

PRODUCTION DRAWING INFORMATION PACKAGE

HOUSE TYPE NAME: WAYFORD (5 Bed 8 Person)

HOUSE TYPE CODE: NA51 (2013 REGS)

DEVELOPMENT: GLEBE FARM, WAVENDON

PLOT NO.S 2,3,9 (AS HAND)

PLOT NO.S 14,15 (OPPOSITE HAND)

DRAWING NO.	REV.	DRAWING TITLE	SCALE
NA51/7/00	C	CONTENTS SHEET	N/A
NA51/7/02	C	REVISION SHEET	N/A
NA51/7/11	-	SUB STRUCTURE PLAN	1:50
NA51/7/21	A	GROUND FLOOR PLAN	1:50
NA51/7/22	-	FIRST FLOOR PLAN (BRICK)	1:50
NA51/7/23	A	FIRST FLOOR PLAN (BOARDING)	1:50
NA51/7/31	-	INDICATIVE LOWER JOIST LAYOUT	1:50
NA51/7/41	-	INDICATIVE ROOF LAYOUT	1:50
NA51/7/51	-	ELEVATION STYLE 1 (BRICK)	1:100
NA51/7/52	A	ELEVATION STYLE 2 (BOARDING)	1:100
NA51/7/61	A	VERTICAL SECTION A-A - 35° PITCH	1:50
NA51/7/71	-	STAIRCASE SECTION	1:20
NA51/7/81	-	WINDOW, DOOR AND LINTEL SCHEDULE	1:50
NA51/7/91	-	BATHROOM & WC ELEVATIONS	1:50
NA51/7/111	-	G.F. CUSTOMER SERVICES PLAN (AS)	1:50
NA51/7/112	-	F.F. CUSTOMER SERVICES PLAN (AS)	1:50
NA51/7/113	-	G.F. CUSTOMER SERVICES PLAN (OPP)	1:50
NA51/7/114	-	F.F. CUSTOMER SERVICES PLAN (OPP)	1:50
NA51/7/121	-	GROUND FLOOR PLAN - DOWNLIGHT	1:50
NA51/7/122	-	FIRST FLOOR PLAN - DOWNLIGHT	1:50
NA51/7/123	-	FIRST FLOOR PLAN - DOWNLIGHT	1:50
NHBC TYPE APPROVAL CERTIFICATE NO.			-/-/-----

NOTES

- This house type production drawing package and its design IS A COPYRIGHT of Taylor Wimpey UK Ltd.
- This house type production drawing package is to be read in conjunction with the following documentation:
 - Taylor Wimpey Standard Construction Specification.
 - Taylor Wimpey Standard Construction Details.
- All figured dimensions are to be checked either on site or in the workshop before work commences.
- Only figured dimensions are to be worked to. DO NOT SCALE DRAWINGS. Any discrepancies to be reported to TWUK Central Design Department.

Taylor Wimpey Health, Safety & Environmental Information
Extracted from the Significant Risk Register of the Taylor Wimpey WAYFORD Product Risk Assessment Document
1. Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
2. Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase
NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work
All works must be carried out by a competent contractor working to an agreed safe system of work which reflects the controls highlighted above

Taylor Wimpey				
Drg No: NA51 / 7 / 00 -				
Title: GLEBE FARM, WAVENDON WAYFORD STANDARD HOUSING RANGE ISSUE 7 TITLE SHEET				
Bu no:	Site no:	House type no:	Drg no:	Rev:
204 /	20781 /	NA51 /	00 /	C
Scale: N/A		Date: MAY 2018		
Drawn By: IS		Checked By: JW		
Taylor Wimpey UK Ltd Gate House, Turnpike Road, High Wycombe, Bucks HP12 3NR Tel 01494 558323 Fax 01494 885663 www.taylorwimpey.com				

2013 REGS

REVISIONS SHEET

NOTES

All amendments undertaken only affect certain production drawings within the design package & are therefore listed below – The current revision of each drawing is scheduled in the TITLE SHEET.

REV.	DATE	AUTHOR	DRAWINGS AMENDED	DETAILS OF REVISIONS UNDERTAKEN
A	05.06.18	RA	21	4 TRACK SPOTLIGHT ADDED TO KITCHEN.
B	03.09.18	AP	61	GROUND FLOOR NOTE UPDATED TO: "GROUND FLOOR DETAILED FOR INDICATIVE PURPOSES ONLY. PLEASE REFER TO STRUCTURAL ENGINEERS RECOMMENDATIONS"
C	12.12.18	AP	23 & 52	MOVEMENT JOINTS AMENDED

Taylor Wimpey
Health, Safety & Environmental Information

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

- Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
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Taylor Wimpey

Drg No: NA51 / 7 / 02 –

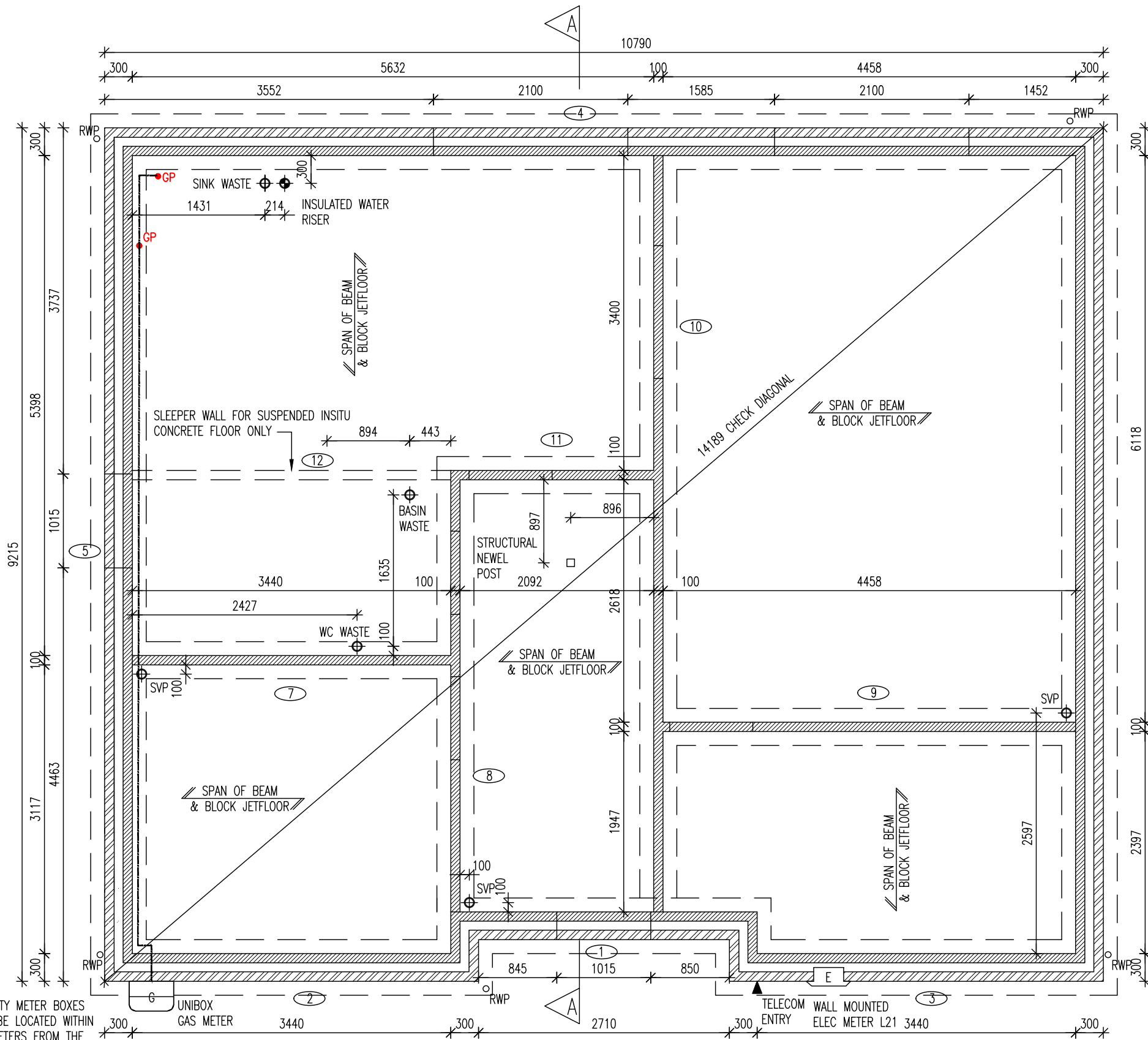
Title: GLEBE FARM, WAVENDON
WAYFORD
STANDARD HOUSING RANGE ISSUE 7

REVISIONS

Bu no:	Site no:	House type no:	Drg no:	Rev:
204 /	20781 /	NA51 /	02 /	C

Scale: N/A Date: MAY 2018
Drawn By: IS Checked By: JW

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www.taylorwimpey.com



SUB STRUCTURE NOTES :

- THIS DRAWING MUST NOT BE SCALED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
- ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "TW NATIONAL CONSTRUCTION SPECIFICATION FOR HOUSES & LOW RISE APARTMENTS".
- BEAM AND BLOCK / RAFT FOUNDATIONS TO STRUCTURAL ENGINEER / SPECIALIST DESIGN.
- FOR DETAILS OF CAST INSITU POWERFLOATED SUSPENDED GROUND FLOOR SLAB, SEE SPECIALIST DRAWINGS.
- DATUM 1 (MASONRY CONSTRUCTION ONLY) = FINISHED FLOOR LEVEL
TOP OF FLOATING SLAB, SUSPENDED SLAB AND RAFT FOUNDATION TO BE LEVEL WITH DPC (INSULATION POSITIONED UNDER SLABS).
- FOUNDATIONS
- FOUNDATION LOADS ARE SHOWN FOR BOTH FLOATING AND SUSPENDED GROUND FLOOR SLABS.
- THE LINE LOAD FIGURES SHOWN FOR MASONRY PARTY WALLS ARE CALCULATED TO INCLUDE BOTH LEAVES OF A LIKE HOUSE TYPE (HANDED ABOUT THE PARTY WALL) WHERE A DISSIMILAR HOUSETYPE; PLAN VARIANT OR NON-HANDED SIMILAR HOUSETYPE SHARES THE PARTY WALL, THE GREATER OF THE TWO PARTY WALL LINE LOADS ARE TO BE USED.
- FOUNDATION WIDTHS AND DEPTHS TO BE DETERMINED BY THE STRUCTURAL ENGINEER, BASED ON THE SITE INVESTIGATION REPORT / WALL FOUNDATION LOADS TO BE AGREED BY THE BUILDING CONTROL ENGINEER.
- (10) INDICATES REFERENCE TO WALL NUMBER AND FOUNDATION LOADS.
- CHECK SOIL REPORT FOR SPECIAL REQUIREMENTS E.G. PRECAUTIONS NECESSARY FOR SULPHATES IN SOIL ETC.
- GAS PIPES TO RUN IN GROUND FLOOR INSULATION OR, IF GROUND FLOOR IS POWER FLOATED, WITHIN FIRST FLOOR CARCASS.
- ← DENOTES BEAM AND BLOCK SUSPENDED GROUND FLOOR SPAN DIRECTIONS.

- SUBSTRUCTURE BLOCKWORK LEGEND**
- External Walls**
- 100mm BLOCKWORK - 7.3N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk).
 - 100mm BLOCKWORK - 3.6N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk).
- Internal Walls**
- 3.5N/mm² AGGREGATE (1350-1600kg/m³) FOR INTERNAL LOAD BEARING WALLS (7.0N/mm² TO APARTMENTS), 3.6N/mm² AIRCRETE (600-800kg/m³) OR 100mm DENSE BLOCK - 7N/mm² (1900kg/m³) CAN BE USED IN LIEU OF AGGREGATE, DEPENDANT ON STRUCTURAL CALCULATIONS
- Party Walls**
- 100mm BLOCKWORK - 3.5N/mm² AGGREGATE (1350-1600kg/m³, 0.47W/mk) FOR E-WM-28, ALTERNATIVELY - 3.6N/mm² AIRCRETE (600-800kg/m³, 0.15W/mk) FOR E-WM-6, DEPENDANT ON SITE SPECIFICATION

UTILITY METER BOXES TO BE LOCATED WITHIN 2 METERS FROM THE FRONT OF THE HOUSE UNLESS AGREED WITH UTILITY PROVIDERS.

FUTURE SHOWER DRAINAGE ONLY REQUIRED WHERE ADM2 IS A DEVELOPMENT PLOT REQUIREMENT

VOID BELOW SUSPENDED FLOOR TO BE VENTED WITH PROPRIETARY TELESCOPIC ADJUSTABLE FLOOR VENTS AT CENTRES TO SUIT MANUFACTURERS RECOMMENDATIONS

DUCT FOR WATER SERVICES PIPE TO BE 75mm DIAMETER, BUT 100mm DIAMETER UNDER BUILDING

REFER TO ENGINEERING SITE LAYOUT FOR RAINWATER DOWNPIPE POSITIONS

SUB-STRUCTURE PLAN

FOUNDATION LOADS KN/M.run												
WALL NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
BEAM & BLOCK	25	25	30	40	30	40	30	25	15	35	25	N/A
SUSPENDED CONCRETE SLAB	30	25	30	40	35	45	20	35	20	40	30	25
GROUND BEARING FLOOR	25	20	20	25	20	25	10	10	10	15	15	N/A

Taylor Wimpey
Health, Safety & Environmental Information

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

- Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
- Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

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

Taylor Wimpey

Drg No: NA51 / 7 / 11 -

Title: GLEBE FARM, WAVENDON
WAYFORD
 STANDARD HOUSING RANGE ISSUE 7

GENERAL ARRANGEMENT
 SUB-STRUCTURE PLAN

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 11 / -

Scale: 1:50 @ A3 Date: MAY 2018
 Drawn By: IS Checked By: JW

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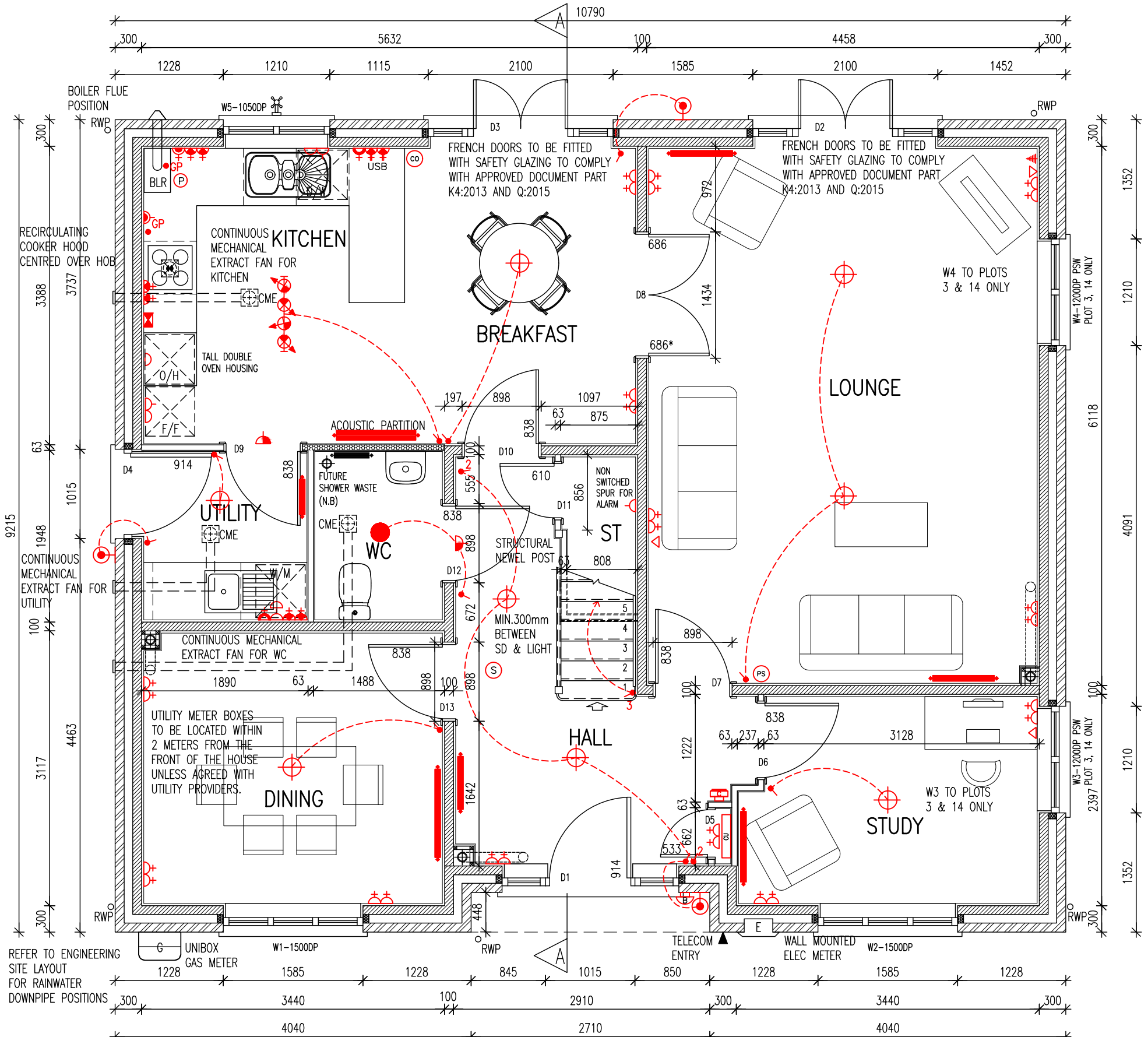
SYMBOL	DESCRIPTION
	13 AMP TWIN SWITCHED SOCKET OUTLET
	13 AMP SWITCHED SOCKET OUTLET
	13 AMP UN-SWITCHED SOCKET OUTLET - ONLY WHEN FREE STANDING APPLIANCES
	HARD WIRED 13 AMP UN-SWITCHED SPUR - ONLY WHEN BUILT-IN APPLIANCES
	13 AMP TWIN SWITCHED SOCKET & USB OUTLET ABOVE WORKTOP
	13 AMP SWITCHED SOCKET OUTLET ABOVE WORKTOP
	MULTI GRID SWITCH ABOVE WORKTOP CONTROLLING UNSWITCHED SOCKETS BELOW WORKTOP & FAN BOOST SWITCH
	13 AMP SPUR UNIT
	13 AMP SWITCHED SPUR UNIT
	ONE WAY SWITCH
	TWO WAY SWITCH
	TELEPHONE POINT
	TELEVISION POINT (CAT 6)
	TELECOM ENTRY POINT
	COOKER SWITCH (1100MM ABOVE FFL)
	CONSUMER SERVICE UNIT, SEMI RECESSED WHERE REQUIRED (SWITCHES POSITIONED BETWEEN 1350-1450MM ABOVE F.F.L.)
	SHAVER POINT AS SITE SPEC
	CEILING LIGHTING POINT - PENDANT TYPE WITH ENERGY EFFICIENT LAMPS
	CEILING LIGHTING POINT - BATTEN TYPE WITH ENERGY EFFICIENT LAMPS
	RECESSED SPLASHPROOF ENERGY EFFICIENT DOWNLIGHTER OR LED, REFER TO TW SPECIFICATION
	DOWN LIGHTERS, ENERGY EFFICIENT OR LED, REFER TO TW SPECIFICATION
	WALL MOUNTED LIGHTING POINT
	PHOTOCELL DUSK TO DAWN EXTERNAL LIGHT - SBD
	BATHROOM / EN-SUITE LIGHT FITTING REFER TO TW SPECIFICATION
	CENTRAL HEATING PROGRAMMER & DHW TIMER (Cylinder Only)
	PROGRAMMER TEMPERATURE SENSOR (Cylinder Only)
	PROGRAMMABLE ROOM THERMOSTAT
	DECENTRALISED CONTINUOUS RUNNING EXTRACT FAN
	RECIRCULATING COOKER HOOD
	3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL
	CENTRAL HEATING WIRING JUNCTION BOX
	RADIATOR
	SMOKE DETECTOR
	HEAT DETECTOR
	CO ALARM
	SHOWER HEAD
	GAS POINT
	EXTERNAL WATER TAP
	DOOR BELL & CHIME
	TRACK SPOTLIGHTS WITH 4 FITTINGS

