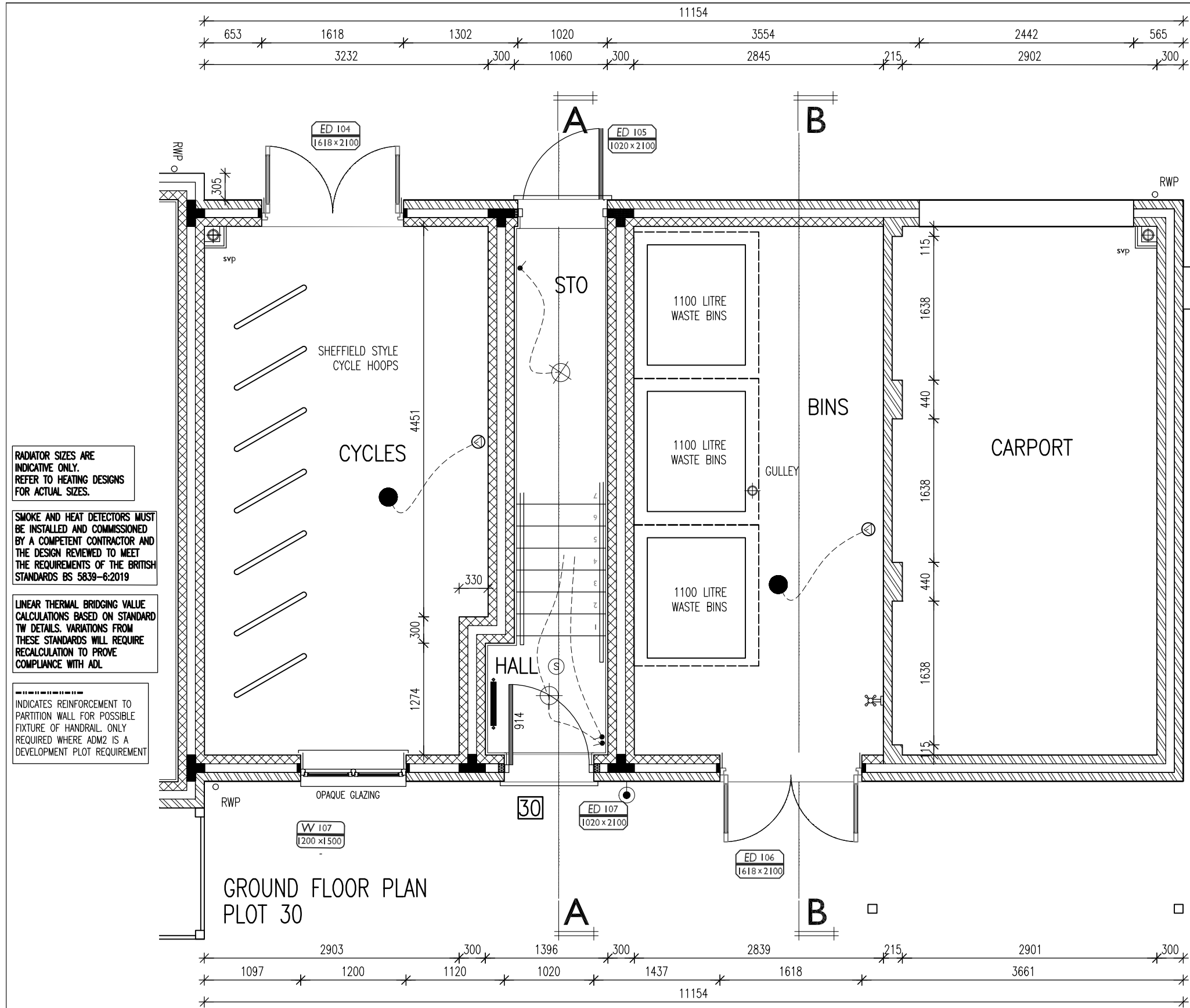




- NOTES:
- THIS DRAWING MUST NOT BE SCALED
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
 - ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "TW NATIONAL CONSTRUCTION SPECIFICATION (ENGLAND & WALES) FOR HOUSES & LOW RISE APARTMENTS"
 - CONSTRUCTION OF STAIR 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.
 - BALUSTRADE AND STAIRS SHOWN ARE INDICATIVE ONLY EXACT CONSTRUCTION TO MANUFACTURERS DETAILS
 - BALUSTERS TO BE MANUFACTURED PREFABRICATED.
 - TURNED BALUSTERS AND SQUARE NEWELS ARE TO BE AS STANDARD.
 - TIMBER TO COMPLY WITH BS1186: PART 1, CLASS 2 FOR PAINTED FINISH.
 - STAIR MUST BE DESIGNED IN ACCORDANCE WITH BS 585: PART 1 1995, BS 5305: PART 1 1977 PART 2 1984 BS 6180 1982 APPROVED DOCUMENT "K" HANDRAIL HEIGHT 900mm MIN. ABOVE PITCH LINE
 - BALUSTRADE HEIGHT 900mm MIN. ABOVE FFL
 - STAIRCASE NOTES:
STAIRCASE: FINISHED FLOOR TO FLOOR = 2625mm
12No. RISERS @ 201.90mm & 12No. GOINGS @ 225mm
MAX PITCH 42 DEG

WALL TYPE LEGEND	
EXTERNAL WALL:	100mm FACING BRICK OUTER LEAF (standard), 100mm Cavity with 100mm ALUMINUM THERMALLY-BREAKING INSULATION, 100mm AGGREGATE BLOCKWORK (DENSITY 1300 to 1600kg/m³), WITH 12.5mm PLASTERBOARD ON INS.
PARTY WALLS: 2x 100mm AGGREGATE BLOCKWORK (MIN. DENSITY 1300kg/m³ to 1600kg/m³) WITH 12.5mm PLASTERBOARD WITH 10mm GYPSUM FIBRE ON INS., 100mm MIN. CAVITY INCORPORATING 100mm SUPPLY PARTY WALL INSULATION (DENSITY 200-240).	
SOLID PARTITION - 63mm TIMBER STUD WITH 12.5mm CYPRESS WALLBOARD EITHER SIDE.	
