LEGEND - FLOOR PLANS

EXTERNAL WALL COMPOSITION

103mm FACING BRICKS - EXTERNAL WALL - EXTERNAL LEAF
125mm CAVITY FULLY FILLED WITH ISOVER HI-CAV 32 AND 100mm H+H CELCON SOLAR AERATED BLOCK INNER LEAF TO BE LINED WITH 12.5 mm PLASTERBOARD ON DABS. ALL TO ACHIEVE (0.13 W/m²K)

RENDER ON 100mm BLOCKWORK - EXTERNAL WALL - EXTERNAL LEAF
125mm CAVITY FULLY FILLED WITH ISOVER HI-CAV 32 AND 100mm H+H CELCON SOLAR AERATED BLOCK INNER LEAF TO BE LINED WITH 12.5 mm PLASTERBOARD ON DABS. ALL TO ACHIEVE (0.13 W/m²K)

INTERNAL WALL & PARTITION COMPOSITION

100 mm LOAD BEARING BLOCKWORK WALL WITH 12.5m PLASTERBOARD ON DABS BOTH SIDES

100 mm NON LOAD BEARING BLOCKWORK WALL WITH 12.5m PLASTERBOARD ON DABS BOTH SIDES

89mm TIMBER STUD PARTITION WITH SINGLE LAYER OF BRITISH GYPSUM PLASTERBOARD (MINIMUM MASS PER UNIT AREA 10kg/m2) WITH AN ABSORBENT LAYER OF UNFACED MINERAL WOOL BATTS OR QUILT (MINIMUM THICKNESS. 25mm MINIMUM DENSITY 10kg/m2) SUSPENDED IN THE CAVITY 114mm OVERALL WALL THICKNESS

30 MINUTE WALLS TO PROTECTED ENTRANCE HALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL FLOOR. ANY DUCTS PASSING THROUGH OR OVER THE PROTECTED ENTRANCE HALL WILL NEED TO BE FIRE PROTECTED WITH COLLARS AND INTUMESCENT SEALANT

OTHER COMPONENTS

FD30 ½ HOUR FIRE DOOR IN FULLY COMPLIANT DOOR FRAME.

FD30S ½ HOUR FIRE DOOR WITH SELF CLOSING MECHANISM (S.C) WHERE NOTED AND WITH INTUMESCENT SMOKE SEALS IN FULLY COMPLIANT DOOR FRAME.

JUNCTION OF CAVITY WALL WITH PARTY WALL TO BE CLOSED WITH PROPRIETARY SLEEVED QUILT WITH INHERENT DPC FOR THE FULL WIDTH OF THE CAVITY

SVP — 100mmØ SVP TO BE BOXED IN WITH SOUND DEADENING QUILT WRAPPED AROUND PIPE. (PLEASE MAKE SURE THAT EACH PIPE IS CONNECTED TO MANHOLE.)

DD — 100mmØ DIRECT DRAIN. (ENSURE THAT EACH PIPE IS CONNECTED TO MANHOLE.)

AAV — AIR ADMITTANCE VALVE (DURGO OR SIMILAR) MAY BE USED ONLY IF IT SERVICES A PIPE THAT HAS NO WC CONNECTED >1300mm ABOVE THE STACKS CONNECTION TO A VENTILATED DRAIN OR ANOTHER FITTING > 2000m ABOVE SAME CONNECTION. (AD H1 Para. 1.30 & Diag. 5)

RWP — RAIN WATER PIPE

MJ — MOVEMENT JOINT

MS — MASS CONCRETE PADSTONE

ELEC — EXTERNAL WALL - MOUNTED ELECTRICAL METER BOX.

GAS — EXTERNAL WALL - MOUNTED GAS METER BOX.

GAS / UNDER — EXTERNAL GROUND - MOUNTED GAS METER BOX.

EXTERNAL TAP

MAINS WATER INTAKE POINT

WP — WIND POST (ANCON OR SIMILAR) IN CAVITY (PLEASE REFER TO STRUCTURAL ENGINEERS DRAWINGS.)

