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LEGEND - FLOOR PLANS
REFER TO SEPARATE CONSTRUCTION SPECIFICATION FOR BLOCK TYPES AND STRENGTHS

	103mm FACING BRICKS - EXTERNAL WALLS
	100MM AGGREGATE BLOCK THERMAL CONDUCTIVITY 0.19W/MK, DENSITY 1350-1650kg/m ³ MORTAR DESIGNATION (B) TO BS5628 P1.1 WITH MARLEY CEDRAL BOARDING
	100mm BLOCKWORK WITH MORTAR DESIGNATION III - EXTERNAL WALLS (3.6N/mm ² BLOCKS WITH 1:1:6 MORTAR)
	100mm BLOCKWORK WITH MORTAR DESIGNATION III - EXTERNAL WALLS (10.4N/mm ² BLOCKS WITH 1:1:6 MORTAR)
	100/200mm 3.6N/mm ² LOAD BEARING BLOCKWORK - BONDED INTO EXTERNAL WALL AND BUILT OFF CONCRETE FOUNDATION
	75mm WIDE TIMBER STUDWORK NON LOADBEARING INTERNAL PARTITIONS
	75mm WIDE TIMBER STUDWORK NON LOADBEARING INTERNAL PARTITIONS, WHERE PARTITION IS BETWEEN HABITABLE ROOMS, OR TO BATHROOMS, OR TO W.C.S, THE VOID IS TO BE FILLED WITH MINERAL FIBRE INSULATION TO PROVIDE A MINIMUM SOUND REDUCTION INDEX OF 40dB
	BRACED STUDWORK

STANDARD NOTES - FLOOR PLANS

- A) ALL WATER SUPPLIES TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH THE WATER INDUSTRY ACT 1999 AND THE WATER SUPPLY (WATER FITTINGS) REGULATIONS 1999.
- B) WHERE SVPS ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE DURGEO VALVES CAN BE USED.
- C) 100mmØ SVPS TO BE BOXED IN WITH SOUND DENSIFIED QUILT FITTED TO FILL VOID.
- D) WHERE DURGEO VALVE/AIR ADMITTANCE VALVES ARE NOTED THEY SHALL BE INSTALLED ABOVE THE HIGHEST WASTE OUTLET.
- E) WHERE SERVICES ENTER THROUGH FLOOR PROPRIETARY FIRESTOPPING SURROUND TO BE USED TO GIVE 1HR FIRE RESISTANCE AT EACH FLOOR LEVEL JUNCTION
- F) LOW LEVEL BOXING TO BE PROVIDED WITHIN ALL ENSUITES/BATHROOMS TO ENCASE PIPES.
- G) FOR REQUIREMENTS OF HEATING SYSTEM AND COLD WATER STORAGE REFER TO SERVICES CONSULTANT DESIGN AND DETAILS.
- H) MAIN ENTRANCE TO HAVE FLUSH THRESHOLD MAX. 15mm UPSTAND, MIN. 1200mm LONG RAMP/LANDING UP TO MAIN ENTRANCE DOOR TO BE LAID TO FALLS OF MIN. 1:50 MAX. 1:20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH)
- I) LOFT HATCH TO BE HALF HOUR FIRE RESISTANT DRAFT SEALED AND INSULATED.
- J) REFER TO SEPARATE CONSTRUCTION SPECIFICATION FOR FURTHER DETAILS.
- K) DIMENSIONS SHOWN ARE STRUCTURAL.
- L) GUARDING TO BE PROVIDED TO FIRST FLOOR WINDOWS WHERE OPENING PART OF WINDOW IS BELOW 800mm FROM FINISHED FLOOR LEVEL. VERTICAL BALUSTRADES AT MAX 90mm CENTRES.

