layer of 65mm thick batten APR 1200 or similar approved. Wall finish to be 12.5mm thick Gyproc Wallboard either side. See timber frame manufacturers drawings for specific requirements.
- 88mm loadbearing timber frame partition. Wall finish to be 12.5mm thick Gyproc Wallboard either side. See timber frame manufacturers drawings for specific requirements.
- 88mm loadbearing timber frame partition incorporating 110 layer of 65mm thick batten APR 1200 or similar approved. Wall finish to be 12.5mm thick Gyproc Wallboard either side. See timber frame manufacturers drawings for specific requirements.

rev	date	by	description
E	23-06-13	RE	Radiator Positions Indicated.
D	22-03-13	RE	Updated in accordance with BPM Comments.
C	19-02-13	RE	Bathroom services updated in accordance with BPM Comments.
B	08-02-13	RE	Updated in accordance with BPM Comments.
A	15-01-13	RE	Plot 12 Gas Meter Position Indicated.

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client: **Parkland Developments Ltd**

project: **Former Public House Site South Road South Oxendon**

plan title: **Ground Floor Plan**

scale: **1:50** drawn by: **RE**

date: **Nov 2012** checked: **SM**

drawing no: **1040/102** revisions: **E**

Client: **Parkland DEVELOPMENTS**
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NOTE:
Drawings to be read in conjunction with layouts and details provided by Timber Frame Designer & Manufacturer

NOTE:
All Contractors/Sub-Contractors must carry out their own Hazard Identification and Risk Assessment for all works that they will be undertaking. All Contractors/Sub-Contractors must provide a Method Statement which identifies their method of carrying out the works and eliminating all Hazards associated with the Task. All Contractors/Sub-Contractors are responsible for ensuring that their operatives carry out works in accordance with the Method Statement which they provide.

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Do Not Scale from this drawing. If you require confirmation of any dimensions please contact Esposito McLean Architectural Consultants Ltd.