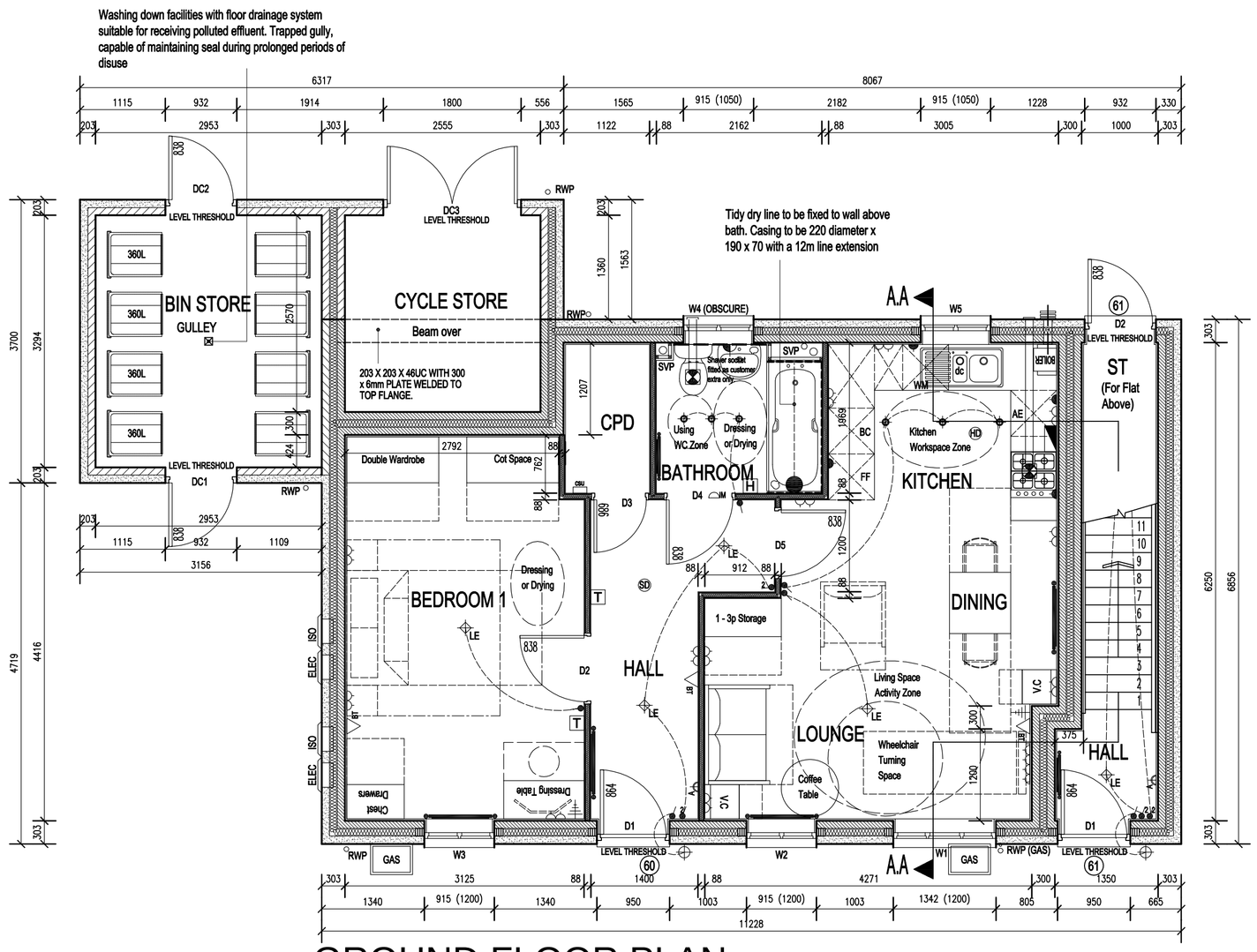


GROUND FLOOR PLAN

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN

WALL KEY

303mm cavity wall with render: 100mm dense aggregate block outer leaf 7.0 N/mm² (1,975kg/m³), 100mm internal leaf 10.4 N/mm² Thermalite shield blockwork. Internally finished with 12.5mm plasterboard on dabs.

303mm cavity wall with render: 100mm dense aggregate block outer leaf 7.0 N/mm² (1,975kg/m³), 100mm internal leaf 4.0 N/mm² Thermalite shield blockwork. Internally finished with 12.5mm plasterboard on dabs.

