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REF	LOCATION	STRUCTURAL OPENING SIZE	NOTES	TRICKLE VENTS	
EXTERNAL DOORS					
ED1	ENTRANCE	932 x 2100	FT, LG.		
ED2	DINING	2100 x 2100			
GROUND FLOOR WINDOWS					
REF	LOCATION	SIZE	NOTES	TRICKLE VENTS	
W01	LIVING ROOM	2260 x 1200	LG	3	
W02	WC	630 x 1050	LG, OB	1	
W03	KITCHEN	1770 x 1050	LG	3	
SBD = DOORSET CERTIFIED TO SECURED BY DESIGN STANDARDS (AD PART Q1) TRICKLE VENT TYPICALLY 4400mm ² - SEE VENTILATION NOTES EAS CLEAN HINGES & RESTRICTORS TO 1ST FLOOR & ABOVE FT = MOBILITY FLUSH THRESHOLD TG = TOUGHENED GLAZING EEW = EMERGENCY EGRESS WINDOW SP = SPECIAL LG = LAMINATED GLAZING OB = OBSCURE GLAZING SL-SIDE LIGHTS OB = OBSCURE GLAZING					
INTERNAL DOORS GROUND FLOOR					
REF	LOCATION	DOOR LEAF SIZE	FIRE	SC	NOTES
D01	WC	838 x 1981			
D02	CUPBOARD	533 x 1981			
D03	LIVING ROOM	838 x 1981			
D04	KITCHEN/DINING	838 x 1981			
D05	CUPBOARD	686 x 1981			

LEGEND - FLOOR PLANS		REFER TO SEPARATE CONSTRUCTION SPECIFICATION FOR BLOCK TYPES AND STRENGTHS
EXTERNAL WALLS		
302mm WIDE CAVITY CONSTRUCTION COMPRISING OF OUTER BRICKWORK 50mm CAVITY WITH 9mm PLY ON 140mm TIMBER STUD WITH INSULATION BETWEEN STUDS, MORTAR DESIGNATION (iii) TO BS5628 PT1.		
PARTY WALLS		
250mm PARTY WALL COMPRISING OF 2 No. 90mm TIMBER STUD WITH INSULATION BETWEEN STUDS, 9mm SHEATHING BOARD ON INNER LEAF OF CAVITY AND 2ND. LAYERS PLASTERBOARD (TOTAL NOMINAL MASS 22kg/m ²) ROUST DETAIL E-WT-2.		
EXTERNAL WALL COMPOSITION		
	103mm FACING BRICKS - EXTERNAL WALL - EXTERNAL LEAF	
	INNER STUD TO EXTERNAL WALL - 50mm CAVITY, BREATHER MEMBRANE, 9mm SHEATHING BOARD, 140mm TIMBER STUD WITH INSULATION BETWEEN STUDS, POLYTHENE VAPOUR BARRIER, 1NO. LAYER 12.5mm PLASTERBOARD	
INTERNAL WALL & PARTITION COMPOSITION		
	90mm TIMBER STUD PARTITION WITH SINGLE LAYER OF BRITISH GYPSUM PLASTERBOARD (MINIMUM MASS PER UNIT AREA 10kg/m ²) WITH AN ASSORTED LAYER OF UNFACED MINERAL WOOL BATTIS OR QUILT (MINIMUM THICKNESS, 25mm MINIMUM DENSITY 10kg/m ²) SUSPENDED IN THE CAVITY	
	90mm LOADBEARING TIMBER STUD PARTITION WITH 1 NO. LAYER OF 12.5mm BRITISH GYPSUM PLASTERBOARD TO BOTH FACES (MIN MASS PER UNIT AREA 10kg/m ²)	