LEGEND	
CME = CEILING MOUNTED EXTRACT FAN	BLR = BOILER
G = GAS METER	E = ELECTRIC METER
RWP = RAIN WATER PIPE	SVP = SOIL VENT PIPE
AAV = AIR ADMITTANCE VALVE	VP = 75 DRY VENT PIPE

APPROVED DOCUMENT PART G (2009 EDITION) REQUIREMENTS:
a) THERMOSTATIC MIXING VALVE DEVICE TO BE FITTED TO BATH IN ACCORDANCE WITH APPROVED DOCUMENT G (Apr 2010)
b) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)

PLEASE REFER TO:
SECTION 03 - EXTERNAL WALLS (FULL FILL)
SECTION 04 - EXTERNAL WALLS (PARTIAL FILL)
SECTION 08 - INTERNAL WALLS
FROM THE TW NATIONAL CONSTRUCTION SPECIFICATION FOR HOUSES & LOW RISE APARTMENTS

VENTILATION REQUIREMENTS
SYSTEM 3 TO BE VIA DECENTRALISED CONTINUOUS MECHANICAL EXTRACT FANS (GREENWOOD CV2GIP TYPE) TO COMPLY WITH APPROVED DOCUMENT F, TABLE 5.1b, AIR LEAKAGE RATES TO BE SET AT A DEFAULT OF 7m³/(h.m²)@50Pa.
NOTE: WC & BATHROOM/ENSUITE (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER,
WC & BATHROOM/ENSUITE (with window) - BOOST VIA BUILT IN HUMIDISTAT & TIMER PLUS MANUAL BOOST SWITCH (NOT LIGHT SWITCH).



GROUND FLOOR PLAN - PLOTS 2, 3, 9, 14, 15

CO ALARM, TO BE WALL MOUNTED, AT A HEIGHT GREATER THAN THE HEIGHT OF ANY DOOR OR WINDOW OPENING BUT AT LEAST 150mm FROM THE CEILING, AT A HORIZONTAL DISTANCE OF BETWEEN 1-3m FROM THE EDGE OF THE FUEL BURNING APPLIANCE. ALARM NOT TO BE FITTED IN A STORE/CUPBOARD, DIRECTLY ABOVE A SINK/COOKER OR NEXT TO A DOOR/WINDOW OR ANYWHERE THAT COULD BE AFFECTED BY DRAUGHTS.
NOTE: IN ALL CASES LOCATIONS TO BE AGREED WITH THE GAS SAFE REGISTERED ENGINEER.

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LINEAR THERMAL BRIDGING VALUE CALCULATIONS BASED ON STANDARD TW DETAILS. VARIATIONS FROM THESE STANDARDS WILL REQUIRE RECALCULATION TO PROVE COMPLIANCE WITH ADL

RADIATOR SIZES ARE INDICATIVE ONLY. REFER TO HEATING DESIGNS FOR ACTUAL SIZES.

BRICK/BLOCKWORK LEGEND	
External Walls	
	103mm FACING BRICKWORK
	100mm BLOCKWORK - 3.8N/mm ² ARCRETE (600-800kg/m ³ , 0.15W/mk)
	100mm BLOCKWORK - 7.3N/mm ² ARCRETE (600-800kg/m ³ , 0.15W/mk)
	100mm BLOCKWORK - 7.3N/mm ² AGGREGATE (1350-1600kg/m ³)
Internal Walls	
	3.5N/mm ² AGGREGATE (1350-1600kg/m ³) FOR INTERNAL LOAD BEARING WALLS (7.0N/mm ² TO APARTMENTS), 3.6N/mm ² ARCRETE (600-800kg/m ³ , 0.15W/mk) OR 100mm DENSE BLOCK - 7N/mm ² (1900kg/m ³) CAN BE USED IN LIEU OF AGGREGATE, DEPENDANT ON STRUCTURAL CALCULATIONS
Party Walls	
	100mm BLOCKWORK - 3.5N/mm ² AGGREGATE (1350-1600kg/m ³ , 0.47W/mk) FOR E-WM-28, ALTERNATIVELY - 3.6N/mm ² ARCRETE (600-800kg/m ³ , 0.15W/mk) FOR E-WM-6, DEPENDANT ON SITE SPECIFICATION
STUDWORK LEGEND	
	STUD PARTITION - 88MM OVERALL THICKNESS COMPRISING 63x38MM TIMBER STUD WITH 12.5MM PLASTERBOARD EITHER SIDE - WHEN REVERTING TO METAL STUD REFER TO T.B. No. 0114/04/14 FOR METAL STUD SETTING OUT GUIDANCE
	BUTRESS STUD PARTITION - 125MM OVERALL THICKNESS COMPRISING 75x75MM TIMBER STUD WITH 12.5MM PLYWOOD EITHER SIDE & FINISHED WITH 12.5MM PLASTERBOARD (SEE STD DETAIL #W13-08-18)
	ACOUSTIC STUD PARTITION (TO TAYLOR WIMPEY SPECIFICATION)
	HALF HOUR FIRE RESISTANCE TO STUD PARTITION

ALL BLOCKWORK STRENGTHS & STEELWORK TO BE CROSS CHECKED WITH STRUCTURAL ENGINEERS DRAWINGS PRIOR TO CONSTRUCTION

Taylor Wimpey Health, Safety & Environmental Information

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

- Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
- Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

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A-4 TRACK SPOTLIGHT ADDED TO KITCHEN.

Taylor Wimpey

Drg No: NA51 / 7 / 21 A

Title: GLEBE FARM, WAVENDON WAYFORD

STANDARD HOUSING RANGE ISSUE 7

GENERAL ARRANGEMENT GROUND FLOOR PLAN

Bu no: Site no: House type no: Drg no: Rev: 204 / 20781 / NA51 / 21 / A

Scale: 1 : 50 @ A3 Date: MAY 2018
Drawn By: ABA Checked By: ABA

Taylor Wimpey UK Ltd
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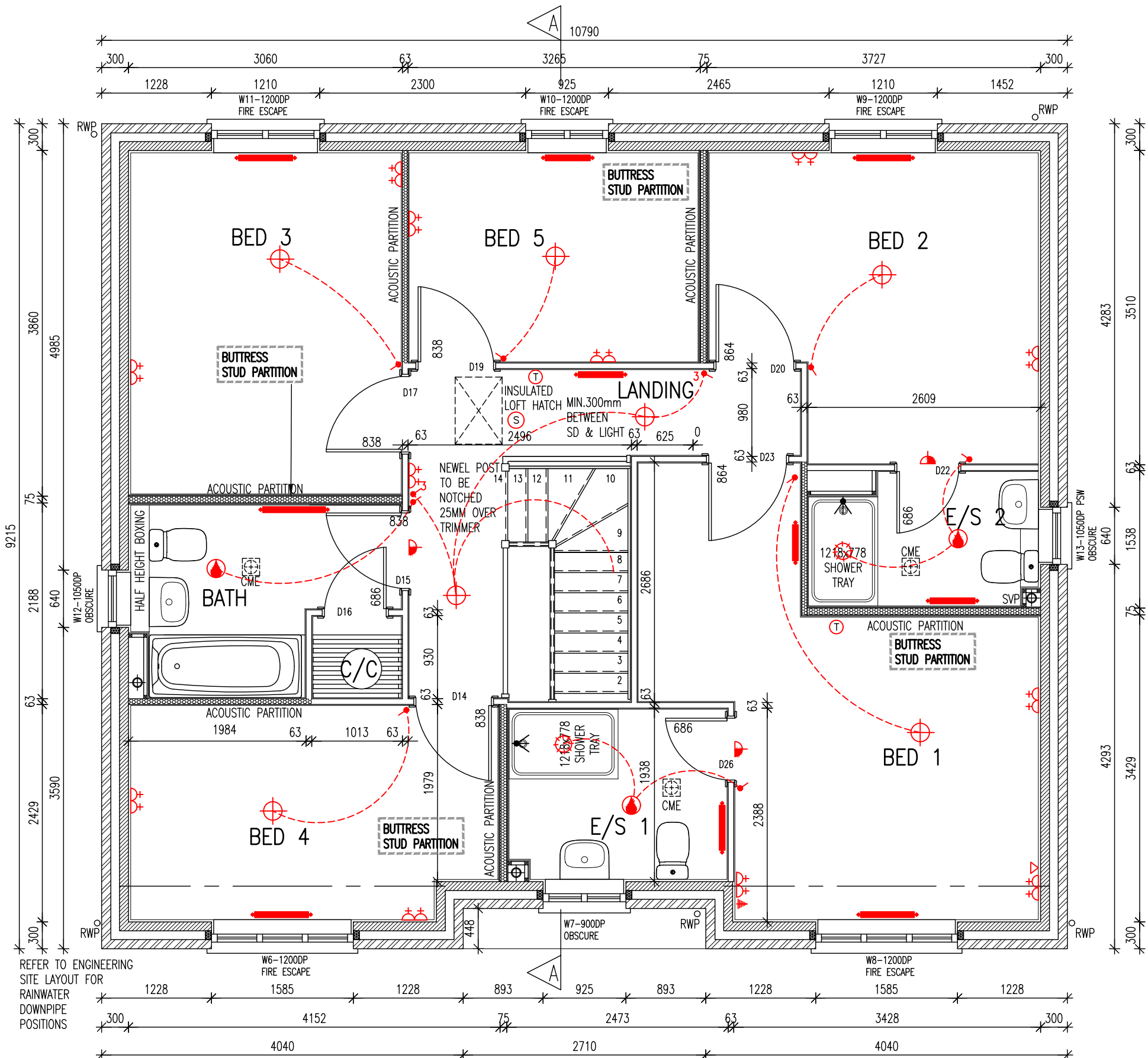
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FIRST FLOOR PLAN - BRICK (PLOTS 2,9,15)

REFER TO ENGINEERING SITE LAYOUT FOR RAINWATER DOWNPIPE POSITIONS

CO ALARM TO BE WALL MOUNTED, AT A HEIGHT GREATER THAN THE HEIGHT OF ANY DOOR OR WINDOW OPENING BUT AT LEAST 150mm FROM THE CEILING, AT A HORIZONTAL DISTANCE OF BETWEEN 1-3m FROM THE EDGE OF THE FUEL BURNING APPLIANCE. ALARM NOT TO BE FITTED IN A STORE/CUPBOARD, DIRECTLY ABOVE A SINK/COOKER OR NEXT TO A DOOR/WINDOW OR ANYWHERE THAT COULD BE AFFECTED BY DRAUGHTS. NOTE: IN ALL CASES LOCATIONS TO BE AGREED WITH THE GAS SAFE REGISTERED ENGINEER.

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LINEAR THERMAL BRIDGING VALUE CALCULATIONS BASED ON STANDARD TW DETAILS. VARIATIONS FROM THESE STANDARDS WILL REQUIRE RECALCULATION TO PROVE COMPLIANCE WITH ADL

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BRICK/BLOCKWORK LEGEND	
External Walls	
	103mm FACING BRICKWORK
	100mm BLOCKWORK - 3.6N/mm ² ARCRETE (600-800kg/m ³ , 0.15W/mk).
	100mm BLOCKWORK - 7.3N/mm ² ARCRETE (600-800kg/m ³ , 0.15W/mk).
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Internal Walls	
	3.5N/mm ² AGGREGATE (1350-1600kg/m ³) FOR INTERNAL LOAD BEARING WALLS (7.0N/mm ² TO APARTMENTS).
	3.6N/mm ² ARCRETE (600-800kg/m ³) OR 100mm DENSE BLOCK - 7N/mm ² (1900kg/m ³) CAN BE USED IN LIEU OF AGGREGATE, DEPENDANT ON STRUCTURAL CALCULATIONS
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STUDWORK LEGEND	
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	BUTTRISS STUD PARTITION - 125MM OVERALL THICKNESS COMPRISING 75x75MM TIMBER STUD WITH 12.5MM PLYWOOD EITHER SIDE & FINISHED WITH 12.5MM PLASTERBOARD (SEE STD DETAIL W13-08-18)
	ACOUSTIC STUD PARTITION (TO TAYLOR WIMPEY SPECIFICATION)
	HALF HOUR FIRE RESISTANCE TO STUD PARTITION

ALL BLOCKWORK STRENGTHS & STEELWORK TO BE CROSS CHECKED WITH STRUCTURAL ENGINEERS DRAWINGS PRIOR TO CONSTRUCTION

Taylor Wimpey
Health, Safety & Environmental Information

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

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Taylor Wimpey

Drg No: NA51 / 7 / 22 -

Title: GLEBE FARM, WAVENDON
WAYFORD
STANDARD HOUSING RANGE ISSUE 7
GENERAL ARRANGEMENT
FIRST FLOOR PLAN

Bu no: Site no: House type no: Drg no: Rev:
204 / 20781 / NA51 / 22 / -

Scale: 1 : 50 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW

Taylor Wimpey UK Ltd
Gate House, Turnpike Road,
High Wycombe, Bucks HP12 3NR
Tel 01494 558323 Fax 01494 985663
www.taylorwimpey.com

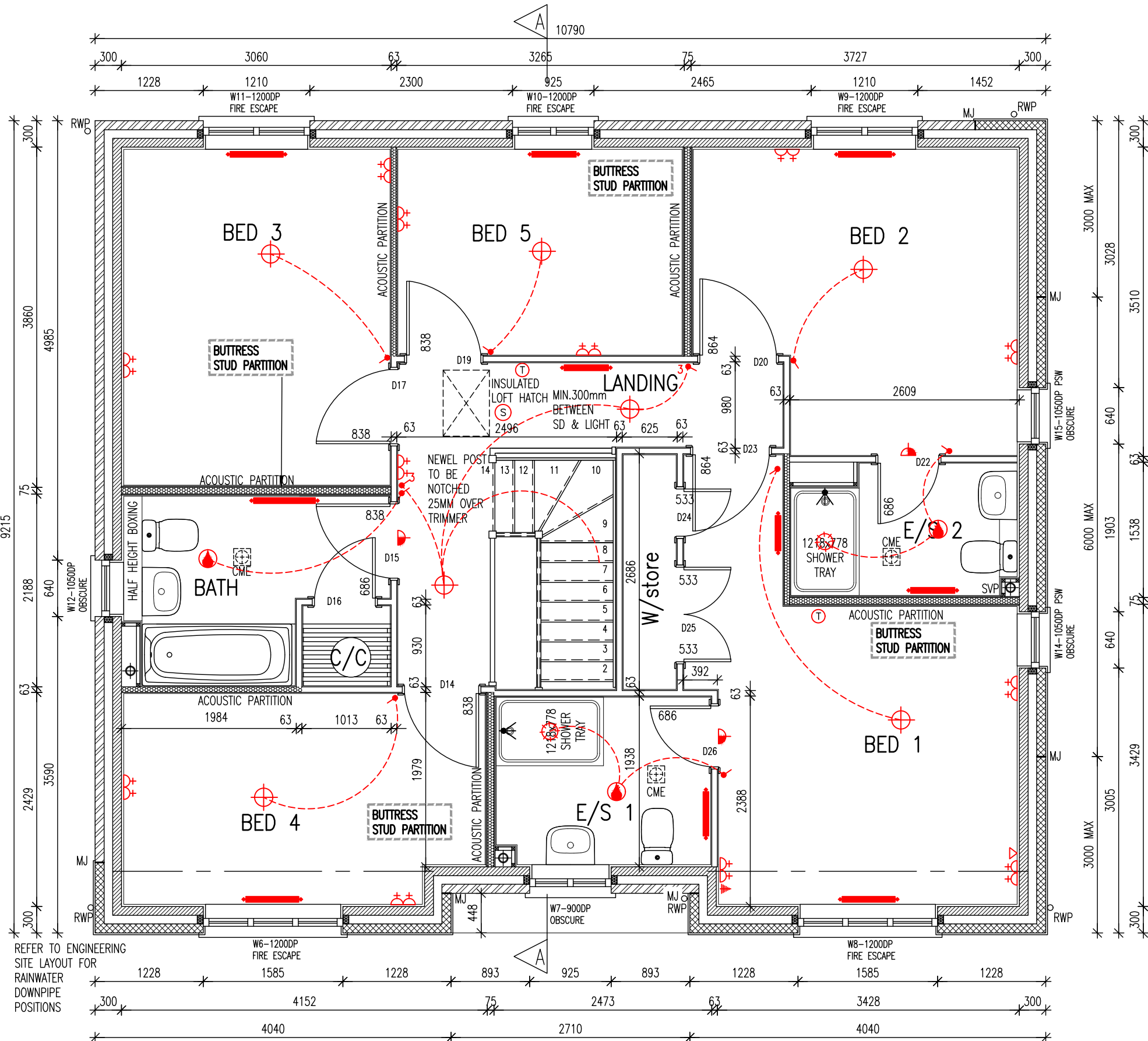
SYMBOL	DESCRIPTION
	13 AMP. TWIN SWITCHED SOCKET OUTLET
	13 AMP. SWITCHED SOCKET OUTLET
	13 AMP UN-SWITCHED SOCKET OUTLET - ONLY WHEN FREE STANDING APPLIANCES
	HARD WIRED 13 AMP UN-SWITCHED SPUR - ONLY WHEN BUILT-IN APPLIANCES
	13 AMP. TWIN SWITCHED SOCKET & USB OUTLET ABOVE WORKTOP
	13 AMP. TWIN SWITCHED SOCKET OUTLET ABOVE WORKTOP
	13 AMP. SWITCHED SOCKET OUTLET ABOVE WORKTOP
	MULTI GRID SWITCH ABOVE WORKTOP CONTROLLING UNSWITCHED SOCKETS BELOW WORKTOP & FAN BOOST SWITCH
	13 AMP. SPUR UNIT
	13 AMP SWITCHED SPUR UNIT
	ONE WAY SWITCH
	TWO WAY SWITCH
	TELEPHONE POINT
	TELEVISION POINT (CAT 6)
	TELECOM ENTRY POINT
	COOKER SWITCH (1100MM ABOVE FFL)
	CONSUMER SERVICE UNIT, SEMI RECESSED WHERE REQUIRED (SWITCHES POSITIONED BETWEEN 1350-1450MM ABOVE F.F.L.)
	SHOWER POINT AS SITE SPEC
	CEILING LIGHTING POINT - PENDANT TYPE WITH ENERGY EFFICIENT LAMPS
	CEILING LIGHTING POINT - BATTEN TYPE WITH ENERGY EFFICIENT LAMPS
	RECESSED SPLASHPROOF ENERGY EFFICIENT DOWNLIGHTER OR LED, REFER TO TW SPECIFICATION
	DOWN LIGHTERS, ENERGY EFFICIENT OR LED, REFER TO TW SPECIFICATION
	WALL MOUNTED LIGHTING POINT
	PHOTOCELL DUSK TO DAWN EXTERNAL LIGHT - SBD
	BATHROOM / EN-SUITE LIGHT FITTING REFER TO TW SPECIFICATION
	CENTRAL HEATING PROGRAMMER & DHW TIMER (Cylinder Only)
	PROGRAMMER TEMPERATURE SENSOR (Cylinder Only)
	PROGRAMMABLE ROOM THERMOSTAT
	DECENTRALISED CONTINUOUS RUNNING EXTRACT FAN
	RECIRCULATING COOKER HOOD
	3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL
	CENTRAL HEATING WIRING JUNCTION BOX
	RADIATOR
	SMOKE DETECTOR
	HEAT DETECTOR
	CO ALARM
	SHOWER HEAD
	GAS POINT
	EXTERNAL WATER TAP
	DOOR BELL & CHIME
	TRACK SPOTLIGHTS WITH 4 FITTINGS

