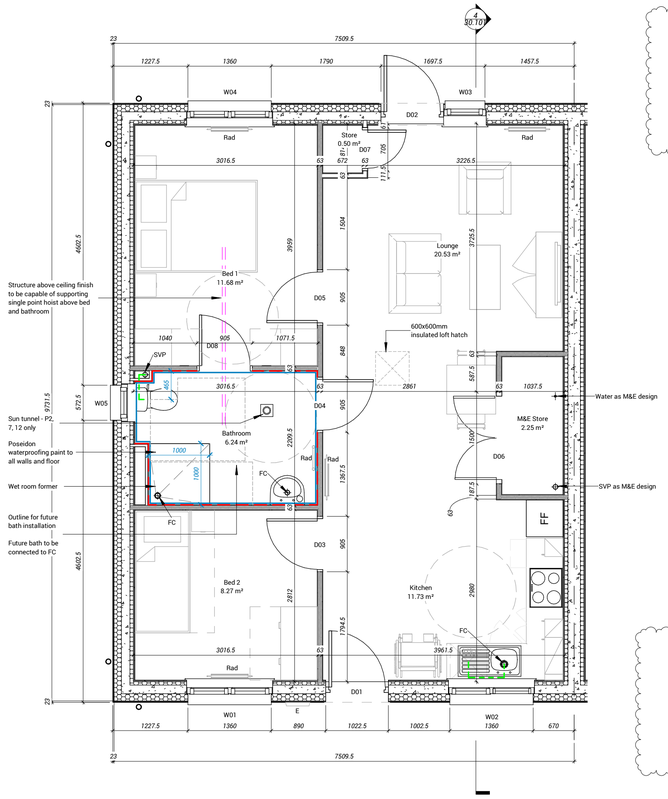
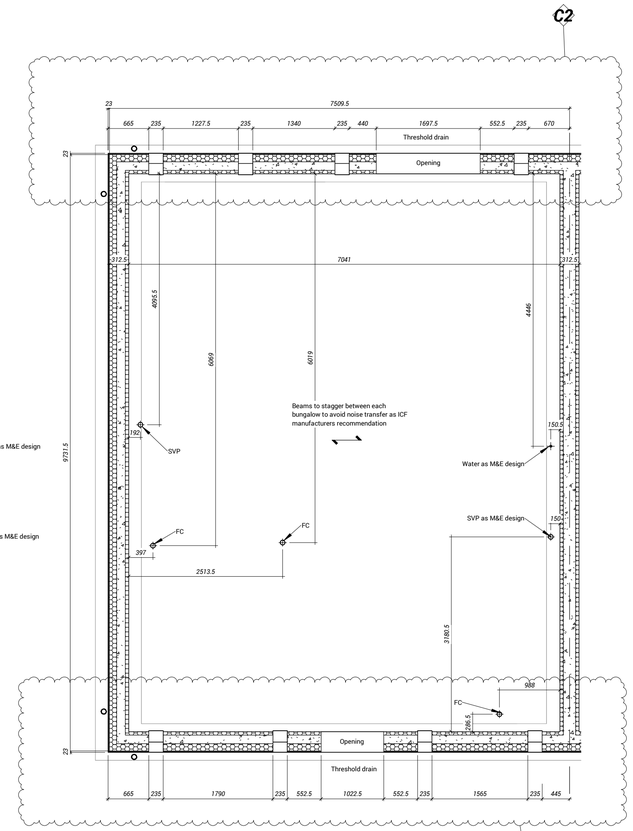
Please note, external wall setting out dimensions are taken to render finish.

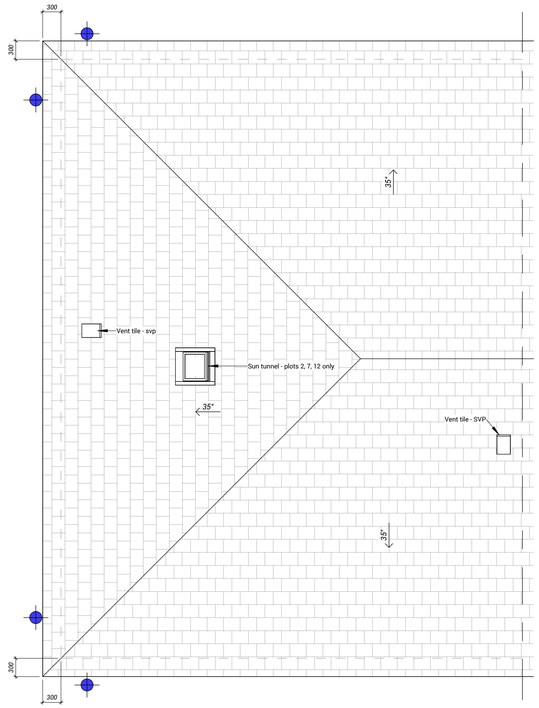
Offset head and each jamb by 23mm for structural opening dimension.



