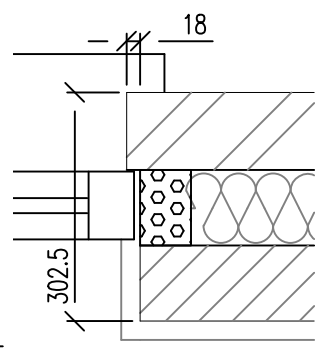


GROUND FLOOR PLAN
EMA46 (4B7P)

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.

O - 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

BRICK/BLOCKWORK LEGEND (HOUSES)

EXTERNAL WALLS

- PLOT/CHARACTER-SPECIFIC MATERIAL, SEE ELEV. & SITE LAYOUT'S MATERIALS (E.G. 102.5mm FACING BRICK/OR RENDER/WEATHERBOARDING ON 100MM SOLID AGGREGATE BLOCKWORK, MIN. DENS. 1500KG/M³ & 7.3N/MM² COMPR. STRENGTH)
- 100mm BLOCKWORK - 3.6N/MM² AIRCRETE (600-800kg/m³, 0.15W/mk).
- RENDERED ELEVATIONS TO HAVE AN OUTER LEAF OF 100MM SOLID AGGREGATE BLOCKWORK OF MINIMUM DENSITY 1500KG/M³ AND 7.0N/MM² COMPRESSIVE STRENGTH.

INTERNAL WALLS

- 100mm BLOCKWORK - 3.6N/MM² AIRCRETE (600-800kg/m³)

STUDWORK LEGEND

- STUD PARTITION - 88MM OVERALL THICKNESS COMPRISING 63x38MM-TIMBER-STUD-WITH 12.5MM PLASTERBOARD 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, BUT WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL INSULATION (16kg/m³) BETWEEN STUDS.
- 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

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

REFER TO 1:20 KITCHEN LAYOUT, DWG NO. EMA46-91, FOR SETTING OUT INFORMATION
REFER TO 1:20 UTILITY LAYOUT, DWG NO. EMA46-92, FOR SETTING OUT INFORMATION
REFER TO 1:20 WC LAYOUT, DWG NO. EMA46-93 FOR SETTING OUT INFORMATION

GENERAL ARRANGEMENT DETAILS

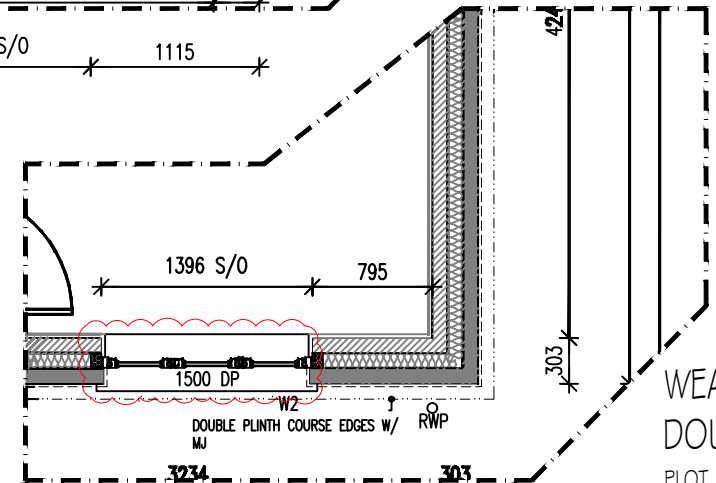
Separating walls (E-WM-30)	EM-W21-08-01
Timber stud partitions	EM-W21-08-40, 41, 42, 43, 44, 70, 71, 72, 75, 79, 80
Pocket & internal doors	EM-DW21-13-50, 51, 55, 57
Cavity closer & firestopping	EM-FP21-10-01, 02, 03
Staircase fixing	EM-AD21-18-10, 11, 12
External doors & windows	EM-DW21-13-01, 04, 20, 24, 25

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



WEATHERBOARD -
DOUBLE COURSE PLINTH
PLOT 152 ONLY

NOTES:

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

Taylor Wimpey
Health, Safety & Environmental Information

Extracted from the Significant Risk Register of the Taylor Wimpey EMA46 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.

NOTES:

- LOCATION OF HOT WATER CYLINDER UNDER STAIR TBC
- CONFIRM DOOR CLEARANCE FOR CYLINDER MAINTENANCE
- 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; W11 Inner structural opening setting out dimensions added	SN	LE
T03	23.09.25	Plinth outline added	SN	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; WHR removed; Change of plot numbers	CC	LE

Status:
CONSTRUCTION
NDSS Compliance: ADM Compliance Level:
COMPLIANT M4(1)

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

Project No:
23/1024
Drg No:
EMA46 - 21P2 - 21 - C02

Project:
Grange Farm, WD (Phase 2)
Drgw Title:
RIGHTFORD (4B7P)
GA GROUND FLOOR

AS PLOT/S:

OPP PLOT/S:
152, 166
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