LEGEND	DESCRIPTION
CME	= CEILING MOUNTED EXTRACT FAN
G	= GAS METER
RWP	= RAIN WATER PIPE
AAV	= AIR ADMITTANCE VALVE
BLR	= BOILER
E	= ELECTRIC METER
SVP	= SOIL VENT PIPE
VP	= 75 DRY VENT PIPE

APPROVED DOCUMENT PART G (2009 EDITION) REQUIREMENTS:
a) THERMOSTATIC MIXING VALVE DEVICE TO BE FITTED TO BATH IN ACCORDANCE WITH APPROVED DOCUMENT G (Apr 2010)
b) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)

PLEASE REFER TO:
SECTION 03 - EXTERNAL WALLS (FULL FILL)
SECTION 04 - EXTERNAL WALLS (PARTIAL FILL)
SECTION 08 - INTERNAL WALLS
FROM THE TW NATIONAL CONSTRUCTION SPECIFICATION FOR HOUSES & LOW RISE APARTMENTS

VENTILATION REQUIREMENTS
SYSTEM 3 TO BE VIA DECENTRALISED CONTINUOUS MECHANICAL EXTRACT FANS (GREENWOOD CV2GIP TYPE) TO COMPLY WITH APPROVED DOCUMENT F, TABLE 5.1b, AIR LEAKAGE RATES TO BE SET AT A DEFAULT OF 7m³/(h.m²)@50Pa.
NOTE: WC & BATHROOM/ENSUITE (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER,
WC & BATHROOM/ENSUITE (with window) - BOOST VIA BUILT IN HUMIDISTAT & TIMER PLUS MANUAL BOOST SWITCH (NOT LIGHT SWITCH).



FIRST FLOOR PLAN - BOARDED (PLOTS 3,14)

CO ALARM, TO BE WALL MOUNTED, AT A HEIGHT GREATER THAN THE HEIGHT OF ANY DOOR OR WINDOW OPENING BUT AT LEAST 150mm FROM THE CEILING, AT A HORIZONTAL DISTANCE OF BETWEEN 1-3m FROM THE EDGE OF THE FUEL BURNING APPLIANCE. ALARM NOT TO BE FITTED IN A STORE/CUPBOARD, DIRECTLY ABOVE A SINK/COOKER OR NEXT TO A DOOR/WINDOW OR ANYWHERE THAT COULD BE AFFECTED BY DRAUGHTS. NOTE: IN ALL CASES, LOCATIONS TO BE AGREED WITH THE GAS SAFE REGISTERED ENGINEER.

- NOTES:
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LINEAR THERMAL BRIDGING VALUE CALCULATIONS BASED ON STANDARD TW DETAILS. VARIATIONS FROM THESE STANDARDS WILL REQUIRE RECALCULATION TO PROVE COMPLIANCE WITH ADL

RADIATOR SIZES ARE INDICATIVE ONLY. REFER TO HEATING DESIGNS FOR ACTUAL SIZES.

BRICK/BLOCKWORK LEGEND	
External Walls	
	103mm FACING BRICKWORK
	100mm BLOCKWORK - 3.6N/mm ² AIRCRETE (600-800kg/m ³ , 0.15W/mk).
	100mm BLOCKWORK - 7.3N/mm ² AIRCRETE (600-800kg/m ³ , 0.15W/mk).
	100mm BLOCKWORK - 7.3N/mm ² AGGREGATE (1350-1600kg/m ³).
Internal Walls	
	3.5N/mm ² AGGREGATE (1350-1600kg/m ³) FOR INTERNAL LOAD BEARING WALLS (7.0N/mm ² TO APARTMENTS), 3.6N/mm ² AIRCRETE (600-800kg/m ³) OR 100mm DENSE BLOCK - 7N/mm ² (1900kg/m ³) CAN BE USED IN LIEU OF AGGREGATE, DEPENDANT ON STRUCTURAL CALCULATIONS
Party Walls	
	100mm BLOCKWORK - 3.5N/mm ² AGGREGATE (1350-1600kg/m ³ , 0.47W/mk) FOR E-WM-28, ALTERNATIVELY - 3.6N/mm ² AIRCRETE (600-800kg/m ³ , 0.15W/mk) FOR E-WM-6, DEPENDANT ON SITE SPECIFICATION
STUDWORK LEGEND	
	BUTRESS STUD PARTITION - 88MM OVERALL THICKNESS COMPRISING 63x38MM TIMBER STUD WITH 12.5MM PLASTERBOARD EITHER SIDE - WHEN REVERTING TO METAL STUD REFER TO T.B. No. 0114/04/14 FOR METAL STUD SETTING OUT GUIDANCE
	ACOUSTIC STUD PARTITION (TO TAYLOR WIMPEY SPECIFICATION)
	HALF HOUR FIRE RESISTANCE TO STUD PARTITION

ALL BLOCKWORK STRENGTHS & STEELWORK TO BE CROSS CHECKED WITH STRUCTURAL ENGINEERS DRAWINGS PRIOR TO CONSTRUCTION

Taylor Wimpey
Health, Safety & Environmental Information

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

- Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
- Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

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

A - 12.12.18 - MOVEMENT JOINTS AMENDED. AP

Taylor Wimpey

Drg No: NA51 / 7 / 23 -

Title: GLEBE FARM, WAVENDON
WAYFORD

STANDARD HOUSING RANGE ISSUE 7

GENERAL ARRANGEMENT
FIRST FLOOR PLAN

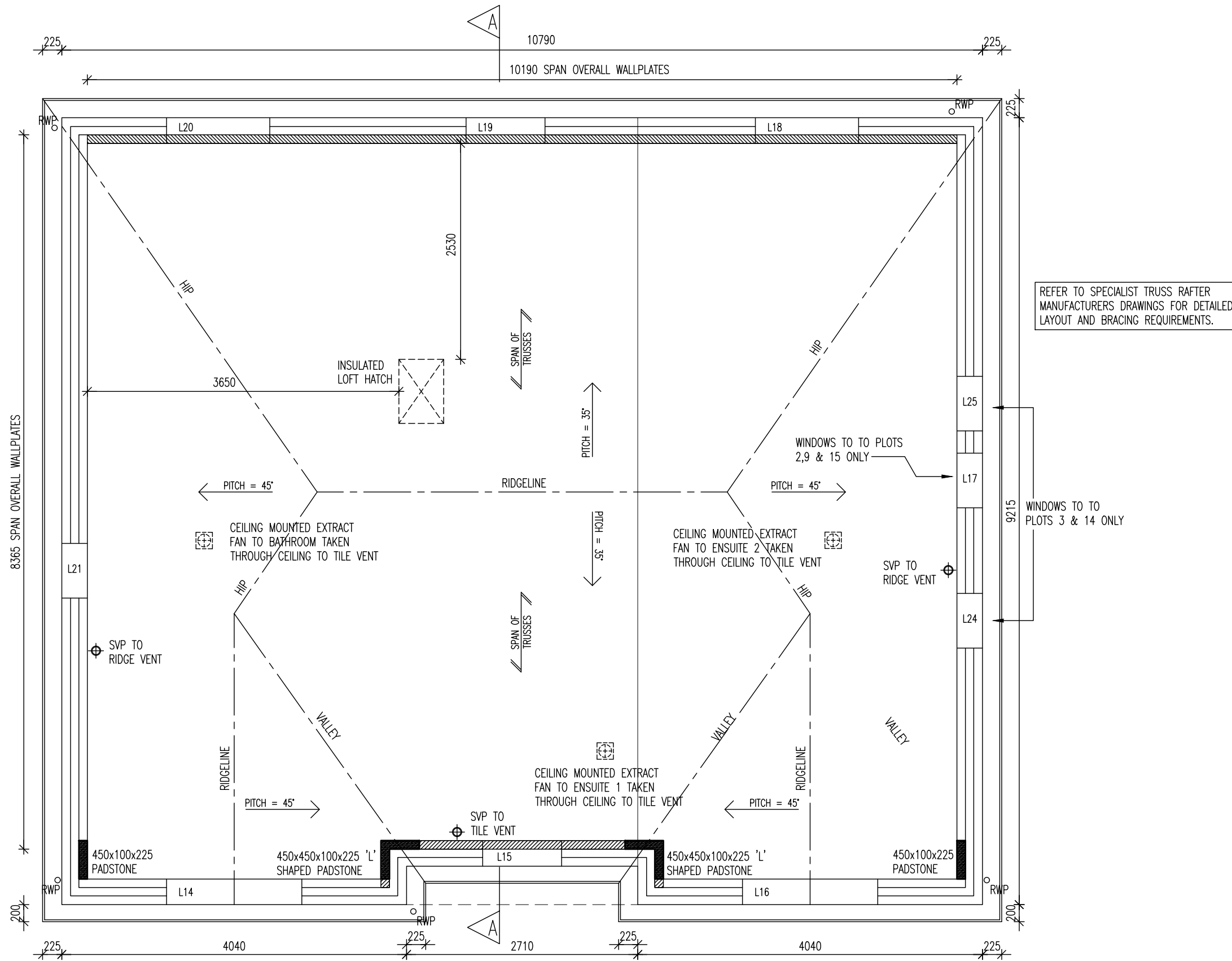
Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 23 / Rev: A

Scale: 1 : 50 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW

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www.taylorwimpey.com

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INDICATIVE ROOF LAYOUT

Taylor Wimpey
Health, Safety & Environmental Information

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

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Taylor Wimpey

Drg No: NA51 / 7 / 41 -

Title: GLEBE FARM, WAVENDON
WAYFORD

STANDARD HOUSING RANGE ISSUE 7

GENERAL ARRANGEMENT
INDICATIVE ROOF LAYOUT

Bu no:	Site no:	House type no:	Drg no:	Rev:
204 /	20781 /	NA51 /	41 /	-

Scale: 1:50 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW



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REFER TO STANDARD DETAILS EG(13)-20 FOR APPROVED DOC Q 'EASILY ACCESSIBLE GLAZING COMPLIANCE.

GUTTER SIZE & RWP POSITION(S) TO BE DESIGNED BY ENGINEER

WINDOW, EXTERNAL DOORS & GRP CANOPY STYLES VARY. REFER TO PLOT SCHEDULES

REFER TO STANDARD DETAILS SECTION DW(13)-13 FOR WINDOW HEAD and CILL DETAILS.

-  THROUGH COLOR RENDER
-  OBSCURE GLASS
-  GREY GLASS

- NOTES:
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 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS.
 - ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "TW NATIONAL CONSTRUCTION SPECIFICATION FOR HOUSES & LOW RISE APARTMENTS".
 - THIS HOUSE TYPE IS APPROVED FOR USE ON SITES SUBJECT TO A DESIGN WIND SPEED OF UP TO 25M/S AND AT AN ALTITUDE GIVEN IN DIAGRAM 2 TO SECTION A1/2 OF THE APPROVED DOCUMENT TO THE BUILDING REGULATIONS FOR A SNOW LOAD OF 1.0 KN/M2. THE REGIONAL OFFICE IS TO CONFIRM THE SUITABILITY OF THIS HOUSE FOR EACH SITE.
 - PROVIDE LEAD FLASHING, CAVITY TRAY & SOAKERS, STEPPED AS APPLICABLE, AT ALL WALL/ROOF OR CANOPY ABUTMENTS.
 - SVPs TO TERMINATE NO LESS THAN 900mm ABOVE ANY OPENING & FINISHED WITH A PERFORATED COVER.

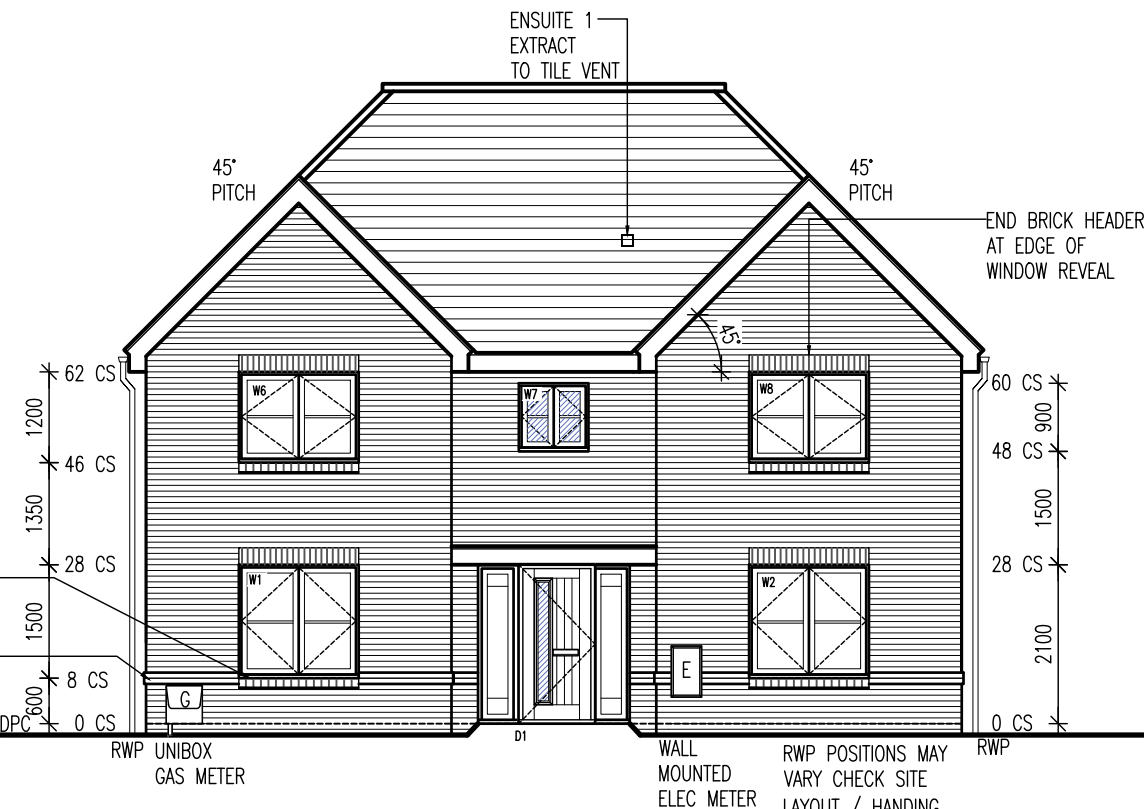
W6 & W8 TO BE ENHANCED GLAZING SPECIFICATION PLOTS 2, 3, 14 & 15 ONLY. SEE WINDOW SCHEDULE FOR FURTHER INFORMATION ALSO SEE NOTES ON THIS SHEET.

NOTE: WINDOWS TO HT NA51 (PLOTS 2, 3, 14 & 15) FALL WITHIN ZONE E OF ACOUSTIC REPORT (AIR0_REPORT NO-SRB/7078), DRAWING TO BE READ IN CONJUNCTION WITH GA ELEVATIONS FOR GLAZING SPECIFICATION.

