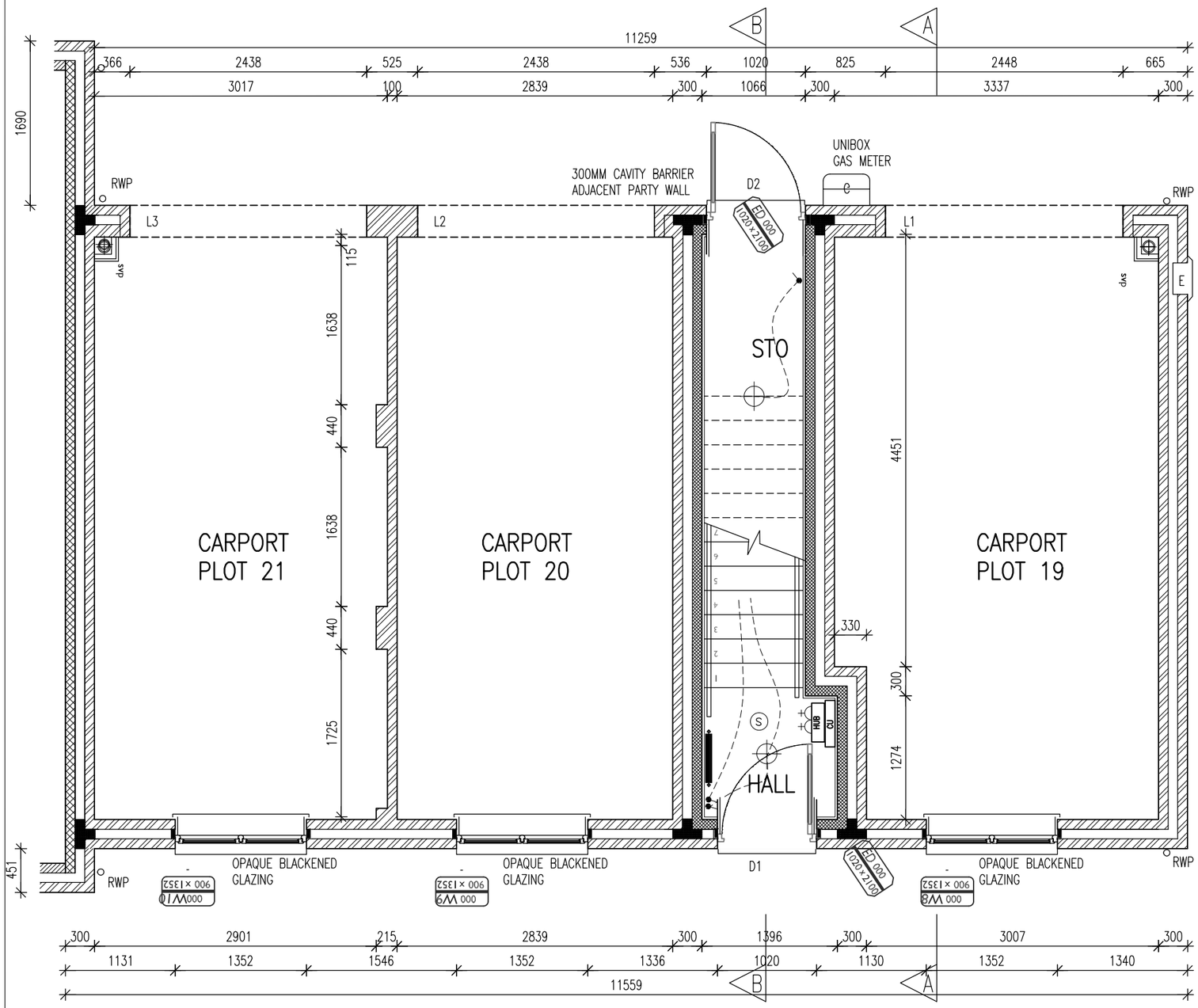


GROUND FLOOR PLAN
PLOT 20

GROSS FLOOR AREA 72.8m² – 784.1ft²
NET FLOOR AREA 71.6m² – 771.0ft²

RADIATOR SIZES ARE INDICATIVE ONLY. REFER TO HEATING DESIGNS FOR ACTUAL SIZES.

