GROUND FLOOR PLAN (LH END/SEMI)

EMB31 (3B5P)

STAIR WALL PARTITION SUPPORTED OFF STRING, PROVIDE VOID BENEATH FLIGHT. SEE DETAIL

PARTITION TO CLOSE 30MIN FIRE RATED.

U/S OF STAIR SOFFIT TO BE LINED WITH 2No. LAYERS OF PLASTERBOARD TO ACHIEVE 30MIN FIRE RATING.

WHEN A MASONRY PIER IS A NON BRICK DIMENSION, IF THE LENGTH CAN ACCOMMODATE +/- 1.5mm THEN ADJUST A STANDARD 10mm MORTAR JOINT TO SUIT. IF OUTSIDE OF THESE PARAMETERS, THEN A CUT BRICK IS TO BE USED

BED JOINT REINFORCEMENT TO SE DESIGN, GENERALLY TWO COURSES BELOW AND ABOVE WINDOW OPENING EXTENDING 600MM EITHER SIDE.

MOVEMENT JOINT TO SE DESIGN

ALL STRUCTURAL STEEL ELEMENTS TO SE DESIGN AND SPECIFICATION, TO ACHIEVE MIN.1HR FIRE RESISTANCE VIA INTUMESCENT PAINT

REFER TO 1:20 KITCHEN LAYOUT, DWG NO. EMB31-91, FOR SETTING OUT INFORMATION

REFER TO 1:20 WC/UTILITY LAYOUT, DWG NO. EMB31-92, FOR SETTING OUT INFORMATION

GUTTER SIZE & RWP POSITIONS TO BE DESIGNED BY SITE ENGINEER WITH DOWNPIPES LOCATIONS IN ACCORDANCE WITH DEVELOPMENT DRAINAGE LAYOUT, SITE CONDITIONS AND EXPANSION JOINT LOCATIONS

REFER TO SITE LAYOUT AND BLOCK PLANS FOR PARTY WALL AND ROOF CONDITIONS SEMI/DETACHED PLOTS.

SEE SITE LAYOUT FOR CHARACTER AREAS, MATERIALS AND ORNAMENT; REFER TO ELEVATION AND SCHEDULE FOR WINDOW PANE CONFIGURATION.

BRICK/BLOCKWORK LEGEND (HOUSES)

EXTERNAL WALLS

102.5mm FACING BRICKWORK.

100mm BLOCKWORK - 3.6N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk).

PARTY WALLS (E-WM-30)

3.6N/mm²(min) AIRCRETE (600-800kg/m³, 0.15W/mk), FOR E-WM-30 REFER TO ROBUST DETAILS FOR SPEC.

STUDWORK LEGEND

STUD PARTITION - 88MM OVERALL THICKNESS COMPRISING 63x38MM TIMBER STUD WITH 12.5MM PLASTERBOARD AS GYPROCK WALLBOARD EITHER SIDE.

BUTTRESS STUD PARTITION - 125MM OVERALL THICKNESS X 1200MM OVERALL LENGTH COMPRISING 75x50MM TIMBER STUD WITH 12MM PLYWOOD EITHER SIDE & FINISHED WITH 12.5MM PLASTERBOARD.

STUD PARTITION - 125MM OVERALL THICKNESS COMPRISING 100x50MM TIMBER STUD FINISHED WITH 12.5MM PLASTERBOARD. TO BE USED WHEN CONTINUING ON WITH BUTTRESS WALLS.

ACOUSTIC STUD PARTITION - (40 Rw dB MIN.) AS ABOVE DETAILS, WITH 50mm THICK KNAUF EARTHWOOL ACOUSTIC ROLL INSULATION (16kg/m³) BETWEEN STUDS.

30mins FIRE RESISTANCE STUD PARTITION - AS ABOVE DETAILS, WITH FILL CAVITY 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (16kg/m³) BETWEEN STUDS.

EAVES STUD PARTITION - 76MM OVERALL THICKNESS COMPRISING 63x38MM TIMBER STUD WITH 1 LAYER OF 12.5MM WALLBOARD ON ROOM SIDE.

REINFORCED STUD WALLS, TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5N/m². INSTALL 18mm THICK PLYWOOD BOARDS, BETWEEN STUDS.