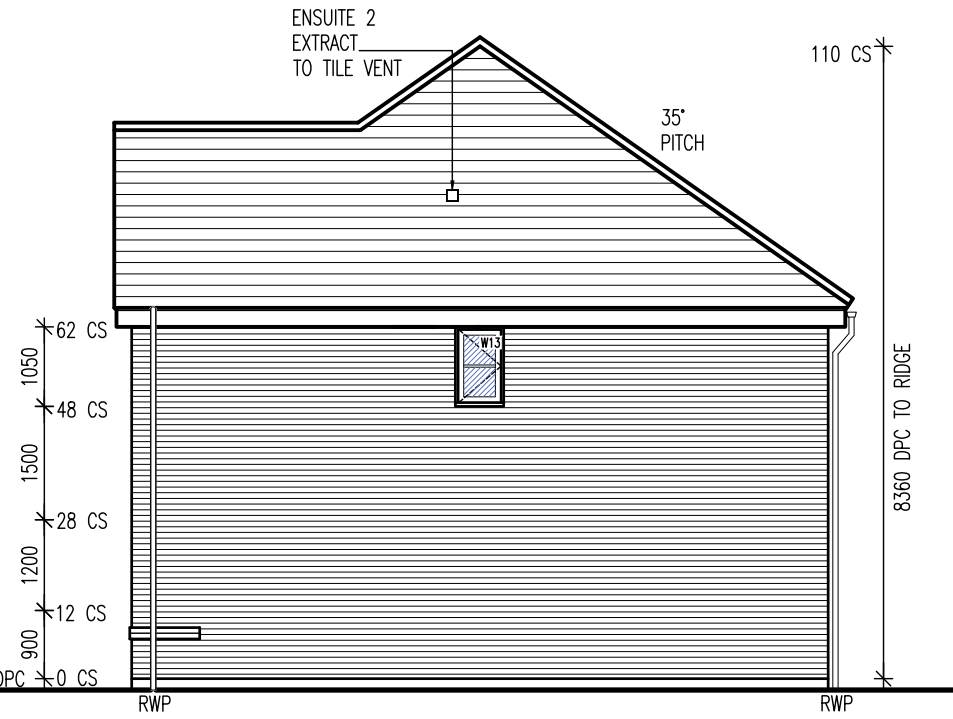
* W6 & W8 DENOTES WINDOW TO BE FITTED WITH ACOUSTIC TRICKLE VENT (GREENWOOD EAR42W) OR EQUAL SOUND REDUCTION PERFORMANCE 38dB (D_{max}+C_p). (PLOTS 2, 3, 14 & 15 ONLY)

FEATURE BRICK BELOW CILL; REFER TO MATERIALS PLAN

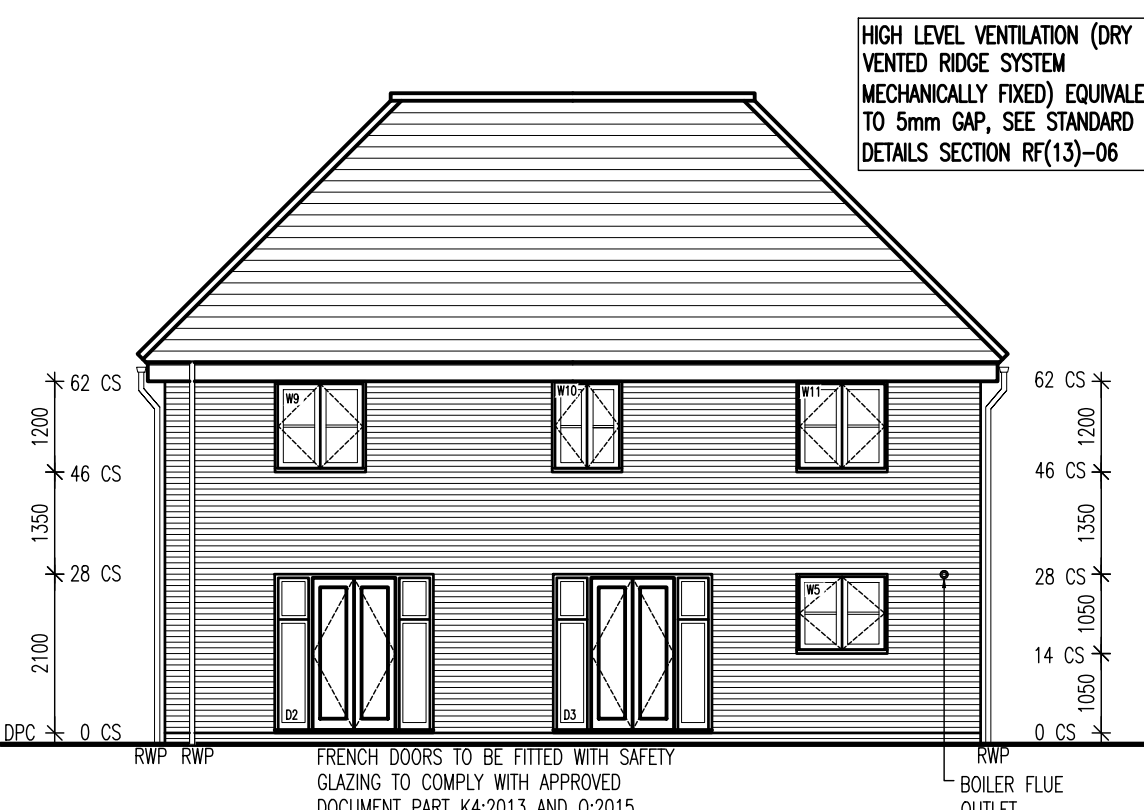
FEATURE BRICK BELOW CILL; REFER TO MATERIALS PLAN; 2No. COURSE FEATURE BRICK COURSE WITH 15MM PROJECTION BEYOND



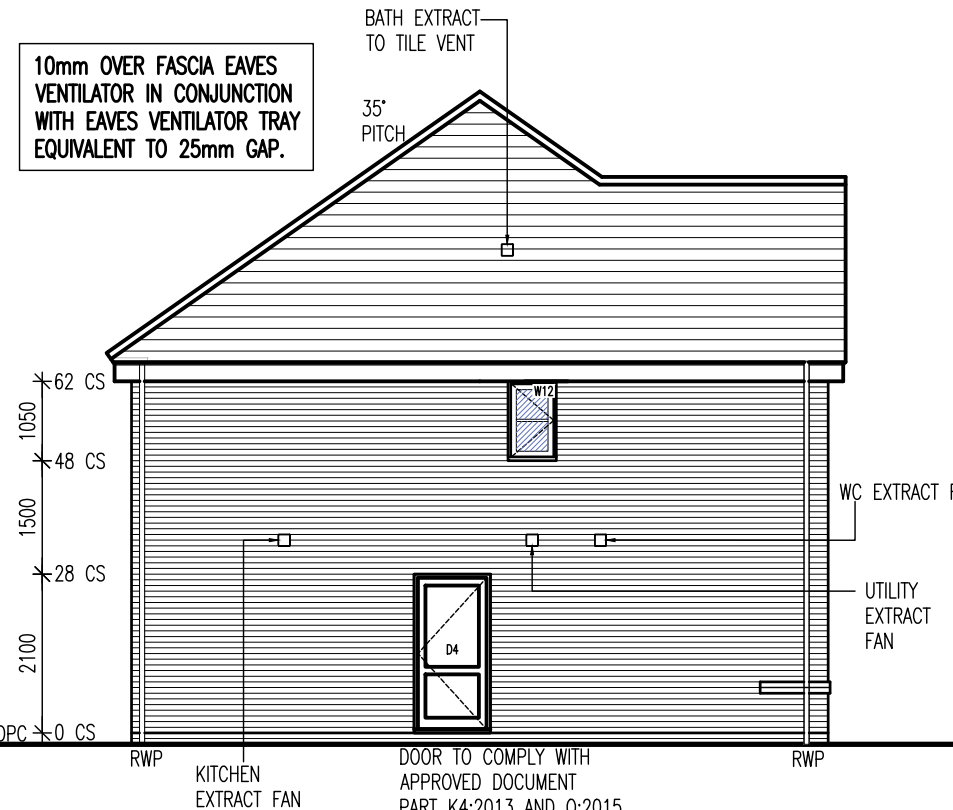
FRONT ELEVATION (BRICK)
RURAL EDGE - PLOTS 2, 9, 15



SIDE ELEVATION (BRICK)
RURAL EDGE - PLOTS 2, 9, 15



REAR ELEVATION (BRICK)
RURAL EDGE - PLOTS 2, 9, 15



SIDE ELEVATION (BRICK)
RURAL EDGE - PLOTS 2, 9, 15

Taylor Wimpey
Health, Safety & Environmental Information

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

- Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
- Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

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

Taylor Wimpey

Drg No: NA51 / 7 / 51 -

Title: GLEBE FARM, WAVENDON
WAYFORD

STANDARD HOUSING RANGE ISSUE 7

ELEVATION STYLE 1

Bu no: 204 / 20781 / Site no: NA51 / House type no: 51 / Drg no: 1 / Rev: -

Scale: 1:100 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW

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W6 & W8 TO BE ENHANCED GLAZING SPECIFICATION PLOTS 2, 3, 14 & 15 ONLY. SEE WINDOW SCHEDULE FOR FURTHER INFORMATION ALSO SEE NOTES ON THIS SHEET.

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FEATURE BRICK BELOW CILL; REFER TO MATERIALS PLAN; 2No. COURSE FEATURE BRICK COURSE WITH 15MM PROJECTION BEYOND DPC

REFER TO STANDARD DETAILS EG(13)-20 FOR APPROVED DOC Q 'EASILY ACCESSIBLE GLAZING COMPLIANCE.

GUTTER SIZE & RWP POSITION(S) TO BE DESIGNED BY ENGINEER

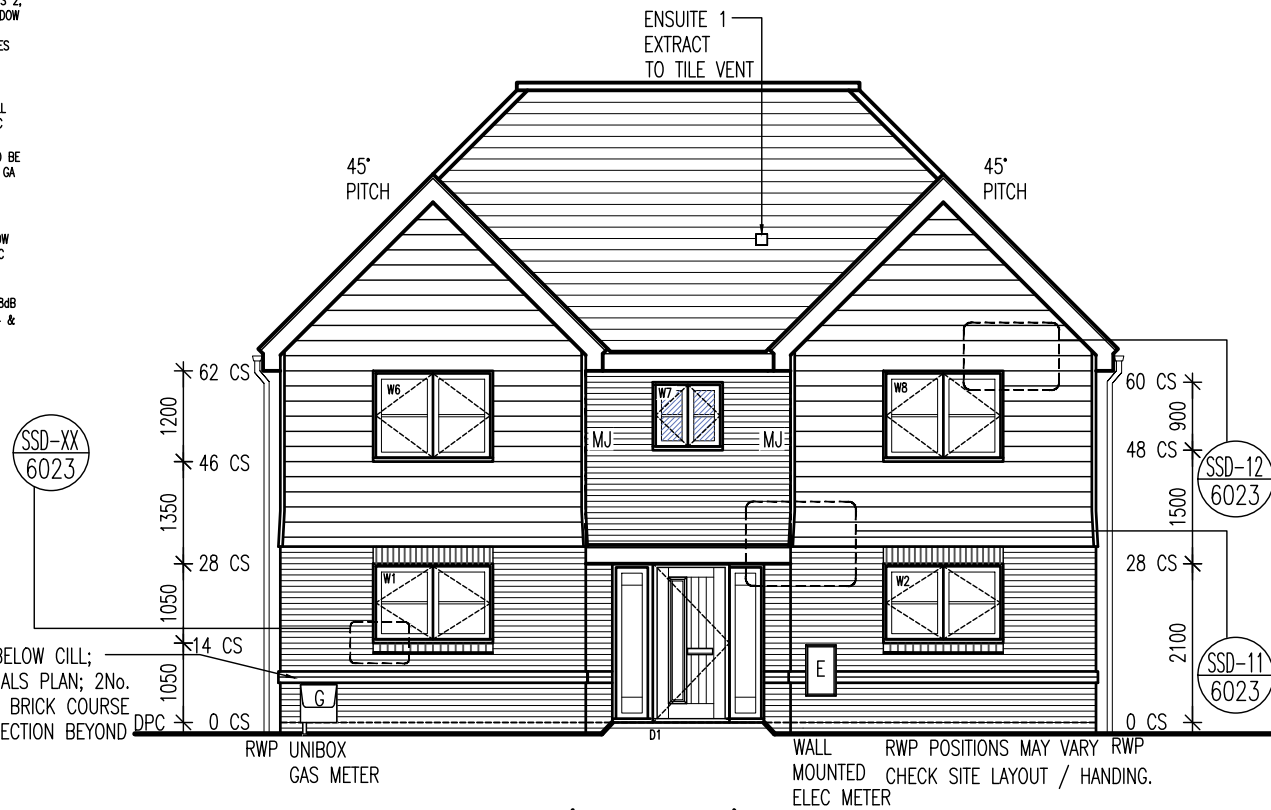
WINDOW, EXTERNAL DOORS & GRP CANOPY STYLES VARY. REFER TO PLOT SCHEDULES

REFER TO STANDARD DETAILS SECTION DW(13)-13 FOR WINDOW HEAD and CILL DETAILS.

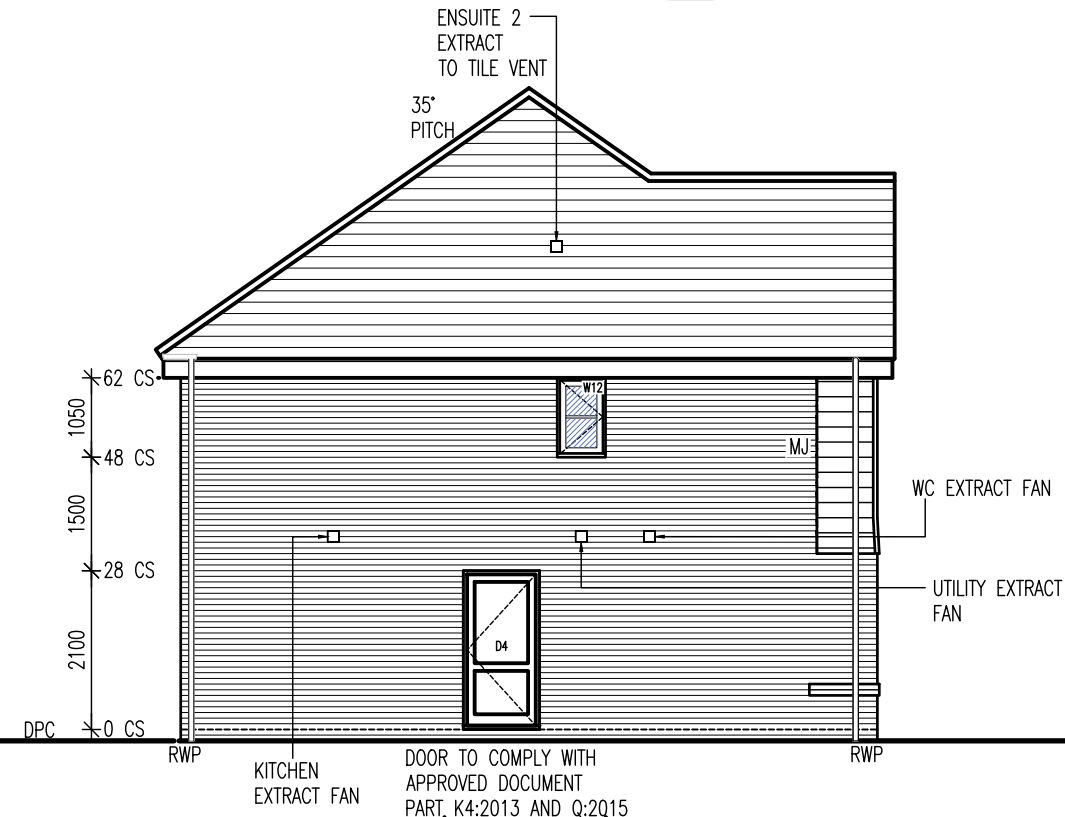
-  THROUGH COLOR RENDER
-  OBSCURE GLASS
-  GREY GLASS

NOTES:

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5. PROVIDE LEAD FLASHING, CAVITY TRAY & SOAKERS, STEPPED AS APPLICABLE, AT ALL WALL/ROOF OR CANOPY ABUTMENTS.
6. SVPs TO TERMINATE NO LESS THAN 900mm ABOVE ANY OPENING & FINISHED WITH A PERFORATED COVER.



FRONT ELEVATION (BOARDING)
RURAL EDGE - PLOTS 3, 14



SIDE ELEVATION (BOARDING)
RURAL EDGE - PLOTS 3, 14

Taylor Wimpey
Health, Safety & Environmental Information

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NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

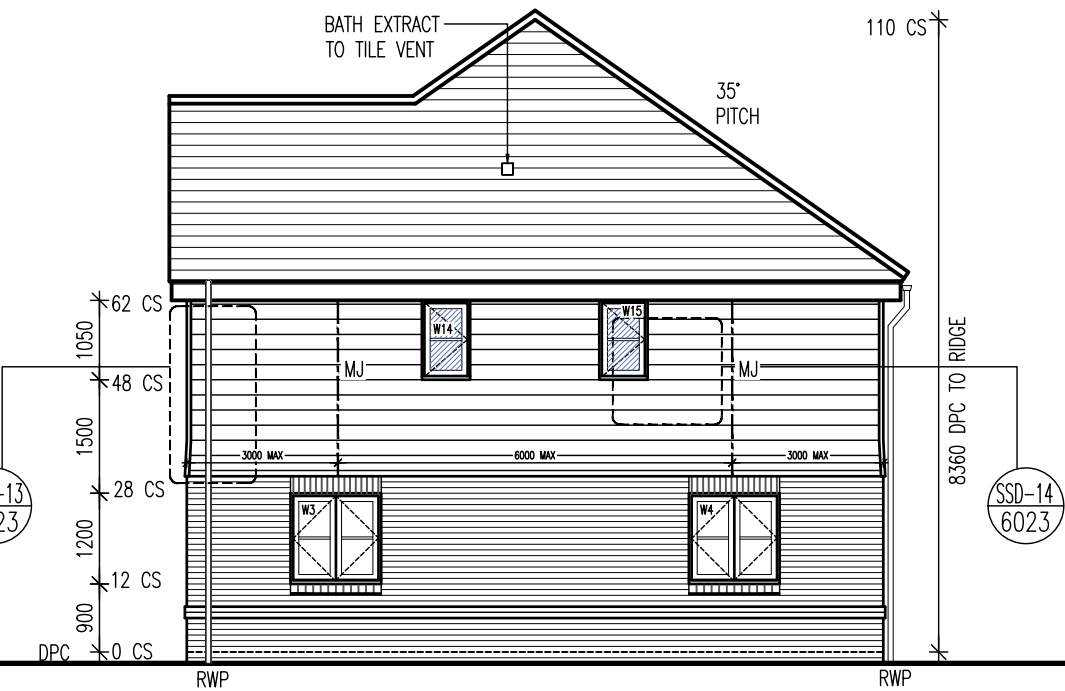
All works must be carried out by a competent contractor working to an agreed safe system of work which reflects the controls highlighted above

HIGH LEVEL VENTILATION (DRY VENTED RIDGE SYSTEM MECHANICALLY FIXED) EQUIVALENT TO 5mm GAP, SEE STANDARD DETAILS SECTION RF(13)-06

10mm OVER FASCIA EAVES VENTILATOR IN CONJUNCTION WITH EAVES VENTILATOR TRAY EQUIVALENT TO 25mm GAP.



