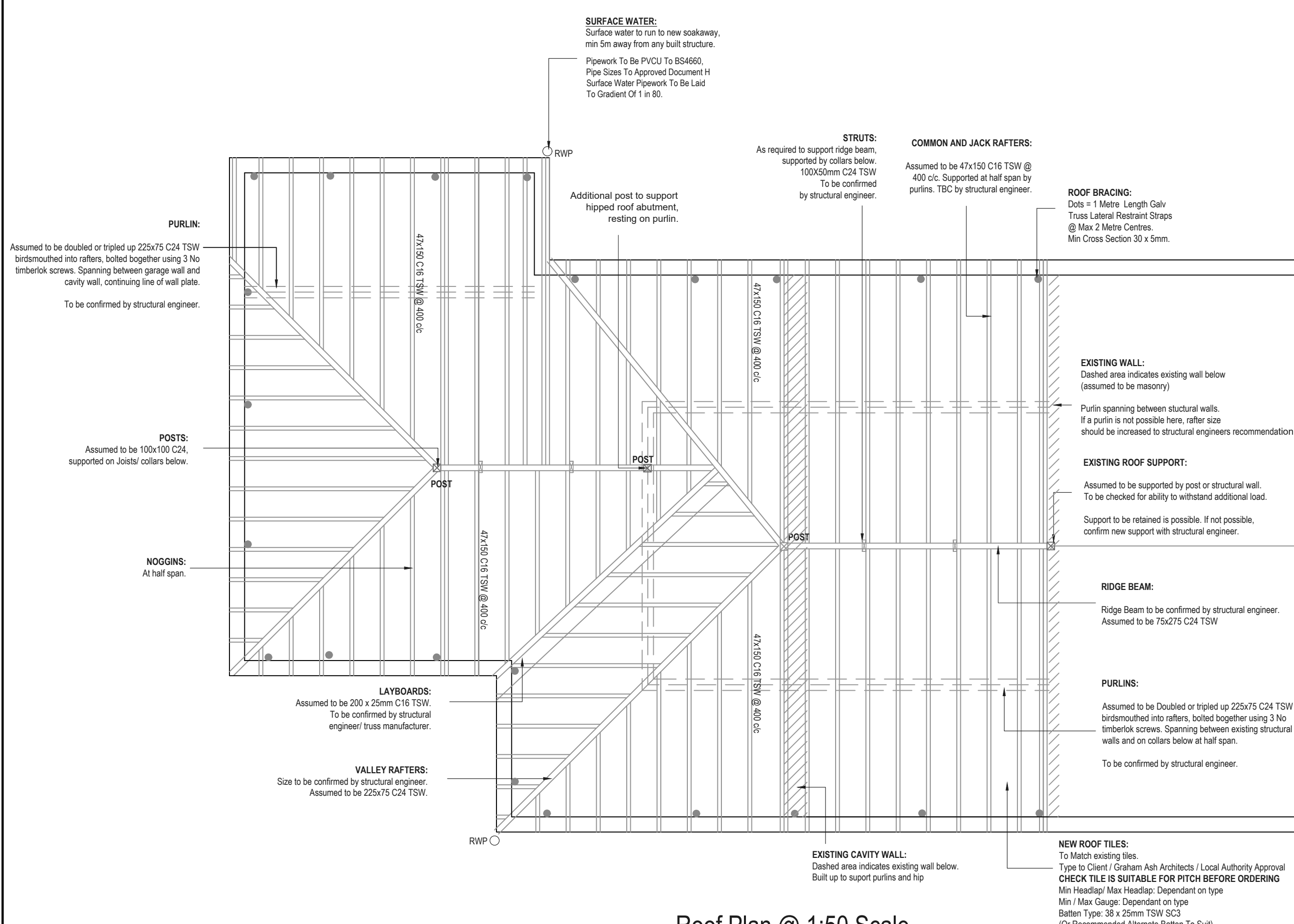
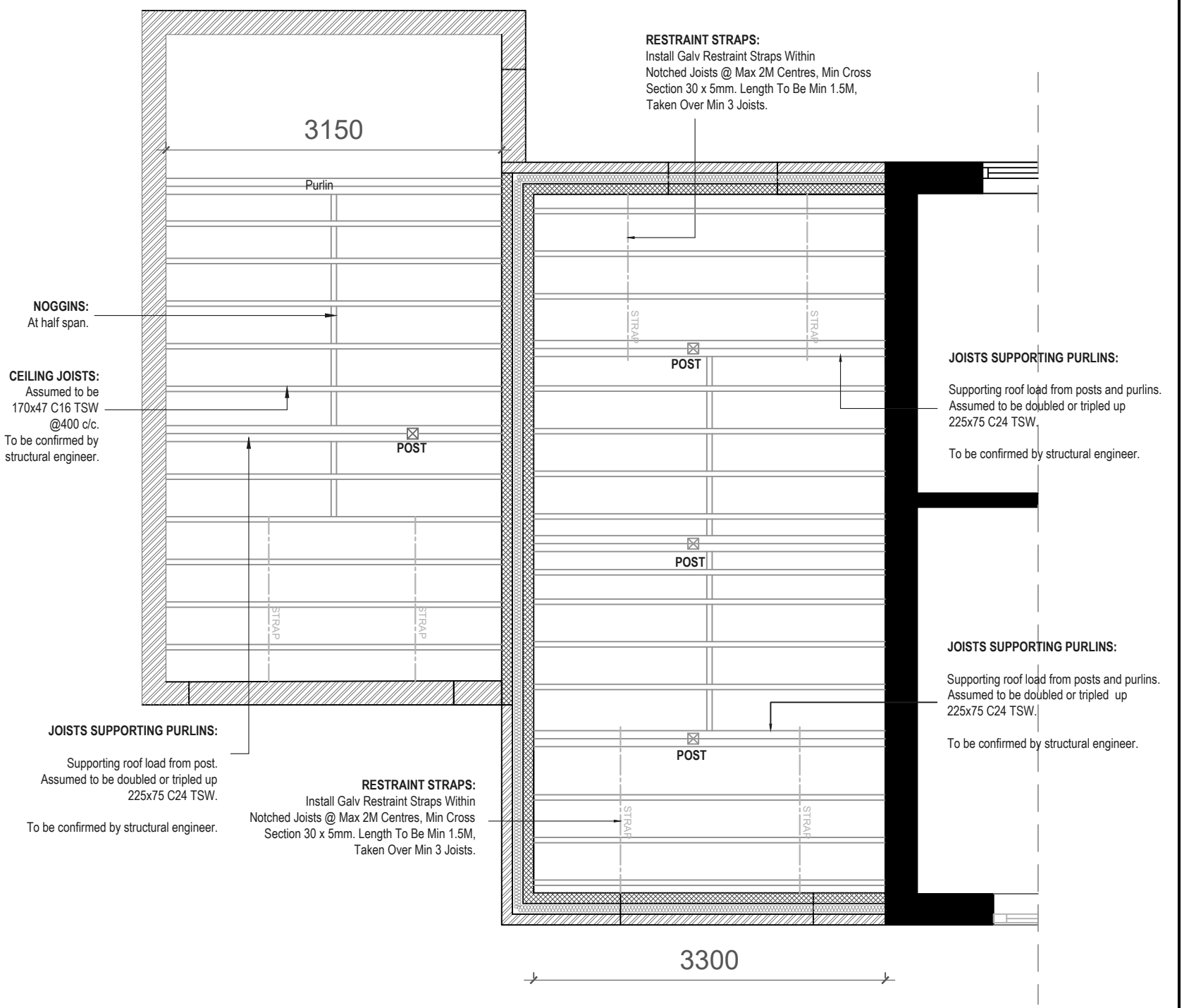


