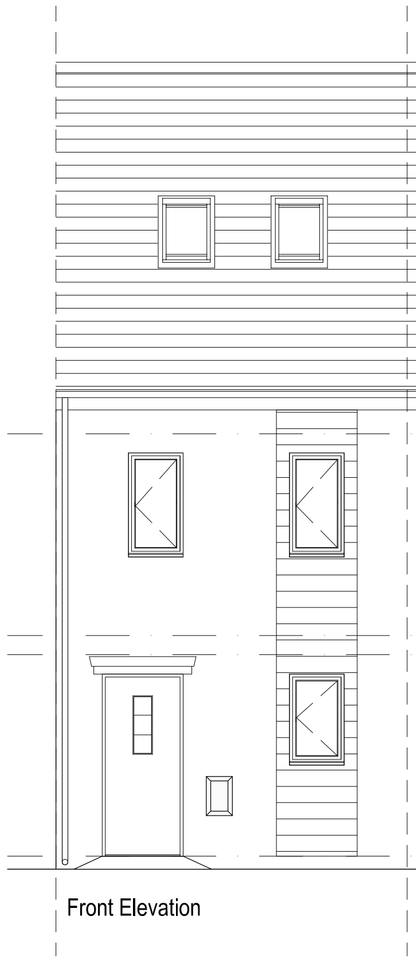
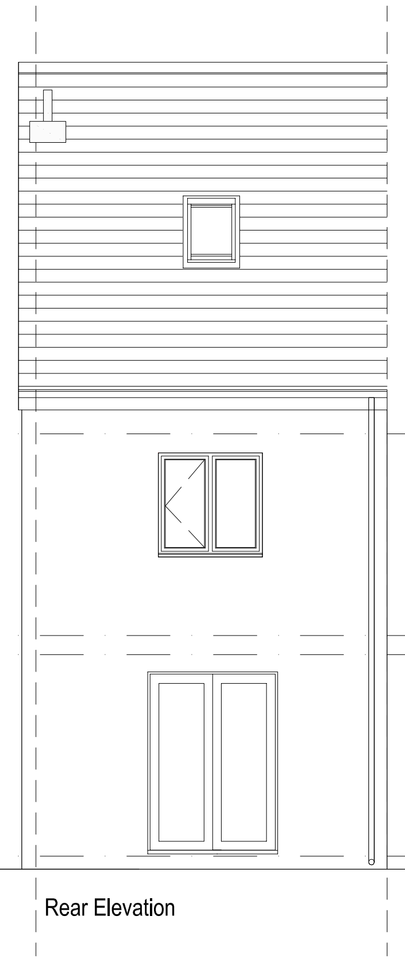
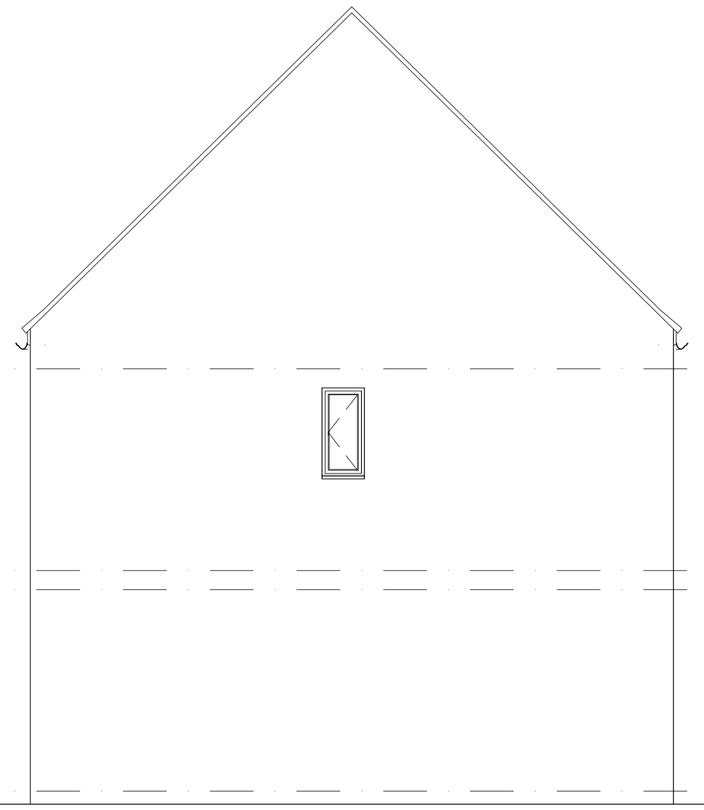


