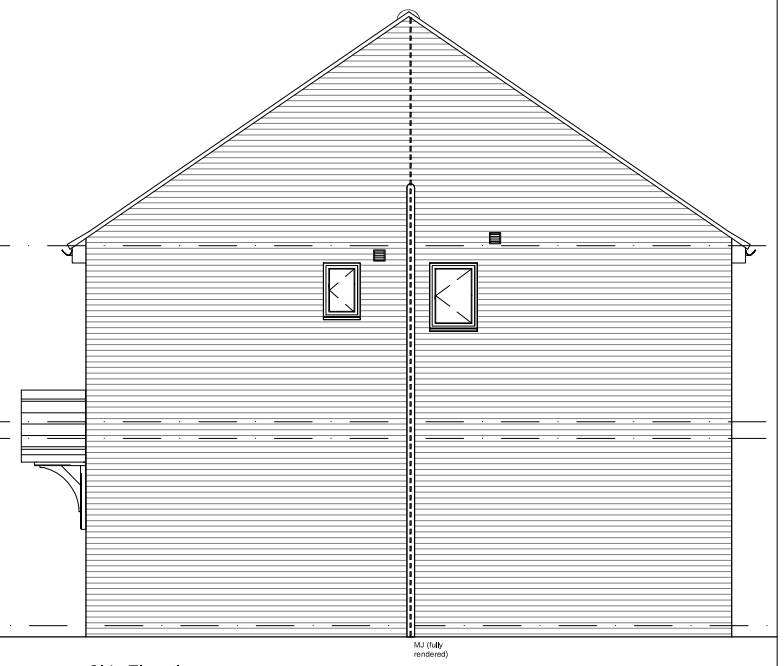
Front Elevation

Rear Elevation

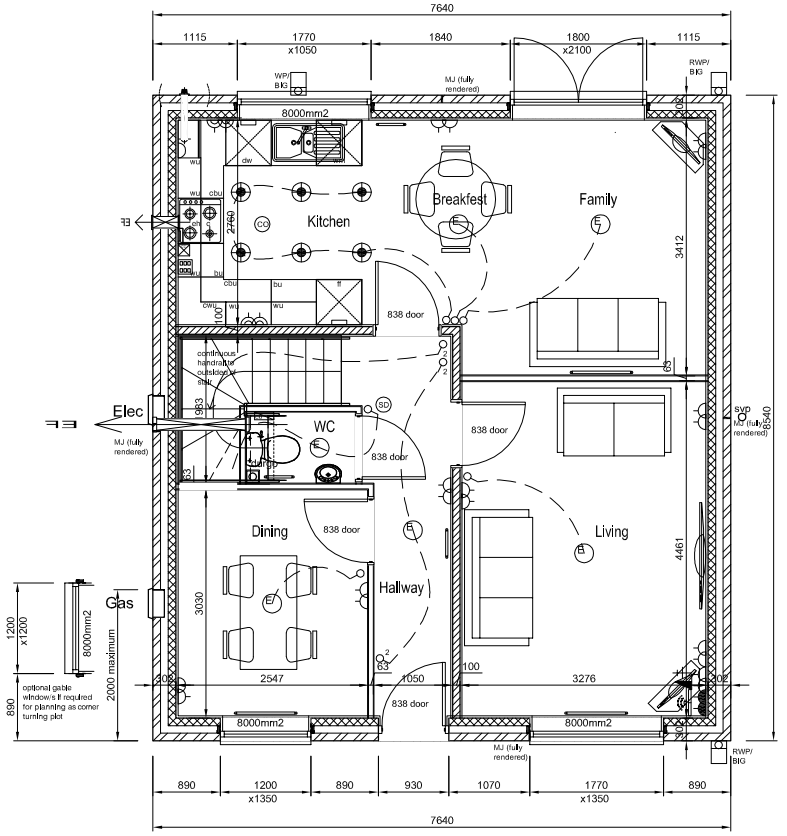
Side Elevation



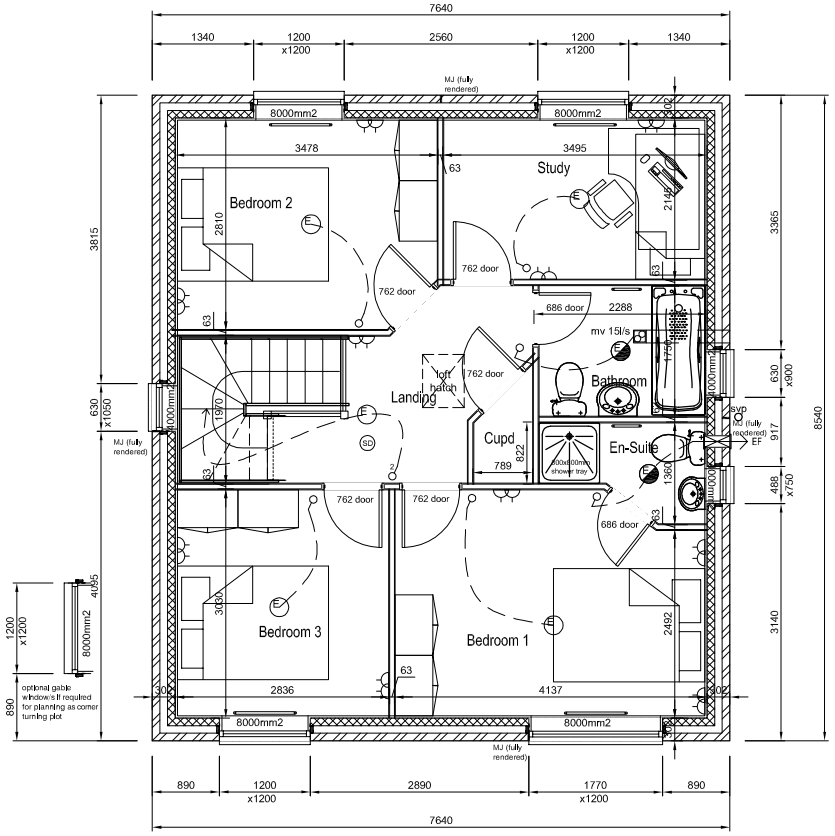
Side Elevation

Trickle vent requirements - 112m2 4 bed house =
55'000mm2 - All vent rates are EQUIVALENT rates - total 68,000mm2

Varying Building Reg Requirements
2006 regs DAP 10
2010 regs DAP 7
2013 regs DAP 5.01



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**

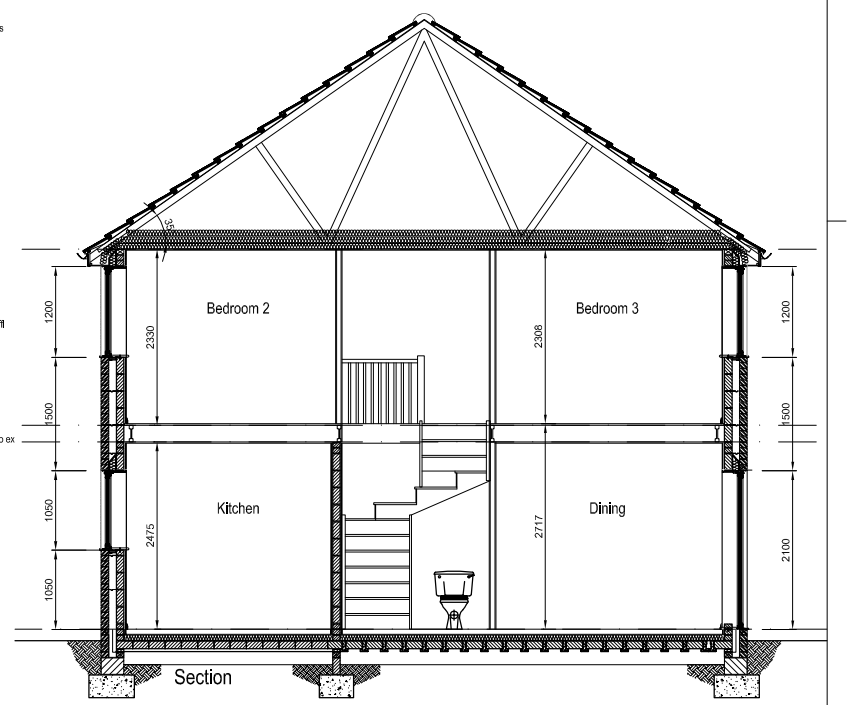
General - All Dwellings

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 - Indicated on housetypes - MJ's shown are to suit concrete bricks - additional joints required for fully rendered elevations - positions may be varied to coincide with material changes but must be spaced as Construction Detail GCD-18 & 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 - Pkvt 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 fitted 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
NATIONAL SPACE STANDARDS-NSS
Certain notes refer to NSS and apply ONLY where NSS Is a planning requirement

Electrical Key

- Thermostat - see heating design for positions
- 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 and 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)
- SD Smoke detector
- CO Carbon Monoxide detector to be fitted to ALL properties
- 13amp fused switched spur and neon light
- EF Wall mounted extract fan
- Consumer unit (switches 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 (dusk/dawn PIR to ex
- 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
- broadband hub location where applicable, (additional double socket, double blanked back box, & cable to service providers connection point)

Note- for kitchen refer also to kitchen suppliers drawing



Section

Charles Church

1202sqft - 111.7m2	
Knightsbridge	300415
KB-WD01	50@A1, 100@A3
Plans & Elevations	
	Rev F

Rev A - handrail note added, clks extract clarified 011214MR
Rev B - Logo brick removed 121214MR
Rev C - Gas meter moved to within 2m of front elevation 110315 MRR
Rev D - Downlighters amended, spur added 190315 MRR
Rev E - Revised to meet NSS if required 200715 MR
Rev F - broadband location added, tirs spur omitted 061216MR