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**LEGEND - FLOOR PLANS**

**EXTERNAL WALLS**  
302mm WIDE CAVITY CONSTRUCTION COMPRISING OF 102mm OUTER BRICKWORK SKIN WITH 100mm CAVITY FULLY FILLED WITH 100mm MINERAL WOOL INSULATION, 100mm AIRCRETE BLOCKWORK DENSITY 600-800kg/m<sup>3</sup>. MORTAR DESIGNATION (M) TO BS5628 P11. FINISHED WITH 12.5mm PLASTERBOARD ON DABS.  
PARTY WALLS  
300mm PARTY WALL COMPRISING OF 2 No. 100mm SKINS LIGHTWEIGHT AGGREGATE BLOCKWORK WITH 100mm CAVITY. DENSITY 1350-1600kg/m<sup>3</sup>. CAVITY TO BE FULLY FILLED WITH 100mm KNAUF SUPAFIL PARTY WALL WOOL, ACOUSTIC BATT. FINISHED WITH 12.5mm PLASTERBOARD ON DABS - ROBUST DETAIL E-WM-28.

**BLOCKWORK STRENGTHS**  
**EXTERNAL WALLS**  
102mm FACING BRICKWORK OR 102mm STONE OR 100mm BLOCKWORK FACED WITH PROPRIETARY RENDER (REFER TO PLOT SPECIFIC ELEVATIONS FOR DETAIL S/L)  
100mm AIRCRETE BLOCKWORK DENSITY 600-800kg/m<sup>3</sup>  
100mm LIGHTWEIGHT AGGREGATE BLOCKWORK DENSITY 1350-1600kg/m<sup>2</sup> - PARTY WALLS  
100mm BLOCKWORK FACED WITH PROPRIETARY RENDER  
NON LOAD BEARING PARTITIONS TO BE 63mm WIDE TIMBER STUD PARTITIONS FACED BOTH SIDES WITH 12.5mm PLASTERBOARD.  
NON LOAD BEARING PARTITIONS TO BE 63mm WIDE TIMBER STUD PARTITIONS FACED BOTH SIDES WITH 12.5mm PLASTERBOARD. VOID TO BE FILLED WITH MINERAL FIBRE INSULATION TO PROVIDE A MINIMUM SOUND REDUCTION INDEX OF 40dB.  
TIMBER STUDWORK TO ENCLOSE SVPS  
RV RYTONS 150mm AIRCORE THROUGH WALL VENTILATOR

**FLOOR NOTES**  
1 ALL WINDOWS DOUBLE GLAZED AND TO BE FITTED WITH TRICKLE VENTILATORS AS PER WINDOW SCHEDULE. ALL WINDOWS TO HAVE CASEMENTS WHETHER OPENING OR FIXED.  
2 PROPRIETARY CAVITY CEMENT FIBRE INSULATION OR SIMILAR TO REVEALS. FRAME OVERLAP IN ACCORDANCE WITH MANUFACTURERS AND NHBC RECOMMENDATIONS.  
3 MIN. 1200mm LONG RAMP/LANDING UP TO FRONT ENTRANCE DOOR TO BE LAID TO FALLS OF MIN. 1:60 MAX. 1:20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH).  
4 FLUSH THRESHOLD.  
5 INTERNAL ELECTRICITY METER BOX.  
6 SEMI CONCEALED GROUND GAS METER BOX WITH CAVITY TRAY OVER.  
7 100mmØ SVSP.  
8 100mmØ DIRECT DRAIN.  
9 KITCHEN TO BE VENTILATED BY COOKER HOOD PROVIDING INTERMITTENT VENTILATION OF 30l/s. COOKER HOOD DUCTED THROUGH WALL TO EXTERNAL AIR (PRIVATE / OWNERSHIP ONLY).  
10 KITCHEN TO BE VENTILATED THROUGH CEILING EXTRACT PROVIDING VENTILATION OF 30l/s. CEILING EXTRACT DUCTED THROUGH WALL TO EXTERNAL AIR (RENTED ONLY).  
11 BATHROOM TO BE VENTILATED BY MECHANICAL EXTRACT FAN DUCTED THROUGH ROOF VOID TO EXTERNAL AIR. FAN TO BE CAPABLE OF EXTRACTING AT 15l/s.  
12 WC TO BE VENTILATED BY WALL MOUNTED MECHANICAL EXTRACT PROVIDING INTERMITTENT VENTILATION OF 30l/s MIN. AND FITTED WITH 15 MIN OVERRUN FACILITY.  
13 UNOBTSTRUCTED AREA TO COMPLY WITH PART M 5 SECTION 10.3 OF THE BUILDING REGULATIONS.  
14 LOFT HATCH MIN 520x520mm TO BE HALF HOUR FIRE RESISTANT DRAFT SEALED AND INSULATED.  
15 CONTAINER UNIT AT HIGH LEVEL.  
16 STUD PARTITION WALL TO BE STRENGTHENED WITH 19mm PLY (SIDE FACING BATHROOM) TO ALLOW FOR FIXING & SUPPORT OF GRAB RAILS  
17 1000x1500 TRIMMED ZONE FOR THROUGH FLOOR LIFT  
18 TRACKING HOIST FROM MAIN BEDROOM TO BATHROOM FOR PROVISION OF FUTURE HOIST  
19 GUILLEY FOR FUTURE SHOWER PROVISION.  
20 TEMPORARY BED SPACE.  
21 CHROME PLATED STEEL TOWEL RAIL TO BE PROVIDED OVER THE RADIATOR IN THE BATHROOM TO RENTED PLOTS.

