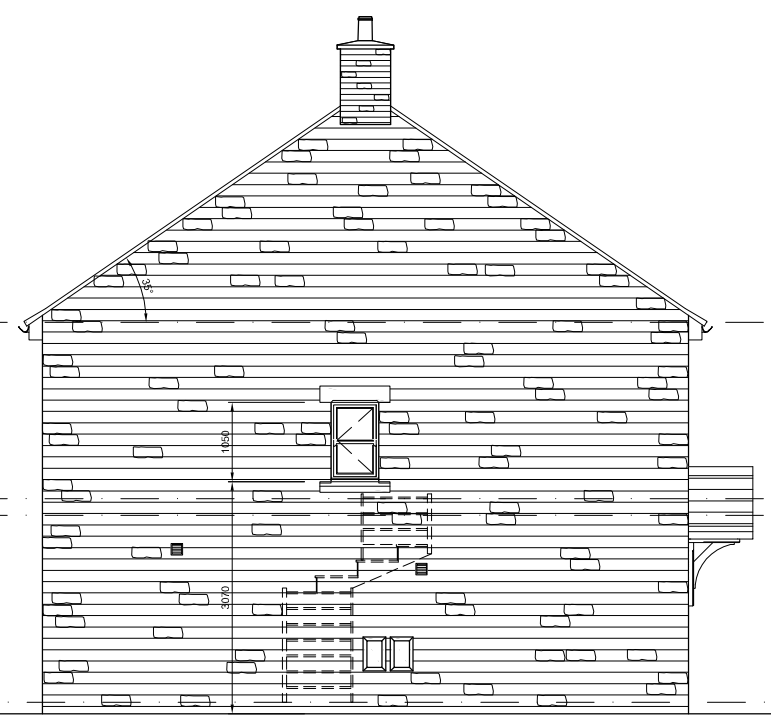
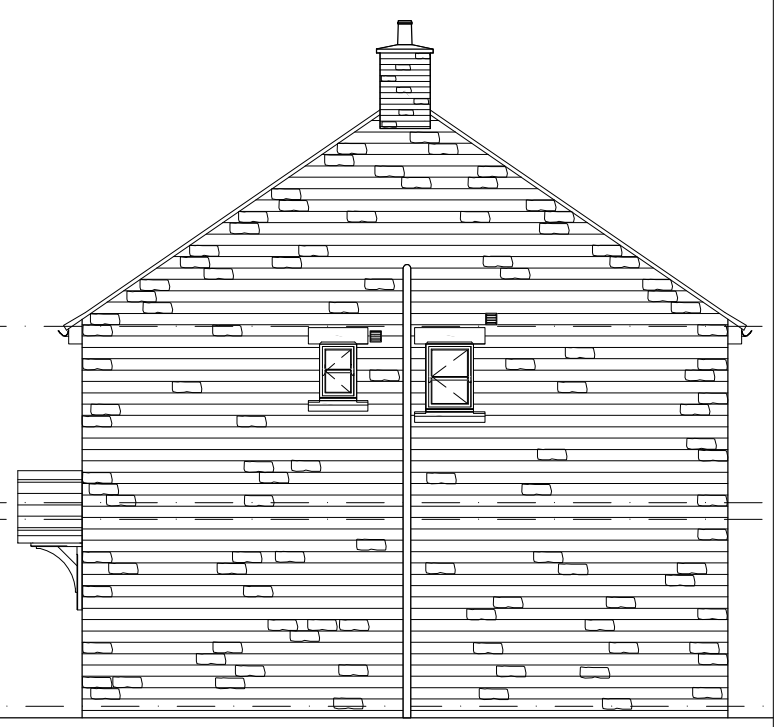
Front Elevation

