

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.

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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/mK.

INTERNAL WALLS

103mm FACING BRICKWORK. (COLOUR TO CLIENTS SPECIFICATION.) PLEASE REFER TO MATERIAL SCHEDULE.
100mm BLOCKWORK WITH TILE HUNG OR WEATHERBOARDING FINISH ON TIMBER BATTENS. PLEASE REFER TO MATERIAL SCHEDULE.

BLOCKWORK - EXTERNAL WALLS

100mm THICK AIRCRETE BLOCKWORK. DENSITY TO BE MINIMUM 600-800 kg/m³ (STRENGTH = N/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 = 3.6N/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. 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

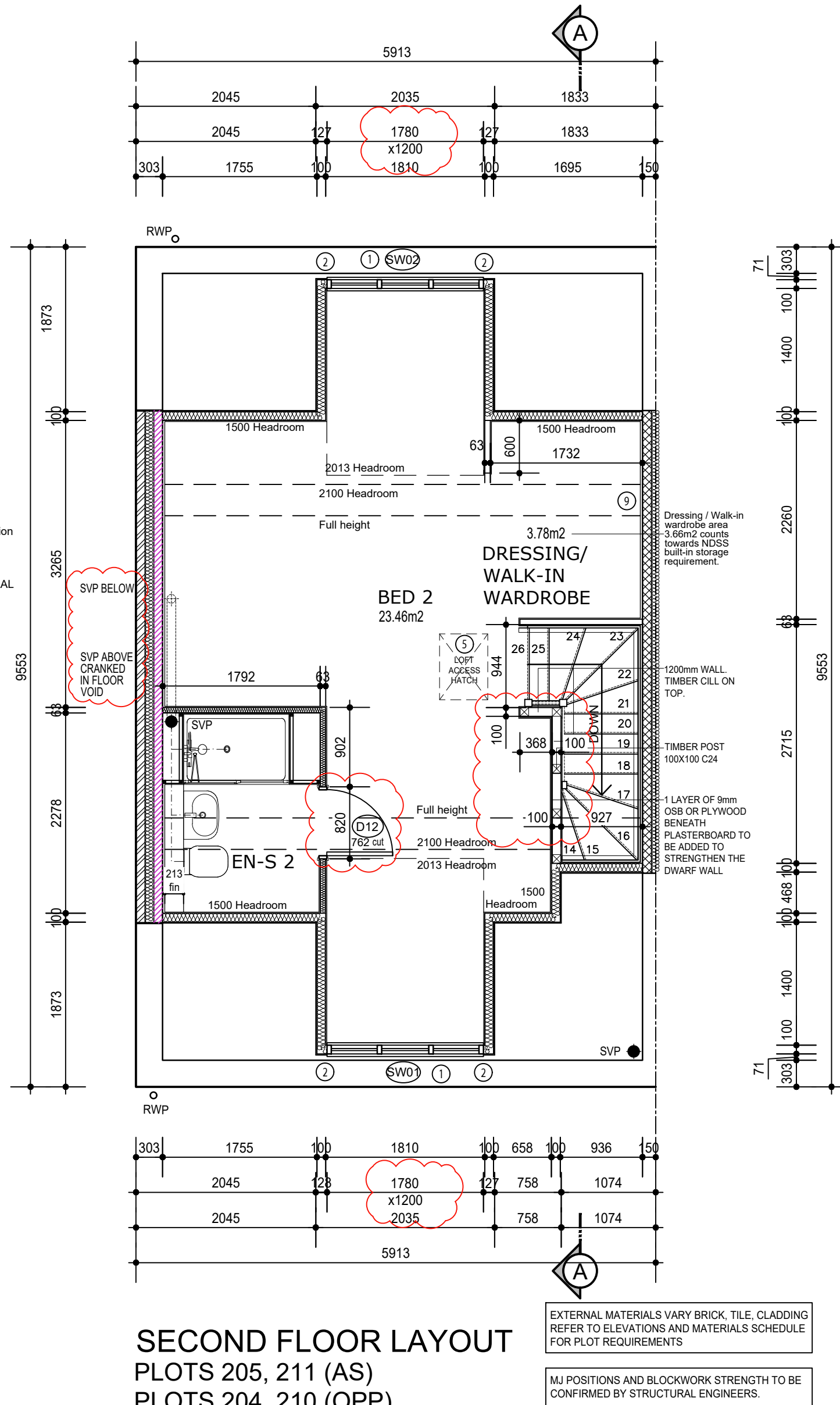
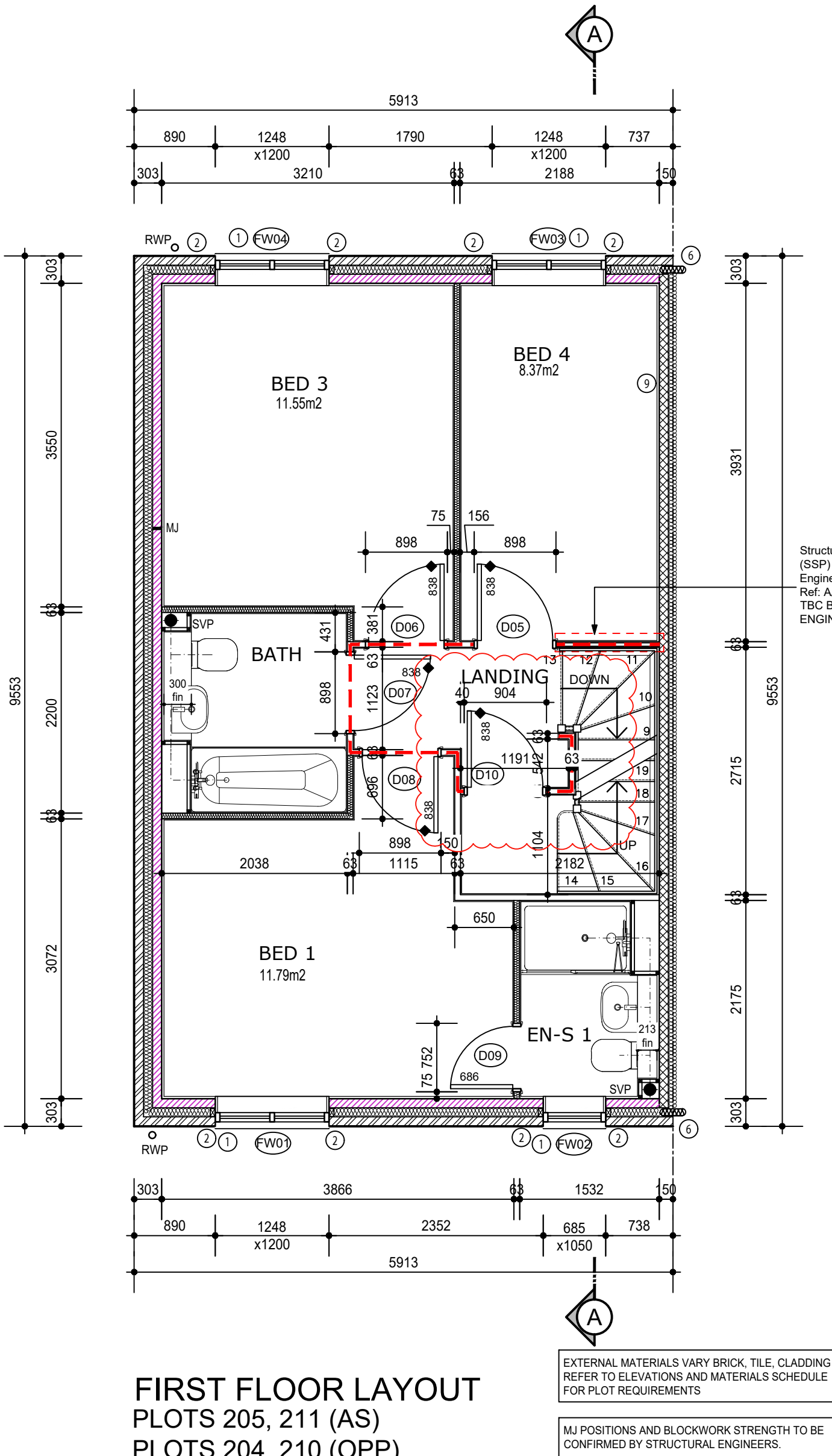
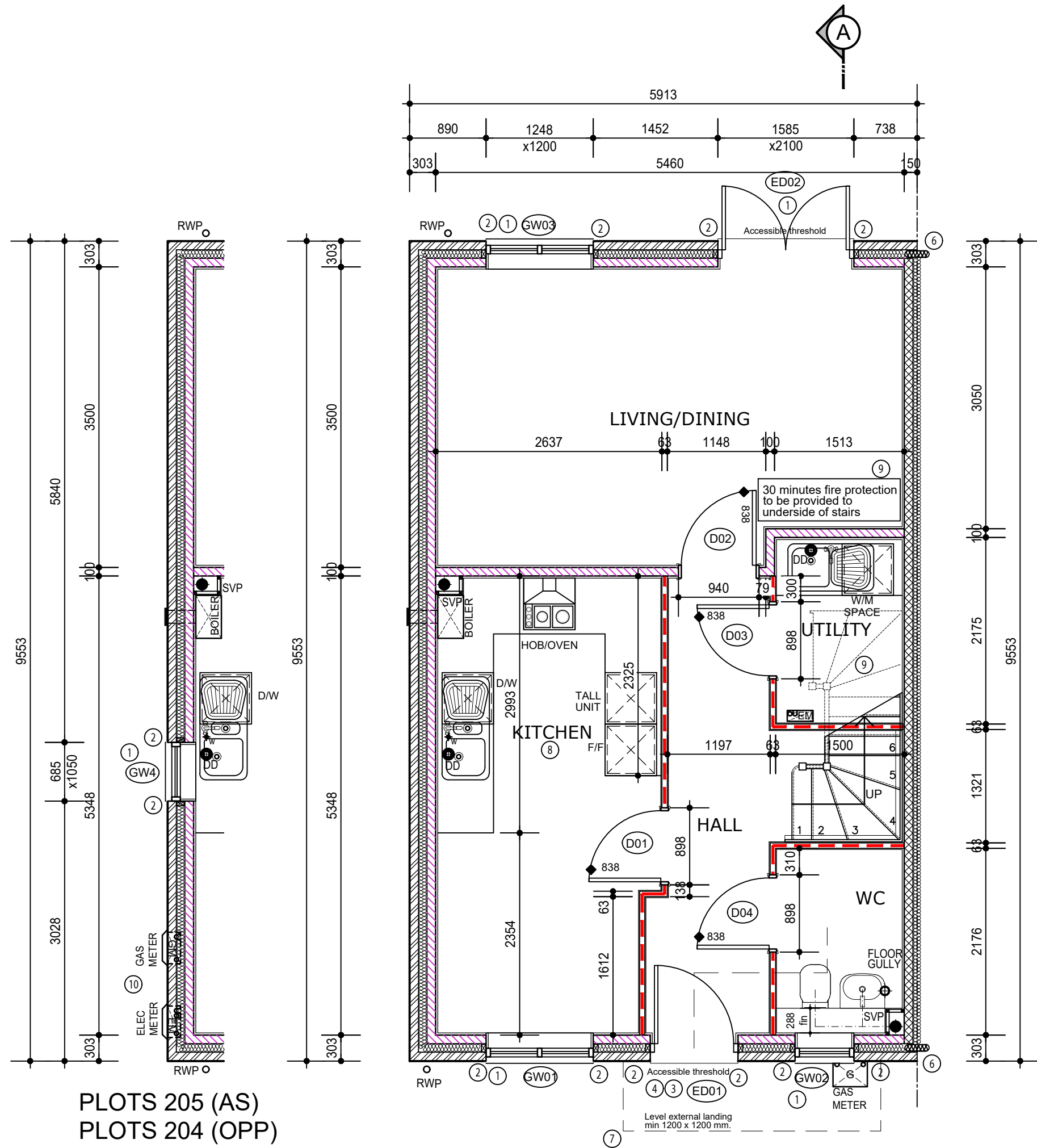
NON LOAD BEARING PARTITIONS TO BE 63x38mm WIDE CLS SOFTWOOD STUD AT MAXIMUM 400mm CENTRES INCLUDING HEAD BINDER, SOLE PLATE & NOGGIN'S AT MID HEIGHT FACED BOTH SIDES WITH 12.5mm GYPROC PLASTERBOARD.
NON LOAD BEARING PARTITIONS TO BE 63x38mm WIDE CLS SOFTWOOD STUD AT MAXIMUM 400mm CENTRES INCLUDING HEAD BINDER, SOLE PLATE & NOGGIN'S AT MID HEIGHT FACED BOTH SIDES WITH 12.5mm GYPROC PLASTERBOARD. VOID IS TO BE FILLED WITH 60mm 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.
30 MINUTE WALLS TO PROTECTED ENTRANCE HALLS TO EXTEND TO UNDERSIDE OF STRUCTURAL FLOOR. ANY DUCTS PASSING THROUGH OR OVER THE PROTECTED ENTRANCE HALL WILL NEED TO BE FIRE PROTECTED WITH COLLARS AND INTUMESCENT SEALANT

