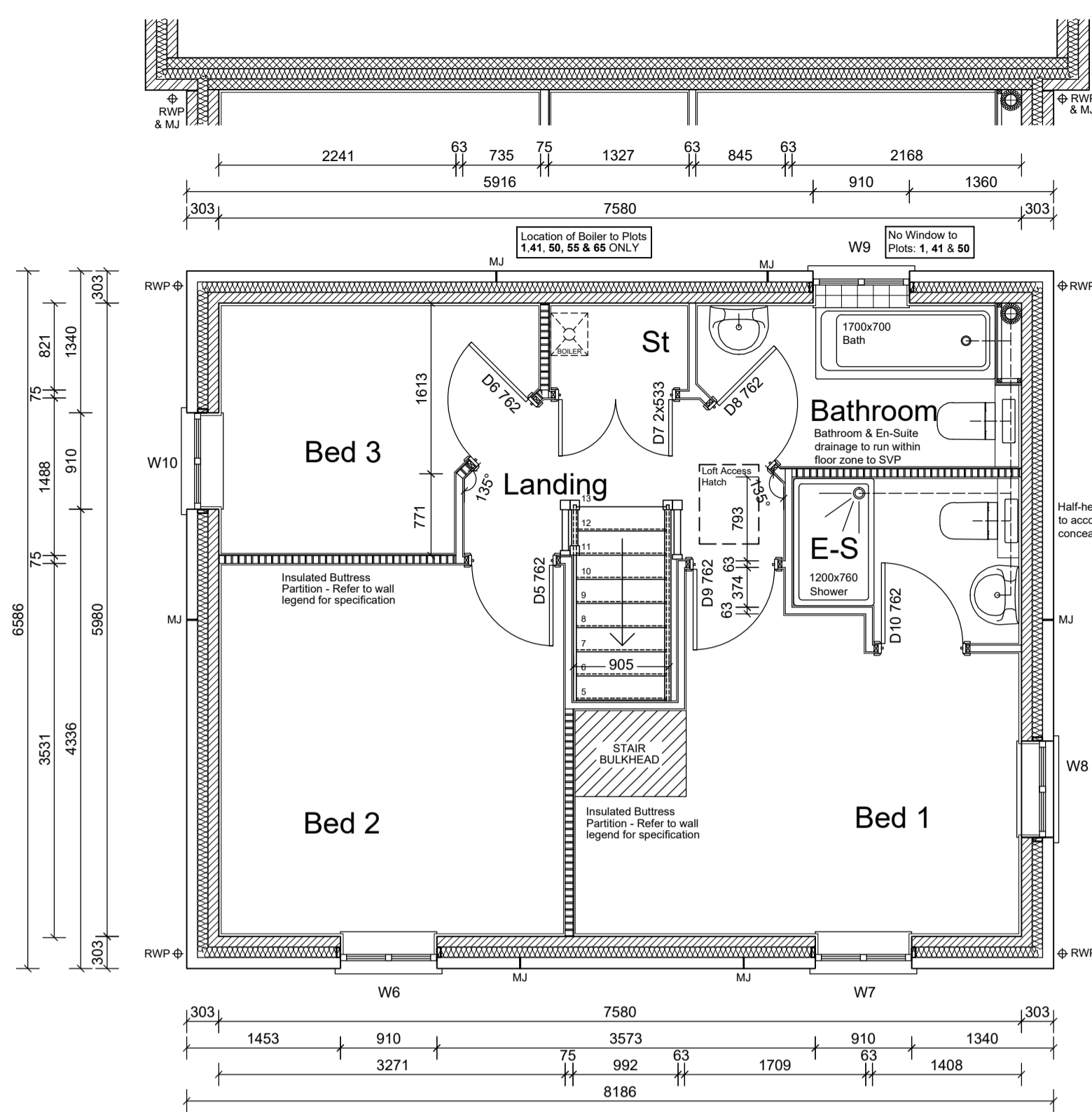
