

Approved Document M – M4(2) Cat 2: Accessible & adaptable dwellings compliance

(to satisfy Section 2B: Private entrances and spaces within the dwelling)

SHEET TO BE REFERRED TO WHEN DWELLING SUBJECT TO M4(2) COMPLIANCE CRITERIA

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Private entrance:

- Level external landing minimum width/depth of 1200 x 1200mm.
- Landing covered a minimum width of 900mm and depth of 600mm.
- Landing area illuminated automatically by dusk to dawn timer or by motion detecting sensor.
- Door to have minimum clear opening width of 850mm.
- Main leaf of any double doors to provide required minimum clear opening width.
- Minimum nib of 300mm to leading edge, maintained minimum distance of 1200mm beyond it.
- Maximum reveal on leading edge of door to be 200mm.
- Accessible threshold.
- Any lobby or porch doors minimum of 1500mm apart (min 1500mm between door swings).

Other external doors

- All other external doors to comply with items d) - i) (as noted above).

Circulation/internal doors:

- Minimum clear width of 900mm to every hall and landing.
- Circulation not reduced below 750mm at any point and not opposite doorway (i.e. Radiator).
- Minimum 750mm door width (when approach is head on in 900mm corridor).
- Minimum 750mm door width (when approach is not head on in 1200mm corridor).
- Minimum 775mm door width (when approach is not head on in 1050mm corridor).
- Minimum 800mm door width (when approach is not head on in 900mm corridor).
- Access to all entrance storey rooms step free.
- 300mm nib to leading edge of every door within entrance storey.
- Stair to be minimum width 850mm. (ignoring any newel posts).
- Minimum 1200mm clear space in front of & between all kitchen units.
- Glazing in principal living area to start maximum 850mm above floor level.
- Every bedroom to have clear width route of 750mm from doorway to window.
- At least one double bedroom with clear access zone minimum 750mm both sides and foot of bed.
- Every other double bedroom to provide 750mm clear space to one side & foot of bed.
- All single and twin bedrooms to provide 750mm clear space to one side of each bed.

Sanitary facilities (Excluding any En-Suite accommodation):

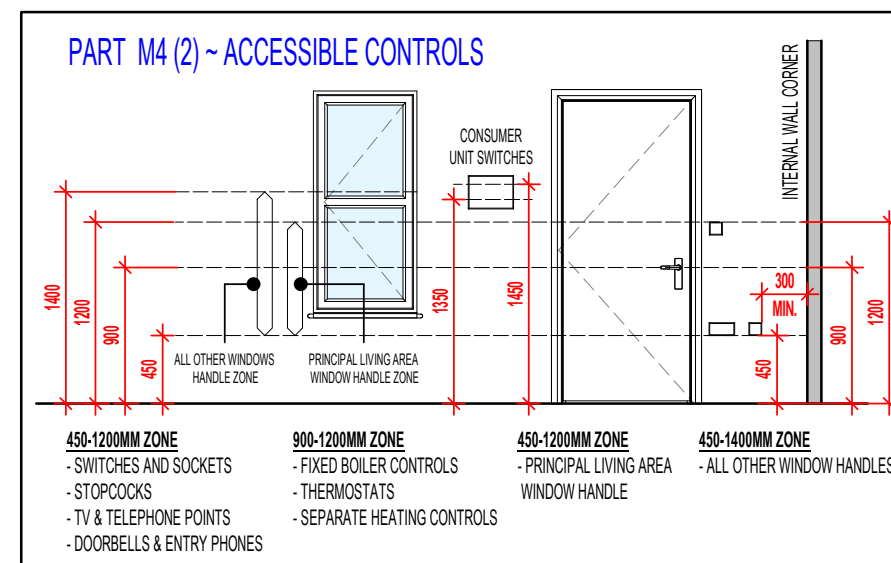
- All walls, boxings etc. to be strong enough to support grab rails / seats / other adaptations imposing loads up to 1.5KN/m²
- Entrance storey to provide WC & basin as a minimum
- In a 2 or 3 storey dwelling with 3 bedrooms or more, the WC also to provide potential level access shower.
- Every dwelling to have bathroom on the same floor as the principal double bedroom, including bath, WC and basin.
- All WC facilities on entrance storey to have doors that open outwards from room
- Provision for level access shower within bathroom if not located elsewhere in dwelling.

GENERAL NOTES

- 2 or 3 STOREY DWELLING with 1 or 2 BEDROOMS** - ENTRANCE STOREY WC TO COMPLY WITH APP DOC M4(2) DIAGRAM 1.3
- 2 or 3 STOREY DWELLING with 3 or more BEDROOMS** - ENTRANCE STOREY WC + SHOWER PROVISION TO COMPLY WITH APP DOC M4(2) DIAGRAM 2.5
- ALL BATHROOMS** - TO INCLUDE WC / BASIN / BATH (ASSOCIATED CLEAR ACCESS ZONES TO COMPLY WITH APP DOC M4(2) DIAGRAM 2.5)

Controls/services

- Consumer units should be mounted so that switches are between 1350-1450mm above floor level
- Switches, sockets, stopcocks and controls, are located with their centre-line between 450-1200mm above floor level and a minimum of 300mm (measured horizontally) from an inside corner
- Handle to at least one window in principal living area located between 450-1200mm above floor level
- Handles to all other windows to be located between 450-1400mm above floor level
- Fixed boiler timer controls & thermostats mounted between 900-1200mm above floor level on the boiler or;
- Separate controllers (wired or wireless) mounted in an accessible location within 900-1200mm from floor level



GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) - SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION); ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/M² (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)

Revision Note:

Scale

1 : 50

Drawn By

G.T.

Date

06.11.23

Drawing No.

0001

Revision

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

Drawing Title
M4(2) COMPLIANCE NOTES

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Miller Homes Ltd
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www.millerhomes.co.uk

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501



SWIFT BRICKS SHOULD :-

- **NOT** TO BE INSTALLED ABOVE DOORS OR WINDOWS
- BE INSTALLED IN GABLE WALLS (ABOVE THE INSULATION LINE) WHERE POSSIBLE
- BE INSTALLED AS HIGH AS POSSIBLE
- BE DIRECTLY UNDER THE SOFFIT
- BE MIN. 5M CLEAR FROM ADJACENT PROPERTY
- BE POSITIONED AWAY FROM HABITABLE ROOMS IF POSSIBLE
- BE SHOULD BE AT LEAST 650MM APART
- BE POSITIONED AWAY FROM OBSTRUCTIONS (I.E. TREES)
- BE INSTALLED ON NORTH TO SOUTH/EAST FACING FACADES ONLY - SEE SITE SPECIFIC MATERIAL PLANS FOR LOCATIONS
- BE INSTALLED IN ACCORDANCE WITH SEPARATE STANDARD DETAIL

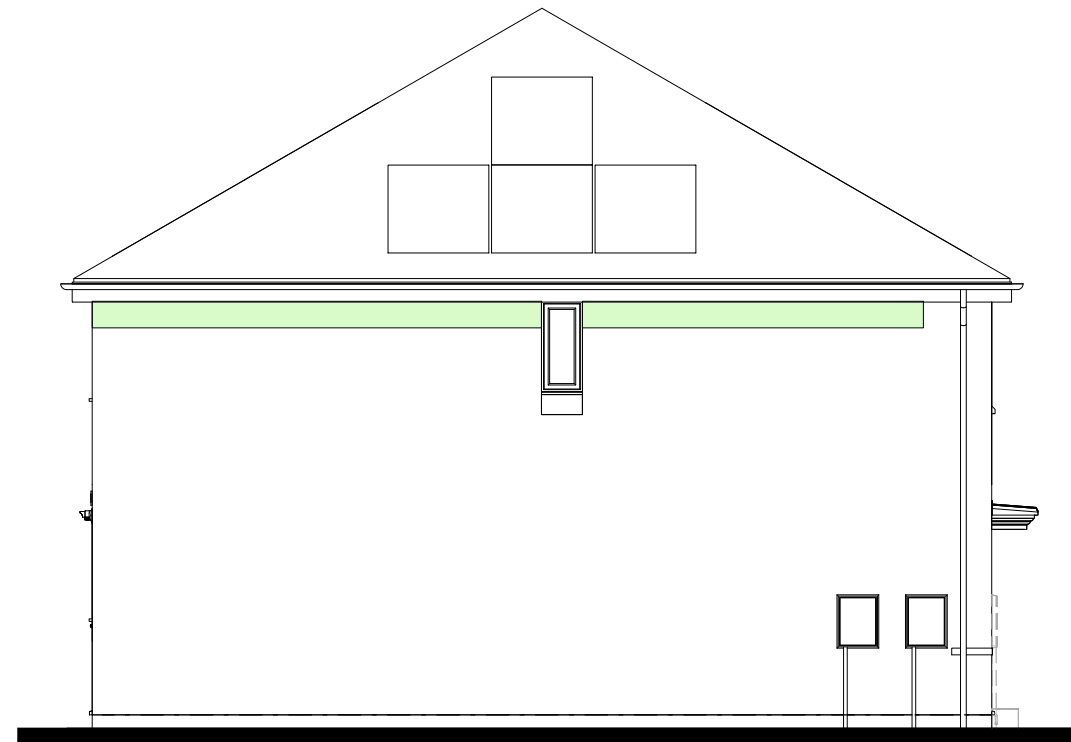
NOTE: THERE COULD BE MORE THAN 1 ON THE PLOT - SEE SITE SPECIFIC MATERIAL PLANS FOR QUANTITY.

SEE 'SWIFT BRICK INSTALLATION GUIDANCE - FOR SITE MANAGERS AND DESIGNERS' DOCUMENT, STANDARD DETAIL REF. GEN-GD-EN-007 AND MANUFACTURERS INSTALLATION GUIDANCE FOR FURTHER DETAIL.

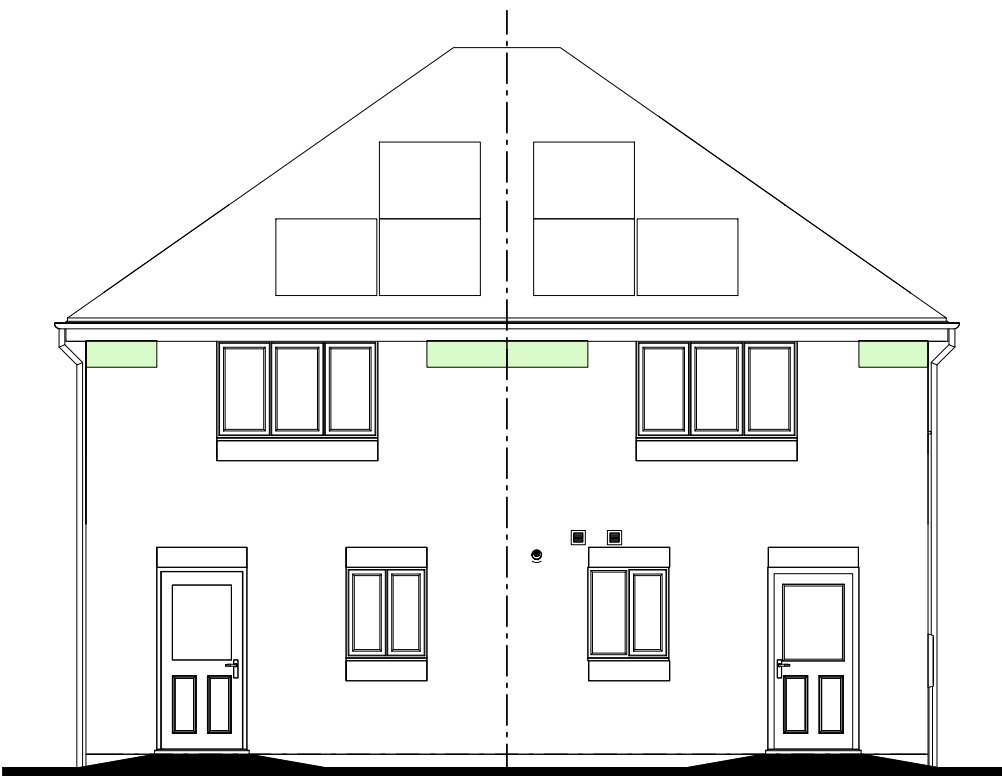
 GREEN SHADED ZONES INDICATE PREFERRED LOCATIONS



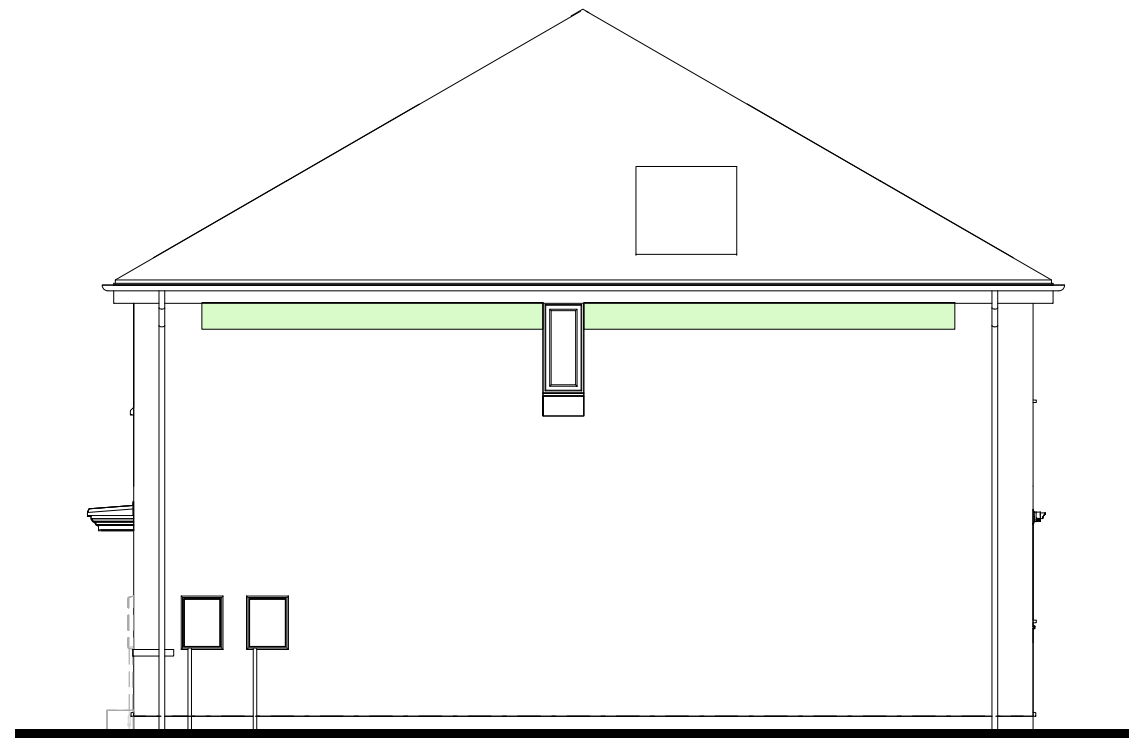
FRONT ELEVATION.



L.H. SIDE ELEVATION.



REAR ELEVATION.



R.H. SIDE ELEVATION.

Revision Note:

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Scale	Drawn By	Date
1 : 85	G.T.	14.03.25

Drawing No.	Revision
AL24ZSBL	

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

Drawing Title
SWIFT BRICK LOCATIONS

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 www.millerhomes.co.uk


RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION,
DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT
THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS
REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

RAINWATER GOODS - GENERAL NOTES
ALL RWP LOCATIONS DENOTED ARE DESIGNED IN
ACCORDANCE WITH POLYPIPE'S RAINWATER
DISCHARGE CALCULATIONS.

FIGURES BASED ON **POLYFLOW RAINWATER SYSTEM**
(i.e. DEEP CAPACITY GUTTERING) WITH LEVEL GUTTERS
AND RAINFALL DESIGN INTENSITY OF 75MM/HOUR

WINDOW KEY.

-  DENOTES WINDOWS TO BE SUPPLIED AS TOUGHENED SAFETY GLASS.
- EXE** DENOTES WINDOW TO BE SUPPLIED AS EMERGENCY EGRESS WINDOW
AND HAVE UN-OBSTRUCTED OPENING OF AT LEAST 450MM X 450MM
GIVING AN AREA OF 0.33 SQ.M CONFORMING TO APPROVED DOCUMENT
PART B1 OF THE BUILDING REGULATIONS.

**(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE:**
WHERE DWELLING IS TO BE M4(2) COMPLIANT, ITEMS DENOTED
AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT
SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

DRY RIDGE.

INDICATIVE PHOTOVOLTAIC (P.V.) ARRAY
POSITION, SUBJECT TO SITE/PLOT LOCATION &
ORIENTATION OF DWELLING. REFER TO
SITE/PLOT SPECIFIC PV DESIGNS FOR EXACT
REQUIREMENTS.

DRY HIPS

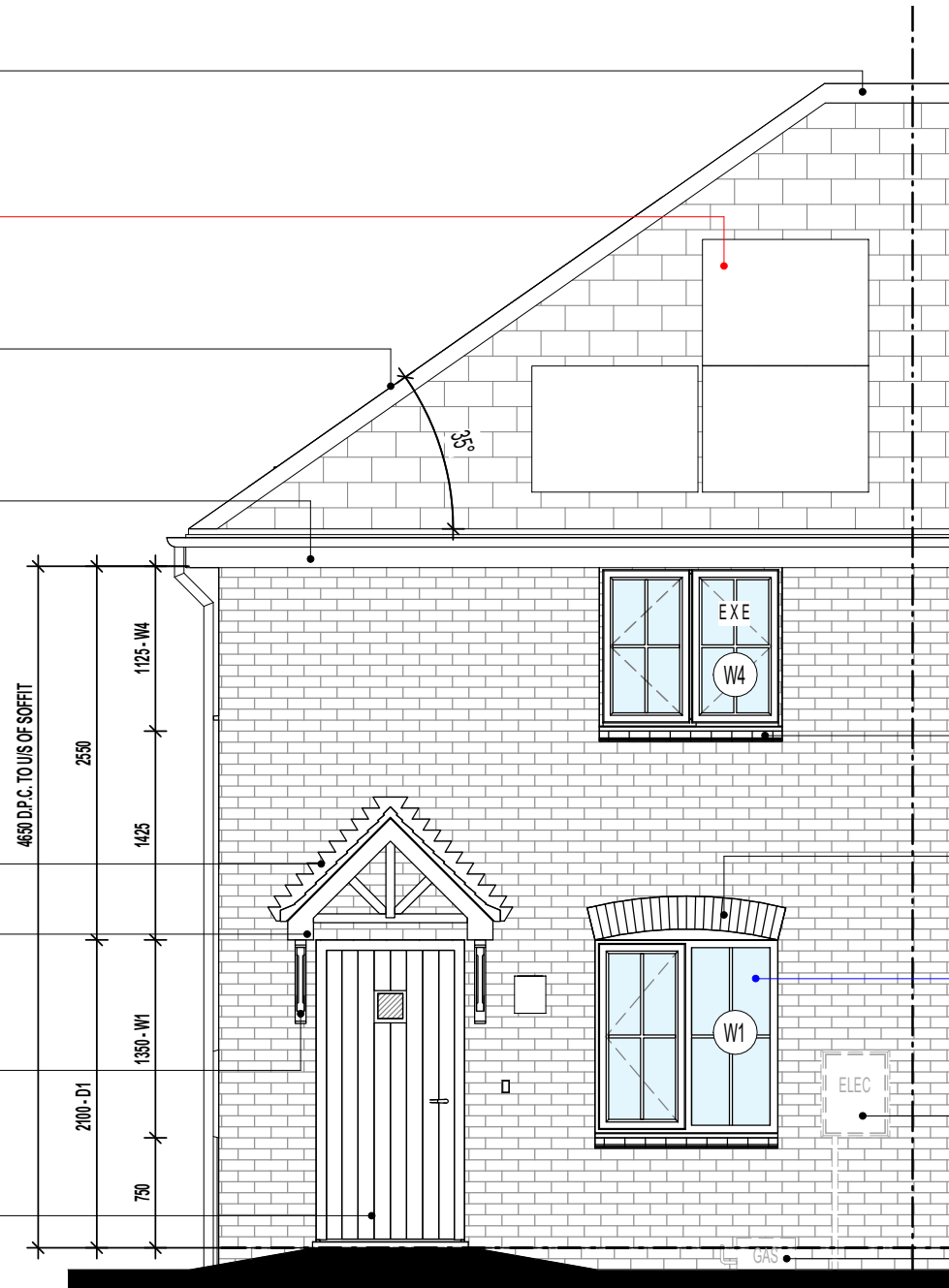
P.V.C.U. FASCIA AND SOFFIT BOARDS.

OPTIONAL CODE 4 LEAD FLASHING TO
ENTRANCE CANOPY.

G.R.P. APEX ENTRANCE CANOPY. STORMKING
REF: 8890 TRUSSED FOR ON-SITE TILING.

G.R.P. DECORATIVE GALLOWS BRACKET.
STORMKING REF: 7680-32 (570x570mm)

ENTRANCE DOOR TO BE IG DOOR STYLE REF:
1K OR SIMILAR APPROVED.



CREASING BRICK CILL DETAIL WHERE SHOWN.

ARCHED BRICK HEADS WHERE SHOWN.

ENSURE FIXED PANE GLAZING TO PRINCIPAL
LIVING AREA WINDOW COMMENCES AT +850MM
MIN. FROM FFL ON M4(2) / M4(3) COMPLIANT
PLOTS **#**

LOCATION OF METER BOXES (MID TERRACE
SITUATION ONLY) CONTACT SERVICE
PROVIDER FOR CONFIRMATION OF METER BOX
POSITIONS.

FLOOR MOUNTED GAS METER IN POSITION
SHOWN TO AVOID FOULING PATHWAY TO
ENTRANCE. (MID TERRACE SITUATION ONLY)

FRONT ELEVATION

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 **OPP PLOTS - 76,127,135,1501**

Revision Note:

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Scale	Drawn By	Date
1 : 50	G.T.	06.11.23

Drawing No.	Revision
AL24C411	

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EXTENT OF PHOTOVOLTAIC (PV) ARRAY & POSITION ON RELEVANT ELEVATION, SUBJECT TO SITE/PLOT LOCATION & ORIENTATION OF DWELLING (REFER TO SEPERATE S.A.P SCHEDULE & SPECIALISTS DETAILED DRAWINGS FOR EXACT REQUIREMENTS)

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
**FRONT ELEVATION
COTTAGE OPTION 2**

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

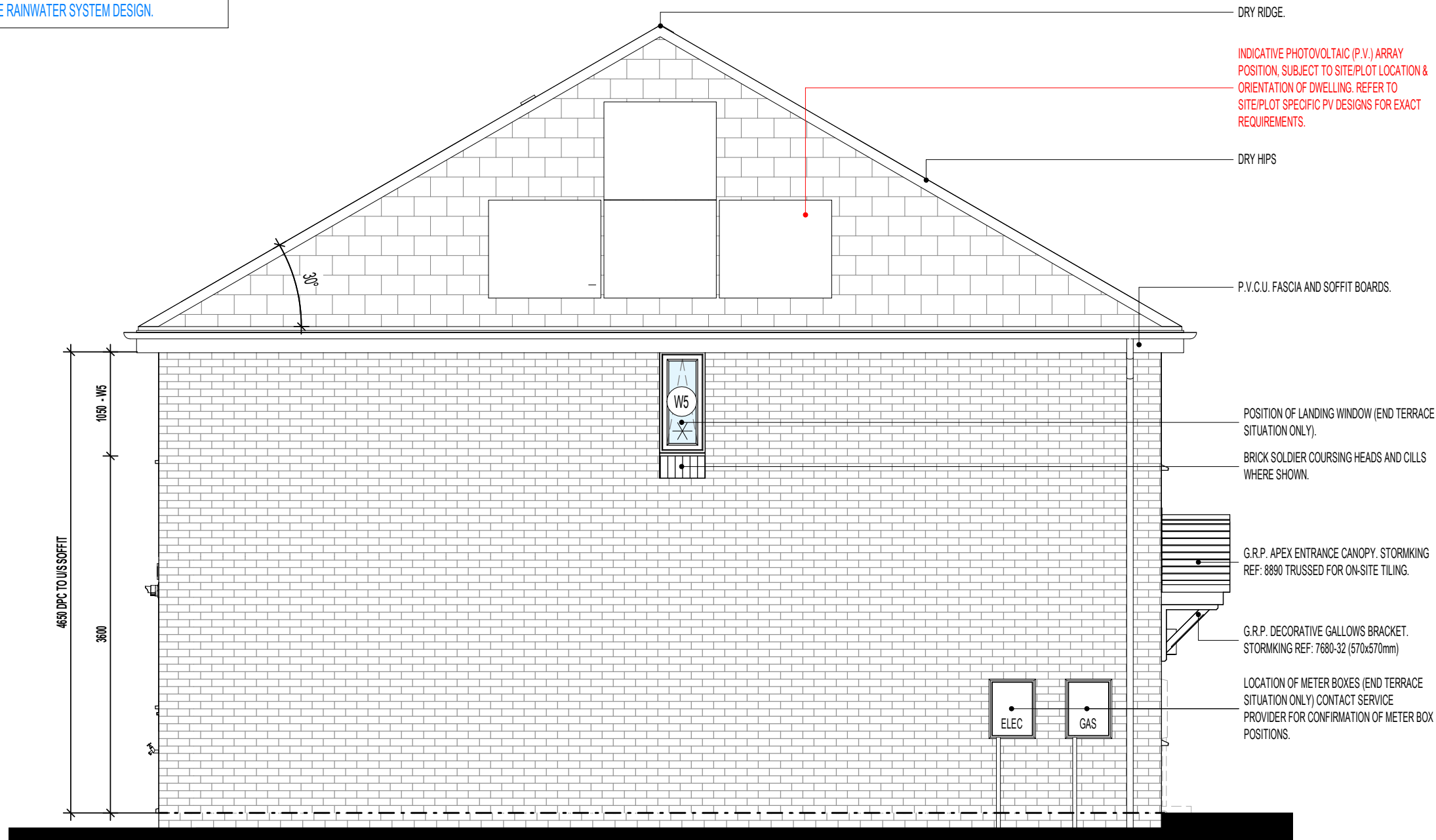
IMPORTANT NOTE:-
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WINDOW KEY.

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- * INDICATES OPTIONAL WINDOW POSITION FOR ALTERNATIVE HANDING / END TERRACED PLOTTING SITUATION; CONFIRM WITH REGIONAL TECHNICAL TEAM OVER SITE SPECIFIC VARIATIONS.

RAINWATER GOODS - GENERAL NOTES
ALL RWP LOCATIONS DENOTED ARE DESIGNED IN ACCORDANCE WITH POLYPIPE'S RAINWATER DISCHARGE CALCULATIONS.

