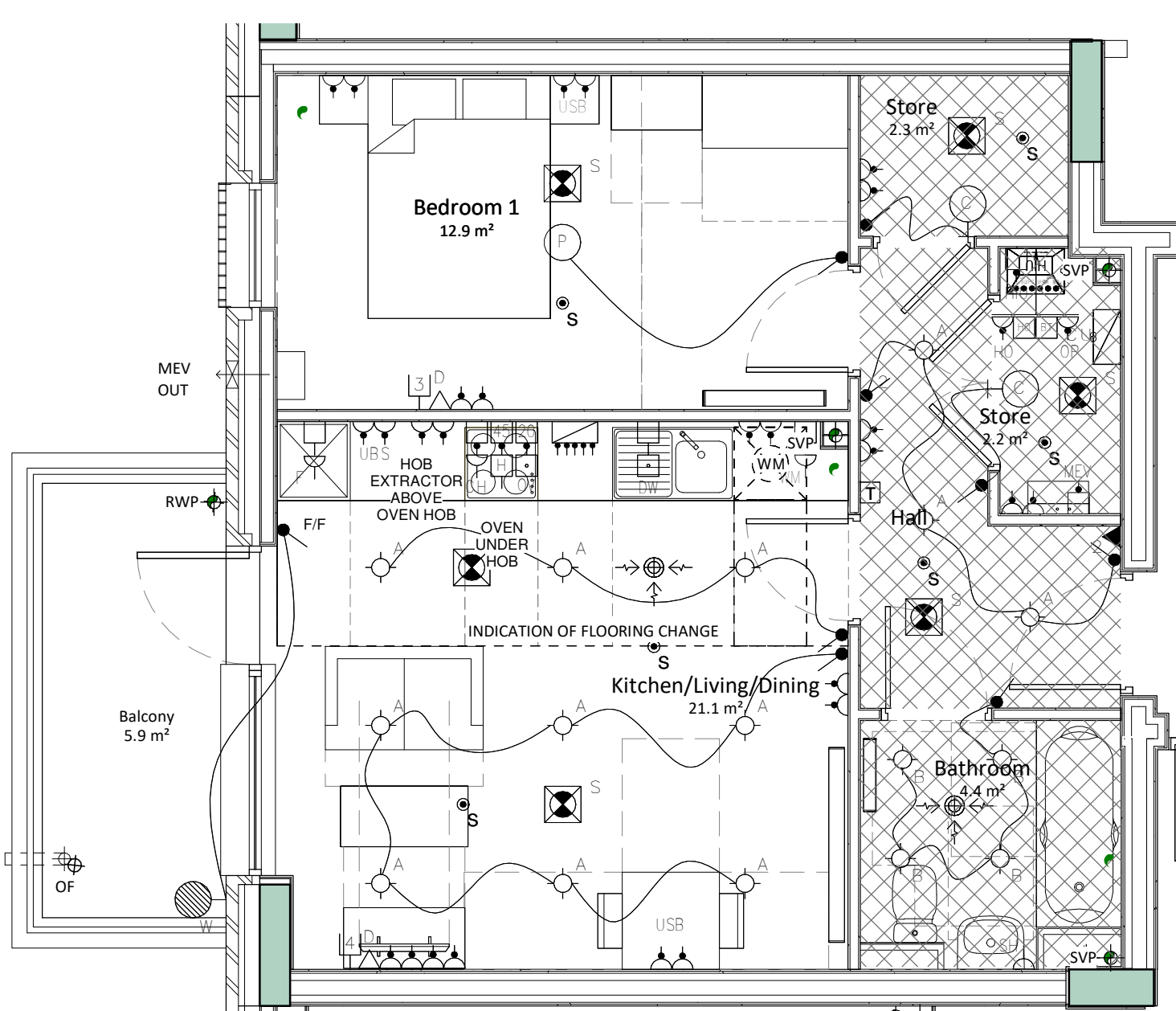
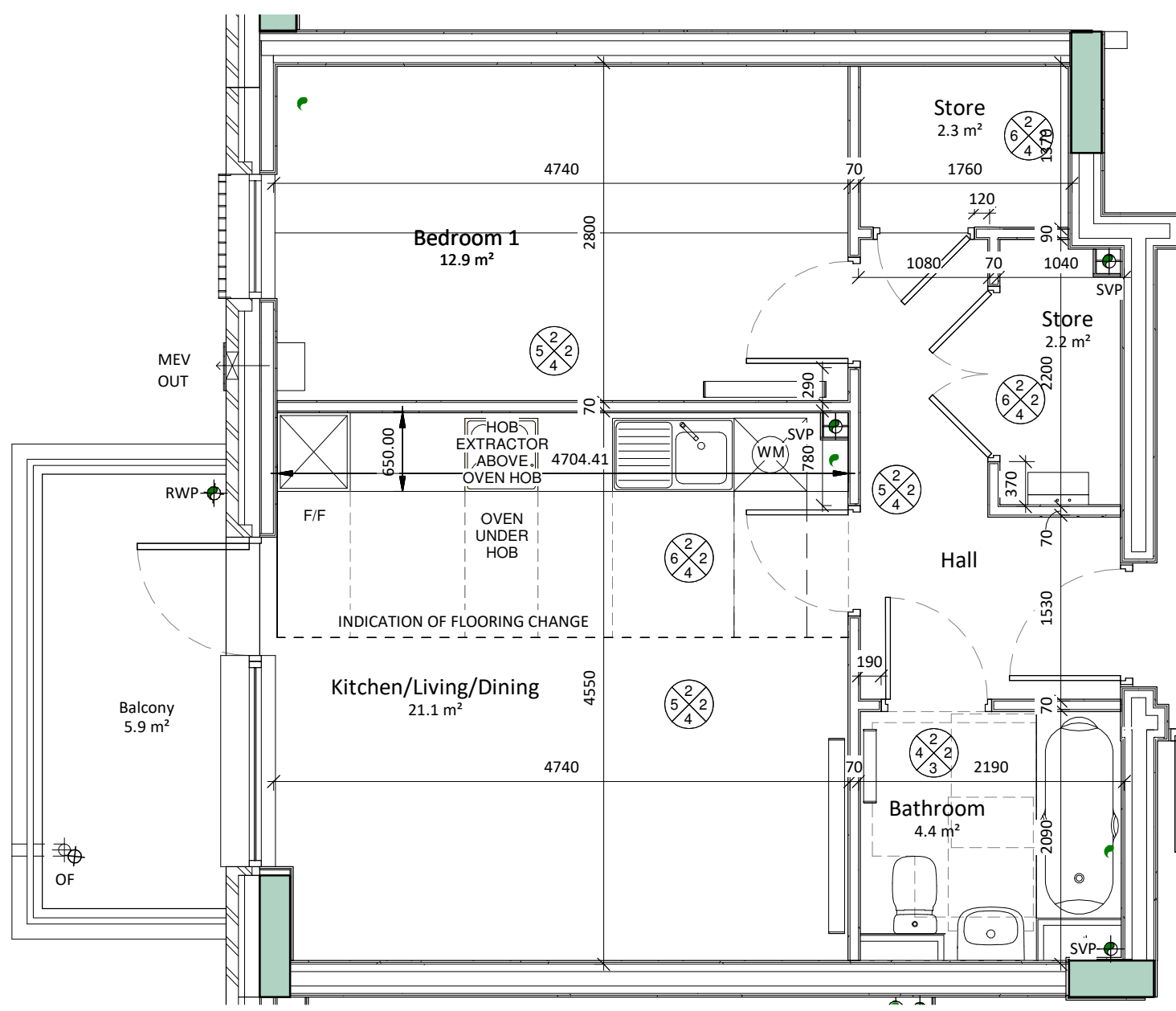