Rear Elevation

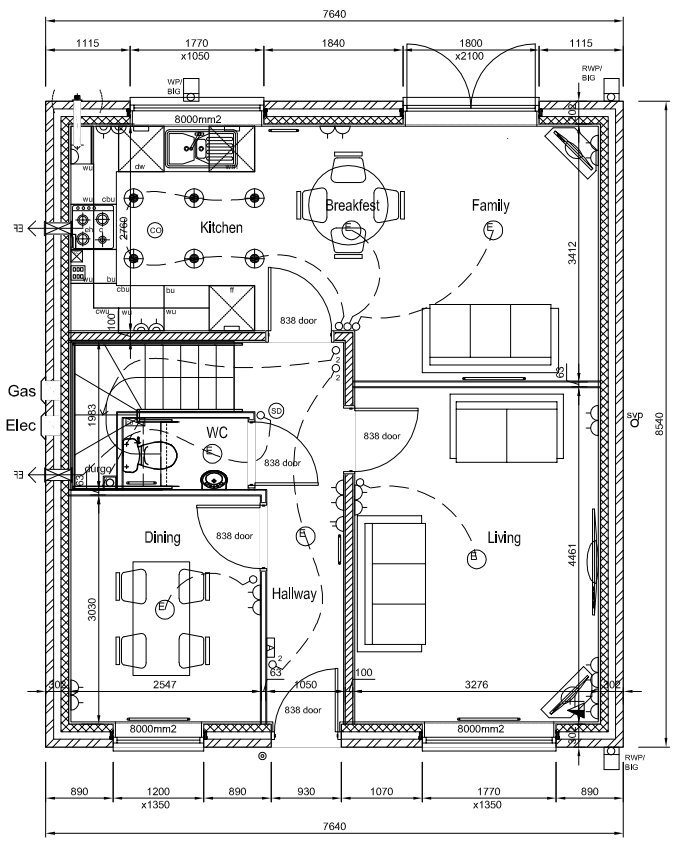


Side Elevation

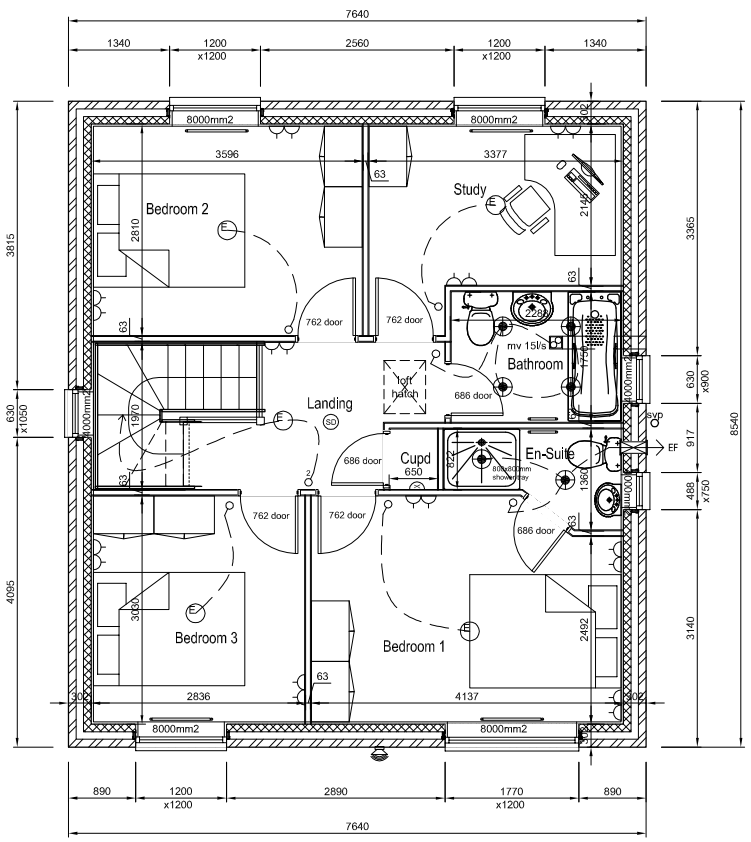


Side Elevation

Trickle vent requirements - 112m2 4 bed house =
55'000mm2 (2006 regs DAP 10)
55'000mm2 (2010 regs DAP 7)
All vent rates are EQUIVALENT rates - total
68'000mm2



Ground Floor Plan



First Floor Plan

Space4 Timber Frame

Note - for timber frame dwellings this drawing **MUST** be read in conjunction with Space4 drawings **AND** timber frame addendum drawing **GHD-22**

