THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CLIENTS SPECIFICATION AND STRUCTURAL ENGINEERS DESIGN 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.

Plan

WINDOWS SCHEDULE

REF	LOCATION	SIZE (Height x Width x No.)	HV	HO	U-V
DOORS					
DO1	ENTRANCE	2450x2120	TC	N	
DO2	REAR GARAGE	2030x2175			
DO3	CONSERVATORY	2700x2100		SE,WR,WC,UT	
DO4	CONSERVATORY	3467x1100		NE,SE,WR	
DO5	CPD	500x1100 (adj.			
DO6	UTILITY	1150x1081			
ARCHES					
REF	LOCATION	SIZE	HV		
AR1	WC	500x1022	RS		
AR2	UTILITY	1170x1050	NC		
AR3	CONSERVATORY	2457x1200	TC, TW, WR, KT		

S.H.R.C. = HIGH OPENING SEALS SHOWN
F = FIXED WINDOW (NON OPENING)
TG = TOUGHENED GLAZING
OG = OBSCURE GLAZING
TV = Trickle VENT
U = UPVC FRAME
FLW = E.L.CTRICAL OPENING DENSE FITTED TO WINDOW. EASY CLEAN HINGES & RESTRICTORS 110°F & ABOVE

REF	LOCATION	SIZE (Height x Width x No.)	HV	HO	U-V
DOORS					
DO	ENTRANCE	6864x1981	TC		
ARCHES					
REF	LOCATION	SIZE	HV		
AR4	KITCHENING	5400x2700	T		
AR5	ENSUITE	1000x2700	T	OBS	
AR6	BEDROOM 1	2100x1000	T	BEW	

STRUCTURAL OPENING SIZES SHOWN
TT = MOBILE™ FLUSH THRESHOLD
RG = TOUGHENED GLAZING
OG = OBSCURE GLAZING
TV = 2300mm TRICKLE VENT
SL = SKYLIGHTS
FLW = ELECTRICAL OPENING DENSE FITTED TO WINDOW
KT = 110 DEGREE HINGES & RESTRICTORS

FLOOR PLAN NOTES

1. PROPRIETARY MASTER CLOSER THERMASTATE OR SIMILAR TO REVEALS. FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS ACTUALS AND THERMAL RECOMMENDATIONS
2. EXISTING OPENING TO BE INFILLED WITH BLOCKWORK
3. NEW OPENING IN EXISTING STRUCTURE
4. BEAMS: STEELS & PADSTONES TO STRUCTURAL ENGINEERS SPECIFICATION
5. MASONRY CONNECTIONS TO EXISTING STRUCTURE TO BE WALL STARTER PROFILES AROUND (OR EQUAL & APPROVED) TO BE FIXED TO MANUFACTURERS RECOMMENDATIONS. MOVEMENT JOINTS TO HAVE BEEN SET INFILLS TO JOINTS WITH POLYSULPHIDE MASTIC APPLIED TO SURFACE COLOUR TO MATCH BRICKWORK
6. NEW DRAINAGE TO BE SUPPLIED AND CONNECTED TO SUIT EXISTING ARRANGEMENT
7. HEATING SYSTEM ADAPTED TO INCORPORATE NEW RADIATORS
8. KITCHEN DETAILS TO SPECIALIST DESIGN
9. NEW BRICK PIER
10. STUDWORK INFILL TO CONSTRUCT WB
11. NBS TO BE REMOVED - STRUCTURAL ENGINEER TO ADVISE
12. UNDERFLOOR HEATING SYSTEM TO GROUND FLOOR IN ACCORDANCE WITH SPECIALIST DETAILS

LEGEND - FLOOR PLANS

- 102mm FACING BRICKS - EXTERNAL WALLS
- 100mm BLOCKWORK WITH 13.5 MARKERING FINISH TO MATCH EXISTING
- 100mm 3,340mm - ABCRETE BLOCKWORK WITH MORTAR FINISH TO BOWEE - EXTERNAL WALLS
- 250mm OVERALL WALL CONSISTING OF 2 LEAVES 100x100mm TRIPLE STUD FACED INTERNALLY WITH 13.5mm GYPLASTERBOARD PLUS 70mm INSULATION & 50mm CLEAR CAVITY FACED WITH TEMPER BOARDING TO DETAIL AND FINISHED INTERNALLY WITH 12.5mm PLASTERBOARD
- NON LOAD BEARING PARTITIONS TO BE 75mm WIDE TIMBER STUD PARTITIONS FACED BOTH SIDES WITH 12.5mm PLASTERBOARD. VOIDS TO BE FILLED WITH MINERAL FIBRE INSULATION TO PROVIDE A MINIMUM SOUND REDUCTION INDEX OF 40DB.