Sprinkler location to specialist subcontractor design and to be finalised



2.3_1B2P_SO M&E
M&E LAYOUT IN ABEYANCE



2.3_1B2P_SO Setting Out and Finishes

- M&E KEY:**
- Low Energy Downlighter
 - IP44 Low Energy Downlighter
 - Bulkhead Light
 - Pendant Light
 - Led Strip Light
 - Fluorescent Strip Light
 - Wall Mounted Batten Light
 - IP65 LED External Wall Mounted Light Fitting
 - IP65 LED External Wall Mounted Light Fitting c/w PIR
 - General / Light Switch**
 - 1-Way Light Switch
 - 2-Way Light Switch
 - Intermediate Light Switch
 - Dimmable Light Switch
 - Light Switch - Pull Cord
 - Switched Single Socket Outlet
 - Switched Twin Socket Outlet
 - Unswitched Socket at Low Level
 - Shaver Socket
 - Flex Outlet Box
 - Multigang Grid Switch
 - Unswitched Fused Connection Unit
 - Switchend Fuse Connection Unit
 - High Current Connection Unit (13A)
 - 45A Double Pole High Current Switched Unit
 - Where 'X' denotes:
CH - Cooker Hood
CU - Consumer Unit
DW - Dishwasher
F - Fridge/Freezer
H - Hob Ignition
HIU - Heating Interface Unit
HO - Hyperoptic
MW - Microwave Oven
MEV - Mechanical Extract Ventilation
OP - Openreach
OV - Oven
PH - Electric Panel Heater
S - Security Alarm
SH - Double Shaver Socket
TR - Towel Rail
USB - USB Port
WM - Washing Machine
WS - Water Softener
 - Room Thermostat
 - Telephone Socket Outlet
 - TV/SAT Playback TPI-Plexer Outlet (TV, SAT/FM/DAB)
 - Quad-Plexer Outlet (TV, SAT1, SAT2, EM/DAB)
 - BT Distribution Point
 - Hyperoptic Distribution Point
 - Door Entry Handset
 - Smoke Detector with Sounder
 - Heat Detector with Sounder
 - Sprinkler Head
 - Ceiling Mounted mechanical extract grille controlled via boost switch or light switch
 - Consumer control unit to be located between 1350-1450mm above FFL, to bottom of switches [AD Part-M4(2)]
 - Heat Exchange Unit
 - Ceiling mounted MEV and access hatch indicative location within store.
 - Drainage (refer to abbreviations key to specify)
 - MEV outlet to be a double air brick in colour to match brickwork
 - Radiator - location and size indicative
 - Heated Tower Rail (wet heating system)
 - Dimensions to finishes
 - Dimensions to structure
 - Area with reduced ceiling height (2.4m)
 - Area with reduced ceiling void - ceiling height (2.5m)