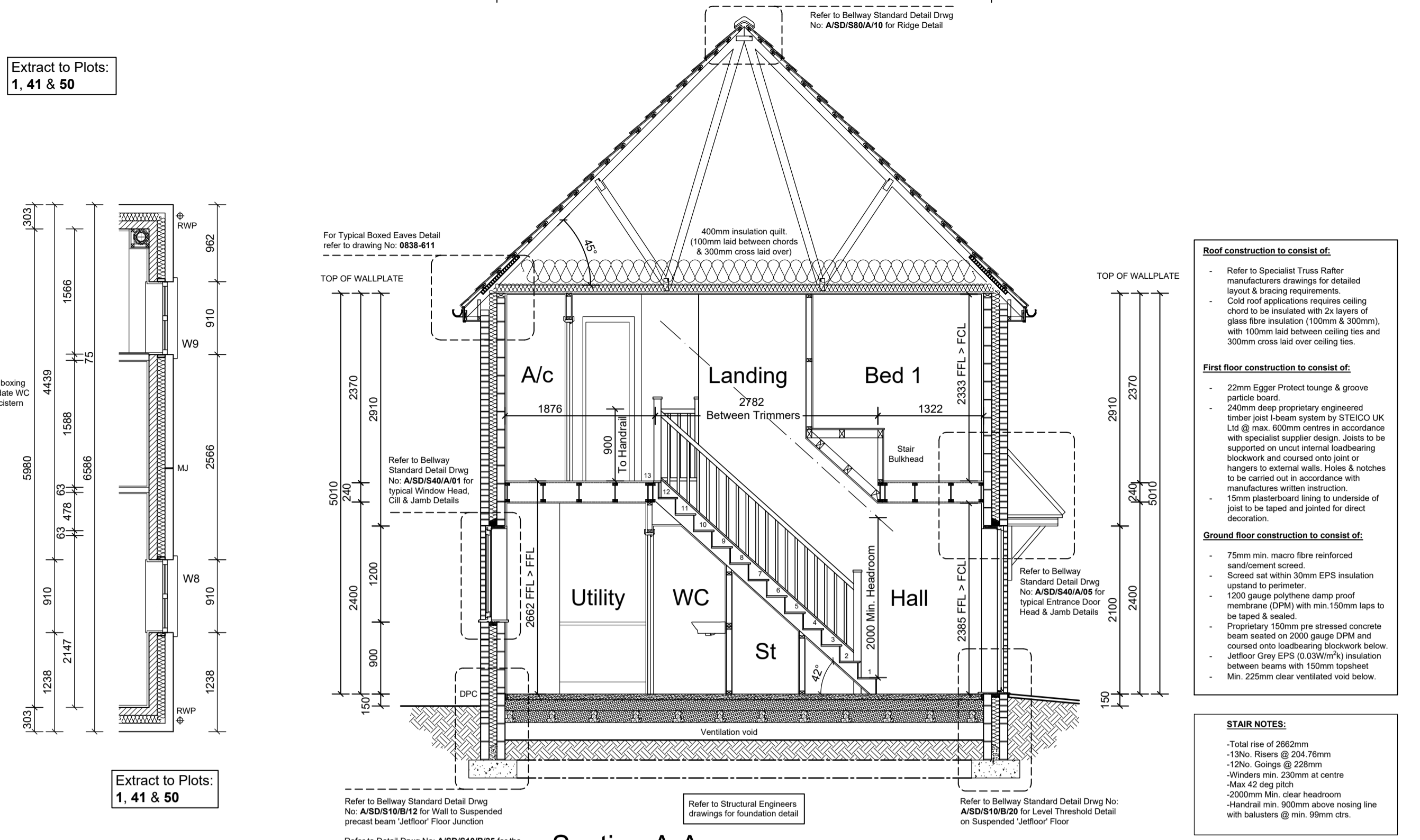