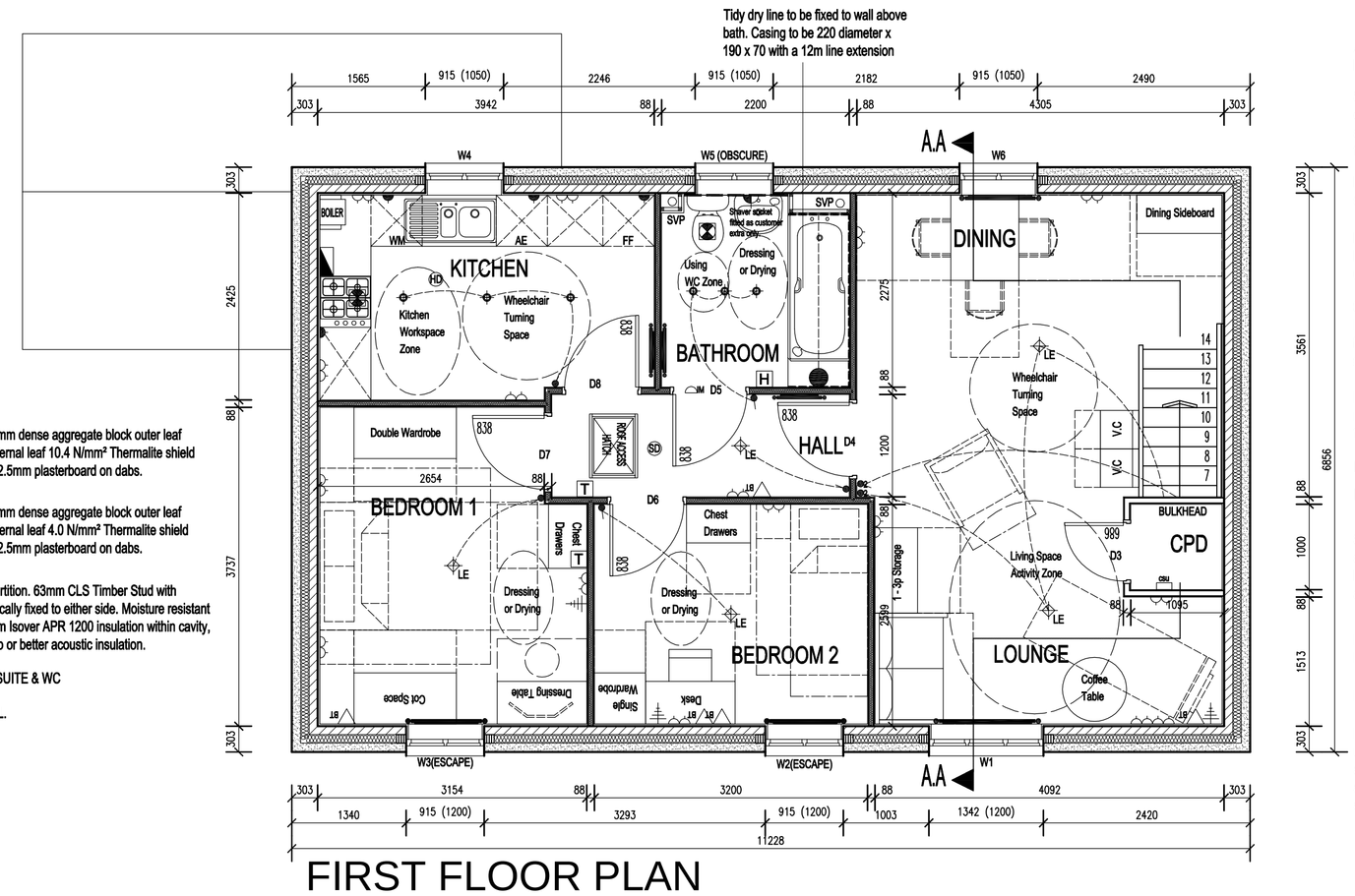
88mm finished non - loadbearing partition. 63mm CLS Timber Stud with 12.5mm Gyproc Wallboard mechanically fixed to either side. Moisture resistant board to be used in wet areas. 65mm Isover APR 1200 insulation within cavity, tape and joint finish, to achieve 40db or better acoustic insulation.

TILING KEY TO BATHROOM, EN-SUITE & WC

Extent of tiling taken 1200 above FFL.

Extent of full height tiling.

