

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 Glidevale Fulmetal Redirroll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.			
PADSTONE SCHEDULE			Padstones and steel beam sizes as per SE Drawings ←→ Refer to specialist for joist sizes
REF	LENGTH	DEPTH	
P1	215	215	100
P2	330	215	100
P3	440	215	100
P5	215	215	100
			Refer to M&E Drawings for Underfloor heating details

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 iii (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 Butressing Wall with 12mm Ply Sheathing as per SD/3022. 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
	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	
Hot water cylinder located in Bedroom 01. M&E & client to confirm	

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.	
	External wall mounted Electric Meter
	British Telecom Point
	Hyper Optic Point
	Underfloor Heating Manifold

LOFT SPACE ELEC KEY	
Symbol	Description
	Batten holder light fitting.
	Flush double switch socket.
	Smoke Detector within loft space.
	Switch with Neon indicator

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.

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

☐ EVC - Indicative postion of EVCP. If remote,see external works drawing for position

T	08.08.25	Loft hatch coordinated	ZJ
S	12.06.25	Basin updated as per spec. Boxing removed	SK
R	15.04.25	Structural opening amended to door 10	SK
Q	18.02.25	Vanity Unit added	ZJ
P	06.02.25	Store note added. Skelling lines shown	SK
O	05.02.25	Double doors added to wardrobe. Dims amended	SK
N	24.01.25	PV's added to roof plan.Loft hatch legend added. SD added to loft hatch	SK
M	10.01.25	Increase Ensuite shower tray, M&E coordinated	DF
L	15.10.24	Detail Ref tags co-ordinated.	SK
K	03.10.24	Wardrobe added to Bed 1	ZJ
J	24.09.24	Wall key amended	ZJ
I	16.09.24	Note amended, chimney width amended	ZJ
H	09.08.24	En-suite shower moved forward to accommodate boxing for ASHP pipes. Door moved. dims revised.	SK
G	24.07.24	RWP location amended. SE Note added. Velux position revised. Internal arrangement revised.	SK
F	28.06.24	M&E note added.	SK
E	24.06.24	Door Leaf Size changed to 762mm.	YS
D	19.04.24	Legend revised. New details refs added.	SK
		Privacy screen note added.	
Rev	Date	Description	Init.



