



GROUND FLOOR

DO NOT SCALE DIMENSIONS FROM DRAWING

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS AND DOCUMENTS. THE USER SHOULD CONSULT THE DRAWING ISSUE REGISTER FOR DETAILS.
4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
5. THE ENGINEER/ARCHITECT SHOULD BE CONTACTED IMMEDIATELY IF THE ASSUMPTIONS USED IN THE DESIGN DIFFER TO THAT FOUND ON SITE.

CONFIGURATION

GROUND FLOOR TOTAL AREA: 185.9m²
 FIRST FLOOR TOTAL AREA: 117.9m²
 TOTAL SITE AREA: 1610m²

ELECTRICAL KEY

- ⊕ LOW VOLTAGE SPOTLIGHTS
 - ⊕ PENDENT TYPE LIGHT FITTING
 - ⊕ LIGHT SWITCH (ONE WAY)
 - ⊕ LIGHT SWITCH (TWO WAY)
 - ⊕ SINGLE SWITCHED SOCKET (LOW LEVEL)
 - ⊕ DOUBLE SWITCHED SOCKET (LOW LEVEL)
 - ⊕ SINGLE SWITCHED SOCKET (HIGH LEVEL)
 - ⊕ DOUBLE SWITCHED SOCKET (HIGH LEVEL)
 - ⊕ TV AERIAL SOCKET
 - ⊕ EXTRACT FAN
 - ⊕ EXTRACT POINT
 - ⊕ EXTERNAL LIGHTING
 - ⊕ SMOKE DETECTOR
 - ⊕ HEAT DETECTOR
- DENOTES HIDDEN LINE
 - DENOTES LINE OF STEELWORK OVER
 - ▨ DENOTES STRUCTURAL WALL IN CONCRETE BLOCK
 - ▨ DENOTES STRUCTURAL WALL IN BRICK
 - ▨ DENOTES NON STRUCTURAL STUD WALL
 - ▨ DENOTES INSULATION
 - DENOTES WALL TO BE DEMOLISHED

ELECTRICAL & MECHANICAL

1. The electrical and mechanical works shown on this drawing are a representation of the client's requirements only and it is the responsibility of the specialist to design and provide details, drawings and provide instruction and maintenance manuals and records.
2. These items are to be fitted by a specialist contractor who is NICEIC approved and should refer to the specialist drawings for electrical wiring and mechanical ventilation and heating systems.
3. All light switches to be positioned 1200mm above floor max.
4. All plug sockets to be positioned 450mm above floor except kitchen & utility areas which are 1200mm high.
5. Efficient low energy lighting is required to satisfy Approved Doc P.
6. All fire detection to be mains operated & interlinked to comply with BS 5839.
7. All electrical work is to be completed & inspected by a registered competent persons registration scheme and an adequate certificate to be issued prior to completion.
8. Smoke detectors and heat detectors to be inter linked & separately mains operated & independent & battery backup.
9. Extractor to be humidity thermo-statically controlled vent with heat recovery system.
10. All works to comply with approved document R to be equipped with in building physical infrastructure to enable high speed broadband (30Mbps)

B	Client Amendments	28/11/23	JG
A	Roof Lights Added	27/09/23	JG
Rev.	Amendments	Date	By

Keystone Design Associates Ltd.
 Registered Office
 Development House
 281 Church Street
 Blackpool
 FY1 3PB
 Tel. No. 01253 649040
 Fax. No. 01253 752901
 Email : info@keystonedesign.co.uk

PROJECT ADDRESS
 CARR END FARM, SMITHY LANE,
 STALMINE, FY6 0PZ

PROJECT TITLE
 BUILDING REGULATIONS DRAWINGS

DRAWING TITLE
 PROPOSED GROUND FLOOR PLAN

Client	MR R FENTON	Scales@A1	1:50 @A1
Drawn	JG	Checked	Date 04/09/23

DRAWING No. **RF/GFP/01AA** Revision

THIS DRAWING & CONTENTS ARE THE PROPERTY OF KEYSTONE DESIGN ASSOC LTD. UNAUTHORISED REPRODUCTION OF THE WHOLE OR ANY PART THERE OF INFRINGES COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.
 H:\documents\Drawings\2023\Carr End Lane, Carr End Farm