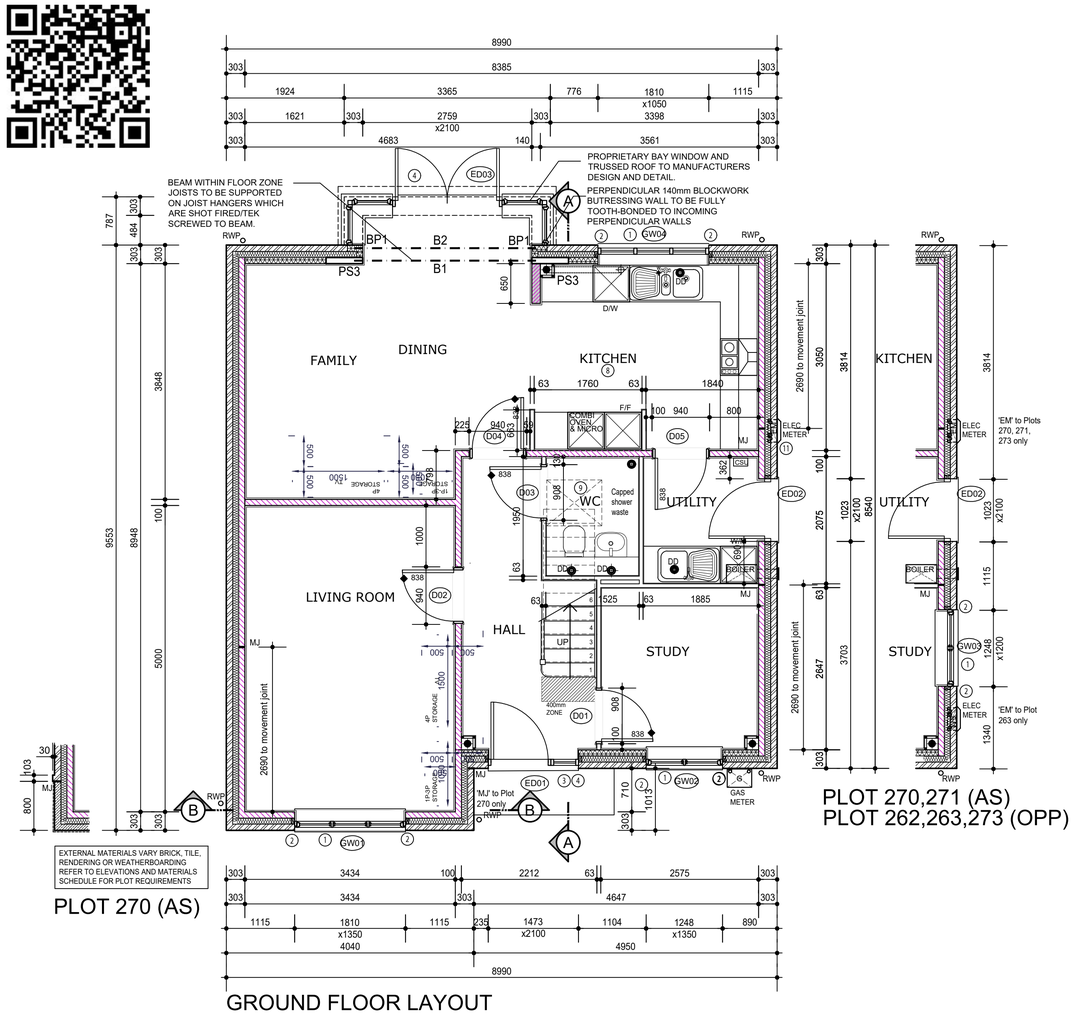


PLOT 270,271 (AS)
PLOT 262,263,273 (OPP)

EXTERNAL MATERIALS VARY BRICK, TILE, RENDERING OR WEATHERBOARDING REFER TO ELEVATIONS AND MATERIALS SCHEDULE FOR PLOT REQUIREMENTS

PLOT 270 (AS)

GROUND FLOOR LAYOUT
PLOT 270,271 (AS) 262,263,273,278.(OPP)