FLOOR FINISHES

- C CARPET
- T TILE
- B TIMBER FLOOR BOARDS

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 END OF THE DRAIN RUN. OTHERWISE DURCO VALVE AIR ADMITTANCE VALVES CAN BE USED.

C) 100mm SVPS TO BE BOXED IN WITH SOUND DEADENING QUILT FITTED TO FILL VOID.

D) WHERE DURCO VALVE AIR ADMITTANCE VALVES ARE NOTED THEY SHALL BE INSTALLED ABOVE THE HIGHEST WASTE OUTLET.

E) WHERE SERVICES ENTER THROUGH HOLLOW PROFILE ANY HOLES TO BE GROUTED TO BE USED TO GIVE 1/2HR FIRE RESISTANCE AT EACH FLOOR LEVEL JUNCTION IN HOUSES

F) SQUARE FOOTAGE AREAS SHOWN EXCLUDE AREAS SUCH AS TERRACES AND BALCONIES.

G) LOW LEVEL BONDING TO BE PROVIDED WITHIN ALL ENSUITES BATHROOMS TO ENCASE PIPES.

H) TO REQUIREMENTS OF HEATING SYSTEM AND COLD WATER STORAGE REFER TO SERVICES CONSULTANT DESIGN AND DETAILS.

I) MAIN ENTRANCE TO HAVE FLUSH THRESHOLD MAX. 15mm UPSTAND. VIA 200mm LONG RAMP ACCESS UP TO MAIN ENTRANCE DOOR TO BE LAID TO FALLS OF MIN 1:60 MAX 1:20 FOOTPATH LEVEL BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH)

J) LOFT HATCH TO BE HALF HOUR FIRE RESISTANT DRAFT SEALED AND INSULATED.

K) REFER TO SEPARATE STANDARD BUILDING REGULATION SPECIFICATION FOR FURTHER DETAILS.

L) GUARDING TO BE PROVIDED TO FIRST FLOOR WINDOWS WHERE OPENING PART OF WINDOWS BELOW 800mm FROM FINISHED FLOOR LEVEL. VERTICAL BALUSTRADES AT MAX 94mm CENTRES.

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
	Fused spur for Bathroom Light		Shaver socket
	Mechanical extract fan isolation switch		Shaver socket
	Double switched socket		Radiator
	Programmer		Towel Rail
	Immersion heater switch (located in airing cupd)		Low energy internal wall light
	Alarm Control Panel - Provide cable up to roof space for Bell box		Underfloor heating manifold
	Wall mounted semi recessed Electricity meter box		"TIDYDRY" Clothes Airer over bath with minimum 4m line length
	Wall mounted semi recessed Gas meter box		Proprietary 3x10 litre plastic recycling bin (30 litres total)
	High efficiency boiler		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.

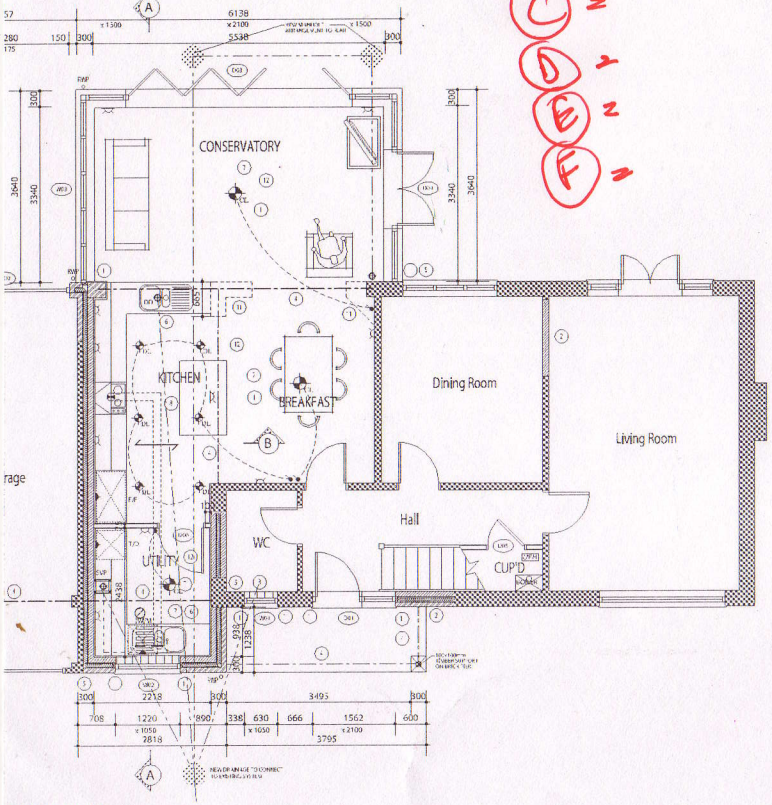
Doorbells, light switches, entryphones etc should be fixed no higher than 1200mm above F.F.L. TV, BT and power sockets should be fixed no lower than 450mm above F.F.L. All wall lights to be fitted at 2100mm above F.F.L.