Splash back, boxing and tiled cill.



FIRST FLOOR PLAN

TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN

All doors to have flush threshold in accordance with Approved Document M. Refer to standard detail SUP/DPC/LT.

SD in hall denotes mains operated self contained interconnected smoke detector / alarm fixed in accordance with Approved Document part B1 section 1 and BS EN 14604. Detector to be fitted minimum 300mm away from light fittings.

Kitchen to be provided with mechanical extract fan with rating of 30 litres / second. Ducted within floor void to air brick externally.

For details of kitchen layout see specialist drawings and documentation - layout shown is indicative. Tiling for full length of work surfaces to underside of wall units, or 450mm from worktop as applicable.

Gas fired wall hung boiler to have high level balanced flue with wire guard - installation to comply with boiler manufacturers requirements. Location of flue outlet to comply with Approved Document part J section 3.23 to 3.26 and diagram 34.

Heating efficiency of boiler to have minimum SEDBUK value of 86% for mains natural gas in accordance with Approved Document part L1 section 1.7 and Table 2.

ISO - Additional meter box for electrical isolator switch

Movement Joints in accordance with Structural Engineers requirements.

SD on landing denotes mains operated self contained interconnected smoke detector / alarm fixed in accordance with Approved Document part B1 section 1 and BS EN 14604. Detector to be fitted minimum 300mm away from light fittings.

Bathroom to be provided with ceiling mounted extract fan with rating of 30 litres / second and to be ducted through roof void to external vent.

Provide removable slatted shelves to cylinder cupboard.

Provide draught stripped and insulated proprietary ceiling access hatch unit with catch to roof space (position indicative only) min 520mm clear in any direction to be provided at location shown on general arrangement and roof carcassing layout. Minimum 30 minute fire resisting to three storey dwellings.

Movement Joints in accordance with Structural Engineers requirements.

DOOR SCHEDULE - PLOT 60

DOOR REF.	LOCATION	DOOR LEAF SIZE (W x H) (P) = Pair	STRUCTURAL OPENING (W x H)	LINTEL - * Subject to Structural Engineers checking & approval for loadings	O/ALL LINTEL LENGTH MM	REBATED	FIRE DOOR	GLAZING (Low)	GLAZING (Med/High)	SAFETY GLASS	COMMENTS
D01	Front Entrance	864 x 2011	950 x 2100	Yes - type to be confirmed.	1200	-	-		*	Yes	**External Flush threshold. Background Ventilation added (4498)**
D02	Bedroom 1	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-
D03	Cupboard	686 x 1981	750 x 2035	No - timber stud	N/A	-	-			-	-
D04	Bathroom	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-
D05	Lounge	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-

DOOR SCHEDULE - PLOT 61

DOOR REF.	LOCATION	DOOR LEAF SIZE (W x H) (P) = Pair	STRUCTURAL OPENING (W x H)	LINTEL - * Subject to Structural Engineers checking & approval for loadings	O/ALL LINTEL LENGTH MM	REBATED	FIRE DOOR	GLAZING (Low)	GLAZING (Med/High)	SAFETY GLASS	COMMENTS
D01	Front Entrance	864 x 2011	950 x 2100	Yes - type to be confirmed.	1200	-	-		*	Yes	**External Flush threshold. Background Ventilation added (4498)**
D02	Store	838 x 1981	900 x 2035	Yes - type to be confirmed.	1200	-	-			-	**External Flush threshold.**
D03	Cupboard	686 x 1981	750 x 2035	No - timber stud	N/A	-	-			-	-
D04	Hall	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-
D05	Bathroom	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-
D06	Bedroom 2	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-
D07	Bedroom 1	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-
D08	Kitchen	838 x 1981	900 x 2035	No - timber stud	N/A	-	-			-	-

DOOR SCHEDULE - COMMUNAL AREAS

DOOR REF.	LOCATION	DOOR LEAF SIZE (W x H) (P) = Pair	STRUCTURAL OPENING (W x H)	LINTEL - * Subject to Structural Engineers checking & approval for loadings	O/ALL LINTEL LENGTH MM	REBATED	FIRE DOOR	GLAZING (Low)	GLAZING (Med/High)	SAFETY GLASS	COMMENTS
DC1	Bin Store	838 x 1981	900 x 2035	Yes - type to be confirmed.	1200	-	-			-	**Ventilation grilles in doors.**
DC2	Bin Store	838 x 1981	900 x 2035	Yes - type to be confirmed.	1200	-	-			-	**Ventilation grilles in doors.**
DC3	Cycle Store	(P) See note 1	1800 x 2100	Yes - type to be confirmed.	2100	-	-			-	-