NOTE: FOR ALL OF THE ABOVE BUILD-UP, AT WC / SHOWER / BATHROOM SIDE USE MOISTURE RESISTANT MR PLASTERBOARDS

GENERAL ARRANGEMENT DETAILS	
Separating walls (E-WM-30)	EM-IW21-08-01
Timber stud partitions	EM-IW21-08-40, 41, 42, 43, 44, 70, 71, 72, 75, 79, 80
Pocket & internal doors	EM-DW21-13-50, 51, 55, 57
Cavity closer & firestopping	EM-FP21-10-01, 02, 03
Staircase fixing	EM-AD21-18-10, 11, 12
External doors & windows	EM-DW21-13-01, 04, 20, 24, 25

0 - PART O COMPLIANCE

DOORSETS AND WINDOWS AS TO BE DESIGNED IN ACCORDANCE WITH APPROVED DOCUMENT O SECTIONS 3.6 to 3.11: 2021

CHECK REVEAL DETAIL

1:10

NOTES:

1. THIS DRAWING MUST NOT BE SCALED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS BY CLIENT, OTHER CONSULTANTS AND SPECIALISTS.
3. ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE TW NATIONAL CONSTRUCTION SPECIFICATION.
4. DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE BY THE RELEVANT CONTRACTOR PRIOR TO PROCEEDING.
5. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METERS, U.N.O.
6. DIMENSIONS ARE TO STRUCTURAL FACES OR CENTRES, NOT FINISHES, U.N.O.
7. STANDARD INDUSTRY SOLUTIONS AND MANUFACTURER'S GUIDELINES APPLY, U.N.O.
8. THE COPYRIGHT OF THE DRAWINGS AND DESIGNS CONTAINED THEREIN REMAINS WITH TAYLOR WIMPEY AND MARK REEVES ARCHITECTS.

Taylor Wimpey Health, Safety & Environmental Information

Extracted from the Significant Risk Register of the Taylor Wimpey EMB31 Product Risk Assessment Document

All works must be carried out by a competent contractor working to an agreed safe system of work which reflects the controls highlighted below.

3. Safe system of work identified in the TWUK Site HSE Manual. Control risk of fall and manual handling operation when transferring plasterboard from one storey to another by using a plasterboard slot formed in the floor or other similar approved control measures.

6. Safe system of work identified in the TWUK Site HSE Manual. Where external core drilling for flues/ducting/extraction units is required. Scaffolding access tower must be used and dust control measures included.

8. Due to the risk of customers falling during routine light bulb replacement, consideration must be taken to the positioning/placing of light fittings and stairwells. The entire point of the assessment of risk is to eliminate the risk by design.

NOTES:

1. LOCATION OF HOT WATER CYLINDER UNDER STAIR TBC
2. CONFIRM DOOR CLEARANCE FOR CYLINDER MAINTENANCE
3. RADIATOR SIZE IN ABEYANCE, SUBJECT TO SPECIALIST DESIGNER'S CALCULATION

REV	DATE	DESCRIPTION OF REVISION	DRAWN	CHECKED
C02	05.12.25	Compliance amended to M4(1)	MS	SN
C01	13.10.25	STATUS TO CONSTRUCTION	JF	LE
T02	19.06.25	Studwork legend updated	CC	LE
T01	22.04.25	STATUS TO TENDER	CC	LE
P02	19.03.25	HPP added; Change of plot numbers	CC	LE

Status: CONSTRUCTION

NDSS Compliance: COMPLIANT

ADM Compliance Level: M4(1)

Mark Reeves Architects
5 Northfields Prospect, Putney Bridge Road, London, SW18 1PE
Tel: 020 8874 0484 Email: mail@mralarchitects.co.uk

Project No: 23/1024

Drg No: EMB31 - 21P2 - 21 - C02

Project: Grange Farm, WD (Phase 2)

Drwg Title: HARRTON 3B5P

GA GROUND FLOOR

AS PLOT/S:

75, 80, 82, 98, 121, 131, 145, 154, 156, 160

OPP PLOT/S:

76, 81, 83, 99, 122, 132, 146, 155, 157, 161

Scale: 1:50 @ A3 Date: Jan 2025

Drawn By: CC Checked By: RB

Client:

Taylor Wimpey

Taylor Wimpey UK Ltd

Gate House, Turnpike Road, High Wycombe, Bucks HP12 3NR
Tel 01494 558323 Fax 01494 885663
www.taylorwimpey.com