**GENERAL FLOOR LAYOUT NOTES**

- A. ALL WATER SUPPLIES TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH THE WATER INDUSTRY ACT 1999 AND THE WATER SUPPLY (WATER FITTINGS) REGULATIONS 1999.
- B. WHERE SVPS ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE DURGIO VALVES TO BE USED.
- C. 100mmØ SVPS TO BE BOXED IN WITH SOUND DEADENING QUILT FITTED TO FILL VOID.
- D. WHERE DURGIO VALVE/AIR ADMITTANCE VALVES ARE NOTED THEY SHALL BE INSTALLED ABOVE THE HIGHEST WASTE OUTLET.
- E. WHERE SERVICES ENTER THROUGH FLOOR PROPRIETARY FIRESTOPPING SURROUND TO BE USED TO GIVE JHR FIRE RESISTANCE AT EACH FLOOR LEVEL JUNCTION.
- F. LOW-LEVEL BOXING TO BE PROVIDED WITHIN ALL ENSUITES/BATHROOMS TO ENCASE PIPES.
- G. FOR REQUIREMENTS OF HEATING SYSTEM AND COLD WATER STORAGE REFER TO SERVICES CONSULTANT DESIGN AND DETAILS.
- H. ENTRANCE TO HAVE FLUSH THRESHOLD MAX. 15mm UPSTAND. MIN. 1200mm LONG RAMP/LANDING UP TO ENTRANCE DOOR TO BE LAID TO FALLS OF MIN. 1:60 MAX. 1:20 FOOTPATH LAID BEYOND LANDING AREA TO 1:12 GRADIENT (5.0m MAX. LENGTH).
- I. LOFT HATCH TO BE J-HOUR FIRE RESISTANT DRAFT SEALED AND INSULATED.
- J. ALL PARTY WALLS TO BE TAKEN UP TO UNDERSIDE OF ROOF COVERING AND FIRESTOPPED WITH A LAYER OF MINERAL WOOL.
- K. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS.
- L. ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE "COMPANY SPECIFICATION".
- M. DIMENSIONS SHOWN ARE STRUCTURAL.
- N. GUARDING TO BE PROVIDED TO FIRST/SECOND/THIRD FLOOR WINDOWS WHERE OPENING PART OF WINDOW IS BELOW 800mm FROM FINISHED FLOOR LEVEL. VERTICAL BALUSTRADES AT MAX 99mm CENTRES.
- O. FOR MOVEMENT JOINTS REFER TO STRUCTURAL ENGINEERS DRAWINGS.