GROUND FLOOR EXTERNAL DOORS & WINDOWS

REF	LOCATION	STRUCTURAL OPENING SIZE	PLOT	NOTES	TV
EXTERNAL DOORS					
ED01	ENTRANCE	1473 x 2100	262,263,270, 271,273,278	LG, FT, SBD,SL	
ED02	UTILITY	1023 x 2100	262,263,270, 271,273,278	LG, SBD	
ED03	FAMILY/DINING/KITCHEN	FULL BAY 2100 DOUBLE DOORS 1800 (SEE DETAIL)	262,263,270, 271,273,278	LG, SBD,SL	
WINDOWS					
GW01	LIVING ROOM	**1810x1350**	262,263,270, 271,273,278	LG	1TV
GW02	STUDY	1248x1350	262,263,270, 271,273,278	LG	1TV
GW03	STUDY	1248x1200	262,263,270, 271,273.	LG	1TV
GW04	KITCHEN	1810x1050	262,263,270, 271,273,278	LG	1TV

FIRST FLOOR EXTERNAL WINDOWS

REF	LOCATION	STRUCTURAL OPENING SIZE	TG/LG	PLOT	OB	NOTES	TV
WINDOWS							
FW05	BEDROOM 4	1810x1200		262,263,270, 271,273,278			1TV
FW06	LANDING	685x1050	LG	262,263,270, 271,273,278			1TV
FW07	BEDROOM 5	1248x1200	LG	262,263,270, 271,273,278			1TV
FW08	BEDROOM 5	685x1200	LG	278			1TV
FW09	BATHROOM	685x1200		278		FALSE WINDOW WITH BLACK GLASS	
FW10	BATHROOM	1248x1050	LG	262,263,270, 271,273,278	OB		
FW11	ENSUITE 1	685x1050	LG	262,263,270, 271,273,278	OB		
FW12	BEDROOM 1	1810x1200	LG	262,263,270, 271,273,278			1TV

SECOND FLOOR EXTERNAL WINDOWS

REF	LOCATION	STRUCTURAL OPENING SIZE	TG/LG	PLOT	OB	NOTES	TV
WINDOWS							
SW13	ENSUITE 3	685x1050		262,263,270, 271,273.	OB		
SW14	BEDROOM 3	1248x1200		262,263,270, 271,273,278			1TV
SW15	BEDROOM 2	1248x1200		262,263,270, 271,273,278			1TV
SW16	ENSUITE 2	685x1050		262,263,270, 271,273,278	OB		

LEGEND - EXT DOORS & WINDOWS

STRUCTURAL OPENING SIZES SHOWN.
SBD = DOORSET CERTIFIED TO SECURED BY DESIGN STANDARDS (AD PART Q1)
FT = MOBILITY FLUSH THRESHOLD — OB = OBSCURE GLAZING
TG = TOUGHENED — LG = LAMINATED GLAZING
SL = SIDELIGHTS — TV = TRICKLE VENTS
EASI CLEAN HINGES & RESTRICTORS 1ST FLOOR & ABOVE. — EEW = EMERGENCY EGRESS WINDOW

GROUND FLOOR INTERNAL DOORS

REF	LOCATION	DOOR LEAF SIZE	SIZE (STRUCT OPENING)	FIRE	SC	NOTES
D01	STUDY	838x1981	908x2040	FD30S		
D02	LIVING ROOM	838x1981	940x2040	FD30S		
D03	WC	838x1981	908x2040	FD30S		
D04	KIT/FAMILY/DINING	838x1981	940x2040	FD30S		
D05	UTILITY	**838x1981**	940x2040			

FIRST FLOOR INTERNAL DOORS

REF	LOCATION	DOOR LEAF SIZE	SIZE (STRUCT OPENING)	FIRE	SC	NOTES
D06	BEDROOM 4	838x1981	908x2040	FD30S		
D07	BEDROOM 1	838x1981	908x2040	FD30S		
D08	WARDROBE	2x610x1981	1284x2040			DOUBLE DOORS
D09	WARDROBE	2x610x1981	1284x2040			DOUBLE DOORS
D10	ENSUITE 1	762x1981	832x2040			
D11	BATHROOM	838x1981	908x2040	FD30S		
D12	STORE	838x1981	908x2040	FD30S		
D13	BEDROOM 5	838x1981	908x2040	FD30S		

SECOND FLOOR INTERNAL DOORS

REF	LOCATION	DOOR LEAF SIZE	SIZE (STRUCT OPENING)	FIRE	SC	NOTES
D14	STORE	838x1981	908x2040	FD30S		
D15	BEDROOM 2	838x1981	908x2040	FD30S		
D16	ENSUITE 2	762x1981	832x2040			
D17	BEDROOM 3	838x1981	908x2040	FD30S		
D18	ENSUITE 3	762x1981	832x2040			

