



MR & MRS GHABACHI

DESIGN PROPOSAL @

196 UPPER WOODCOTE ROAD
CAVERSHAM HEIGHTS / READING
RG4 7JU

LEGEND

- LIGHT SWITCH (DIMMER TO BE CONFIRMED)
- LED RECESSED SPOTLIGHTS MATRIX TO BE AGREED
AGREED WITH CLIENT (DIMMER TO BE CONFIRMED)
- HIGH LEVEL SOCKET
- LOW LEVEL SOCKET
- SWITCHED SINGLE 13amp SOCKET
- WALL MOUNTED HIGH LEVEL LED LIGHT
- EXTERNAL WALL MOUNTED LIGHT FITTING
- EXTERNAL ELECTRIC DOUBLE SOCKET
- CEILING MOUNTED LED LIGHT
- CEILING MOUNTED PENDANT
- UNDER FLOOR HEATING
- RADIATOR (RAD)
- FAN
- SMOKE
- HEAT

* ALL ELECTRICAL DESIGN IS PROVISIONAL SUBJECT
TO CLIENTS CONFIRMATION. ADDITIONAL INPUT TO
BE CONSULTED BETWEEN CLIENT AND CONTRACTOR.
* NEW LIGHT FITTINGS SHOULD HAVE LAMPS WITH A
MINIMUM LUMINOUS EFFICACY OF 75 LIGHT SOURCE
LUMENS PER CIRCUIT WATT. EXTERNAL LIGHT FITTINGS
SHOULD BE FITTED WITH AUTOMATIC CONTROLS WHICH
SWITCH LUMINAIRES OFF IN RESPONSE TO DAYLIGHT

CONSTRUCTION METHOD AND MATERIALS:

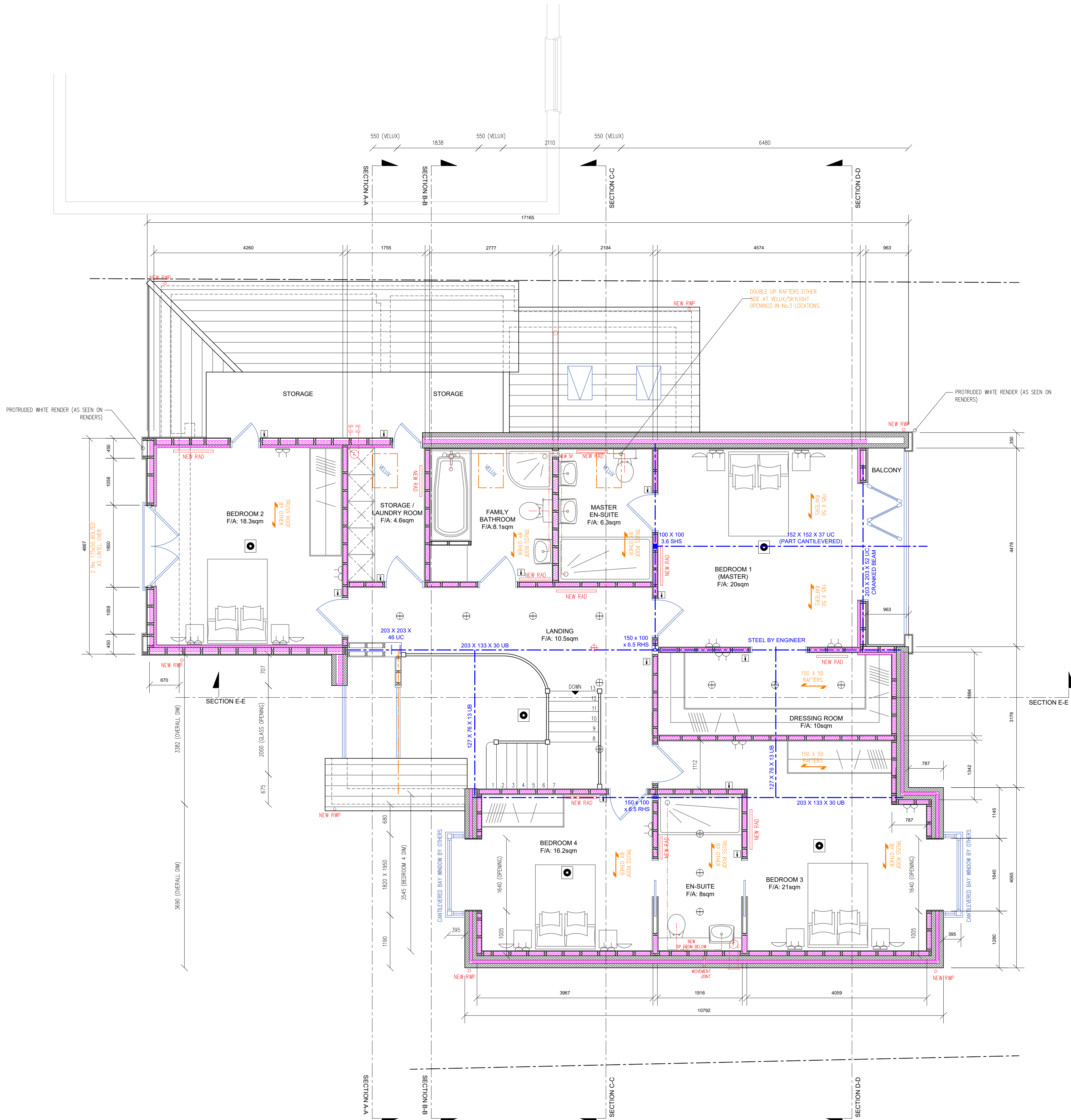
FOUNDATIONS	TRADITION 1M DEEP TRENCH
GROUND FLOOR CON.	175 x 150 SUSPENDED BLOCK & BEAM
MASONRY WALLS (GF)	BLOCK - CAVITY - BRICK
MASONRY WALLS (FF)	"SEE SECTIONAL DETAIL"
FIRST FLOOR JOISTS	EASI JOISTS BY OTHERS
FLAT ROOF JOISTS	195 X 50 (C24) @ 400 C/C
CEILING JOISTS	195 X 50 (C24) @ 400 C/C
RAFTERS	195 X 50 (C24) @ 400 C/C
BEAM 1	BY ENGINEER
BEAM 2	BY ENGINEER