REF	LOCATION	SIZE (WxHxD)	TV mm <sup>2</sup>	NOTES	LINTEL
<b>EXTERNAL DOORS</b>					
D1	ENTRANCE	1010x2100		LG FT. 58D	
D2	LOUNGE/DINING	1010x2100		LG. 58D	
<b>WINDOWS</b>					
W1	KITCHEN	1342x1950	13200		
W2	LOUNGE	1200x1350	8800	LG	
W3	HALL	630x1200	4400	LG. EE4 EES ONLY	
W4	DINING	915x1200	8800	LG. EE4 ONLY	

STRUCTURAL OPENING SIZES SHOWN: FT = MOBILITY FLOUSH THRESHOLD, TG = TOUGHENED GLAZING TO BS6206, OB = OBSCURE GLAZING, TV = 2500mm<sup>2</sup> TRICKLE VENT, LG = LAMINATED GLAZING, 58D = SECURED BY DESIGN DOOR SET, SL = SIDE LIGHTS  
ALL WINDOWS TO BE DOUBLE GLAZED USING LOW E GLASS. ALL WINDOWS TO HAVE CASEMENTS WHETHER OPENING OR FIXED. WINDOWS AT FIRST FLOOR LEVEL AND ABOVE TO BE FITTED WITH EASY CLEAN HINGES. ALL SEALED UNITS TO BE ARGON FILLED. ALL WINDOWS OPENABLE TO 60° WINDOWS AT FIRST FLOOR LEVEL AND ABOVE TO BE FITTED WITH CHILD RESTRICTORS (REMOVABLE ON EWS).

REF	LOCATION	SIZE	NOTES	LINTEL
<b>INTERNAL DOORS - GRD FLOOR (DOOR LEAF SIZE INDICATED)</b>				
D3	STORE	752x1981		
D4	LOUNGE/DINING	838x1981		
D5	W.C.	838x1981		
D6	KITCHEN	838x1981		

REF	LOCATION	SIZE	NOTES	LINTEL
<b>1ST FL WINDOWS (STRUCTURAL SIZE INDICATED)</b>				
W3	BED 2	1200x1200	8800	EEW
W4	BED 2	630x1200	4400	
W5	BED 1	1200x1200	8800	EEW
W6	BED 2	630x1200	4400	EE4 TYPE ONLY
W9	LANDING	630x1050	4400	EE4 TYPE ONLY
W10	BED 2	630x1200	4400	EE4 TYPE ONLY

STRUCTURAL OPENING SIZES SHOWN: FT = MOBILITY FLOUSH THRESHOLD, TG = TOUGHENED GLAZING TO BS6206, OB = OBSCURE GLAZING, TV = 2500mm<sup>2</sup> TRICKLE VENT, LG = LAMINATED GLAZING, 58D = SECURED BY DESIGN DOOR SET, SL = SIDE LIGHTS  
ALL WINDOWS TO BE DOUBLE GLAZED USING LOW E GLASS. ALL WINDOWS TO HAVE CASEMENTS WHETHER OPENING OR FIXED. WINDOWS AT FIRST FLOOR LEVEL AND ABOVE TO BE FITTED WITH EASY CLEAN HINGES. ALL SEALED UNITS TO BE ARGON FILLED. ALL WINDOWS OPENABLE TO 60° WINDOWS AT FIRST FLOOR LEVEL AND ABOVE TO BE FITTED WITH CHILD RESTRICTORS (REMOVABLE ON EWS).

REF	LOCATION	SIZE	NOTES
<b>INTERNAL DOORS - 1ST FLOOR (DOOR LEAF SIZE INDICATED)</b>			
D7	BED 1	838x1981	
D8	BATHROOM	838x1981	
D9	LN	686x1981	
D10	BED 2	838x1981	
D11	STORE	686x1981	

DOOR LEAF SIZES SHOWN: FR = FIRE RESISTANT, CTF = CUT TO FIT.

FLOOR AREAS - TYPE EE1-EES	NET INTERNAL FLOOR AREA TO PLASTER (m <sup>2</sup> )	NET INTERNAL FLOOR AREA TO STRUCTURE (m <sup>2</sup> )	NET INTERNAL FLOOR AREA TO STRUCTURE (m <sup>2</sup> )	NET INTERNAL FLOOR AREA TO STRUCTURE (m <sup>2</sup> )
GRD FL	37.44	403.08	38.08	409.98
1ST FLOOR	37.44	403.08	38.08	409.98
TOTAL	74.88	806.16	76.16	819.96