SMOKE AND HEAT DETECTORS MUST BE INSTALLED AND COMMISSIONED BY A COMPETENT CONTRACTOR AND THE DESIGN REVIEWED TO MEET THE REQUIREMENTS OF THE BRITISH STANDARDS BS 5839–6:2019

LINEAR THERMAL BRIDGING VALUE CALCULATIONS BASED ON STANDARD TW DETAILS. VARIATIONS FROM THESE STANDARDS WILL REQUIRE RECALCULATION TO PROVE COMPLIANCE WITH ADL

INDICATES REINFORCEMENT TO PARTITION WALL FOR POSSIBLE FIXTURE OF HANDRAIL. ONLY REQUIRED WHERE ADM2 IS A DEVELOPMENT PLOT REQUIREMENT

NOTES:

1. THIS DRAWING MUST NOT BE SCALED
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
3. ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "TW NATIONAL CONSTRUCTION SPECIFICATION (ENGLAND & WALES) FOR HOUSES & LOW RISE APARTMENTS".
4. CONSTRUCTION OF STAIR GUARDING MUST BE SUCH THAT A 100MM DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING AND MUST RESIST A HORIZONTAL FORCE OF 0.36KN PER METRE.
5. BALUSTRADE AND STAIRS SHOWN ARE INDICATIVE ONLY EXACT CONSTRUCTION TO MANUFACTURERS DETAILS
6. BALUSTERS TO BE MANUFACTURED PREFABRICATED.
7. TURNED BALUSTERS AND SQUARE NEWELS ARE TO BE AS STANDARD.
8. TIMBER TO COMPLY WITH BS1186: PART 1, CLASS 2 FOR PAINTED FINISH.
9. STAIR MUST BE DESIGNED IN ACCORDANCE WITH BS 585 PART 1 1989, BS 5395 PART 1 1977 PART 2 1984 BS 6180 1982 APPROVED DOCUMENT 'K' HANDRAIL HEIGHT 900mm MIN. ABOVE PITCH LINE
10. BALUSTRADE HEIGHT 900mm MIN. ABOVE FFL
11. STAIRCASE NOTES:

    STAIRCASE: FINISHED FLOOR TO FLOOR = 2625mm
    13No. RISERS @ 201.92mm & 12No. GOINGS @ 225mm
    MAX PITCH 42 DEG

WALL TYPE LEGEND

EXTERNAL WALL:
102mm FACING BRICK OUTER LEAF (nominal).
100mm CAVITY WITH 100mm GLOWN FIBRE KNAUF SUPAFIL 34 FULL FILL CAVITY INSULATION.
100mm ARICRETE BLOCKWORK (DENSITY 400 to 600kg/m³). WITH 12.5mm PLASTERBOARD ON DABS.

PARTY WALLS: 2x 90MS 100mm 7.3N/m² ARICRETE BLOCKWORK (MIN. DENSITY 600kg/m³ TO 800kg/m³) WITH 12.5mm PLASTERBOARD WITH MIN DENSITY 8kg/m² ON DABS, 100mm (MIN) CAVITY INCORPORATING 100mm SUPAFIL PARTY WALL WOOL INSULATION. (ROBUST DETAIL E-WM-30).

STUD PARTITION – 63mm TIMBER STUD WITH 12.5mm GYPROC WALLBOARD EITHER SIDE.

BUTRESS STUD PARTITION – 125mm OVERALL THICKNESS COMPRISING 75x75mm TIMBER STUD WITH 12.5mm PLYWOOD EITHER SIDE & FINISHED WITH 12.5mm PLASTERBOARD (SEE STD DETAILS\13–08–16)

ACOUSTIC STUD PARTITION AS ABOVE WITH 50mm KNAUF EARTHWOOL BETWEEN STUDS

STUD PARTITION – 63mm TIMBER STUD WITH 15mm GYPROC WALLBOARD EITHER SIDE TO PROVIDE MIN 1hr FIRE RESISTANCE, PIPEWORK PENETRATIONS THROUGH FIRE RESISTANT PARTITIONS REFER TO WSC–A–4328–227–02.

MOISTURE RESISTANT PLASTERBOARD TO BE USED IN WET AREAS.

Denotes position of 'ARC' Firestop slab or similar approved cavity barrier.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GROUP SPECIFICATION.

BLOCKWORK STRENGTHS:
FOUNDATION TO FIRST FLOOR 10.0N/mm2
FIRST FLOOR TO SECOND FLOOR 7.3N/mm2
SECOND FLOOR TO ROOF 3.0N/mm2

FOR PADSTONE & STEEL BEAM DETAILS REFER TO RELEVANT STRUCTURAL ENGINEERS DRAWINGS.

FOR MOVEMENT JOINT LOCATIONS REFER TO BLOCK FOUNDATION PLANS & BLOCK ELEVATIONS.

FIRE DOOR LEGEND

30 MINUTE LOCKABLE FIRE DOOR WITH COLD SMOKE SEALS AND SELF CLOSING MECHANISM.

30 MINUTE FIRE DOOR

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.

CO ALARM. TO BE WALL MOUNTED, AT A HEIGHT GREATER THAN THE HEIGHT OF ANY DOOR OR WINDOW OPENING BUT AT LEAST 150mm FROM THE CEILING, AT A HORIZOINTAL DISTANCE OF BETWEEN 1–3m FROM THE EDGE OF THE FUEL BURNING APPLIANCE. ALARM NOT TO BE FITTED IN A STORE/CUPBOARD, DIRECTLY ABOVE A SINK/COOKER OR NEXT TO A DOOR/WINDOW OR ANYWHERE THAT COULD BE AFFECTED BY DRAUGHTS.
NOTE: IN ALL CASES LOCATIONS TO BE AGREED WITH THE GAS SAFE REGISTERED ENGINEER.

