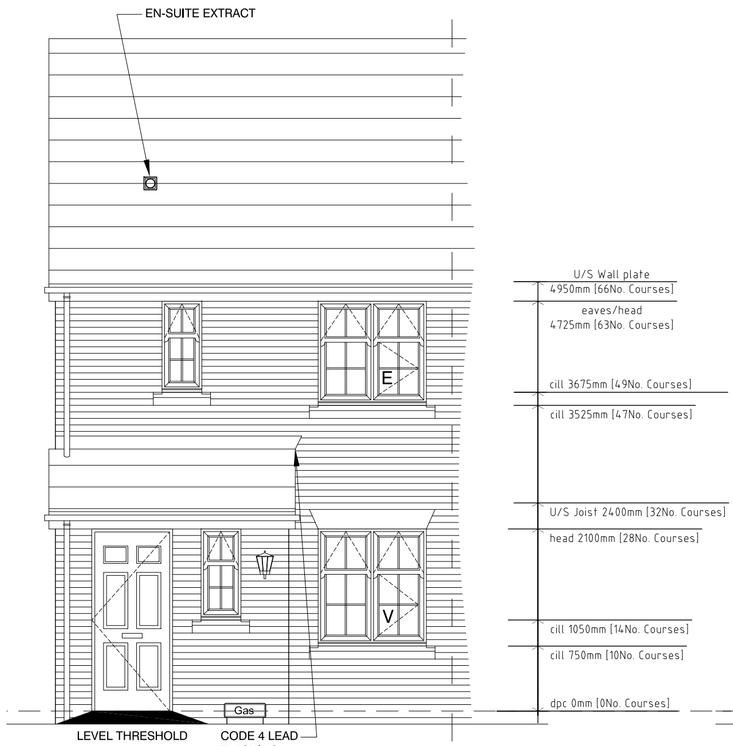
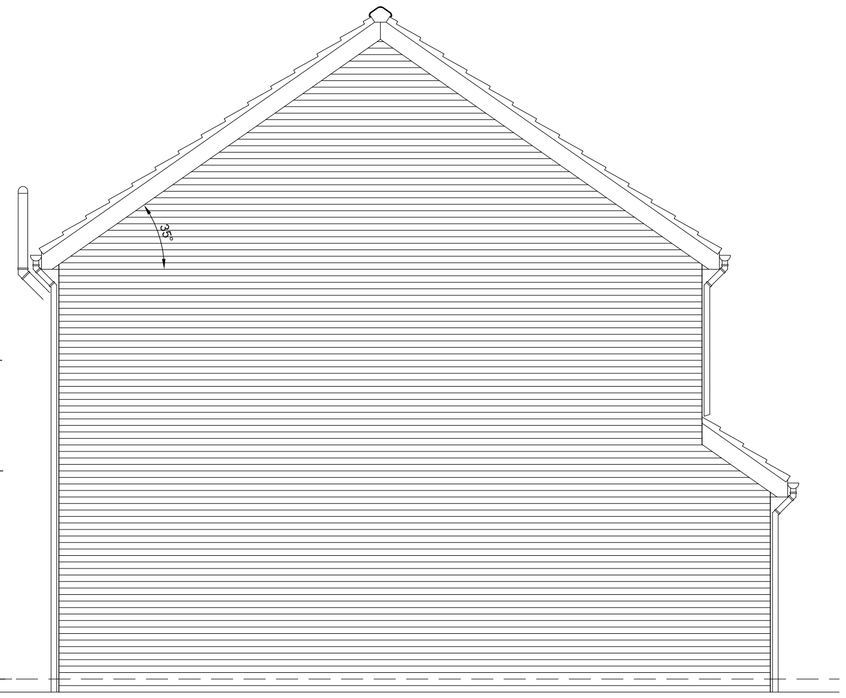