FINISHES KEY:

IN ABEYANCE

C - Ceiling
F - Floor
W - Walls
S - Skirting

C - Ceiling Finishes
Matt emulsion (colour as part of interiors package).

F - Floor Finishes
SHARED OWNERSHIP BRONZE/ SILVER/ GOLD BEDROOM
Carpet floor 80/20 Grange Wilton with heavy, non-PU underlay floor.
Colour: TBC

SHARED OWNERSHIP BRONZE KITCHEN / LIVING / DINING AND HALLWAY FLOOR
Slip-resistant Laminated floor by Egger Aqua, Quickstep Impressive Hydroseal or Sensa Solido Elite
Colour: TBC

SHARED OWNERSHIP SILVER/GOLD KITCHEN / LIVING / DINING AND HALLWAY FLOOR
Engineered timber floor 14mm Engineered Oak with 2mm underlay

SHARED OWNERSHIP BRONZE KITCHEN / LIVING / DINING AND HALLWAY FLOOR
Vinyl tile floor Amtico Spacia

SHARED OWNERSHIP BRONZE/SILVER/GOLD KITCHEN FLOOR
Tiled floor by H&R Johnson Ltd., Domus or Porcelanosa Range TBC

SHARED OWNERSHIP KITCHENS/ WCs/ SHOWER-ROOMS AND BATHROOMS
Slip-resistant vinyl floor sheeting 2mm Altro, Tarkett, Polysafe, Marley or similar approved by manufacturer.
Colour: TBC

W - Wall Finishes
SHARED OWNERSHIP BRONZE/SILVER/GOLD WALL
One mist coat and two full coats of Matt emulsion or Dulux Diamond Matt as an alternative to an eggshell finish.
Colour: TBC

SHARED OWNERSHIP BRONZE/SILVER/GOLD BATH/SHOWER ROOM WC TILING
Refer to Bathroom Drawings for tiling setting out
H+R Johnson or similar approved.
For Bronze shared ownership: Intro collection or similar 300x30mm
For Silver shared ownership: Select Collection or similar 600x600mm
For Gold shared ownership: Absolute Collection or similar 600x600mm
Tiling all three sides around the bath with aluminium or chrome plated metal edge trim.
Full-height tiling to all shower rooms/shower enclosure areas.
Colour: TBC

SHARED OWNERSHIP KITCHEN
H+R Johnson or similar approved wall tiles in 150mmx150mm.
Three courses above all worktops runs and returns and above all sinks. Tiling to extend to skirting level in all appliance spaces.

S - Skirting Finishes
Pencil Rounded profile skirtings to be size 100mm x 19mm, with chamfered top edge.
WCs, shower rooms and bathrooms, vinyl to be covered with standard formers.

Notes:
Paint shall be manufactured by ICI or similar approved manufacturer.
Emulsion paints must contain a mould inhibitor in WCs, bathrooms, shower rooms.

GENERAL NOTES:

FOR FLAT TYPE SPECIFICATION FOR SHARED OWNERSHIP UNITS REFER TO NEWLON'S STANDARD ERS, NEWLON SILVER SPECIFICATION (SUPPLEMENT A) AND NEWLON ERS+FINISHES SPEC REVIEW.

