



All entrance doors to have flush threshold in accordance with Approved Document M. Refer to adjacent detail B/DRINGD.L.T.

SD in half denotes mirror operated self contained interconnected smoke detector / alarm fitted in accordance with Approved Document B1 section 1 and BS EN 14804. Detector to be fitted minimum 200mm away from light fittings.

CD adjacent boiler denotes carbon monoxide detector. Ceiling mounted detector min. 300mm from wall, between 1m & 3m horizontally from the boiler, as shown.

WC to be provided - where window not present - with wall mounted extract fan with rating of 8 litres / second and to be activated by light switch with 18 minute overrun, ducted through wall to air brick externally 10mm gap to be provided under w.c. door as per detail in the absence of operable window.

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

Lobby room 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. Timing 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 vent guard - installation to comply with boiler manufacturer's requirements. Location of flue outlet to comply with Approved Document J section 3.3.3 to 3.3.6 and diagram 34.

Heating efficiency of boiler to have minimum SED2002L value of 88% for mains natural gas in accordance with Approved Document part L1 section 1.7 and Table 2.

ISO - Additional meter box for electrical meter switch.

Movement joints in accordance with Structural Engineers requirements.

P1 - 1" Slope Class B Engineering brick pavers on wrapped second end of pier.

- WALL KEY**
- 30mm Cavity Wall 100mm facing brick external leaf, 100mm cavity filled with Spriggrate Platinum Eucled insulation, 100mm internal leaf 3.0 Reveal Thermatec Shield blockwork internally finished with 12.5mm plasterboard on dabs.
 - 30mm Cavity Wall 100mm stone external leaf, 100mm cavity fully filled with Spriggrate Platinum Eucled insulation dressed to match, 100mm clear cavity void, 100mm internal leaf 3.0 Reveal Thermatec Shield blockwork internally finished with 12.5mm plasterboard on dabs.
 - 30mm Cavity Wall with render, 100mm dense aggregate block outer leaf 7.5 Reveal (1.57kg/m³), 100mm cavity fully filled with Spriggrate Platinum Eucled insulation dressed to match, 100mm clear cavity void, 100mm internal leaf 3.0 Reveal Thermatec Shield blockwork internally finished with 12.5mm plasterboard on dabs.
 - 30mm Cavity Wall 100mm facing brick external leaf, 100mm cavity filled with Spriggrate Platinum Eucled insulation, 100mm internal leaf Thermatec H4 strength 7.5 Reveal blockwork internally finished with 12.5mm plasterboard on dabs.
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 - 30mm Cavity Party Wall 2 leaves of 150mm lightweight Aggregate blockwork (200 - 600 kg/m³) with 100mm cavity between. Cavity to be filled with lower P10 party wall infill. Wall finished with either Gypsum Plasterboard 12.5mm thick or Gypsum Wallboard 10 12.5mm board normal flight. All in accordance with BS EN 12606:2001.
 - 100mm concrete aggregate blockwork finished with 12.5mm plasterboard on dabs to both sides.
 - 117mm Lateral Reveal Partition wall 72 x 30mm softwood studing @ 400mm centres, with 10mm sheathing quality plywood and finished with 12.5mm plasterboard. All in accordance with Engineers detail Ref: JKH0310_205.
 - Alumex finished non-woodworking partition. 43mm CL4 Timber Slab with 12.5mm gypsum plasterboard mechanically fixed to either side. Studwork retained to be used in wet areas. 65mm floor APR 1200 insulation with the studs, top area and finish, to achieve 0.04h or better acoustic insulation.
- FLUKE KEY TO BATHROOM EN-SUITE 4 WC**
- Extent of Bath tuben 1200 above FF.
 - Extent of full height shag.
 - Splash back, tiling and bed out.

GROUND FLOOR PLAN
TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGNS

NETT INTERNAL FLOOR AREA	
GROUND FLOOR	55.42m ² 598.54 ft ²
FIRST FLOOR	60.72m ² 653.59 ft ²
SECOND FLOOR	41.08m ² 442.19 ft ²
TOTAL	157.22m ² 1694.32 ft ²

GROSS INTERNAL FLOOR AREA		ROOF AREA	
GROUND FLOOR	66.26m ² 712.58 ft ²	FRONT	47.95m ²
FIRST FLOOR	61.56m ² 663.63 ft ²	SIDE	29.87m ²
SECOND FLOOR	41.78m ² 448.50 ft ²	BACK	48.40m ²
TOTAL	150.60m ² 1617.72 ft ²	TOTAL	127.22m ²

AIR SEAL ENVELOPE AREA	
GROUND FLOOR	440.39m ² 4740.04 ft ²

DOOR SCHEDULE - GROUND FLOOR										
REF	LOCATION	COMPLY WITH BS EN 1154 (2015)	CONSTRUCTION (GROSS)	WETTING (GROSS)	GLAZING (GROSS)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	COMMENTS
D01	Front Entrance	883 x 2050	883 x 2100	Yes	Yes	Yes	Yes	Yes	Yes	External Flush Threshold - Original height over.
D02	Family	883 x 2050	883 x 2100	Yes	Yes	Yes	Yes	Yes	Yes	
D03	Family	883 x 2050	883 x 2100	Yes	Yes	Yes	Yes	Yes	Yes	
D04	Garage	2150 x 2111	2075 x 2050	Yes	Yes	Yes	Yes	Yes	Yes	
D05	Dining	838 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D06	WC	838 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D07	Lounge	838 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D08	Garage	883 x 1981	790 x 2050	No	No	Yes	Yes	Yes	Yes	

