

ALL PLASTERBOARD TO WALLS AND CEILINGS TO BE MIN. OF 10KG/M

**PART P – ELECTRICAL SAFETY REQUIREMENT**  
ELECTRICAL INSTALLATION FOR THIS DWELLING IS TO BE DESIGNED AND INSTALLED BY A QUALIFIED/CERTIFIED ELECTRICIAN. IN EITHER CASE COMPLIANCE WITH BS7671 REQUIRED

**PART G – WATER EFFICIENCY**  
ON COMPLETION OF THE DWELLING THE BUILDER MUST PROVIDE TO THE LOCAL AUTHORITY WATER EFFICIENCY AND WHOLESOME WATER CONSUMPTION CALCULATIONS IN ACCORDANCE WITH THE APPROVED DOCUMENT. THE POTENTIAL CONSUMPTION OF WHOLESOME WATER SHOULD BE SHOWN TO BE LESS THAN 125 LITRES PER PERSON PER DAY AS CALCULATED BY 'THE WATER EFFICIENCY CALCULATOR'

THE HOT WATER SUPPLY TO ANY BATH SHOULD INCLUDE MEASURES TO PREVENT THE TEMPERATURE EXCEEDING 48 DEGREES CENTIGRADE  
ANY HOT TAPS ARE TO BE ON THE LEFT HAND SIDE OF THE BASIN/SINK/BATH.  
HOT WATER SYSTEMS WITH STORAGE VESSELS ARE TO INCORPORATE PRECAUTIONS TO PREVENT THE STORED WATER EXCEEDING 100 DEGREES CENTIGRADE. ANY SAFETY FEATURES ARE TO BE VISIBLE IN ACCORDANCE COMMISSIONING OF HEATING & HOT WATER SYSTEMS AND OPERATING AND MAINTENANCE INSTRUCTIONS OF THE FIXED BUILDING SERVICES TO BE PROVIDED ON COMPLETION TO ENABLE THE OWNER/OCCUPANT TO USE THE SYSTEM EFFICIENTLY. REFER TO PLUMBING AND HEATING NOTES FOR FURTHER INFORMATION ON HEATING SYSTEM.  
HOT WATER PIPES TO BE INSULATED THROUGHOUT THEIR LENGTH.

**SURFACE WATER**  
PLEASE NOTE THAT THE RAINWATER POSITIONS SHOWN ARE INDICATIVE ONLY AND EXACT NUMBER REQUIRED AND THEIR POSITIONS ARE TO BE ESTABLISHED ON SITE BY THE BUILDER AND APPROVED BY THE LOCAL BUILDING CONTROL.  
RAINWATER COLLECTION TO GO TO NEW 3M<sup>3</sup> SURFACE WATER DRAINS TO REAR OF SITE