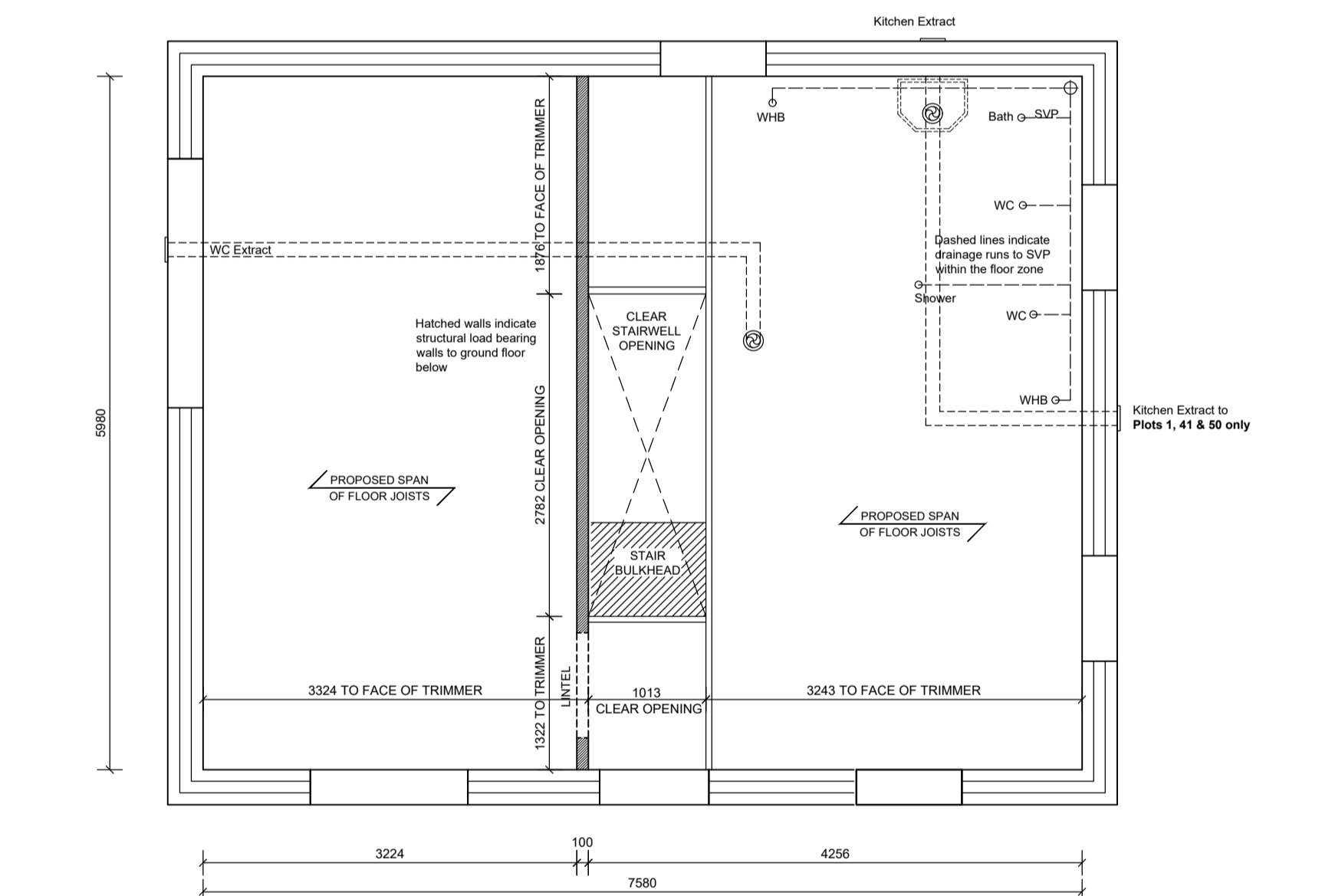
Ground Floor Plan



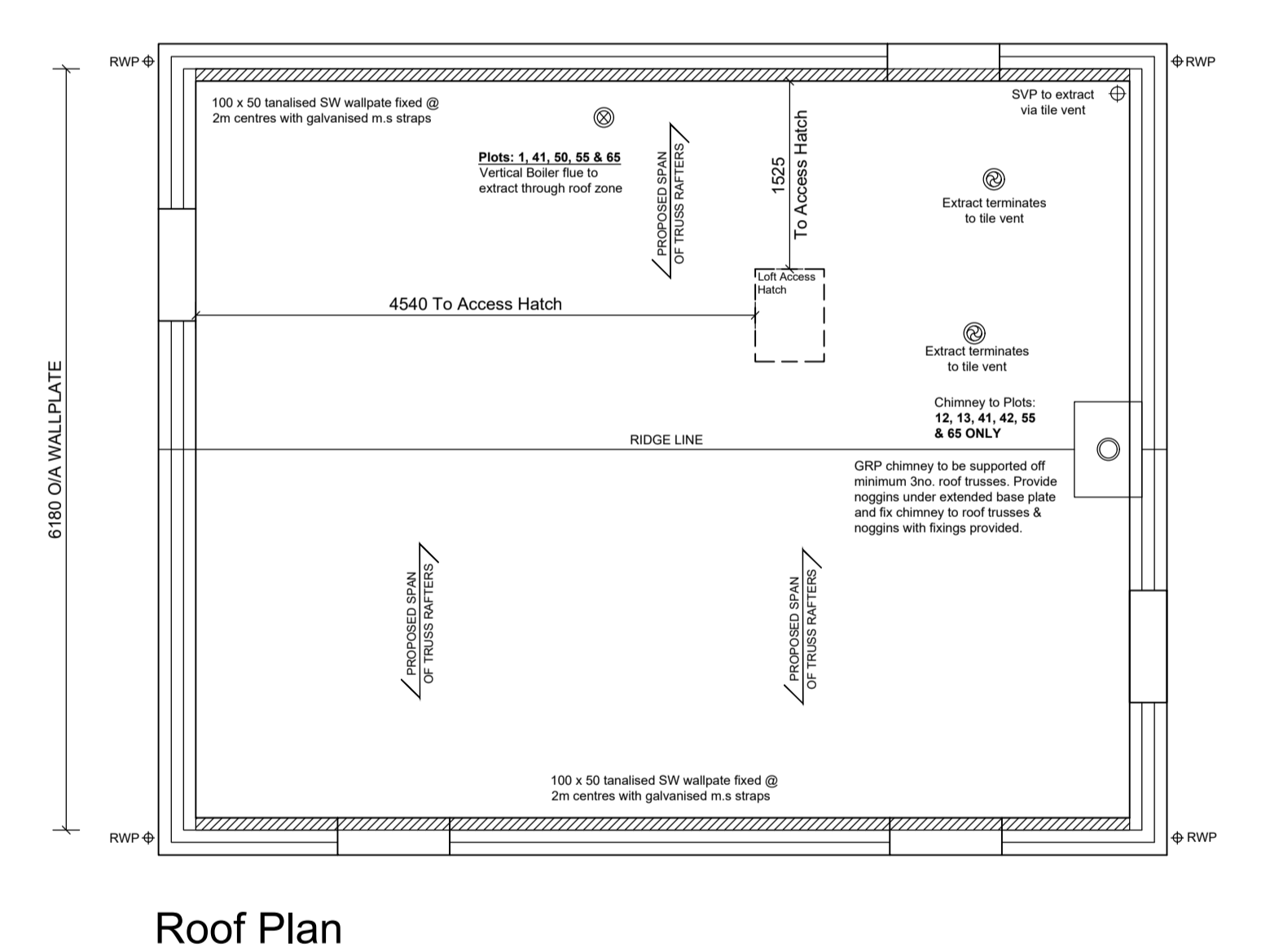
First Floor Plan



Section A-A



Joist Plan



Roof Plan

Wall Legend

* WALL LEGEND TO BE READ IN CONJUNCTION WITH CONSTRUCTION SPECIFICATION

* REFER TO BLOCK ELEVATIONS & SETTING OUT PLANS FOR MOVEMENT JOINTS, REJOINT REINFORCEMENT LOCATIONS*

* REFER TO SITE MATERIALS PLAN FOR CONFIRMATION OF MATERIALS*

* ALL EXTERNAL WALL CONSTRUCTIONS TO ACHIEVE A U-VALUE OF 0.24W/M²K

External Wall

- 300mm overall masonry construction consisting of:
 - 103mm Brick outer leaf (9N/mm²)
 - 103mm Recti-Stone
 - 100mm lightweight aggregate concrete block with 22mm Monocoche single coat through coloured render (scratch coat) in accordance with site materials schedule.
 - 100mm fully filled cavity with blown mineral fibre insulation.
 - 100mm Aerated Block inner leaf (3.0N/mm²)
 - Finish with 12.5mm tapered edge BG plasterboard on adhesive dabs with Arnes taped joints for direct decoration.

Party Wall

- 300mm overall masonry construction consisting of:
 - 2no. leaves of 100mm lightweight aggregate blockwork (1350-1600kg/m³)
 - 100mm fully filled cavity with blown mineral fibre insulation.
 - 100mm Aerated Block inner leaf (3.0N/mm²)
 - Finish with 12.5mm tapered edge BG plasterboard (nominal Bg/2) on adhesive dabs, taped joints for direct decoration.