- 1) ALL WINDOWS DOUBLE GLAZED. WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS IN ACCORDANCE WITH PART F - REFER TO CONSTRUCTION SPECIFICATION AND SCHEDULES FOR DETAILS
- 2) PROPRIETARY CAVITY CLOSER THERMABATE OR SIMILAR TO REVEALS. FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS AND MFG RECOMMENDATIONS
- 3) MIN. 1200mm LONG RAMP/LANDING UP TO FRONT ENTRANCE DOOR TO BE LAID TO FALLS OF- MIN. 1:50 MAX. 1:20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH)
- 4) FLUSH THRESHOLD
- 5) WALL MOUNTED ELECTRICITY METER BOX
- 6) KITCHEN TO BE VENTILATED BY MECHANICAL VENTILATION DUCTED THROUGH FLOOR
- 7) 100mmØ SVP TO BE BOXED IN WITH SOUND DENSIFIED QUILT WRAPPED AROUND PIPE
- 8) WALL MOUNTED GAS METER BOX
- 9) UNOBSTRUCTED AREA TO COMPLY WITH PART M 3 SECTION 10.3 OF THE BUILDING REGULATIONS
- 10) UNDER FLOOR HEATING TO GROUND FLOOR
- 11) L11 x1200kg OVER BOTH METERS
- 12) 440x100x215 DEEP MASS CONCRETE PADSTONES TO BEAMS
- 13) MIN. 100mm STEP UP FROM GARAGE TO HOUSE FLOOR
- 14) 2No. 178x102 UB (S275)
- 15) 2No. 203x133x25 UB (S275)
- 16) 2No. 254x146x43 UB (S275)
- 17) MOVEMENT JOINT
- 18) 10.4N/mm² BLOCKWORK

PART F - SYSTEM 1 VENTILATION REQUIREMENTS						
AREA (m ²)	BEDROOMS	ADDITIONAL OCCUPANCY (Bed Spaces extra excl. Bed 1)	BASIC VENTILATOR AREA	ADDITIONAL VENTILATOR (Table 5.2a, step 2.0)	TOTAL BACK EXHAUST VENTILATOR (SCHEMED)	NO OF VENTS @ 4,000mm ² EQUIV. AREA
NO MORE THAN 147	4	3	65000	35000	30000	130000
						30no = 116000

VENTILATION REQUIREMENTS
CLDARKS = 60%, KITCHEN = 30% adjacent to the hob, increased to 60% located elsewhere, UTILITY = 30%, ENSUITES & BATHROOMS 15%
System 1 approach to Part F (2012) has been used - Additional occupancy is the additional number of bed spaces over Double master bed & remaining bedrooms as 1 single beds. Additional bed spaces or occupants calculated as an extra bedroom in when applying the table 5.2A figures. Basic ventilator area is taken from table 5.2B in AD F1. Additional floor area ventilation = 5000mm² for every additional 10m² over 100m² floor area. Additional occupancy vents are where the calculated no of bedrooms (actual & additional occupants/bedrooms) exceeds 5 in table 1.2a. 10,000mm² per additional bedroom over 5.
FITTON TRIVENT 4000 trickle vent used @ 4000mm² equivalent area. Where the no. of trickle vents can not be accommodated in the available voidance, then Ryton Aircore through the wall ventilators at 7000mm² are to be used to make up the ventilation requirements.

FLOOR AREAS			
FLOOR	NET INTERNAL FLOOR AREA TO STRUCTURE (m ²)	NET INTERNAL FLOOR AREA TO STRUCTURE (m ²)	NET INTERNAL FLOOR AREA TO STRUCTURE (m ²)
GROUND FLOOR	68.94 sqm	742.12 sqft	
FIRST FLOOR	75.66 sqm	814.42 sqft	
TOTAL	144.6 sqm	1556.54 sqft	

Rev.	Date	Description	Drawn	Checked
C	03.02.16	CONSTRUCTION ISSUE. KITCHEN AND FAMILY AREA REPOSITIONED & WINDOW/DOOR POSITIONS AMENDED. WATER INTAKE REPOSITIONED. BOILER REPOSITIONED. WINDOWS & EXTERNAL DOORS RENUMBERED. INTERNAL GARAGE DOOR REPOSITIONED.	TM	PJB

Client **Christopher Wren developments**
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Project **10 WINCHCOMBE ROAD TWYFORD**

Drawing Title **PLOTS 1, 2, 3 & 4 GROUND & FIRST FLOOR LAYOUTS**

Scale 1:50 @ A1 Drawn TM Checked PJB

Date AUG 2015 File WORKING Drawing Status

DrngNo: P1223/PLT1-4/102 Rev. C CONSTRUCTION

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ELECTRICAL LEGEND			
Symbol	Description	Symbol	Description
	Light switch, 1 way switched.		High Level Security 500w flood
	Light switch, 2/3 way switched.		Extract fan - Cooker hood
	Downlighter		Consumer Unit
	Low Voltage Downlighter		Smoke Detector
	Pendant lamp		Ceiling mounted extract fan ducted to external air
	Porch soffit light, see note below		BT point
	Wall light, see note below		TV/FM point
	Tube lighting		External Tap
	Fused spur		Door bell push
	Immersion heater switch (located in airing cupboard)		Shaver socket
	Mechanical extract fan isolation switch		Shaver socket
	Double switched socket		Radiator
	Programmer		Towel Rail
	Alarm Control Panel - Provide cable up to roof space for Ext. box		Low energy internal wall light
	Wall mounted semi recessed Electrical meter box		Pelmet light switch
	Wall mounted semi recessed Gas meter box		TIDYDRY Clothes Aier over bath with minimum 4m line length
	High efficiency boiler		Proprietary 3x10 litre triple recycling bin (30 litres total)
			INDICATES MAIN LIGHTING CIRCUIT

This Electrical Legend is to be read in conjunction with the Internal Specification & M&E consultants details if applicable with any discrepancies being reported to the Site Manager. For details of electrical fittings to the Kitchen and Utility Rooms, refer to the Kitchen Manufacturers layouts.