- This drawing is issued for the purpose of providing setting out information only. The contractor/subcontractor should ensure that all relevant regulations and standards are met when making the installations.
- Refer to SE information for all structural elements.
- All dimensions are to structure/stud frame.
- GIA areas measured from internal plaster face of enclosing walls.
- Where HIU's are sited in accessible cupboards surface pipework entering the unit at GF level are to be concealed with a self-finished laminated white board.
- Where HIU's, CU's and Electrical Meters are fixed to an internal partition wall a 1.2mm thick steel plate is to be fitted behind the unit.
- For internal duct routes and fire stopping locations refer to MWL engineers drawings.
- Refer to MWL drawings & specification for mechanical & electrical services.
- All doors within flats serving habitable rooms, bathrooms & kitchens to be undercut by 10mm above finished floor to ensure good air transfer throughout dwelling in accordance with BR Part-F1.
- This drawing shows indicative positions of electrical and light fittings only. Light fittings to be set out from an equally spaced grid. The contractor/subcontractor should ensure that all relevant regulations and standards are met when making installations.
- All light fittings to be conventional fitting with low-energy bulbs.
- Electrical accessories must not be positioned back to back (between adjoining units) in party walls.
- All ventilation systems, air extract ducts, sockets, switches and similar to be fire sleeved and stopped where they pass through a fire rated enclosure.
- All electrical installations to comply with the latest BS7671 wiring regulations.
- Gullies in bathrooms are for future provision of showers.
- For Location of plywood wall reinforcement between studs please refer to bptw.
- Please refer to sub-contractor specialist design for MEV & radiator schedule & layout.
- Radiator locations & sizes to be read in conjunction with M&E sub-contractor information
- Radiator locations & sizes shown are indicative prior to sub-contractor input
- Refer to 4900 Bathroom drawings for bathroom details and dimensions.

Drawings are to be read in conjunction with all relevant project information.

ABBREVIATIONS KEY:

F/F : Fridge-Freezer
D/W : Dishwasher
TCO/M : Tall Combi Oven & Microwave (only for 3+ bedroom flats)
T/O : Tall Oven
FBC : Fitted Broom Cupboard
W/M : Washing Machine
EG : Extract Grille
FG : Floor Gully
SS : Stub Stack
SVP : Soil Vent Pipe
SVP FA : Soil Vent Pipe from floor above, tracking in ceiling void
RWP : Rainwater Pipe
AAV : Air Admittance Valve. AAV's located only in flats where required. Refer to GA plans and MEP drawings
JB : Juliette Balcony

SETTING OUT IN DWELLINGS

TO COMPLY WITH AD PART M4 (2)

KEY PLAN:

COMPLIANCE CHECKLIST - 1B2P					
Criterion	Required	Achieved	Comment		
Flat Area (GIA)	50m ²	50.3m ²			
Bedroom 1 Area	11.5m ²	12.9m ²			
Living Kitchen & Dining Area	N/A				
Kitchen Worktop Length	N/A				
Outdoor Space	5m ²	5.9m ²			
Built-in Storage Area	1.5m ²	4.5m ²	Incl. 0.5m ² for fixed services in the service cupboards as per Note 1 in the NDS		
Flat Type Information					
Block	9				
Flat Size	1B2P				
Flat Type	2.3				
Area	50.3m ² / 541.2 Sqft				
Tenure	Shared Ownership				
Floor	1st, 2nd, 3rd, 4th, 5th,				
No. of Plots	5				
Plot Nos.	240, 245, 250, 255, 260				
The Construction (Design and Management) Regulations 2015					
ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.					
Guidance Notes					
Please note that product specification is to establish performance only. Contractor to use equal and approved products where viable.					
Please read this drawing in conjunction with works specification notes.					
The performance of all party walls relies on the quality of workmanship and materials and particular attention is drawn to full and proper compliance with the requirements of building regulation no.7. The contractor shall ensure that all joints are properly filled and flush pointed both horizontally and vertically.					
For wall loadings please refer to sub-contractors details. For sub-structure details refer to structural engineers drawings.					
Consult the architect and engineer if deviating from the construction or finish specified as the performance will be affected.					
U-values to be as a minimum in accordance with building regulations approved documents					
Fire consultant to advise on integrity of construction and any additional fire safety measures required.					
All cavity closers to specialist sub-contractor design and specification.					
Ensure fire stopping is provided around all external wall openings and penetrations.					
Notes:					
Do not scale. All dimensions are in millimetres unless otherwise stated. This drawing should be read in conjunction with all relevant project information and contract documentation. All dimensions to be checked prior to fabrication and/or commencement of works. All works to comply with all relevant legal standards, building regulations and warranty provider requirements. Report any discrepancies, if in doubt ask.					
Revisions:					
Rev.	Status	Date	Description	Drn	Chkd
P01	S3	13.11.20	Issue for comment		SW
C01	A4	03.09.21	Tenure updated as per CPPLC instruction. Updated M&E layouts added.		MM/MTV
Client: COUNTRYSIDE Places People Love					
Client Name: Countryside Properties					
Project Name: Alma Estate Phase 2A					
Drawing Name: Phase 2A Flat Type 2.3_1B2P_SO					
Drawing Number: B00034-BPT-04-ZZ-DR-A-1505 Rev: C01 Status: A4					
Project No: 19-118 RIBA Stage: 4 Drawn By: CO Scale: 1:50 @ A1					
CONSTRUCTION					
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