REAR ELEVATION (BOARDING)
RURAL EDGE - PLOTS 3, 14



SIDE ELEVATION (BOARDING)
RURAL EDGE - PLOTS 3, 14

A - 12.12.18 - MOVEMENT JOINTS AMENDED. AP

Taylor Wimpey

Drg No: NA51 / 7 / 52 -

Title: GLEBE FARM, WAVENDON
WAYFORD

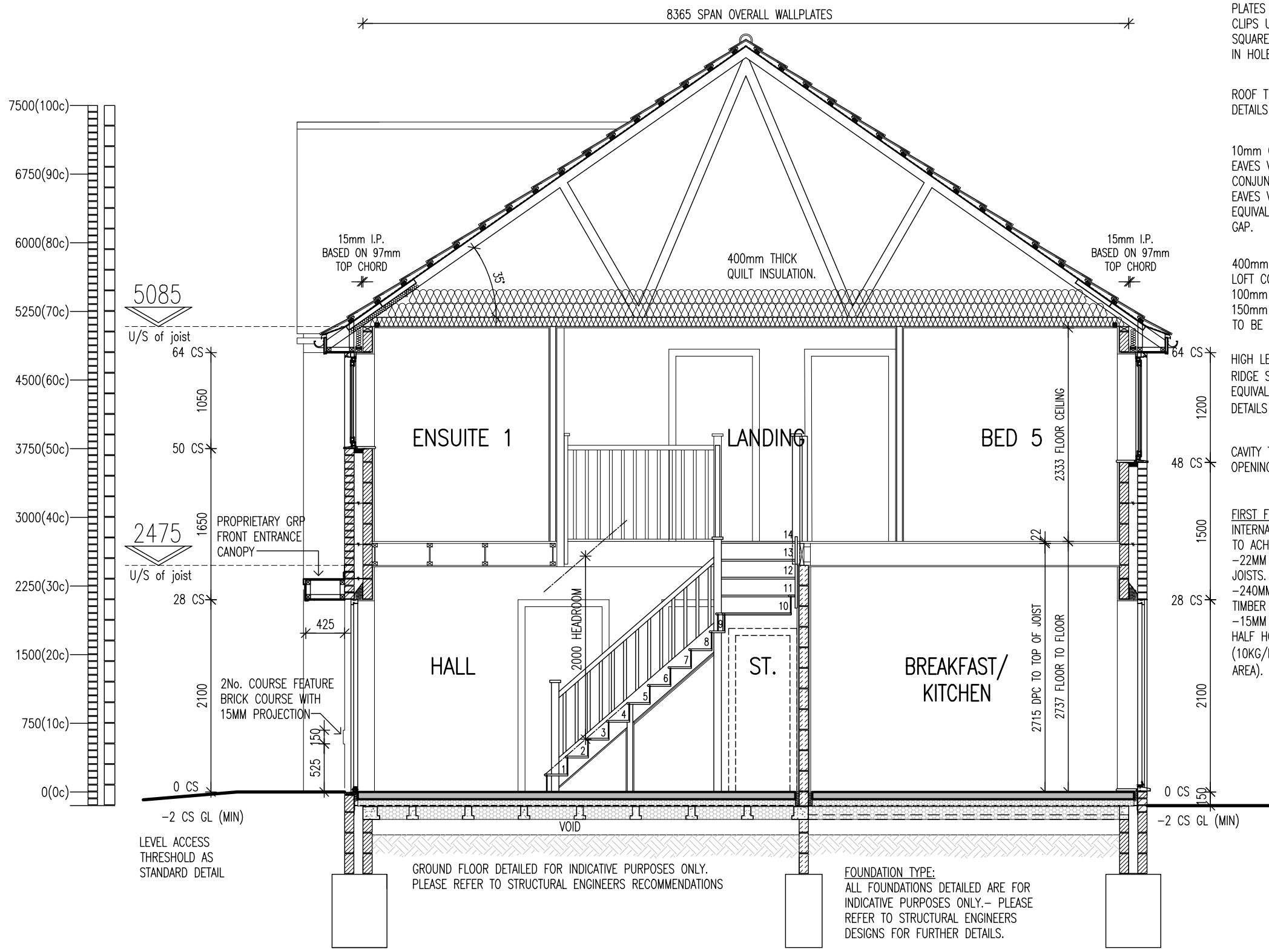
STANDARD HOUSING RANGE ISSUE 7

ELEVATION STYLE 2

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 52 / Rev: A

Scale: 1:100 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW

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TRUSSED RAFTERS FIXED TO WALL PLATES WITH GALV.MS TRUSS CLIPS USING 3.75 x 30mm LONG SQUARE TWISTED SHERADISED NAILS IN HOLES PROVIDED.

ROOF TRUSSES TO MANUFACTURERS DETAILS AND CALCULATIONS

10mm OVER FASCIA
EAVES VENTILATOR IN CONJUNCTION WITH EAVES VENTILATOR TRAY EQUIVALENT TO 25mm GAP.

400mm THICK QUILT INSULATION TO LOFT COMPRISING OF ONE LAYER OF 100mm LAID BETWEEN & 2 LAYERS OF 150mm CROSS-LAID OVER, INSULATION TO BE TAKEN DOWN INTO SOFFITS

HIGH LEVEL VENTILATION (DRY VENTED RIDGE SYSTEM MECHANICALLY FIXED) EQUIVALENT TO 5mm GAP, SEE STANDARD DETAILS SECTION RF(13)-06

CAVITY TRAY OVER ALL ABUTMENTS AND OPENINGS

FIRST FLOOR
INTERNAL FLOOR CONSTRUCTION:
TO ACHIEVE MIN 40DB RATING
-22MM CHIPBOARD DECK GLUED TO JOISTS.
-240MM DEEP ENGINEERED I BEAM TIMBER JOISTS AT 600MM CENTRES.
-15MM PLASTERBOARD TO ACHIEVE HALF HOUR FIRE PROTECTION (10KG/M2 MIN. MASS PER UNIT AREA).

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Taylor Wimpey
Health, Safety & Environmental Information

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

1. Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
2. Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

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Taylor Wimpey

Drg No: NA51 / 7 / 61 A

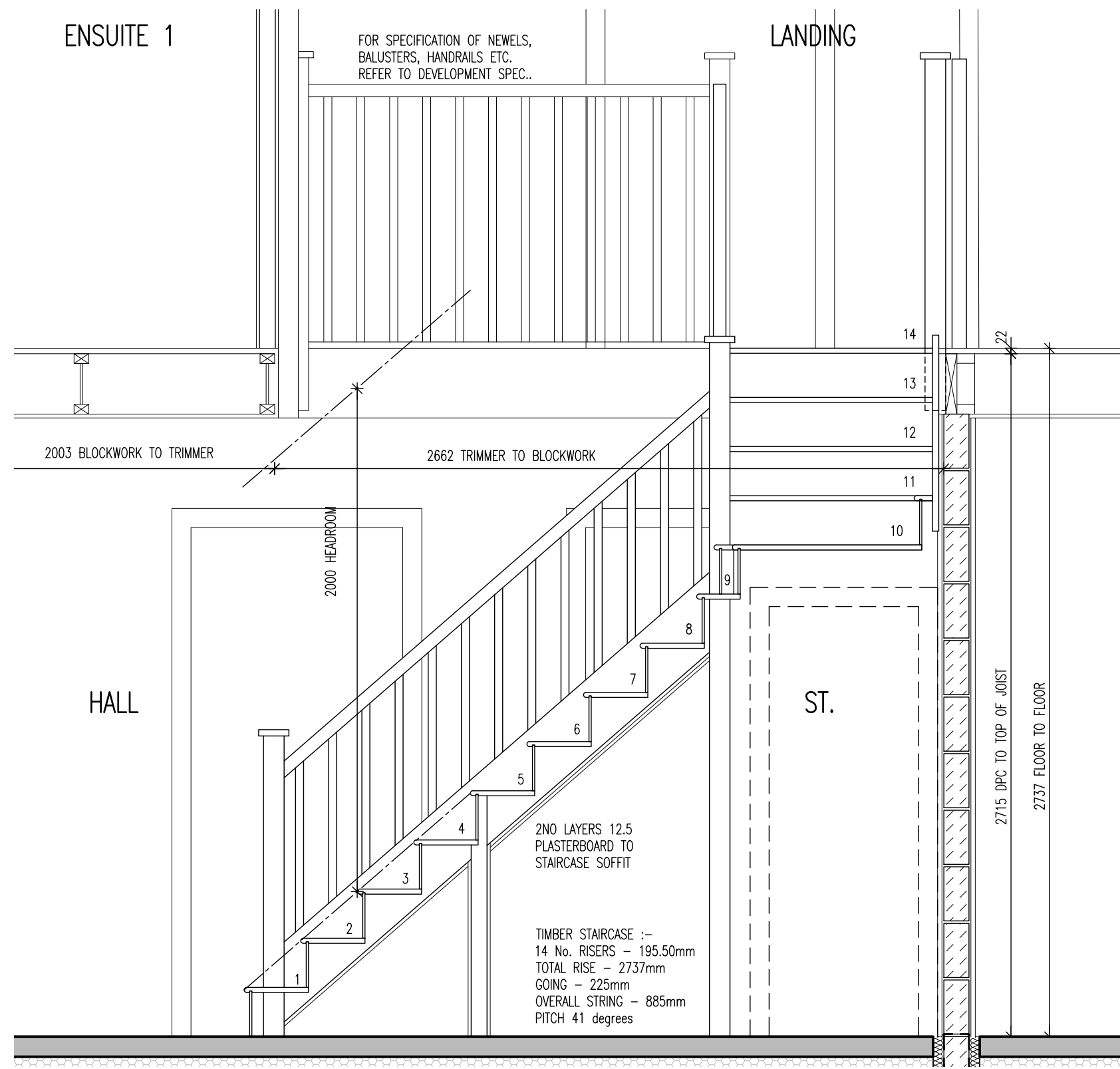
Title: GLEBE FARM, WAVENDON
WAYFORD
STANDARD HOUSING RANGE ISSUE 7
35° PITCH
SECTION A-A

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 61 / Rev: -

Scale: 1 : 50 © A3 Date: MAY 2018
Drawn By: IS Checked By: JW

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SECTION A-A (RURAL EDGE)



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 4. CONSTRUCTION OF STAIR GUARDING MUST BE SUCH THAT A 100MM DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING AND MUST RESIST A HORIZONTAL FORCE OF 0.36KN PER METRE.
 5. BALUSTRADE AND STAIRS SHOWN ARE INDICATIVE ONLY EXACT CONSTRUCTION TO MANUFACTURERS DETAILS
 6. BALUSTERS TO BE MANUFACTURED PREFABRICATED.
 7. TURNED BALUSTERS AND SQUARE NEWELS ARE TO BE AS STANDARD.
 8. TIMBER TO COMPLY WITH BS1186: PART 1, CLASS 2 FOR PAINTED FINISH.
 9. STAIR MUST BE DESIGNED IN ACCORDANCE WITH BS 585 PART 1 1989, BS 5395 PART 1 1977 PART 2 1984 BS 6180 1982 APPROVED DOCUMENT 'K' HANDRAIL HEIGHT 900mm MIN. ABOVE PITCH LINE
 10. BALUSTRADE HEIGHT 900mm MIN. ABOVE FFL
 11. STAIRCASE NOTES:
 STAIRCASE: FINISHED FLOOR TO FLOOR = 2737mm
 14No. RISERS @ 195.5mm & 13No. GOINGS @ 225mm
 MAX PITCH 41 DEG

STAIRS DESIGNED FOR 240MM DEEP ENGINEERED I BEAM JOISTS. FOR OTHER JOIST MANUFACTURERS CHECK STAIRS GOINGS/RISINGS AND WELL SIZE.

Taylor Wimpey
 Health, Safety & Environmental Information

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

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Taylor Wimpey

Drg No: NA51 / 7 / 71 -

Title: GLEBE FARM, WAVENDON
 WAYFORD

STANDARD HOUSING RANGE ISSUE 7

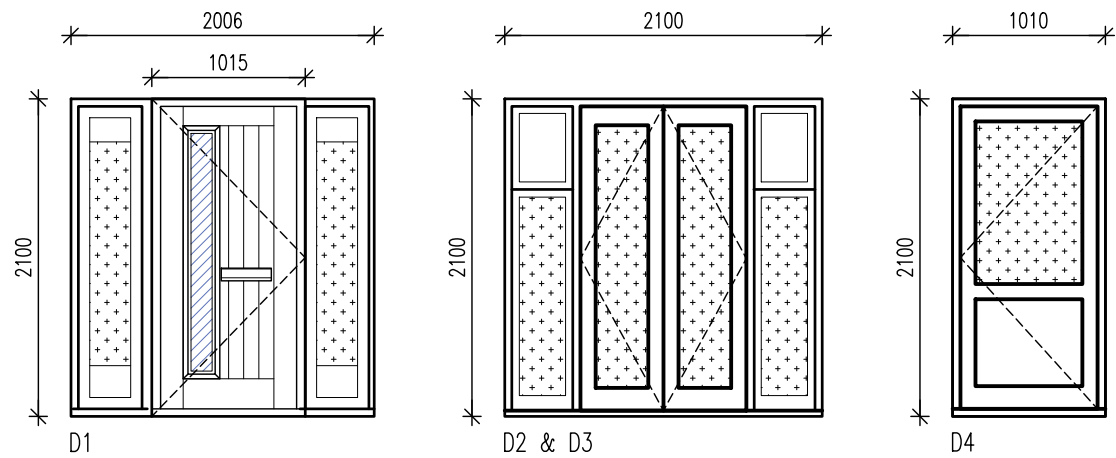
35° PITCH
 STAIRCASE SECTION

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 71 / Rev: -

Scale: 1:20 @ A3 Date: MAY 2018
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NOTE: WINDOWS TO HT NA51 (PLOTS 2, 3, 14 & 15) FALL WITHIN ZONE E OF ACOUSTIC REPORT (AIRO_REPORT NO-SRB/7078). DRAWING TO BE READ IN CONJUNCTION WITH GA ELEVATIONS FOR GLAZING SPECIFICATION.



D1
EXTERNAL DOOR AND WINDOW DIMENSIONS SHOWN ARE STRUCTURAL OPENING SIZES.

D2 & D3
SHADING DENOTES GLAZING TO COMPLY WITH APPROVED DOCUMENT PART K4:2013 AND Q:2015

GLAZING SPECIFICATION:

GENERALLY 4/12/4

ENHANCED GLAZING SPECIFICATION

- Ⓐ 6/16/4
- Ⓑ 6/16/10
- Ⓒ 8/16/4

PLEASE REFER TO GA ELEVATIONS FOR LOCATION OF ENHANCED ACOUSTIC GLAZING SPECIFICATION

* W6 & W8 DENOTES WINDOW TO BE FITTED WITH ACOUSTIC TRICKLE VENT (GREENWOOD EAR42W) OR EQUAL SOUND REDUCTION PERFORMANCE 38dB ($D_{n,e,w}+C_{tr}$). (PLOTS 2, 3, 14 & 15 ONLY)

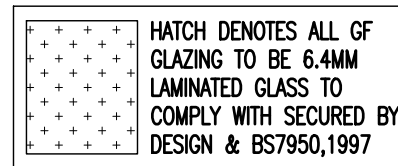
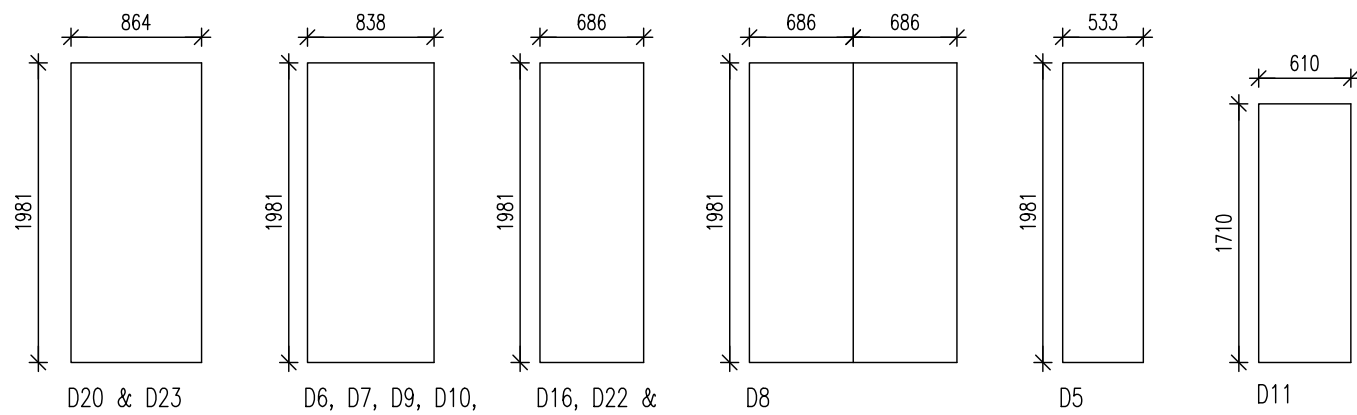
LINTEL SCHEDULE			
REF.	LOCATION		LENGTH
L1	DINING W1		1950MM
L2	ENTRANCE DOOR D1		2400MM
L3	STUDY W2		1950MM
L4	STUDY W3		1650MM
L5	LOUNGE W4		1650MM
L6	LOUNGE D2		2400MM
L7	BREAKFAST D3		2400MM
L8	KITCHEN W5		1650MM
L9	UTILITY D4		1350MM
L10	LOUNGE D7		1200MM
L11	KITCHEN D10		1200MM
L12	WC D12		1200MM
L13	DINNING D13		1200MM
L14	BED 4 W6	PLOTS 2,9,15 ONLY	1950MM
L15	ENSUITE 1 W7		1350MM
L16	BED 1 W8		1950MM
L17	ENSUITE 2 W13		1050MM
L18	BED 2 W9		1050MM
L19	BED 5 W10		1350MM
L20	BED 3 W11		1350MM
L21	BATH W12		1050MM
L22	GAS METER		750MM
L23	ELEC METER		750MM
L24	BED 1 W14	PLOTS 3,14 ONLY	1050MM
L25	BED 2 W15	PLOTS 3,14 ONLY	1050MM

OBSCURE GLASS

GREY GLASS

NOTES:

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- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS
- ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "TW NATIONAL CONSTRUCTION SPECIFICATION (ENGLAND & WALES) FOR HOUSES & LOW RISE APARTMENTS".