FIGURES BASED ON POLYFLOW RAINWATER SYSTEM (i.e. DEEP CAPACITY GUTTERING) WITH LEVEL GUTTERS AND RAINFALL DESIGN INTENSITY OF 75MM/HOUR



L.H. SIDE ELEVATION

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EXTENT OF PHOTOVOLTAIC (PV) ARRAY & POSITION ON RELEVANT ELEVATION, SUBJECT TO SITEPLOT LOCATION & ORIENTATION OF DWELLING (REFER TO SEPERATE S.A.P SCHEDULE & SPECIALISTS DETAILED DRAWINGS FOR EXACT REQUIREMENTS)

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AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
**L.H. SIDE ELEVATION
COTTAGE OPTION 2**

Revision Note:
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Scale	Drawn By	Date
1 : 50	G.T.	06.11.23
Drawing No.	Revision	
AL24C412	[Empty]	

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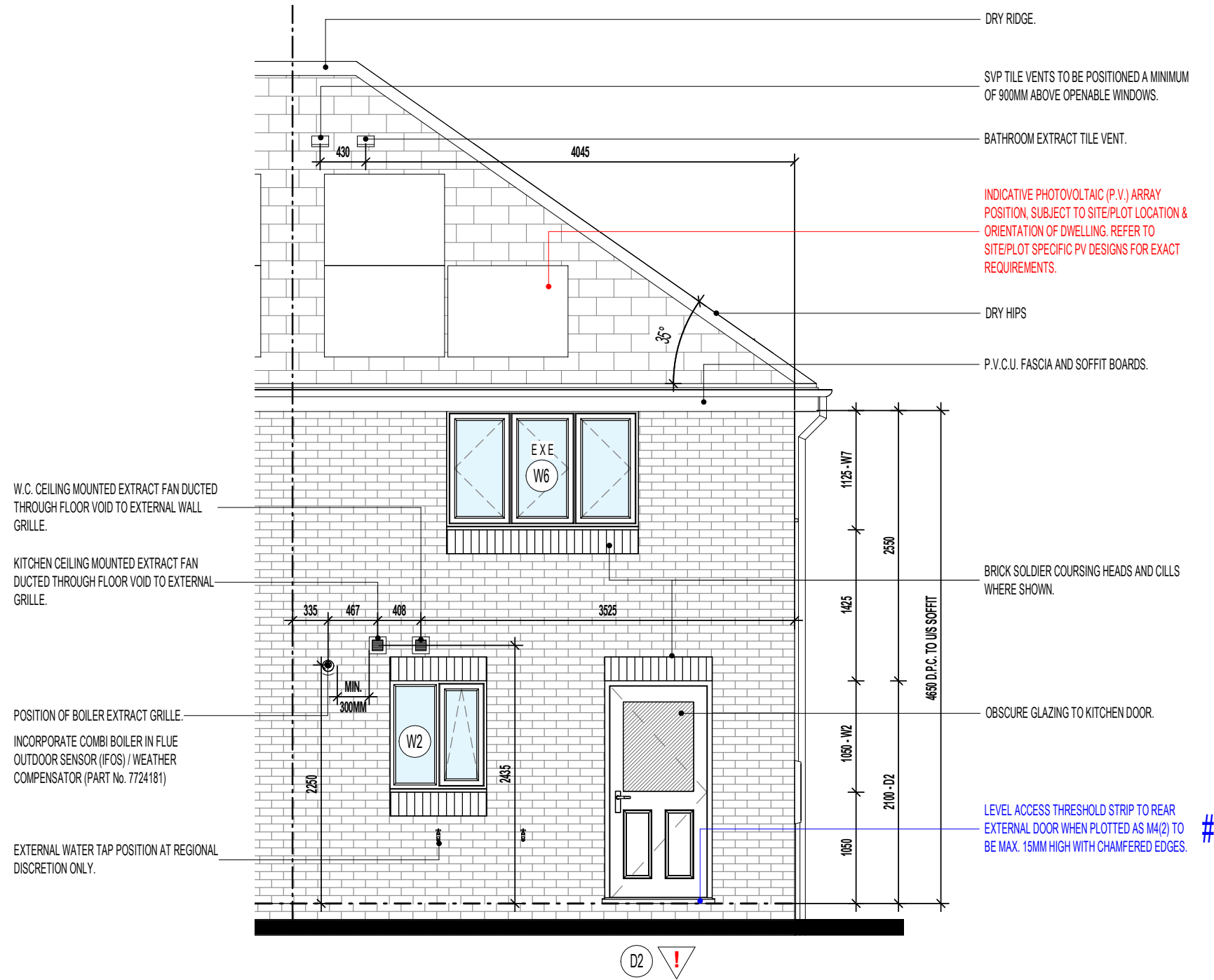
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REAR ELEVATION

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

EXTENT OF PHOTOVOLTAIC (PV) ARRAY & POSITION ON RELEVANT ELEVATION, SUBJECT TO SITEPLOT LOCATION & ORIENTATION OF DWELLING (REFER TO SEPERATE S.A.P SCHEDULE & SPECIALISTS DETAILED DRAWINGS FOR EXACT REQUIREMENTS)

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AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
**REAR ELEVATION
COTTAGE OPTION 2**

Revision Note:
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Scale	Drawn By	Date
1 : 50	G.T.	06.11.23
Drawing No.	Revision	
AL24C413		

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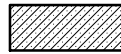
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ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

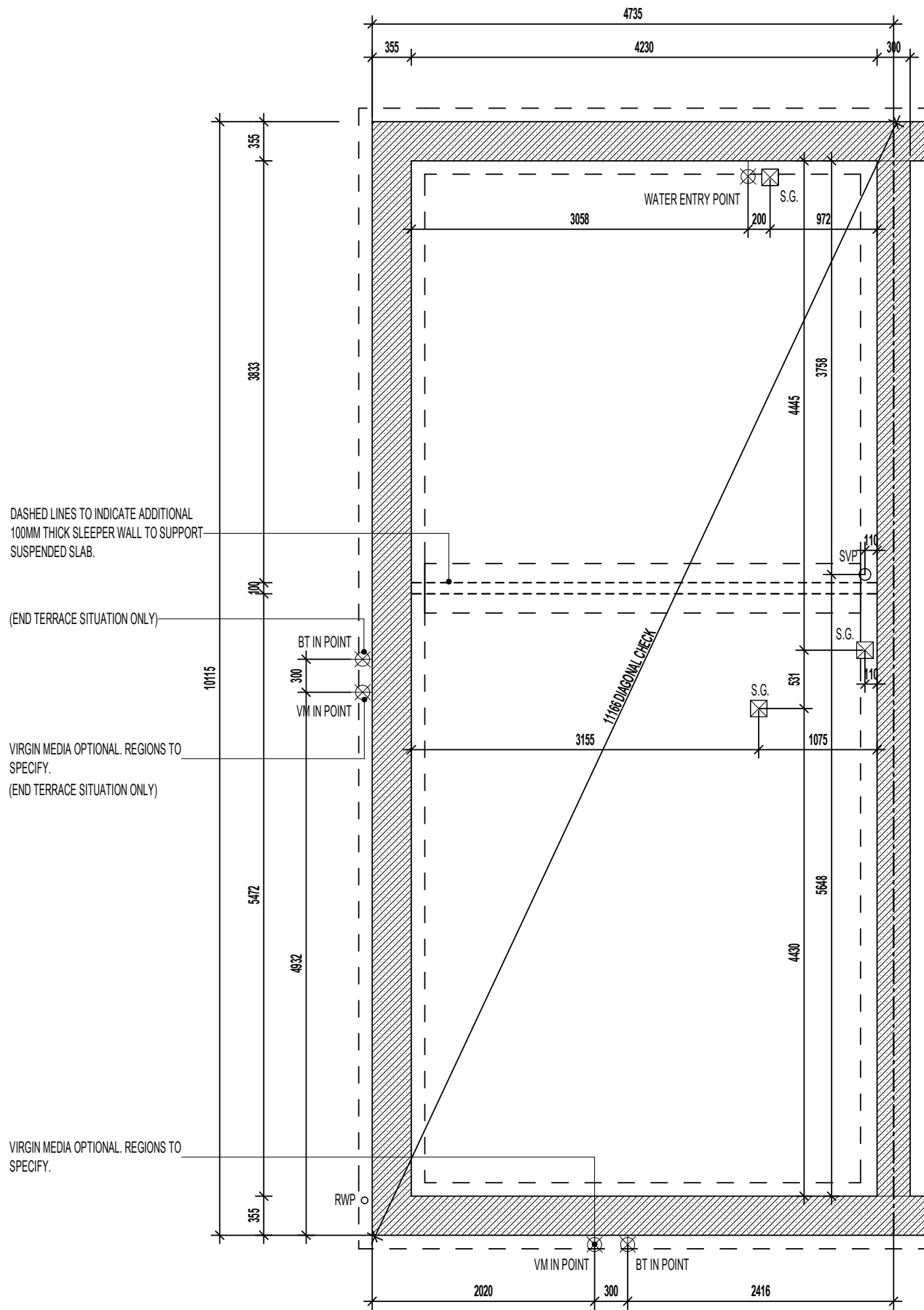
RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
 WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION,
 DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT
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IMPORTANT NOTE:-
 WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS
 REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

WALL LEGEND.

-  DENOTES 355MM THICK 3.6N/MM² FOUNDATION BLOCKWORK
-  DENOTES 300MM THICK 3.6N/MM² FOUNDATION BLOCKWORK (PARTY WALL)

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS.
 REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.



TRENCH BLOCK FOUNDATION PLAN

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
TRENCH BLOCK FOUNDATION PLAN

Revision Note:

Scale	Drawn By	Date
1 : 50	G.T.	06.11.23

Drawing No.	Revision
AL24101	

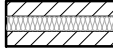
millerhomes
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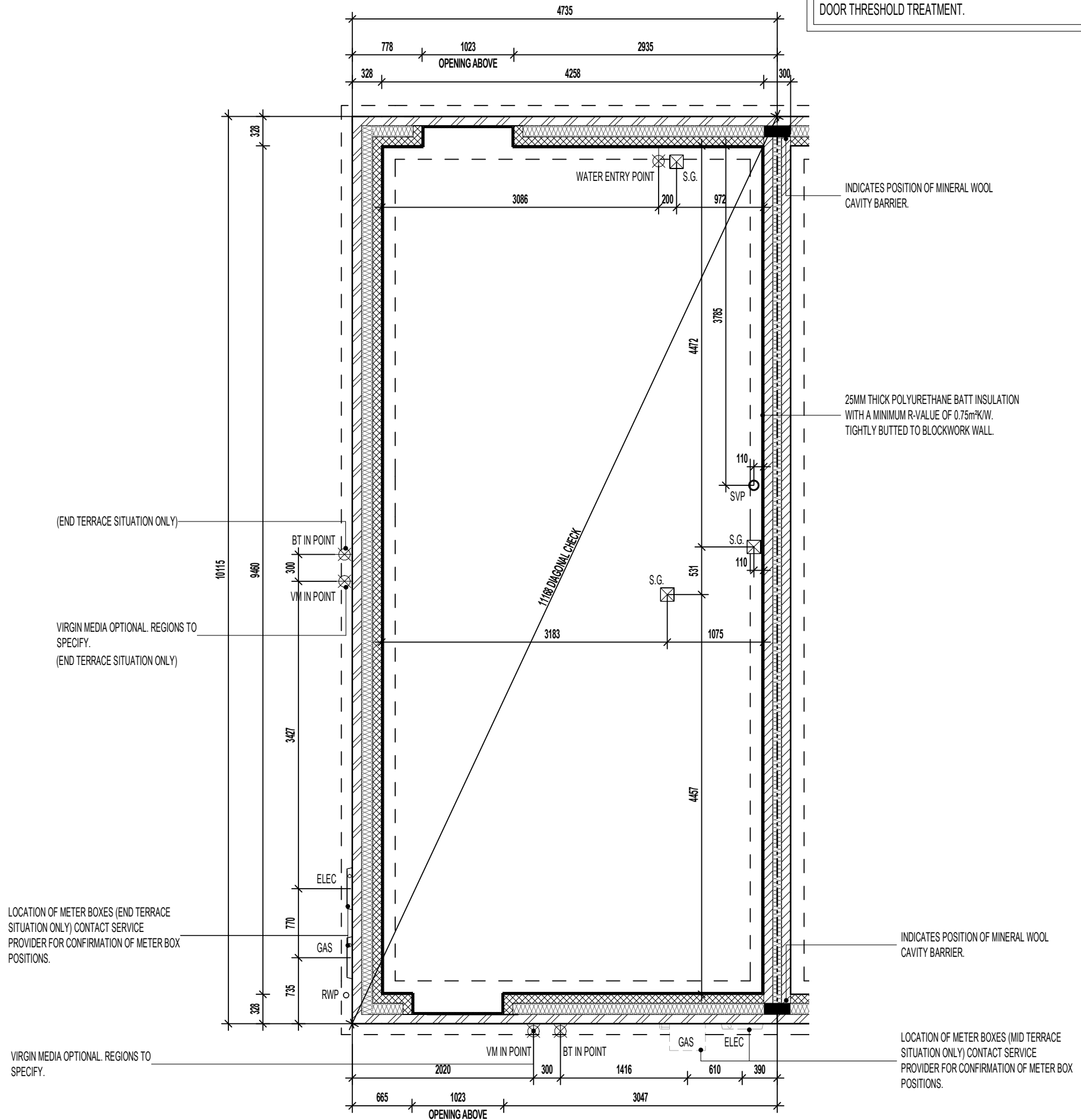
 DENOTES 328MM THICK CAVITY WALL :
- 102.5MM FACING BRICKWORK
- 125MM WIDE INSULATED CAVITY
- 100MM THICK 3.6N/MMP STANDARD AIRCRETE BLOCKWORK

 DENOTES 300MM THICK PARTY WALL :
- 100MM THICK 3.6N/MMP LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
- 100MM WIDE INSULATED CAVITY
- 100MM THICK 3.6N/MMP LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS. REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.

GENERAL NOTE:
REFER TO DIMENSIONED G.F. PLANS FOR EXTERNAL & INTERNAL DOOR LOCATIONS AND CROSS REFER TO ASSOCIATED STANDARD DETAILS FOR DOOR THRESHOLD TREATMENT.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501



GROUND BEARING FOUNDATION PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
GROUND BEARING FOUNDATION PLAN

Revision Note:
[Empty box for revision notes]

Scale: **1 : 50** Drawn By: **G.T.** Date: **06.11.23**

Drawing No.: **AL24102** Revision: [Empty box]

miller homes
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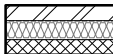
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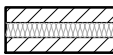
ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION,
DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT
THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS
REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

WALL LEGEND.

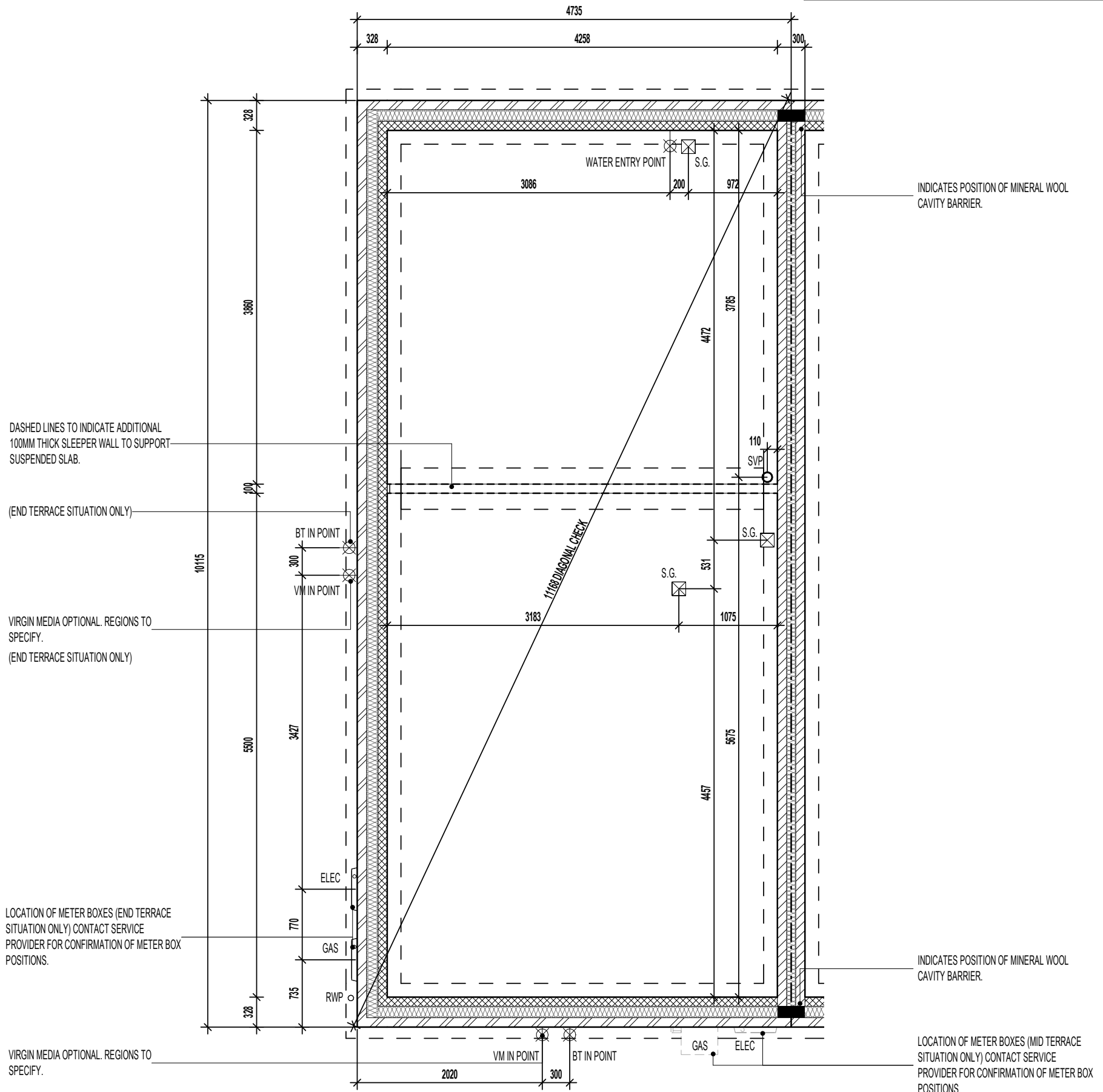
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REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.

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DOOR THRESHOLD TREATMENT.



SUSPENDED SLAB FOUNDATION PLAN.

REFER TO STRUCTURAL ENGINEERS CALCULATIONS FOR SUSPENDED SLAB THICKNESS AND STEELWORK SCHEDULE

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
SUSPENDED SLAB FOUNDATION PLAN

Scale	Drawn By	Date
1 : 50	G.T.	06.11.23
Drawing No.	Revision	
AL24103		

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BEAM & BLOCK / EPS UNDERFLOOR VOID VENTILATION

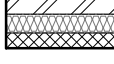
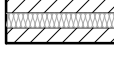
VENTILATION SHOULD BE PROVIDED TO PRECAST SUSPENDED FLOORS IN ACCORDANCE WITH CHAPTER 5.2.10 OF LATEST NHBC TECHNICAL STANDARDS. (GENERALLY PROVIDED BY VENTILATORS ON AT LEAST TWO OPPOSITE EXTERNAL WALLS.

WHERE SLEEPER WALLS / PARTITIONS PROVIDED, THESE SHOULD BE CONSTRUCTED WITH SUFFICIENT OPENINGS TO ENSURE ADEQUATE THROUGH VENTILATION.

VOID VENTILATION SHOULD BE PROVIDED TO WHICHEVER GIVES THE GREATER OPENING AREA:

- 1500MM² PER METRE RUN OF EXTERNAL WALL
- 500MM² PER M² OF FLOOR AREA.

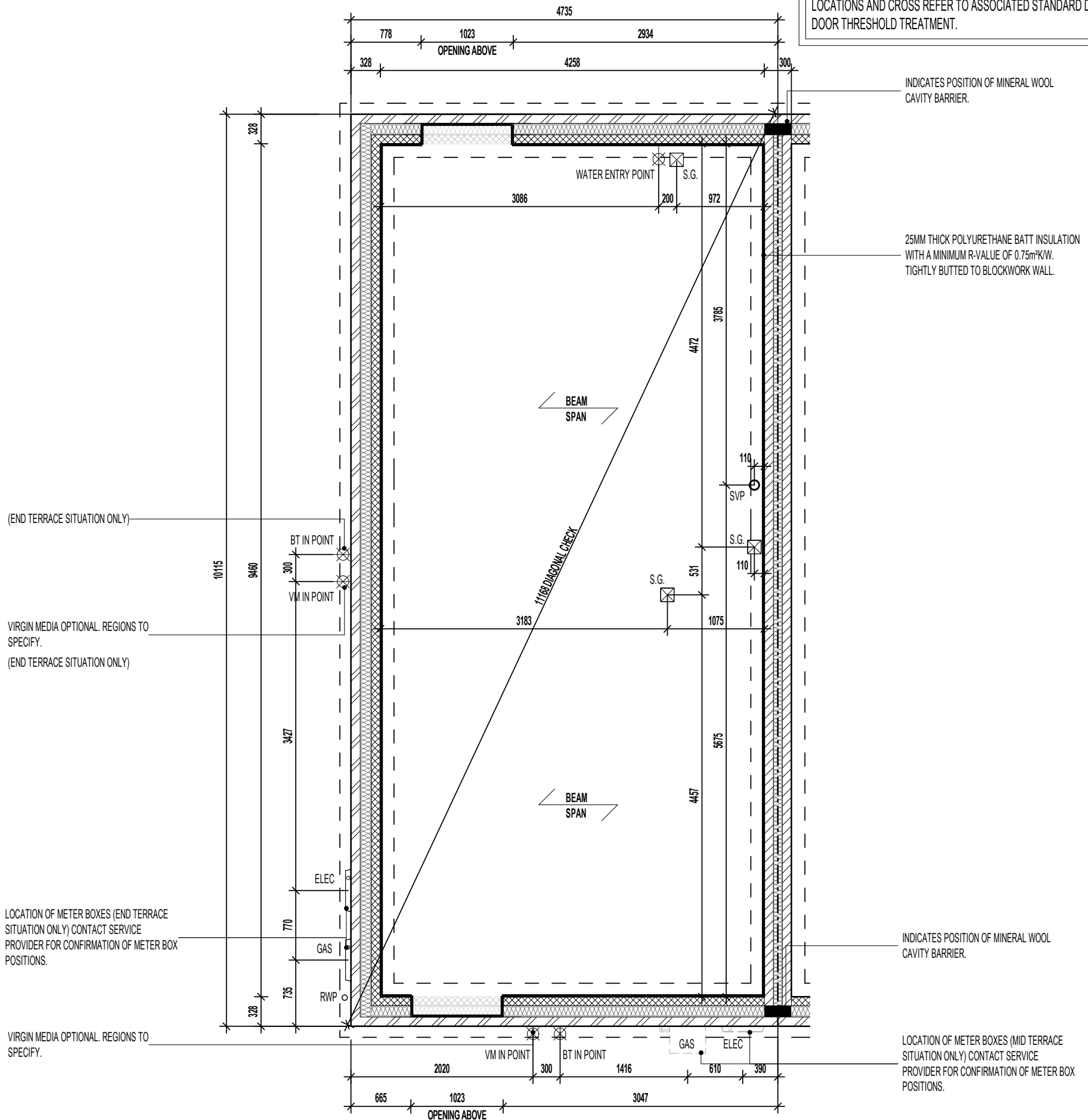
WALL LEGEND.

-  DENOTES 328MM THICK CAVITY WALL :
 - 102.5MM FACING BRICKWORK
 - 125MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMM² STANDARD AIRCRETE BLOCKWORK
-  DENOTES 300MM THICK PARTY WALL :
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 100MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS. REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.

GENERAL NOTE:
REFER TO DIMENSIONED G.F. PLANS FOR EXTERNAL & INTERNAL DOOR LOCATIONS AND CROSS REFER TO ASSOCIATED STANDARD DETAILS FOR DOOR THRESHOLD TREATMENT.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501



BEAM AND EPS FOUNDATION PLAN

REFER TO MANUFACTURERS DRAWINGS FOR FURTHER INFORMATION

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
BEAM AND EPS FOUNDATION PLAN

Revision Note:

Scale: **1 : 50** Drawn By: **G.T.** Date: **06.11.23**

Drawing No.: **AL24104** Revision:

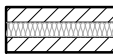
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RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
 WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION,
 DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT
 THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
 WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS
 REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

WALL LEGEND.

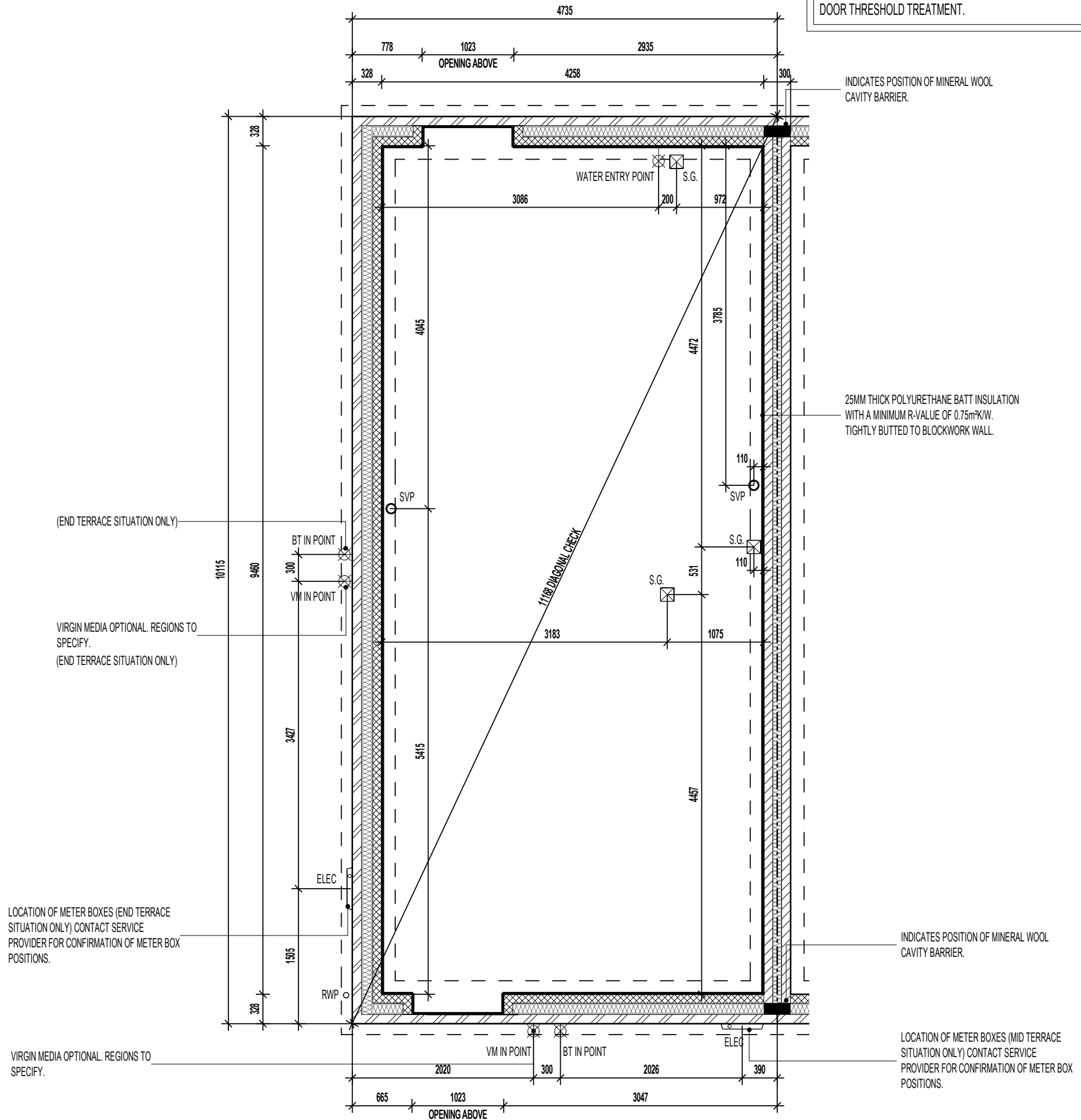
 DENOTES 328MM THICK CAVITY WALL :
 - 102.5MM FACING BRICKWORK
 - 125MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6N/MMP STANDARD AIRCRETE BLOCKWORK

 DENOTES 300MM THICK PARTY WALL :
 - 100MM THICK 3.6N/MMP LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 100MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6N/MMP LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK

DASHED LINES INDICATE FOUNDATIONS TO EXTERNAL & INTERNAL WALLS.
 REFER TO CONSULTING ENGINEER'S DRAWINGS FOR ACTUAL SIZE & TYPE.

