

INTERMITTENT EXTRACT VENTILATION: Kitchen = 30L/S Adjacent hob; Utility = 30L/S; Bathroom = 15L/S; En-Suites = 15L/S; Clk's = 6L/S			
PURGE VENTILATION: All windows to habitable rooms to open more than 30 deg's. each habitable room to be provided with an openable window(s) with an opening area equal to 1/20th of the rooms floor area.			
STAIRCASE - GRD-1st			
14 equal risers of 205.14mm; Going = 234mm; Pitch 41.82°; Width over strings - 860mm			
STAIRCASE - 1st-2nd			
13 equal risers of 206.30mm; Going = 234mm; Pitch 41.82°; Width over strings - 860mm			
ROOF VENTILATION (TYPE 1)			
An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV1000 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 10mm opening at eaves level, and Gildevale Fulmetal Redirroll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.			
PADSTONE SCHEDULE			
REF	LENGTH	DEPTH	WIDTH
P1	215	215	100
P2	440	215	100
P3	600	215	100

Padstones and steel beam sizes as per SE Drawings

Refer to specialist for joist sizes

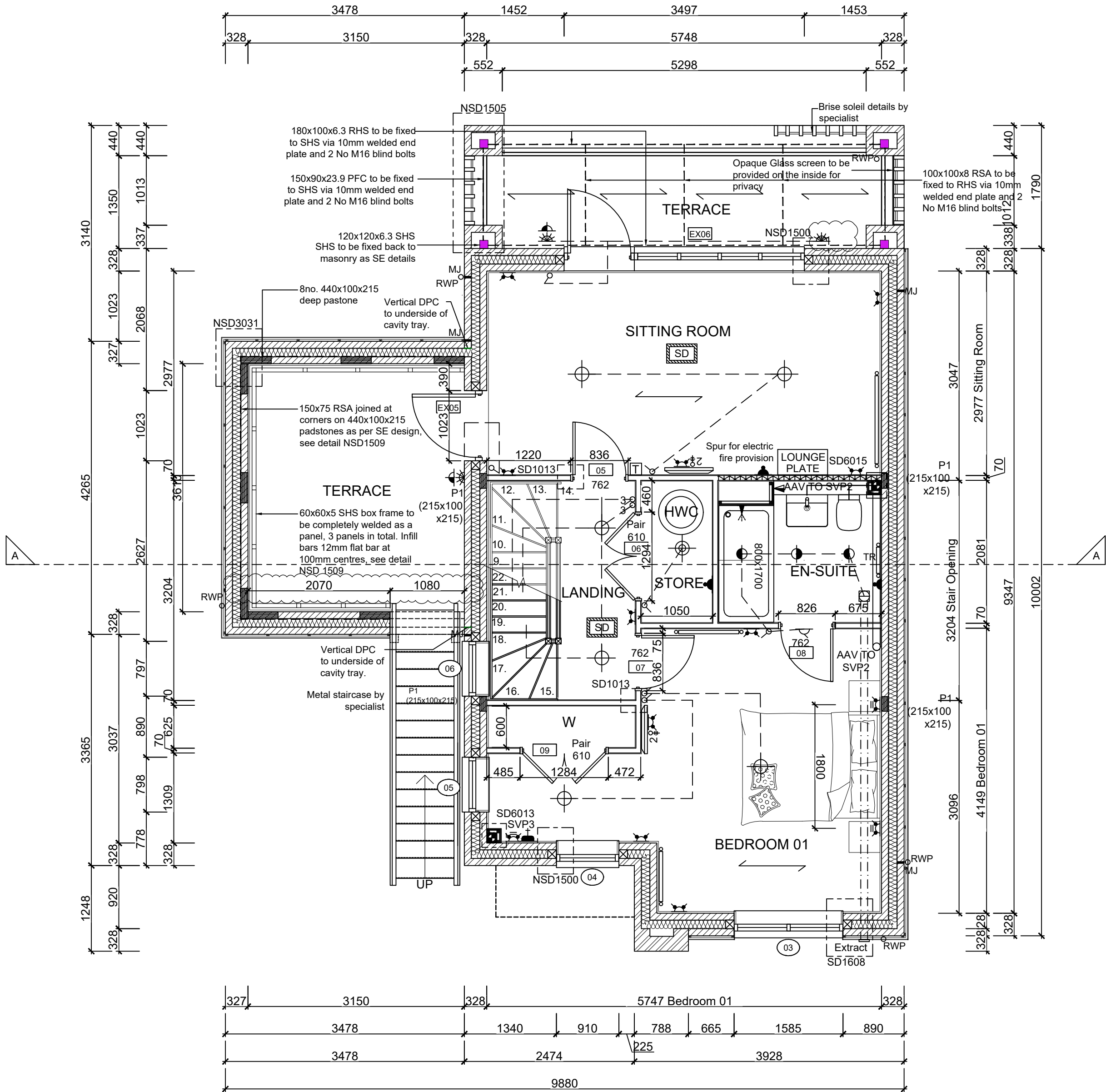
GENERAL ARRANGEMENT PLANS - WALL LEGEND	
	Frost resistant quality facing brickwork 20N Brickwork laid in minimum class ii (M4) mortar.
	Calcon Standard blockwork to inner leaf only. Medium dense blockwork to outer leaf to be laid in minimum class iii (M4) mortar. Compressive strength 7.3N/mm² to the Ground Floor, minimum class iii (M6) mortar (unless otherwise noted) & 3.5N/mm² minimum class ii (M4) mortar (unless noted otherwise noted) to first,second floor & roof level.
	Note:All external wall cavities to be 125mm unless otherwise specified. 70mm British Gypsum Gyproframe 70S50 °C stud system, with studs at 600mm centres. 12.5mm Gyproc Soundbloc plasterboard each side with tapered edges, finished as per internal spec. Moisture-resistant plasterboard to bathroom with studs at 400mm centres.
	70mm Buttressing Wall with 12mm Ply Sheathing as per SD3022. 12.5mm Gyproc Soundbloc plasterboard each side with tapered edges, finished as per internal spec. Moisture-resistant plasterboard to bathroom with studs at 400mm centres.
	63x38mm timber studs @ max 600mm centres. 50mm Isover acoustic partition roll (APR 1200) to be installed between studwork for the entire wall panel
	MJ Movement Joints
	Denotes the position of the external cavity fire Soc.
IMPORTANT NOTE: ALL EXTERNAL WALLS TO INCORPORATE BRICKFORCE SBF30W60 BED-JOINT REINFORCEMENT TO INNER LEAF OF BLOCKWORK 2x COURSES ABOVE & BELOW ALL OPENINGS & TO PROJECT A MIN. 600mm BEYOND OPENING.	