Doorbells, light switches, entryphones etc should be fixed no higher than 1200mm above F.F.L. TV, BT and power sockets should be fixed no lower than 450mm above F.F.L. All wall lights to be fitted at 2100mm above F.F.L.

Electrical layout is schematic only - installation to comply with i.e.e. regulations and all relevant codes of practice. All electrical work required to meet the requirements of part P (electrical safety) must be designed, installed and tested by a person competent to do so, an appropriate BS 7671 electrical installation certificate is to be issued for the work on completion.

ALARMS
Smoke alarms are to be provided in each dwelling, they are to be interlinked on each floor and are to comply with BS 5446, they should be connected to a single independent mains electrical circuit and should be able to be isolated without isolating lighting.
Security alarm system to be designed and installed by specialist company

ALL LIGHT FITTINGS (INTERNAL & EXTERNAL EXCEPT EMERGENCY LIGHTING) TO BE STANDARD ES OR BAYONET SINCE ALL LIGHT BULBS & FLUORESCENT LIGHTS ARE NOW LOW ENERGY BY LAW.

DOORS & WINDOWS										
REF	LOCATION	SIZE	TYPE	GL	EW	OB	TV	NOTES	UNTEL	
EXTERNAL DOORS										
ED01	ENTRANCE	932x2100	TG					FT		
ED02	FAMILY AREA	3376x2100	TG					5 FOOTPATH (PLOTS 2 & 3 ONLY)		
ED03	GARAGE	932x2100	TG							
ED04	GARAGE	2284x2250	TG							
WINDOWS										
REF	LOCATION	SIZE	TG	EW	OB	TV	NOTES	UNTEL		
W01	LIVING ROOM	915x1350	TG			2				
W02	LIVING ROOM	915x1350	TG			2				
W03	HALL	630x2100	TG			1				
W04	HALL	630x2100	TG			1				
W05	KITCHEN	2360x1050	TG			4				PLOTS 2 & 3 ONLY
W06	LIVING ROOM	630x1200	TG			1				
W07	BEDROOM 4	1200x1200	EEW			2				
W08	BEDROOM 2	1200x1200	EEW			2				
W09	BEDROOM 2	1200x1200	EEW			2				
W10	BATHROOM	630x1050	EEW			1				TOP OPENING WINDOW TO BE 17mm FROM FINISHED FLOOR LEVEL
W11	BEDROOM 3	1200x1200	EEW			2				
W12	ENSUITE	630x1050	EEW			2				
W13	BEDROOM 1	1200x1200	EEW			2				

STRUCTURAL OPENING SIZES SHOWN FT = MOBILITY FLUSH THRESHOLD, TG = TIGHTENED GLAZING, EEW = EMERGENCY ESCAPE WINDOW, OB = OBSCURE GLAZING, TV = 2500mm TRICKLE VENT, TV = 5000mm, SL = SOLID LIGHTS, BASH CLEAN HINGES & RESTRICTORS AT 1ST FLOOR LEVEL

INTERNAL DOORS					
REF	LOCATION	SIZE	FR	NOTES	UNTEL
D01	LIVING ROOM	838x1981			
D02	W.C.	838x1981			
D03	KITCHEN/FAMILY AREA	838x1981			
D04	GARAGE	838x1981	FD30SC		
D05	BEDROOM 3	762x1981			
D06	ENSUITE	686x1981			
D07	WARDROBE	686x1981	PAIR		
D08	BEDROOM 1	762x1981			
D09	LINEN	686x1981			
D10	BEDROOM 4	762x1981			
D11	BEDROOM 2	762x1981			
D12	BATHROOM	762x1981			

DOOR LEAF SIZES SHOWN FR = FD30 FIRE RESISTANCE
FD30 30min FIRE DOOR (SCI SELF CLOSING ONLY WHERE INDICATED).