GENERAL NOTE:
 REFER TO DIMENSIONED G.F. PLANS FOR EXTERNAL & INTERNAL DOOR
 LOCATIONS AND CROSS REFER TO ASSOCIATED STANDARD DETAILS FOR
 DOOR THRESHOLD TREATMENT.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501



GROUND BEARING FOUNDATION PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
ASHP GROUND BEARING FOUNDATION PLAN

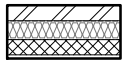
Revision Note:

Scale: **1 : 50** Drawn By: **G.T.** Date: **03.01.23**

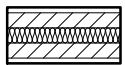
Drawing No. **AL24106** Revision: _____

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 www.millerhomes.co.uk

WALL LEGEND.



DENOTES 353MM THICK CAVITY WALL :
 - 102.5MM FACING BRICKWORK
 - 125MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMM² STANDARD AIRCRETE BLOCKWORK
 - 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH



DENOTES 350MM THICK PARTY WALL :
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 100MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM FINISH



DENOTES 93MM THICK NON LOAD BEARING PARTITION WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.

✳ INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.



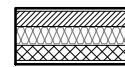
DENOTES 112MM THICK STRUCTURAL RACKING WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 9.5MM PLYWOOD SHEATHING
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 9.5MM PLYWOOD SHEATHING
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.
 - NOTE: END STUDS FIXED TO BLOCKWORK WITH RESIN ANCHORS @MAX 450MM VERTICAL CENTRES.

NOTE:
 RACKING WALL 'A' ONLY REQUIRED WHEN END TERRACED & PLOTTED AS SHOWN. WHERE LAYOUT IS MIRRORED (i.e. W.C. ON EXTERNAL WALL), ALLOW FOR EXTENT OF RACKING WALL 'B' ONLY.

**GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) -
 SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
 ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB
 RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KNM²
 (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL
 SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)**

ELEVATIONAL TREATMENT-

REFER TO RELEVANT HOUSE TYPE ELEVATIONS FOR ELEVATIONAL TREATMENT AND EXTENT OF ALTERNATIVE EXTERNAL WALL CONSTRUCTION.



370MM THICK BLOCKWORK CAVITY WALL CONSTRUCTION:
 SEE ELEVATIONS FOR EXTERNAL WALL FINISH & LOCATIONS

- EXTERNAL WALL FINISHES: MIN. 20MM WEBER MONOCOUCHE RENDER APPLIED TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE BLOCKWORK.
 - 125MM WIDE INSULATED CAVITY.
 - 100MM THICK 3.6NMM² STANDARD AIRCRETE BLOCKWORK.
 - 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH.

VERTICAL MOVEMENT JOINT TO BE INSTALLED AT JUNCTIONS BETWEEN BRICKWORK AND BLOCKWORK EXTERNAL SKIN. REFER TO ELEVATIONS FOR LOCATIONS.

(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE:
 # WHERE DWELLING IS TO BE M4(2) COMPLIANT, OTHERWISE DENOTED AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
 WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
 WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

LEVEL ACCESS THRESHOLD STRIP TO REAR EXTERNAL DOOR WHEN PLOTTED AS M4(2) TO BE MAX. 15MM HIGH WITH CHAMFERED EDGES.

TIMBER STUD PARTITION BUILD-UP AS PER WALL LEGEND. CONTINUOUS BEADS OF GYPROC SEALANT AT HEADS, SOLES, ABUTMENTS AND PERIMETER SEALANT TO DOOR SETS TO MAINTAIN ACOUSTIC PERFORMANCE. OVERALL THICKNESS OF THE PARTITION SHOULD SUIT A 100MM WIDE DOOR LINING. FIXINGS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

FOR NON LOAD BEARING STUD PARTITIONS REFER TO REGIONAL OFFICE FOR SITE CONSTRUCTION SPECIFICATION. PLEASE NOTE THIS DRAWING INDICATES 63MM TIMBER STUD PARTITION. INTERNAL ROOM DIMENSIONS MAY VARY DEPENDING UPON STUD PARTITION SPECIFICATION.

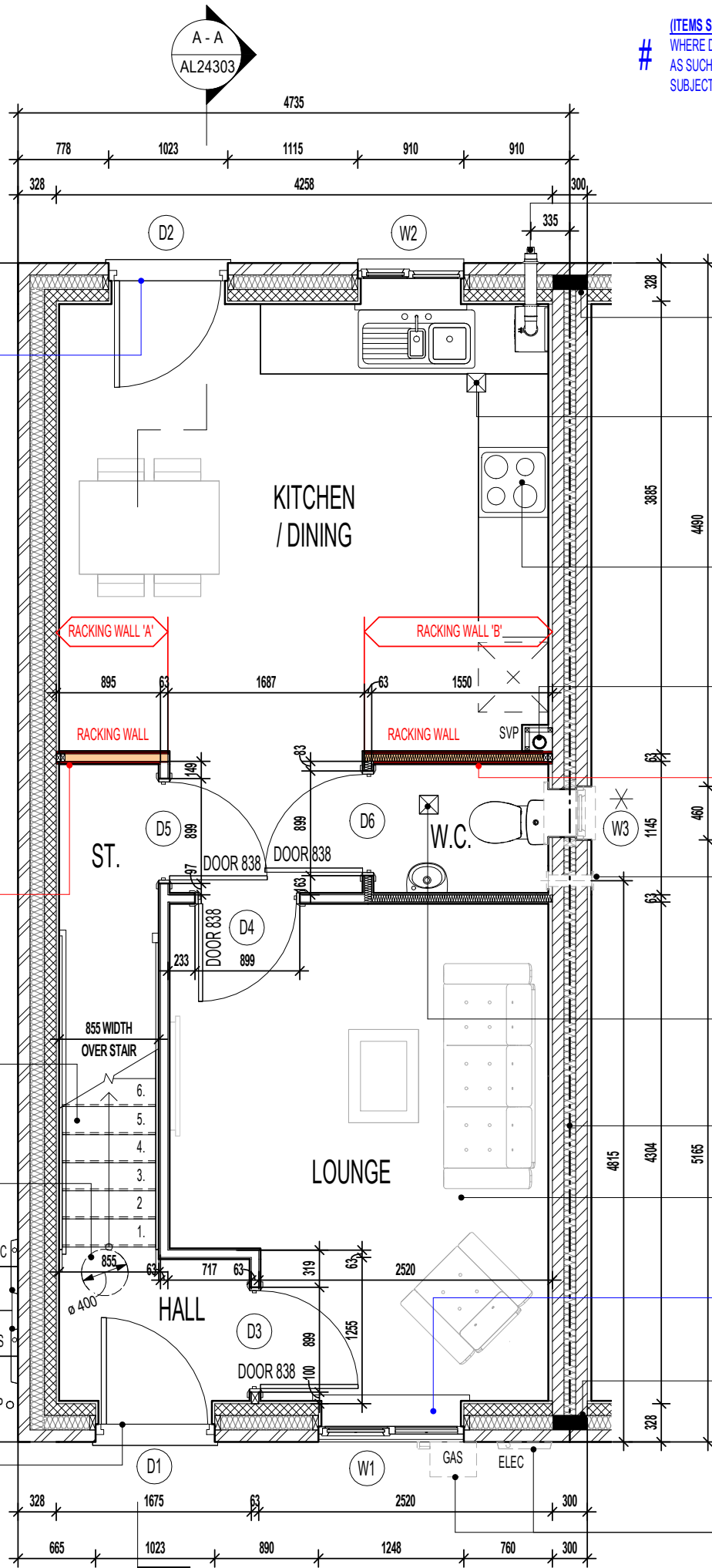
TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

M4(2) COMPLIANT STAIRCASE MIN. 850MM CLEAR WIDTH MEASURED 450MM ABOVE PITCH LINE.

A 400MM CLEAR SPACE, ACROSS THE FULL WIDTH OF THE FLIGHT SHOULD BE PROVIDED WHERE A DOOR SWINGS ACROSS A LANDING AT THE BOTTOM OF THE STAIR.

LOCATION OF METER BOXES (END TERRACE SITUATION ONLY) CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER BOX POSITIONS.

INTERNAL THRESHOLD STRIP TO FRONT ENTRANCE TO BE MAX. 15MM IN HEIGHT WITH CHAMFERED EDGES.



BALANCED FLUE BOILER EXTRACT TAKEN THROUGH TO EXTERNAL GRILLE ENSURE 300MM MIN. CLEAR DISTANCE FROM ANY OPENING, 150MM MIN. FROM A RWP AND 600MM MIN. FROM ANY BOUNDARY LINE. REFER TO STANDARD BOILER DETAIL DRAWING NO. SV-GD-EN-004 & 005.

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA INDEPENDENT BOOST SWITCH.

RE-CIRCULATION COOKER HOOD EXTRACT TO BE INSTALLED OVER HOB.

FULL HEIGHT SVP BOXING. SVP WRAPPED WITH MIN. 25MM MINERAL FIBRE INSULATION & BOARDED WITH 2 No. LAYERS OF 12.5MM GYPROC WALLBOARD.

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

PARTY WALL TO BE FULLY FILLED AND SEALED EDGES TO ENSURE A 'U' VALUE OF 0.00W/m²K.

CEILINGS THROUGHOUT LIVING AREAS OF GROUND FLOOR TO BE PROVIDED WITH 15MM GYPROC WALLBOARD (9.8kg/M²).

ENSURE FIXED PANE GLAZING TO PRINCIPAL LIVING AREA WINDOW COMMENCES AT +850MM MIN. FROM FFL ON M4(2) / M4(3) COMPLIANT PLOTS

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

LOCATION OF METER BOXES (MID TERRACE SITUATION ONLY) CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER BOX POSITIONS.

GROUND FLOOR PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
GROUND FLOOR PLAN

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Revision Note:

Scale
1 : 50

Drawn By
G.T.

Date
06.11.23

Drawing No.
AL24201

Revision

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WALL LEGEND. AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

ELEVATIONAL TREATMENT -

- DENOTES 353MM THICK CAVITY WALL :
 - 102.5MM FACING BRICKWORK
 - 125MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMMF STANDARD AIRCRETE BLOCKWORK
 - 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH
- DENOTES 350MM THICK PARTY WALL :
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM
 - 100MM THICK 3.6NMMF LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 100MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMMF LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM
- DENOTES 93MM THICK NON LOAD BEARING PARTITION WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.

- DENOTES 105MM THICK STRUCTURAL RACKING WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 12MM PLYWOOD SHEATHING (RACKING WALL 'A' & RACKING WALL 'B' TO BED 1 SIDE ONLY)
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.
 - NOTE: END STUDS FIXED TO BLOCKWORK WITH RESIN ANCHORS @MAX 450MM VERTICAL CENTRES.
- NOTE:**
RACKING WALL 'A' ONLY REQUIRED WHEN END TERRACED & PLOTTED AS SHOWN. WHERE LAYOUT IS MIRRORED (i.e. BATH ON EXTERNAL WALL), ALLOW FOR EXTENT OF RACKING WALL 'B' ONLY.

REFER TO RELEVANT HOUSE TYPE ELEVATIONS FOR ELEVATIONAL TREATMENT AND EXTENT OF ALTERNATIVE EXTERNAL WALL CONSTRUCTION.

- 370MM THICK BLOCKWORK CAVITY WALL CONSTRUCTION: SEE ELEVATIONS FOR EXTERNAL WALL FINISH & LOCATIONS

- **EXTERNAL WALL FINISHES:** MIN. 20MM WEBER MONOCOUCHE RENDER APPLIED TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- 100MM THICK 3.6NMMF LIGHTWEIGHT AGGREGATE BLOCKWORK.
- 125MM WIDE INSULATED CAVITY.
- 100MM THICK 3.6NMMF STANDARD AIRCRETE BLOCKWORK.
- 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH.

VERTICAL MOVEMENT JOINT TO BE INSTALLED AT JUNCTIONS BETWEEN BRICKWORK AND BLOCKWORK EXTERNAL SKIN. REFER TO ELEVATIONS FOR LOCATIONS.

LINTELS SUPPORTING GIRDER TRUSSES:
STANDARD LINTEL SCHEDULES DESIGNED TO 'AS' ROOF CONFIGURATION. REGIONS TO OBTAIN ALTERNATIVE LINTEL SCHEDULES SHOULD ANY DEVIATION FROM THIS ROOF DESIGN BE APPLICABLE. (I.E. MID/OPP HANDING)

(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE:
WHERE DWELLING IS TO BE M4(2) COMPLIANT, ITEMS DENOTED AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) - SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/MF (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)

TIMBER STUD PARTITION BUILD-UP AS PER WALL LEGEND. CONTINUOUS BEADS OF GYPROC SEALANT AT HEADS, SOLES, ABUTMENTS AND PERIMETER SEALANT TO DOOR SETS TO MAINTAIN ACOUSTIC PERFORMANCE. OVERALL THICKNESS OF THE PARTITION SHOULD SUIT A 100MM WIDE DOOR LINING. FIXINGS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

FOR NON LOAD BEARING STUD PARTITIONS REFER TO REGIONAL OFFICE FOR SITE CONSTRUCTION SPECIFICATION. PLEASE NOTE THIS DRAWING INDICATES 63MM TIMBER STUD PARTITION. INTERNAL ROOM DIMENSIONS MAY VARY DEPENDING UPON STUD PARTITION SPECIFICATION.

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

POSITION OF LANDING WINDOW (END TERRACE SITUATION ONLY).

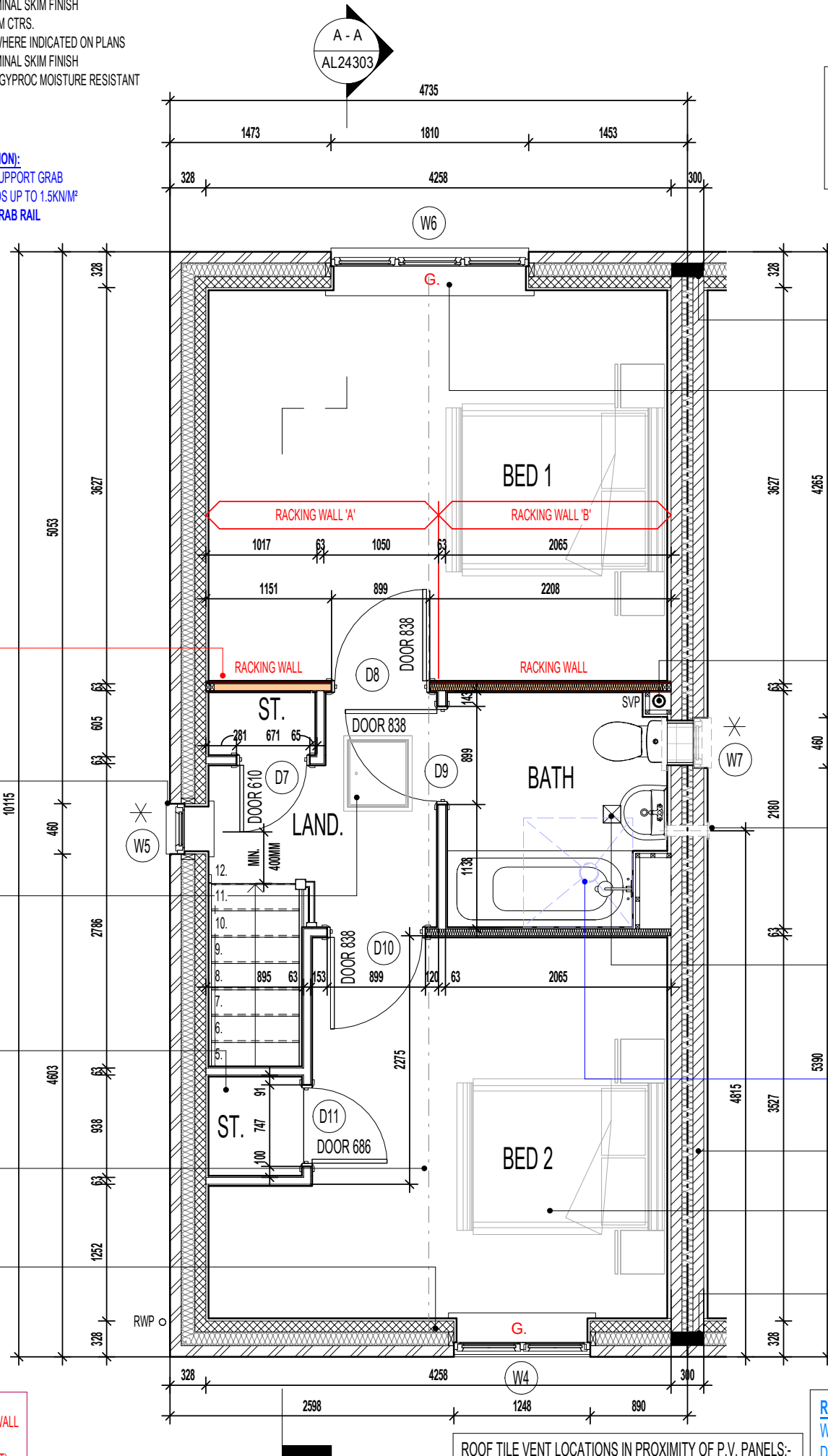
DRAUGHT PROOFED AND INSULATED LOFT ACCESS HATCH. P.V. PANEL INVERTER BOX TO BE LOCATED IN ROOF SPACE ADJACENT TO LOFT HATCH - (REFER TO MANUFACTURERS DETAILS)

100 X 70MM S.W. STUDWORK TO FORM BULKHEAD. TIMBER BEARERS SPANNING ACROSS STAIRWELL OPENING TO SUPPORT PARTITIONING. RAKING TIMBERS TO BE FIXED TO FLOOR JOIST AND BACK TO BEARERS AS SHOWN. STORE DOOR TO BE SET FORWARD TO ALLOW FOR A FULL HEIGHT DOOR.

INDICATES LOCATION OF GIRDER TRUSS - SEE MANUFACTURER'S DESIGN FOR EXACT LOCATION.

EXTENDED LINTEL OVER WINDOW DESIGNED TO SUPPORT GIRDER TRUSS. LINTEL TO EXTEND MIN. 100MM BEYOND CENTRE LINE OF GIRDER TRUSS (IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS)

✕ INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.



INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

LINTEL OVER WINDOW DESIGNED TO SUPPORT GIRDER TRUSS LOCATED DIRECTLY OVER (IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS)

G. GUARDING TO BE PROVIDED AT 1100MM FROM FFL. NOTE: GUARDING MAY BE OMITTED IF BUILD TOLERANCE TO WINDOW OPENING IS WITHIN A RANGE OF MAXIMUM 1100MM AND MINIMUM 1000MM

FULL HEIGHT SVP BOXING. SVP WRAPPED WITH MIN. 25MM MINERAL FIBRE INSULATION & BOARDED WITH 2 No. LAYERS OF 12.5MM GYPROC WALLBOARD.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

SPACE CAPABLE OF PROVIDING A LEVEL ACCESS SHOWER WITHOUT THE NEED TO REMOVE WALLS, REMOVE SCREED OR OTHER SOLID FLOORING **#**

PARTY WALL TO BE FULLY FILLED AND SEALED EDGES TO ENSURE A 'U' VALUE OF 0.00W/m²K.

CEILINGS THROUGHOUT FIRST FLOOR TO BE PROVIDED WITH 15MM GYPROC WALLBOARD (9.8Kg/M²).

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.



NOTE:
PROVISION OF SWIFT NEST BOXES TO BE BUILT- INTO EXTERNAL WALL CONSTRUCTION IF REQUIRED, (SUBJECT TO PLOTS / PREFERRED ELEVATION LOCATIONS DENOTED ON PROJECT MATERIALS LAYOUT)

REFER TO SEPARATE SWIFT BRICK LOCATIONS DRAWING FOR ACCEPTABLE POSITIONS FOR PROPRIETARY PRODUCT INSTALLATION.

FIRST FLOOR PLAN

ROOF TILE VENT LOCATIONS IN PROXIMITY OF P.V. PANELS:-

ENSURE THERE IS SUFFICIENT SPACE FOR TILE VENTS TO BE INSTALLED AVOIDING ALL PV PANELS WITH THE MINIMUM CLEAR DISTANCES ALLOWED FOR AS PER MANUFACTURERS RECOMMENDATIONS. IF ROOF SPACE IS LIMITED THEN DMEV WALL FANS TO BE INSTALLED NO LESS THAN 400MM FROM THE CEILING & MIN. 300MM FROM AN OPENING.

Revision Note:

Scale: 1 : 50
Drawn By: G.T.
Date: 06.11.23

Drawing No.: AL24202
Revision:

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

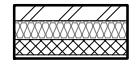
IMPORTANT NOTE:-
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

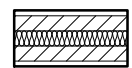
Drawing Title
FIRST FLOOR PLAN



WALL LEGEND.



DENOTES 353MM THICK CAVITY WALL :
 - 102.5MM FACING BRICKWORK
 - 125MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMM² STANDARD AIRCRETE BLOCKWORK
 - 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH



DENOTES 350MM THICK PARTY WALL :
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 100MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM FINISH



DENOTES 93MM THICK NON LOAD BEARING PARTITION WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.

✳ INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
 WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:
 WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

LEVEL ACCESS THRESHOLD STRIP TO REAR EXTERNAL DOOR WHEN PLOTTED AS M4(2) TO BE MAX. 15MM HIGH WITH CHAMFERED EDGES.

TIMBER STUD PARTITION BUILD-UP AS PER WALL LEGEND. CONTINUOUS BEADS OF GYPROC SEALANT AT HEADS, SOLES, ABUTMENTS AND PERIMETER SEALANT TO DOOR SETS TO MAINTAIN ACOUSTIC PERFORMANCE. OVERALL THICKNESS OF THE PARTITION SHOULD SUIT A 100MM WIDE DOOR LINING. FIXINGS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

FOR NON LOAD BEARING STUD PARTITIONS REFER TO REGIONAL OFFICE FOR SITE CONSTRUCTION SPECIFICATION. PLEASE NOTE THIS DRAWING INDICATES 63MM TIMBER STUD PARTITION. INTERNAL ROOM DIMENSIONS MAY VARY DEPENDING UPON STUD PARTITION SPECIFICATION.

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

ASHP FLOW & RETURN PIPES TO BE ENCLOSED WITHIN SVP BOXING

INDEPENDENT 32MM POLYPROPYLENE DISCHARGE PIPE TO BS 5254 OR BS EN 1451. PIPE TO RUN TO SVP CONNECTION ONLY

LOCATION OF HOT WATER CYLINDER. ACCORDING TO APPROVED DOCUMENT PART G, TABLE 1; A DISCHARGE PIPE OF 22MM DIAMETER TO TUNDISH, WITH 35MM PIPE FROM TUNDISH HAS MAXIMUM DISTANCE FROM TUNDISH TO SVP OF 18M. EACH ELBOW REDUCES DISTANCE BY 1.4M."

A 400MM CLEAR SPACE, ACROSS THE FULL WIDTH OF THE FLIGHT SHOULD BE PROVIDED WHERE A DOOR SWINGS ACROSS A LANDING AT THE BOTTOM OF THE STAIR.

LOCATION OF METER BOXES (END TERRACE SITUATION ONLY) CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER BOX POSITIONS.

INTERNAL THRESHOLD STRIP TO FRONT ENTRANCE TO BE MAX. 15MM IN HEIGHT WITH CHAMFERED EDGES.



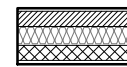
DENOTES 112MM THICK STRUCTURAL RACKING WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 9.5MM PLYWOOD SHEATHING
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 9.5MM PLYWOOD SHEATHING
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.
 - NOTE: END STUDS FIXED TO BLOCKWORK WITH RESIN ANCHORS @MAX 450MM VERTICAL CENTRES.

NOTE:
 RACKING WALL 'A' ONLY REQUIRED WHEN END TERRACED & PLOTTED AS SHOWN. WHERE LAYOUT IS MIRRORED (i.e. W.C. ON EXTERNAL WALL), ALLOW FOR EXTENT OF RACKING WALL 'B' ONLY.

GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) - SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
 ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/M² (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)

ELEVATIONAL TREATMENT-

REFER TO RELEVANT HOUSE TYPE ELEVATIONS FOR ELEVATIONAL TREATMENT AND EXTENT OF ALTERNATIVE EXTERNAL WALL CONSTRUCTION.



370MM THICK BLOCKWORK CAVITY WALL CONSTRUCTION: SEE ELEVATIONS FOR EXTERNAL WALL FINISH & LOCATIONS

- EXTERNAL WALL FINISHES: MIN. 20MM WEBER MONOCOUCHE RENDER APPLIED TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
 - 100MM THICK 3.6NMM² LIGHTWEIGHT AGGREGATE BLOCKWORK.
 - 125MM WIDE INSULATED CAVITY.
 - 100MM THICK 3.6NMM² STANDARD AIRCRETE BLOCKWORK.
 - 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH.

VERTICAL MOVEMENT JOINT TO BE INSTALLED AT JUNCTIONS BETWEEN BRICKWORK AND BLOCKWORK EXTERNAL SKIN. REFER TO ELEVATIONS FOR LOCATIONS.

(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE : WHERE DWELLING IS TO BE M4(2) COMPLIANT, ITEMS DENOTED AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

BOXING TO BE INSTALLED TO ENCLOSE ASHP FLOW AND RETURN INSULATED PIPEWORK. BOXING TO BE BUILT INLINE WITH KITCHEN WALL UNITS. SEE SEPARATE STANDARD DETAIL

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA INDEPENDENT BOOST SWITCH.

RE-CIRCULATION COOKER HOOD EXTRACT TO BE INSTALLED OVER HOB.

FULL HEIGHT SVP BOXING. SVP WRAPPED WITH MIN. 25MM MINERAL FIBRE INSULATION & BOARDED WITH 2 No. LAYERS OF 12.5MM GYPROC WALLBOARD.