LEGEND - FIRE DOORS

DOOR SIZES SHOWN.
FD30S ½ HOUR FIRE DOOR WITH SELF CLOSING MECHANISM (S.C.) WHERE NOTED & WITH INTUMESCENT SMOKE SEALS IN FULLY COMPLIANT DOOR FRAME.
FD30S ½ HOUR FIRE DOOR IN FULLY COMPLIANT DOOR FRAME.

FLOOR AREAS

PLOT NO	NET INTERNAL FLOOR AREAS TO PLASTER FACE (ft²)	NET INTERNAL FLOOR AREAS TO PLASTER FACE (ft²)	NET INTERNAL FLOOR AREAS TO STRUCTURE (ft²)	NET INTERNAL FLOOR AREAS TO STRUCTURE (ft²)
GROUND	71.27 sqm	767 sqft	72.17 sqm	777 sqft
FIRST	69.14 sqm	744 sqft	70.00 sqm	753 sqft
SECOND	48.50 sqm	522 sqft	47.95 sqm	516 sqft
TOTAL	188.91 sqm	2033 sqft	190.12 sqm	2046 sqft

PART Q1 NOTES (SBD)

DOORS:
ALL ENTRANCE DOOR SETS CERTIFIED TO BRITISH STANDARDS PAS 24-1 "DOORS FOR ENHANCED SECURITY" & PAS 23-1:1999.
LOCKING CYLINDERS TO BS: EN1303. LOCKS CERTIFIED TO BS:3621, 8621 OR 10621:2007
ENSURE EURO PROFILE LOCKS ARE FITTED WITH A SPLIT SPINDLE.
DOOR CHAINS TO BE PROVIDED.
DOOR VIEWERS TO BE PROVIDED WHERE THERE IS NO VISION PANEL.
VISION PANELS TO BE LAMINATED GLASS.
MULTI LOCKING SYSTEMS TO BE PROVIDED
- ie: MORTICE SECURITY BOLTS TOP & BOTTOM.
STRONG PADLOCKS TO GARAGE, BIN & CYCLE STORES. KEYS PROVIDED TO RESIDENTS ONLY.
IF AN INTERNAL THUMB LOCK IS FITTED TO THE INSIDE OF THE FRONT DOOR WHICH HAS A LETTER PLATE APERTURE, THEN AN INTERNAL LETTER PLATE DEFLECTOR MUST BE FITTED TO THE BACK OF THE DOOR.

WINDOWS:
ALL GROUND FLOOR AND EASILY-ACCESSIBLE WINDOWS TO BE CERTIFIED TO PAS24: 2016 (OR OTHER APPROVED STANDARD) INCLUDING TOUGHENED GLAZING AS APPROPRIATE.
LOCKS TO BE PROVIDED TO ALL EXCEPT FIRE EGRESS WINDOWS.
EASILY ACCESSIBLE - EEW TO BE LAMINATED GLAZING.

SECURITY LIGHTING:
LIGHTING WILL BE PROVIDED ILLUMINATING ALL EXTERNAL DOORS. LOW ENERGY LAMPS WITH AN EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT WILL BE FITTED, SWITCHED USING PHOTO ELECTRIC CELL WITH MANUAL OVERRIDE AND SUITABLE PHOTOMETRY.

INTRUDER ALARMS (IF SPECIFIED):
A 13amp NON SWITCHED FUSED SPUR SUITABLE FOR AN INTRUDER ALARM TO BE FITTED WILL BE INSTALLED.

SLATED SHELVING REQUIREMENTS

STORAGE UNIT CONTAINING SLATED SHELVING SHOULD:

- HAVE A MINIMUM 0.5m² OF EASILY REACHED SHELVING SUITABLE FOR THE AIRING OF CLOTHES.
- HAVE A MINIMUM 300mm MINIMUM SPACING BETWEEN SHELVES.
- NOT HAVE SHELVING HIGHER THAN 1.5m.

