

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.

MAIN ENTRANCE - FLUSH THRESHOLD MAX. 15mm UPSTAND; MIN 1200mm LONG RAMP/LANDING UP TO FRONT 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)

BICYCLE STORE & SECONDARY ENTRANCE

DPC (BITUMINOUS BASED FELT TO BS 6398 OR 500 MICRO BLACK POLYTHENE, 200 GAUGE TO BS 6515). GROUND LEVEL TO BE SET MIN 100mm BELOW DPC.

STANDARD EXTERNAL INSULATED CAVITY WALL (BELOW GROUND)

- 100mm BLOCKS (7.3mm/min) UP TO 150mm BELOW EXTERNAL GROUND LEVEL, THEN CLASS B
- ENGINEERING BRICKWORK (10.5mm) TO DPC LEVEL
- 100mm cavity
- 100mm cavity with EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/m²K)
- 100mm AERATED CONCRETE BLOCK / COURSE BRICKS (7.3mm/min)

EXTERNAL UNINSULATED CAVITY WALL (TO GARAGE ETC. BELOW GROUND)

- 100mm BLOCKS (7.3mm/min) UP TO 150mm BELOW EXTERNAL GROUND LEVEL, THEN CLASS B
- ENGINEERING BRICKWORK (10.5mm) TO DPC LEVEL
- 100mm cavity
- 100mm AERATED CONCRETE BLOCK / COURSE BRICKS (7.3mm/min)

PARTY WALL (BELOW GROUND)

- 100mm AIRCRETE BLOCK (7.3mm/min)
- 100mm cavity with EXPANDED POLYSTYRENE BOARD (THERMAL CONDUCTIVITY 0.038 W/m²K)
- 100mm AIRCRETE BLOCK (7.3mm/min)

Denotes the LINE OF 215mm SLEEPER WALLS

Denotes the LINE OF 215mm LOADBEARING WALLS TO FOUNDATIONS.

Denotes the LINE OF LOADBEARING PARTITIONS OVER SLEEPER WALLS TO FLOOR

Denotes the LINE OF LOADBEARING PARTITIONS FIXED TO TOP OF 150mm DEEP BEAM AND BLOCK FLOOR.

Denotes NON LOADBEARING WALLS OVER:

VOID UNDER PRECAST INSULATED FLOOR TO BE VENTILATED AROUND ALL EXTERNAL WALLS WITH PATENT VENTILATORS PLACED SO THAT THE VENTILATING AIR WILL HAVE A FREE PATH THROUGH VOID AND TO ALL PARTS (VENTILATORS TO BE PROVIDED IN INTERNAL WALLS). VOID TO BE MIN. 225mm VENTILATED THROUGH 215x120x65mm TERRACOTTA AIR BRICKS TO OUTER LEAF WITH CRIBBED UPVC VOID VENTILATORS PLACED AT MAX. 800c/c. FLEXIBLE STOPPED END Cavity TRAY OVER ALL ventilators, WITH WEEP HOLES TO BE PROVIDED. AIR BRICKS TO BE POSITIONED MINIMUM 50mm AWAY FROM GAS METER BOX.

100mm SD SVP DRAIN POINT. SVP 50mm SD SVP DRAIN POINT FOR BOILERS.

Denotes SPAN OF 150mm PRECAST CONCRETE BEAM AND BLOCK FLOORING SYSTEM BY SPECIALIST MANUFACTURER

WATER - TAP GULLY TRAP FLOOR GULLY

B) 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.

D) WHERE SVP'S ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE DURGO VALVES CAN BE USED

F) FOR MOVEMENT JOINT DETAILS REFER TO STRUCTURAL ENGINEERS DRAWINGS

J) REFER TO MANUFACTURERS DRAWINGS FOR LAYOUT AND DETAILS OF BEAM AND BLOCK FLOORING SYSTEM

ALL SERVICES INTAKE ROOMS ARE FORELIT INDICATIVE AND SERVE ONLY TO IDENTIFY THE POINT OF EMERGENCY WITHIN EACH BUILDING - REFERENCE SHOULD BE MADE TO SEPARATE OR COMBINED SERVICE PLANS (BY OTHERS) TO ESTABLISH THE LOCATION OF EACH SERVICE IN RELATION TO THE BUILDING.

TYPE FORGER
PLOT 283

C4	21/08/24	RWP TO REAR BAY WINDOW ADDED TO MATCH G.A.	LB	IC
C3	07/03/24	SVP OMITTED AND POST SLIGHTLY MODIFIED TO ACCORD WITH G.A.'S UPDATES.	LB	IC
C2	26/01/24	HOUSE TYPE PARKMAN RENAMED TO FORGER.	VR	IC
C1	07/06/23	FIRST CONSTRUCTION ISSUE.	LB	PJB
		GARAGES WOUND BACK TO ACCORD WITH CURRENT PLANNING LAYOUT	pb	PJB
T3	18/08/22	STRUCTURAL POST BY STAIRS REPOSITIONED	pb	PJB
T2	24/06/22	T2'S OMITTED.	pb	PJB
T1	18/03/22	FIRST TENDER ISSUE. PLOT NUMBERS UPDATED.	bc	PJB
P1	15/02/22	FIRST PRELIMINARY ISSUE.	BC	PJB
Rev.	Date	Description	Drawn	Checked

Project
WHITTINGTON WAY
PARCEL B, BISHOP'S STORTFORD

Scale 1:50 @ A1 Drawn BC Checked PJB
Date FEB 2022 File SETTING OUT Drawing Status

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

PRIOR TO ANY SETTING OUT ON SITE THE SETTING OUT LAYOUT SHOWN ON THIS DRAWING ARE TO BE CHECKED (BOTH FOR "PLOT HANDINGS" & LOCATION ON INTERNAL FOOTINGS) WITH THE STRUCTURAL ENGINEERS FOUNDATION LAYOUTS, TO ENSURE THAT THE MOST CURRENT INFORMATION IS AVAILABLE ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER & THE ARCHITECT IMMEDIATELY & PRIOR TO ANY FOOTINGS BEING CAST.