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

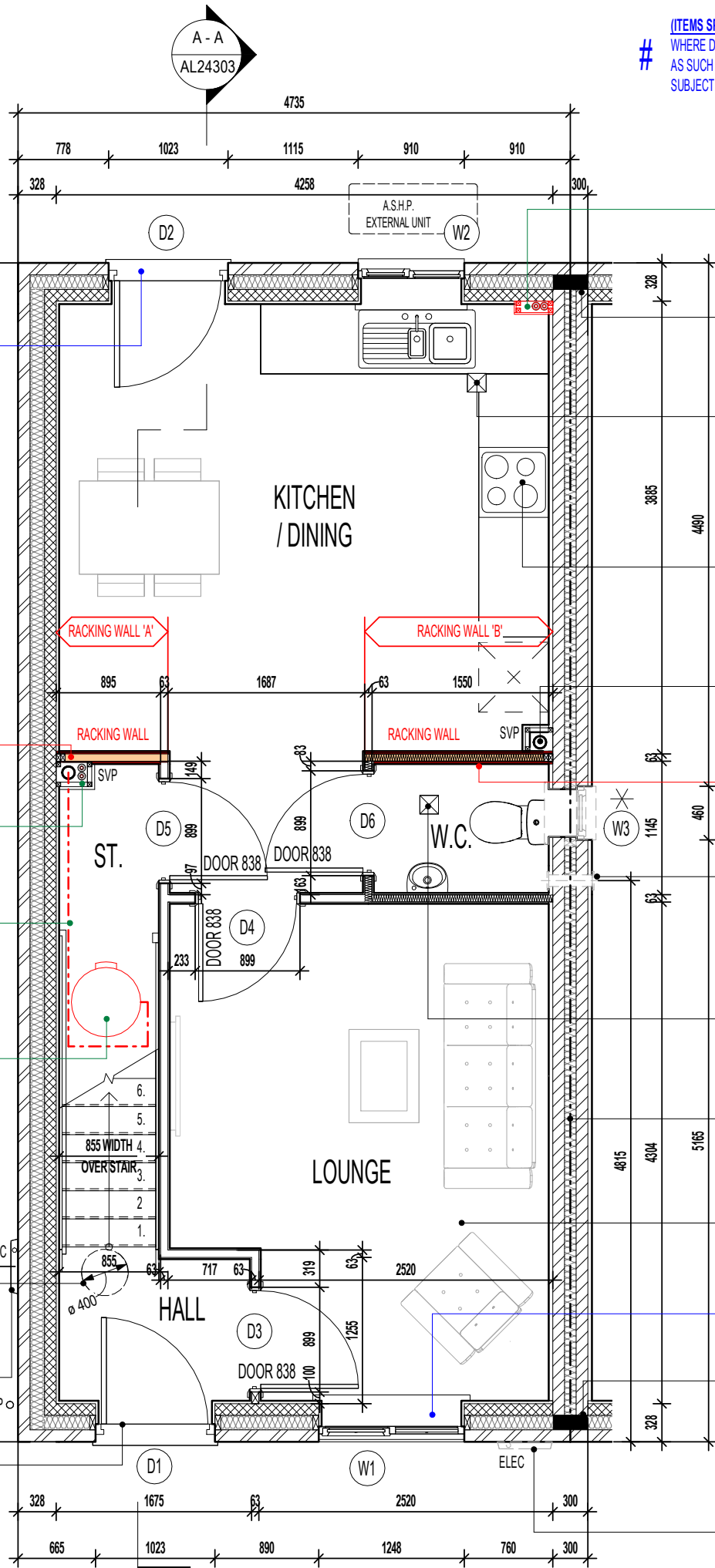
PARTY WALL TO BE FULLY FILLED AND SEALED EDGES TO ENSURE A 'U' VALUE OF 0.00W/m²K.

CEILINGS THROUGHOUT LIVING AREAS OF GROUND FLOOR TO BE PROVIDED WITH 15MM GYPROC WALLBOARD (9.8kg/M²).

ENSURE FIXED PANE GLAZING TO PRINCIPAL LIVING AREA WINDOW COMMENCES AT +850MM MIN. FROM FFL ON M4(2) / M4(3) COMPLIANT PLOTS

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

LOCATION OF METER BOXES (MID TERRACE SITUATION ONLY) CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER BOX POSITIONS.



GROUND FLOOR PLAN

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

Drawing Title
ASHP GROUND FLOOR PLAN

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Revision Note:

Scale
1 : 50

Drawn By
G.T.

Date
03.01.23

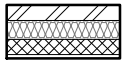
Drawing No.
AL24205

Revision

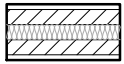
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WALL LEGEND.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501



DENOTES 353MM THICK CAVITY WALL :
 - 102.5MM FACING BRICKWORK
 - 125MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMMF STANDARD AIRCRETE BLOCKWORK
 - 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH



DENOTES 350MM THICK PARTY WALL :
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM
 - 100MM THICK 3.6NMMF LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 100MM WIDE INSULATED CAVITY
 - 100MM THICK 3.6NMMF LIGHTWEIGHT AGGREGATE CONCRETE BLOCKWORK
 - 12.5MM GYPROC WALLBOARD DRYLINING ON 10MM DABS WITH NOMINAL SKIM



DENOTES 93MM THICK NON LOAD BEARING PARTITION WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.



DENOTES 105MM THICK STRUCTURAL RACKING WALL :
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - 12MM PLYWOOD SHEATHING (RACKING WALL 'A' & RACKING WALL 'B' TO BED 1 SIDE ONLY)
 - 63 X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 50MM ISOWOOL APR 1200 INSULATION WHERE INDICATED ON PLANS
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM FINISH
 - NOTE: WET AREAS TO RECEIVE 12.5MM GYPROC MOISTURE RESISTANT PLASTERBOARD.
 - NOTE: END STUDS FIXED TO BLOCKWORK WITH RESIN ANCHORS @MAX 450MM VERTICAL CENTRES.

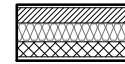
NOTE:
 RACKING WALL 'A' ONLY REQUIRED WHEN END TERRACED & PLOTTED AS SHOWN. WHERE LAYOUT IS MIRRORED (i.e. BATH ON EXTERNAL WALL), ALLOW FOR EXTENT OF RACKING WALL 'B' ONLY.

✕ INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.



ELEVATIONAL TREATMENT -

REFER TO RELEVANT HOUSE TYPE ELEVATIONS FOR ELEVATIONAL TREATMENT AND EXTENT OF ALTERNATIVE EXTERNAL WALL CONSTRUCTION.



370MM THICK BLOCKWORK CAVITY WALL CONSTRUCTION:
 SEE ELEVATIONS FOR EXTERNAL WALL FINISH & LOCATIONS

- EXTERNAL WALL FINISHES: MIN. 20MM WEBER MONOCOUCHE RENDER APPLIED TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
- 100MM THICK 3.6NMMF LIGHTWEIGHT AGGREGATE BLOCKWORK.
- 125MM WIDE INSULATED CAVITY.
- 100MM THICK 3.6NMMF STANDARD AIRCRETE BLOCKWORK.
- 12.5MM PLASTERBOARD ON 10MM DABS WITH SKIM FINISH.

VERTICAL MOVEMENT JOINT TO BE INSTALLED AT JUNCTIONS BETWEEN BRICKWORK AND BLOCKWORK EXTERNAL SKIN. REFER TO ELEVATIONS FOR LOCATIONS.

LINTELS SUPPORTING GIRDER TRUSSES:
 STANDARD LINTEL SCHEDULES DESIGNED TO 'AS' ROOF CONFIGURATION. REGIONS TO OBTAIN ALTERNATIVE LINTEL SCHEDULES SHOULD ANY DEVIATION FROM THIS ROOF DESIGN BE APPLICABLE. (I.E. MID/OPP HANDING)

(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE:
 WHERE DWELLING IS TO BE M4(2) COMPLIANT, ITEMS DENOTED AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) - SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
 ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/MF (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)

TIMBER STUD PARTITION BUILD-UP AS PER WALL LEGEND. CONTINUOUS BEADS OF GYPROC SEALANT AT HEADS, SOLES, ABUTMENTS AND PERIMETER SEALANT TO DOOR SETS TO MAINTAIN ACOUSTIC PERFORMANCE. OVERALL THICKNESS OF THE PARTITION SHOULD SUIT A 100MM WIDE DOOR LINING. FIXINGS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

FOR NON LOAD BEARING STUD PARTITIONS REFER TO REGIONAL OFFICE FOR SITE CONSTRUCTION SPECIFICATION. PLEASE NOTE THIS DRAWING INDICATES 63MM TIMBER STUD PARTITION. INTERNAL ROOM DIMENSIONS MAY VARY DEPENDING UPON STUD PARTITION SPECIFICATION.

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

FULL HEIGHT SVP BOXING. SVP WRAPPED WITH MIN. 25MM MINERAL FIBRE INSULATION & BOARDED WITH 2 No. LAYERS OF 12.5MM GYPROC WALLBOARD.

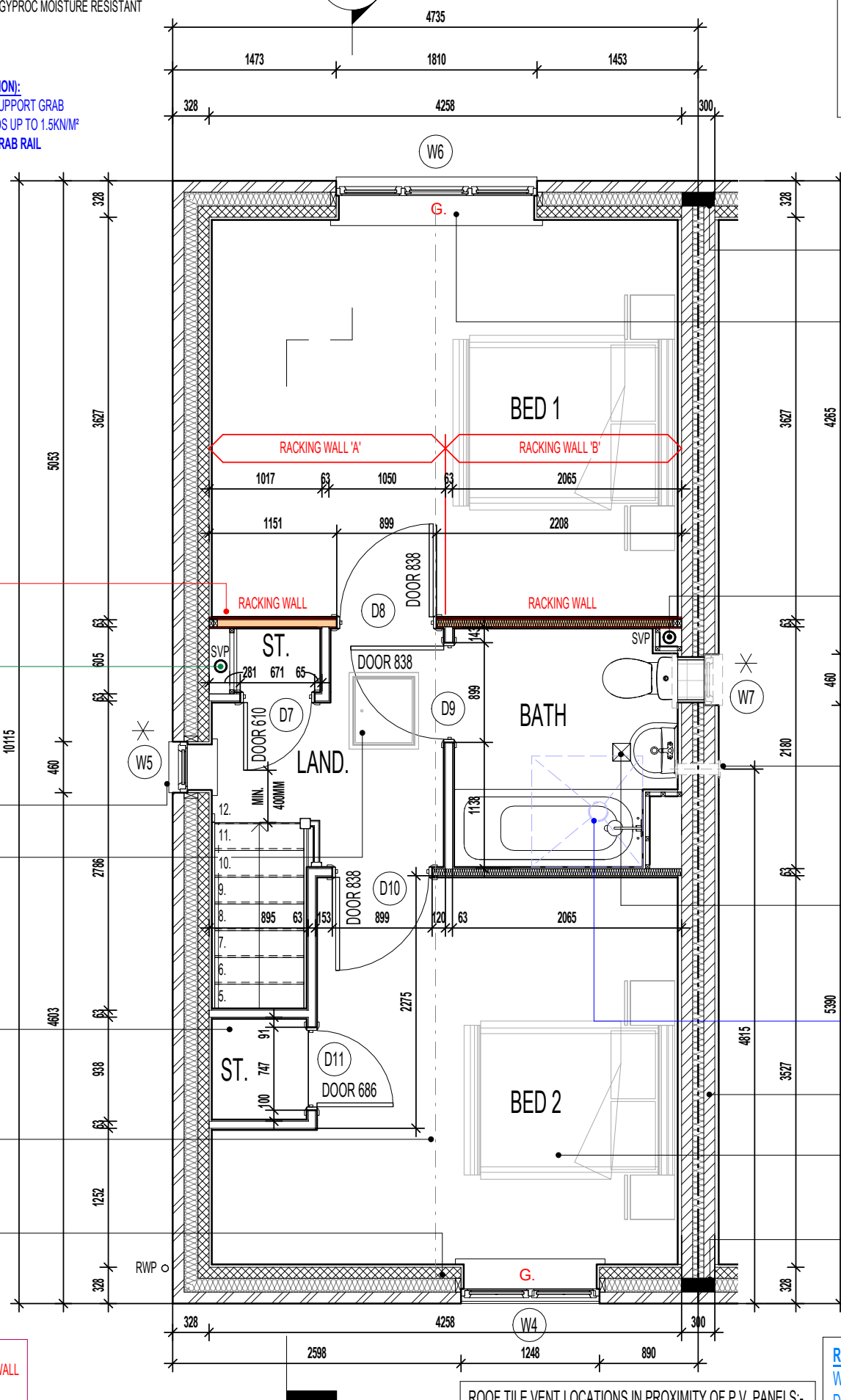
POSITION OF LANDING WINDOW (END TERRACE SITUATION ONLY).

DRAUGHT PROOFED AND INSULATED LOFT ACCESS HATCH. P.V. PANEL INVERTER BOX TO BE LOCATED IN ROOF SPACE ADJACENT TO LOFT HATCH - (REFER TO MANUFACTURERS DETAILS)

100 X 70MM S.W. STUDWORK TO FORM BULKHEAD. TIMBER BEARERS SPANNING ACROSS STAIRWELL OPENING TO SUPPORT PARTITIONING. RAKING TIMBERS TO BE FIXED TO FLOOR JOIST AND BACK TO BEARERS AS SHOWN. STORE DOOR TO BE SET FORWARD TO ALLOW FOR A FULL HEIGHT DOOR.

INDICATES LOCATION OF GIRDER TRUSS - SEE MANUFACTURER'S DESIGN FOR EXACT LOCATION.

EXTENDED LINTEL OVER WINDOW DESIGNED TO SUPPORT GIRDER TRUSS. LINTEL TO EXTEND MIN. 100MM BEYOND CENTRE LINE OF GIRDER TRUSS (IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS)



INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

LINTEL OVER WINDOW DESIGNED TO SUPPORT GIRDER TRUSS LOCATED DIRECTLY OVER (IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS)

G. GUARDING TO BE PROVIDED AT 1100MM FROM FFL. NOTE: GUARDING MAY BE OMITTED IF BUILD TOLERANCE TO WINDOW OPENING IS WITHIN A RANGE OF MAXIMUM 1100MM AND MINIMUM 1000MM

FULL HEIGHT SVP BOXING. SVP WRAPPED WITH MIN. 25MM MINERAL FIBRE INSULATION & BOARDED WITH 2 No. LAYERS OF 12.5MM GYPROC WALLBOARD.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

SPACE CAPABLE OF PROVIDING A LEVEL ACCESS SHOWER WITHOUT THE NEED TO REMOVE WALLS, REMOVE SCREED OR OTHER SOLID FLOORING **#**

PARTY WALL TO BE FULLY FILLED AND SEALED EDGES TO ENSURE A 'U' VALUE OF 0.00W/m²K.

CEILINGS THROUGHOUT FIRST FLOOR TO BE PROVIDED WITH 15MM GYPROC WALLBOARD (9.8Kg/M²).

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
 WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
 WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

ROOF TILE VENT LOCATIONS IN PROXIMITY OF P.V. PANELS:-

ENSURE THERE IS SUFFICIENT SPACE FOR TILE VENTS TO BE INSTALLED AVOIDING ALL PV PANELS WITH THE MINIMUM CLEAR DISTANCES ALLOWED FOR AS PER MANUFACTURERS RECOMMENDATIONS. IF ROOF SPACE IS LIMITED THEN DMEV WALL FANS TO BE INSTALLED NO LESS THAN 400MM FROM THE CEILING & MIN. 300MM FROM AN OPENING.

Revision Note:

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Scale	Drawn By	Date
1 : 50	G.T.	03.01.23

Drawing No.	Revision
AL24206	

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NOTE:
 PROVISION OF SWIFT NEST BOXES TO BE BUILT- INTO EXTERNAL WALL CONSTRUCTION IF REQUIRED, (SUBJECT TO PLOTS / PREFERRED ELEVATION LOCATIONS DENOTED ON PROJECT MATERIALS LAYOUT)

REFER TO SEPARATE SWIFT BRICK LOCATIONS DRAWING FOR ACCEPTABLE POSITIONS FOR PROPRIETARY PRODUCT INSTALLATION.

FIRST FLOOR PLAN

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

Drawing Title
ASHP FIRST FLOOR PLAN

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE :
WHERE DWELLING IS TO BE M4(2) COMPLIANT, ITEMS DENOTED AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

30 X 5MM SECTION GALV. M.S. LATERAL RESTRAINT STRAPS AT MAX. 2000MM CTS. FIXED ACROSS FIRST 3No. JOISTS. REFER TO MANUFACTURER'S DESIGN FOR LOCATIONS.

PLASTERBOARD ACCESS SLOT SIZE / LOCATION SUBJECT TO FLOOR JOIST MANUFACTURER'S DESIGN & DETAILS

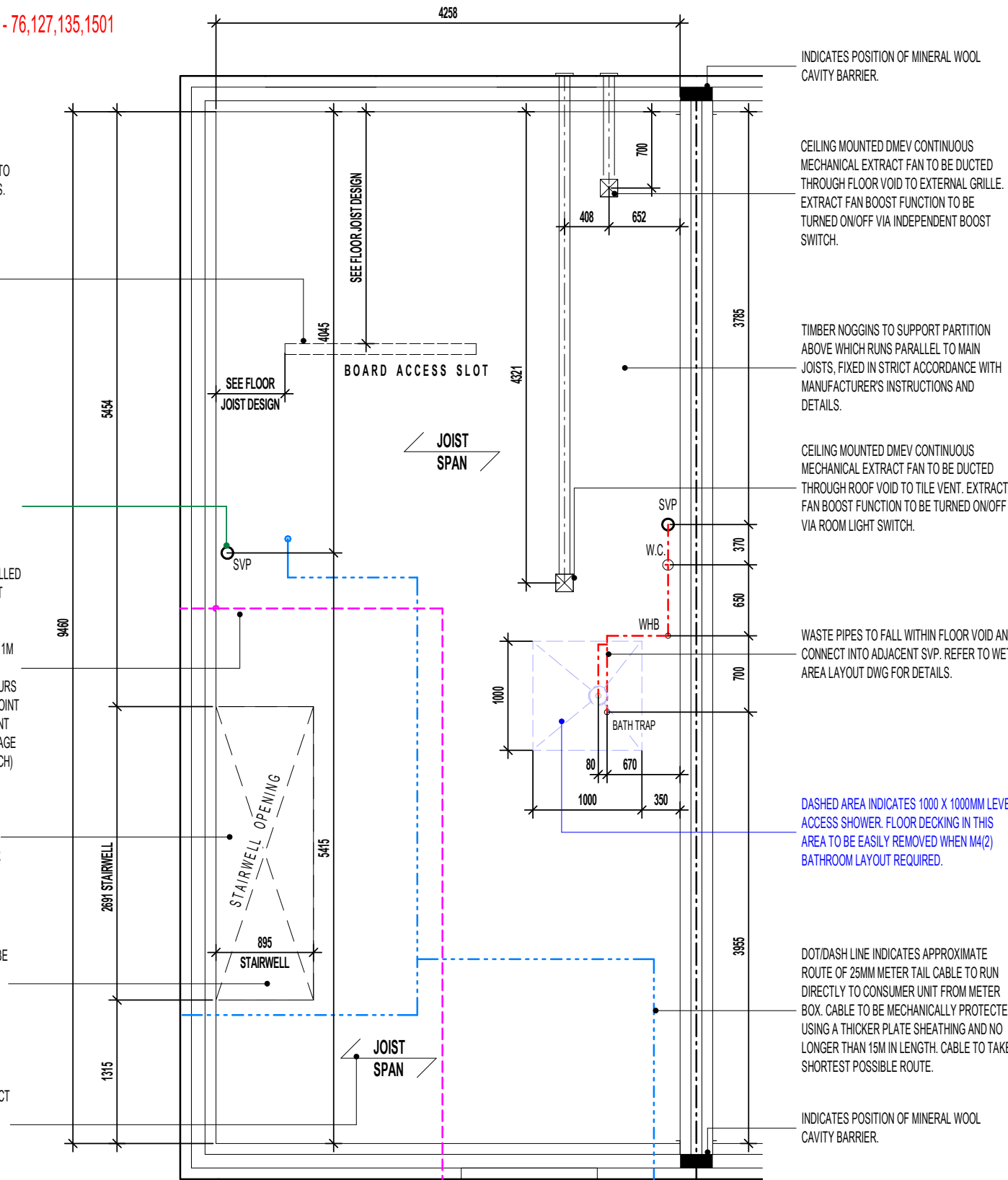
SVP REQUIRED ONLY WHEN ASHP SYSTEM INSTALLED. TO COLLECT DISCHARGE DRAINAGE FROM CYLINDER.

PRE-CONNECTORISED CABLE TO BE INSTALLED AS PER OPENREACH DEVELOPER GUIDE AT FIRST FIX STAGE. 1M LENGTH TO BE LEFT COILED UP WITHIN EMPTY BACK BOX WITH BLANKING PLATE FITTED INTERNALLY AND 1M COILED UP SUFFICIENTLY PROTECTED EXTERNALLY, ENSURING NO DAMAGE OCCURS TO PRE CONNECTORISED CABLE AT ANY POINT PRIOR TO COMMISSIONING BY PROVIDER. ONT AND BBU TO BE FITTED AT SECOND FIX STAGE (ALL ITEMS TO BE PROVIDED BY OPENREACH)

STAIRWELL SACRIFICIAL JOIST AREA TO INCLUDE A 1200mm x 600mm TRAP DOOR IN ACCORDANCE WITH MILLER DETAIL MHY/SD/SJ/001 & MANUFACTURER'S FLOOR JOIST DESIGN.

NOTE: OVERALL CLEAR OPENING SIZES BETWEEN FACES OF TRIMMER JOISTS TO BE CHECKED AGAINST STAIRCASE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANY DISCREPANCIES REPORTED.

240MM I-BEAM JOISTS, INSTALLED IN STRICT ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND DETAILS.



INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA INDEPENDENT BOOST SWITCH.

TIMBER NOGGINS TO SUPPORT PARTITION ABOVE WHICH RUNS PARALLEL TO MAIN JOISTS, FIXED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND DETAILS.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH.

WASTE PIPES TO FALL WITHIN FLOOR VOID AND CONNECT INTO ADJACENT SVP. REFER TO WET AREA LAYOUT DWG FOR DETAILS.

DASHED AREA INDICATES 1000 X 1000MM LEVEL ACCESS SHOWER. FLOOR DECKING IN THIS AREA TO BE EASILY REMOVED WHEN M4(2) BATHROOM LAYOUT REQUIRED.

DOT/DASH LINE INDICATES APPROXIMATE ROUTE OF 25MM METER TAIL CABLE TO RUN DIRECTLY TO CONSUMER UNIT FROM METER BOX. CABLE TO BE MECHANICALLY PROTECTED USING A THICKER PLATE SHEATHING AND NO LONGER THAN 15M IN LENGTH. CABLE TO TAKE SHORTEST POSSIBLE ROUTE.

INDICATES POSITION OF MINERAL WOOL CAVITY BARRIER.

INDICATIVE FLOOR JOISTS LAYOUT

REFER TO MANUFACTURERS DRAWINGS FOR FURTHER INFORMATION

Revision Note:

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Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
INDICATIVE FLOOR JOIST LAYOUT

Scale	Drawn By	Date
1 : 50	G.T.	06.11.23
Drawing No.	Revision	
AL24301		

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CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

COLD ROOF CONSTRUCTION DETAILS: - (IN ACCORDANCE WITH NHBC STANDARDS 7.2.15)

- ROOF UNDERLAY = VAPOUR IMPERMEABLE (TYPE HR)

VENTILATION PROVISION:

- EAVES LEVEL = 10,000mm²/m RUN
- RIDGE LEVEL (WHERE ROOF PITCH IS 35° OR ABOVE OR EXCEEDS 10M CLEAR SPAN) = 5,000mm²/m RUN
- HIGH LEVEL ON MONO-PITCH (LEAN-TO) ROOFS = 5,000mm²/m RUN

NOTE:

EAVES SPACER (i.e. RAFTER TRAY) TO BE INSTALLED TO MAINTAIN 25MM CLEAR AIRWAY OVER FULL LENGTH OF EAVES INSULATION.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

ROOF INSULATION TO BE GLASS FIBRE QUILT TO ROOF SPACE. OVERALL 600MM - 100MM LAID BETWEEN CEILING JOISTS WITH 1 LAYER OF 100MM AND 2No. LAYER OF 200MM CROSS LAID TO ACHIEVE A U-VALUE OF 0.07 W/m²K (THERMAL CONDUCTIVITY 0.044W/mK).

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

MIN. 1200MM X 1200MM LEVEL EXTERNAL LANDING WITH LEVEL ACCESSIBLE THRESHOLD STRIP TO EXTERNAL DOORS TO BE MAX. 15MM IN HEIGHT WITH CHAMFERED EDGES.

GROUND FLOOR SLAB TO RECEIVE 125MM INSULATION WITH A THERMAL CONDUCTIVITY OF 0.022W/mK TO ENSURE A MINIMUM AREA WEIGHTED 'U' VALUE OF 0.14W/m²K IS ACHIEVED.

9660 OVERALL WALLPLATE

P.V. PANEL INVERTER BOX TO BE LOCATED IN ROOF SPACE ADJACENT TO LOFT HATCH - (REFER TO MANUFACTURERS DETAILS)

REFER TO ROOF TRUSS MANUFACTURER'S LAYOUT & DESIGN FOR EXACT ROOF PROFILES / CENTRES ETC.

DENOTES 1450 X 150 X 30 X 5MM GALV. M.S. RESTRAINT STRAPS AT MAX. 2000MM CTS TO BE INSTALLED IN ACCORDANCE WITH TRUSS MANUFACTURERS DESIGN.