ALL SVP'S TO BE VENTED AT HIGH LEVEL VIA RIDGE OR SIMILAR

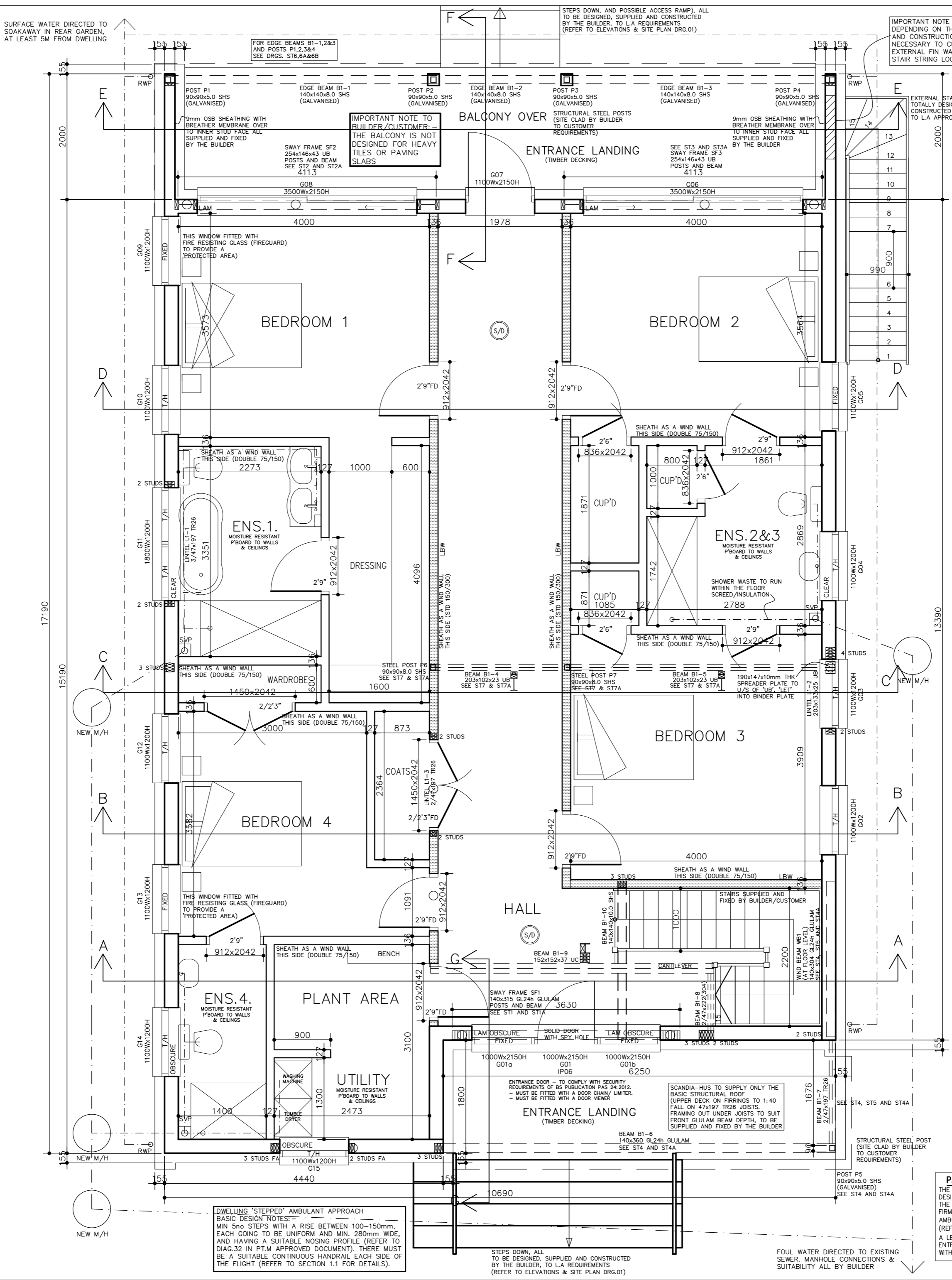
**PART L – LIGHTING**  
PROVISION FOR 'EFFICIENT LIGHTING' TO COMPLY WITH PART L1 OF THE CURRENT APPROVED BUILDING REGULATIONS DOCUMENT. 100% OF LIGHT FITTINGS NEED TO BE ENERGY EFFICIENT.  
ANY EXTERNAL LIGHTING SHOULD AUTOMATICALLY EXTINGUISH IN DAYLIGHT HOURS & ALSO WHEN NOT REQUIRED AT NIGHT. 150 WATTS MAX PER FITTING.  
ALL LIGHT SWITCHES, POWER SOCKETS, TV SOCKETS, TELEPHONE JACK POINTS ETC SHOULD BE POSITIONED BETWEEN 450mm–1200mm ABOVE FINISHED FLOOR.  
UNDER THE DOMESTIC BUILDING SERVICES GUIDE A MAXIMUM OF 6 LIGHTS CAN BE OPERATED BY 1 SWITCH.