SERVICES / DRAINAGE / OTHER

EXTERNAL WALL MOUNTED GAS AND ELECTRICITY METER BOX WITH CAVITY TRAY OVER
ELEC GAS METER
METER
MAINS WATER INTAKE POINT
SVP - SOIL & VENT PIPE- FIRE STOPPED AT COMPARTMENT FLOORS WITH A 1/2 HR FR COLLAR
DD DIRECT DRAIN
SS STUB STACK
FLOOR GULLY
EXTERNAL TAP
JUNCTION OF CAVITY WALL WITH PARTY WALL TO BE CLOSED WITH PROPRIETARY SLEEVED QUILT WITH INHERENT OPC
MJ MOVEMENT JOINT. (TBC BY STRUCTURAL ENGINEERS.)

FLOOR NOTES

- ALL WINDOWS DOUBLE GLAZED ALL WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS AS PER WINDOW SCHEDULE
- PROPRIETARY CAVITY CLOSER THERMABATE OR SIMILAR TO REVEALS. FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS AND WHOB RECOMMENDATIONS
- MIN. 1200mm LONG RAMPLANDING UP TO FRONT ENTRANCE DOOR TO BE LAID TO FALLS OF- MIN. 1:80 MAX. 1:20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH) (PLEASE REFER TO ENGINEERS LAYOUTS.)
- FLUSH THRESHOLD. (PLEASE REFER TO ENGINEERS LAYOUTS.)
- 750x550mm PRE-FORMED INSULATED LOCABLE PVCU LOFT HATCH FIXED BETWEEN TRUSSES OVER LANDING WITH DRAUGHT PROOFING.
- JUNCTION BETWEEN CAVITY WALL & PARTY WALL TO BE CLOSED WITH PROPRIETARY SLEEVED QUILT WITH INHERENT OPC.
- PORCH AS PER ELEVATION DETAIL
- FOR KITCHEN DETAILS PLEASE REFER TO SPECIALISTS DRAWINGS & DETAILS.
- SOCKETS & SWITCHES MUST NOT BE LOCATED BACK TO BACK ON EACH SIDE OF PARTY-WALLS
- EXTERNAL WALL MOUNTED GAS AND ELECTRICITY WITH CAVITY TRAY OVER.