LEGEND - FLOOR PLANS

1. ALL WINDOWS DOUBLE GLAZED. WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS - REFER TO BUILDING REGULATION SPECIFICATION AND SCHEDULES FOR DETAILS
2. PROPRIETARY CAVITY CLOSER THERMABATE OR SIMILAR TO REVEALS. FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS AND NHBC RECOMMENDATIONS.
3. MIN. 1200mm LONG RAMP/LANDING UPTO 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)
4. FLUSH THRESHOLD. max 15mm UPSTAND
5. FOR KITCHEN DETAILS REFER TO SPECIALISTS DRAWINGS/DETAILS
6. KITCHEN TO BE VENTILATED BY COOKER HOOD PROVIDING INTERMITTENT VENTILATION OF 30 l/s min. COOKER HOOD DUCTED THROUGH FLOOR/CEILING VOID TO EXTERNAL AIR. DUCT IN FLOOR TO BE 30min FIRE RESISTANT.
7. BATHROOM/ENSUITE/UTILITY VENTILATED BY MECHANICAL EXTRACT FAN DUCTED TO EXTERNAL AIR. FAN TO BE CAPABLE OF EXTRACTING AT 15 LITRES/SEC
8. UNOBSTRUCTED AREA TO COMPLY WITH PART M3 SECTION 10.3 OF THE BUILDING REGULATIONS.
9. 100mmØ SVP ALL SVP'S TO BE BOXED IN AND SURROUNDED WITH SOUND DEADENING INSULATION. ACCESS PANEL IN BOXING
10. HALF HEIGHT LEVEL BOXING
11. DIRECT DRAIN
12. CONSUMER UNIT TO BE MOUNTED BETWEEN 1350 -1450mm ABOVE FINISHED FLOOR LEVEL.
13. 100mmØ SVP WITH AIR RELEASE VALVE
14. STRUCTURAL NEWEL POST

GENERAL NOTES

ALL WATER SUPPLIES TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH THE 'WATER ACT 2014' AND 'THE WATER SUPPLY (WATER FITTINGS) REGULATIONS 1999.

WHERE SERVICES PENETRATE EXTERNAL WALLS, OPENINGS TO BE SUPPORTED BY CONC. LINTELS, WITH OPENINGS MASKED ON EITHER SIDE WITH COMPRESSIBLE BOARDING TO PREVENT INGRESS OF FILL OR VERMIN.

GAS AND ELECTRICITY SUPPLIES TO BE GENERALLY 450mm BELOW GROUND LEVEL. WATER TO BE 750mm BELOW GROUND LEVEL. SERVICE ENTRY POSITIONS AND DEPTHS TO BE CHECKED AND CONFIRMED BY RELEVENT SUPPLIER PRIOR TO INSTALLATION.

WHERE SVP's ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE PATENT AIR ADMITTANCE VALVES (DURGO) CAN BE USED. TILE VENTS MUST TERMINATE A MINIMUM OF 900mm ABOVE THE HEAD OF ANY WINDOW OR OTHER OPENING WITHIN A 3m DISTANCE HORIZONTALLY. WHERE DURGO VALVE/AIR ADMITTANCE VALVES ARE NOTED THEY SHALL BE INSTALLED ABOVE THE HIGHEST WASTE OUTLET

WHERE AIR ADMITTANCE VALVES (DURGO) ARE USED, AND ARE ENCLOSED IN BOXING, THE BOXING TO BE FITTED WITH AN AIR GRILLE TO ALLOW THE ADMITTANCE OF AIR FROM THE ROOM TO SERVICE THE VALVE.

FOR MOVEMENT JOINT LOCATIONS &/OR DETAILS, REFERENCE TO STRUCTURAL ENGINEERS DRAWINGS & SPECIFICATION SHOULD BE MADE

FLOOR LEVELS SHOWN RELATE TO TOP OF FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED

ALL SERVICE ENTRY POSITIONS TO BE CHECKED AND CONFIRMED BY RELEVANT SERVICE COMPANY PRIOR TO COMMENCEMENT. INTAKE RUNS (WHERE SHOWN) ARE INDICATIVE ONLY & SERVE TO IDENTIFY THE POINT OF EMERGENCE WITHIN THE BUILDING. REFERENCE SHOULD BE MADE TO SEPERATE OR COMBINED SERVICE PLANS (BY OTHERS) TO ESTABLISH LOCATION OF SERVICES IN RELATION TO THE BUILDING.

REFER TO SPECIALIST MANUFACTURERS DRAWINGS FOR LAYOUT AND DETAILS OF BEAM AND BLOCK FLOORING SYSTEM.

SUBSTRUCTURE PLANS ARE FOR SETTING OUT PURPOSES ONLY. FOR FOUNDATION WIDTHS, DEPTHS & DESIGN REFERENCE MUST BE MADE TO STRUCTURAL ENGINEERS DESIGNS, DETAILS & SPECIFICATIONS. IF ADDITIONAL OR DIFFERING SUPPORT WALLS &/OR FOUNDATIONS ARE SHOWN THEREON, DEFERENCE TO STRUCTURAL DRAWINGS SHOULD ALWAYS PREVAIL.