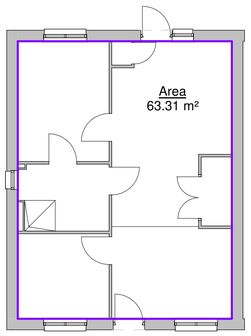
1 Typical Floor Plan
1 : 50



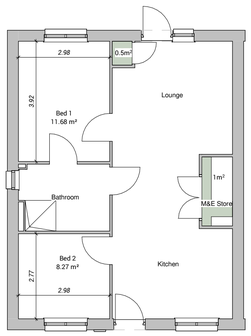
5 Typical Substructure Plan
1 : 50



3 Typical Roof Plan
1 : 50



2 Area Plan
1 : 100



Storage

1m² - M&E Store
0.5m² - Store
+ 0.5m² for M&E services

4 NDSS Plan
1 : 100

NOTES:

1. DO NOT SCALE from the drawing
2. Further dimensions required to be requested from the project technical team
3. Report discrepancies to JDDK project team immediately.
4. This model file contains the following consultants model files:-
   a) Structural Engineer
   b) Mechnical Model
   c) Electrical Model
   d) Subcontractor Model

The following renewables to be incorporated:
MVHR
PV
PV Battery Storage
ASHP + Hot Water Cylinder

Layout to compliant to the following standards:
NDSS
Part M Category 2
Part L1 2021
Part O TM59 - TBC

Floor Plan Key

External wall construction

K-Rend Brick Rend or acceptable equivalent brick effect render system (5mm brick coat, 8mm mortar coat, 10mm base coat), on 313mm insulated Concrete Formwork. Wall lined with 12.5mm plasterboard on adhesive

Party Wall Construction

313mm Insulated Concrete Formwork. Wall lined with 12.5mm plasterboard on adhesive on both sides

Non-loadbearing partition

63mm treated timber studs. Wall lined with 12.5mm plasterboard to both sides.

Denotes 65mm Isover APR 1200 sound insulation quilt

Denotes 15mm WBP plywood pattress
(Pattress shall be located behind kitchen units, and all walls, ducts and boxings in WC and bathroom)

Denotes waterproofing paint
(to all walls and floor in bathroom - NHBC)

Notes:

All soil stacks to be fully insulated.

Moisture resistant plasterboards to be used in kitchen.

Fibre cement board and tanking to be used in all floor and walls in bathroom, in accordance with NHBC Technical Guidance 9.2/06.

All walls, ducts and boxings in WC and bathroom to be strong enough to support grab rails, seats and other adaptions that could impost a load of 1.5kN/m², as outlined in Approved Document Part M Category 2.

Refer to site layout for meter position specific to each unit.

Substructure Plan Key

Denotes telescopic subfloor vent

(Minimum area of ventilation should equate to at least 1500mm² per metre run of external wall/ approx. an air brick every 2m centres)

Note:

Drawing should only be used to identify location of incoming services and drainage points. Drawing should be read in conjunction with structural engineers details, site specific setting out drawings and floor manufacturers details.

Roof Plan Key

Denotes Rainwater downpipe

REV	ISSUED BY	DATE	DESCRIPTION
C2	CKY	28/06/2024	Sub floor vent reverted back to telescopic vent.
C1	CKY	24/05/2024	Updated to contractors comment: D06 changed to double door. additional svp added to m&e cupboard. issued for stage 5. Sleeper wall omitted. circular air vent added. additional incoming water relocated to m&e cupboard.
P3	CKY	15/02/2024	bedroom 1 and 2 switched as client comment. Additional door D8 added to bathroom in lieu of knockout panel. sun tunnel added as planning drawing.
P2	CKY	08/02/2024	substructure sleepers updated in line with engineers design. floor beam increased to 225mm.
P1	CKY	16/01/2024	Tanking note added to bathroom following NHBC changes.
P0	CKY	21/12/2023	First drawing issue.

REVISION LOG

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PROJECT TITLE
Lyndon Walk

PROJECT ADDRESS

TITLE
Proposed Plans

MAIN CONTRACTOR

QUANTITY SURVEYOR

M&E CONSULTANT

STRUCTURAL CONSULTANT

OTHER CONSULTANT

DRAWING No. 4355-JDDK-A-XX-DR-A-20101

REV C2

JDDK INTERNAL REF:	4355	**JDDK REF NO:**	20.101
SCALE:	As indicated @ A1	**INITIAL ISSUE:**	07/12/2023
DRAWN BY:	CKY	**CHECKED BY:**	CKY
STATUS:		**PURPOSE OF ISSUE:**	Stage 5