BUTTRESS STUD PARTITION - 125mm OVERALL THICKNESS COMPRISING 75x75mm TIMBER STUD WITH 12.5mm PLYWOOD EITHER SIDE & FINISHED WITH 12.5mm PLASTERBOARD (SEE STD DETAIL 13-05-10)	
ACOUSTIC STUD PARTITION AS ABOVE WITH 50mm HALF DRYBOL BETWEEN STUDS	
SOLID PARTITION - 63mm TIMBER STUD WITH 15mm CYPRESS WALLBOARD EITHER SIDE TO PROVIDE MAX 1hr FIRE RESISTANCE. EXTERNAL PENETRATIONS THROUGH FIRE RESISTANT PARTITIONS REFER TO W02-W020-01-02.	
MOISTURE RESISTANT PLASTERBOARD TO BE USED IN WET AREAS.	
Decide position of "M" Flaming slab or similar approved cavity barrier.	
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE GROUP SPECIFICATION.	
BLOCKWORK STRENGTH: FOUNDATION TO FIRST FLOOR 10.0N/mm² FIRST FLOOR TO SECOND FLOOR 7.5N/mm² SECOND FLOOR TO ROOF 5.0N/mm²	
FOR PARTITION & 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 HORIZONTAL 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.

REVISIONS				
REV.	DESCRIPTION	DRAWN	CHKD	DATE
A	Sheffield hoops in cycle store angle for access	**	**	23/06/22

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

LEGEND	BLR = BOILER
CME = CONTINUOUS MECH. EXTRACT FAN	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)

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 CV20P 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

Taylor Wimpey

PROJECT
Regis Park
Sefter Road
Bognor Regis
Taylor Wimpey Southern Counties

DRAWING TITLE
HOUSE TYPE 2BCH
Ground Floor Plan
Plot 30

0	0.1	0.2	0.3	0.4	0.5	0.6	0.7
SCALE 1:50	SHEET SIZE A3	SHEET No. of	DRAWN CA	CHKD	DATE 23/06/2022	CAD FILE	
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
A21-391-2BCH-27-A