

NOTES

Health, Safety & Environmental Information

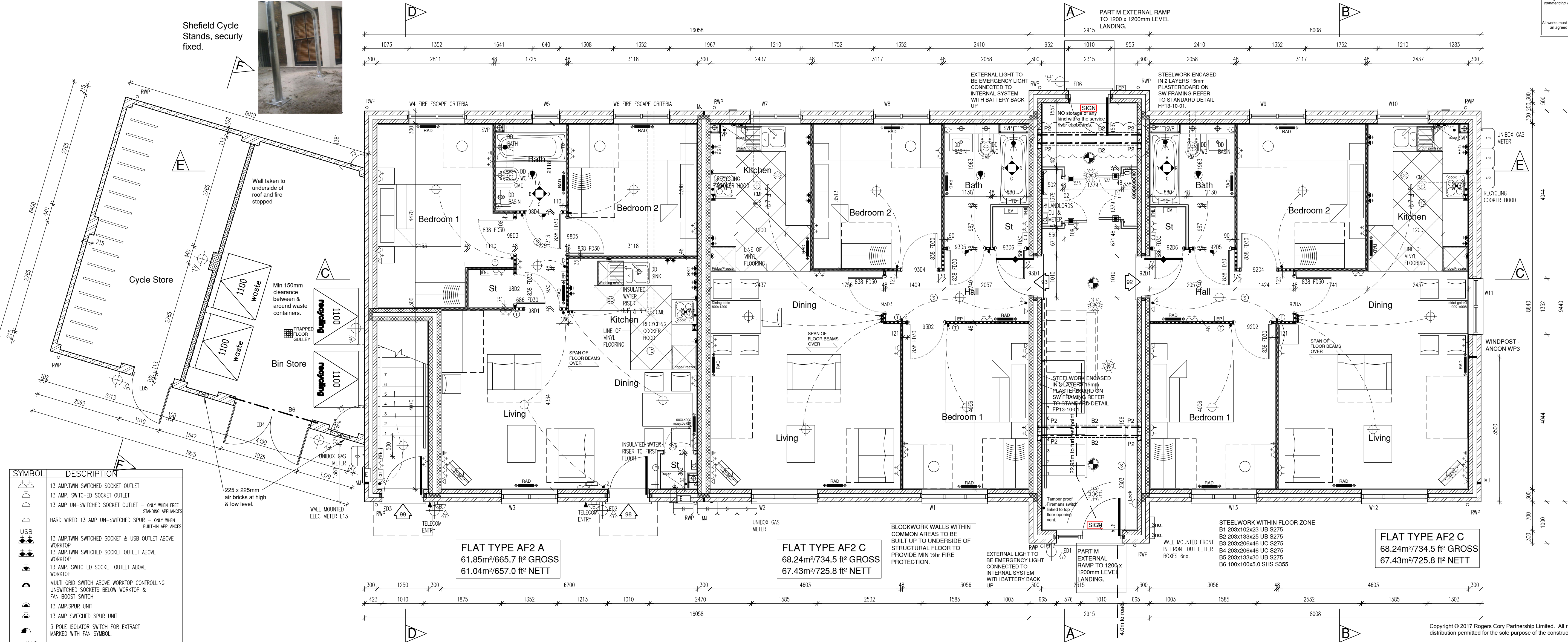
Excerpted from the Significant Risk Register of the Taylor Wimpey Product Risk Assessment Document

1. Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircases

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWMSE Manual before commencing work

All works must be carried out by a competent contractor working to an agreed safe system of work which reflects the controls highlighted above

Sheffield Cycle Stands, securely fixed.