Floor Plan @ 1:50 Scale



Roof Plan @ 1:50 Scale



Ceiling Joist Plan @ 1:50 Scale

SERVICE LEGEND

	*Recessed Spot Lamp (Efficient) (Water resistant To Wet Rooms)		Recessed Mounted Light Switch.
	Hanging Ceiling Light Fixture (Efficient)		Radiators To Be Positioned & Specified As Shown On Plan.
	Central Heated Towel Rail		Ceiling Mounted Extract Fan
	Double Socket Outlet, Low Level, Recessed		TV, FMDAB, CAT 6 Socket, Recessed
	High Level Extract Fan Isolator Switch		
	Mains Interlinked Smoke Alarm With Battery Backup		
	Mains Interlinked Heat Detector Alarm With Battery Backup. Interlinked to other alarms.		

* Recessed / Ceiling Mounted Fittings Must Maintain Fire Integrity Of Ceiling
As A minimum Efficient Light Fittings To Be Installed To 1 Of All Rooms Including Living Area, Landing, Entrance Lobby & Kitchen
All Switches Consumer Unit & Socket Outlets To Be Positioned Between
+450mm & +1200mm FFL (Document M, Section 5, Diagram 2)
Electrical Installation: This is a schematic plan, exact locations are to be determined by
electrician on site by holding an electrical walkthrough on the building with the client once
framing is completed.
Electrical Work To Be Carried Out By A Competent Person Registered With An Electrical
Self Certification Scheme Authorised By The Secretary Of State. A Self Certification Must
Be Submitted To The City Council For All Notifiable Work
At Completion.
ELECTRICAL INSTALLATIONS:
All new electrical installations must be carried out in accordance with
requirement P1 of schedule 1 of the Building Regulations 2010. An electrical
installation certificate to BS 7671:2018, issued by a competent electrician,
registered with an electrical self certification scheme should be submitted to
the council prior to completion of building work on site.
ENERGY EFFICIENT LIGHT FITTINGS:
Energy efficient light fittings to be installed in accordance with Approved
Document L 2010 edition.
RADATORS:
New radiators to be installed with TRVs. Pipes insulated in accordance with
Approved document L.