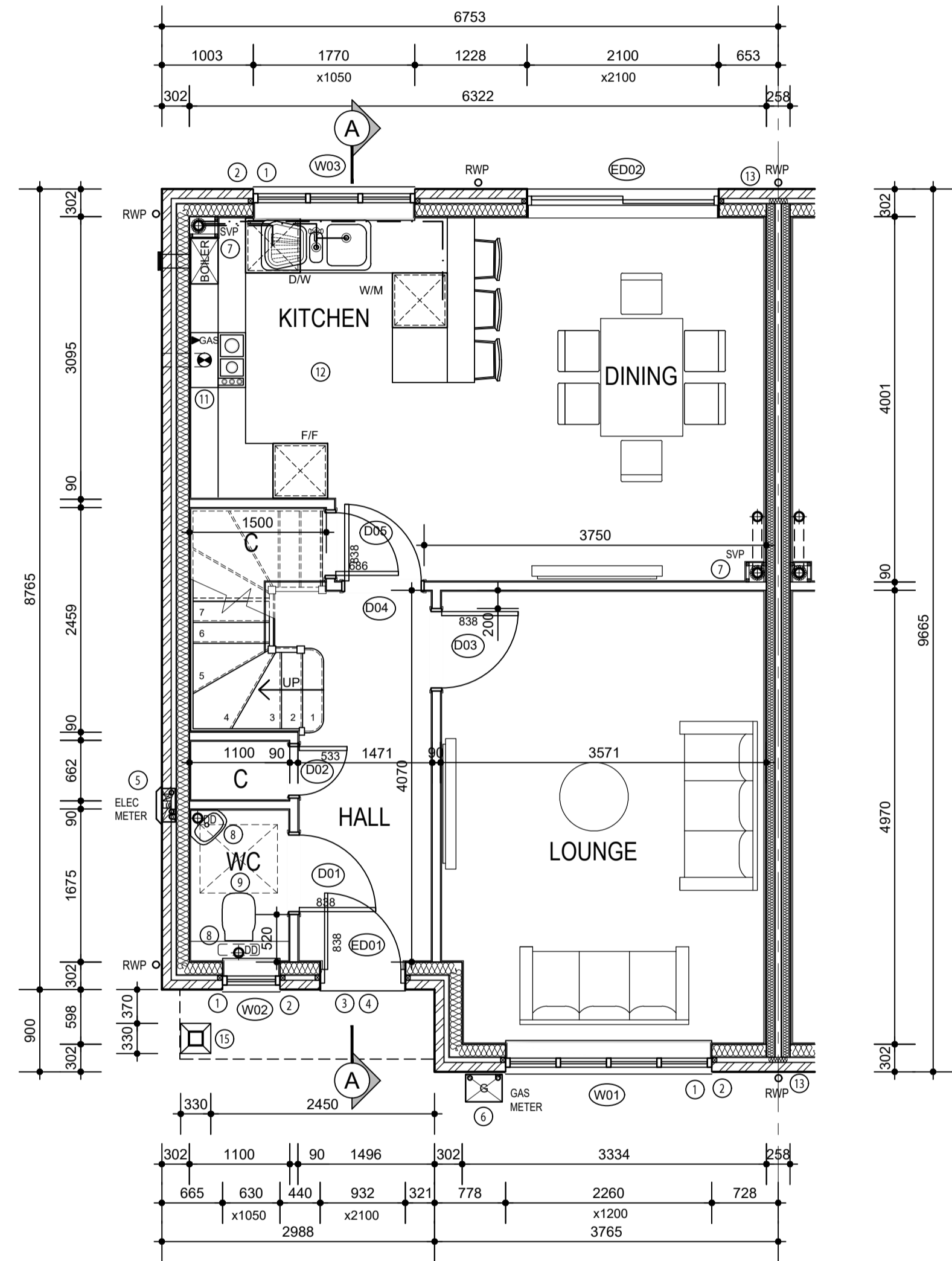
STANDARD NOTES - FLOOR PLANS	
A)	ALL WATER SUPPLIES TO BE INSTALLED AND INSTALLED IN ACCORDANCE WITH THE WATER INDUSTRY ACT 1999 AND THE WATER SUPPLY (WATER FITTING) REGULATIONS 1999.
B)	WHERE SVPS ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE DURGEO VALVES CAN BE USED.
C)	Ø100mm Ø SVPS TO BE BOXED IN WITH SOUND DEADENING QUILT FITTED TO FILL VOID.
D)	WHERE DURGO 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 12HR 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 RAMPLANDING UP TO MAIN ENTRANCE DOOR TO 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)	GLAZING TO BE PROVIDED TO FIRST FLOOR WINDOWS WHERE OPENING PART OF WINDOW IS BELOW 800mm FROM FINISHED FLOOR LEVEL. VERTICAL BALUSTRADES AT MAX 99mm CENTRES.