65 X 100MM TIMBER WALLPLATE ON 10MM MORTAR BED.

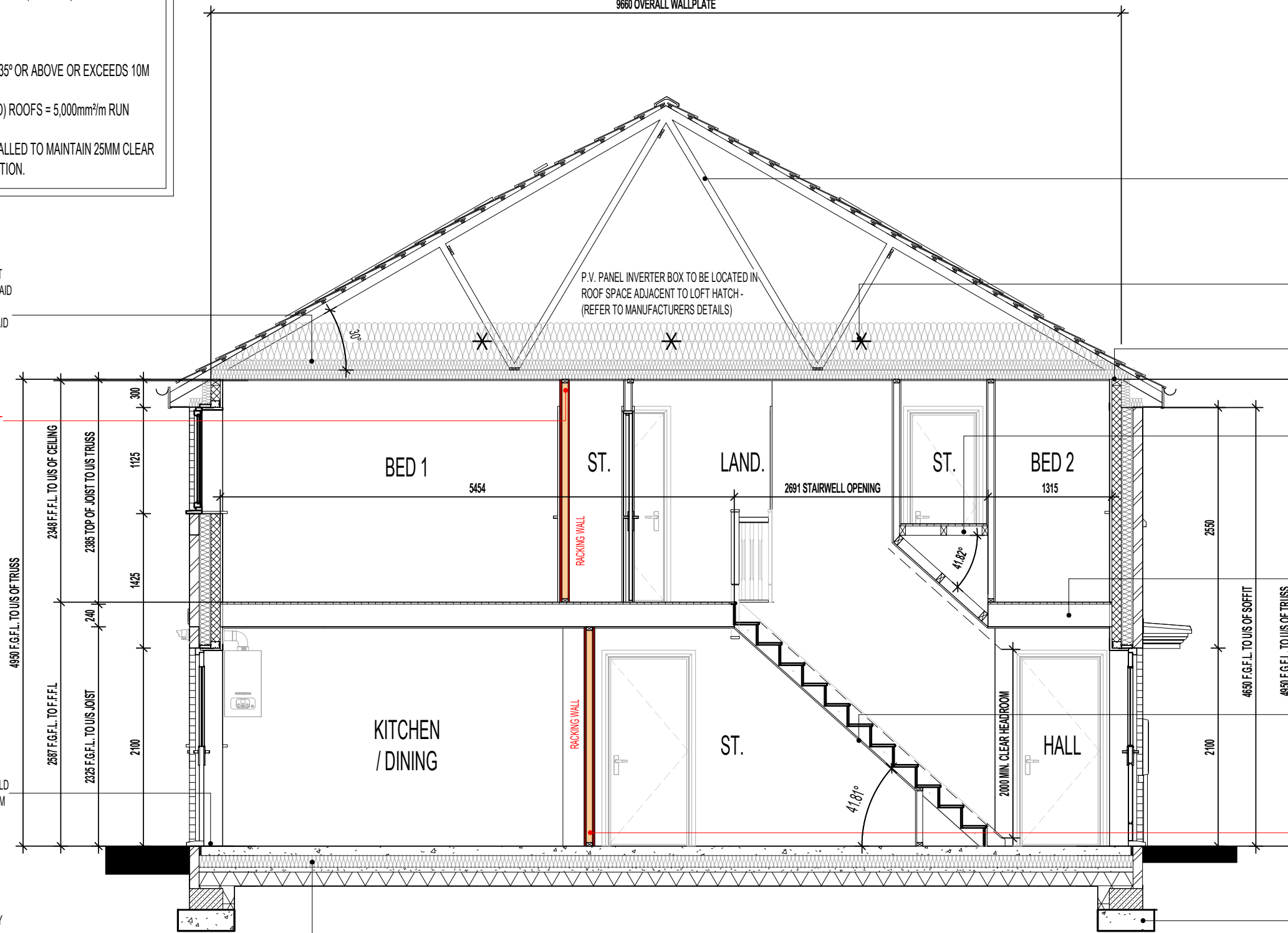
100 X 70MM S.W. STUDWORK TO FORM BULKHEAD. TIMBER BEARERS SPANNING ACROSS STAIRWELL OPENING TO SUPPORT PARTITIONING. RAKING TIMBERS TO BE FIXED TO FLOOR JOIST AND BACK TO BEARERS AS SHOWN. STORE DOOR TO BE SET FORWARD TO ALLOW FOR A FULL HEIGHT DOOR.

FLOOR CONSTRUCTION TO ACHIEVE MINIMUM 40dB AND 30 MIN. FIRE RESISTANCE TO ALL FLOORS: 22MM CHIPBOARD FLOORING PROVIDING A MIN. MASS 15kg/M². 240MM 'I' BEAM JOIST SPACED AT NO LESS THAN 400MM CENTRES. REFER TO MANUFACTURER'S DETAILS FOR CONFIRMATION. 15MM PLASTERBOARD CEILING FINISH PROVIDING A MASS 9.8kg/M².

CEILING TO UNDERSIDE OF STAIRCASE TO RECEIVE 1NO. LAYER OF 15MM GYPROC WALLBOARD (9.8kg/M²).

TIMBER RACKING WALL AS PER STRUCTURAL ENGINEERS DETAILS.

CONCRETE FOUNDATIONS TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN SPECIFICATION & DETAILS



SECTION A-A

FOUNDATIONS ARE INDICATIVE ONLY AND STRUCTURAL ENGINEERS DETAILS SHOULD BE READ IN CONJUNCTION WITH THIS DRAWING.

Revision Note:

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Scale	Drawn By	Date
1 : 50	G.T.	06.11.23

Drawing No.	Revision
AL24303	

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
SECTION A-A

millerhomes
Miller Homes Ltd
2 Centro Place, Pride Park
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AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

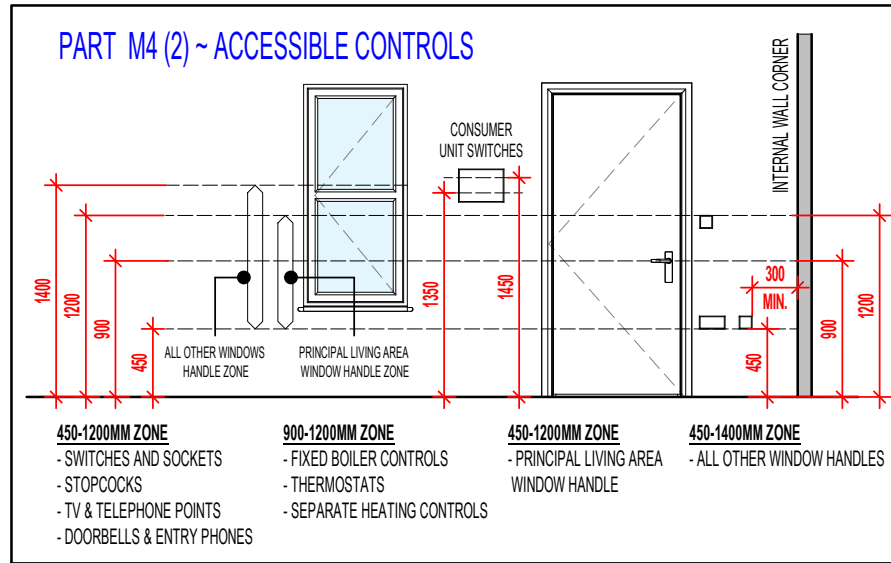
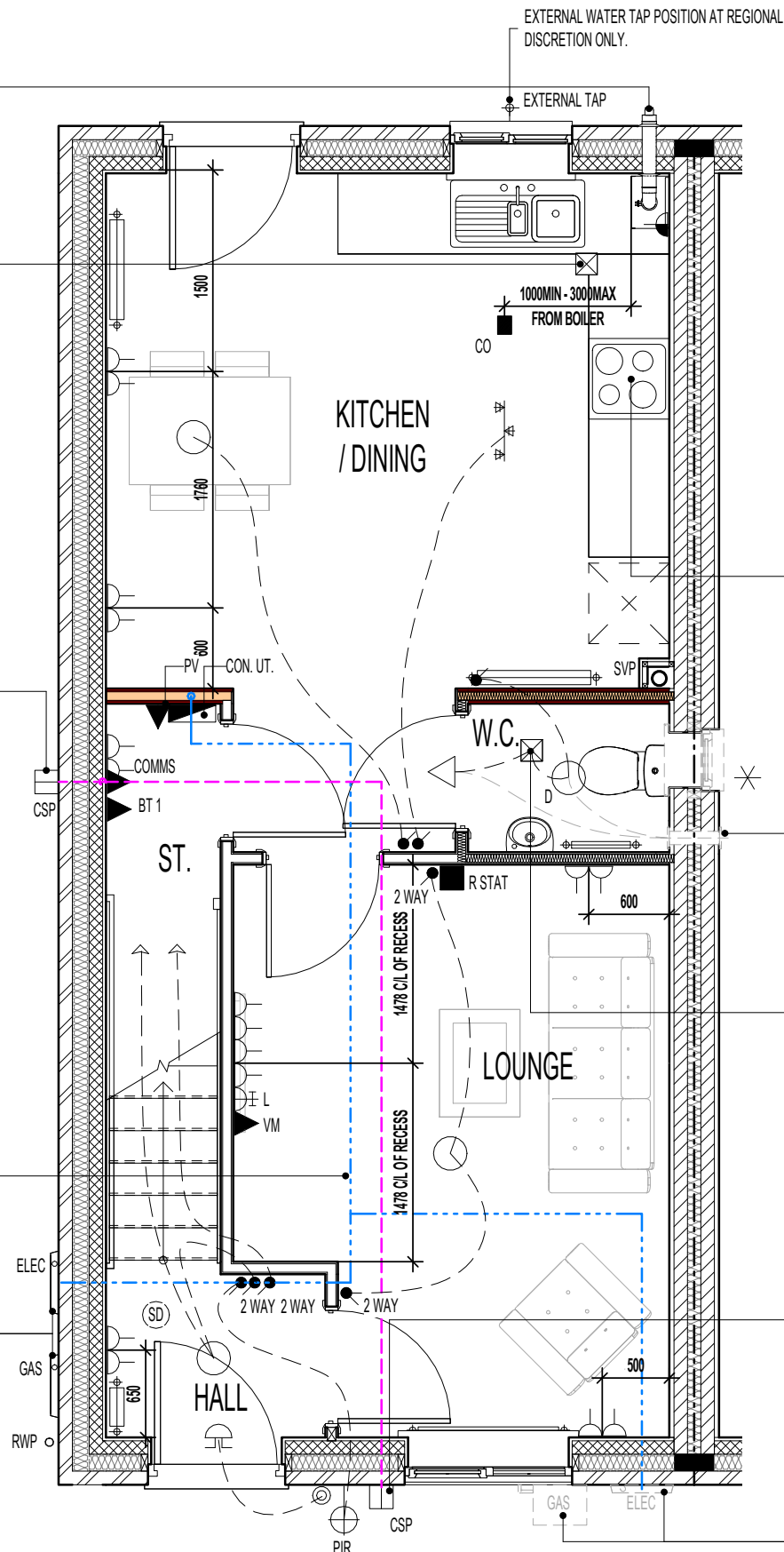
BALANCED FLUE BOILER EXTRACT TAKEN THROUGH TO EXTERNAL GRILLE ENSURE 300MM MIN. CLEAR DISTANCE FROM ANY OPENING, 150MM MIN. FROM A RWP AND 600MM MIN. FROM ANY BOUNDARY LINE. REFER TO STANDARD BOILER DETAIL DRAWING NO. SV-GD-EN-004 & 005.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA INDEPENDENT BOOST SWITCH.

END TERRACE OPTION - PRE-CONNECTORISED CABLE TO BE INSTALLED AS PER OPENREACH DEVELOPER GUIDE AT FIRST FIX STAGE. 1M LENGTH TO BE LEFT COILED UP WITHIN EMPTY BACK BOX WITH BLANKING PLATE FITTED INTERNALLY AND 1M COILED UP SUFFICIENTLY PROTECTED EXTERNALLY, ENSURING NO DAMAGE OCCURS TO PRE CONNECTORISED CABLE AT ANY POINT PRIOR TO COMMISSIONING BY PROVIDER. ONT AND BBU TO BE FITTED AT SECOND FIX STAGE (ALL ITEMS TO BE PROVIDED BY OPENREACH)

DOT/DASH LINE INDICATES APPROXIMATE ROUTE OF 25MM METER TAIL CABLE TO RUN DIRECTLY TO CONSUMER UNIT FROM METER BOX. CABLE TO BE MECHANICALLY PROTECTED USING A THICKER PLATE SHEATHING AND NO LONGER THAN 15M IN LENGTH. CABLE TO TAKE SHORTEST POSSIBLE ROUTE.

LOCATION OF METER BOXES. (END TERRACE SITUATION ONLY). CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER POSITIONS. NOTE CONSUMER BOX POSITION.



RE-CIRCULATION COOKER HOOD EXTRACT TO BE INSTALLED OVER HOB.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

MID TERRACE OPTION - PRE-CONNECTORISED CABLE TO BE INSTALLED AS PER OPENREACH DEVELOPER GUIDE AT FIRST FIX STAGE. 1M LENGTH TO BE LEFT COILED UP WITHIN EMPTY BACK BOX WITH BLANKING PLATE FITTED INTERNALLY AND 1M COILED UP SUFFICIENTLY PROTECTED EXTERNALLY, ENSURING NO DAMAGE OCCURS TO PRE CONNECTORISED CABLE AT ANY POINT PRIOR TO COMMISSIONING BY PROVIDER. ONT AND BBU TO BE FITTED AT SECOND FIX STAGE (ALL ITEMS TO BE PROVIDED BY OPENREACH)

LOCATION OF METER BOXES (MID TERRACE SITUATION ONLY) CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER BOX POSITIONS.

MECHANICAL & ELECTRICAL CONTROLS/SERVICES

- CONSUMER UNITS SHOULD BE MOUNTED SO THAT SWITCHES ARE BETWEEN 1350-1450MM ABOVE FLOOR LEVEL
- SWITCHES, SOCKETS, STOPCOCKS AND CONTROLS, ARE LOCATED WITH THEIR CENTRE-LINE BETWEEN 450-1200MM ABOVE FLOOR LEVEL AND A MINIMUM OF 300MM (MEASURED HORIZONTALLY) FROM AN INSIDE CORNER
- FIXED BOILER TIMER CONTROLS & THERMOSTATS MOUNTED BETWEEN 900-1200MM ABOVE FLOOR LEVEL ON THE BOILER OR; SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED IN AN ACCESSIBLE LOCATION WITHIN 900-1200MM FROM FLOOR LEVEL

INDICATES OPTIONAL WINDOW POSITION FOR ALTERNATIVE HANDING / END TERRACED PLOTTING SITUATION; CONFIRM WITH REGIONAL TECHNICAL TEAM OVER SITE SPECIFIC VARIATIONS.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

ELECTRICAL LEGEND.

P.I.R.	WALL MOUNTED LIGHT FITTING WITH P.I.R.
○	PENDANT CEILING MOUNTED LOW ENERGY LIGHT.
D ○	DRUM LOW ENERGY LIGHT.
⊕ ⊖ ⊕	3 SPOT TRACK LIGHT FITTING.
(SD)	CEILING MOUNTED SMOKE DETECTOR.
■ CO	CEILING MOUNTED CARBON MONOXIDE DETECTOR.
●	LIGHT SWITCH.
● 2 WAY	2 WAY LIGHT SWITCH.
⊕ ⊖	DOUBLE SWITCHED SOCKET OUTLET (LOW LEVEL).
L ⊕ ⊖	LOUNGE COMMUNICATION PLATE TO CONSIST OF : - CO-AXIAL (FEMALE SCREENED) MODULE - SATELLITE (FEMALE SCREENED) MODULE - BT 2
BT1 ▲	BT POINT (ROUTER POSITION) - DAISY CHAIN LINKED TO BT 2 (LOUNGE PLATE)
COMMS ▲	FIBRE NETWORK INSTALLATION TERMINATION POINT - (EQUIPMENT AS SUPPLIED BY RELEVANT PROVIDER). REFER TO SEPARATE INSTALLER'S DETAIL
PV ▲	P.V. INVERTER ISOLATION SWITCH & PV GENERATION METER TO SPECIALISTS DETAILS.
CSP □	EXTERNAL CUSTOMER SPLICE POINT LOCATION. (SUPPLIED BY PROVIDER)
⊕	DOOR CHIME.
⊙	BELL PUSH.
R STAT ■	ROOM STAT.
CON. ▽	CONSUMER UNIT. (SWITCHES TO BE 1350MM TO 1450MM FROM FFL).
⊕ ⊖	RADIATOR.
⊕	EXTERNAL TAP AT REGIONAL DISCRETION ONLY
VM ▲	VIRGIN MEDIA - PLEASE CHECK WITH SALES ADVISOR FOR AVAILABILITY.
△	ISOLATOR SWITCH HIGH LEVEL.
⊕	BOILER FUSED SPUR.
⊕	CEILING MOUNTED DMEV EXTRACT FAN.
⊕	WALL MOUNTED DMEV EXTRACT FAN.

GROUND FLOOR ELECTRICAL PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
GROUND FLOOR ELECTRICAL PLAN

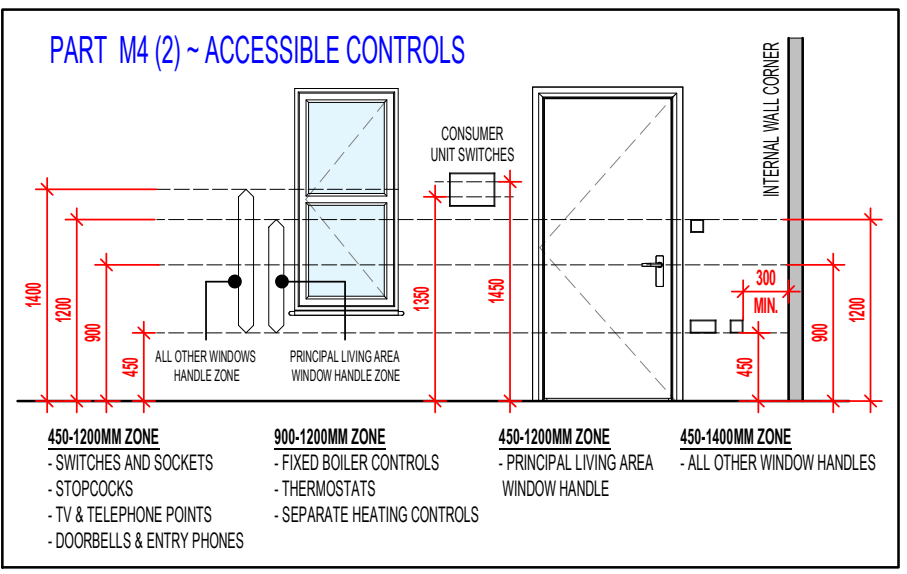
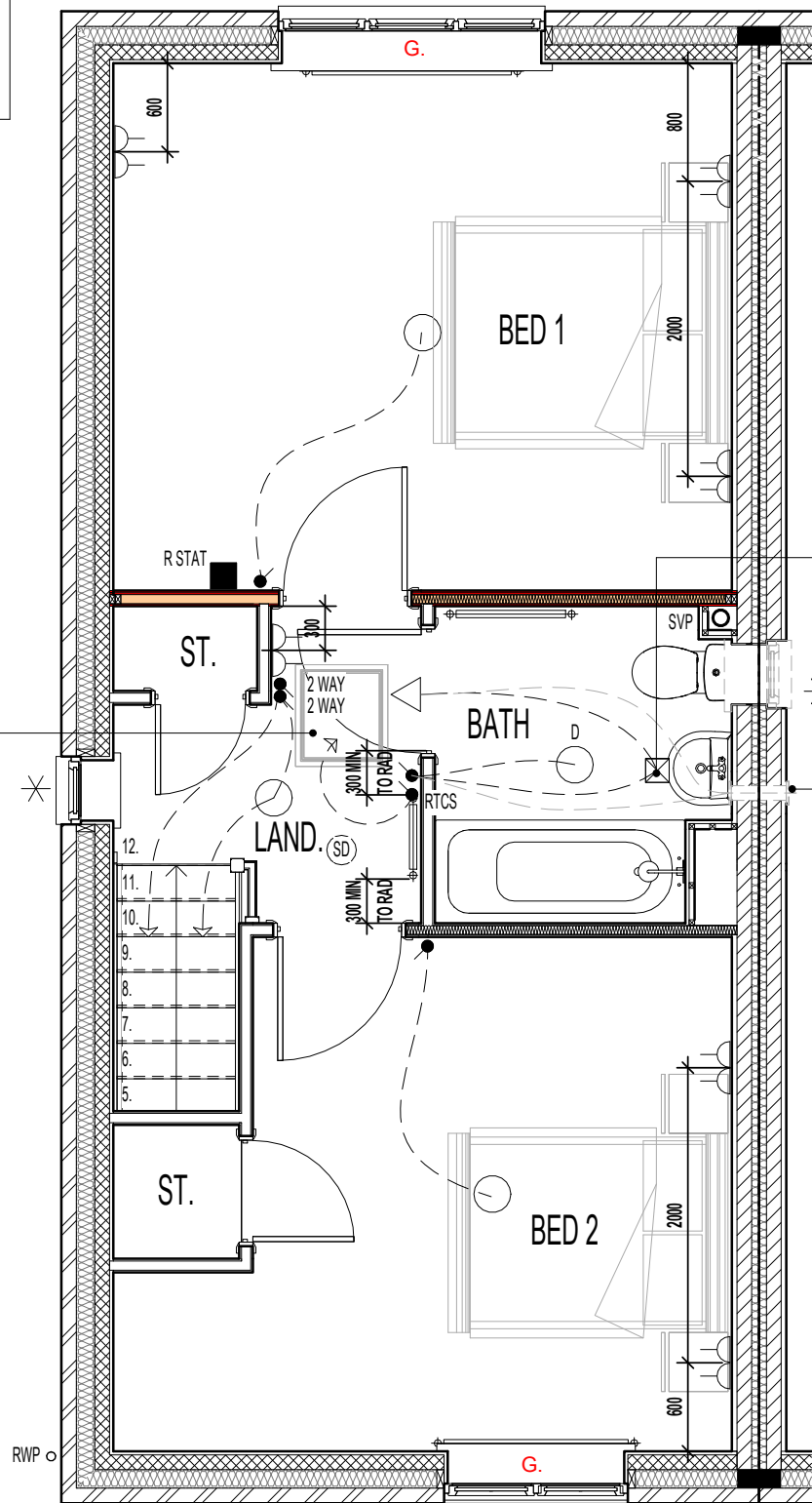
Revision Note:

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1 : 50	G.T.	06.11.23
Drawing No.	Revision	
AL24510		

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RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.



CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

- MECHANICAL & ELECTRICAL CONTROLS/SERVICES**
- a. CONSUMER UNITS SHOULD BE MOUNTED SO THAT SWITCHES ARE BETWEEN 1350-1450MM ABOVE FLOOR LEVEL
 - b. SWITCHES, SOCKETS, STOPCOCKS AND CONTROLS, ARE LOCATED WITH THEIR CENTRE-LINE BETWEEN 450-1200MM ABOVE FLOOR LEVEL AND A MINIMUM OF 300MM (MEASURED HORIZONTALLY) FROM AN INSIDE CORNER
 - c. FIXED BOILER TIMER CONTROLS & THERMOSTATS MOUNTED BETWEEN 900-1200MM ABOVE FLOOR LEVEL ON THE BOILER OR; SEPARATE CONTROLLERS (WIRED OR WIRELESS) MOUNTED IN AN ACCESSIBLE LOCATION WITHIN 900-1200MM FROM FLOOR LEVEL

ELECTRICAL LEGEND.	
	PENDANT CEILING MOUNTED LOW ENERGY LIGHT.
	DRUM LOW ENERGY LIGHT.
	CEILING MOUNTED SMOKE DETECTOR.
	LIGHT SWITCH.
	2 WAY LIGHT SWITCH.
	RADIOFREQUENCY TEST & CONTROL SWITCH. (RADIO-LINKED TO MULTI SENSOR SMOKE & HEAT ALARM INSTALLED IN THE LOFT SPACE)
	DOUBLE SWITCHED SOCKET OUTLET (LOW LEVEL).
	CEILING MOUNTED DMEV EXTRACT FAN.
	WALL MOUNTED DMEV EXTRACT FAN.
	RADIATOR.
	SHOWER FITTING.
	ISOLATOR SWITCH HIGH LEVEL.
	ROOM STAT.

* INDICATES OPTIONAL WINDOW POSITION FOR ALTERNATIVE HANDING / END TERRACED PLOTTING SITUATION; CONFIRM WITH REGIONAL TECHNICAL TEAM OVER SITE SPECIFIC VARIATIONS.

G. GUARDING TO BE PROVIDED AT 1100MM FROM FFL. NOTE: GUARDING MAY BE OMITTED IF BUILD TOLERANCE TO WINDOW OPENING IS WITHIN A RANGE OF MAXIMUM 1100MM AND MINIMUM 1000MM

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

FIRST FLOOR ELECTRICAL PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
FIRST FLOOR ELECTRICAL PLAN

Revision Note:

Scale: **1 : 50** Drawn By: **G.T.** Date: **06.11.23**
Drawing No.: **AL24511** Revision:



CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

EXTERNAL WATER TAP POSITION AT REGIONAL DISCRETION ONLY.

BOXING TO BE INSTALLED TO ENCLOSE ASHP FLOW AND RETURN INSULATED PIPEWORK. BOXING TO BE BUILT INLINE WITH KITCHEN WALL UNITS. SEE SEPARATE STANDARD DETAIL

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA INDEPENDENT BOOST SWITCH.

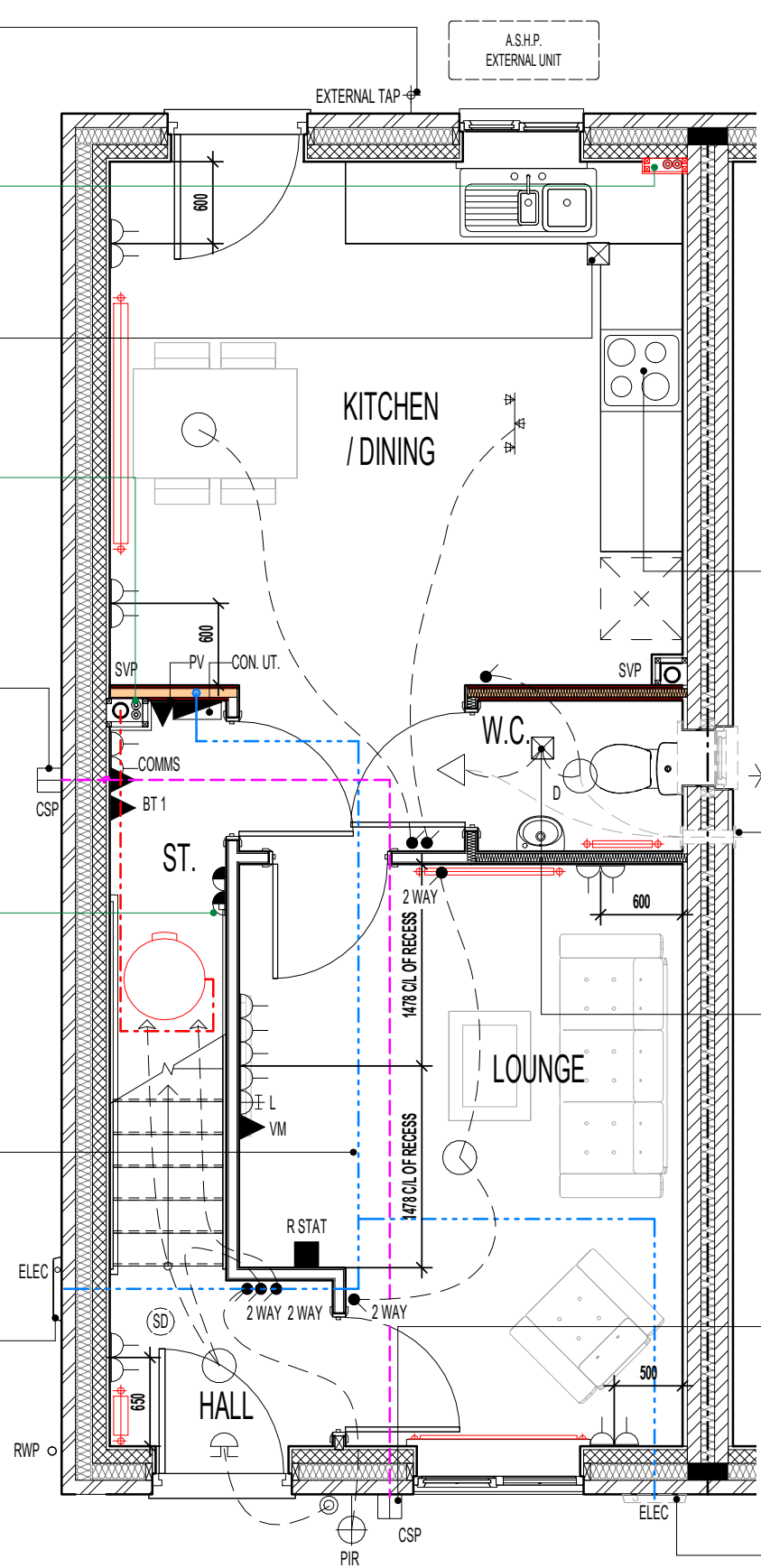
ASHP FLOW & RETURN PIPES TO BE ENCLOSED WITHIN SVP BOXING

END TERRACE OPTION - PRE-CONNECTORISED CABLE TO BE INSTALLED AS PER OPENREACH DEVELOPER GUIDE AT FIRST FIX STAGE. 1M LENGTH TO BE LEFT COILED UP WITHIN EMPTY BACK BOX WITH BLANKING PLATE FITTED INTERNALLY AND 1M COILED UP SUFFICIENTLY PROTECTED EXTERNALLY, ENSURING NO DAMAGE OCCURS TO PRE CONNECTORISED CABLE AT ANY POINT PRIOR TO COMMISSIONING BY PROVIDER. ONT AND BBU TO BE FITTED AT SECOND FIX STAGE (ALL ITEMS TO BE PROVIDED BY OPENREACH)

1NO. 3 AMP FUSED SPUR FOR CONTROL CIRCUIT & 1NO. 13 AMP FUSED SPUR FOR CYLINDER

DOT/DASH LINE INDICATES APPROXIMATE ROUTE OF 25MM METER TAIL CABLE TO RUN DIRECTLY TO CONSUMER UNIT FROM METER BOX. CABLE TO BE MECHANICALLY PROTECTED USING A THICKER PLATE SHEATHING AND NO LONGER THAN 15M IN LENGTH. CABLE TO TAKE SHORTEST POSSIBLE ROUTE.