FIRST FLOOR LAYOUT										
PLOTS 1, 2 & 3 (AS)										
PLOT 4 (OPP)										

9170

1452 1200 1903 630 1334 1200 1452

353 1200 3788 75 1250 75 3276 353

353 1200 1438 1200 890 1105 1200 1247 353

5618 9170

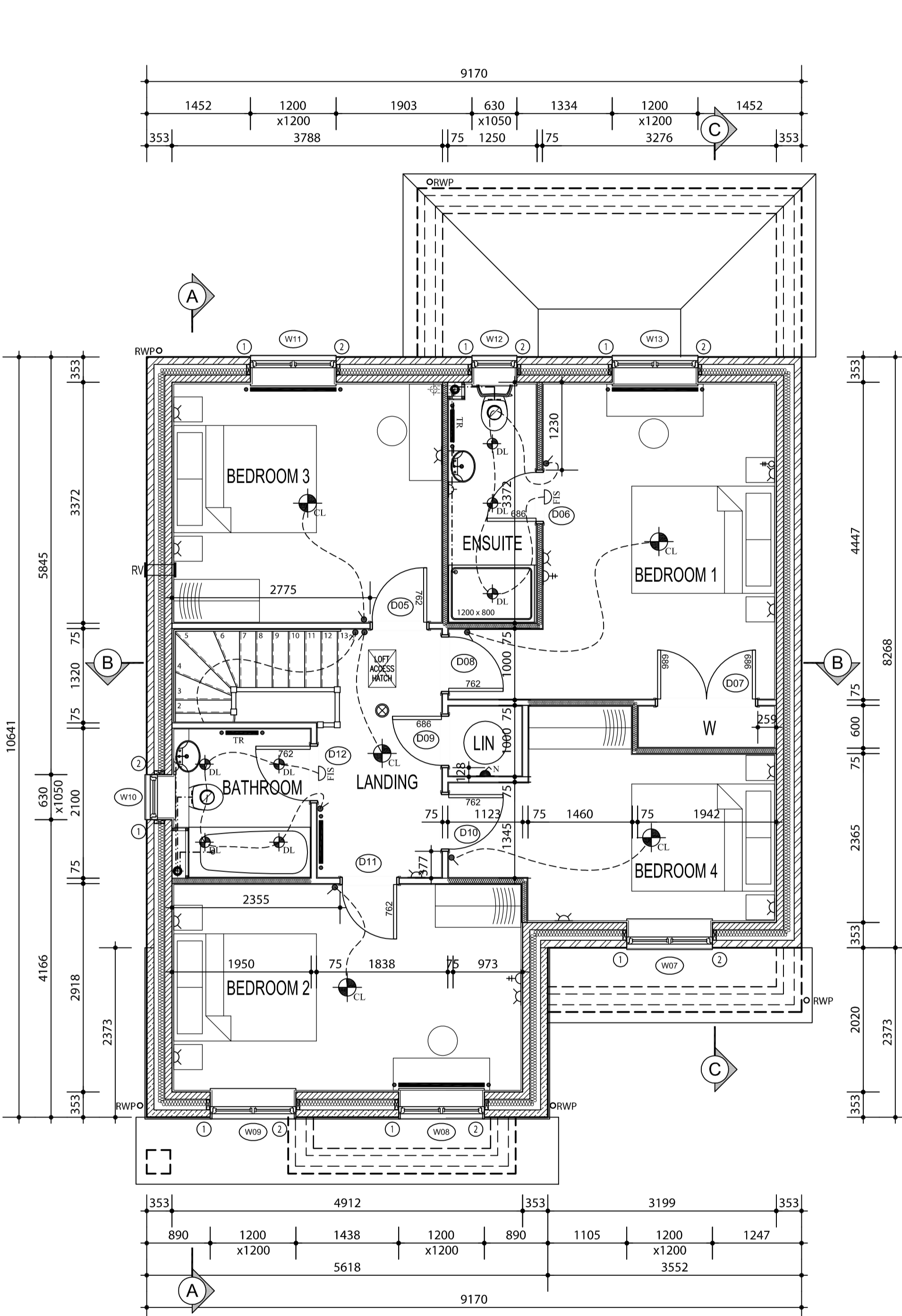
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890 1200 1438 1200 890 1105 1200 1247 353

5618 9170

353 4912 3199 353

890 1200 1438 1200 890 1105 1200 1247 353



FIRST FLOOR LAYOUT PLOTS 1, 2 & 3 (AS) PLOT 4 (OPP)