FOR REQUIREMENTS OF HEATING SYSTEM AND COLD WATER STORAGE REFER TO SERVICES CONSULTANT DESIGN AND DETAILS. TO BE DESIGNED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS G3(2) OF THE APPROVED DOCUMENTS BY A SUITABLY QUALIFIED PERSON.

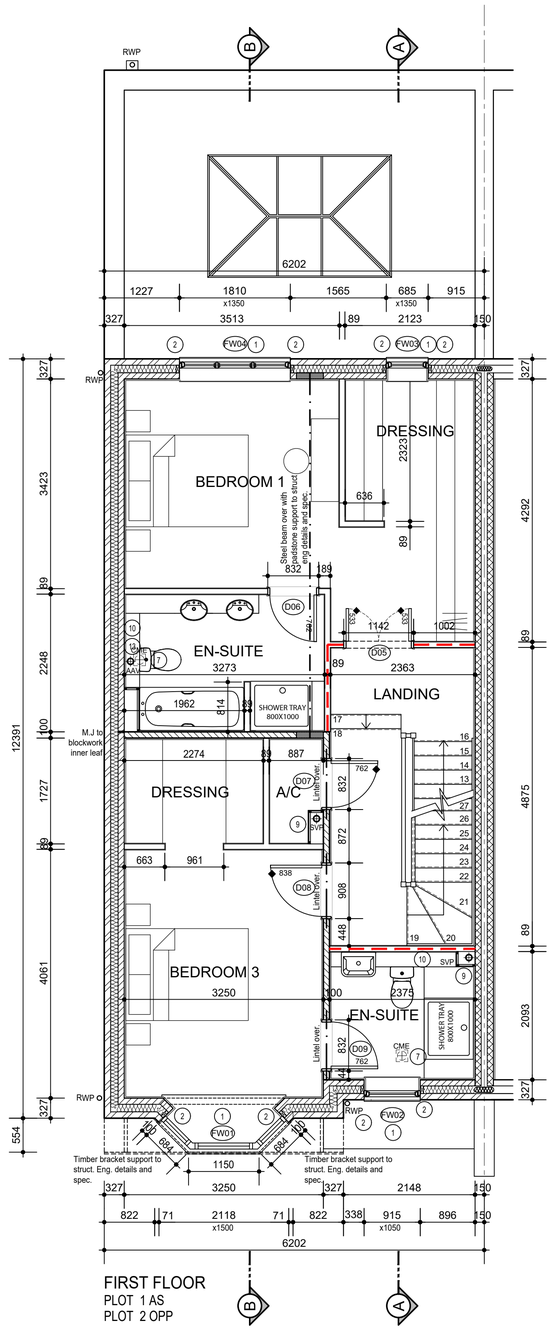
PART Q1 NOTES (SECURED BY DESIGN)

DOORS - ALL ENTRANCE DOOR SETS CERTIFIED TO BRITISH STANDARDS PAS 24-1 "DOORS FOR ENHANCED SECURITY" & PAS 23-1:1999. LOCKING CYLINDERS TO BS: EN1303. LOCKS CERTIFIED TO BS:3621, 8621 OR BS10621:2007. ENSURE EURO PROFILE LOCKS ARE FITTED WITH A SPLIT SPINDLE. DOOR CHAINS TO BE PROVIDED. DOOR VIEWERS TO BE PROVIDED WHERE THERE IS NO VISION PANEL. VISION PANELS TO BE LAMINATED GLASS. MULTI LOCKING SYSTEMS TO BE PROVIDED - ie MORTICE SECURITY BOLTS TOP & BOTTOM. STRONG PADLOCKS TO GARAGE, BIN & CYCLE STORES. KEYS PROVIDED TO RESIDENTS ONLY. IF AN INTERNAL THUMB LOCK IS FITTED TO THE INSIDE OF THE FRONT DOOR WHICH HAS A LETTER PLATE APERTURE, THEN AN INTERNAL LETTER PLATE DEFLECTOR MUST BE FITTED TO THE BACK OF THE DOOR.

WINDOWS - ALL GROUND FLOOR AND EASILY-ACCESSIBLE WINDOWS TO BE CERTIFIED TO PAS24: 2016 (OR OTHER APPROVED STANDARD) INCLUDING TOUGHENED GLAZING AS APPROPRIATE. LOCKS TO BE PROVIDED TO ALL EXCEPT FIRE EGRESS WINDOWS. EASILY ACCESSIBLE - EEW TO BE LAMINATED GLAZING.

