



GROUND FLOOR PLAN

FIRST FLOOR PLAN

WINDOW SCHEDULE									
WINDOW NO	FLOOR	ROOM	STRUCTURAL OPENING (mm)	LINTEL LENGTH (mm)	TRICKLE VENT SIZE (mm2)	GLAZING			COMMENTS
						CLEAR	OBSCURE	SAFETY	
W1	GF	LOUNGE	595x1350	-	8000	YES	-	-	SPRAY BAY WINDOW
W2	GF	LOUNGE	1200x1350	-	8000	YES	-	-	SPRAY BAY WINDOW
W3	GF	LOUNGE	595x1350	-	8000	YES	-	-	SPRAY BAY WINDOW
W4	GF	WC	573x350	200	4000	YES	YES	-	-
W5	GF	KITCHEN	1810x1050	910	4000	YES	-	-	-
NOTE: WINDOW WIDTHS SUBJECT TO WINDOW MANUFACTURERS SQUARE MILLION SIZE									
W6	FF	BED 1	1248x1200	1650	8000	YES	-	-	-
W7	FF	STUDY	1248x1200	1650	8000	YES	-	-	-
W8	FF	BED 2	1248x1200	1650	8000	YES	-	-	-
W9	FF	BED 2	1248x1200	1650	8000	YES	-	-	-
W10	FF	BATH	573x1050	900	4000	-	YES	-	-
W11	FF	EN-SUITE	573x1050	900	4000	-	YES	-	-

NOTES

WINDOWS TO HABITABLE ROOMS TO PROVIDE A MINIMUM RAPID VENTILATION AREA EQUIVALENT TO 1:20m FLOOR AREA OF THE ROOM THAT IT SERVES. ALL WINDOWS T BE MIN DOUBLE GLAZED. ALL GLAZING TO HAVE TO HAVE A U VALUE OF 2.0 W/m² AREA WEIGHTED AVERAGE. EGRESS WINDOWS TO HAVE AN UNOBSTRUCTED OPENABLE AREA OF NOT LESS THAN 0.3m² WITH NEITHER THE HEIGHT OR WIDTH LESS THAN 450mm. ALL WINDOWS TO HAVE AN OPENABLE AREA NOT MORE THAN 1100mm ABOVE FLOOR LEVEL. EASY CLEANING TO BE PROVIDED TO ALL WINDOWS.

DOOR SCHEDULE													
DOOR NO.	FLOOR	ROOM	INTXT	STRUCTURAL OPENING (mm)	DOOR LEAF (mm)	SINGLE	DOUBLE	LINTEL LENGTH (mm)	GLAZING	OBSCURE	SAFETY	FREATING	COMMENTS
D1	GF	FRONT DOOR	EXT	1030x2100	914x2020	YES	YES	1350	CLEAR	YES	YES	-	ENTRANCE DOOR
D2	GF	DRIVING	EXT	1580x2100	2032x2020	YES	YES	1800	YES	-	YES	-	ENTRANCE DOOR
D3	GF	WC	INT	886x2035	886x1981	YES	STUD	1200	-	-	-	-	FRENCH DOORS
D4	GF	LOUNGE	INT	896x2035	886x1981	YES	STUD	1200	-	-	-	-	
D5	GF	HALL	INT	896x2035	886x1981	YES	STUD	1200	-	-	-	-	
D6	GF	STORE	INT	746x2035	686x1981	YES	STUD	1200	-	-	-	-	
D7	GF	UTILITY	INT	896x2035	886x1981	YES	STUD	1200	-	YES	YES	-	
D8	GF	UTILITY	EXT	1030x2100	914x2020	YES	STUD	1350	-	-	-	-	SIDE DOOR
D9	FF	STUDY	INT	816x2035	762x1981	YES	STUD	1200	-	-	-	-	
D10	FF	BED 3	INT	816x2035	762x1981	YES	STUD	1200	-	-	-	-	
D11	FF	BED 3	INT	816x2035	762x1981	YES	STUD	1200	-	-	-	-	
D12	FF	AC	INT	816x2035	762x1981	YES	STUD	1200	-	-	-	-	
D13	FF	BED 2	INT	816x2035	762x1981	YES	STUD	1200	-	-	-	-	
D14	FF	BATH	INT	816x2035	762x1981	YES	STUD	1200	-	-	-	-	
D15	FF	STORE	INT	746x2035	686x1981	YES	STUD	1200	-	-	-	-	
D16	FF	EN-SUITE	INT	816x2035	686x1981	YES	STUD	1200	-	-	-	-	

NOTES:
40mm THICK EXTERNAL DOORS, 40mm THICK W/WOOD PANELED INTERNAL DOORS
40mm THICK FIRECHECK DOORS WITH MIN 19 x 38mm PLANTED STUDS
FULL ARCHITRAVE TO BE PROVIDED WHEREVER POSSIBLE
SCHEDULED FIRE RESISTANCE REFERS TO COMPLETE DOOR SET AS TESTED & APPROVED BY MANUFACTURER
REFER TO STRUCTURAL ENGINEERS / LINTEL / MANUFACTURERS SPECIFICATIONS FOR FURTHER DETAILS