LOCATION OF METER BOXES. (END TERRACE SITUATION ONLY). CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER POSITIONS. NOTE CONSUMER BOX POSITION.



RE-CIRCULATION COOKER HOOD EXTRACT TO BE INSTALLED OVER HOB.

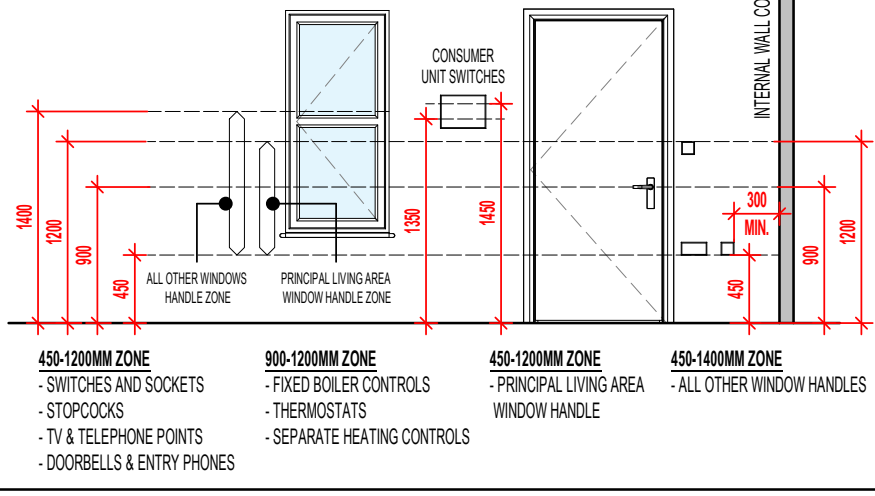
POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

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LOCATION OF METER BOXES (MID TERRACE SITUATION ONLY) CONTACT SERVICE PROVIDER FOR CONFIRMATION OF METER BOX POSITIONS.

PART M4 (2) ~ ACCESSIBLE CONTROLS



- 450-1200MM ZONE**
 - SWITCHES AND SOCKETS
 - STOPCOCKS
 - TV & TELEPHONE POINTS
 - DOORBELLS & ENTRY PHONES
- 900-1200MM ZONE**
 - FIXED BOILER CONTROLS
 - THERMOSTATS
 - SEPARATE HEATING CONTROLS
- 450-1200MM ZONE**
 - PRINCIPAL LIVING AREA WINDOW HANDLE
- 450-1400MM ZONE**
 - ALL OTHER WINDOW HANDLES

MECHANICAL & ELECTRICAL CONTROLS/SERVICES

- CONSUMER UNITS SHOULD BE MOUNTED SO THAT SWITCHES ARE BETWEEN 1350-1450MM ABOVE FLOOR LEVEL
- SWITCHES, SOCKETS, STOPCOCKS AND CONTROLS, ARE LOCATED WITH THEIR CENTRE-LINE BETWEEN 450-1200MM ABOVE FLOOR LEVEL AND A MINIMUM OF 300MM (MEASURED HORIZONTALLY) FROM AN INSIDE CORNER
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✱ INDICATES OPTIONAL WINDOW POSITION FOR ALTERNATIVE HANDING / END TERRACED PLOTTING SITUATION; CONFIRM WITH REGIONAL TECHNICAL TEAM OVER SITE SPECIFIC VARIATIONS.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
WHERE DWELLING IS PLOTTED AS A MID-TERRACED OPTION, DOWNPIPE PROVISION TO BE RE-EVALUATED TO REFLECT THE EXTENT OF ADDITIONAL RAINWATER GUTTER REQUIRED.

IMPORTANT NOTE:-
WHERE DWELLING IS PLOTTED 'OPP' ENSURE RWP LOCATIONS REFLECT POLYPIPE RAINWATER SYSTEM DESIGN.

ELECTRICAL LEGEND.

P.I.R.	WALL MOUNTED LIGHT FITTING WITH P.I.R.
○	PENDANT CEILING MOUNTED LOW ENERGY LIGHT.
D ○	DRUM LOW ENERGY LIGHT.
⊕ ⊖ ⊕	3 SPOT TRACK LIGHT FITTING.
⊙	CEILING MOUNTED SMOKE DETECTOR.
●	LIGHT SWITCH.
● / 2 WAY	2 WAY LIGHT SWITCH.
⊕ ⊖	DOUBLE SWITCHED SOCKET OUTLET (LOW LEVEL).
L ⊕	LOUNGE COMMUNICATION PLATE TO CONSIST OF : - CO-AXIAL (FEMALE SCREENED) MODULE - SATELLITE (FEMALE SCREENED) MODULE - BT 2
BT1 ▲	BT POINT (ROUTER POSITION) - DAISY CHAIN LINKED TO BT 2 (LOUNGE PLATE)
COMMS ▲	FIBRE NETWORK INSTALLATION TERMINATION POINT - (EQUIPMENT AS SUPPLIED BY RELEVANT PROVIDER). REFER TO SEPARATE INSTALLER'S DETAIL
PV ▲	P.V. INVERTER ISOLATION SWITCH & PV GENERATION METER TO SPECIALISTS DETAILS.
CSP □	EXTERNAL CUSTOMER SPLICE POINT LOCATION. (SUPPLIED BY PROVIDER)
⊕	DOOR CHIME.
⊙	BELL PUSH.
R STAT ■	ROOM STAT.
CON. ▭	CONSUMER UNIT. (SWITCHES TO BE 1350MM TO 1450MM FROM FFL).
⊕ ⊖	RADIATOR.
⊕	EXTERNAL TAP AT REGIONAL DISCRETION ONLY
VM ▲	VIRGIN MEDIA - PLEASE CHECK WITH SALES ADVISOR FOR AVAILABILITY.
△	ISOLATOR SWITCH HIGH LEVEL.
⊕	CEILING MOUNTED DMEV EXTRACT FAN.
⊕	WALL MOUNTED DMEV EXTRACT FAN.

GROUND FLOOR ELECTRICAL PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
ASHP GROUND FLOOR ELECTRICAL PLAN

Revision Note:

Scale	Drawn By	Date
1 : 50	G.T.	06.11.23
Drawing No.	Revision	
AL24514		



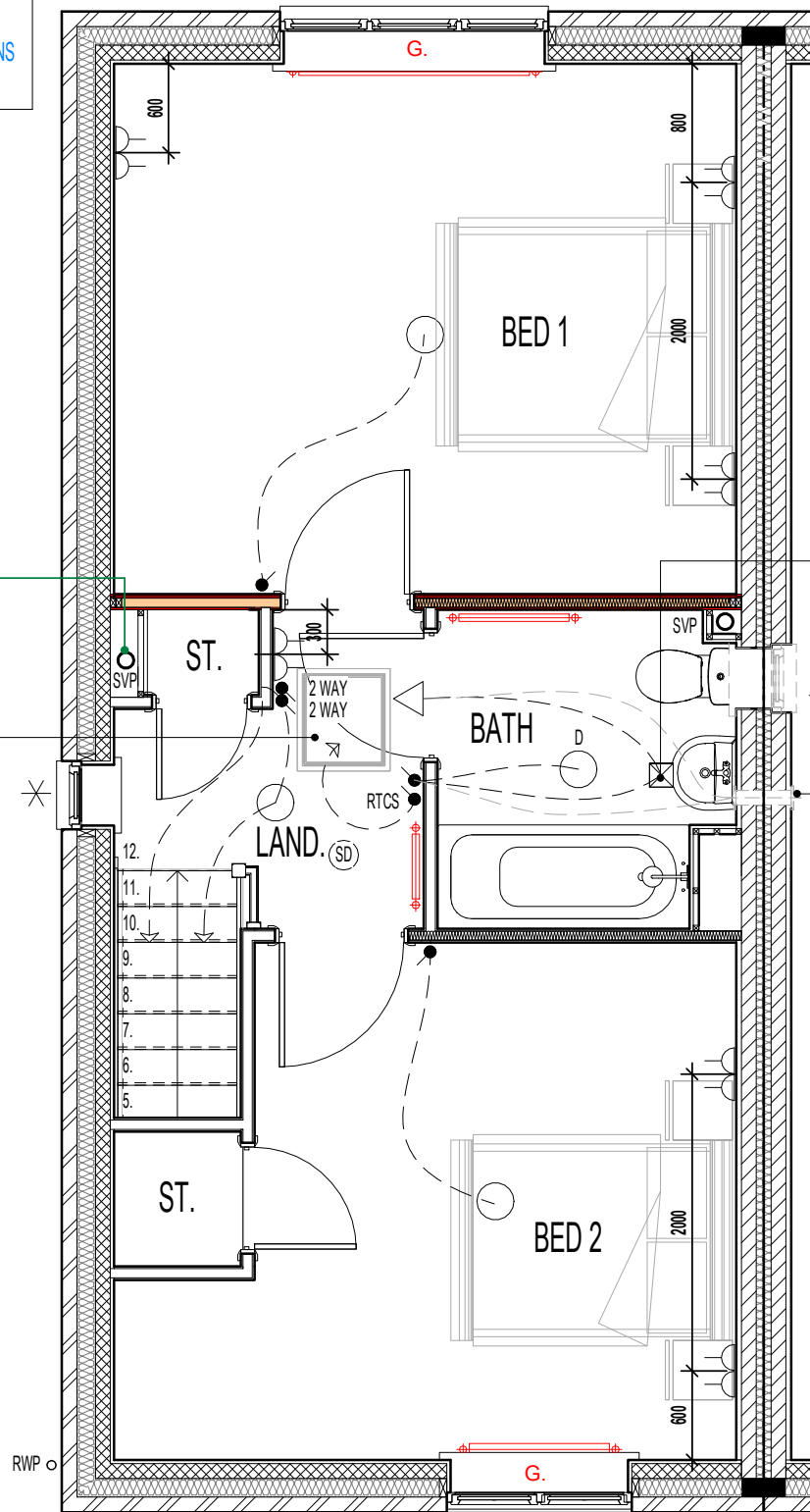
CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

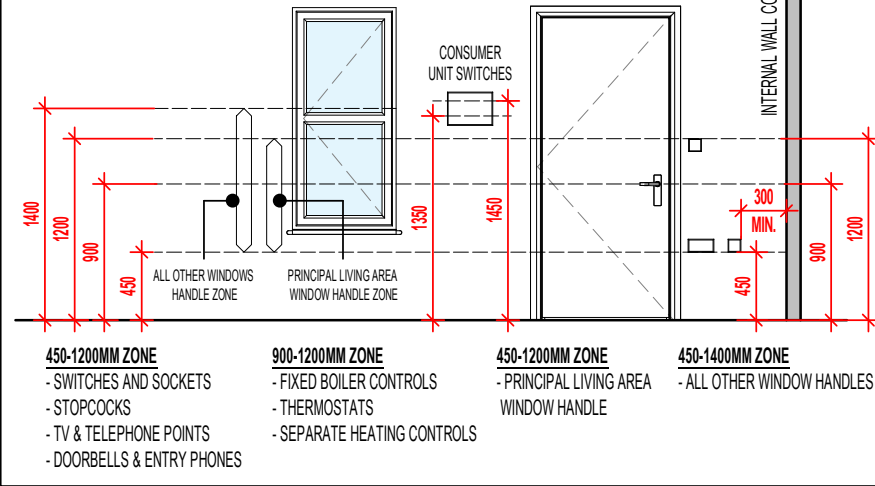
AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

RAINWATER DOWNPIPE PROVISION - GENERAL NOTE:
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PART M4 (2) ~ ACCESSIBLE CONTROLS



MECHANICAL & ELECTRICAL CONTROLS/SERVICES

- CONSUMER UNITS SHOULD BE MOUNTED SO THAT SWITCHES ARE BETWEEN 1350-1450MM ABOVE FLOOR LEVEL
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CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH ROOF VOID TO TILE VENT. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

ELECTRICAL LEGEND.

○	PENDANT CEILING MOUNTED LOW ENERGY LIGHT.
○ D	DRUM LOW ENERGY LIGHT.
⊙ (SD)	CEILING MOUNTED SMOKE DETECTOR.
●	LIGHT SWITCH.
● 2 WAY	2 WAY LIGHT SWITCH.
RTCS ●	RADIOFREQUENCY TEST & CONTROL SWITCH. (RADIO-LINKED TO MULTI SENSOR SMOKE & HEAT ALARM INSTALLED IN THE LOFT SPACE)
⌋	DOUBLE SWITCHED SOCKET OUTLET (LOW LEVEL).
⊠	CEILING MOUNTED DMEV EXTRACT FAN.
⌈	WALL MOUNTED DMEV EXTRACT FAN.
⌞	RADIATOR.
⌚	SHOWER FITTING.
△	ISOLATOR SWITCH HIGH LEVEL.

✱ INDICATES OPTIONAL WINDOW POSITION FOR ALTERNATIVE HANDING / END TERRACED PLOTTING SITUATION; CONFIRM WITH REGIONAL TECHNICAL TEAM OVER SITE SPECIFIC VARIATIONS.

G. GUARDING TO BE PROVIDED AT 1100MM FROM FFL.
NOTE: GUARDING MAY BE OMITTED IF BUILD TOLERANCE TO WINDOW OPENING IS WITHIN A RANGE OF MAXIMUM 1100MM AND MINIMUM 1000MM

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AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

FIRST FLOOR ELECTRICAL PLAN

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
ASHP FIRST FLOOR ELECTRICAL PLAN

Revision Note:

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Drawing No.	Revision	
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TILING LEGEND.

NOTE: TIMBER STUDS TO BE AT 400MM CENTRES WHERE WALL TILING PRESENT.
SEE WET AREA DRAWINGS FOR SPECIFIC WALL TILING LOCATIONS.

 DENOTES EXTENT OF 300MM HEIGHT TILED SPLASHBACK.

 INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.







NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) - SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION): ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/M² (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)

SANITARYWARE SCHEDULE - W.C.

LOCATION	ITEM	SIZE
W.C.	IS SANDRINGHAM C.C. WC	675 x 385 x 400 mm
W.C.	IS SANDRINGHAM 21 HANDRINSE WHB 350 RH TAP	350 x 260 x 160 mm

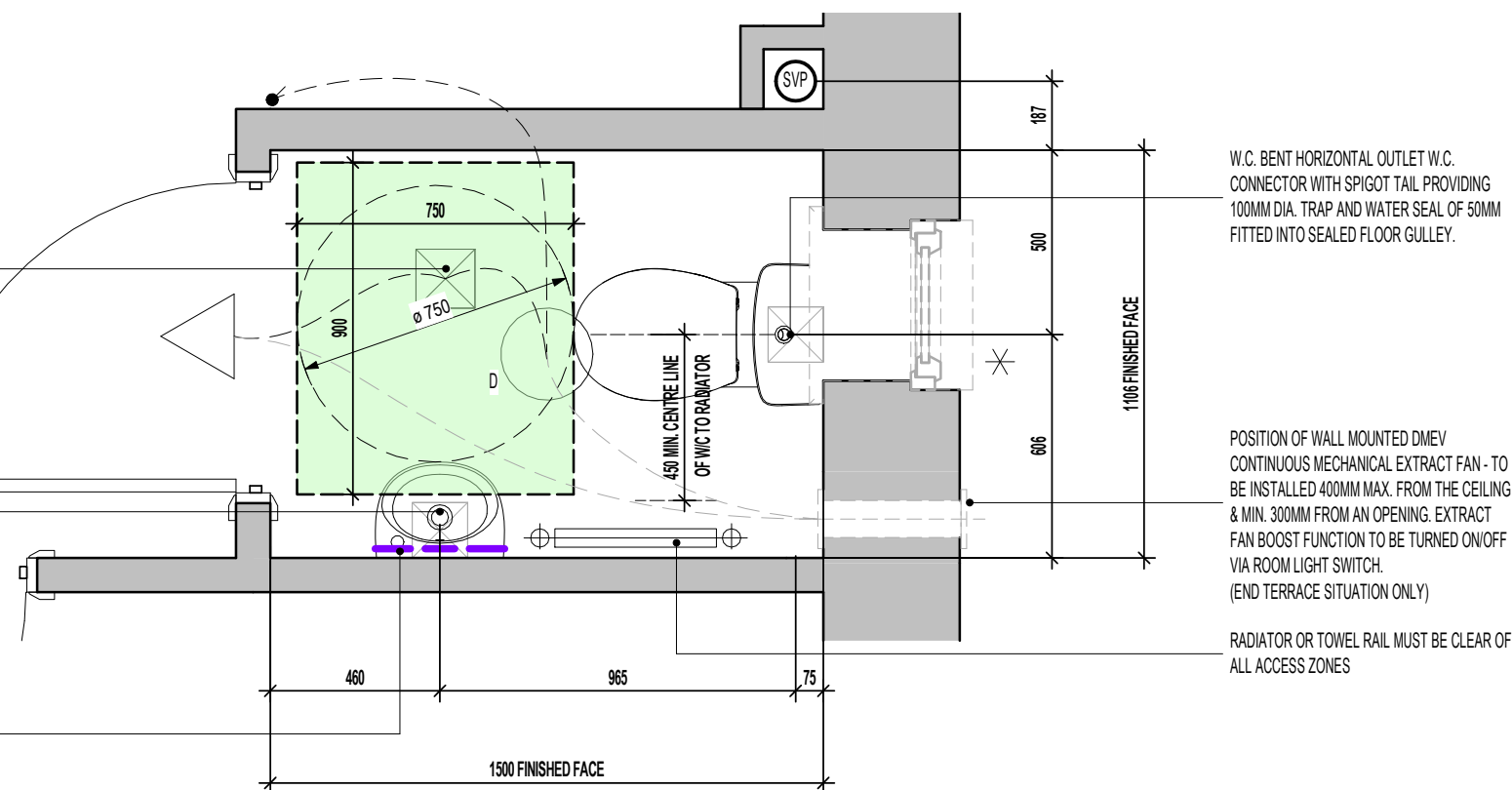
ELECTRICAL LEGEND.

	DRUM LOW ENERGY LIGHT.
	LIGHT SWITCH.
	CEILING MOUNTED DMEV EXTRACT FAN.
	WALL MOUNTED DMEV EXTRACT FAN.
	RADIATOR.
	ISOLATOR SWITCH HIGH LEVEL.

CEILING MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN TO BE DUCTED THROUGH FLOOR VOID TO EXTERNAL GRILLE. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (MID TERRACE SITUATION ONLY)

WALL MOUNTED W.H.B. BOTTLE TRAP WITH 'P' OUTLET OR SIMILAR APPROVED PROVIDING 32MM DIA. TRAP AND WATER SEAL OF 75MM FITTED INTO SEALED FLOOR GULLEY.

DASHED LINE DENOTES EXTENT OF SPLASHBACK.



W.C. BENT HORIZONTAL OUTLET W.C. CONNECTOR WITH SPIGOT TAIL PROVIDING 100MM DIA. TRAP AND WATER SEAL OF 50MM FITTED INTO SEALED FLOOR GULLEY.

POSITION OF WALL MOUNTED DMEV CONTINUOUS MECHANICAL EXTRACT FAN - TO BE INSTALLED 400MM MAX. FROM THE CEILING & MIN. 300MM FROM AN OPENING. EXTRACT FAN BOOST FUNCTION TO BE TURNED ON/OFF VIA ROOM LIGHT SWITCH. (END TERRACE SITUATION ONLY)

RADIATOR OR TOWEL RAIL MUST BE CLEAR OF ALL ACCESS ZONES

W.C. LAYOUT SCALE : 1:20

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

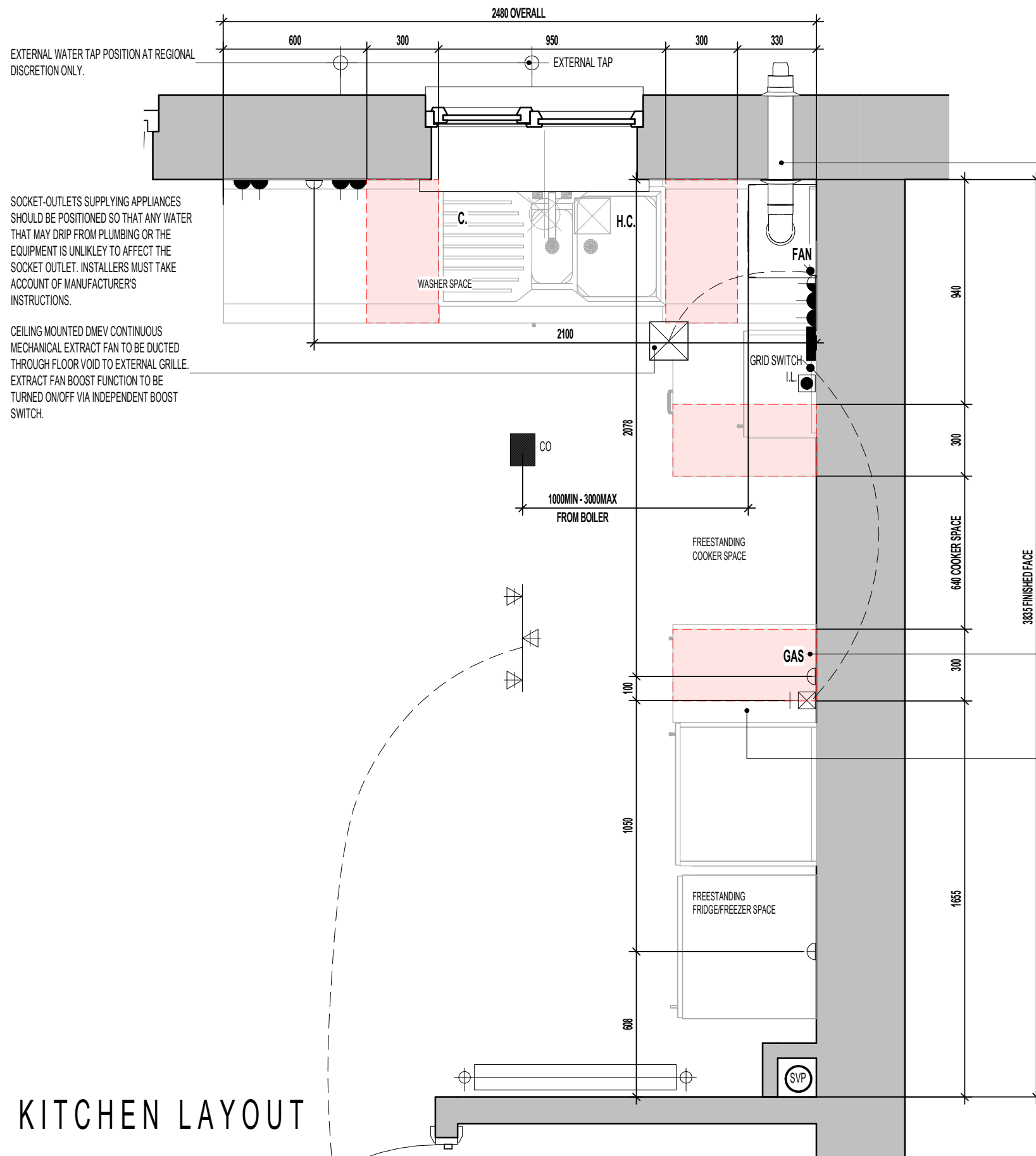
Drawing Title
W.C. LAYOUT

Scale Drawn By Date
As indicated G.T. 06.11.23

Drawing No. Revision
AL24601

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REFER TO SUPPLIERS INFORMATION FOR CABINETRY. CHECK WITH REGIONAL OFFICE FOR SPECIFICATION LEVEL.



BALANCED FLUE BOILER EXTRACT TAKEN THROUGH TO EXTERNAL GRILLE ENSURE 300MM MIN. CLEAR DISTANCE FROM ANY OPENING AND BOUNDARY LINE (REDUCTION TO THE BOUNDARY LINE IS POSSIBLE DOWN TO 25MM BUT THE FLUE DEFLECTOR MUST BE USED), 150MM MIN. FROM A RWP. REFER TO STANDARD BOILER DETAIL DRAWING NO. SV-GD-EN-004 & 005.

GRIDSWITCH TO SERVE:
 - WASHING MACHINE SPACE
 - FRIDGE FREEZER SPACE
 - EXTRACT FAN

ELECTRICAL ACCESSORIES SHOULD BE INSTALLED NOT LESS THAN 300MM FROM THE EDGE OF KITCHEN SINKS AND DRAINING BOARDS.

FOR COOKER WIRING ARRANGEMENT REFER TO SEPERATE DETAIL TO SUIT CHOSEN SPECIFICATION. (SV-GD-EN-002 OR SV-GD-EN-003)

GAS ISOLATOR VALVE ACCESS PANEL AND LABEL TO BE INSTALLED BY KITCHEN FITTER.