9170

1452 1200 1903 630 1334 1200 1452

353 1200 3788 75 1250 75 3276 353

353 1200 1438 1200 890 1105 1200 1247 353

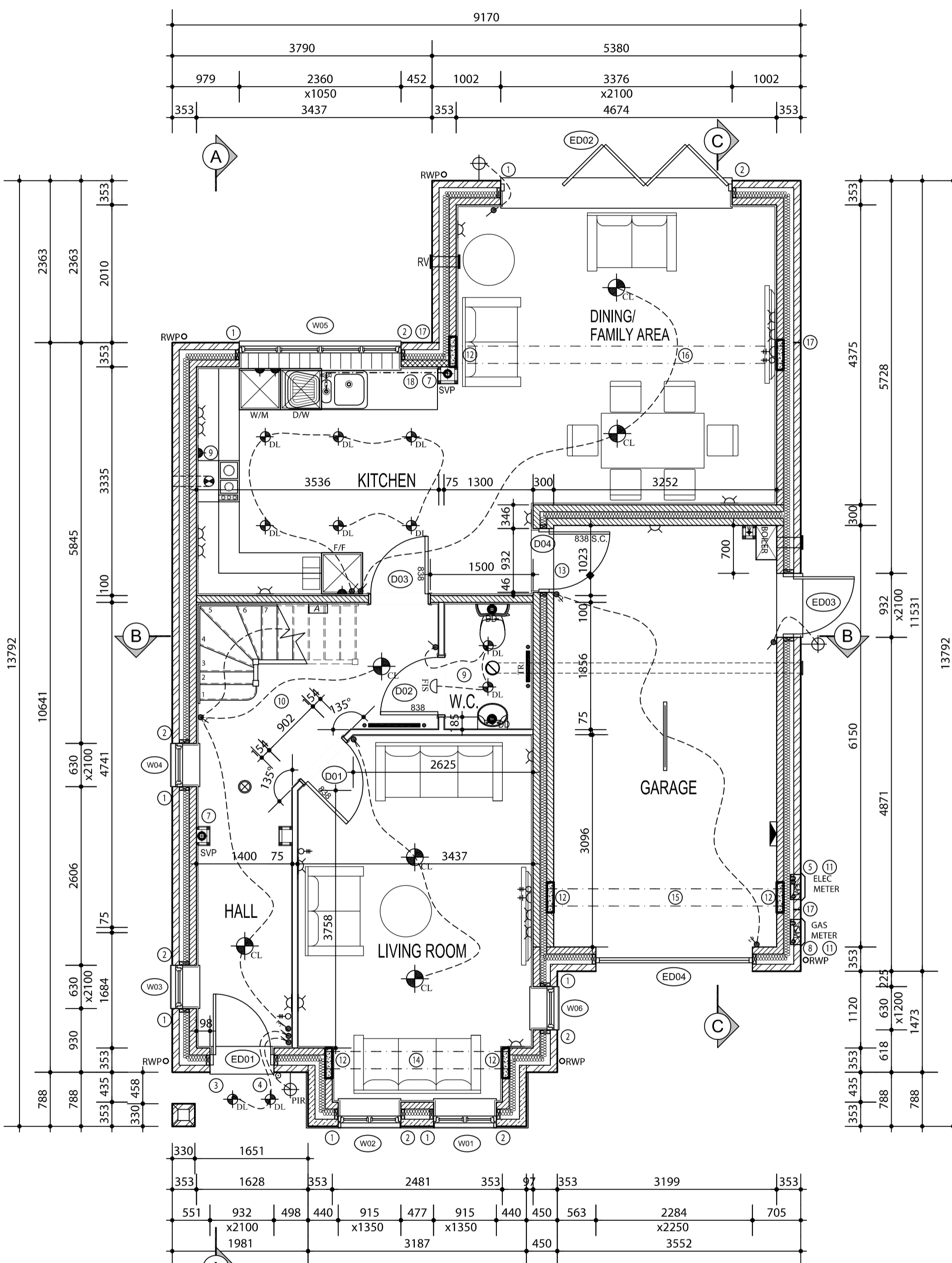
5618 9170

353 4912 3199 353

890 1200 1438 1200 890 1105 1200 1247 353

5618 9170

353 4912 3199 353



GROUND FLOOR LAYOUT PLOTS 2 & 3 ONLY

9170

3790 5380

979 2360 452 1002 3376 1002

353 3437 353 1050 4674 353

2363 2363 2010 353

353 3335 1000 5845 3335

630 630 2100 4741 75 2606 4741

788 788 930 353 330 458

330 1651 353 1628 353 2481 353 97 353 3199

551 932 498 440 915 477 915 440 450 563 2284 705

x2100 1981 x1350 3187 x1350 450 x2250 3552