NOTES:

- CONTRACTOR MUST CHECK DIMENSIONS ON-SITE PRIOR TO COMMENCEMENT OF WORKS.
- ANY DISCREPANCIES OR UNCLARIFIEDS MUST BE REPORTED TO THE PROJECT MANAGER.
- BOUNDARIES HAVE BEEN ASSUMED ON SITE. CLARIFICATION AND CORRECTION OF BOUNDARY MUST BE TAKEN UP WITH A LEGAL PARTY.
- ALL DRAWINGS ARE TO BE RUN-ORDERED BY THE LOCAL AUTHORITY, OR AN ALLOCATED INDEPENDENT BUILDING CONTROL SUPERVISOR AND APPROVED.
- ANY UNEXPECTED USAGE OR REPRODUCTION OF THIS DESIGN LTD DRAWINGS ARE SUBJECT TO INTELLECTUAL PROPERTY AND COPYRIGHT LAWS AND MUST BE APPROVED BY PRIOR WRITTEN CONSENT.
- STRUCTURAL ELEMENTS AND SUPPORTS MUST BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER, THAT HAS PROVIDED SUPPORTIVE CALCULATIONS TO BE APPROVED BY THE LOCAL AUTHORITY BEFORE INSTALLATION.
- NON-SPECIFIED MATERIALS MUST BE CONSULTED AND APPROVED BY ALL RELEVANT PARTIES PRIOR TO INSTALLATION.



SCALE 1:50

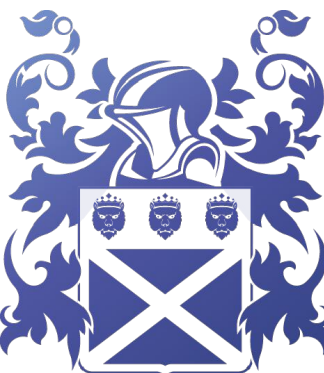


PROPOSED FIRST FLOOR PLAN

1:50 @ A1
JULY 2023
23118.S.BC-15
REV A
HAYDEN COOPER

HAC DESIGNS LTD
100 BERKSHIRE PLACE
WHARFEDALE ROAD,
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HAC
DESIGNS