FLAT TYPE AF2 A
61.85m²/665.7 ft² GROSS
61.04m²/657.0 ft² NETT

FLAT TYPE AF2 C
68.24m²/734.5 ft² GROSS
67.43m²/725.8 ft² NETT

FLAT TYPE AF2 C
68.24m²/734.5 ft² GROSS
67.43m²/725.8 ft² NETT

GROUND FLOOR PLAN
PLOTS 92 - 99

SYMBOL	DESCRIPTION
	13 AMP TWIN SWITCHED SOCKET OUTLET
	13 AMP SWITCHED SOCKET OUTLET - ONLY WHEN FREE STANDING APPLIANCES
	13 AMP UN-SWITCHED SOCKET OUTLET - ONLY WHEN BUILT-IN APPLIANCES
	HARD WIRED 13 AMP UN-SWITCHED SPUR - ONLY WHEN BUILT-IN APPLIANCES
	13 AMP TWIN SWITCHED SOCKET & USB OUTLET ABOVE WORKTOP
	13 AMP TWIN SWITCHED SOCKET OUTLET ABOVE WORKTOP
	13 AMP SWITCHED SOCKET OUTLET ABOVE WORKTOP
	MULTI GRID SWITCH ABOVE WORKTOP CONTROLLING UNSWITCHED SOCKETS BELOW WORKTOP & FAN BOOST SWITCH
	13 AMP SPUR UNIT
	13 AMP SWITCHED SPUR UNIT
	3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL
	LOCKABLE SINGLE SWITCHED SOCKET OUTLET
	ONE WAY SWITCH
	TWO WAY SWITCH
	TELEPHONE POINT
	TELEVISION POINT
	MEDIA PLATE
	COOKER SWITCH (1100MM ABOVE FFL)
	CONSUMER SERVICE UNIT, SEMI RECESSED WHERE REQUIRED (SWITCHES POSITIONED BETWEEN 1350-1450MM ABOVE F.F.L.)
	ELECTRIC METER
	BULK HEAD LIGHT FITTING 4 NO. SPOT LIGHTS
	CEILING LIGHTING POINT - PENDANT TYPE WITH ENERGY EFFICIENT LAMPS
	CEILING LIGHTING POINT - BATTEN TYPE WITH ENERGY EFFICIENT LAMPS
	RECESSED SPLASHPROOF ENERGY EFFICIENT DOWNLIGHTER OR LED, REFER TO SPECIFICATION
	DOWN LIGHTERS, ENERGY EFFICIENT OR LED, REFER TO SPECIFICATION
	WALL MOUNTED LIGHTING POINT
	EXTERNAL WALL MOUNTED PIR LIGHT FITTING
	EMERGENCY LIGHTING TO BS: 5266, PT. 1, 1988
	360° PIR MOVEMENT DETECTOR WITH UP TO 8m RANGE & MINIMUM 10 MINUTE DELAY
	CENTRAL HEATING PROGRAMMER & DHW TIMER (Cylinder Only)
	PROGRAMMER TEMPERATURE SENSOR (Cylinder Only)
	PROGRAMMABLE ROOM THERMOSTAT
	DECENTRALISED CONTINUOUS RUNNING EXTRACT FAN
	RECIRCULATING COOKER HOOD
	CENTRAL HEATING WIRING JUNCTION BOX
	RADIATOR
	SMOKE DETECTOR WITHIN COMMUNAL AREA
	SMOKE DETECTOR WITHIN APARTMENTS
	HEAT DETECTOR
	CARBON MONOXIDE DETECTOR
	GAS POINT
	SHOWER HEAD
	DOOR BELL & CHIME
	ENTRY PHONE
	TIDY DRYER
	INDEPENDENT FIBRE NETWORK LTD
	FIRE EXIT ROUTE DIRECTIONAL SIGN TO BS 5499-4:2002

LEGEND	
CME = CEILING MOUNTED EXTRACT FAN	BLR = BOILER
G = GAS METER	E = ELECTRIC METER
RWP = RAIN WATER PIPE	SVP = SOIL VENT PIPE
AAV = AIR ADMITTANCE VALVE	VP = 75 DRY VENT PIPE
APPROVED DOCUMENT PART G (2009 EDITION) REQUIREMENTS:	
a) THERMOSTATIC MIXING VALVE DEVICE TO BE FITTED TO BATH IN ACCORDANCE WITH APPROVED DOCUMENT G (Apr 2010)	
b) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)	
PART M CATEGORY 1 - (VISITABLE DWELLINGS)	
SWITCHES AND SOCKETS, INCLUDING DOOR BELLS, ENTRY PHONES, LIGHT SWITCHES, POWER SOCKETS, TV AERIALS AND TELEPHONE JACKS, SERVING HABITABLE ROOMS THROUGHOUT THE DWELLING SHOULD HAVE THEIR CENTRE LINE 450-1200mm ABOVE FLOOR LEVEL. CONSUMER UNITS SHOULD BE MOUNTED SO THAT THE SWITCHES ARE 1350-1450 ABOVE THE FLOOR LEVEL.	
SMOKE DETECTORS WITHIN APARTMENTS HARD WIRED TO A SEPARATELY FUSED CIRCUIT WITH BATTERY BACKUP PROVIDED IN CASE OF MAINS FAILURE.	
SMOKE DETECTORS WITHIN COMMUNAL AREAS TO SILENT, INTERCONNECTED AND HARD WIRED TO A SEPARATELY FUSED CIRCUIT WITH BATTERY BACKUP PROVIDED IN CASE OF MAINS FAILURE AND TO BE CONNECTED TO ADV OPENING MECHANISMS WITH FIREMANS OVERRIDE SWITCH NEAR BLOCK ENTRANCE.	
SMOKE DETECTORS IN ACCORDANCE WITH BS 5446.	
EMERGENCY EXTERNAL, STAIRWELL AND CORRIDOR LIGHTING TO BE PROVIDED WITH BATTERY BACKUP AND INSTALLED ON A PROTECTED CIRCUIT, ALL IN ACCORDANCE WITH BS: 5266, PT. 1, 1988. ESCAPE SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH BS: 5499.	
ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF APPROVED DOCUMENT PART P & R, MUST BE DESIGNED, INSTALLED & TESTED BY A PERSON COMPETENT TO DO SO. CERTIFICATE OF ELECTRICAL INSTALLATION TO BE ISSUED ON COMPLETION IN COMPLIANCE WITH BS: 7671).	
BOILER CONTROLS TO BE WIRED ON A SEPARATE CIRCUIT AND NOT LINKED TO ANY OTHER CIRCUIT.	
LOCATION & SIZE OF ELECTRIC HEATERS AND/OR RADIATORS ARE	