Notes to door schedule:
1. External door leaf(s) size is dependent on information supplied by client approved manufacturer.
2. All safety glazing to comply with Approved Document K4 Section 5 Diagram 5.1 for glazing to critical locations.
3. Structural opening dimensions to internal door heights is taken from f.f.l.
4. All cills and jambs to doors to be positioned within openings to ensure minimum 30mm overlap of adjacent cavity closer in external walls to prevent cold bridging.
5. All cills to doors to be sized to ensure adequate prevision for weather drip.
6. All doors and glazed elements to be double glazed hermetically sealed type.
7. Principal entrance doors to comply with Approved Document M Section 6 for means of access.
8. Internal doors to entrance / principal storey to comply with approved document part M1 Sections 7.1 - 7.5 for circulation requirements.
9. Permanent background ventilation to be provided in accordance with Approved Document F Section 5 Table 5.2a. Trickle vents to be incorporated into window heads where possible.
10. Openable doors and windows to all habitable rooms to have an equivalent minimum openable area of 1/20th of the habitable room floor area.
11. Lintels to all openings are to be galvanised steel cavity type with insulated centres - all as manufacturers schedule(s). Lintels to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.
12. Full architraves to be provided wherever possible.
13. 35mm thick double doors to wardrobes with butt jointed meeting stiles.
14. 35mm thick internal doors.
15. 44mm thick fire check doors. Specified fire resistance refers to complete door set as tested and approved by manufacturer.
16. Garage door size to be provided be client approve maufacturer.
17. External doors shall have a maximum U-value of 1.3w/m²K.
18. All doorsets are to comply with PAS 24 : 2012 and BSI PAS 23-1: 1999 to the Secured By Design Standards. All doorsets must be installed to exactly the same specification as that successfully tested. The Architectural Liason Officer / Crime Prevention Design Advisor must be provided with copy of the test certificate prior to the completion of the SBD development. Doors to include a multi - point deadlocking system with 3 no. or more deadbolts. External entry must be latch withdrawal by the use of a key, not lever. The standard for all lock cylinders is BS EN 1303 Grade 3, incorporating anti - drill and pick resistance. Door frames must be securely fixed to the structure of the building at max. 600mm c/c and 300mm from each corner. Glazing in outer panes to be min. 6.4mm thick and securely fixed in accordance with the Glass and Glazing Federations guidelines. On outward opening doors provision for hinge bolts or similar must be made to prevent access being gained from an attack on the hinge. Door limiters are to be fitted to entrance doors. The letter plate in entrance doors is to be located at least 400mm away from any locks - letter plates NOT to be provided for flat entrance doors - letter boxes for flats to be located outside of common entrance.

⊠ FD30 Fire Door.
◑ FD30S Fire Door.
● FD60S Fire Door.
❖ FD60S Fire Door Locked shut.

LINTEL SCHEDULE - GROUND FLOOR

LINTEL REF.	LOCATION	LINTEL - * All lintels specified are subject to Structural Engineers checking & approval for loadings.	O/ALL LENGTH MM	COMMENTS
L01	Electric meter boxes	Yes - type to be confirmed.	2 x 1200	-

Notes to lintel schedule:
1. Lintels to all openings are to be galvanised steel cavity type with insulated centres - all as manufacturers schedule(s). Lintels to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.

WINDOW SCHEDULE - PLOT 60

WINDOW REF.	LOCATION	STRUCTURAL OPENING (W x D)	CILL HEIGHT (from FFL)	LINTEL - * All lintels specified are subject to Structural Engineers checking & approval for loadings.	O/ALL LINTEL LENGTH MM	TRICKLE VENT SIZE (mm ²)	EGRESS	GLAZING (Low)	GLAZING (Med/High)	SAFETY GLASS	COMMENTS
W01	Lounge	1342 x 1200	900mm	Yes - type to be confirmed.	1800	9396	no	*		-	**Casement window Style 3**
W02	Lounge	915 x 1200	900mm	Yes - type to be confirmed.	1200	6264	no	*		-	**Casement window Style 3**
W03	Bedroom 1	915 x 1200	900mm	Yes - type to be confirmed.	1200	6264	no	*		-	**Casement window Style 3**
W04	Bathroom	915 x 1050	1050mm	Yes - type to be confirmed.	1200	6264	no		*	-	**Casement window Style 3**
W05	Kitchen	915 x 1050	1050mm	Yes - type to be confirmed.	1200	6264	no	*		-	**Casement window Style 3**