Internal Buttress Wall Partitions

- 47 x 75mm C16 timber studs @ 600mm centres, suitably mechanically fixed back to top rail & sole plate. Studs to be lined with 5mm ply sheathing to both sides and fixed with 3.2mm dia. round wire nails @ 150mm centres, finished both sides with 1 layer of 12.5mm Wallboard (Bg/2) with taped joints for direct decoration. Moisture resistant plasterboard to be used within wet areas. Buttress Partitions to be insulated in locations noted on drawings. To be constructed in strict accordance with Structural Engineers specification and details, ref: 113414x0009

Internal Non-Loadbearing Masonry Wall

- 100mm concrete blocks (7.3N/mm²) finished with 12.5mm Gyproc Wallboard (nom Bg/2) on dabs with taped joints for direct decoration. Moisture resistant plasterboard to be used within wet areas.

Internal Non-Loadbearing Partitions - Sound Reduction Class

- 38 x 63mm softwood studwork at max 600mm centres or 400 centres to wet rooms finished both sides with 1 layer of 12.5mm Wallboard (Bg/2) with taped joints for direct decoration. Mineral wool bats or quilt (min 50mm thickness and min density of Bg/1m) suspended in the cavity. Partitions between bedrooms & bedrooms adjacent to room with WC

Door Schedule - Ground Floor

Reference	Location	Opening Size	Door Size	Lintel Length	Lintel Type	Toughened	Laminated	Fire Rating	Trickle Vent	Comments
ED1	Hall	842 x 2100	842 Leaf	1350	CAVITY	Yes	Yes	-	N/A	Level Threshold PAS 24
ED2	Living	2148 x 2100	1748 x 2100	2600	CAVITY	Yes	Yes	-	N/A	Door = Spigotless, Slipped Threshold PAS 24
D1	Living	850 x 2032	838 x 1981	1200	BOX	No	No	-	N/A	
D2	WC	729 x 2032	718 x 1981	N/A	N/A	No	No	-	N/A	
D3	Store	768 x 2032	756 x 1981	N/A	N/A	No	No	-	N/A	
D4	Utility	920 x 2032	838 x 1981	N/A	N/A	No	No	-	N/A	

Window Schedule - Ground Floor

Reference	Location	Opening Size	Window Size	Lintel Length	Lintel Type	Egress	Toughened	Laminated	Fire Rating	Trickle Vent	Comments
W1	Living	1300 x 1360	1350 x 1360	1650	CAVITY	No	No	No	No	No	Refer to schedule PAS 24
W2	Dining	910 x 1360	900 x 1350	1200	CAVITY	No	No	No	No	No	Refer to schedule PAS 24
W3	Dining	910 x 1050	900 x 1040	1200	CAVITY	No	No	No	No	No	Refer to schedule PAS 24
W4	Kitchen	910 x 1050	900 x 1040	1200	CAVITY	No	No	No	No	No	Refer to schedule PAS 24
W5	Utility	910 x 2100	900 x 1190	1200	CAVITY	No	No	No	No	No	Refer to schedule PAS 24, NOT to Plot 1, 41, 42, 43 & 50