PLOT/HANDLING SCHEDULE	
EXTERNAL FINISH - EE1 BRICK	
AS	36, 38, 82, 84
OP	29, 39, 85, 96

PLOT/HANDLING SCHEDULE	
EXTERNAL FINISH - EE2 STONE	
AS	80
OP	81

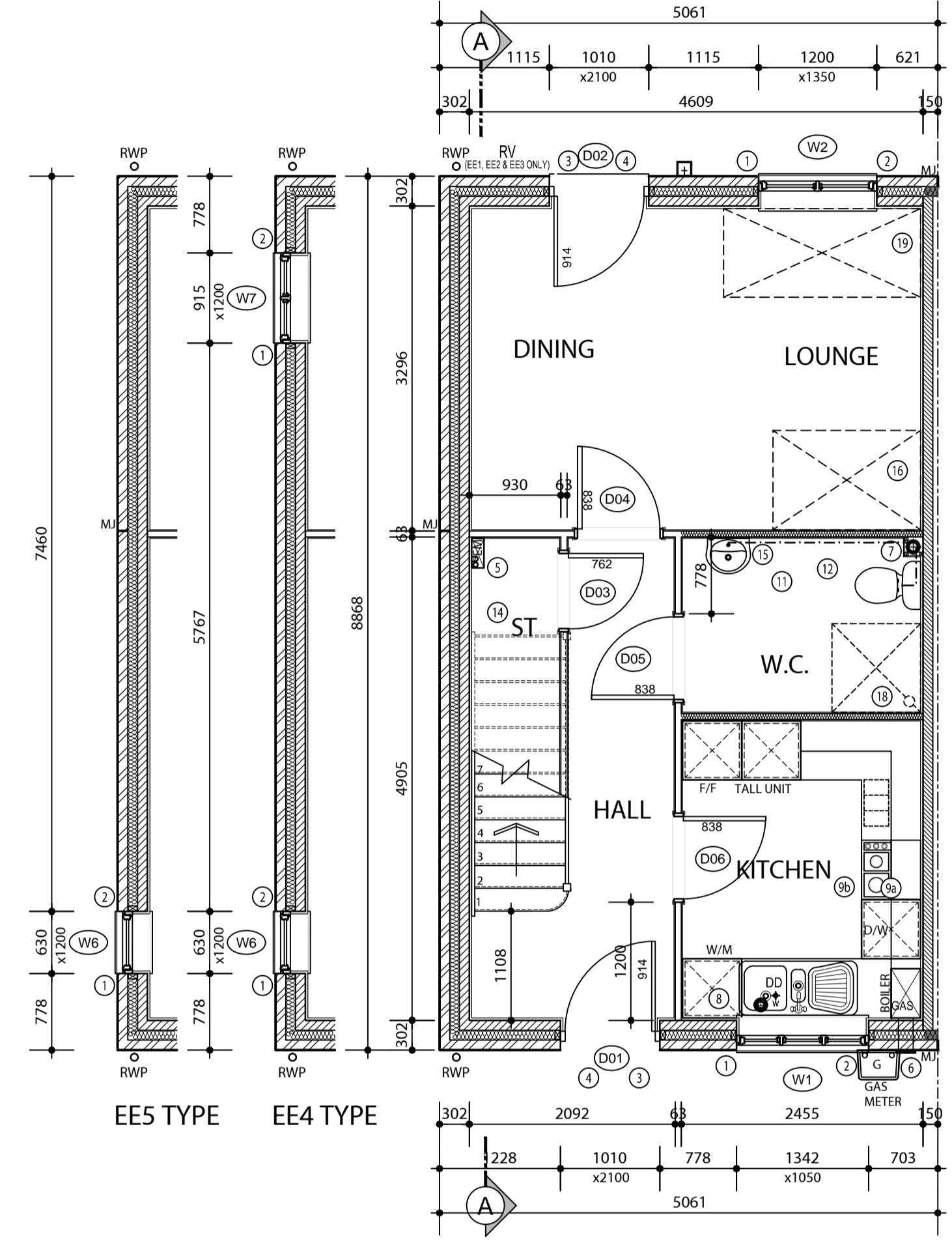
PLOT/HANDLING SCHEDULE	
EXTERNAL FINISH - EE3 RENDER	
AS	86
OP	87

PLOT/HANDLING SCHEDULE	
EXTERNAL FINISH - EE4 BRICK	
AS	95
OP	83

PLOT/HANDLING SCHEDULE	
EXTERNAL FINISH - EE4 STONE	
AS	34
OP	34