Job title

Brooklands College
Weybridge

Drawing title

House Type HT9B
Everglade (Type 3) Plots: 158, 163
Second Floor Plan &
Roof Plan

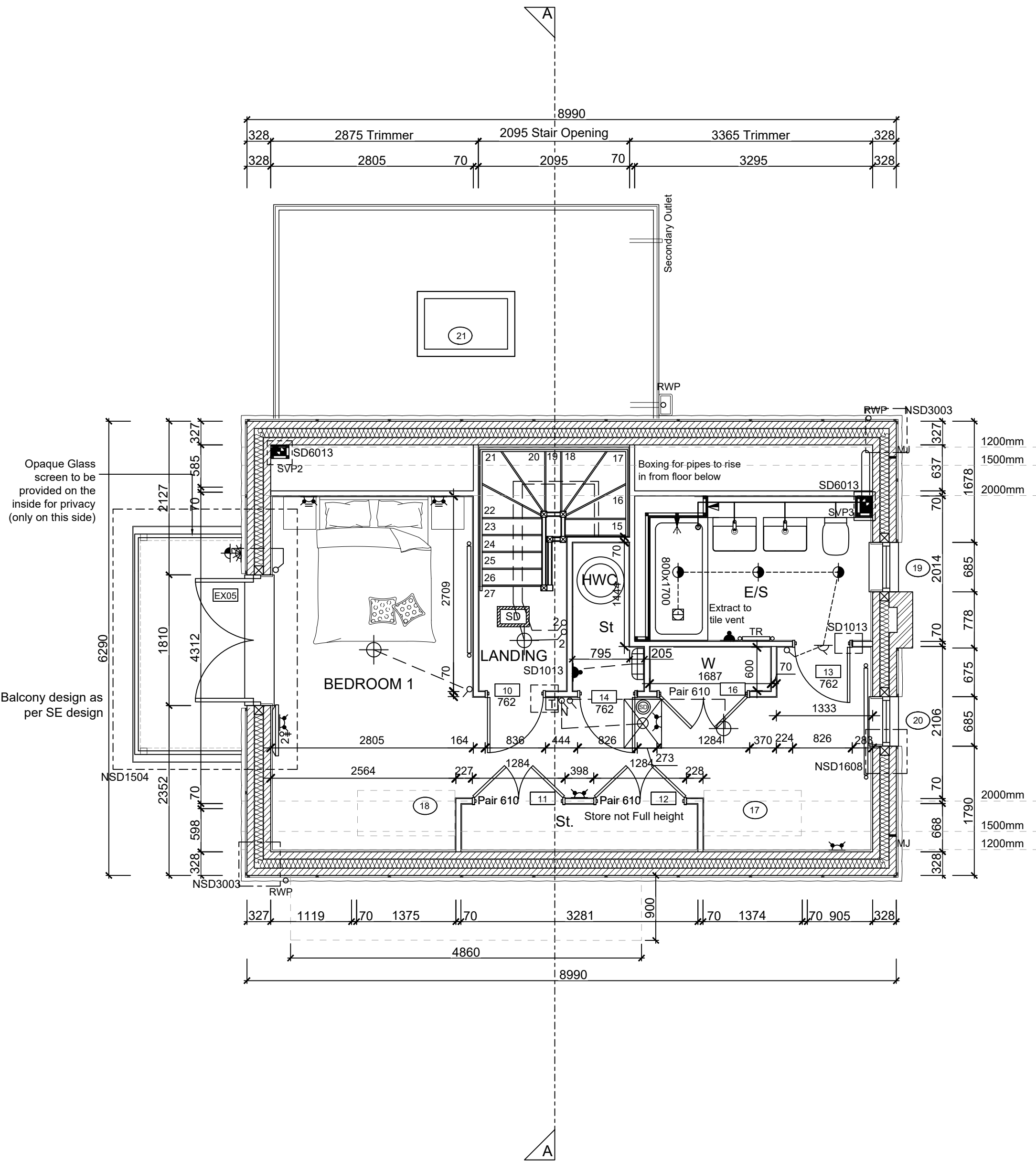
Scale 1:50 @ A1

Date Oct 2023

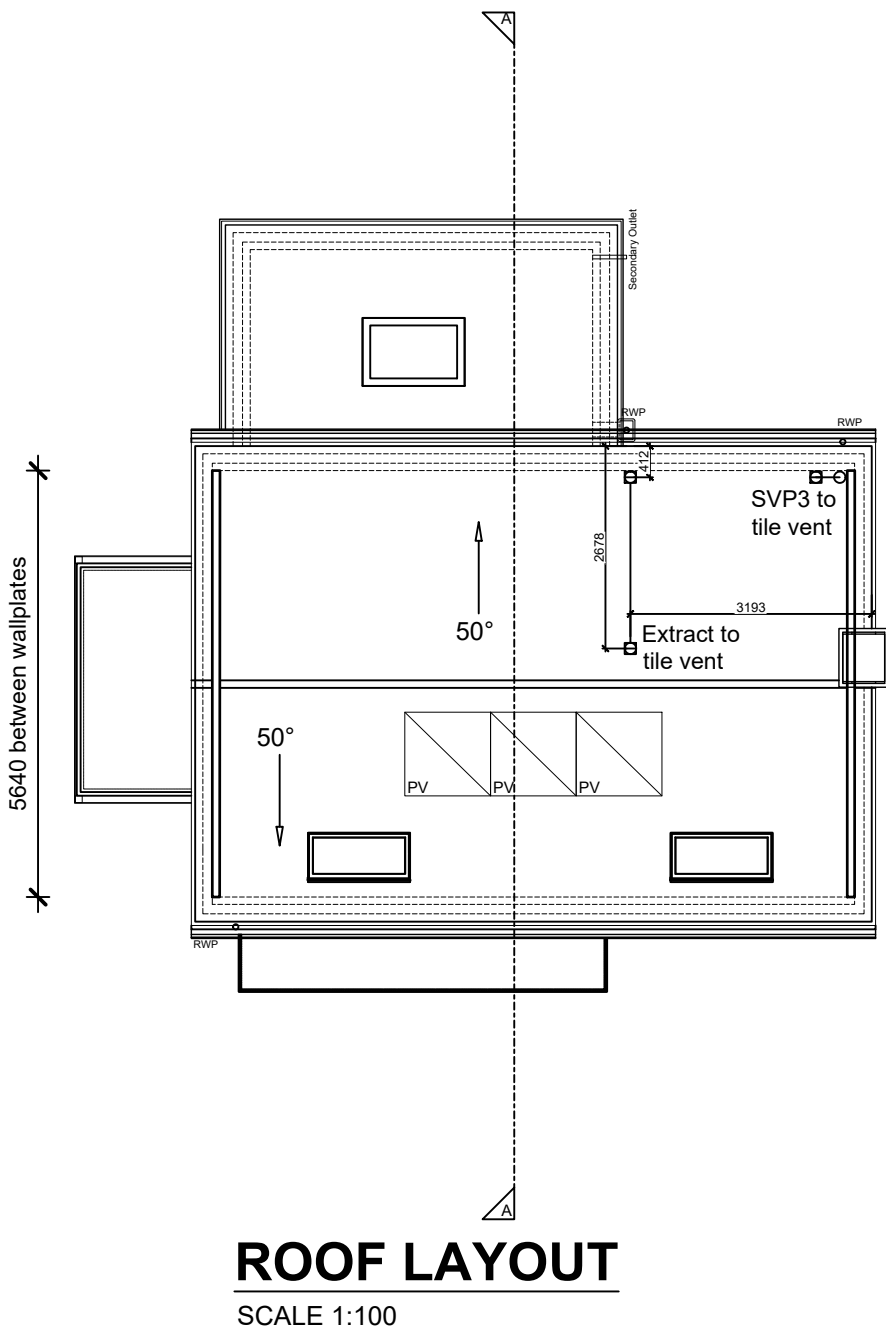
Rev. T

Drawn SK

Dwg No.
SA00394-0633-A-HT9B-GA



SECOND FLOOR LAYOUT
SCALE 1:50



ROOF LAYOUT
SCALE 1:100