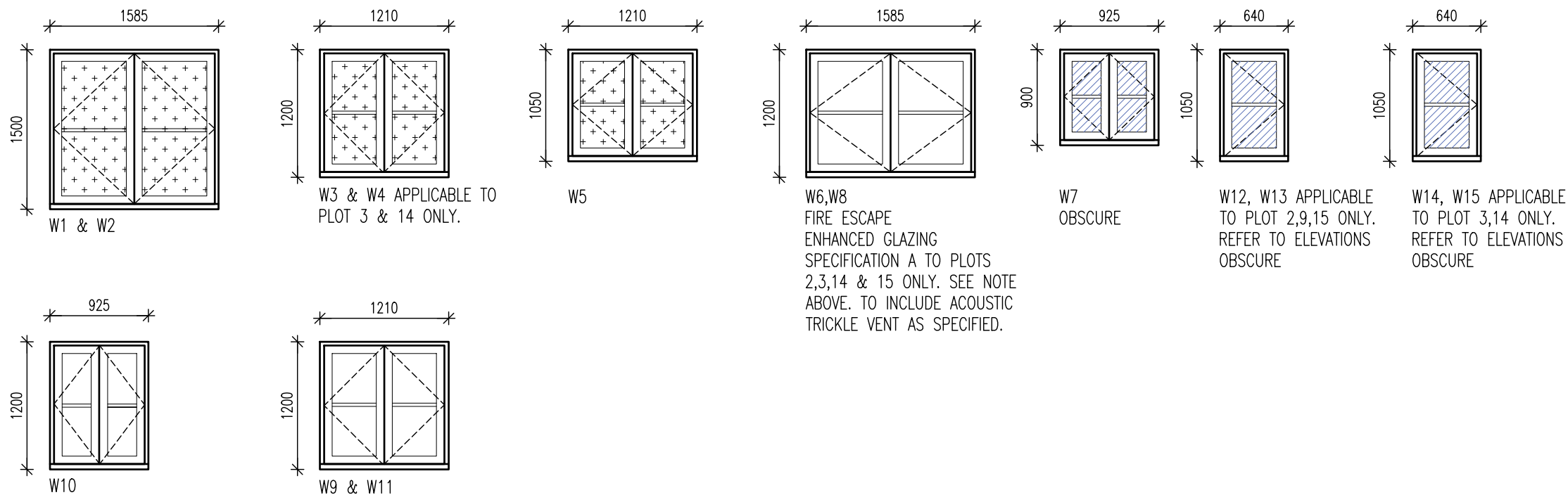
Taylor Wimpey
Health, Safety & Environmental Information

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

- Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
- Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TW/HSE Manual before commencing work

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Taylor Wimpey

Drg No: NA51 / 7 / 81 -

Title: GLEBE FARM, WAVENDON
WAYFORD

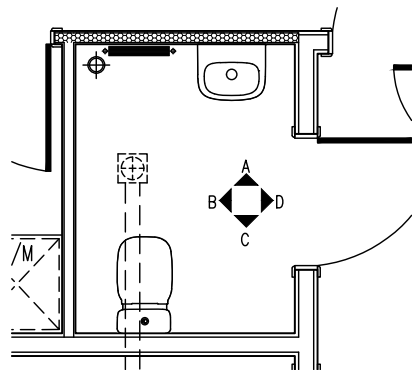
STANDARD HOUSING RANGE ISSUE 7

35° PITCH
SCHEDULES

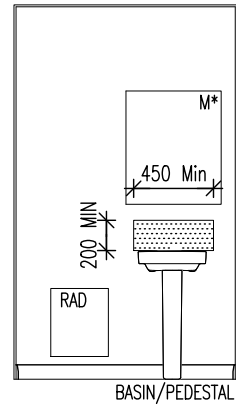
Bu no:	Site no:	House type no:	Drg no:	Rev:
204 /	20781 /	NA51 /	81 /	-

Scale: 1:50 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW

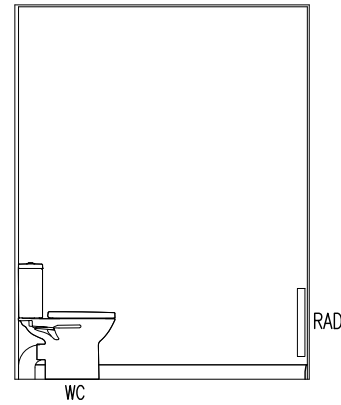
Taylor Wimpey UK Ltd
Gate House, Turnpike Road,
High Wycombe, Bucks HP12 3NR
Tel 01494 558323 Fax 01494 985663
www.taylorwimpey.com



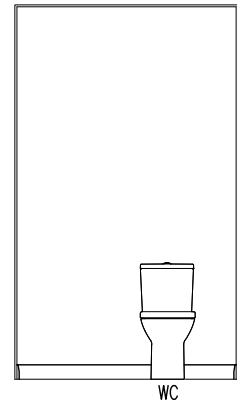
GROUND FLOOR WC



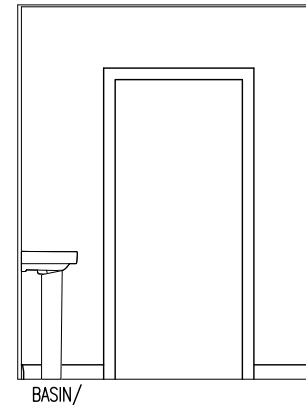
VIEW A



VIEW B



VIEW C



VIEW D

NOTES:

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4. HEATED TOWEL RAIL OPTION IN LIEU OF RADIATOR AND TOWEL RAIL.

KEY

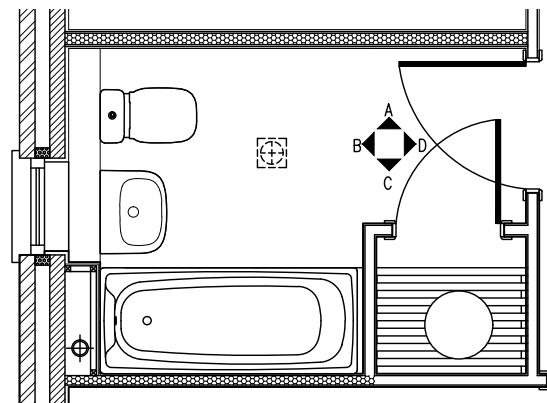
- SH = SHOWER
- TR* = TOWEL RAIL
- TH* = TOILET ROLL HOLDER
- HTR* = HEATED TOWEL RAIL - MIN. SIZE SHOWN
- RAD = RADIATOR
- M* = MIRROR
- SL* = SHAVER LIGHT

ITEMS MARKED * ARE CUSTOMER OPTION ITEMS

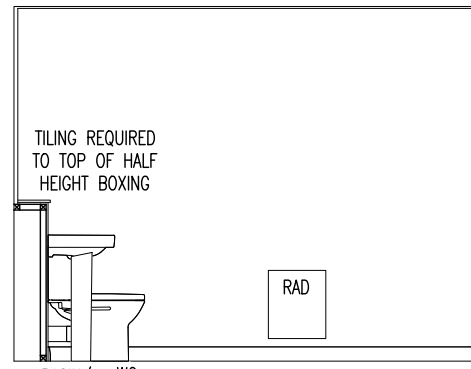


APPROVED DOCUMENT PART G (2009 EDITION) REQUIREMENTS:

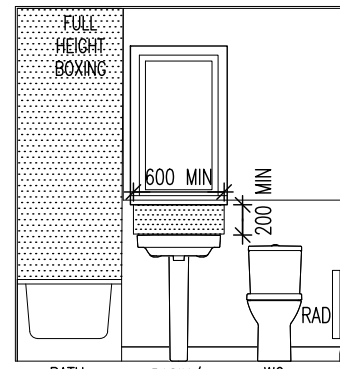
- a) THERMOSTATIC MIXING VALVE DEVICE TO BE FITTED TO BATH IN ACCORDANCE WITH APPROVED DOCUMENT G (Apr 2010)
- b) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)



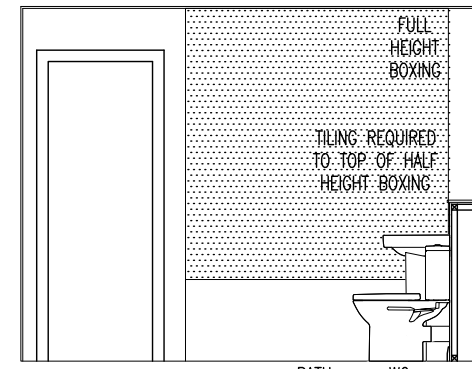
FIRST FLOOR BATHROOM



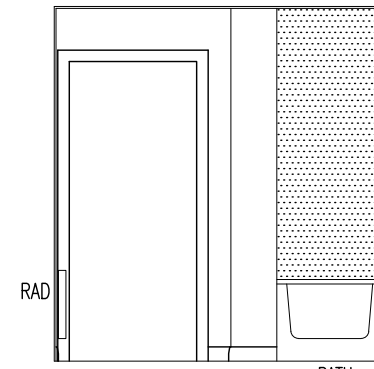
VIEW A



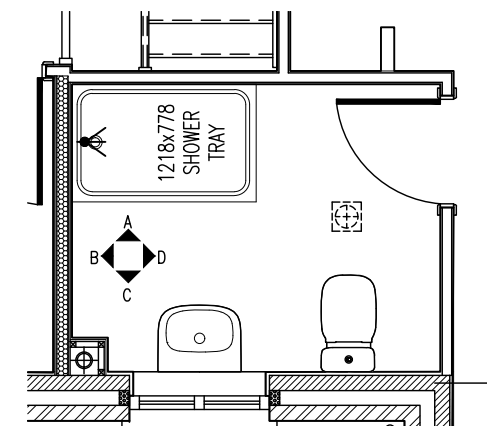
VIEW B



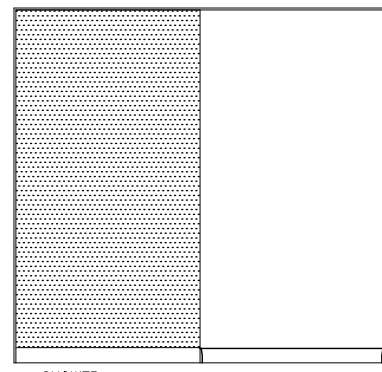
VIEW C



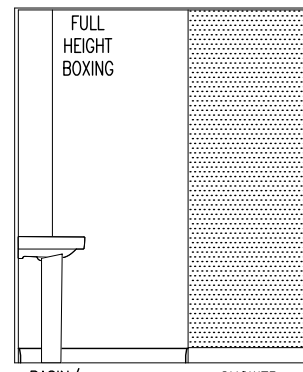
VIEW D



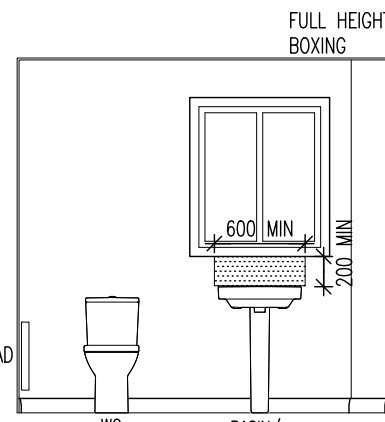
FIRST FLOOR ENSUITE BED 1



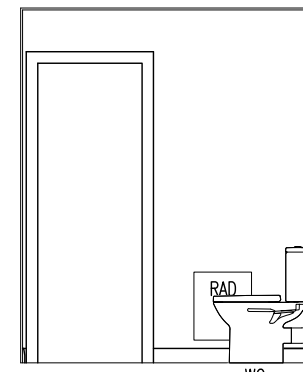
VIEW A



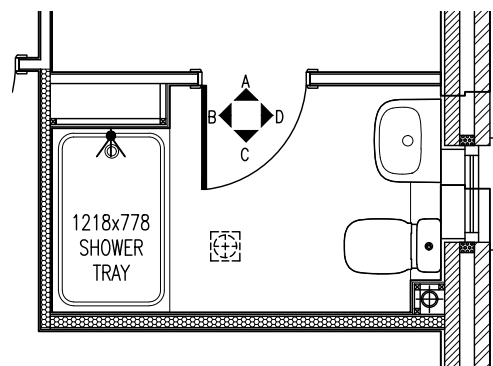
VIEW B



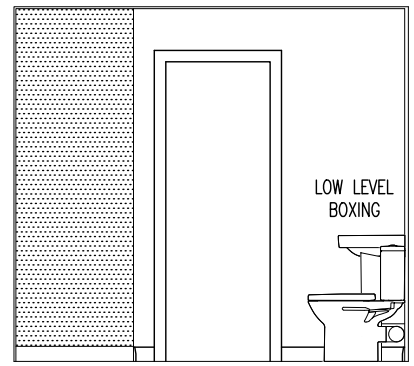
VIEW C



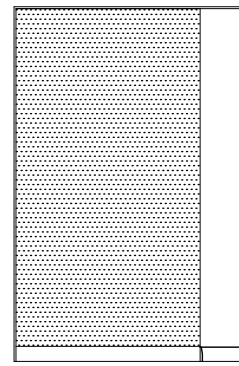
VIEW D



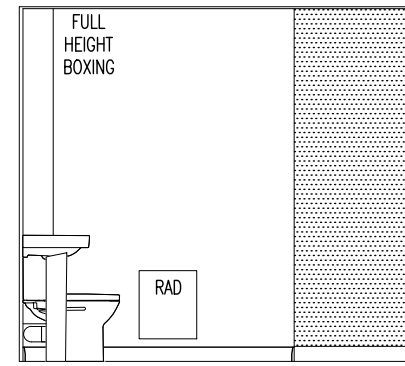
FIRST FLOOR ENSUITE BED 2



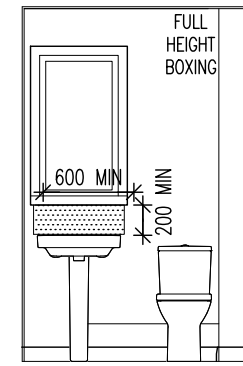
VIEW A



VIEW B



VIEW C



VIEW D

Taylor Wimpey
Health, Safety & Environmental Information

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

1. Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
2. Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

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

Taylor Wimpey

Drg No: NA51 / 7 / 91 -

Title: GLEBE FARM, WAVENDON
WAYFORD

STANDARD HOUSING RANGE ISSUE 7

GENERAL ARRANGEMENT
BATH & WC ELEVATIONS

Bu no:	Site no:	House type no:	Drg no:	Rev:
204 /	20781 /	NA51 /	91 /	-

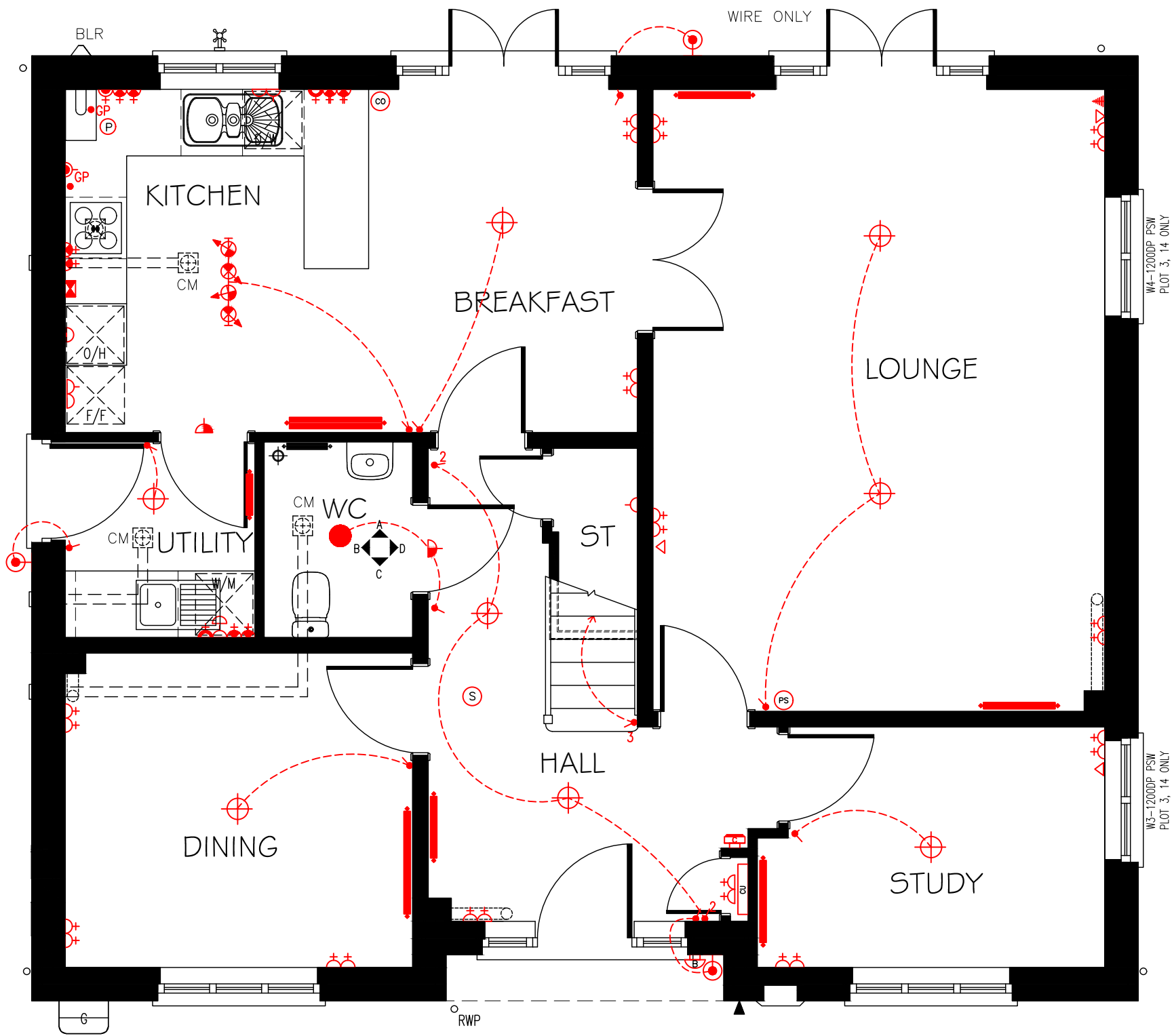
Scale: 1:50 @ A3 Date: MAY 2018
Drawn By: IS Checked By: JW

Taylor Wimpey UK Ltd
Gate House, Turnpike Road,
High Wycombe, Bucks HP12 3NR
Tel 01494 558323 Fax 01494 985663
www.taylorwimpey.com

SYMBOL	DESCRIPTION
	13 AMP. TWIN SWITCHED SOCKET OUTLET
	13 AMP. SWITCHED SOCKET OUTLET
	13 AMP UN-SWITCHED SOCKET OUTLET - ONLY WHEN FREE STANDING APPLIANCES
	HARD WIRED 13 AMP UN-SWITCHED SPUR - ONLY WHEN BUILT-IN APPLIANCES
	13 AMP.TWIN SWITCHED SOCKET OUTLET ABOVE WORKTOP
	13 AMP. SWITCHED SOCKET OUTLET ABOVE WORKTOP
	MULTI GRID SWITCH ABOVE WORKTOP CONTROLLING UNSWITCHED SOCKETS BELOW WORKTOP & FAN BOOST SWITCH
	13 AMP.SPUR UNIT
	13 AMP SWITCHED SPUR UNIT
	13 AMP.TWIN SWITCHED SOCKET & USB OUTLET ABOVE WORKTOP
	ONE WAY SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	TELEPHONE POINT
	TELEVISION POINT
	TELECOM ENTRY POINT
	COOKER SWITCH
	CONSUMER SERVICE UNIT, SEMI RECESSED WHERE REQUIRED
	SHAVER POINT AS SITE SPEC
	CEILING LIGHTING POINT - PENDANT TYPE WITH ENERGY EFFICIENT LAMPS
	CEILING LIGHTING POINT - BATTEN TYPE WITH ENERGY EFFICIENT LAMPS
	RECESSED SPLASHPROOF ENERGY EFFICIENT DOWNLIGHTER OR LED
	DOWN LIGHTERS, ENERGY EFFICIENT OR LED
	WALL MOUNTED LIGHTING POINT
	EXTERNAL WALL MOUNTED PIR LIGHT FITTING
	CEILING MOUNTED BULKHEAD FITTING
	BATHROOM / EN -SUITE LIGHT FITTING
	CENTRAL HEATING PROGRAMMER & DHW TIMER (Cylinder Only)
	PROGRAMMER TEMPERATURE SENSOR (Cylinder Only)
	PROGRAMMABLE ROOM THERMOSTAT
	CONTINUOUS RUNNING EXTRACT FAN
	CM = CEILING MOUNTED EXTRACT FAN
	WM = WALL MOUNTED EXTRACT FAN
	RECIRCULATING COOKER HOOD
	3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL.
	CENTRAL HEATING WIRING JUNCTION BOX
	RADIATOR
	SMOKE DETECTOR
	HEAT DETECTOR (WHERE APPLICABLE)
	CO ALARM
	GAS POINT
	BOILER
	GAS METER
	ELECTRIC METER
	SHOWER HEAD
	EXTERNAL WATER TAP
	DOOR BELL & CHIME
	TRACK SPOTLIGHTS WITH 4 FITTINGS

a) THERMOSTATIC MIXING VALVE DEVICE FITTED TO BATH
b) WATER SAVING RESTRICTORS FITTED TO TAPS & SHOWERS
c) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)

VENTILATION REQUIREMENTS
WC & BATHROOM/ENSUITE (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER.
WC & BATHROOM/ENSUITE (with window) - BOOST VIA BUILT IN HUMIDISTAT & TIMER PLUS MANUAL BOOST SWITCH(NOT LIGHT SWITCH).