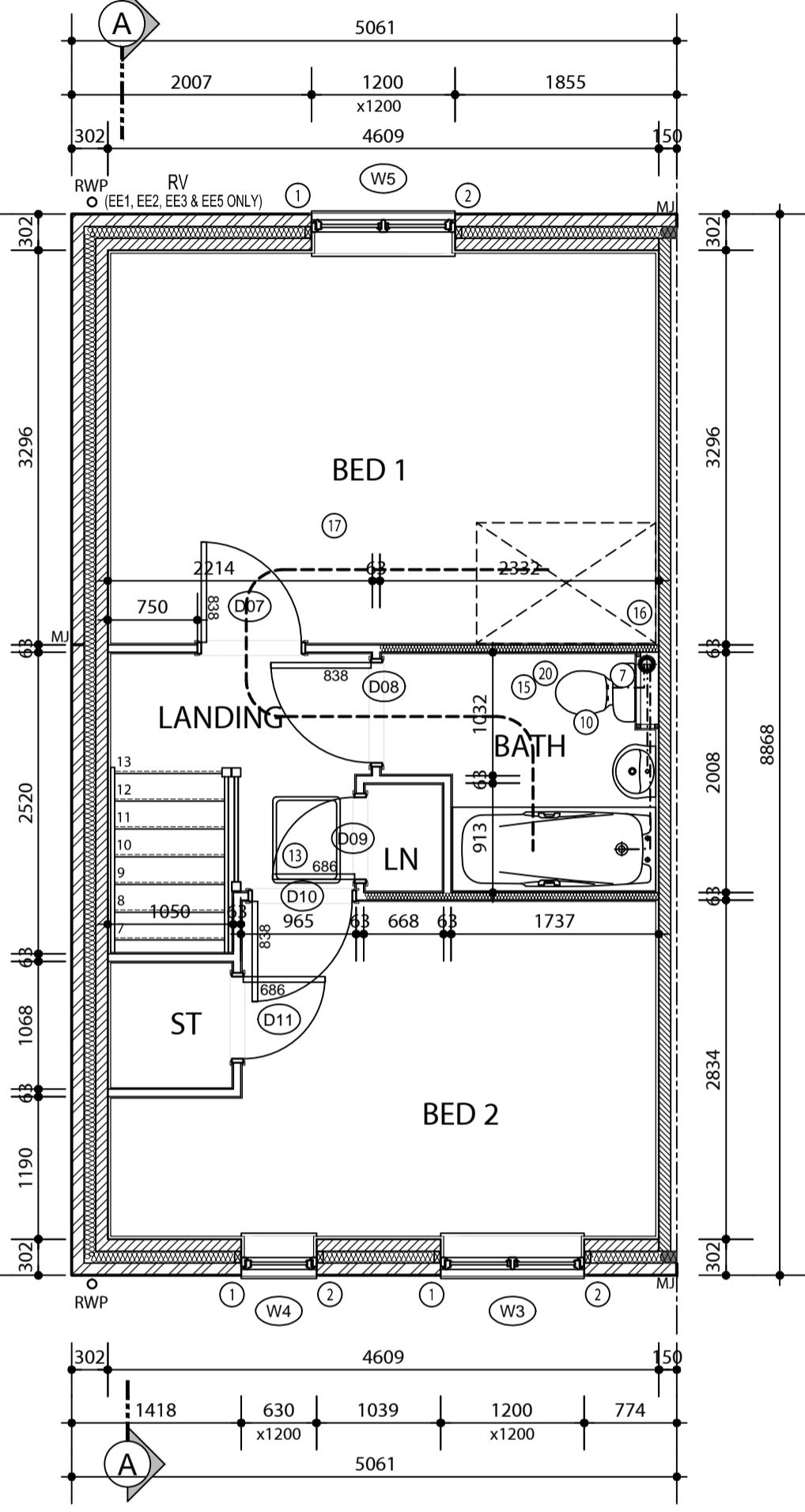
PLOT/HANDLING SCHEDULE	
EXTERNAL FINISH - EE5 BRICK	
AS	35
OP	37

**PHASE 2 HOUSE TYPE / PLOTS -**  
EE1-29,36,38,39,82,84. EE2-80,81.  
EE3-86,87. EE4-34,83,95. EE5-35,37.



**GROUND FLOOR LAYOUT**

- EE1 PLOTS: 36, 38, 82, 84 (AS) 29, 39, 85, 96 (OPP)
- EE2 PLOTS: 80 (AS) - 81 (OPP)
- EE3 PLOTS: 86 (AS) - 87 (OPP)
- EE4 PLOTS: 95 (AS) - 34, 83 (OPP)
- EE5 PLOTS: 35 (AS) - 37 (OPP)