ELECTRICAL LEGEND.	
	CEILING MOUNTED DMEV EXTRACT FAN.
	RADIATOR
	3 SPOT TRACK LIGHT FITTING.
	PRE-PRINTED ROCKERS TO GRIDSWITCH BANK.
	LIGHT SWITCH.
	SWITCH WITH NEON INDICATOR LIGHT.
	13AMP DOUBLE SWITCHED SOCKET. (1200MM ABOVE FLOOR TO TOP OF SOCKET)
	13AMP UNSWITCHED SINGLE SOCKET FOR APPLIANCES - 450MM ABOVE FLOOR TO UIS SOCKET
	45AMP COOKER CONTROL FEED. - 450MM ABOVE FLOOR TO UIS SOCKET
	GAS FEED FOR HOB.
	H. C. HOT AND COLD WATER FEEDS.
	CO. CEILING MOUNTED CARBON MONOXIDE DETECTOR
	BOILER FUSED SPUR
	FAN DMEV FAN INDEPENDENT BOOSTER SWITCH
	EXTERNAL TAP AT REGIONAL DISCRETION ONLY

HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

KITCHEN LAYOUT

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
KITCHEN LAYOUT - HA BASE SPEC

Revision Note:

Scale	Drawn By	Date
1 : 20	G.T.	06.11.23
Drawing No.	Revision	
AL24602		

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ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

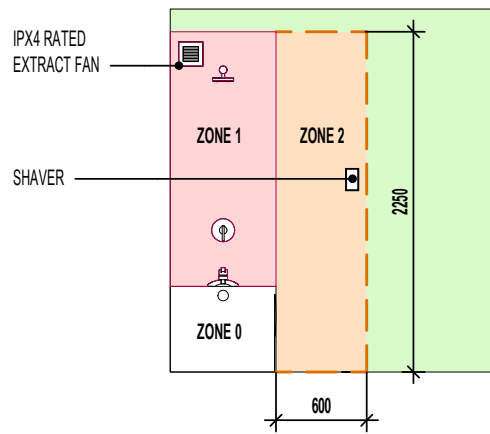
TILING LEGEND.

NOTE: TIMBER STUDS TO BE AT 400MM CENTRES WHERE WALL TILING PRESENT. SEE WET AREA DRAWINGS FOR SPECIFIC WALL TILING LOCATIONS.

	DENOTES EXTENT OF FULL HEIGHT TILING
	DENOTES EXTENT OF 400MM HEIGHT OVER BATH TILING.
	DENOTES EXTENT OF 300MM HEIGHT TILED SPLASHBACK.

SANITARYWARE SCHEDULE - BATHROOM

LOCATION	ITEM	SIZE
BATH	IS SANDRINGHAM 500 WHB FULL PEDESTAL	506 x 444 x 189 mm
BATH	IS SANDRINGHAM BATH 1700x700mm	540 x 1700 x 700 mm
BATH	IS SANDRINGHAM C.C. WC	675 x 385 x 400 mm



WET AREA ZONE DIAGRAM

ELECTRICAL LEGEND.

	DRUM LOW ENERGY LIGHT.
	LIGHT SWITCH.
	CEILING MOUNTED DMEV EXTRACT FAN.
	WALL MOUNTED DMEV EXTRACT FAN.
	RADIATOR.
	ISOLATOR SWITCH HIGH LEVEL.

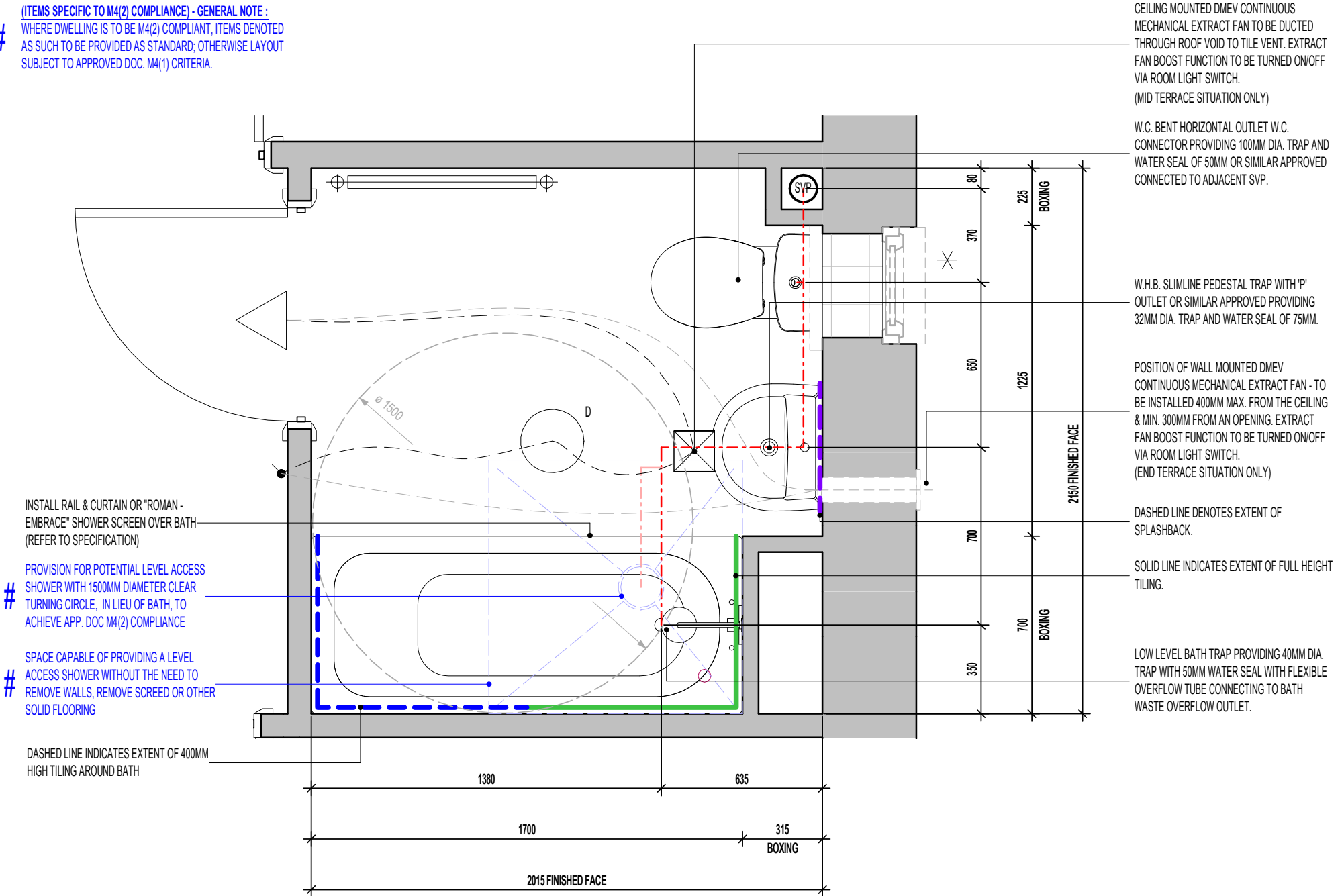
GENERAL NOTE: (WHERE M4(2) COMPLIANCE TO BE ACHIEVED) - SANITARY FACILITIES (EXCLUDING ANY EN-SUITE ACCOMMODATION):
 ALL WALLS, DUCTS, BOXINGS ETC. TO BE STRONG ENOUGH TO SUPPORT GRAB RAILS / SEATS / OTHER ADAPTATIONS THAT COULD IMPOSE LOADS UP TO 1.5KN/M² (REFER TO STANDARD DETAIL DRAWING WD-GD-EN-038 - M4(2) GRAB RAIL SUPPORT & ASSOCIATED STRUCTURAL CALCULATIONS)

(ITEMS SPECIFIC TO M4(2) COMPLIANCE) - GENERAL NOTE:
 WHERE DWELLING IS TO BE M4(2) COMPLIANT, ITEMS DENOTED AS SUCH TO BE PROVIDED AS STANDARD; OTHERWISE LAYOUT SUBJECT TO APPROVED DOC. M4(1) CRITERIA.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

* INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.



BATHROOM LAYOUT
 SCALE : 1:20

Revision Note:

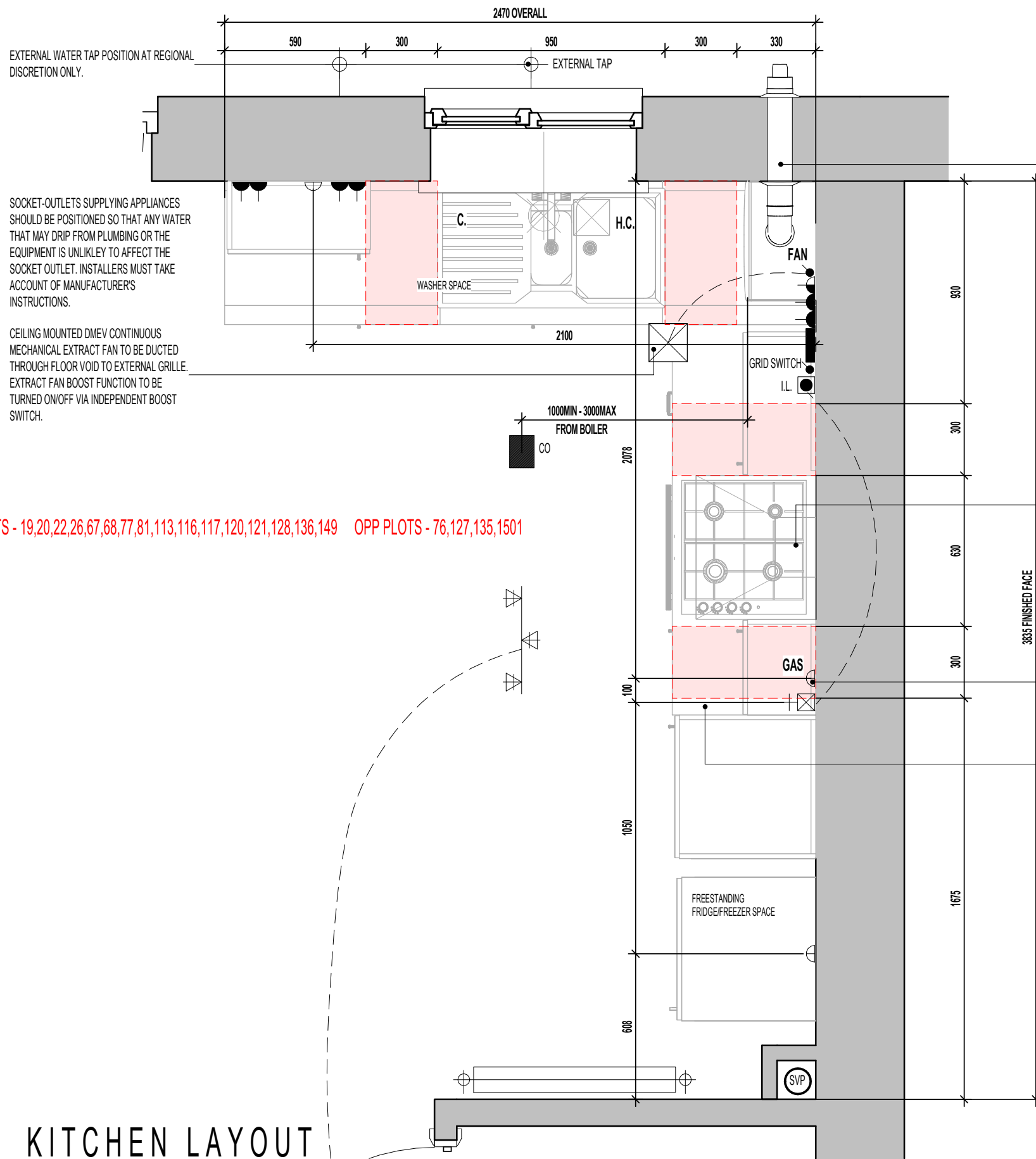
Scale	Drawn By	Date
As indicated	G.T.	06.11.23
Drawing No.	Revision	
AL24603		

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
BATHROOM LAYOUT

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REFER TO SUPPLIERS INFORMATION FOR CABINETRY. CHECK WITH REGIONAL OFFICE FOR SPECIFICATION LEVEL.



AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

BALANCED FLUE BOILER EXTRACT TAKEN THROUGH TO EXTERNAL GRILLE ENSURE 300MM MIN. CLEAR DISTANCE FROM ANY OPENING AND BOUNDARY LINE (REDUCTION TO THE BOUNDARY LINE IS POSSIBLE DOWN TO 25MM BUT THE FLUE DEFLECTOR MUST BE USED), 150MM MIN. FROM A RWP. REFER TO STANDARD BOILER DETAIL DRAWING NO. SV-GD-EN-004 & 005.

GRIDSWITCH TO SERVE:
 - WASHING MACHINE SPACE
 - FRIDGE FREEZER SPACE
 - HOB
 - EXTRACT FAN

ELECTRICAL ACCESSORIES SHOULD BE INSTALLED NOT LESS THAN 300MM FROM THE EDGE OF KITCHEN SINKS AND DRAINING BOARDS.

RE-CIRCULATION COOKER HOOD EXTRACT TO BE INSTALLED OVER HOB.

FOR COOKER WIRING ARRANGEMENT REFER TO SEPERATE DETAIL TO SUIT CHOSEN SPECIFICATION. (SV-GD-EN-002 OR SV-GD-EN-003)

GAS ISOLATOR VALVE ACCESS PANEL AND LABEL TO BE INSTALLED BY KITCHEN FITTER.

40MM WORKTOP WITH 95MM POST FORMED UPSTAND.

ELECTRICAL LEGEND.

	RADIATOR
	3 SPOT TRACK LIGHT FITTING.
	PRE-PRINTED ROCKERS TO GRIDSWITCH BANK.
	LIGHT SWITCH.
	SWITCH WITH NEON INDICATOR LIGHT.
	13AMP DOUBLE SWITCHED SOCKET. (1200MM ABOVE FLOOR TO TOP OF SOCKET)
	13AMP UNSWITCHED SINGLE SOCKET FOR APPLIANCES - 450MM ABOVE FLOOR TO UIS SOCKET
	COOKER HOOD POWER. (1200MM ABOVE FLOOR TO TOP OF SOCKET)
	45AMP COOKER CONTROL FEED. - 450MM ABOVE FLOOR TO UIS SOCKET
	GAS FEED FOR HOB.
	HOT AND COLD WATER FEEDS.
	CEILING MOUNTED CARBON MONOXIDE DETECTOR
	BOILER FUSED SPUR
	CEILING MOUNTED DMEV EXTRACT FAN.
	DMEV FAN INDEPENDENT BOOSTER SWITCH.
	EXTERNAL TAP AT REGIONAL DISCRETION ONLY

HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

KITCHEN LAYOUT

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
KITCHEN LAYOUT - HA HIGH SPEC

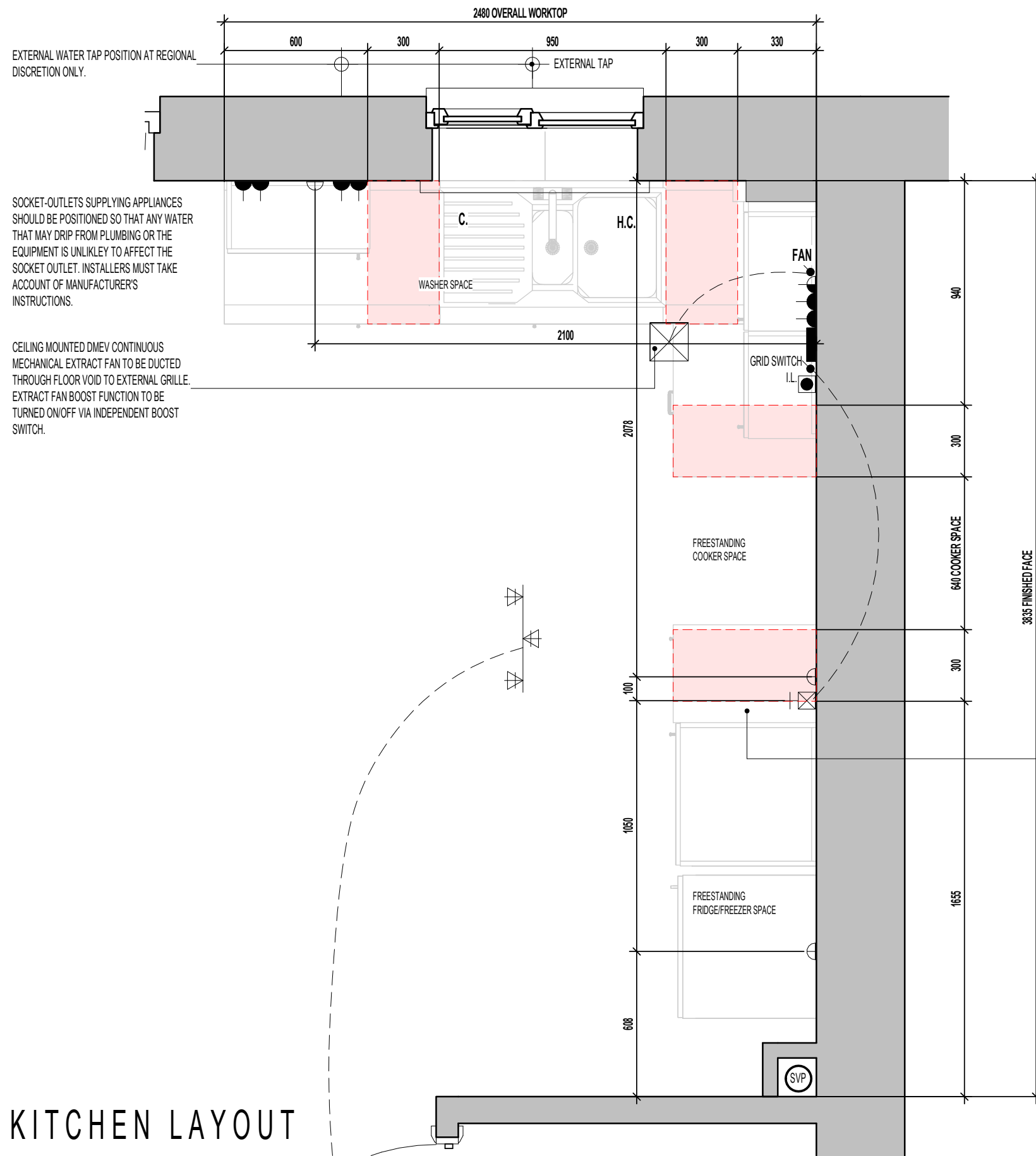
Revision Note:

Scale: **1 : 20** Drawn By: **G.T.** Date: **06.11.23**

Drawing No. **AL24604** Revision:

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 www.millerhomes.co.uk

REFER TO SUPPLIERS INFORMATION FOR CABINETRY.CHECK WITH REGIONAL OFFICE FOR SPECIFICATION LEVEL.



KITCHEN LAYOUT

GRIDSWITCH TO SERVE:
 - WASHING MACHINE SPACE
 - FRIDGE FREEZER SPACE
 - EXTRACT FAN

ELECTRICAL ACCESSORIES SHOULD BE INSTALLED NOT LESS THAN 300MM FROM THE EDGE OF KITCHEN SINKS AND DRAINING BOARDS.

FOR COOKER WIRING ARRANGEMENT REFER TO SEPERATE DETAIL TO SUIT CHOSEN SPECIFICATION.
 (SV-GD-EN-002 OR SV-GD-EN-003)

40MM WORKTOP WITH 95MM POST FORMED UPSTAND.

ELECTRICAL LEGEND.	
	CEILING MOUNTED DMEV EXTRACT FAN.
	RADIATOR
	3 SPOT TRACK LIGHT FITTING.
	GRID SWITCH
	PRE-PRINTED ROCKERS TO GRIDSWITCH BANK.
	LIGHT SWITCH.
	I.L. SWITCH WITH NEON INDICATOR LIGHT.
	13AMP DOUBLE SWITCHED SOCKET. (1200MM ABOVE FLOOR TO TOP OF SOCKET)
	13AMP UNSWITCHED SINGLE SOCKET FOR APPLIANCES - 450MM ABOVE FLOOR TO UIS SOCKET
	45AMP COOKER CONTROL FEED. - 450MM ABOVE FLOOR TO UIS SOCKET
	GAS GAS FEED FOR HOB.
	H. C. HOT AND COLD WATER FEEDS.
	CO. CEILING MOUNTED CARBON MONOXIDE DETECTOR
	BOILER FUSED SPUR
	FAN DMEV FAN INDEPENDENT BOOSTER SWITCH
	EXTERNAL TAP AT REGIONAL DISCRETION ONLY

HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Revision Note:

Scale	Drawn By	Date
1 : 20	G.T.	03.01.23
Drawing No.	Revision	
AL24611		

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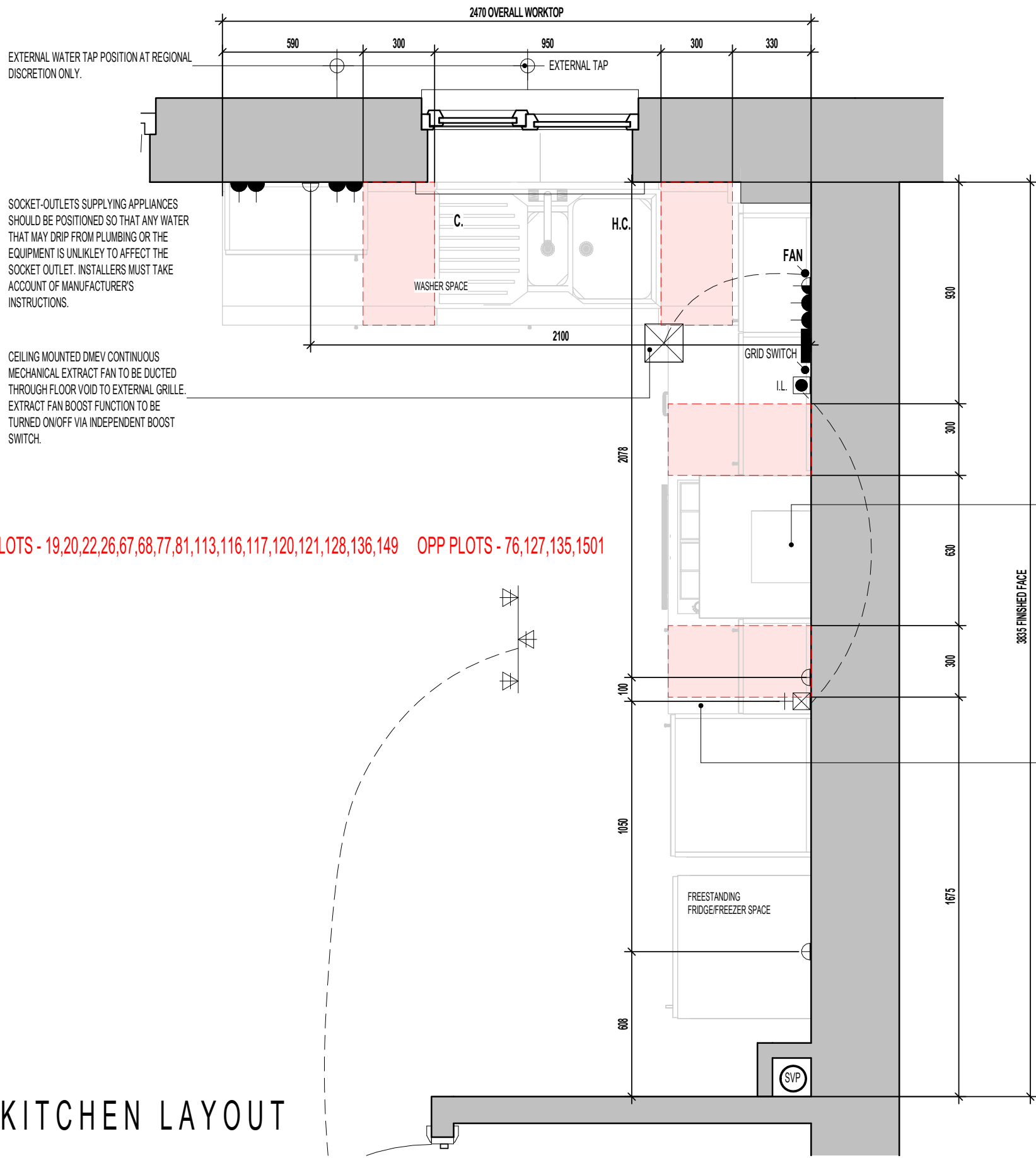
Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
ASHP KITCHEN LAYOUT - HA BASE SPEC

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

REFER TO SUPPLIERS INFORMATION FOR CABINETRY. CHECK WITH REGIONAL OFFICE FOR SPECIFICATION LEVEL.



AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

KITCHEN LAYOUT

ELECTRICAL LEGEND.	
	RADIATOR
	3 SPOT TRACK LIGHT FITTING.
	GRID SWITCH PRE-PRINTED ROCKERS TO GRIDSWITCH BANK.
	LIGHT SWITCH.
	SWITCH WITH NEON INDICATOR LIGHT.
	13AMP DOUBLE SWITCHED SOCKET. (1200MM ABOVE FLOOR TO TOP OF SOCKET)
	13AMP UNSWITCHED SINGLE SOCKET FOR APPLIANCES - 450MM ABOVE FLOOR TO UIS SOCKET
	COOKER HOOD POWER. (1200MM ABOVE FLOOR TO TOP OF SOCKET)
	45AMP COOKER CONTROL FEED. - 450MM ABOVE FLOOR TO UIS SOCKET
	GAS GAS FEED FOR HOB.
	H. C. HOT AND COLD WATER FEEDS.
	CO. CEILING MOUNTED CARBON MONOXIDE DETECTOR
	BOILER FUSED SPUR
	CEILING MOUNTED DMEV EXTRACT FAN.
	FAN DMEV FAN INDEPENDENT BOOSTER SWITCH.
	EXTERNAL TAP AT REGIONAL DISCRETION ONLY

GRIDSWITCH TO SERVE:
- WASHING MACHINE SPACE
- FRIDGE FREEZER SPACE
- HOB
- EXTRACT FAN

ELECTRICAL ACCESSORIES SHOULD BE INSTALLED NOT LESS THAN 300MM FROM THE EDGE OF KITCHEN SINKS AND DRAINING BOARDS.

RE-CIRCULATION COOKER HOOD EXTRACT TO BE INSTALLED OVER HOB.

FOR COOKER WIRING ARRANGEMENT REFER TO SEPERATE DETAIL TO SUIT CHOSEN SPECIFICATION.
(SV-GD-EN-002 OR SV-GD-EN-003)

40MM WORKTOP WITH 95MM POST FORMED UPSTAND.

HATCH INDICATES ZONES WHERE NO ELECTRICAL FITTINGS SHOULD BE INSTALLED ABOVE THE WORKTOP.

NOTE: THIS DRAWING IS FOR THE STANDARD HA SPECS ONLY - PLEASE ENSURE ALL NON STANDARD HA SPEC ITEMS REQUIRED HAVE BEEN UPDATED BY THE REGIONAL TECHNICAL DEPARTMENTS.