Electrical layout is schematic only - installation to comply with Local 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.

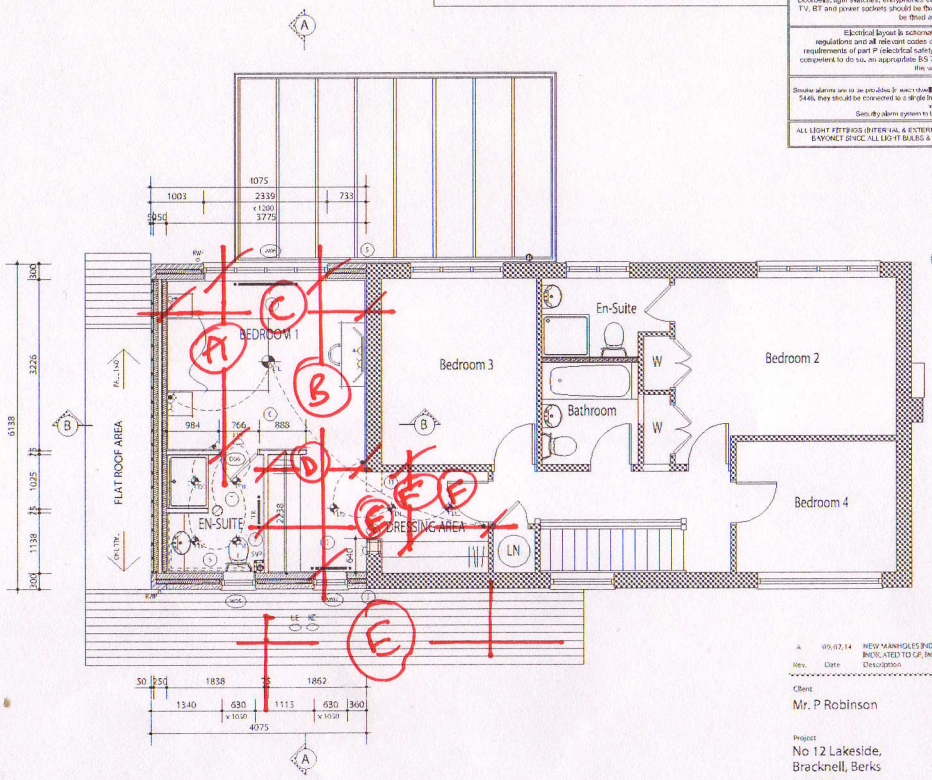
ALARMS

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

ALL LIGHT FITTINGS (INTERNAL & EXTERNAL EXCEPT EMERGENCY LIGHTING) TO BE BS7671 IQARD 25 OR EQUIVALENT SINCE ALL LIGHT BULBS & FLUORESCENT LIGHTS ARE NOW CONSIDERED BY LAW.



FLOOR PLAN



FIRST FLOOR PLAN

Bem 721
Bed 1

Rev.	Date	Description	Drawn	Checked
A	05.07.14	NEW MANHOLES INDICATED, UNDERFLOOR HEATING INDICATED TO GF, INTERNAL VIEW TO KITCHEN OMITTED	NF	PJB

AWAITING BUILDING REGULATIONS APPROVAL

AWAITING STRUCTURAL ENGINEERS INFO

Client
Mr. P Robinson

Project
No 12 Lakeside,
Bracknell, Berks

Drawing Title
Ground &
First Floor Plans

Scale 1:50 @ A1 | Drawn NF | Checked PJB

Date MAY 2014 | File P1091-BR-02 | Drawing Status

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