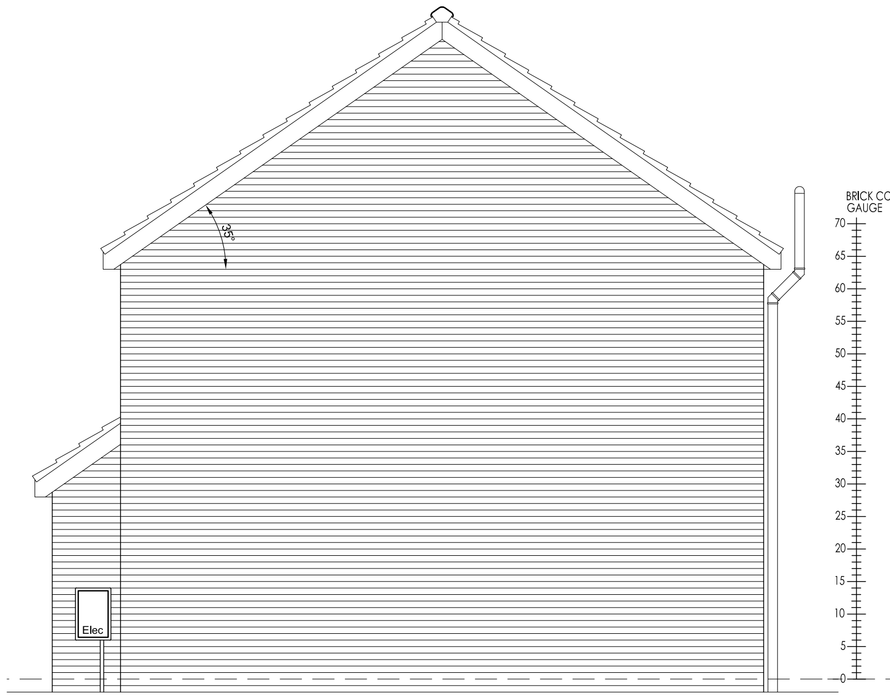
FRONT ELEVATION

E - TILT AND TURN FIRE ESCAPE WINDOW

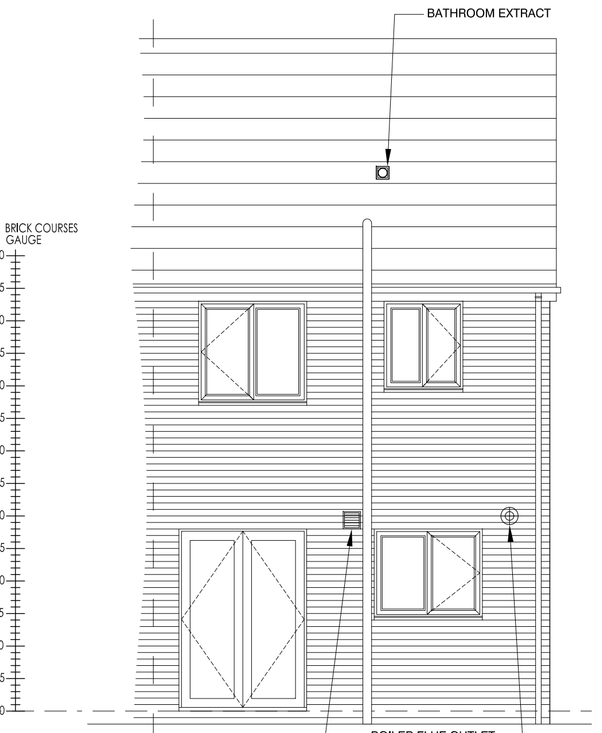
V - SIDE HINGE TO PROVIDE PURGE VENTILATION