FIRE DOOR LEGEND

	30 MINUTE LOCKABLE FIRE DOOR ENTRANCE WITH COLD SMOKE SEALS AND SELF-CLOSING MECHANISM.
	30 MINUTE FIRE DOOR WITH NO COLD SMOKE SEALS AND NO SELF-CLOSING MECHANISM.
	30 MINUTE LOCKABLE FIRE DOOR WITH COLD SMOKE SEALS AND SIGNAGE TO STATE 'DOOR TO BE LOCKED WHEN NOT IN USE'.
	30 MINUTE NON-LOCKING LOBBY DOOR WITH SELF-CLOSING MECHANISM, COLD SMOKE SEALS AND SIGNAGE TO READ 'FIRE DOOR - KEEP SHUT'. DOOR TO BE FITTED WITH VISION PANEL IN GEORGIAN WIRED SAFETY GLASS.

WALL TYPE LEGEND

	EXTERNAL WALL: 100mm FRAMING BRICK OUTER LEAF (nominal), 100mm CAVITY WITH 100mm BLOWN FIBRE KNAUF SUPAFIL 34 FULL FILL CAVITY INSULATION, 100mm AGGREGATE BLOCKWORK (DENSITY 1350 to 1600kg/m³), WITH 12.5mm PLASTERBOARD ON DABS.
	EXTERNAL WALL WEATHERBOARDING: 100mm SOLID AGGREGATE BLOCKWORK - OUTER SKIN, EXTERNAL WALLS BEHIND WEATHERBOARDING (DENSITY 1350 to 1600kg/m³), 100mm BLOWN FIBRE KNAUF SUPAFIL 34 FULL FILL CAVITY INSULATION, 100mm SUPAFIL PARTY WALL WOOL INSULATION (FIRESEAL DETAIL E-WM-25).
	PARTY WALLS: 2x SHS 100mm SOLID AGGREGATE BLOCKWORK (MIN. DENSITY 1350kg/m³ TO 1600kg/m³) WITH 12.5mm PLASTERBOARD WITH MIN. DENSITY 90kg/m³ ON DABS, 100mm (MIN) CAVITY INCORPORATING 100mm SUPAFIL PARTY WALL WOOL INSULATION (FIRESEAL DETAIL E-WM-25).
	STUD PARTITION - 48mm METAL STUD WITH 12.5mm CIPPAC WALLBOARD EITHER SIDE.
	ACOUSTIC STUD PARTITION AS ABOVE WITH 25mm MINERAL FIBRE INSULATION BETWEEN STUDS.
	BUTTRESS PARTITION - 48mm METAL STUD WITH 9mm OSB OR 9.5mm PLYWOOD & 15mm CIPPAC WALLBOARD EITHER SIDE, REFER TO S.E. DETAILS FOR FINISHES.
	STUD PARTITION - 48mm METAL STUD WITH 15mm CIPPAC WALLBOARD EITHER SIDE TO PROVIDE MIN 4hr FIRE RESISTANCE, PENETRATIONS THROUGH FIRE RESISTANT PARTITIONS REFER TO WSC-A-4528-027-02.
MOISTURE RESISTANT PLASTERBOARD TO BE USED IN WET AREAS.	
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GROUP SPECIFICATION.	
BLOCKWORK STRENGTHS: FOUNDATION TO FIRST FLOOR 7.5N/m², FIRST FLOOR TO SECOND FLOOR 3.0N/m², SECOND FLOOR TO ROOF 3.0N/m².	
FOR PADSTONE & STEEL BEAM DETAILS REFER TO RELEVANT STRUCTURAL ENGINEERS DRAWINGS.	
FOR MOVEMENT JOINT LOCATIONS REFER TO BLOCK FOUNDATION PLANS & BLOCK ELEVATIONS.	

GENERAL NOTES

ALL ENTRANCE DOORS TO HAVE FLUSH THRESHOLDS (MAX 15mm).