WINDOW SCHEDULE - GROUND FLOOR										
REF	LOCATION	STRUCTURE (GROSS)	GLAZING (GROSS)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	COMMENTS
W01	Garage	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	
W02	Garage	883 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W03	Garage	1542 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W04	Dining	1542 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W05	Family	1542 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W06	Family	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	

DOOR SCHEDULE - FIRST FLOOR										
REF	LOCATION	COMPLY WITH BS EN 1154 (2015)	CONSTRUCTION (GROSS)	WETTING (GROSS)	GLAZING (GROSS)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	COMMENTS
D09	Bedroom 4	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D10	Bedroom 5	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D11	Bedroom 6	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D12	Bedroom 7	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D13	Ensuite	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	

WINDOW SCHEDULE - FIRST FLOOR										
REF	LOCATION	STRUCTURE (GROSS)	GLAZING (GROSS)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	COMMENTS
W07	Bedroom 2	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	
W08	Bedroom 3	1542 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W09	Bedroom 5	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	
W10	Bedroom 6	883 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W11	Bedroom 4	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	
W12	Bedroom 7	883 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W13	Ensuite	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	

DOOR SCHEDULE - SECOND FLOOR										
REF	LOCATION	COMPLY WITH BS EN 1154 (2015)	CONSTRUCTION (GROSS)	WETTING (GROSS)	GLAZING (GROSS)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	COMMENTS
D14	Bedroom 3	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D15	Attic Dormer	1981 x 1981	790 x 2050	No	No	Yes	Yes	Yes	Yes	
D16	Bedroom 1	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	
D17	Ensuite	762 x 1981	805 x 2050	No	No	Yes	Yes	Yes	Yes	

WINDOW SCHEDULE - SECOND FLOOR										
REF	LOCATION	STRUCTURE (GROSS)	GLAZING (GROSS)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	GLAZING (NET)	COMMENTS
W14	Bedroom 1	1542 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W15	Bedroom 2	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	
W16	Ensuite	883 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	
W17	Bedroom 3	915 x 1500	900mm	Yes	Yes	Yes	Yes	Yes	Yes	
W18	Bedroom 3	1542 x 1500	700mm	Yes	Yes	Yes	Yes	Yes	Yes	

Notes to door schedule:

- External door leaf(s) size is dependent on information supplied by client approved manufacturer.
- All safety glazing to comply with Approved Document K4 Section 5 Diagram 5.1 for glazing to critical locations.
- Structural opening dimensions to internal door heights is taken from I.F.I.
- All cills and jambes to doors to be positioned within openings to ensure minimum 30mm overlap of adjacent cavity closer in external wall to prevent cold bridging.
- All cills to doors to be sized to ensure adequate provision for weather drip.
- All doors and glazed elements to be double glazed hermetically sealed type.
- Principal entrance doors to comply with Approved Document M Section 6 for means of access.
- Internal doors to entrance / principal storey to comply with approved document part M1 Sections 7.1 - 7.5 for circulation requirements.
- Permanent background ventilation to be provided in accordance with Approved Document F Section 5 Table 5.2a. Thicke vents to be incorporated into window heads where possible.
- Operable doors and windows to all habitable rooms to have an equivalent minimum operable area of 1/20th of the habitable room floor area.
- Limits to all openings are to be galvanneal steel cavity type with insulated centres - all as manufacturers schedule(s). Limits to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.

Notes to lintel schedule:

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

Notes to window schedule:

- U-value dimension is taken from I.F.I. to L15 all board.
- All safety glazing to comply with Approved Document K4 Section 5 Diagram 5.1 for glazing to critical locations.
- All fire escape windows to comply with Approved Document B1 Section 2.4 for emergency egress.
- All cills and jambes to windows to be profiled within openings to ensure minimum 30mm overlap of adjacent cavity closer to prevent cold bridging.
- All cills to windows to be sized to ensure adequate provision for weather drip.
- All windows and glazed elements to be double glazed hermetically sealed type.
- Permanent background ventilation to be provided in accordance with Approved Document F Section 5 Table 5.2a. Thicke vents to be incorporated into window heads where possible.
- Windows to have a minimum opening area of 1/20th of the floor area of the habitable room.
- All opening windows with cill height less than 800mm from I.F.I. 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 P11-2004.
- 10 Windows shall have a maximum U-value of 1.5w/m²K. Weather strip, double glazing, lintel notes shall.
- Limits to all openings are to be galvanneal steel cavity type with insulated centres - all as manufacturers schedule(s). Limits to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.
- Background ventilation requirement 107000mm³. Requirement met using trickle ventilators to window and door heads.
- Windows to ground floors or other accessible locations shall include one pane of laminated glass to a minimum thickness of 4.0mm and fully in accordance with BS EN 356:2000 rating P2A. Windows to ground floors shall be provided with key operated locks. Habitable rooms to first floors shall not be fitted with key operated locks. Windows must be securely fixed to the surrounding structure at max. 600mm c/c with at least 2 no. fixings per side. All windows to be installed to exactly the same specification as that successfully tested in accordance with BS EN 12207.

16/00504/Bisc.

Bellway
BELLWAY HOMES NORTHERN/LANCASHIRE COUNTIES MILTON KEYNES

Site Location: **KINGSMEERE KM5 & KM22 BICESTER**

Drawing: **KM17 GROUND FLOOR PLAN & SCHEDULES**

SHEET 1 of 11

Scale: 1:50 Date: 08.02.16
Drawing No: 113/215 Rev: B
Drawn By: CDA Checked By: CDA
Call Ref:

100% Drawings & a Copy must be submitted to the Building Regs office for approval. The Building Regs office will issue a Certificate of Lawful Development if the drawings are approved. Any alterations to the drawings must be submitted to the Building Regs office for approval.

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HANDINGS	
HANDING	PLOTS
AS	79
CP	11