PLOTS 205 (AS)
PLOTS 204 (OPP)

GROUND FLOOR LAYOUT
PLOTS 205, 211 (AS)
PLOTS 204, 210 (OPP)

FIRST FLOOR LAYOUT
PLOTS 205, 211 (AS)
PLOTS 204, 210 (OPP)

SECOND FLOOR LAYOUT
PLOTS 205, 211 (AS)
PLOTS 204, 210 (OPP)

GROUND FLOOR EXTERNAL DOORS & WINDOWS							
REF	LOCATION	STRUCTURAL OPENING SIZE	PLOT	NOTES		TV	
EXTERNAL DOORS							
ED01	ENTRANCE	1023 x 2100		LG, FT, SBD		1	
ED02	LIVING/DINING	1585 x 2100		LG, FT, SBD		1	
WINDOWS							
REF	LOCATION	SIZE	TG/LG	PLOT	OB	NOTES	TV
GW01	KITCHEN BREAKFAST AREA	1248x1350	LG				1
GW02	WC	685x1050	LG		OB		1
GW03	LIVING/DINING	1248x1200	LG				1
GW04	KITCHEN	685x1050	LG			To plots 204, 205 only	1
FIRST FLOOR EXTERNAL WINDOWS							
REF	LOCATION	STRUCTURAL OPENING SIZE	PLOT	NOTES		TV	
WINDOWS							
REF	LOCATION	SIZE	TG/LG	PLOT	OB	NOTES	TV
FW01	BEDROOM 1	1248x1200					1
FW02	EN-SUITE 1	685x1050	LG		OB		1
FW03	BED 4	1248x1200					1
FW04	BEDROOM 3	1248x1200					1
SECOND FLOOR EXTERNAL WINDOWS							
REF	LOCATION	STRUCTURAL OPENING SIZE	PLOT	NOTES		TV	
WINDOWS							
REF	LOCATION	SIZE	TG/LG	PLOT	OB	NOTES	TV
SW01	BEDROOM 2	1780x1200				DORMER	1
SW02	BEDROOM 2	1780x1200				DORMER	1
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 GLAZING				LG = LAMINATED GLAZING			
SL = SIDELIGHTS				TV = TRICKLE VENTS			
EASI CLEAN HINGES & RESTRICTORS 1ST FLOOR & ABOVE.							

GROUND FLOOR INTERNAL DOORS						
REF	LOCATION	DOOR LEAF SIZE	SIZE (STRUCT OPENING)	FIRE	SC	NOTES
D01	KITCHEN	838 x 1981	898 x 2030	FD30		
D02	LIVING/DINING	838 x 1981	940 x 2035	FD30		
D03	UTILITY	838 x 1981	898 x 2030	FD30		
D04	WC	838 x 1981	898 x 2030	FD30		
FIRST FLOOR INTERNAL DOORS						
REF	LOCATION	DOOR LEAF SIZE	SIZE (STRUCT OPENING)	FIRE	SC	NOTES
D05	BED 4	838x1981	898 x 2030	FD30		
D06	BEDROOM 3	838x1981	898 x 2030	FD30		
D07	BATHROOM	838x1981	898 x 2030	FD30		
D08	BEDROOM 1	838x1981	898 x 2030	FD30		
D09	EN-SUITE 1	686x1981	752 x 2033	FD30		
D10	LANDING	838x1981	898 x 2030	FD30		
SECOND FLOOR INTERNAL DOORS						
REF	LOCATION	DOOR LEAF SIZE	SIZE (STRUCT OPENING)	FIRE	SC	NOTES
D11	DRESSING	838 x 1981	898 x 2030	FD30		
D12*	EN-SUITE 2	762xcut	820 x cut	FD30		
*Door D12 to be checked on site and confirmed if the door will be slightly cut.						
LEGEND - FIRE DOORS						
DOOR SIZES SHOWN.						
FD30S 1/2 HOUR FIRE DOOR WITH SELF CLOSING MECHANISM (S.C.) WHERE NOTED & WITH INTUMESCENT SMOKE SEALS IN FULLY COMPLIANT DOOR FRAME.						
FD30S 1/2 HOUR FIRE DOOR IN FULLY COMPLIANT DOOR FRAME.						
PART M4(2) NOTES - WINDOWS						
TO ASSIST PEOPLE WHO HAVE REDUCED REACH, WINDOWS SHOULD COMPLY WITH ALL OF THE FOLLOWING.						
1. THE HANDLE TO AT LEAST ONE WINDOW IN THE PRINCIPAL LIVING AREA IS LOCATED BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL. UNLESS THE WINDOW IS FITTED WITH A REMOTE OPENING DEVICE THAT IS WITHIN THIS HEIGHT RANGE.						
2. HANDLES TO ALL OTHER WINDOWS ARE LOCATED BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL, UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS WITHIN THIS HEIGHT RANGE.						