**FIRST FLOOR LAYOUT**

- EE1 PLOTS: 36, 38, 82, 84 (AS) 29, 39, 85, 96 (OPP)
- EE2 PLOTS: 80 (AS) - 81 (OPP)
- EE3 PLOTS: 86 (AS) - 87 (OPP)
- EE4 PLOTS: 95 (AS) - 34, 83 (OPP)
- EE5 PLOTS: 35 (AS) - 37 (OPP)

PART F	SYSTEM 1	VENTILATION REQUIREMENTS - EE1, EE2, EE3 TYPES						
FINISHED FLOOR AREA TO PLASTER (FACE) m <sup>2</sup>	NUMBER OF BEDROOMS	ADDITIONAL BEDSPACES OCCUPANCY	NOTIONAL TOTAL NUMBER OF BEDROOMS	BASIC VENTILATION AREA (from table)	ADDITIONAL FLOOR AREA VENTILATION (where exceeds 100m <sup>2</sup> )	ADDITIONAL OCCUPANCY VENTS (from table)	TOTAL BACK (REQUIRED) VENTILATION	NO OF VENTS EQUIV AREA REQUIRED (Ø 4,400mm <sup>2</sup> )
75	2	1	3	50,000	0	10,000	60,000	14

**RAPID VENTILATION REQUIREMENTS** CLOAKS = 6l/s, KITCHEN = 30l/s adjacent to the hob, increased to 60l/s when located elsewhere. UTILITY = 30l/s, ENSUITES & BATHROOMS = 15l/s.  
System 1 approach to Part F has been used. Additional occupancy is the additional number of bed spaces over and above a double master bedroom & all remaining bedrooms as single occupancy. Additional bed spaces calculated as extra bedrooms up to 5 bedrooms referring to AD F1 Table 5.2a - A, then an additional 10000mm<sup>2</sup> for each bedspace thereafter. Additional floor area ventilation of 7000mm<sup>2</sup> for every additional 10m<sup>2</sup> over 100m<sup>2</sup>. Trickle vents are sized at 4400mm<sup>2</sup> being the default size adopted and numbers of vents required shown accordingly. If the window manufacturer's actual figures differ from this, then any shortfall will be made up using Rytons 150 x 150mm Multifit Airbrick / Aircore Hit & Miss Vent (providing 8000mm<sup>2</sup> free area for each vent).  
No. OF TRICKLE VENTS SHOWN IN WINDOWS = 10 No. OF RYTON VENTS SHOWN = 2

The area of ventilation achieved through trickle vents supplied by the current window supplier for this development equals or exceeds the requirements show in the table above.

PART F	SYSTEM 1	VENTILATION REQUIREMENTS - EE4 TYPE						
FINISHED FLOOR AREA TO PLASTER (FACE) m <sup>2</sup>	NUMBER OF BEDROOMS	ADDITIONAL BEDSPACES OCCUPANCY	NOTIONAL TOTAL NUMBER OF BEDROOMS	BASIC VENTILATION AREA (from table)	ADDITIONAL FLOOR AREA VENTILATION (where exceeds 100m <sup>2</sup> )	ADDITIONAL OCCUPANCY VENTS (from table)	TOTAL BACK (REQUIRED) VENTILATION	NO OF VENTS EQUIV AREA REQUIRED (Ø 4,400mm <sup>2</sup> )
75	2	1	3	50,000	0	10,000	60,000	14

**RAPID VENTILATION REQUIREMENTS** CLOAKS = 6l/s, KITCHEN = 30l/s adjacent to the hob, increased to 60l/s when located elsewhere. UTILITY = 30l/s, ENSUITES & BATHROOMS = 15l/s.  
System 1 approach to Part F has been used. Additional occupancy is the additional number of bed spaces over and above a double master bedroom & all remaining bedrooms as single occupancy. Additional bed spaces calculated as extra bedrooms up to 5 bedrooms referring to AD F1 Table 5.2a - A, then an additional 10000mm<sup>2</sup> for each bedspace thereafter. Additional floor area ventilation of 7000mm<sup>2</sup> for every additional 10m<sup>2</sup> over 100m<sup>2</sup>. Trickle vents are sized at 4400mm<sup>2</sup> being the default size adopted and numbers of vents required shown accordingly. If the window manufacturer's actual figures differ from this, then any shortfall will be made up using Rytons 150 x 150mm Multifit Airbrick / Aircore Hit & Miss Vent (providing 8000mm<sup>2</sup> free area for each vent).  
No. OF TRICKLE VENTS SHOWN IN WINDOWS = 16 No. OF RYTON VENTS SHOWN = 0

The area of ventilation achieved through trickle vents supplied by the current window supplier for this development equals or exceeds the requirements show in the table above.