ELECTRICAL KEY	
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. Doorbells, light switches, entryphones, etc. should be fixed no higher than 1200mm above FFL. TV, BT & power sockets should be fixed no lower than 450mm above FFL. All wall lights to be fitted at 2100mm above FFL.	
Symbol	Description
	Flush double switch socket.
	Flush double switch socket with 2 USB points.
	External socket.
	13A flush unswitched spur.
Where switches are located all in the same wall, use 2/3/4 gang switches.	
Refer to OPOWA Drawings for Plot specific PV Locations	

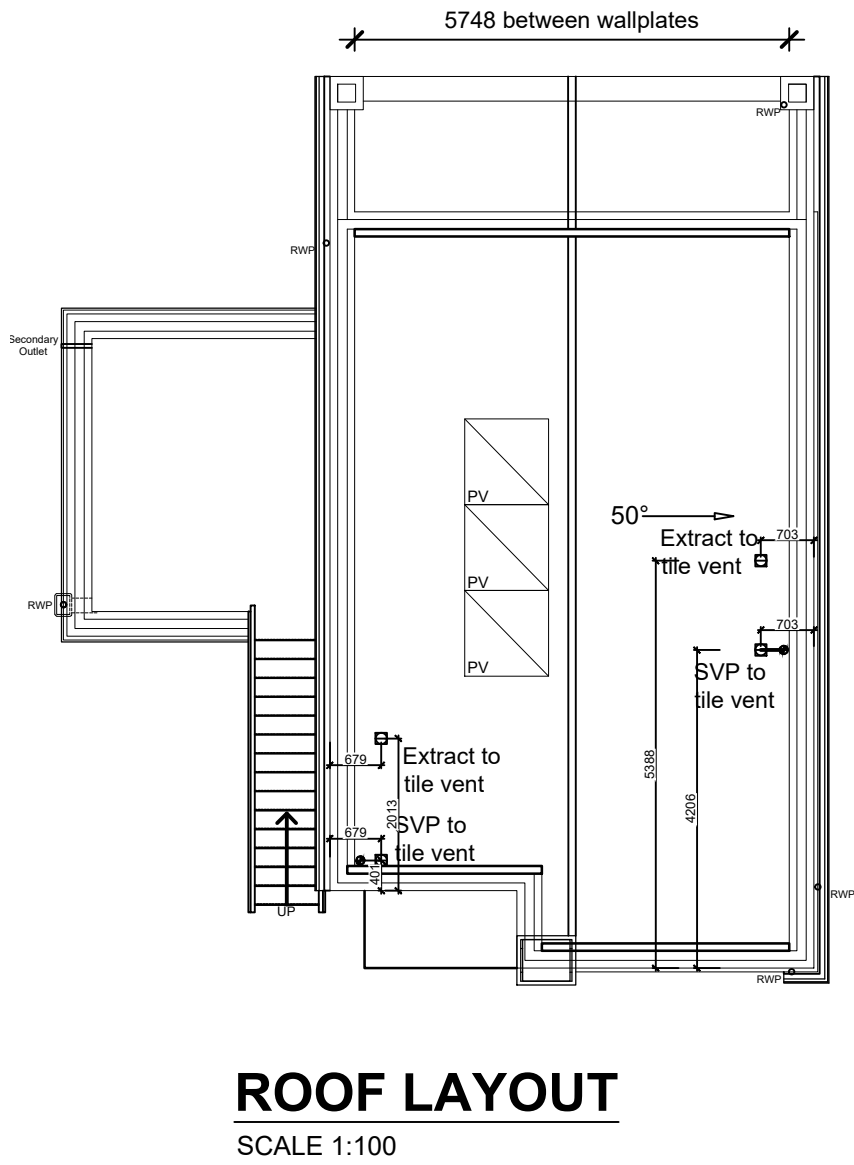
Symbol	Description
	Flush double switched socket 200mm above kitchen work top.
	13A Flush unswitched outlet 300mm below kitchen work top.
	Flush 30A cooker switch 200mm above kitchen work top.
	Gas point.
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Shaver socket.

Symbol	Description
	Carbon Monoxide Detector.
	Smoke Detector.
	Heat Detector.
	For sites with FTTP refer to SD/1002. For sites with FTTC refer to SD/1003.
	For full lounge plate specification refer to CALA Group Internal Specification.
	Intruder Alarm unit to Nacoss Standard
	Alarm Panel
For sites where virgin is to be provided, Virgin Media blanking plates are to be provided adjacent to the low level Lounge Plate in the lounge, and next to the TV/FM socket within the Family Room and Master Bedroom.	
	Pop up Socket for the Island
	External wall mounted Electric Meter
	British Telecom Point
	Hyper Optic Point
	Underfloor Heating Manifold

Notes
All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.
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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.