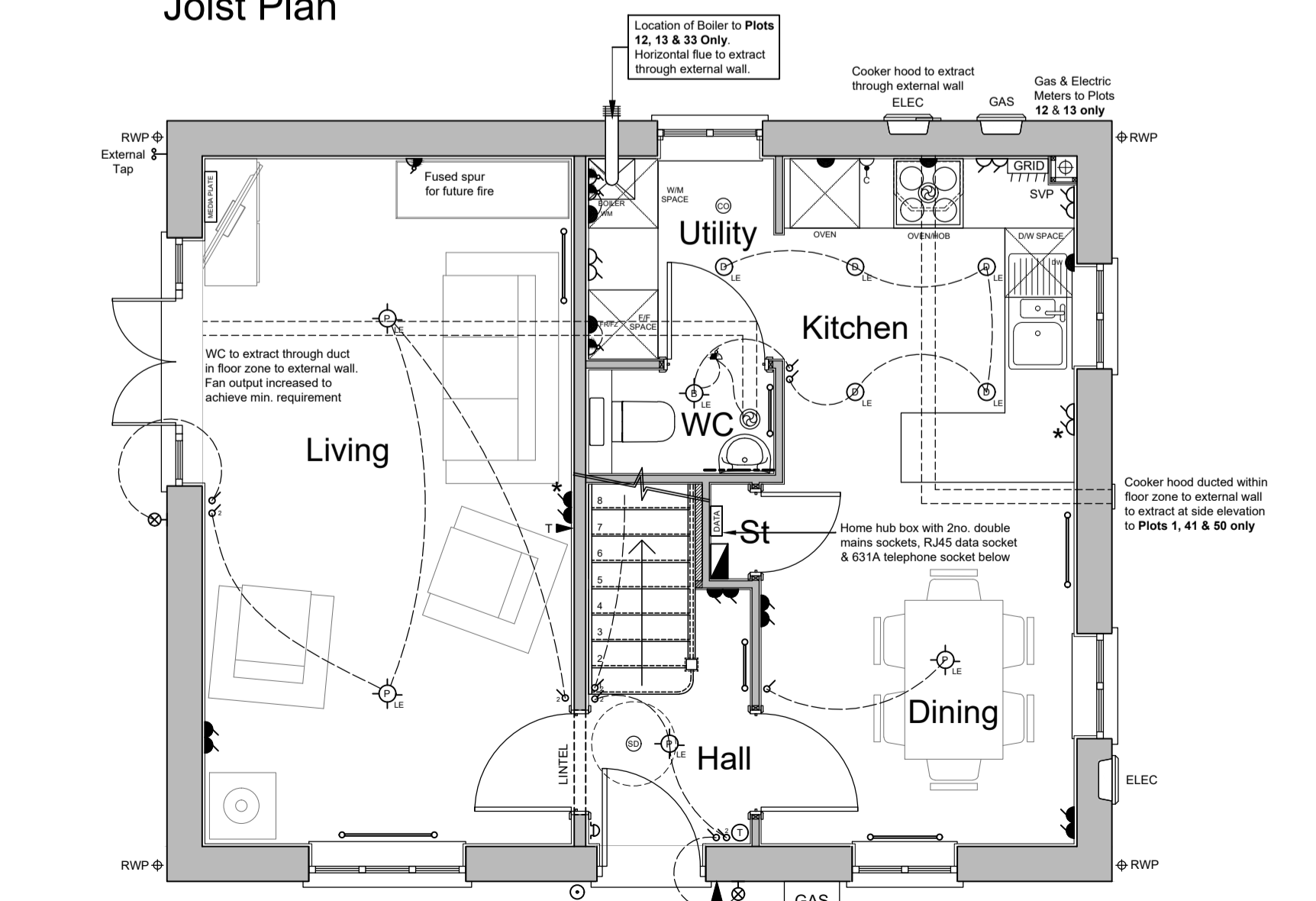
Door Schedule - First Floor

Reference	Location	Opening Size	Door Size	Lintel Length	Lintel Type	Toughened	Laminated	Fire Rating	Trickle Vent	Comments
D5	Bedroom 2	844 x 2032	792 x 1981	N/A	N/A	No	No	-	N/A	
D6	Bed 3	844 x 2032	792 x 1981	N/A	N/A	No	No	-	N/A	
D7	A/C	1132 x 2032	2 x 633 x 1981	N/A	N/A	No	No	-	N/A	
D8	Bathroom	844 x 2032	792 x 1981	N/A	N/A	No	No	-	N/A	
D9	Bedroom 1	844 x 2032	792 x 1981	N/A	N/A	No	No	-	N/A	
D10	En-suite	844 x 2032	792 x 1981	N/A	N/A	No	No	-	N/A	