PLOT SCHEDULE HAYWARD	
PLOT 204	OPP
PLOT 205	AS
PLOT 210	OPP
PLOT 211	AS

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.

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 RELEVANT 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 VALVES/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 SEPARATE 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 & SO FOUNDATIONS ARE SHOWN THEREON, REFERENCE TO STRUCTURAL DRAWINGS SHOULD ALWAYS PREVAIL.

FOR REQUIREMENTS OF HEATING SYSTEMS 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.

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.
LOOKS 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 15amp WOL SWITCHED SPUR SUITABLE FOR AN INTRUDER ALARM TO BE FITTED WILL BE INSTALLED.

FLOOR AREAS			
PLOT NO	NET INTERNAL FLOOR AREAS TO PLASTER FACE (m ²)	NET INTERNAL FLOOR AREAS TO PLASTER FACE (m ²)	NET INTERNAL FLOOR AREAS TO STRUCTURE (m ²)
GROUND	48.14 sqm	518 sqft	48.85 sqm
FIRST	48.14 sqm	518 sqft	48.85 sqm
SECOND	35.48 sqm	382 sqft	35.96 sqm
TOTAL	131.76 sqm	1418sqft	133.66 sqm

MOVEMENT JOINTS:
TBC BY STRUCTURAL ENGINEERS

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

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

T505/05/26DOOR D10 INDICATED FIRE DOOR & D12 INDICATED NOT FIRE DOOR. PROTECTED STAIRWELL REVISED. SVP CRANKED NOTE REVISED. PARTITION SP UPDATED. STAIR HANDRAIL CHANGED TO WALL. DORMER WINDOW WIDTH UPDATED TO ACCORD WITH DORMER MANUFACTURER COMMENTS. REAR DORMER ALIGNED WITH FRONT DORMER TO ACCORD WITH TRUSS DRAWINGS.

T401/04/26BOILER RELOCATED FROM LOUNGE INTO KITCHEN AREA. LB ET IC

T323/01/25D12 & REAR DORMER RE-INSTATED. LB ET IC

T208/11/24SECOND FLOOR LAYOUT UPDATED. SW02 & D12 REMOVED FROM SCHEDULES. ET IC

T108/08/24TENDER ISSUE. TV IC

Rev. DateDescriptionDrawnChecked

Client

BELLWAY HOMES LTD

aaparchitecture

Project

WHITTINGTON WAY
PARCEL C, BISHOPS STORTFORD

Drawing Title

HOUSE TYPE HAYWARD - PRIVATE - M4(2) COMPLIANT
FLOOR LAYOUTS GA - PLOTS 204, 205, 210, 211

Scale

1:50 @ A1

Drawn

TV

Checked

IC

Date

AUG 2024

File

HT HAYWARD

Drawing Status

Dwg.No

HW/GA/P1793/01

Rev.

T5

TENDER

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