WALL CONSTRUCTION LEGEND

 102.5mm FACING BRICKWORK / 125mm FULL FILLED CAVITY
100mm CONCRETE BLOCKWORK INNER LEAF WITH
PLASTERBOARD ON DABS FINISH

 X-REND OR WEBER 20mm RENDER FINISH (SEE SITE
SCHEDULE FOR WALL TEXTURE) ON 3.5N 100mm DENSE
CONCRETE BLOCKWORK WITH 125mm FULL FILLED
CAVITY. 100mm CONCRETE BLOCKWORK INNER LEAF WITH
PLASTERBOARD ON DABS FINISH

 PARTY WALL CONSTRUCTION TO COMPLY
WITH ROBUST DETAIL - E4M-26

 SEMI EXPOSED GARAGE WALL - OPTION 1

2 No. SKINS OF 3.5N CONCRETE BLOCKWORK WITH 40mm
CAVITY FILLED WITH INSULATION WITH PLASTERBOARD
ON 3.5N

 SEMI EXPOSED GARAGE WALL - OPTION 2

1 No. SKIN OF 3.5N CONCRETE BLOCKWORK WITH 68mm X
KINGSSPAN PLASTERBOARD TO INTERIOR FINISH OF GARAGE
WITH PLASTERBOARD ON DABS FINISH ON DWELLING SIDE

 100mm / 215mm 3.5N LOADBEARING BLOCKWORK

 100mm 7.5N LOADBEARING BLOCKWORK

 89mm TIMBER BUTTRESSING PARTITION TO
STRUT ENGS DESIGN DETAILS

 63mm TIMBER PARTITION WITH 12.5mm PLASTERBOARD
(MIN MASS 10kg/m²) TO EACH FACE. PROVIDE MINERAL WOOL
QUILT IN VOID TO ALL BATHROOM ENSUITE AND WC WALLS
& WALLS SEPARATING HALLWAYS & ROOMS. THIS INSULATION
NEED NOT BE PROVIDED IN WALLS WHICH HAVE A DOOR