Revision Note:

Scale	Drawn By	Date
1 : 20	G.T.	03.01.23
Drawing No.	Revision	
AL24612		

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

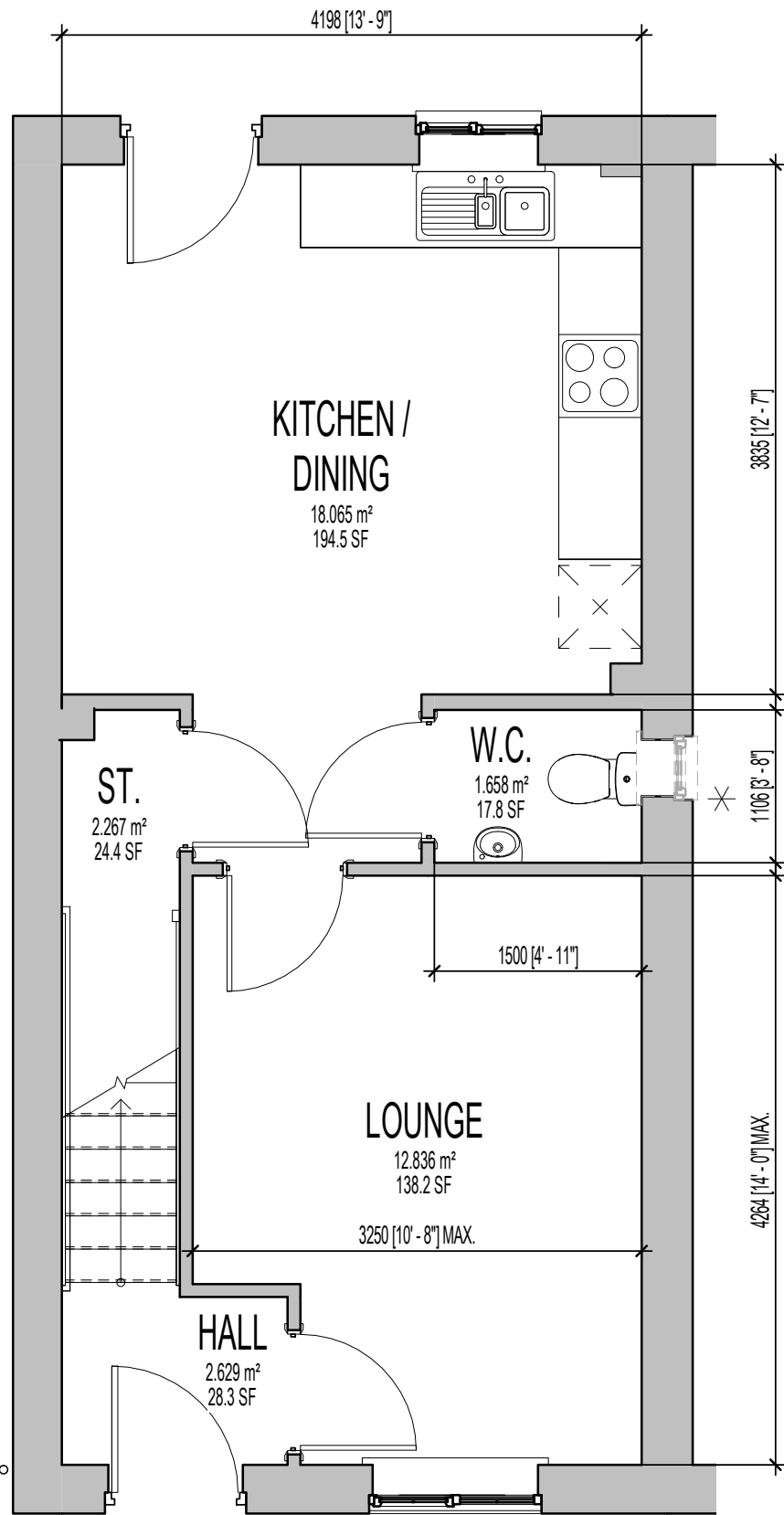
Drawing Title
ASHP KITCHEN LAYOUT - HA HIGH SPEC

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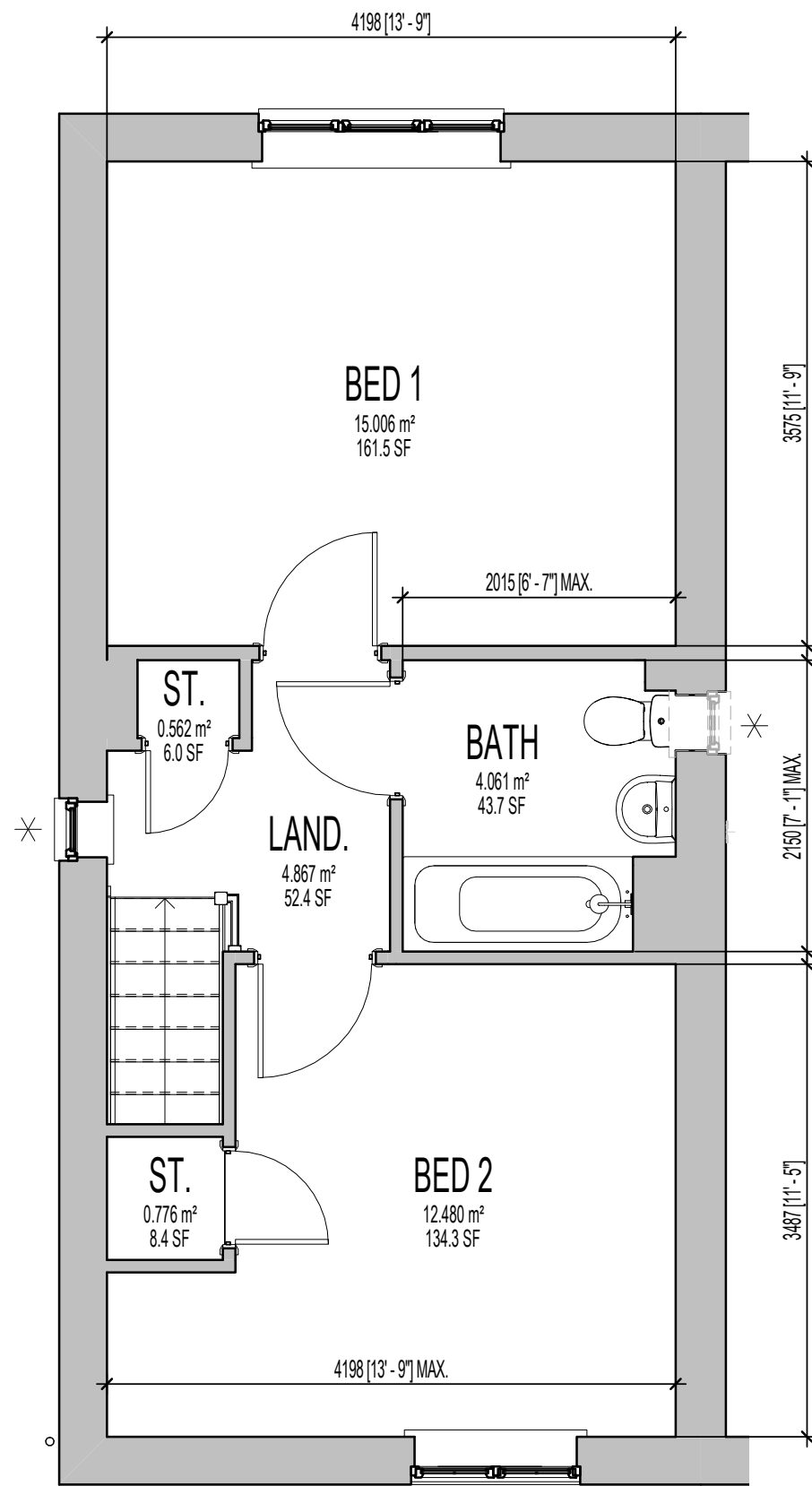
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ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING

MILLER STANDARD ROOM SIZE SCHEDULE							
ROOM NAME	FLOOR	METRIC			IMPERIAL		
		WIDTH		DEPTH	WIDTH	DEPTH	
LOUNGE	GROUND FLOOR	3250	MAX.	X 4264	MAX.	10' - 8"	X 14' - 0"
KITCHEN / DINING	GROUND FLOOR	4198		X 3835		13' - 9"	X 12' - 7"
W.C.	GROUND FLOOR	1500		X 1106		4' - 11"	X 3' - 8"
BED 1	FIRST FLOOR	4198		X 3575		13' - 9"	X 11' - 9"
BED 2	FIRST FLOOR	4198	MAX.	X 3487		13' - 9"	X 11' - 5"
BATH	FIRST FLOOR	2015	MAX.	X 2150	MAX.	6' - 7"	X 7' - 1"



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

* INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.

Revision Note:

Scale Drawn By Date

1 : 50 G.T. 03.01.23

Drawing No. Revision

AL24911

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

Drawing Title
ASHP SALES BROCHURE PLANS

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MILLER STANDARD WINDOW SCHEDULE

	LOCATION	WIDTH (mm)	HEIGHT (mm)	SIDE HUNG	TOP HUNG	NON-OPENING CASEMENTS	GLAZING STYLE	GLAZING PATTERN	EGRESS WINDOW	TOUGHENED SAFETY GLASS	RESTRICTOR	GUARDING	BS PAS 24	CILL TYPE	VENTILATOR EA (mm2)	OPTIONAL	COMMENTS
W1	LOUNGE	1248	1350	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E					Yes	SEE WORKING DRAWING ELEVATIONS	4000 mm ²		NB - GLAZING TO COMMENCE MIN. 850MM FROM FFL TO FIXED CASEMENT
W2	KITCHEN / DINING	910	1050		Yes	SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E					Yes	SEE WORKING DRAWING ELEVATIONS	0 mm ²		
W3	W.C.	460	1200			SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E					Yes	SEE WORKING DRAWING ELEVATIONS	0 mm ²	Yes	OPTIONAL
W4	BED 2	1248	1125	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E	Yes			Yes		SEE WORKING DRAWING ELEVATIONS	4000 mm ²		
W5	LAND.	460	1050	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E						SEE WORKING DRAWING ELEVATIONS	0 mm ²	Yes	
W6	BED 1	1810	1125	Yes		SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	CLEAR LOW - E	Yes			Yes		SEE WORKING DRAWING ELEVATIONS	4000 mm ²		
W7	BATH	460	1050		Yes	SEE WORKING DRAWING ELEVATIONS	SEE WORKING DRAWING ELEVATIONS	OBSCURE LOW - E						SEE WORKING DRAWING ELEVATIONS	0 mm ²		
															12000 mm ²		TOTAL OPEN AREA = 1600mm ² (inc. 4000mm ² W2)

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

GENERAL NOTE
M4(2) WINDOW HANDLE POSITIONS:

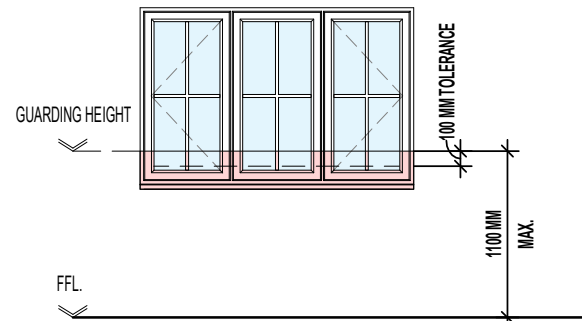
- HANDLE TO AT LEAST ONE WINDOW IN PRINCIPAL LIVING AREA LOCATED BETWEEN 450-1200MM ABOVE FLOOR LEVEL.
- HANDLES TO ALL OTHER WINDOWS TO BE LOCATED BETWEEN 450-1400MM ABOVE FLOOR LEVEL.

WHERE M4(2) COMPLIANCE NOT APPLICABLE, ALL WINDOWS AT 1050MM HEIGHT CAN HAVE SIDE HUNG OPENING LIGHT IN LIEU OF TOP HUNG WHERE DENOTED

BACKGROUND VENTILATORS -
FOR CONTINUOUS MECHANICAL EXTRACT VENTILATION SYSTEMS (dMEV)

IN ACCORDANCE WITH APPROVED DOCUMENT F1(1), DWELLINGS INCORPORATING A CONTINUOUS MECHANICAL EXTRACT VENTILATION SYSTEM, SHOULD ALLOW FOR BACKGROUND VENTILATORS THAT SATISFY ALL OF THE FOLLOWING CONDITIONS: -

- NOT BE IN WET ROOMS;
- PROVIDE A MINIMUM EQUIVALENT AREA OF 4000MM² FOR EACH HABITABLE ROOM IN THE DWELLING;
- PROVIDE A MINIMUM TOTAL NUMBER OF VENTILATORS THAT IS THE SAME AS THE NUMBER OF BEDROOMS PLUS TWO-VENTILATORS; I.E.: -
 - 1 BED DWELLING = 3 VENTILATORS (MIN.)
 - 2 BED DWELLING = 4 VENTILATORS (MIN.)
 - 3 BED DWELLING = 5 VENTILATORS (MIN.)
 - 4 BED DWELLING = 6 VENTILATORS (MIN.)
 - 5 BED DWELLING = 7 VENTILATORS (MIN.)



WHERE FIRST FLOOR WINDOWS FORM PART OF THE OVERHEATING MITIGATION STRATEGY, ENSURE GUARDING IS INSTALLED AS PER THE DIAGRAM ABOVE AND DESIGNED AS FOLLOWS:

- GUARDING SHOULD BE SIZED TO PREVENT THE PASSAGE OF A 100MM SPHERE.
- ANY HOLE WHICH ALLOWS THE PASSAGE OF AN 8MM DIAMETER ROD SHOULD ALSO ALLOW THE PASSAGE OF A 25MM DIAMETER ROD. SUCH HOLES SHOULD NOT TAPER IN A WAY THAT ALLOWS FINGER ENTRAPMENT.
- ANY WALL, PARAPET, BALUSTRADE, SHUTTERS WITH A CHILD-PROOF LOCK OR SIMILAR OBSTRUCTION CAN BE USED AS GUARDING.
- ENSURE THAT GUARDING CAN RESIST, AS A MINIMUM, THE LOADS GIVEN IN BS EN 1991-1-1 WITH ITS UK NATIONAL ANNEX AND PD 6688-1-1.
- WHERE GLAZING IS USED IN THE GUARDING, REFER TO SECTION 5 OF APPROVED DOCUMENT K.

MILLER STANDARD OPENABLE AREA SCHEDULE - PER PANE		
OPENING REF.	OPENING HEIGHT	OPENING WIDTH
D2	1.99	0.94
W1	1.24	0.57
W2	0.94	0.40
W4	1.02	0.57
W5	0.94	0.38
W6	1.02	0.55

MILLER STANDARD GLAZING AREA SCHEDULE - PER PANE		
REF.	OPENER GLAZING AREA	FIXED GLAZING AREA
D1	0.45 m ²	0.45 m ²
D2	0.55 m ²	
W1	0.47 m ²	0.47 m ²
W2	0.21 m ²	0.21 m ²
W4	0.38 m ²	0.38 m ²
W5	0.19 m ²	
W6	0.36 m ²	0.50 m ²

IMPORTANT NOTE:
IF DWELLING **HANDED**, ALTERNATIVE OVERHEATING CALCULATIONS TO BE OBTAINED BY REGION TO ACCOUNT FOR OPTIONAL WINDOW DENOTED ON PARTY WALL.

Revision Note:

Scale	Drawn By	Date
1 : 50	G.T.	06.11.23

Drawing No.	Revision
AL24701	

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Project Title
**LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO**

Drawing Title
WINDOW SCHEDULE

MILLER STANDARD EXTERNAL AND INTERNAL DOOR SCHEDULE

REF.	LOCATION	DOOR CONFIGURATION	STRUCTURAL OPENING		DOOR PANEL DIMENSIONS			DOOR STYLE	FIRE DOOR	GLAZING REF.	SIDELIGHT REF.	FINISH	TOUGHENED SAFETY GLASS	WALL TYPE	BS PAS 24	COMMENTS
			HEIGHT	WIDTH	DOOR PANEL HEIGHT	DOOR PANEL WIDTH	DOOR PANEL THICKNESS									
D1	HALL	SINGLE EXTERNAL	2100	1023		914	44	CHECK WITH REGION	No	OBSCURE LOW - E	N/A	SMOOTH	Yes	CAVITY WALL	Yes	
D2	KITCHEN / DINING	SINGLE EXTERNAL	2100	1023		914	44	4 PANEL	No	OBSCURE LOW - E	N/A	SMOOTH	Yes	CAVITY WALL	Yes	4000mm² TRICKLE VENTILATION
D3	LOUNGE	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D4	KITCHEN / DINING	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D5	ST.	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D6	W.C.	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D7	ST.	SINGLE INTERNAL	2030	671	1981	610	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D8	BED 1	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	DOOR LINING TO SUIT RACKING WALL THICKNESS (WHERE NECESSARY)
D9	BATH	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D10	BED 2	SINGLE INTERNAL	2030	899	1981	838	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	
D11	ST.	SINGLE INTERNAL	2030	747	1981	686	35	CHECK WITH REGION	No	N/A	N/A	SMOOTH	No	STUD WALL	No	

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

Revision Note:

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

Drawing Title
DOOR SCHEDULE

Scale	Drawn By	Date
N/A	G.T.	06.11.23
Drawing No.	Revision	
AL24702		



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AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

LINTELS SUPPORTING GIRDER TRUSSES:
 STANDARD LINTEL SCHEDULES DESIGNED TO 'AS' ROOF CONFIGURATION. REGIONS TO OBTAIN ALTERNATIVE LINTEL SCHEDULES SHOULD ANY DEVIATION FROM THIS ROOF DESIGN BE APPLICABLE. (I.E. MID/OPP HANDING)

MILLER STANDARD LINTEL SCHEDULE - DOORS				
REF.	LOCATION	STRUCTURAL OPENING WIDTH	WALL TYPE	COMMENTS
D1	HALL	1023	CAVITY WALL	
D2	KITCHEN / DINING	1023	CAVITY WALL	4000mm ² TRICKLE VENTILATION

MILLER STANDARD LINTEL SCHEDULE - WINDOWS				
REF.	LOCATION	STRUCTURAL OPENING WIDTH	COMMENTS	
W1	LOUNGE	1248	NB - GLAZING TO COMMENCE MIN. 850MM FROM FFL TO FIXED CASEMENT	
W2	KITCHEN / DINING	910		
W3	W.C.	460	OPTIONAL	
W4	BED 2	1248		
W5	LAND.	460		
W6	BED 1	1810		
W7	BATH	460	OPTIONAL	

Revision Note:

Project Title
LONDON ROAD, WOOLMER GREEN
AL24 - 2B / 4P / 850 - BAYMONT
2024 AFFORDABLE PORTFOLIO

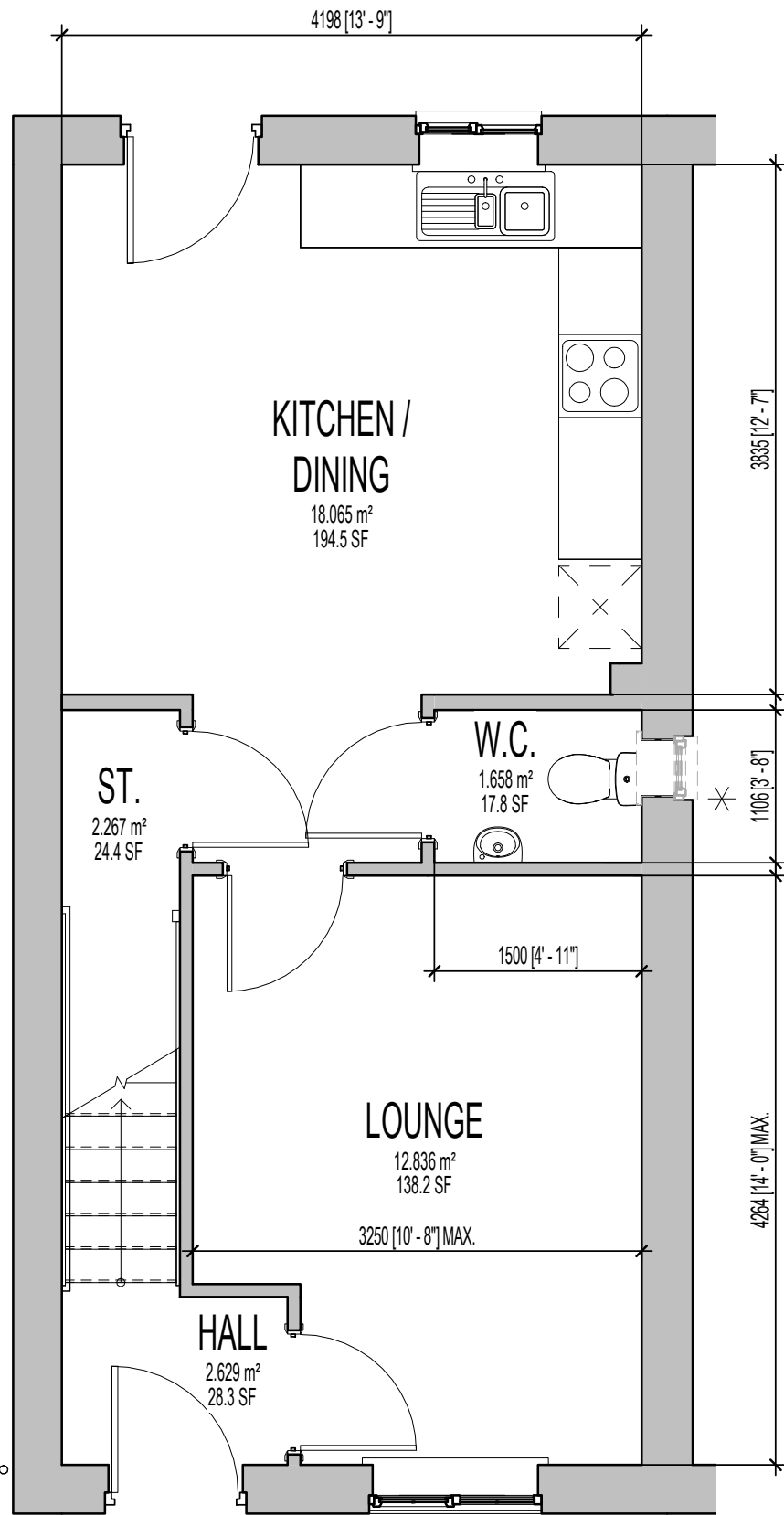
Drawing Title
LINTEL SCHEDULES

Scale: **1 : 50** Drawn By: **G.T.** Date: **06.11.23**

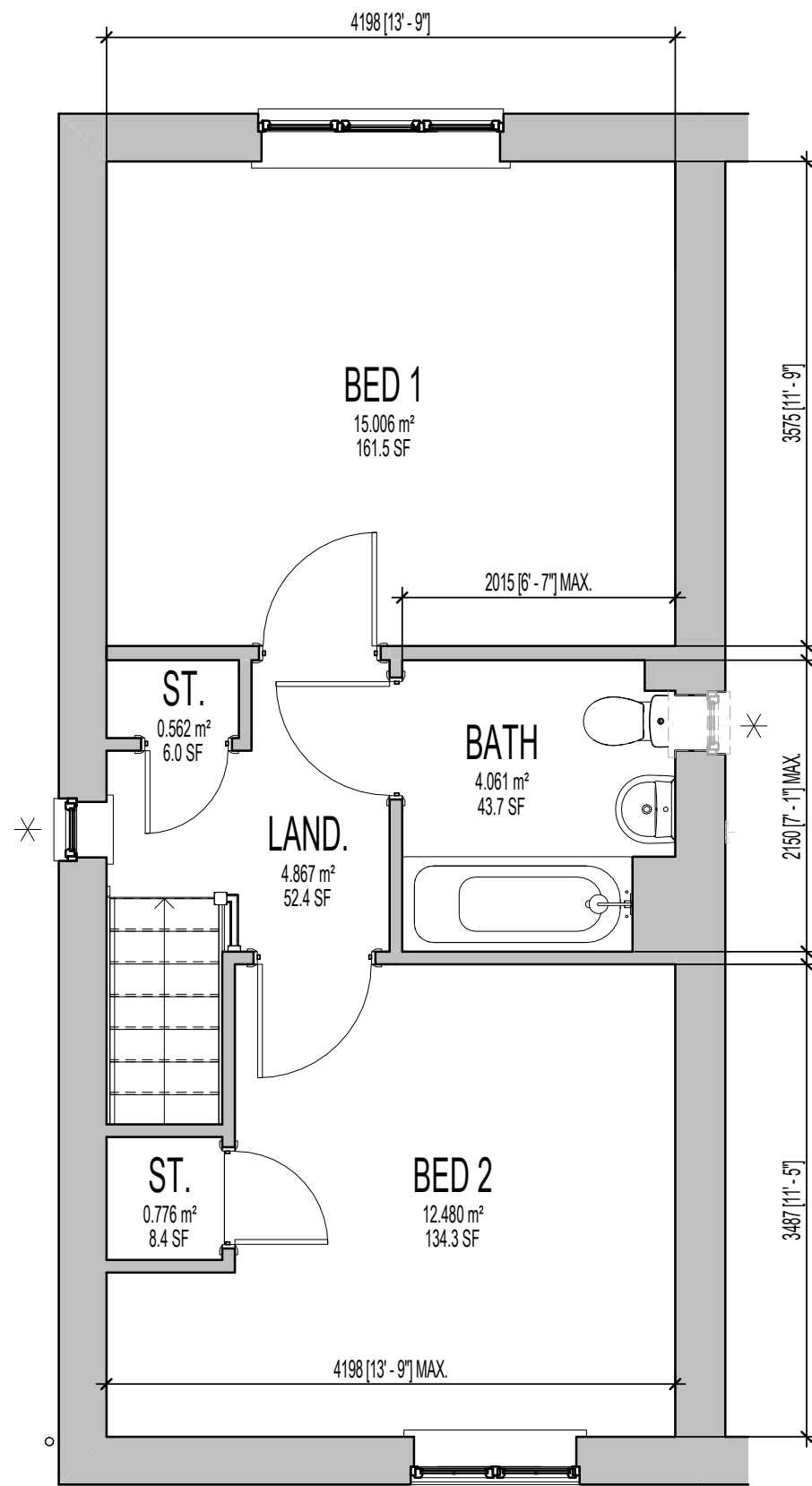
Drawing No.: **AL24703** Revision:

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MILLER STANDARD ROOM SIZE SCHEDULE							
ROOM NAME	FLOOR	METRIC			IMPERIAL		
		WIDTH		DEPTH	WIDTH	DEPTH	
LOUNGE	GROUND FLOOR	3250	MAX.	X 4264	MAX.	10' - 8"	X 14' - 0"
KITCHEN / DINING	GROUND FLOOR	4198		X 3835		13' - 9"	X 12' - 7"
W.C.	GROUND FLOOR	1500		X 1106		4' - 11"	X 3' - 8"
BED 1	FIRST FLOOR	4198		X 3575		13' - 9"	X 11' - 9"
BED 2	FIRST FLOOR	4198	MAX.	X 3487		13' - 9"	X 11' - 5"
BATH	FIRST FLOOR	2015	MAX.	X 2150	MAX.	6' - 7"	X 7' - 1"



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

AS PLOTS - 19,20,22,26,67,68,77,81,113,116,117,120,121,128,136,149 OPP PLOTS - 76,127,135,1501

* INDICATES OPTIONAL WINDOW POSITIONS FOR ALTERNATIVE HANDING.

Revision Note:

Project Title
**LONDON ROAD, WOOLMER GREEN
 AL24 - 2B / 4P / 850 - BAYMONT
 2024 AFFORDABLE PORTFOLIO**

Drawing Title
SALES BROCHURE PLANS

Scale: **1 : 50**
 Drawn By: **G.T.**
 Date: **06.11.23**
 Drawing No.: **AL24901**

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CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS TO BE WORKED FROM DISCREPANCIES MUST BE REPORTED TO THE DESIGN OFFICE BEFORE PROCEEDING

ORIGINAL SHEET SIZE A3 - DO NOT SCALE FROM THIS DRAWING