SECURITY LIGHTING - LIGHTING WILL BE PROVIDED ILLUMINATING ALL EXTERNAL DOORS. LOW ENERGY LAMPS WITH AN EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT WILL BE FITTED, SWITCHED USING PHOTO ELECTRIC CELL WITH MANUAL OVERRIDE AND SUITABLE PHOTOMETRY.

INTRUDER ALARMS (ONLY WHERE SPECIFIED) - A 13amp UNSWITCHED FUSED SPUR, SUITABLE FOR AN INTRUDER ALARM TO BE FITTED, SHALL BE INSTALLED.



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OUR CLIENT'S STANDARD SPECIFICATION, THE STRUCTURAL ENGINEER'S & OTHER SPECIALIST CONSULTANTS DESIGNS AND DETAILS.
DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONAL DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF AAP ARCHITECTURE LTD.

PLEASE READ THIS DRAWING IN CONJUNCTION WITH ENGINEERS & OTHER CONSULTANTS DRAWINGS

FIRST FLOOR EXT. DOORS & WINDOWS

UREF	LOCATION	SIZE (S OPENING)	NOTES	TRICKLE VENTS
WINDOWS				
FW01	BEDROOM 3	BAY WINDOW x 1500	-	TBC
FW02	EN-SUITE	915 x 1050	OG	TBC
FW03	DRESSING	685 x 1350	-	TBC
FW04	BEDROOM 1	1810 x 1350	-	TBC

STRUCTURAL OPENING SIZES SHOWN. SBD=DOORSET CERTIFIED TO SBD STANDARDS. FT = MOBILITY FLUSH THRESHOLD, TG= TOUGHENED GLAZING, LG=LAMINATED GLAZING, EE/R= EMERGENCY ESCAPE WINDOW, OB=OBSURE GLAZING, ACO = ACOUSTIC REQUIREMENTS. SP= SPECIAL, SL=SIDE LIGHTS. TL=TOP LIGHT. EASI CLEAN HINGES & RESTRICTORS 1ST FL & ABOVE. ✱ = OPTIONAL WINDOW

INTERNAL DOORS FIRST FLOOR

REF	LOCATION	SIZE	FR	SC	NOTES	
D05	BEDROOM 1	2x 533 x 1981	FD30			
D06	EN-SUITE	782 x 1981				
D07	LAUNDRY	782 x 1981	FD30			
D08	BEDROOM 3	838 x 1981	FD30			
D09	EN-SUITE	782 x 1981				

DOOR LEAF SIZES SHOWN. FR=FIRE RESISTANCE SC = SELF CLOSING. ALL DOORS TO BE UNDERCUT BY 10mm.

FLOOR AREAS

	NET INTERNAL FLOOR AREAS TO PLASTER FACE (GIA)	NET INTERNAL FLOOR AREAS TO PLASTER FACE (GIA)	NET INTERNAL FLOOR AREAS TO STRUCTURE (IPT)	NET INTERNAL FLOOR AREAS TO STRUCTURE (IPT)
GROUND	93.11sqm	1002.23sqft	94.23sqm	1014.28sqft
FIRST	66.37sqm	714.40sqft	67.25sqm	723.87sqft
SECOND	43.53sqm	468.55sqft	44.00sqm	473.61sqft
TOTAL	203.01sqm	2185.18sqft	205.48sqm	2211.76sqft

Rev.	Date	Description	Drawn	Checked
B	06/02/20	FLOOR AREAS UPDATED. REAR FLAT ROOF RWP OMITED. BAY WINDOW CILL UPDATED. SHOWER TRAYS SIZES UPDATED.	TG	IC
A	03/02/20	REAR ELEVATION WINDOWS UPDATED. DRESSING ROOM AND A/C ADDED AS PER CLIENT COMMENTS. SECOND FLOOR AREAS UPDATED.	TG	IC

Client: Windsor Homes plc

aap architecture

Project: 48 Portmore Park Road, Weybridge KT13 8EU

Drawing Title: FIRST FLOOR PLAN PLOTS 1 & 2

Scale 1:50@ A1 | Drawn TG | Checked IC

Date JAN 2020 | File PLOTS 1 & 2 | Drawing Status PRELIMINARY

Drg.No P1580_PT01&02_02 | Rev. B

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