**WINDOWS**  
ALL WINDOWS AND DOORS TO BE MECHANICALLY FIXED.  
ALL GROUND FLOOR WINDOWS AND DOORS TO COMPLY WITH BS PUBLICATION PAS 24:2012.  
MEANS OF ESCAPE WINDOWS TO PROVIDE A CLEAR OPENING OF 450x750MM.

BUILDING TO BE EQUIPPED WITH A HIGH-SPEED-READY-IN BUILDING INFRASTRUCTURE TO ALLOW INSTALLATION OF DEVICES CAPABLE OF USING BROADBAND GREATER THAN 30 Mbps.

- (S/D) SMOKE DETECTOR
- (H/D) HEAT DETECTOR
- (C/M) CARBON MONOXIDE DETECTOR

**GROUND FLOOR PLAN**  
EXTERNAL FLOOR AREA EXC. VERANDAH = 159.25M<sup>2</sup>



IMPORTANT NOTE TO BUILDER:—  
DEPENDING ON THE EXTERNAL STAIR DESIGN AND CONSTRUCTION, IT WILL PROBABLY BE NECESSARY TO CUT DOWN THE TOP OF THE EXTERNAL FIN WALL PANEL, BETWEEN THE STAIR STRING LOCATION.

IMPORTANT NOTE TO BUILDER/CUSTOMER:—  
THE BALCONY IS NOT DESIGNED FOR HEAVY TILES OR PAVING SLABS

**PART 'M' PRINCIPAL DOOR APPROACH**  
THE APPROACH TO THE ENTRANCE DOOR TO BE DESIGNED, SUPPLIED & FIXED BY THE BUILDER. THE PATH MUST BE A MIN. 900mm WIDE & HAVE A FIRM & EVEN SURFACE. THE APPROACH WILL BE 'AMBULANT STEPPED' APPROACH TO L.A. APPROVAL (REFER TO ADDITIONAL NOTES ON STEPS ADJACENT). A LEVEL LANDING WILL BE PROVIDED OUTSIDE THE ENTRANCE DOOR & THE DOOR WILL BE FITTED WITH SPECIAL LOW THRESHOLD.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ANY OTHER RELEVANT DRAWINGS AND THE CONSTRUCTION MANUAL. THE BUILDER SHOULD CHECK ALL LEVELS AND SITE DIMENSIONS BEFORE WORK STARTS AND NOTIFY SCANDIA-HUS LIMITED & ANY SUCH REPRODUCTIONS SHOULD INCLUDE THIS & THE FOREGOING STATEMENT  
IF IN DOUBT PLEASE ASK

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| REV | DESCRIPTION                     | DATE     | DRN | CHK |
|-----|---------------------------------|----------|-----|-----|
| A   | GENERAL REVISIONS               | 04/05/23 | CC  |     |
| B   | GENERAL REVISION                | 01/06/23 | CC  |     |
| C   | UPDATED FOR BUILDING REGS       | 22/8/23  | LW  |     |
| D   | GENERAL REVISIONS               | 30/8/23  | LW  |     |
| E   | G07 UPDATED FROM WINDOW TO DOOR | 7/9/23   | JP  |     |
| F   | UPDATED FOR CALL OFF            | 5/1/24   | TM  |     |
| G   | BLDG REGS QUERIES               | 9/2/24   | TM  |     |

DWELLING TO HAVE MECHANICAL EXTRACT SYSTEM – TRICKLE VENTS REQUIRED TO WINDOWS

NORRSKEN ALI-CLAD WINDOWS (FIRE RESISTING/FIREGUARD WHERE NOTED ON PLANS)

UF HEATING TO BOTH FLOORS BY ROBBENS



FOR  
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TITLE  
**GROUND FLOOR PLAN LAYOUT**

|                        |                             |                         |
|------------------------|-----------------------------|-------------------------|
| C/No.<br><b>237439</b> | O/No.                       | SCALE<br><b>1:50@A2</b> |
| DRAWN<br><b>CC</b>     | DRAWING NUMBER<br><b>02</b> | DATE<br><b>25/04/23</b> |
|                        |                             | REV G                   |