REF	LOCATION	DOOR LEAF SIZE	FIRE	SC	NOTES
D06	BEDROOM 1	762 x 1981			
D07	ENSUITE	696 x 1981			
D08	BATHROOM	762 x 1981			
D09	LINEN	686 x 1981			
D10	BEDROOM 2	762 x 1981			
D11	BEDROOM 3	762 x 1981			

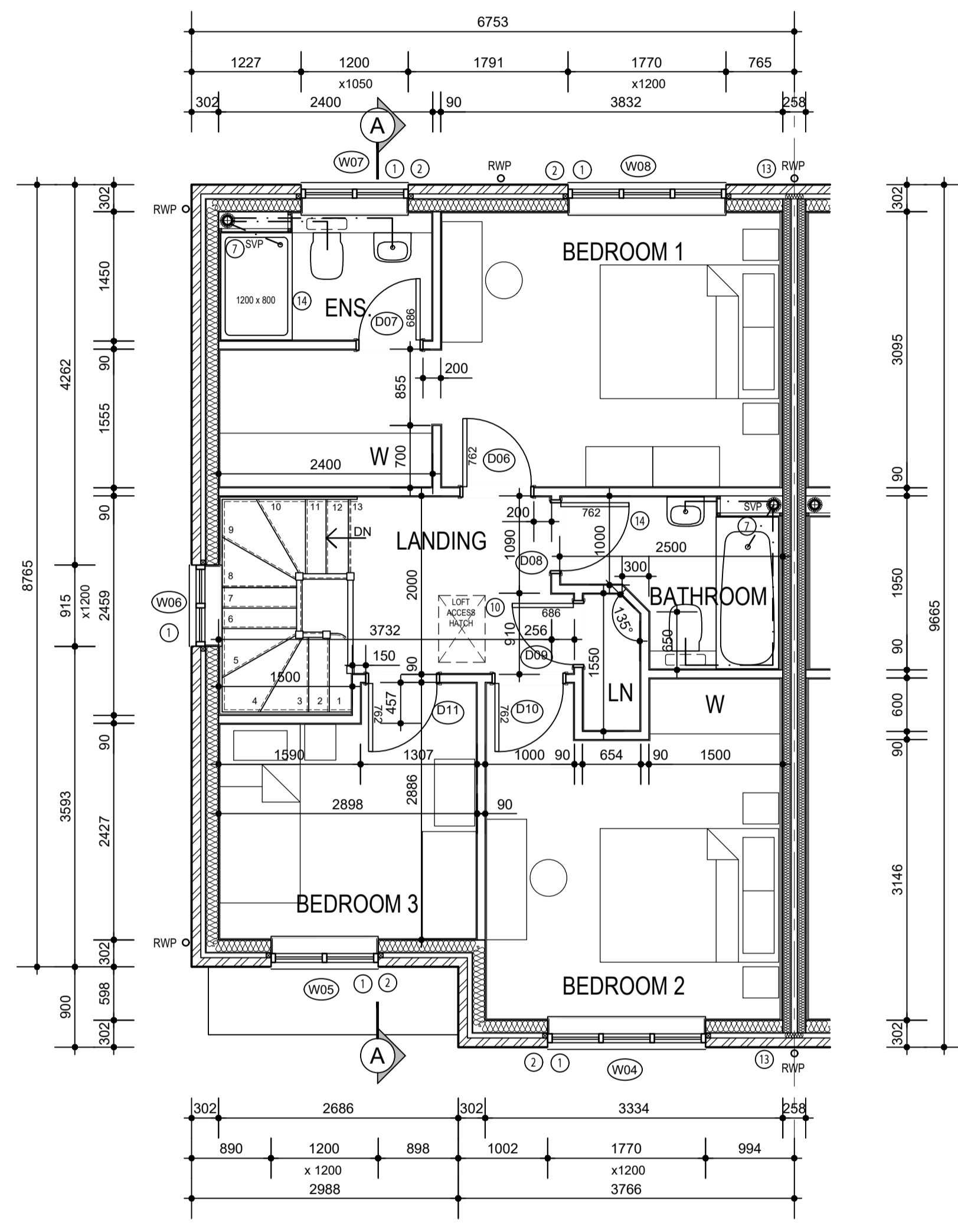
- ALL WINDOWS DOUBLE GLAZED. WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS IN ACCORDANCE WITH PART F - REFER TO CONSTRUCTION SPECIFICATION AND SCHEDULES FOR DETAILS.
- PROPRIETARY CAVITY CLOSER THERMABATE OR SIMILAR TO REVEALS FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS AND BSI/BSRC RECOMMENDATIONS.
- MIN. 1200mm LONG RAMPLANDING UP TO FRONT ENTRANCE DOOR TO BE LAID TO FALLS OF MIN. 1:60 MAX. 1.20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH).
- FLUSH THRESHOLD.
- WALL MOUNTED ELECTRICITY METER BOX WITH CAVITY TRAY OVER.
- GROUND MOUNTED UNIBOX GAS METER BOX.
- 100mm Ø SVIP TO BE BOXED IN WITH SOUND DEADENING QUILT WRAPPED AROUND PIPE.
- 100mm Ø DIRECT DRAIN.
- UNOBSTRUCTED AREA TO COMPLY WITH PART M 3 SECTION 10.3 OF THE BUILDING REGULATIONS.
- LOFT HATCH MN 700mm x 520mm TO BE HALF HOUR FIRE RESISTANT DRAFT SEALED AND INSULATED.
- KITCHEN TO BE VENTILATED BY MECHANICAL VENTILATION DUCTED THROUGH FLOOR.
- FOR KITCHEN DETAILS REFER TO SPECIALISTS DRAWINGS/DETAILS.
- JUNCTION OF CAVITY WALL WITH PARTY WALL TO BE CLOSED WITH PROPRIETARY SLEEVED QUILT WITH INHERENT OPC.
- MECHANICAL EXTRACT FAN IN BATHROOM/ENSUITE DUCTED THROUGH ROOF TO ROOF VENT. FAN TO BE CAPABLE OF EXTRACTING AT 15 LITRES/SEC. FAN TO HAVE 15 MINUTE OVER RUN WHERE NO WINDOW.
- 150mm SQUARE TIMBER POST FOR PORCH.