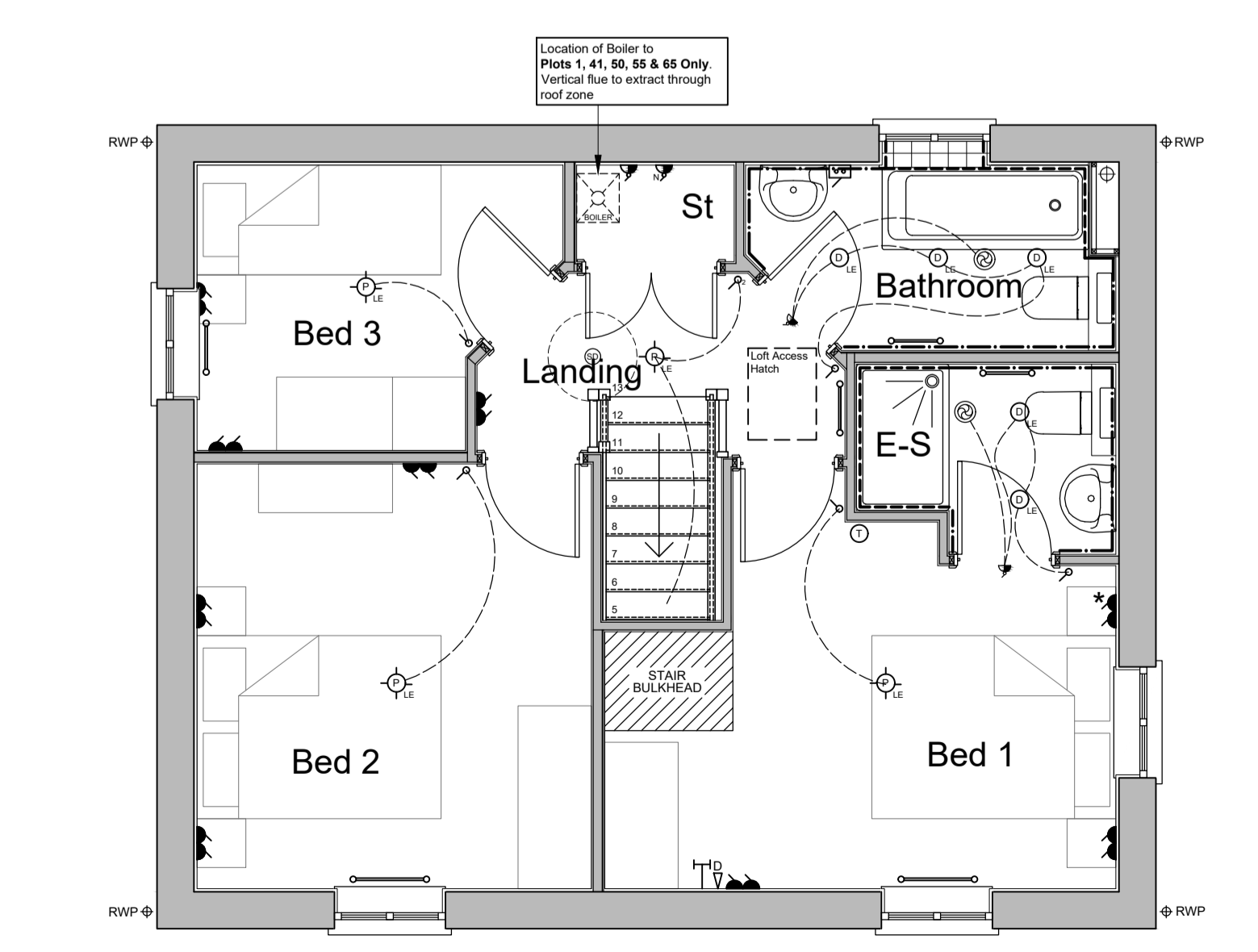
Window Schedule - First Floor

Reference	Location	Opening Size	Window Size	Lintel Length	Lintel Type	Egress	Toughened	Laminated	Fire Rating	Trickle Vent	Comments
W6	Bedroom 2	910 x 1200	900 x 1190	1200	CAVITY	Yes	No	No	No	No	Refer to schedule PAS 24
W7	Bedroom 1	910 x 1200	900 x 1190	1200	CAVITY	Yes	No	No	No	No	Refer to schedule PAS 24
W8	Bedroom 1	910 x 1200	900 x 1190	1200	CAVITY	Yes	No	No	No	No	Refer to schedule PAS 24
W9	Bathroom	910 x 1200	900 x 1190	1200	LAVES/CAVITY	No	No	No	No	No	Refer to schedule PAS 24
W10	Bedroom 3	910 x 1200	900 x 1190	1200	CAVITY	Yes	No	No	No	No	Refer to schedule PAS 24