GROUND FLOOR PLAN (AS)

THIS DRAWING SHOWS THE STANDARD SPECIFICATION FOR PLOT. IT DOES NOT SHOW ANY AMENDMENTS OR OPTIONS ORDERED BY THE CUSTOMER OUTSIDE OF THE STANDARD SPECIFICATION.

THIS PLAN IS NOT TO BE SCALED FOR SPECIFIC DETAILED LOCATIONS OF ANY ITEMS NOTED ON IT.

ALL ROOM DIMENSIONS ARE + OR - 50mm

Taylor Wimpey

Title: GLEBE FARM, WAVENDON
WAYFORD
CUSTOMER SERVICES
GROUND FLOOR PLAN-AS

Dwg No: **NA51/ 7 /111 -**

Scale: 1: 50 @ A3 Date: MAY 2018

Taylor Wimpey UK Ltd
Gate House, Turnpike Road,
High Wycombe, Bucks HP12 3NR
Tel 01494 558323 Fax 01494 885663
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	TELEVISION POINT
	TELECOM ENTRY POINT
	COOKER SWITCH
	CONSUMER SERVICE UNIT, SEMI RECESSED WHERE REQUIRED
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	CEILING LIGHTING POINT - BATTEN TYPE WITH ENERGY EFFICIENT LAMPS
	RECESSED SPLASHPROOF ENERGY EFFICIENT DOWNLIGHTER OR LED
	DOWN LIGHTERS, ENERGY EFFICIENT OR LED
	WALL MOUNTED LIGHTING POINT
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	CEILING MOUNTED BULKHEAD FITTING
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	CENTRAL HEATING PROGRAMMER & DHW TIMER (Cylinder Only)
	PROGRAMMER TEMPERATURE SENSOR (Cylinder Only)
	PROGRAMMABLE ROOM THERMOSTAT
	CONTINUOUS RUNNING EXTRACT FAN CM = CEILING MOUNTED EXTRACT FAN WM = WALL MOUNTED EXTRACT FAN
	RECIRCULATING COOKER HOOD
	3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL.
	CENTRAL HEATING WIRING JUNCTION BOX
	RADIATOR
	SMOKE DETECTOR
	HEAT DETECTOR (WHERE APPLICABLE)
	CO ALARM
	GAS POINT
	BOILER
	GAS METER
	ELECTRIC METER
	SHOWER HEAD
	EXTERNAL WATER TAP
	DOOR BELL & CHIME
	TRACK SPOTLIGHTS WITH 4 FITTINGS

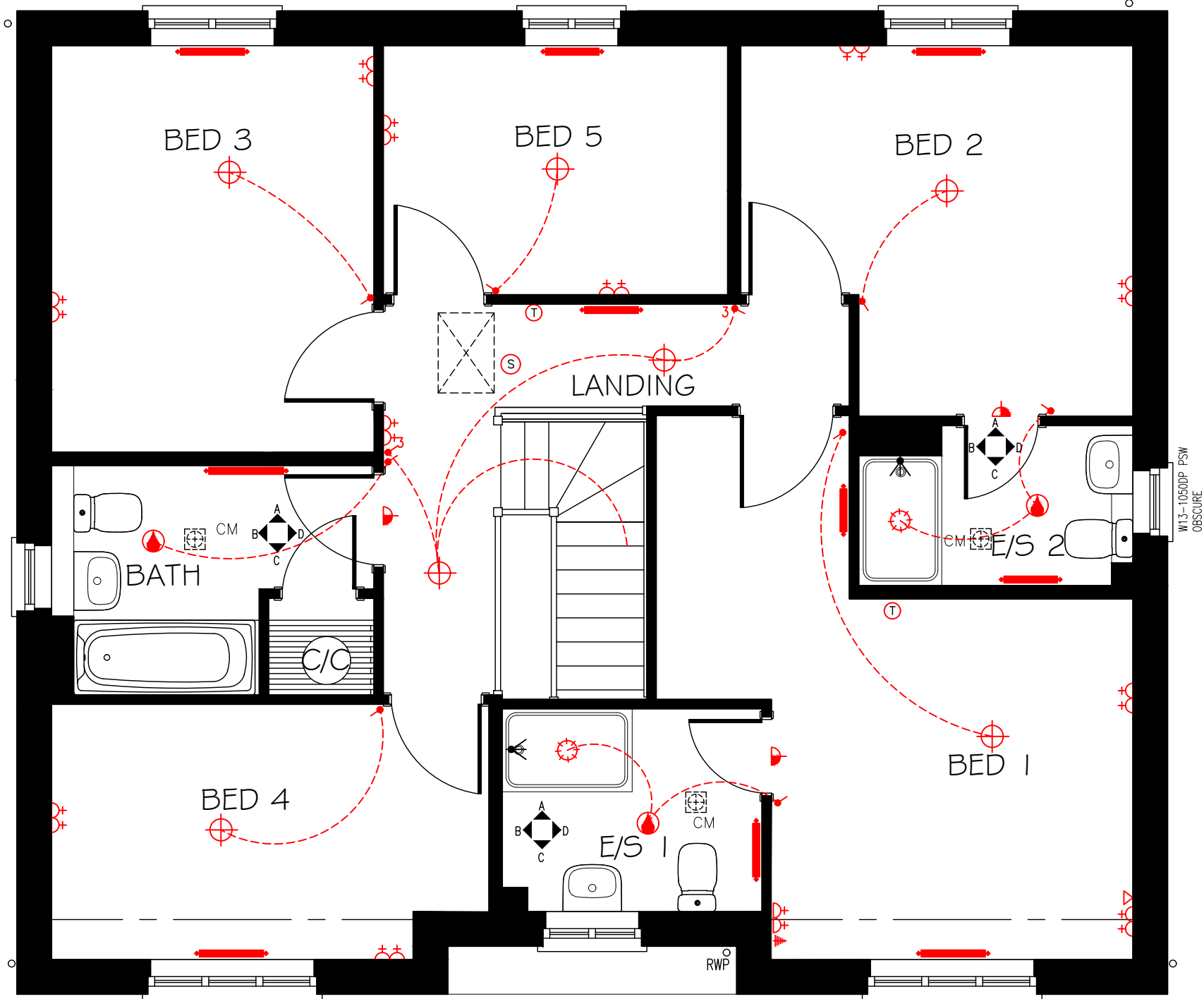
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VENTILATION REQUIREMENTS
WC & BATHROOM/ENSUITE (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER.
WC & BATHROOM/ENSUITE (with window) - BOOST VIA BUILT IN HUMIDISTAT & TIMER PLUS MANUAL BOOST SWITCH(NOT LIGHT SWITCH).

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FIRST FLOOR PLAN (AS)

Taylor Wimpey

Title: GLEBE FARM, WAVENDON
WAYFORD
CUSTOMER SERVICES
FIRST FLOOR PLAN-AS

Dwg No: NA51/ 7 /112 -

Scale: 1: 50 @ A3 Date: MAY 2018

Taylor Wimpey UK Ltd
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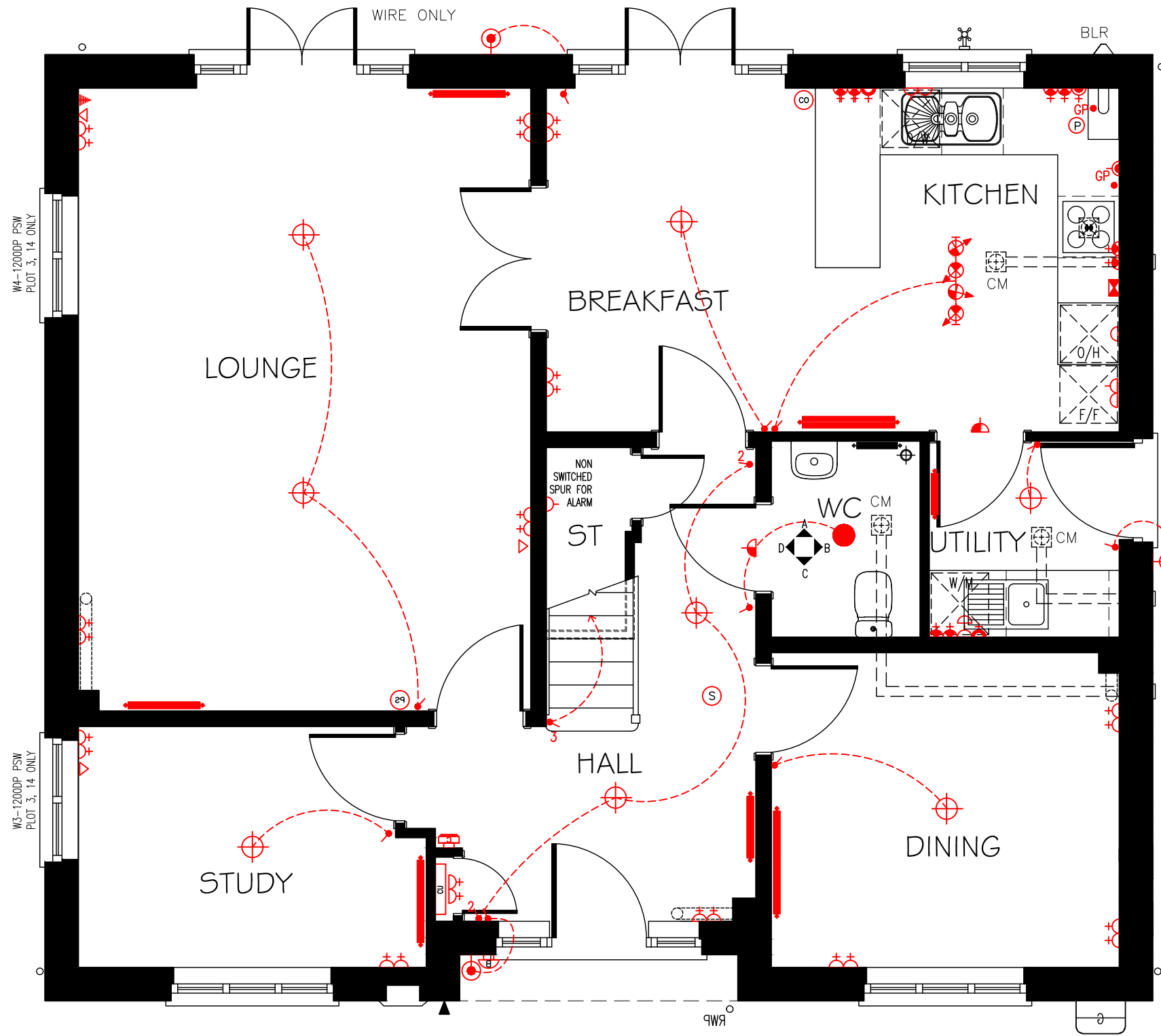
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GROUND FLOOR PLAN (OPP)

Taylor Wimpey

Title: GLEBE FARM, WAVENDON
WAYFORD
CUSTOMER SERVICES
GROUND FLOOR PLAN-OPP

Dwg No: **NA51/ 7 /113 -**

Scale: 1: 50 @ A3 Date: MAY 2018

Taylor Wimpey UK Ltd
Gate House, Turnpike Road,
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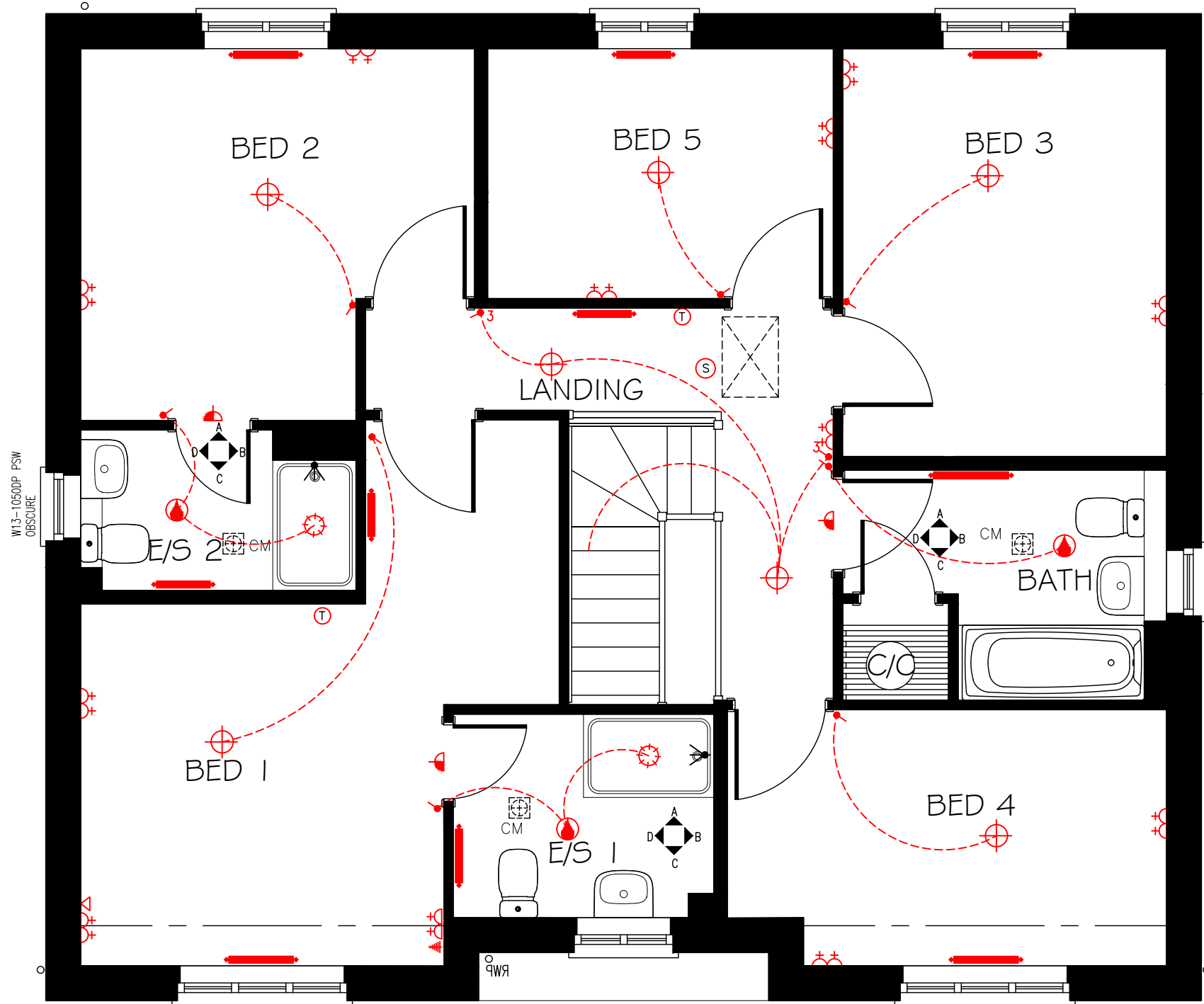
a) THERMOSTATIC MIXING VALVE DEVICE FITTED TO BATH
b) WATER SAVING RESTRICTORS FITTED TO TAPS & SHOWERS
c) WATER USAGE WILL NOT EXCEED 125 LITRES PER PERSON PER DAY TO COMPLY WITH APPROVED DOCUMENT G (Apr 2010)

VENTILATION REQUIREMENTS
WC & BATHROOM/ENSUITE (no window) - BOOST VIA LIGHT SWITCH WITH BUILT IN HUMIDISTAT & TIMER.
WC & BATHROOM/ENSUITE (with window) - BOOST VIA BUILT IN HUMIDISTAT & TIMER PLUS MANUAL BOOST SWITCH(NOT LIGHT SWITCH).

THIS DRAWING SHOWS THE STANDARD SPECIFICATION FOR PLOT. IT DOES NOT SHOW ANY AMENDMENTS OR OPTIONS ORDERED BY THE CUSTOMER OUTSIDE OF THE STANDARD SPECIFICATION.

THIS PLAN IS NOT TO BE SCALED FOR SPECIFIC DETAILED LOCATIONS OF ANY ITEMS NOTED ON IT.