KITCHEN LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FOR ACTUAL LAYOUTS REFER TO SPECIALISTS DETAIL DRAWING & SPECIFICATION.

INSTALLATION LOCATION OF WALL MOUNTED BOILERS IN ACCORDANCE WITH HEATING CONTRACTORS DETAIL DESIGN.

DEDICATED LEAFLETS TO BE PROVIDED FOR TENANTS ON ENERGY EFFICIENT USE OF THE HOME AND ITS CONTROLS.

DURING CONSTRUCTION COLD BRIDGING MUST BE AVOIDED BY GIVING PARTICULAR ATTENTION TO FOLLOWING THE PRINCIPLES AND DETAILS IN 'THERMAL INSULATION - AVOIDING RISKS' 2002 PUBLISHED BY BRE AND DTI.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE TAYLOR WIMPEY STANDARD SPECIFICATION AND STRUCTURAL ENGINEERS DESIGN & DETAILS. ALL UNITS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACCREDITED CONSTRUCTION DETAILS FOR PART L - SERIES MCI, VERSION 1.0.

UNTIL THIS NOTE IS REMOVED, THE SPECIFIED INSULATION TYPES, DEPTHS AND STATED U-VALUES ARE SUBJECT TO CHANGE DEPENDANT ON SAP RATING CALCULATION BY SPECIALIST CONSULTANT. IN CONJUNCTION WITH INSULATION MANUFACTURERS ACTUAL THERMAL CONDUCTIVITY DATA.

REFER TO BLOCK PLANS & BLOCK ELEVATIONS FOR LOCATIONS OF RWPS.

BATHROOM PARTITIONS TO BE LINED WITH 12mm WBP PLYWOOD & 12.5mm PLASTERBOARD FOR FINISHES.

MJ - MOVEMENT/EXPANSION JOINT TO BE 15mm WIDE USING 15mm WIDE HYDROCOOL O.S.A. AS JOINT FILLER WITH APPROVED MASTIC POINTING.

PS - CONCRETE/ENGINEERING BRICK PADSTONE TO STRUCTURAL ENGINEERS DESIGNS AND DETAILS.

--- DENOTES DIRECTION OF FIJUROOF TRUSS SPAN ABOVE.

PARTY WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH ROBUST DETAIL E-WM-25.

COMMUNAL STAIRWELL ENCLOSURE & LOBBIES.
BUILDING REGULATION E3, SECTION 7, METHOD
A, AREAS CALCULATED.

STAIRCASE	
GROUND TO 1st STAIR	=4.30m²
1st FLOOR LANDING	=7.10m²
1st to 2nd FLOOR STAIR	=6.22m²
2nd FLOOR LANDING	=7.10m²
CEILING OF TOP FLOOR	=11.70m²
TOTAL	=36.42m²
THEREFORE ABSORBANT MATERIAL CLASS D AREA = 36.42m² (100%)	
THEREFORE ABSORBANT MATERIAL CLASS C AREA = 18.21m² (50%)	
ABSORBANT MATERIAL TO BE DISTRIBUTED EQUALLY BETWEEN FLOORS AS FOLLOWS	
WALLS = 0% CEILINGS = 0% FLOORS = 100% Class D or 50% Class C	
LOBBY 1 = 5.92m²	
COVER AN AREA EQUAL TO OR GREATER THAN THE FLOOR AREA WITH CLASS C ABSORBANT OR BETTER.	

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Do not scale - refer to figured dimensions only.

J 14/12/18	Revised to HA comments	CA	-	CA
H 13/12/18	Kitchen increased	CA	-	CA
G 15/11/18	Sockets added to Kitchen, Living update to spec	CA	-	CA
F 10/08/18	Steelwork added to rear lobby.	RS	-	CA
E 13/06/18	Fire escape distances & escape signage added.	RS	-	CA
D 26/04/18	Vents to binstore added, clearance to bins, level platform notes & IFNL added to electrical legend.	RS	-	CA
C 23/04/18	Inner leaf of external wall block revised	CA	-	CA
B 19/04/18	Landlord consumer unit added	CA	-	CA
A 15/02/18	Stud to metal. Gas metres moved, Struct detail & mj added	CA	-	CA
Rev	Date	Details		By Chkd/Apvd

Client:-

Taylor Wimpey
Taylor Wimpey Southern Counties

Site:-

NYTON NURSERIES
EASTERGATE AND
WESTERGATE
WEST SUSSEX

Drawing Title:-

APARTMENT BLOCK
GROUND FLOOR
PLAN

Date: Oct 17

Drawn: RS

Drawing No.

Scales: 1:50 @ A1

Checked: CA

Approved: CA

WSC-A-4673-APT-20. J



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