Door & Window Schedule



Services Plan - Ground Floor



Services Plan - First Floor

M&E Legend

Power	Communication	Lighting	Plumbing & Heating
⚡ Fused spur isolator	☎ T.V. point	🔌 One way switch	🚰 External tap
⚡ Fused spur isolator with neon indicator	☎ Telephone Point	🔌 Two way switch	🚰 Shower with thermostatic mixer valve
🔌 Unswitched socket	📡 Data Point (Cat 6 RJ45)	🔌 Ceiling light point - pendant type	🔌 Thermostat
🔌 Single switched socket	📡 Media Plate (Double Socket, Dual Satellite, TV & Data Points)	🔌 Ceiling light point - Batten type	🔌 Radiator
🔌 Low level double switched socket (4 indicates USB socket)	📡 Home Hub Box	🔌 Ceiling light point - recessed downlighter	🔌 Heated towel rail
🔌 Above workshop double switched socket (4 indicates USB socket)	📡	🔌 Wall mounted External light point	🌀 Mechanical Ventilation
🔌 Cooker switch	🚰 Main operated smoke detector with battery back-up	🔌 Palm Light	🌀 Ceiling mounted extract fan to discharge through wall or roof - refer to drawing for confirmation
🔌 Grid switch	🚰 Carbon Monoxide Detector	🔌 Loft Light Switch	
🔌 Shaver point	🔌 Bell push		
🔌 Consumer service unit	🔌 Bell sounder		

Background Ventilation Criteria System 1

In accordance with Table 1.4 Location of ventilation devices in rooms. Approved Document Part F, 1, Section 1, the total equivalent minimum area (mm²) required for each room is given below:

Habitable room	min. 5000mm²
Wet room	min. 2500mm²

In accordance with Table 5.2a. Approved Document Part F, 1, Section 3, the total equivalent area (mm²) required for the dwelling is given below:

Floor Area	90.1
No. of bedrooms	3
Equivalent ventilator area*	60000

*Where ducting is over 1m in length, fan to be upgraded to achieve minimum requirement.

Extract Ventilation Rates System 1

ROOM	MINIMUM INTERMITTENT EXTRACT RATE
Kitchen	30% (adjacent to hob) or 60% (elsewhere)
Bathroom	15%
En-suite	15%
WC	6%

HOUSE TYPE AREA

M² = 90.1 Ft² = 969.8

Measured from finish face

CONSTRUCTION ISSUE

C18	Chimney brick numbers amended	15.03.21	AF
C17	Travel restrictors replaced with standard restrictors in Bathroom & en-suite	15.09.20	AF
C16	First floor boiler location, plots amended	15.09.20	AF
C15	Coupler unit and battery double socket spigotless WC extract amended	20.07.20	AF
C14	Double socket added to landing	20.07.20	AF
C13	GF boiler location plot numbers added	15.02.20	AF
C12	Kitchen plan amended in accordance with symphony designs	14.02.20	PP
C11	Detail references updated in accordance with Bellway standard details	02.12.19	AJ
C10	Ensuite detail reference amended	05.09.19	AJ
C9	Electrical service risers amended in accordance with updated site specifications	25.06.19	AJ
C8	Gas and Electric meter box positions amended to plans and elevations	23.04.19	AJ
C7	Ensuite detail reference amended	15.04.19	AJ
C6	Block strengths updated in wall legend	20.03.19	AJ
C5	Edwards made visible on services layout. A/C cylinder removed	04.03.19	AF
C4	Plot renumbered, meter box location updated and related locations revised, all in accordance with the latest planning layout pack	15.02.19	AJ
C3	Amended in accordance with planning drawings	08.01.19	AF
C2	Structural Engineers information added, legends updated in accordance	26.11.18	AJ
C1	Tax service opening dimensions added	03.10.18	AJ

Drawings Produced For:

Bellway

Drawings Produced By:

Epsie Design Ltd

Studio 119
Greenway Farm
Barn Road
Wick
BS20 5SR
Tel: 01173 258 852
www.epsie-design.co.uk

Site/Work Type: South Marston, Swindon

Disc Title: GA & Construction Drawings
Floorplans, Joist, Roof & Service Plans & Section

Sandford House Type

Unit Type:

Scale: 1:50 @ A1 Date: AUG 18 Drawn: AJ Checked: MH

Drawing No: 0838-SAN/001 Revision: C18