WINDOW SCHEDULE - PLOT 61

WINDOW REF.	LOCATION	STRUCTURAL OPENING (W x D)	CILL HEIGHT (from FFL)	LINTEL - * All lintels specified are subject to Structural Engineers checking & approval for loadings.	O/ALL LINTEL LENGTH MM	TRICKLE VENT SIZE (mm ²)	EGRESS	GLAZING (Low)	GLAZING (Med/High)	SAFETY GLASS	COMMENTS
W01	Lounge	1342 x 1200	854mm	Yes - type to be confirmed.	1800	9396	no	*		-	**Casement window Style 3**
W02	Bedroom 2	915 x 1200	854mm	Yes - type to be confirmed.	1200	6264	yes	*		-	**Casement window Style 3**
W03	Bedroom 1	915 x 1200	854mm	Yes - type to be confirmed.	1200	6264	yes	*		-	**Casement window Style 3**
W04	Kitchen	915 x 1050	1004mm	Yes - type to be confirmed.	1200	6264	no	*		-	**Casement window Style 3**
W05	Bathroom	915 x 1050	1004mm	Yes - type to be confirmed.	1200	6264	no		*	-	**Casement window Style 3**
W06	Dining	915 x 1050	1004mm	Yes - type to be confirmed.	1200	6264	no	*		-	**Casement window Style 3**

Notes to window schedule:
1. Cill height dimension is taken from f.f.l. to U/S cill board.
2. All safety glazing to comply with Approved Document K4 Section 5 Diagram 5.1 for glazing to critical locations.
3. All fire escape windows to comply with Approved Document B1 Section 2.4 for emergency egress.
4. All cills and jambs to windows to be positioned within openings to ensure minimum 30mm overlap of adjacent cavity closer to prevent cold bridging.
5. All cills to windows to be sized to ensure adequate prevision for weather drip.
6. All windows and glazed elements to be double glazed hermetically sealed type.
7. Permanent background ventilation to be provided in accordance with Approved Document F Section 5 Table 5.2a. Trickle vents to be incorporated into window heads where possible.
8. Windows to have a minimum opening area of 1/20th of the floor area of the habitable room.
9. All opening windows with cill height less than 800mm from f.f.l to be provided with guarding or safety glazing in accordance with Approved Document K2 Section 3 Diagram 3.1 and Approved Document K4 Section 5 Diagram 5.1 and BS8213 Pt1:2004.
10. Windows shall have a maximum U-value of 1.5w/m²K. Weather drip, double glazing, lintel notes retained.
11. Lintels to all openings are to be galvanised steel cavity type with insulated centres - all as manufacturers schedule(s). Lintels to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.
12. Background ventilation requirement - Plot 60 = 35000mm², Plot 61 = 45000mm²
Requirement met using trickle ventilators to window and door heads.
13. Ground floor and easily accessable windows, including any first floor windows which may be reached by standing on porches, etc. must be successfully tested to and comply with PAS 24 2012. Timber windows installed in SBD developments must meet BS 644 or the BWF Timber Window Accreditation Scheme. All windows must be installed to exactly the same specification as that successfully tested. The Architectural Liason Officer / Crime Prevention Design Advisor must be provided with copy of the test certificate prior to the completion of the SBD development. Windows must be securley fixed to the surrounding structure at max. 600mm c/c with at least 2 no. fixing points per side. Ground floor windows must have key operated locks. Ground floor and other accessable window locations shall include one pane of laminated glass to a minimum thickness of 6.4mm and fully in accordance with BS EN 356 2000 rating P2A.