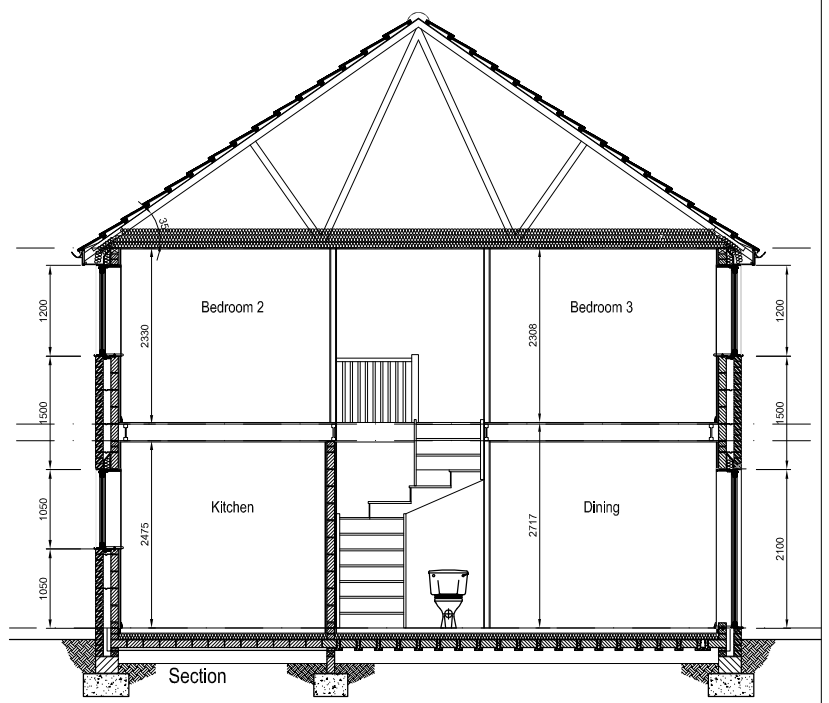
General - All Dwellings

DRAINAGE -RWP connection points shown are indicative - refer to drainage layout for plot specific positions.
Durgo valves indicated to SP's to have access panel. Where property is at the head of a drainage run the last manhole must be ventilated - this may require a noted Durgo to be replaced with a SVP.
FOUNDATIONS - are shown indicative - refer to SI/schedule for actual foundation requirement.
GROUND FLOOR - is shown indicative -refer to SI/engineers schedule for floor type/gas membrane requirements
WALLS - refer to construction specification for all wall and partition types.
MOVEMENT JOINTS - typically at party wall line of semi/terraced dwellings. Ideally behind RWP - If in doubt ask - concrete outer lear requires additional joints - see NHBC standards 6.1 D3
ROOF - refer to construction spec for Insulation/ventilation requirements.
FRONT DOOR - min 775 clear opening. Actual structural opening to suit suppliers requirement.
ACCREDITED DETAILS - relevant tick sheets are to be completed for each plot when building to 2006 or later building regulations
ENERGY EFFICIENT LIGHTING
2006 building regulations 25% fittings
2010 building regulations 75% fittings require energy efficient bulbs.
EXTRACT FANS - Plot dependant, wall to take preference over ceiling, cooker hood to take preference over wall.
Where 2 are shown In a room only 1 to be installed
CARBON MONOXIDE DETECTOR to be fited to ALL properties with gas Installations from 01/09/12
SALES SPECIFICATION
Reference should also be made to the feature sales specification for the particular development to confirm all Items Indicated are relevant and to the kitchen suppliers kitchen fitout drawing. Where utility sinks are indicated, these may be a Finishing Touch
PATIOS - refer to site sales spec for patio door/french window and whether patio is provided as standard or finishing touch
GARAGE DOOR - depending on development, rollershutter or up & over
GABLE WINDOWS - may not be relevant to all plots depending on orientation

Electrical Key

- Thermostat - see heating design for positions
- BT Telephone outlet
- 13amp fused switched spur with neon light @ high level and unswitched socket @ low level
- Kitchen grid switch controlling all unswitched sockets to appliance spaces & high level socket for eh
- light switch (2 way)
- Pull cord
- 13amp double socket outlet
- Television aerial outlet (TV & telephone point where cable TV option Installed)
- Smoke detector
- Carbon Monoxide detector to be fitted to ALL properties
- 13amp fused switched spur and neon light
- EF — Wall mounted extract fan
- Consumer control unit (1350-1450 above ff for sites commenced April 2013 onwards)
- Batten light
- Pendant Light
- Denotes energy efficient bulb to be fitted
- Energy efficient wall Light
- 13amp switch socket outlet
- Cooker control spur with outlet below bench
- 13amp double socket outlet at high level
- 13amp socket outlet at high level
- Ceiling mounted extract fan
- Recessed spot - may require additional CFL's elsewhere or efficient downlighters to meet requirement - see construction spec

Note- for kitchen refer also to kitchen suppliers drawing



Section

Charles Church

1202sqft	
Knightsbridge Chimney	221113
KB-WD01	50@A1, 100@A3
Plans & Elevations	
	Rev

Rev