PLOT SCHEDULE MILLWRIGHT

PLOT 262	OPP
PLOT 263	OPP
PLOT 270	AS
PLOT 271	AS
PLOT 273	OPP
PLOT 278	OPP

MIRA HEATCAPTURE WWHR DEVICE TO BE INSTALLED
SYSTEM 3 VENTILATION (DMEV)
KITCHEN RECIRCULATING EXTRACT HOOD WITH SEPARATE CEILING MOUNTED DMEV FAN

GENERAL NOTES

ALL WATER SUPPLIES TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH THE 'WATER ACT 2014' AND 'THE WATER SUPPLY (WATER FITTINGS) REGULATIONS 1999.

WHERE SERVICES PENETRATE EXTERNAL WALLS, OPENINGS TO BE SUPPORTED BY CONC. LINTELS. WITH OPENINGS MASKED ON EITHER SIDE WITH COMPRESSIBLE BOARDING TO PREVENT INGRESS OF FILL OR VERMIN.

GAS AND ELECTRICITY SUPPLIES TO BE GENERALLY 450mm BELOW GROUND LEVEL. WATER TO BE 750mm BELOW GROUND LEVEL. SERVICE ENTRY POSITIONS AND DEPTHS TO BE CHECKED AND CONFIRMED BY RELEVENT SUPPLIER PRIOR TO INSTALLATION.

WHERE SVP's ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE PATENT AIR ADMITTANCE VALVES (DURGO) CAN BE USED. TILE VENTS MUST TERMINATE A MINIMUM OF 900mm ABOVE THE HEAD OF ANY WINDOW OR OTHER OPENING WITHIN A 3m DISTANCE HORIZONTALLY. WHERE DURGO VALVE/AIR ADMITTANCE VALVES ARE NOTED THEY SHALL BE INSTALLED ABOVE THE HIGHEST WASTE OUTLET

WHERE AIR ADMITTANCE VALVES (DURGO) ARE USED, AND ARE ENCLOSED IN BOXING, THE BOXING TO BE FITTED WITH AN AIR GRILLE TO ALLOW THE ADMITTANCE OF AIR FROM THE ROOM TO SERVICE THE VALVE.
FLOOR LEVELS SHOWN RELATE TO TOP OF FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED

ALL SERVICE ENTRY POSITIONS TO BE CHECKED AND CONFIRMED BY RELEVANT SERVICE COMPANY PRIOR TO COMMENCEMENT. INTAKE RUNS (WHERE SHOWN) ARE INDICATIVE ONLY & SERVE TO IDENTIFY THE POINT OF EMERGENCE WITHIN THE BUILDING. REFERENCE SHOULD BE MADE TO SEPERATE OR COMBINED SERVICE PLANS (BY OTHERS) TO ESTABLISH LOCATION OF SERVICES IN RELATION TO THE BUILDING.
REFER TO SPECIALIST MANUFACTURERS DRAWINGS FOR LAYOUT AND DETAILS OF BEAM AND BLOCK FLOORING SYSTEM.
SUBSTRUCTURE PLANS ARE FOR SETTING OUT PURPOSES ONLY. FOR FOUNDATION WIDTHS, DEPTHS & DESIGN REFERENCE MUST BE MADE TO STRUCTURAL ENGINEERS DESIGNS, DETAILS & SPECIFICATIONS.
IF ADDITIONAL OR DIFFERING SUPPORT WALLS &/OR FOUNDATIONS ARE SHOWN THEREON, DEFERENCE TO STRUCTURAL DRAWINGS SHOULD ALWAYS PREVAIL.
FOR REQUIREMENTS OF HEATING SYSTEM AND COLD WATER STORAGE REFER TO SERVICES CONSULTANT DESIGN AND DETAILS. TO BE DESIGNED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS G3(2) OF THE APPROVED DOCUMENTS BY A SUITABLY QUALIFIED PERSON.

STEEL SCHEDULE

B1	203 x 133 x 25 UB
B2	203 x 102 x 23 UB
BP1	250 x 100 x 10 THICK PLATE
	ALL STEEL TO BE GRADE S275 UNO, ALL STEELWORK CONNECTIONS TO BE DESIGNED BY FABRICATORS AND REQUIRE AN UNFACTORED SHEAR FORCE CAPACITY OF 25kN UNO

PADSTONE SCHEDULE

PS1	400mm LONG x 100mm WIDE x 215mm DEEP
PS2	440mm x 440mm LONG L SHAPE x100mm WIDE x 215mm DEEP
PS3	600mm LONG x 100mm WIDE x 215mm DEEP
	PADSTONES CAN BE PROPRIETARY PRECAST CONCRETE FORMED USING CLASS A ENGINEERING BRICKS.