MEASUREMENTS
All Measurements Shown Are To Be Checked On
Site Before Work Commences Where Possible.
Any Discrepancies Should Be Reported To The
Architect Who Will Take Appropriate Action.
All dimensions are not to finishes unless otherwise
indicated With * or as 'CLEAR'
Generally dimensions are either...
1. From Stud to Stud
2. Masonry To Masonry
3. From Masonry to Stud.
STRUCTURAL ENGINEER
All items that ensure structural stability (Lintels, Beams etc.)
or indicated 'To Structural Engineers Details' Are The
Responsibility Of The Appointed Structural Engineer.
Builder To Build Strictly To Engineers Drawings Even If This
Drawing Shows A Different Detail To That Of The Engineer.

	New WC Type: To Clients Choice Outlet: Horizontal Trap: 100mm Waste: 100mm Sill: 50mm
	New Washbasin Type: To Clients Choice Trap: 32mm Waste: 50mm Sill: 75mm
	New Shower Type: To Clients Choice Trap: 40mm Waste: 50mm Sill: 50mm

WALL TYPE 1 (WT1)
EXTERNAL WALL
U Value Of This Construction:
Using 100mm Dribble 32 Full Fill = 0.26W/mK
Using 100mm Dribble 34 Full Fill = 0.27W/mK
Outer Skin Of Brickwork To Planning drawings.
Type & Colour To Graham
Ash Architects & Local Authority Approval
100mm Cavity Full Filled
With Knauf Dribble 32/34 Slabs
Followed By 100mm Celcon
Standard Grade Block (3.6N/mm²)
Blockwork in foundation assumed to be Celcon
High strength block (7.3N/mm²)
Followed By 13mm Wet Plaster Finish
Install Stainless Vertical Twist Type Wall Ties At:
750mm Horizontal Centres
450mm Vertical Centres
Structural elements to be approved
by structural engineer.

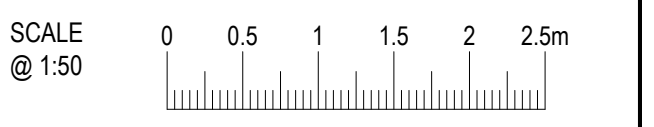
WALL TYPE 2 (WT2)
CAVITY WALL BETWEEN BEDROOM
AND GARAGE
100mm Cavity Full Filled
With Knauf Dribble 32 Slab.
100mm Celcon Standard Grade Block
(3.6N/mm²) to both sides.
Blockwork in foundation assumed to be Celcon
High strength block (7.3N/mm²)
Internally: 13mm Wet Plaster Finish.
Install Stainless Vertical Twist Type Wall Ties At:
750mm Horizontal Centres
450mm Vertical Centres
Structural elements to be approved
by structural engineer.

WALL TYPE 3 (WT3)
DOUBLE SKIN BRICKWORK
WALL TO GARAGE
Brickwork To Planning drawings.
Type & Colour To Graham
Ash Architects & Local Authority Approval
Structural elements to be approved
by structural engineer.

WALL TYPE 4 (WT4) @ 1:10
SOUND INSULATED
STUD PARTITION
50x75 c16 TSW Studs & Top & Sole Plates
(SIZE TO SUIT)
Fixed With Nails/Framing Anchors
TSW Studs @ 400mm C/C
75mm Acoustic Mineral Wool Installed
Between Studs As Sound Insulant
1 Layer Of 12.5mm Plasterboard Each Side
(moisture resistant plasterboard with continuous
vapour barrier behind to wet areas)
3mm Skim Coat To Plasterboard
Finish to clients choice.

WALL TYPE 5 (WT5)
STRUCTURAL INTERNAL
MASONRY WALL
100mm Celcon
standard block (3.6N/mm²)
Internally: 13mm Wet Plaster and
skim coat finish to either side.
Moisture resistant to wet rooms.
Expansion joints as recommended
by manufacturer.

Revision B 17.03.22 R.A
-Garage set back 2025mm



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This drawing is copyright and remains the property of Graham Ash Architects.
All dimensions are to be checked on site. Any discrepancies are to be reported
to the Architect before work commences. The scheme is subject to town
planning and all other necessary consents.

PROJECT:
13 Hartley Road,
Bishopstoke,
SO50 8JD

TITLE:
Detailed floor plans

DESIGNED BY: GA	DATE: 01.03.22	DRWN / DTALD BY: R.ASH
SCALE: 1:50 @ A1	PLOTTED: 14.03.22	REV: B

PURPOSE OF ISSUE:
☒ information ☐ approval ☐ tender ☐ construction

DWG. NO.
21-006-10RevB