

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 operable window(s) with an opening area equal to 1/20th of the rooms floor area.

STAIRCASE - GRD-1st

13 equal risers of 209.38mm; 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 Redirrol ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

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 iii (M4) mortar.
	Medium dense blockwork to outer leaf behind tile hanging / cladding
	Compressive strength 7.3N/mm² minimum class iii (M4) mortar.
	Compressive strength 3.5N/mm² minimum class iii (M4) mortar.
Note: All external wall cavities to be 125mm unless otherwise specified.	
	70mm British Gypsum Gyprock 70SS0 'C' stud system, with studs at 600mm centres. 12.5mm Gyprock 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 Gyprock 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 sock.
	Dashed line indicates extent of secondary DPC stepped up to accommodate level threshold to front door.

IMPORTANT NOTE:
 ALL EXTERNAL WALLS TO INCORPORATE BRICKFORCE SBF30W60 BED-JOINT REINFORCEMENT TO OUTER & INNER LEAF 2x COURSES ABOVE & BELOW ALL OPENINGS & TO PROJECT A MIN. 600mm BEYOND OPENING.

ELECTRICAL KEY

Symbol	Description
	Flush double switch socket. 200mm above kitchen work top with 2 USB points
	Flush rocker light switch. 1,2 or 3 way switched.
	Ceiling rose light point.
	LED downlighter light fitting.
	Under-stair oval bulkhead wall mounted light.
	External Wall light.
	Batten holder light fitting.
	External socket.
	13A flush unswitched spur.

Where switches are located all in the same wall, use 2/3/4 gang switches.

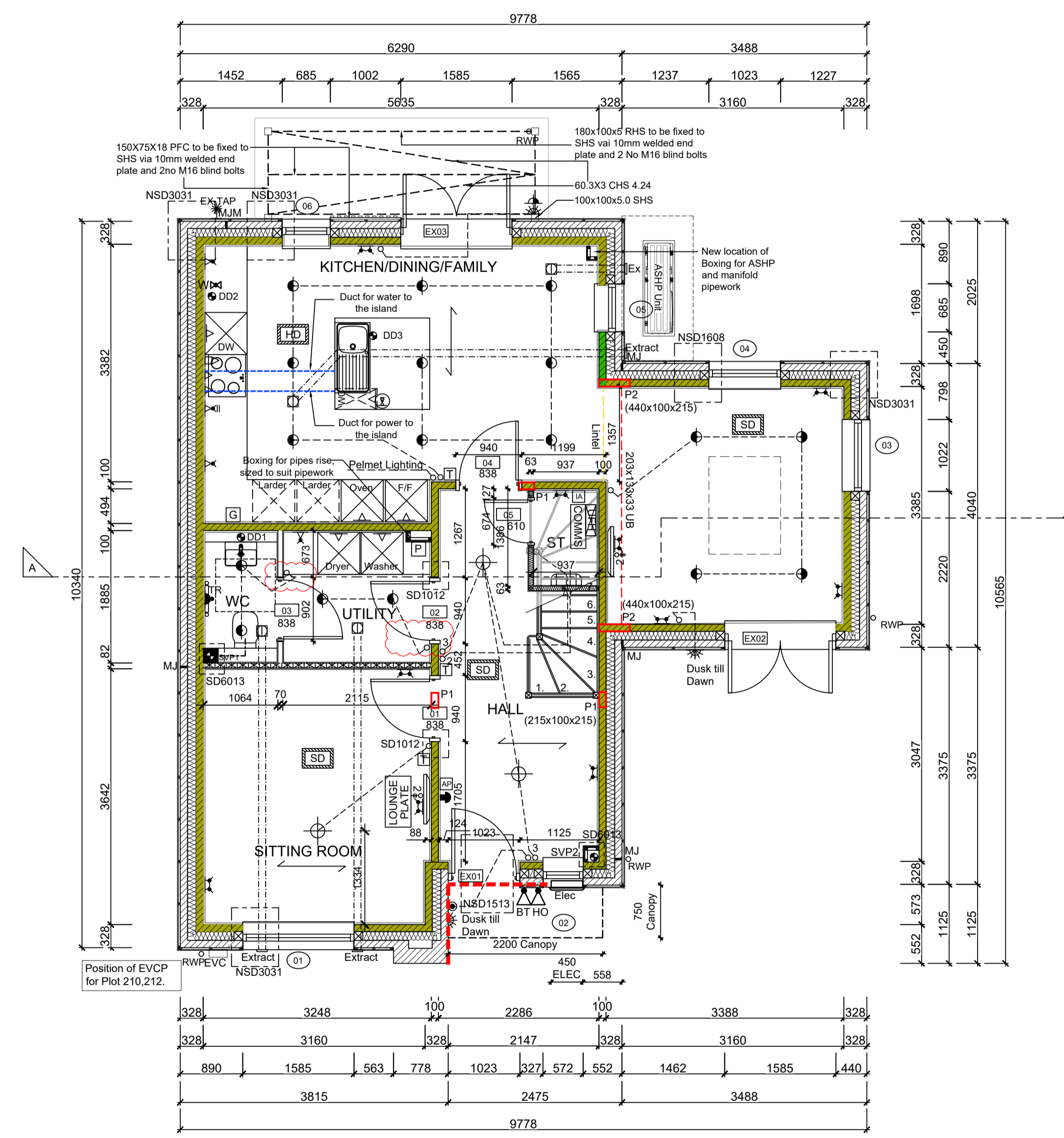
Symbol	Description
	Flush double switched socket 200mm above kitchen work top.
	13A Flush unswitched outlet 300mm below kitchen work top.
	Flush 30A cooker switch 200mm above kitchen work top.
	Gas point.
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Shaver socket.

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 lounging 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.

EVC: Position of Electric Vehicle Charge Point



GROUND FLOOR LAYOUT
 SCALE 1:50

Rev	Date	Description	Int.
O	01.04.26	Utility switch moved	ZJ
N	19.01.26	Kitchen updated to supplier design	ZJ
M	17.11.25	Dimensions added/adjusted. Canopy detail reference removed.	CL
L	18.07.25	Grid & Programme switch moved, pop up, socket added. Utility door handed. Comms relocated. Duct for power to island added. WC Sanitary ware revised. Extracts co-ordinated. ASHP relocated. Sanitary ware amended as per spec. Stairs amended as per specialist design. Sink bowl amended. Incoming water & DD2 location amended. Electrics adjusted.	SK
J	20.01.25	Kitchen coordinated with supplier layout, M&E coordinated. Sockets coordinated	DF



Job title
**Brooklands College
 Weybridge**

Drawing title
**House Type HT7A
 3B5P Plots: 210, 212
 Ground Floor Plan**

Scale: 1:50 @ A1
 Date: May 2023

Rev: O
 Drawn: JM

Dwg No.
SA00394-0062-A-HT7A-GA