ACCESSIBLE AND ADAPTABLE DWELLINGS (AD-M4(2)

Refer to BUILDING REGULATIONS for more information.

1. Accessible routes should be step free with level or shallow gradients min width of 900mm (individual dwellings) or 1200mm (communal dwellings). Ramps between 1:20 and 1:15 with landings.
2. Principle entrances should:
a) Have an unobstructed level external landing min 1200x1200mm.
b) Have min 900mm wide 600mm deep weather protection.
c) Be automatically illuminated.
d) Doors have effective clear opening widths, min 850mm clear.
e) Double door, leading leaf as e) above. (refer to regs)
f) min 300mm nib to leading edge of the door. Accessible for 1200mm beyond.
g) max 200mm reveal to doors.
h) The threshold is an accesible threshold.
i) Lobby or porch doors are 1500mm apart.
3. Other entrances should:
d) Doors have effective clear opening widths, min 850mm clear.
e) Double door, leading leaf as e) above. (refer to regs)
f) min 300mm nib to leading edge of the door. Accessible for 1200mm beyond.
g) max 200mm reveal to doors.
h) The threshold is an accesible threshold.
i) Lobby or porch doors are 1500mm apart.
4. Movement and circulation/turning space within hallways and through doorways and within living and dining areas should be convenient to the widest range of people including wheelchair users.
a) min 900mm wide circulation space. min 1050mm width where (838mm) doors are not head on.
b) no obstructions opposite or near doorways or at changes of direction.
c) have effective clear opening widths, min 850mm clear. (838mm door leaf)
d) min 300mm nibs to pull side of door within entrance storey.
5. Stairs and level changes. Stairs comply with part K of regulations.
a) the internal entrance storey is step free.
b) level changes in other stories to be avoided.
c) stair has min clear width of 850mm between wall faces.
6. Living, Kitchen and eating areas.
a) Living areas are located within entrance storey.
b) Min 1200mm clear space in front of all kitchen units and appliances.
c) Glazing to principle living area starts no higher than 850mm from FFL (or at min height of guarding, if required.).
7. Bedrooms
a) all bedrooms - 750mm wide access route from door to window.
b) Bedroom 1: - 750mm clear access around the bed.
c) other double: 750mm clear access to one side and at the foot of the bed.
d) single bedrooms or twin bedrooms: 750mm clear access to one side of the bed.
Refer to appendix D for furniture sizes.
8. Entrance storey WC.
a) b) entrance storey has a compliant room provided with WC and Basin.
c) Three or more bed spaces in the dwelling: The entrance story WC also has a shower (or space for a shower) in accordance with diagram 2.5. unless a compliant bathroom is also on the entrance level.
d) The WC door opens out.
9. Bathroom facilities.
BATHROOM STUD WALLS SHALL BE FITTED WITH 18mm PLYWOOD BETWEEN OR OVER THE STUDS
a) the dwelling has a bathroom located on the same floor as Bedroom 1.
b) the bathroom complies with diagram 2.5
c) provision for a potential level access shower is made within the bathroom, if not provided elsewhere within the dwelling.
10. Services and controls: Excluding Cooker hood and Radiator controls.
a) Consumer unit control switches are set between 1350 and 1450mm
b) All switches, sockets and access controls, Kitchen appliances isolators to be located between 450 and 1200mm from FFL and minimum 300mm from an inside corner.
c) The handle to at least one window in the living area to be 450 to 1200mm from FFL.
d) All other windows handles are between 450 to 1400mm above FFL.
e) Boiler timer controls mounted 900 to 1200mm from FFL

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CLIENTS STANDARD SPECIFICATION AND STRUCTURAL ENGINEERS DESIGN AND DETAILS. DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONAL DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF AAP ARCHITECTURE LTD.