LEFT ELEVATION

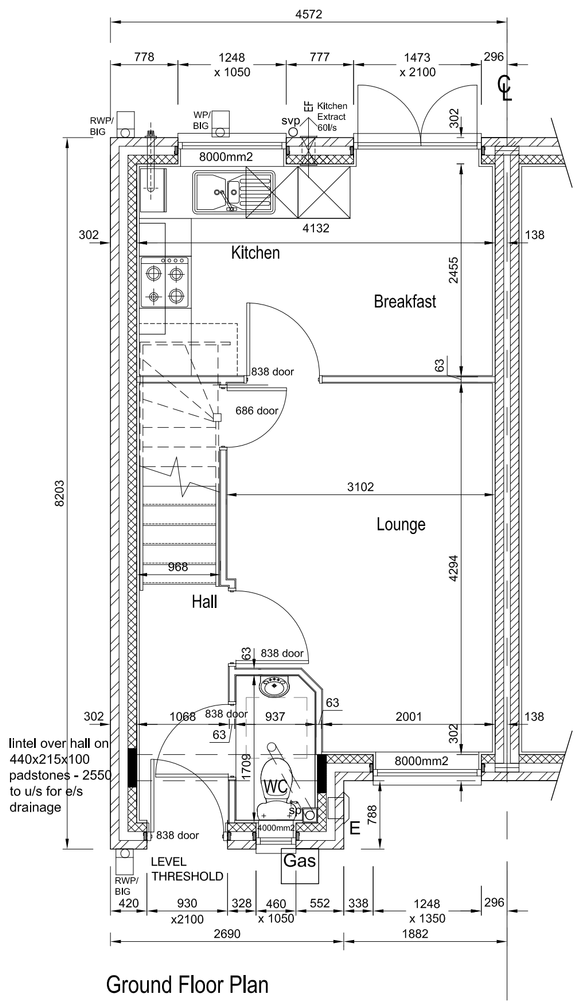


RIGHT ELEVATION



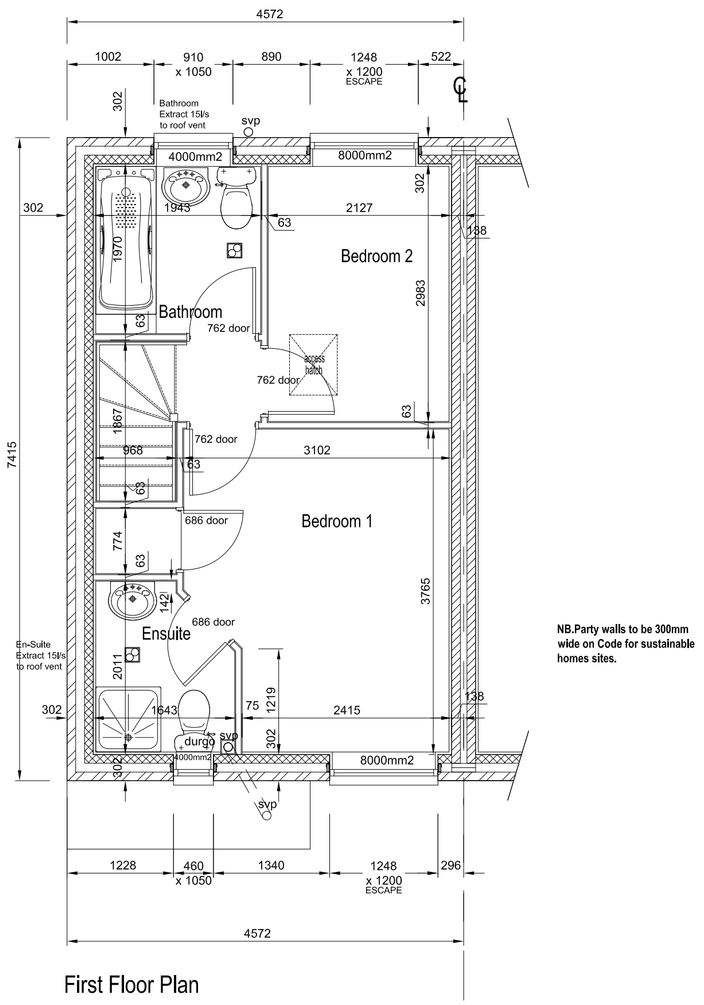
REAR ELEVATION

Trickle vent requirements -
58m^2 2 bed house = 30'000mm^2
All vent rates are EQUIVALENT rates
Total - 44'000mm^2



Ground Floor Plan

NB.Party walls to be 300mm wide on Code for sustainable homes sites.



First Floor Plan

NB.Party walls to be 300mm wide on Code for sustainable homes sites.

Note All Centreline dimensions relate only to party wall situations

NOTES:

General Notes

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 ventillated - 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!
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.

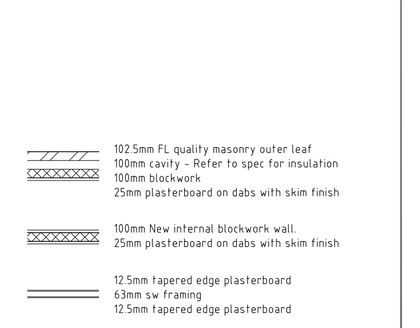
EXTRACT FANS - Plot dependant, wall to take preference over ceiling, cooker hood to take preference over wall. Where 2 are shown in a room only 1 to be installed

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 french window and whether patio is provided as standard or finishing touch

GABLE WINDOWS - may not be relevant to all plots depending on orientation



Rev	Date	Amendment	Initials
A	25.03.2014	Extract to WC removed.	PT

House Type	PENROSE		
Footage	624		
Bedroom numbers	2 BED		
Drawing Title	PLANS AND ELEVATIONS		
Drawing Number	CCL-PEN-WD01		
Revision	A	Scale @ A1	1:50
Date Started	23.11.12	Scale @ A3	1:100

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