ALL ROOM DIMENSIONS ARE + OR - 50mm



FIRST FLOOR PLAN (OPP)

Taylor Wimpey

Title: GLEBE FARM, WAVENDON
WAYFORD
CUSTOMER SERVICES
FIRST FLOOR PLAN-OPP

Dwg No: **NA51/ 7 /114 -**

Scale: 1: 50 @ A3 Date: MAY 2018

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

NOTES:

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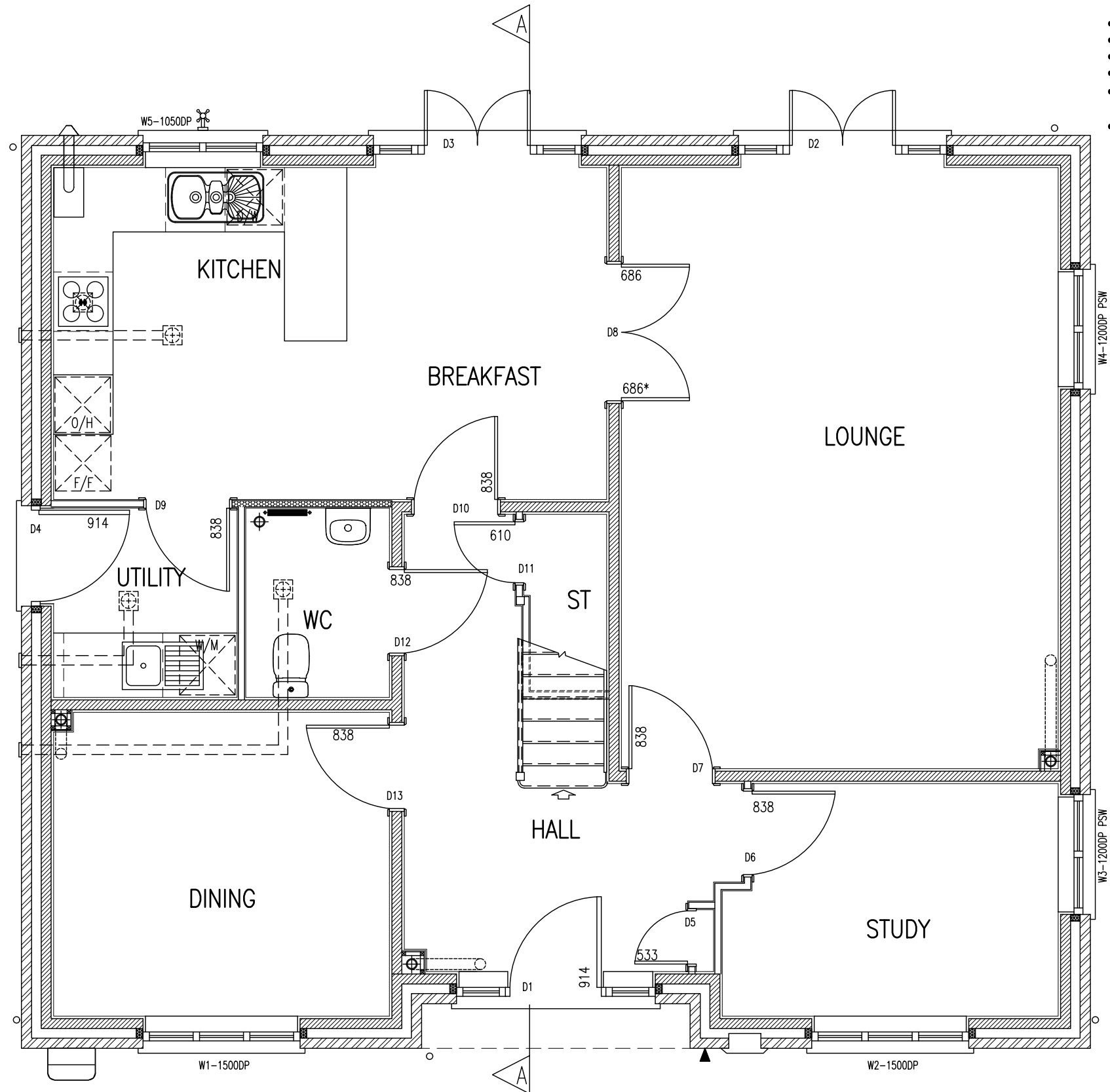
Taylor Wimpey
Health, Safety & Environmental Information

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

1. Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
2. Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWSE Manual before commencing work

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



DESCRIPTION

A RANGE OF DIMMABLE LOW ENERGY LED FIRE RATED DOWNLIGHTS IN TWO VERSIONS, FIXED AND BATHROOM, AND IN TWO FINISHES OF WHITE AND CHROME

FEATURES

- TWIST AND LOCK STYLE LAMP RING FIXING SPRINGS SUITABLE FOR SINGLE OR DOUBLE THICKNESS PLASTERBOARD
- LARGE TERMINAL BLOCK FOR LOOPING T&W CABLE
- SUPPLIED WITH DIMMABLE, BRANDED 7W LED LAMP
- INSULATION SEPARATOR ALLOWS INSULATION MATERIAL TO BE LAID OVER THE TOP
- SPRUNG LOADED PLATE PROVIDES FIRE RATING MECHANISM
- GASKET PREVENTS AIR MOVEMENT THROUGH FITTING (BS 5250 CONTROL IF CONDENSATION) AND REDUCES PASSAGE OF SOUND (PART E OF BUILDING REGS.)
- 2 YEAR GUARANTEE

RANGE		
4000K LAMP COLOUR TEMPERATURE		
STANDARD	LED LOW ENERGY FIXED WHITE	L1590WH4
	LED LOW ENERGY FIXED CHROME	L1590CH4
WET ROOMS	LED LOW ENERGY IP65 WHITE	L1592WH4
	LED LOW ENERGY IP65 CHROME	L1592CH4

TECHNICAL SPECIFICATION

VOLTAGE RATING	240V
LAMP	7W GU10 LED LAMP(MAX)
IP RATING	FIXED IP20 BATHROOM IP65
FIRE RATING	30, 60, 90 MINS
CLASS	II DOUBLE INSULATED
DIMMABLE	YES
PRECAUTIONS	DO NOT PACK INSULATION MATERIAL AROUND FITTING

NO USER SERVICEABLE PARTS

DIMENSIONS (MM)

	IP20	IP65
CUT-OUT Ø	74	74
MIN. VOID DEPTH	165	175
BEZEL Ø	83	87

STANDARDS

EN60598	SAFETY
BS 476-21	FIRE RATING
BS EN 140-3	ACOUSTIC - AIRBOURNE
BS EN 140-6	ACOUSTIC - IMPACT
BS 5250	CONTROL OF CONDENSATION

Taylor Wimpey

Drg No: NA51 / 7 / 121 -

Title: GLEBE FARM, WAVENDON
 WAYFORD

STANDARD HOUSING RANGE ISSUE 7

DOWNLIGHT PLAN
 GROUND FLOOR PLAN

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 121 / Rev: -

Scale: 1 : 50 @ A3 Date: MAY 2018
 Drawn By: RA Checked By: JW

Taylor Wimpey UK Ltd

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GROUND FLOOR PLAN - PLOTS 2, 3, 9, 14, 15

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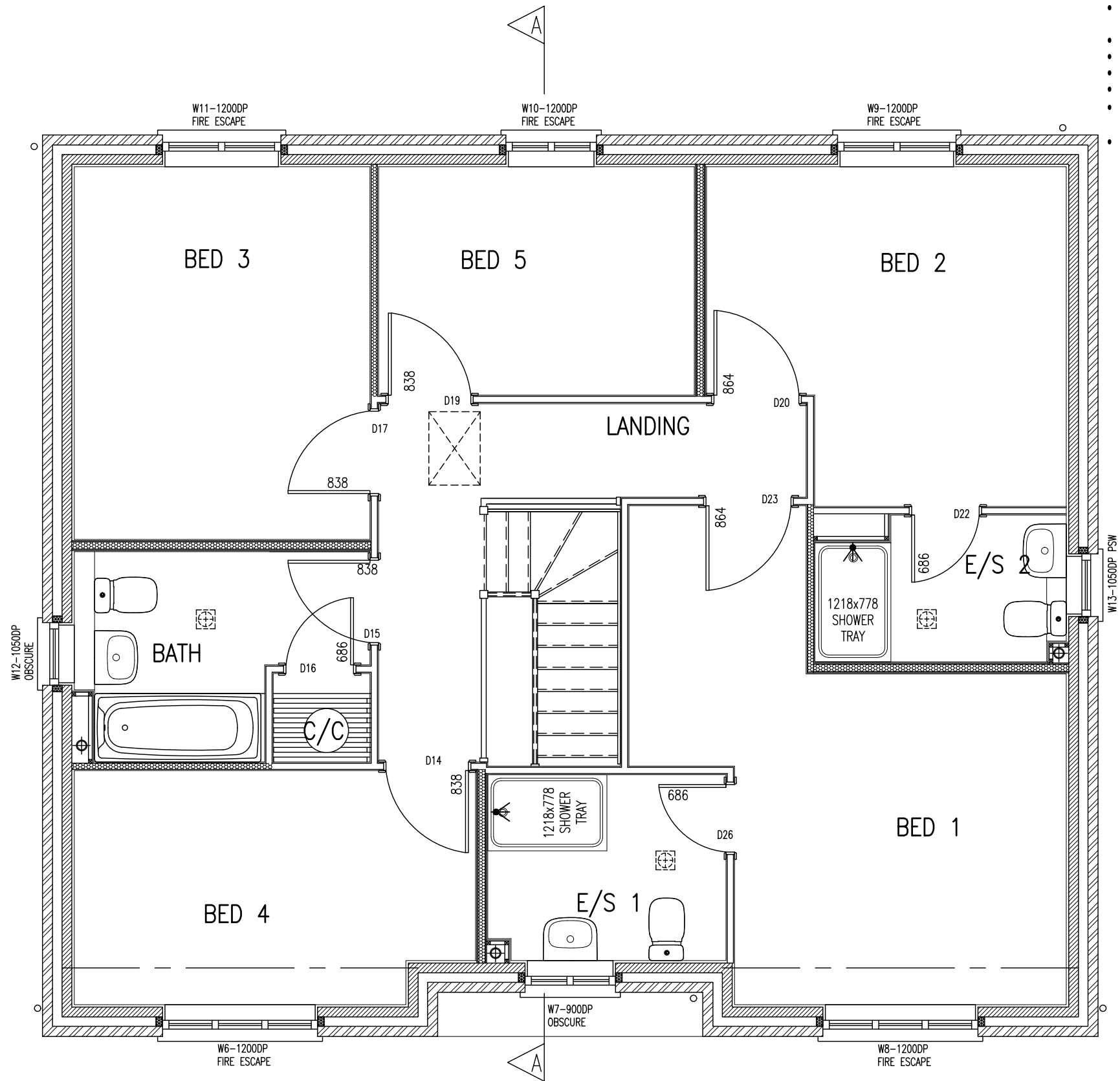
Taylor Wimpey
Health, Safety & Environmental Information

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

1. Increased risk of fall when temporary boarding & joists are removed from stairwell opening when fitting staircase
2. Consider manual handling operation when transferring plasterboard from one storey to another on a winder staircase

NOTE: Contractors to discuss above risk with the Site Manager in conjunction with the TWHSE Manual before commencing work

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



FIRST FLOOR PLAN – BRICK (PLOTS 2,9,15)

DESCRIPTION

A RANGE OF DIMMABLE LOW ENERGY LED FIRE RATED DOWNLIGHTS IN TWO VERSIONS, FIXED AND BATHROOM, AND IN TWO FINISHES OF WHITE AND CHROME

FEATURES

- TWIST AND LOCK STYLE LAMP RING FIXING SPRINGS SUITABLE FOR SINGLE OR DOUBLE THICKNESS PLASTERBOARD
- LARGE TERMINAL BLOCK FOR LOOPING T&W CABLE
- SUPPLIED WITH DIMMABLE, BRANDED 7W LED LAMP
- INSULATION SEPARATOR ALLOWS INSULATION MATERIAL TO BE LAID OVER THE TOP
- SPRUNG LOADED PLATE PROVIDES FIRE RATING MECHANISM
- GASKET PREVENTS AIR MOVEMENT THROUGH FITTING (BS 5250 CONTROL IF CONDENSATION) AND REDUCES PASSAGE OF SOUND (PART E OF BUILDING REGS.)
- 2 YEAR GUARANTEE

RANGE
 4000K LAMP COLOUR TEMPERATURE

STANDARD	LED LOW ENERGY FIXED WHITE	L1590WH4
	LED LOW ENERGY FIXED CHROME	L1590CH4
WET ROOMS	LED LOW ENERGY IP65 WHITE	L1592WH4
	LED LOW ENERGY IP65 CHROME	L1592CH4

TECHNICAL SPECIFICATION

VOLTAGE RATING	240V
LAMP	7W GU10 LED LAMP(MAX)
IP RATING	FIXED IP20 BATHROOM IP65
FIRE RATING	30, 60, 90 MINS
CLASS	II DOUBLE INSULATED
DIMMABLE	YES
PRECAUTIONS	DO NOT PACK INSULATION MATERIAL AROUND FITTING

NO USER SERVICEABLE PARTS

DIMENSIONS (MM)

	IP20	IP65
CUT-OUT Ø	74	74
MIN. VOID DEPTH	165	175
BEZEL Ø	83	87

STANDARDS

EN60598	SAFETY
BS 476-21	FIRE RATING
BS EN 140-3	ACOUSTIC – AIRBOURNE
BS EN 140-6	ACOUSTIC – IMPACT
BS 5250	CONTROL OF CONDENSATION

Taylor Wimpey

Drg No: NA51 / 7 / 122 -

Title: GLEBE FARM, WAVENDON
 WAYFORD

STANDARD HOUSING RANGE ISSUE 7

DOWNLIGHT PLAN
 FIRST FLOOR PLAN

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 122 / Rev: -

Scale: 1 : 50 @ A3 Date: MAY 2018
 Drawn By: RA Checked By: JW

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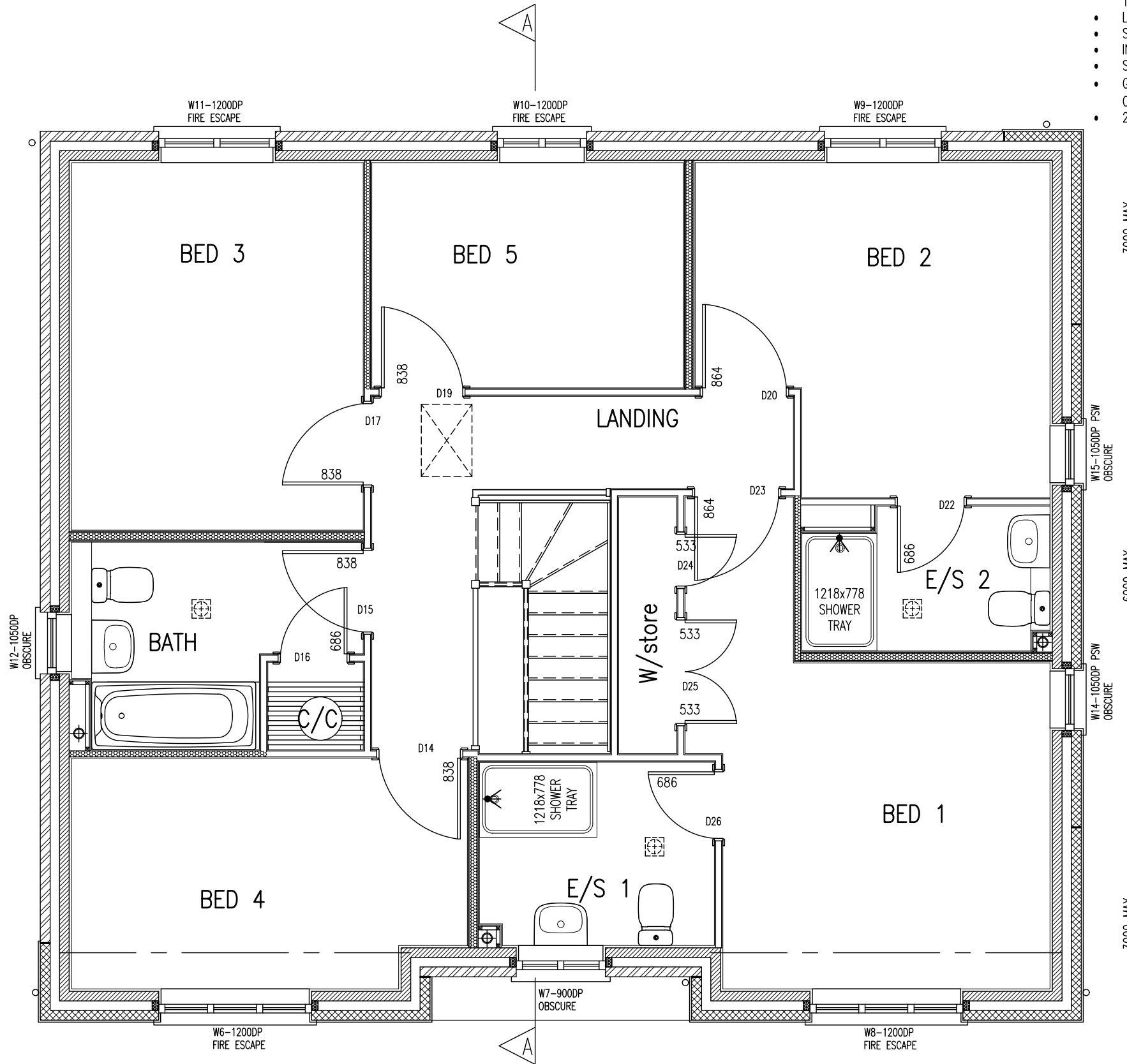
Taylor Wimpey
Health, Safety & Environmental Information

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

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DESCRIPTION

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FEATURES

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RANGE		
4000K LAMP COLOUR TEMPERATURE		
STANDARD	LED LOW ENERGY FIXED WHITE	L1590WH4
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TECHNICAL SPECIFICATION

VOLTAGE RATING	240V
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STANDARDS

EN60598	SAFETY
BS 476-21	FIRE RATING
BS EN 140-3	ACOUSTIC - AIRBOURNE
BS EN 140-6	ACOUSTIC - IMPACT
BS 5250	CONTROL OF CONDENSATION

FIRST FLOOR PLAN - BOARDED (PLOTS 3,14)

Taylor Wimpey

Drg No: NA51 / 7 / 123 -

Title: GLEBE FARM, WAVENDON
 WAYFORD

STANDARD HOUSING RANGE ISSUE 7

DOWNLIGHT PLAN
 FIRST FLOOR PLAN

Bu no: 204 / Site no: 20781 / House type no: NA51 / Drg no: 123 / Rev: -

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