This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.
Elec meter RWP/MJ positions to be finalised on Architects drawings on an individual site by site basis
Meter positions to be finalised on Architects drawings on an individual site by site basis
Radiator positions shown as per M&E drawings. Sizing of radiators & towel rails are shown indicatively check M&E drawings for correct sizing.
Extract locations to be confirmed by Vectaire



FIRST FLOOR LAYOUT
SCALE 1:50



V	09.10.25	Clms see layout to terrace stair opening	LC
U	12.06.25	Additional ex. light	ZJ
T	09.05.25	Basin updated as per spec	SK
S	14.04.25	Structural door opening amended.	SK
R	25.03.25	Sitting Room Radiator moved to opposite wall.	DF
Q	06.03.25	Rads co-ordinated with M&E	SK
P	18.02.25	Vanity added to bathroom	ZJ
O	13.02.25	Ensuite amended to shower	ZJ
N	06.02.25	Sitting room lights amended. Bed moved in Bed1	SK
		Rad location amended in Bed1 & Sitting room	
M	05.02.25	Bedroom 1 layout amended as per Sales Comments	SK
L	13.01.25	Bedroom 1 furniture amended. M&E coordinated, sockets coordinated. PV's added.	DF
K	25.11.24	Detail Ref tags coordinated, terrace padstones added	SK
J	03.10.24	Wardrobe added to Bed 1	ZJ
I	16.09.24	Wall key amended	ZJ
		Terrace amended to suit SE design for post fixing chimney updated to suit wall width	
H	16.08.24	Rwp added. SE Note added.	SK
G	26.07.24	Study window 04 width reduced to 910mm.	BC
		Terrace balustrading omitted & parapet height increased.	
Rev	Date	Description	Init.

CALA	
Job title	
Brooklands College Weybridge	
Drawing title	
House Type HT8 4B7P Plots: 156,160,161, First Floor & Roof Plan	
Scale	1:50/1:100 @ A1
Date	June 2023
Rev.	V
Drawn	SK
Dwg No. SA00394-0592-A-HT8-GA	