WARNING TO HOUSE PURCHASERS - The Consumer Protection from Unfair Trading Regulations 2008

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the Specified Matters prescribed by any Order made under the above Regulations. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the process of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

LEGEND - FLOOR PLANS

EXTERNAL WALLS
303mm EXTERNAL WALL - 103mm FACE BRICKWORK /RENDER FINISH /PLAIN TILE HANGING AS APPROVED. COLOUR TO CLIENTS SPECIFICATION. 100mm CAVITY FILLED WITH FULL FILL BLOWN FIBRE INSULATION (INSTALLED IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.) 100mm THICK AIRCRETE BLOCK OR SIMILAR APPROVED. STAINLESS STEEL DOUBLE DRIP WALL TIES TO BS1243 & EMBEDDED AT LEAST 50mm INTO EACH LEAF OF CAVITY WALL. 12.5mm PLASTERBOARD ON DABS DRY-LINING FINISH. CAVITY WALL TO ACHIEVE A MINIMUM U-VALUE 0.24W/m2K.

EXTERNAL WALLS
- 103mm FACING BRICKWORK. (COLOUR TO CLIENTS SPECIFICATION.) PLEASE REFER TO MATERIAL SCHEDULE.
- 100mm CONCRETE BLOCKWORK WITH TILE HUNG FINISH ON TIMBER BATTENS OR RENDER. PLEASE REFER TO MATERIAL SCHEDULE AND ELEVATIONS.

BLOCKWORK - EXTERNAL WALLS
- 100mm THICK AIRCRETE BLOCKWORK, DENSITY TO BE MINIMUM 600-800 kg/m³ (STRENGTH = 10.4N/mm² WITH M4 (iii) MORTAR). ALL BLOCKWORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 100mm THICK AIRCRETE BLOCKWORK, DENSITY TO BE MINIMUM 600-800 kg/m³ (STRENGTH = 7.3N/mm² WITH M4 (iii) MORTAR). ALL BLOCKWORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 100mm THICK AIRCRETE BLOCKWORK, DENSITY TO BE MINIMUM 600-800 kg/m³ (STRENGTH = 2.9N/mm² WITH M4 (iii) MORTAR). ALL BLOCKWORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 140mm THICK AIRCRETE BLOCKWORK, DENSITY TO BE MINIMUM 600-800 kg/m³ (STRENGTH = 2.9N/mm² WITH M4 (iii) MORTAR). ALL BLOCKWORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 300mm PARTY WALL COMPRISING OF 2No. 100mm SKINS BLOCKWORK WITH 100mm CAVITY. DENSITY 600-800 kg/m³. (7N/mm² GROUND FLOOR 3.6N/mm² UPPER FLOORS WITH M4 (iii) MORTAR) CAVITY TO BE FULLY FILLED WITH 100mm KNAUF SUPAFIL PARTY WALL INSULATION. TYPE A WALL TIES. 12.5mm GYPSUM-BASED BOARD (NOMINAL 8kg/m²) MOUNTED ON DABS. ROBUST DETAIL E-WM-30
NOTE: ALL BLOCKS STRENGTH (INTERNAL LEAF) TO BE MINIMUM 2.9N/mm² AERATED CONCRETE BLOCK

INTERNAL WALLS
- NON LOAD BEARING PARTITIONS TO BE 63x38mm WIDE CLS SOFTWOOD STUD AT MAXIMUM 400mm CENTRES INCLUDING HEAD BINDER, SOLE PLATE & NOGGINS AT MID HEIGHT FACED BOTH SIDES WITH 12.5mm GYPROC PLASTERBOARD.
- NON LOAD BEARING PARTITIONS TO BE 63x38mm WIDE CLS SOFTWOOD STUD AT MAXIMUM 400mm CENTRES INCLUDING HEAD BINDER, SOLE PLATE & NOGGINS AT MID HEIGHT FACED BOTH SIDES WITH 12.5mm GYPROC PLASTERBOARD. VOID IS TO BE FILLED WITH 63mm THICK ISOVER APR 1200 MINERAL WOOL INSULATION OR EQUAL APPROVED TO ACHIEVE A SOUND REDUCTION OF 40dB) SEPARATING A BATHROOM, EN SUITE OR WC FROM HABITABLE ROOMS AND WALLS AROUND BEDROOMS.
- BW 47x72mm BRACED TIMBER BUTTRESS PARTITION BUILT OFF FIRST FLOOR. WITH 9mm PLYWOOD TO ONE SIDE & 12.5mm WALLBOARD TO EACH SIDE AS SPECIFIED. (4kN/m LINE LOAD.)