SYMBOL	DESCRIPTION
	13 AMP.TWIN SWITCHED SOCKET OUTLET
	13 AMP. SWITCHED SOCKET OUTLET
	13 AMP UN–SWITCHED SOCKET OUTLET – ONLY WHEN FREE STANDING APPLIANCES
USB	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
	ONE WAY SWITCH
2	TWO WAY SWITCH
	TELEPHONE POINT
	TELEVISION POINT
	TELECOM ENTRY POINT
	COOKER SWITCH (1100MM ABOVE FFL)
CU	CONSUMER SERVICE UNIT, SEMI RECESSED WHERE REQUIRED (SWITCHES POSITIONED BETWEEN 1350–1450MM ABOVE F.F.L.)
HUB	NETWORK TERMINATION POINT– FIBRE HUB)
MP	NETWORK ACCESS POINT
	SHAVER POINT AS SITE SPEC
	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 TW SPECIFICATION
	DOWN LIGHTERS, ENERGY EFFICIENT OR LED, REFER TO TW SPECIFICATION
	WALL MOUNTED LIGHTING POINT (Fully Diffused Luminaire)
	EXTERNAL WALL MOUNTED PIR LIGHT FITTING (Fully Diffused Luminaire)
	BATHROOM / EN–SUITE LIGHT FITTING REFER TO TW SPECIFICATION
	EMERGENCY LIGHTING TO BS: 5266, PT: 1, 1988
	360° PIR MOVEMENT DETECTOR WITH UP TO 8m RANGE & MINIMUM 10 MINUTE DELAY.
T	PROGRAMMABLE ROOM THERMOSTAT (ALSO ADD TO CYLINDER OPTIONS)
	DECENTRALISED CONTINUOUS RUNNING EXTRACT FAN
	RECIRCULATING COOKER HOOD
	3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL.
CHW	CENTRAL HEATING WIRING JUNCTION BOX
	RADIATOR
S	SMOKE DETECTOR
H	HEAT DETECTOR
CO	CO ALARM
GP	SHOWER HEAD
	GAS POINT
	EXTERNAL WATER TAP
BELL CHIME	DOOR BELL & CHIME

LEGEND
CME = CONTINUOUS MECH. EXTRACT FAN
G = GAS METER
RWP = RAIN WATER PIPE
AAV = AIR ADMITTANCE VALVE
BLR = BOILER
E = ELECTRIC METER
SVP = SOIL VENT PIPE
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)

PLEASE REFER TO:
SECTION 03 – EXTERNAL WALLS (FULL FILL)
SECTION 04 – EXTERNAL WALLS (PARTIAL FILL)
SECTION 08– INTERNAL WALLS
FROM THE TW NATIONAL CONSTRUCTION SPECIFICATION FOR HOUSES & LOW RISE APARTMENTS

VENTILATION REQUIREMENTS
SYSTEM 3 TO BE VIA DECENTRALISED CONTINUOUS MECHANICAL EXTRACT FANS(GREENWOOD CV2GIP TYPE) TO COMPLY WITH APPROVED DOCUMENT F, TABLE 5.1b, AIR LEAKAGE RATES TO BE SET AT A DEFAULT OF 7m³/(h.m²)@50Pa.
NOTE : WC & BATHROOM/ENSUITE (no window) – BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER,
WC & BATHROOM/ENSUITE (with window) – BOOST VIA BUILT IN

REVISIONS

REV.	DESCRIPTION	DRAWN	CHKD.	DATE
A	****	**	**	********

Taylor Wimpey

PROJECT
Regis Park
Sefter Road
Bognor Regis
Taylor Wimpey Southern Counties

DRAWING TITLE
HOUSE TYPE 2BCH
Ground Floor Plan
Plot 20

0 0.1 0.2 0.3 0.4 0.5 0.6 0.7

SCALE	SHEET SIZE	SHEET No.	DRAWN	CHKD	DATE	CAD FILE
1:50	A3	of	CA	CA	06/04/2022	

Tender

Trinity House, 123 Winchester Road, Chandlers Ford,
Hampshire, SO53 2DR
01962 880426
architecture@trinity-rose.co.uk www.trinity-rose.co.uk

TRINITY ROSE
ARCHITECTURE
A21-391-2BCHP-21-1st

THIS DRAWING IS THE COPYRIGHT OF TRINITY ROSE ARCHITECTURE AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM, OR PASSED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF TRINITY ROSE ARCHITECTURE. DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING, EXCEPT FOR PLANNING PURPOSES. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK FOR CONFIRMATION.