PART F	SYSTEM 1	VENTILATION REQUIREMENTS - EES TYPE						
FINISHED FLOOR AREA TO PLASTER (FACE) m <sup>2</sup>	NUMBER OF BEDROOMS	ADDITIONAL BEDSPACES OCCUPANCY	NOTIONAL TOTAL NUMBER OF BEDROOMS	BASIC VENTILATION AREA (from table)	ADDITIONAL FLOOR AREA VENTILATION (where exceeds 100m <sup>2</sup> )	ADDITIONAL OCCUPANCY VENTS (from table)	TOTAL BACK (REQUIRED) VENTILATION	NO OF VENTS EQUIV AREA REQUIRED (Ø 4,400mm <sup>2</sup> )
75	2	1	3	50,000	0	10,000	60,000	14

**RAPID VENTILATION REQUIREMENTS** CLOAKS = 6l/s, KITCHEN = 30l/s adjacent to the hob, increased to 60l/s when located elsewhere. UTILITY = 30l/s, ENSUITES & BATHROOMS = 15l/s. No. OF RYTON VENTS SHOWN = 0  
System 1 approach to Part F has been used. Additional occupancy is the additional number of bed spaces over and above a double master bedroom & all remaining bedrooms as single occupancy. Additional bed spaces calculated as extra bedrooms up to 5 bedrooms referring to AD F1 Table 5.2a - A, then an additional 10000mm<sup>2</sup> for each bedspace thereafter. Additional floor area ventilation of 7000mm<sup>2</sup> for every additional 10m<sup>2</sup> over 100m<sup>2</sup>. Trickle vents are sized at 4400mm<sup>2</sup> being the default size adopted and numbers of vents required shown accordingly. If the window manufacturer's actual figures differ from this, then any shortfall will be made up using Rytons 150 x 150mm Multifit Airbrick / Aircore Hit & Miss Vent (providing 8000mm<sup>2</sup> free area for each vent).  
No. OF TRICKLE VENTS SHOWN IN WINDOWS = 12 No. OF RYTON VENTS SHOWN = 1

The area of ventilation achieved through trickle vents supplied by the current window supplier for this development equals or exceeds the requirements show in the table above.

N	27.02.17	N20 added to floor notes legend	AP	IC
M	20.02.17	Plot 29 amended to (OPP) plot.	MB	PJB
L	22.08.16	Phase 1 info omitted from drawing.	DP	PJB
K	12.02.16	Handing amended on plans.	DP	PJB
J	29.01.16	Phase 2 stamp and plot numbers added to drawing	DP	PJB
H	01.12.15	Kitchen layout updated to match Symphony design	DP	PJB
G	19.11.15	Drawing updated to clients specification.	DP	PJB
F	07.10.15	Kitchen layout updated to match kitchen designers drawings	DP	PJB
E	28.09.15	FF landing area amended and door bathroom door swing	DP	PJB
Rev.	Date	Description	Drawn	Checked

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Client  
**LINDEN THAMES VALLEY**

Project  
**PARCELS KMA & KMB**  
KINGSMERE, BICESTER

Drawing Title  
**TYPE EE1-EES - AFFORDABLE (LIFE TIME HOMES)**  
**GROUND, FIRST & SECOND GA LAYOUTS**

Scale: 1:50 @ A1 Drawn TM Checked PJB

Date: FEB 2015 File: TYPE EE1-EES Drawing Status

Dirg No. P1155/EE1-EES/01 Rev. N

AWAITING BUILDING REGULATION APPROVAL  
AWAITING STRUCTURAL ENGINEERS DETAILS

D	01.09.15	Rear entrance door swing amended	DP	PJB
B	25.08.15	Movement joints added	DP	PJB
C	19.08.15	LTH information added.	DP	PJB
A	02.04.15	Tiled window cills omitted. Plot number split between phases, House type/Plot stamp added as per clients comments.	DP	PJB

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