 DENOTES STONEWORK / REFERS TO SITE SPECIFIC
WORKING DRAWINGS / MATERIALS SCHEDULE FOR TYPE

SERVICES LEGEND	
Electric - Socket 45A Cooker Control Unit Outlet Double Switched Socket Outlet (13A) Single Switched Socket Outlet (13A) Double Socket High Level Single Socket High Level Switched fused Spur Immersion Heater Switch with Neon Warning on low pile Frost Stat to Boiler when in garage/Loft Electric - Switch Gang Switch (1,2,3...Way) Pull Cord (Within Wet Room) locking switched Socket or high level (See also F Switch Vets Rooms) One Way switch for light pile Neon Indicator on hot pipe Electric - Shower Point / Communications TV point BT point BT Fire Shower Point (Dual Voltage SP Rated) Multi-Gang Co-Axial Cable Data 51987-Made Plate Electric Light ENERGY EFFICIENT LIGHT FITTING ASSEMBLY (TO SATISFY AD 11:2002 - CLAUSE 5.1.41.5) Pendant Low Energy Pendant Low Energy Batton Recessed Ceiling Light Shower / Bath Area-Sealed Recessed Lights Internal Wall Lights Photo Sensitive External Wall Light Fitting (To satisfy AD 11:2002 - Clause 1.5.7) Photo Sensitive External Recessed Light Fitting Backlight Light Fitting (Sange) Kitchen / Utility 13 amp double switched socket outlet at low level 13 amp single switched socket outlet at low level 13 amp double switched socket outlet above worktop level 13 amp single switched socket outlet above worktop level Pop-Up Worktop socket Dish washer Dish freezer Double oven Washing machine Tumble dryer Wine cooler 4 or 6 amp cooker switch with neon indicator and operates 45 amp socket cable outlets for oven and electric hob connectors (see note above) Fused connection unit dip switch with neon indicator - connected to high or low level fan speed plate Gas point Supply and waste capped off stop washing machine, tumble dryer and dishwasher connections (if stopping machine) ■ ■ ■ Multiple appliance switch	Security Alarm Panel with CAT 5 socket & BT point Alarm Keyed including Sounder Passive Infrared Detector Door Bell Push Button (External) Door Bell Chime - Battery Operated Plumbing / Heating system Flooring Heater Cylinder Boiler Heating Thermostat Boiler Programmer Radiator - 450, 800 & 1000mm External Tap Gas Point Hot water lead Shower Head Services Entry RWP SVP R/W/ WATER PIPE SOL & VENT PIPE Consumer Unit (See additional note C below) 32 Amp Spur, on separate independent circuit, for potential provision of electrical wharf charging point (subject to site specific requirement) ELEC / GAS METER BOX Elec - Fire Detection & Ventilation Interconnected Mains Operated Heat Detector Interconnected Mains Operated Smoke Detector Ceiling Mounted Extract Fan Carbon Monoxide Detector
Notes: - To satisfy Part M of the Building Regulations 1999 (1999 edition) within wet rooms, all electrical cables shall be installed within 400mm and 100mm from the finished floor level. - TV location in lounge - TV locations in double bedrooms - Switch and socket locations to comply with Part M building regulations - Switch and socket locations to comply with Part M building regulations - NOTE: for extra double bedrooms locate 2 double sockets 400mm either side of bed centre line	
PART M - ACCESS AND FACILITIES FOR DISABLED PEOPLE TO SATISFY BUILDING REGULATIONS APPROVED DOCUMENT PART M - 2015 EDITION ACCESS AND FACILITIES FOR DISABLED PEOPLE THE FOLLOWING REQUIREMENTS 4. ALL LOW ELECTRICAL POWER POINTS TO BE PROVIDED MINIMUM 400mm ABOVE FINISHED FLOOR LEVEL. EXCEPT CONSUMER UNITS (SEE NOTE Q) 4. ALL ELECTRICAL SWITCHES AND HIGH LEVEL POWER POINTS TO BE PROVIDED MINIMUM 1500mm ABOVE FINISHED FLOOR LEVEL - CONSUMER SWITCHES MUST BE FITTED BETWEEN 1500mm - 1400mm ABOVE FINISHED FLOOR LEVEL. IF SPACED BETWEEN METERS AND UNITS EXCEEDS 30m AN ADDITIONAL 900mm MAIN UNIT MAY BE REQUIRED (COMPARISON OF ACTION REQUIRED BY A DISABLED ELECTRICIAN) ALL CIRCUITS ARE TO BE PROTECTED BY M.C.B.S AND R.C.B. HOWEVER, LIGHTING CIRCUIT, ALARM CIRCUIT (where applicable), SMOKE ALARMS, FIRE ALARMS, SMOKE ALARMS, ALL TO BE ON CIRCUITS WITHOUT A R.C.B. PROTECTIVE ALL CONSUMER UNITS HAVE 100A DOUBLE POLE RESIDUAL CURRENT PROTECTION TO BS 5838 PART 4.2 AND SYSTEM IS TO BE PROVIDED IN NEW BUILD, MAIN POWERED AND INTERCONNECTED WITH MAIN SUPPLY AND 40A 400V/240V TO BE LOCATED MIN. 300mm AWAY FROM ANY ADJACENT WALL / LIGHT FITTING THE SYSTEM MUST BE MAINS OPERATED TO BS5481-40 STANDARD WITH STANDBY POWER THE SUPPLY TO ALL HOB'S TO BE AVAILABLE FOR THE CONNECTION OF AN ELECTRIC HOB WHEN THE HOB IS REQUIRED TO BE OF THE GAS TYPE, THE CABLE OUTLET TO SERVE THE HOB TO BE REPLACED BY A 13 AMP UNINSULATED SOCKET OUTLET THE MAINPLUGS REQUIRED MINIMUM CLEARANCE DIMENSIONS MUST BE PROVIDED AND THEY ARE TO SUPERSEDE ANY OTHER INFORMATION SHOWN OR IMPLIED ON THE DRAWING. WIRING AND MAINPLUGS SHALL BE TO COMPLY WITH BS 5839 PART 4.2 AND 4.3 ALL SWIRL UNITS TO BE INSTALLED WITH WORKTOP ALL WINDOW SILLERS TO BE OUTSIDE 150mm FROM RAILING ALL BRICK UNITS TO HAVE CONTINUOUS PILING ALL CIRCUITS ARE TO BE PROTECTED BY M.C.B.S AND R.C.B. HOWEVER, LIGHTING CIRCUIT, ALARM CIRCUIT (where applicable), SMOKE ALARMS, FIRE ALARMS, SMOKE ALARMS, ALL TO BE ON CIRCUITS WITHOUT A R.C.B. PROTECTIVE ALL CONSUMER UNITS HAVE 100A DOUBLE POLE RESIDUAL CURRENT PROTECTION	

Rev	Amendment	Date	Drawn
Revisions:			
		white ridge architecture hilton hall hilton lane leamington spa Warwickshire CV35 9EF t: 01902 728888 w: whiteridgearchitecture.co.uk e: info@whiteridgearchitecture.co.uk	
Client:			
Fort Estates Limited Bridge House Minworth Sutton Coldfield B76 1AL			
Site:			
Proposed Residential Development off Grange Avenue, Stinchley, Telford			
Title:			
Working Drawings - Type 1275 (PLOTS 15,24) Floor Plans & Elevations 1275 sqft			
Scale:			
1:50, 1:100 @ A1			
Date:			
14/07/21			
Dwg No:			
1275-01			
DWG File Ref:			
DRAWING - PT			
Notes:			
Written dimensions to be taken only. Do not scale from drawing. Minor inaccuracies may occur due to printing processes.			