PART F SYSTEM 1 TRICKLE VENTILATION REQUIREMENTS									
FINISHED FLOOR AREA (m ²)	NUMBER OF ROOMS	ADDITIONAL OCCUPANCY	ADDITIONAL OCCUPANCY	ADDITIONAL OCCUPANCY	ADDITIONAL OCCUPANCY	ADDITIONAL OCCUPANCY	ADDITIONAL OCCUPANCY	TOTAL BALUSTRADES	NO OF VENTS
108	3	1	4	65,000	7,000	10,000	0	82,000	18

RAFTS VENTILATION REQUIREMENTS
 CLOAKS + GIL, KITCHEN + 30% adjacent to the hob, increased to 60% when located elsewhere, UTILITY + 30%, ENSUITES & BATHROOMS +15%
 Figure 1: Occupancy & Part F has been used. Additional occupancy in the additional number of bed spaces over and above a double master bedroom. All remaining bedrooms as single occupancy. Additional bed spaces calculated as extra bedrooms up to 5 bedrooms (referring to AD P1 Table 5.2a - A, then an additional 5000mm² for each bedroom thereafter). Additional floor area ventilation of 7000mm² for every additional 10m² over 100m². Trickle vents are sized at 4400mm² using the default size adopted and number of vents required is shown accordingly. The window manufacturer's actual figure offer from them, then any shortfall will be made up using Ryton AC'DRP Convertible Locally Air Care® H&M Vents (providing at least 7000mm² free area for each vent).
 No. OF TRICKLE VENTS SHOWN IN WINDOWS = 18 No. OF RYTON VENTS SHOWN = 0



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

MOVEMENT JOINTS TBC

LOADBEARING WALLS SUBJECT TO TIMBER FRAME DESIGN

PLOT	PLOT HANDING
1	AS
2	OPP

Rev.	Date	Description	Drawn	Checked

Client: Christopher Wren developments
 Project: **BASLOW ROAD**
 WINNERSH, BERKSHIRE
 Drawing Title: **GROUND & FIRST FLOOR LAYOUTS - GA**
 Scale: 1:50 @ A1 Drawn: PJB Checked: PJB
 Date: MAY 2020 File: WORKING Drawing Status:
 Drg No: P1669/WD/101 Rev: - PRELIMINARY