ELECTRICAL KEY

- 13 AMP Single switched socket outlet
- 13 AMP Double switched socket outlet
- 13 AMP RCCB metal clad double switched socket outlet
- Single Socket Outlet at Low Level with Remote spur switch at worktop level
- Isolator switch for extract at high level
- 13 AMP fused spur socket outlet
- Fused spur for Alarm installation
- Shaver socket (customer optional extra)
- Position of shower head
- Smoke detector
- Heat detector
- Telephone point
- TV and HI-FI aerial outlet with Cable Terminated in loft space
- Single light switch
- Two/Three/Four way light switch
- Pendant light fitting
- Batten holder light fitting
- LED downlighter
- Fluorescent Light fitting with enclosed diffuser
- Dedicated Low Energy CFL/Fluorescent Light fitting
- Low energy external light (wire only)
- External Tap
- Low energy external bulkhead light (wire only)
- Mechanical extract fan
- Door bell push (customer optional extra)
- Door bell sounder (customer optional extra)
- Lockable Consumer unit at 1200mm above F.F.L.
- Immersion heater with thermostat
- Central heating thermostat control
- Humidistat control
- Cooker ConnectionPoint and Switch for 30a supply
- Kickspace Heater (size per specialist drawings)
- Grid switch

Electrical Notes:
Electrical sockets and switches shall be located to comply with Approval Document M Section 8 Diagram 29. All to located vertically no lower than 450mm from FFL and no higher than 1200mm from FFL.

Electrical sockets and switches should be located off party walls wherever possible. Where it is not possible they must be staggered on either side to avoid creating weakness in the acoustic performance.

Dedicated low energy light fittings must be those capable of only taking bulbs having luminous efficiency of greater than 40 lumens per circuit watt.

All electrical work to be in accordance with BS7671:2001 requirements for electrical installations. IEE wiring regulation 16th Ed.

Smoke Detectors should be located at least 300mm away from any light or vertical surface.

CODE-HOMES

ECO-LABELLED WHITE GOODS
All white goods supplied must have energy rating as follows:
Fridges, Freezers and Fridge/Freezers A+
Washing Machines and Dishwashers A
Washer Dryers and Tumble Dryers B
HOME OFFICE
Home office provision located as applicable, consisting of additional double socket and double BT point.
INSULATION
Insulation used in the roof, walls, doors, floors and plumbing shall have an ozone depletion potential of zero and a global warming potential of less than 5.
NOx EMISSIONS
Heating efficiency of boiler to be not less than 86% (SEDBUK) for mains natural gas. The dry nox eimissions of the selected boiler shall not exceed 40mg/kWh.
RECYCLING FACILITIES
Internal recycling storage bins to be provided in kitchen base unit. Total capacity should be no less than 30ltrs, consisting of minimum 3 containers having a minimum individual capacity of 7 litres.
INTERNAL PORTABLE WATER USE
All taps to kitchen sinks and basins to be fitted with flow restrictors. Shower shall be flow restricted to a rate of no greater than 6 ltrs/minute.
EXTERNAL WATER USE
A 200 ltr water butt will be provided connected to rainwater downpipe with overt bw facility. The butt shall have a removable lid and tap.
SECURED BY DESIGN
All external doors shall be certificated to BS PAS 24-1: 1999 and outer pane of glass (where applicable) shall be 6.4mm laminated glass.
All windows shall be certificated to BS7950: 1997.
All windows to ground floor and easily accessible locations above shall have 6.4mm laminated glass outer panes and incorporate key operated locks. Where this requirement clashes with that of an egress window the lock shall be omitted.

Internal entrance door to the home office (or bedroom with home office provision) shall be of robust construction (FD30) and installed with a lock certified to BS 3621 or BS 8621.

Dedicated low energy fittings to external lights at front and rear entrance doors to be switched using a photo electric cell (dusk till dawn).

ROOF AREA	
FRONT	62.80m²
REAR	69.13m²
TOTAL	131.93m²

NETT INTERNAL FLOOR AREAS		
PLOT 60 - 1B2P	53.52m²	576.09 ft²
PLOT 61 - 2B4P	71.84m²	773.29 ft²
GROSS INTERNAL FLOOR AREAS		
PLOT 60 - 1B2P	54.29m²	584.38 ft²
PLOT 61 - 2B4P	73.06m²	786.42 ft²

Revisions:

Ref.	Date	Details
A	14/08/13	Minor amendments

Bellway

BELLWAY HOMES NORTHERN-HOME-COUNTIES MILTON-KEYNES

Site Location KINGSMERE - BICESTER

Drawing AFA1 FLATS - PLOTS 60 - 61 (HQI)
FLOOR PLANS

SHEET 1 of 3

Scale	1:50	Date.	07/06/13
Drawing No.	089/118	Rev.	A
Drawn By:	CDA	Checked By.	CDA
Cad Ref:			

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All dimensions to be checked on site or in the workshop before work commences. Only figured dimensions to be worked to. Any discrepancies to be reported to the Architect.

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