SERVICES / DRAINAGE / OTHER
- ELEC METER / GAS METER — EXTERNAL WALL MOUNTED GAS AND ELECTRICITY METER BOX WITH CAVITY TRAY OVER
- MAINS WATER INTAKE POINT
- SVP — SVP - SOIL & VENT PIPE- FIRE STOPPED AT COMPARTMENT FLOORS WITH A ½ HR FR COLLAR
- DD — DIRECT DRAIN
- SS — STUB STACK
- P1 — 440x100x 215 DEEP BRICK PADSTONE
- EXTERNAL TAP
- JUNCTION OF CAVITY WALL WITH PARTY WALL TO BE CLOSED WITH PROPRIETARY SLEEVED QUILT WITH INHERENT DPC
- MJ — MOVEMENT JOINT. (FOR MOVEMENT JOINT POSITIONS PLEASE REFER TO BLOCK ELEVATION DRAWINGS.)

FLOOR NOTES

1. ALL WINDOWS DOUBLE GLAZED ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS AS PER WINDOW SCHEDULE
2. PROPRIETARY CAVITY CLOSER THERMABATE OR SIMILAR TO REVEALS. FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS AND NHBC RECOMMENDATIONS
3. MIN. 1200mm LONG RAMP/LANDING UPTO FRONT ENTRANCE DOOR TO BE LAID TO FALLS OF:- MIN. 1:60 MAX. 1:20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH) (PLEASE REFER TO ENGINEERS LAYOUTS.)
4. FLUSH THRESHOLD. (PLEASE REFER TO ENGINEERS LAYOUTS.)
5. 750x550mm PRE-FORMED INSULATED LOCABLE PVCu LOFT HATCH FIXED BETWEEN TRUSSES OVER LANDING WITH DRAUGHT PROOFING.
6. JUNCTION BETWEEN CAVITY WALL & PARTY WALL TO BE CLOSED WITH PROPRIETARY SLEEVED QUILT WITH INHERENT DPC.
7. PORCH AS PER ELEVATION DETAIL
8. FOR KITCHEN DETAILS PLEASE REFER TO SPECIALISTS DRAWINGS & DETAILS.
9. UNOBSTRUCTED AREA TO COMPLY WITH 'PART M' OF THE BUILDING REGULATIONS.
10. PIPEWORK TO RUN WITHIN FLOOR VOID.
11. EXTERNAL WALL MOUNTED GAS AND ELECTRICITY WITH CAVITY TRAY OVER TO STANDARD DETAIL A/SD/390/B/07
12. SOCKETS & SWITCHES MUST NOT BE LOCATED BACK TO BACK ON EACH SIDE OF PARTY-WALLS
13. SLATED SHELVING. PLEASE REFER TO SEPARATE SLATED SHELVING REQUIREMENTS.

MOVEMENT JOINTS:
PLEASE READ IN CONJUNCTION WITH BLOCK ELEVATION DRAWINGS

BRICKWORK & ROOF FINISH- REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION.

AWAITING NHBC APPROVAL

PLEASE READ DRAWING IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS. DRAWINGS.

Rev.	Date	Description	Drawn	Checked
C1	13/06/24	CONSTRUCTION ISSUE. FLOOR AREA ADJUSTED.	LB	PJB
T3	22.05.24	PLOT 263 ADDED CHANGED FROM ARKWRIGHT TO MILLWRIGHT.	MB	LB
T2	08.08.23	MJ REVISED TO ACCORD WITH S.E MARK UPS. LAYOUT AMENDED AS PER COMMENTS.	VR/RS	LB/IC
T1	14.04.23	TENDER ISSUE	PT	PJB

Client
BELLWAY HOMES LTD

aap architecture

Project
WHITTINGTON WAY
PARCEL B, BISHOPS STORTFORD

Drawing Title
MILLWRIGHT HOUSE TYPE(PRIVATE) M4(2)
GROUND FLOOR LAYOUT GA

Scale 1:50 @ A1 — Drawn PT — Checked PJB
Date MAR 2023 — File — Drawing Status
Drg.No. MW/GA/P1841/01 — Rev. C1 — CONSTRUCTION

AAP Architecture Ltd
Unit A, Monument Business Centre, Monument Way East, Woking, Surrey GU21 5LG
T 01483 727345 E projects@aap-arc.co.uk W aap-arc.co.uk

Under the Intellectual Property Act 2014, this drawing is the copyright of AAP Architecture Ltd.