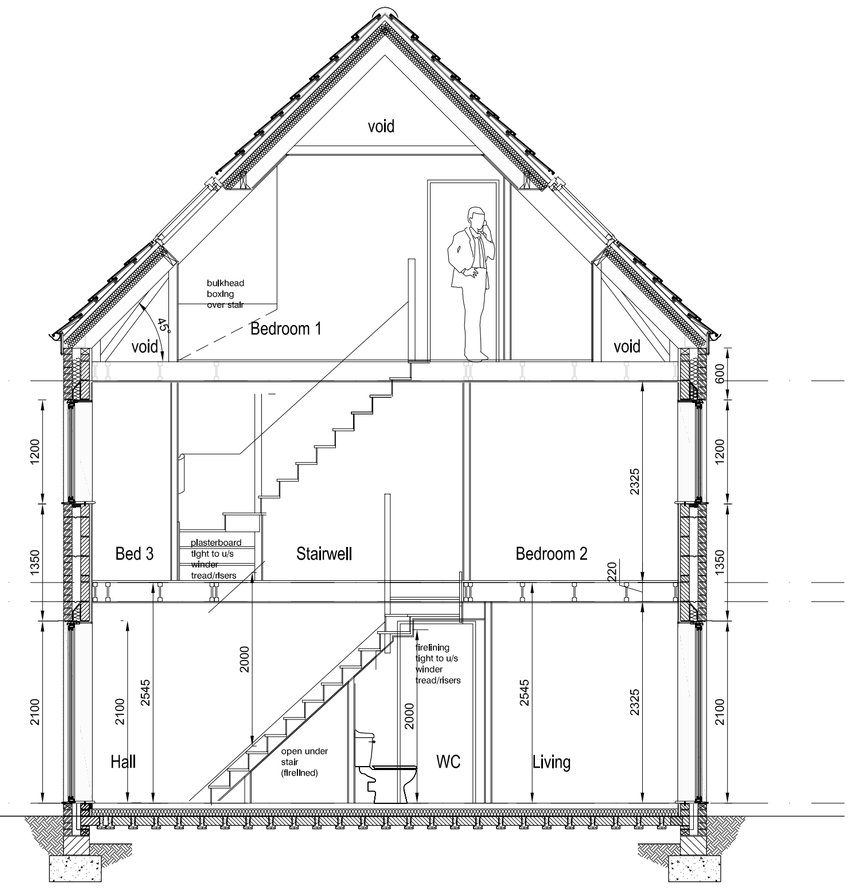
Front Elevation



Rear Elevation



Side Elevation

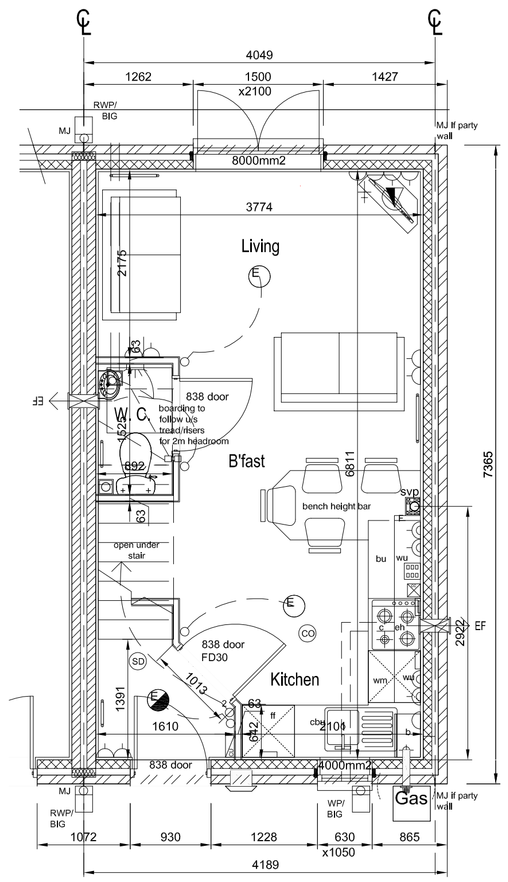


Typical Section

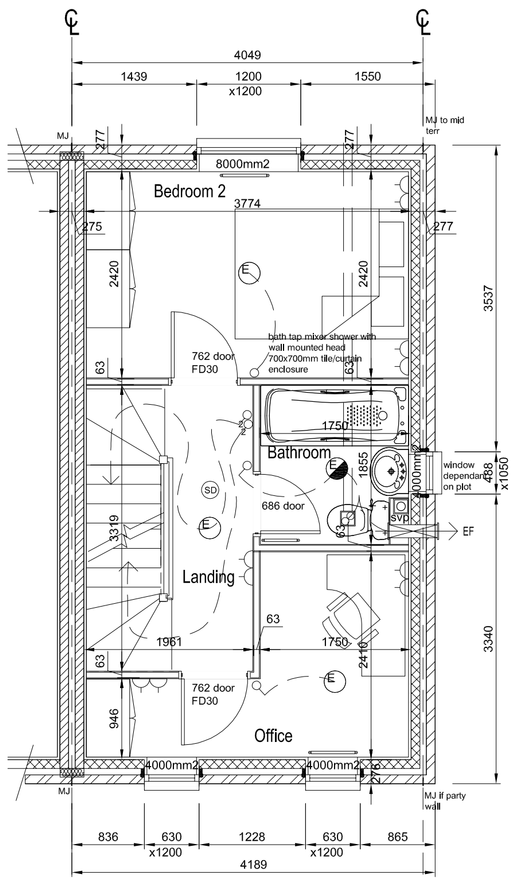
Trickle vent requirements - 68m2 3 bed house = 30'000mm2 - All vent rates are EQUIVALENT rates - total 35,800mm2

Varying Building Reg Requirements

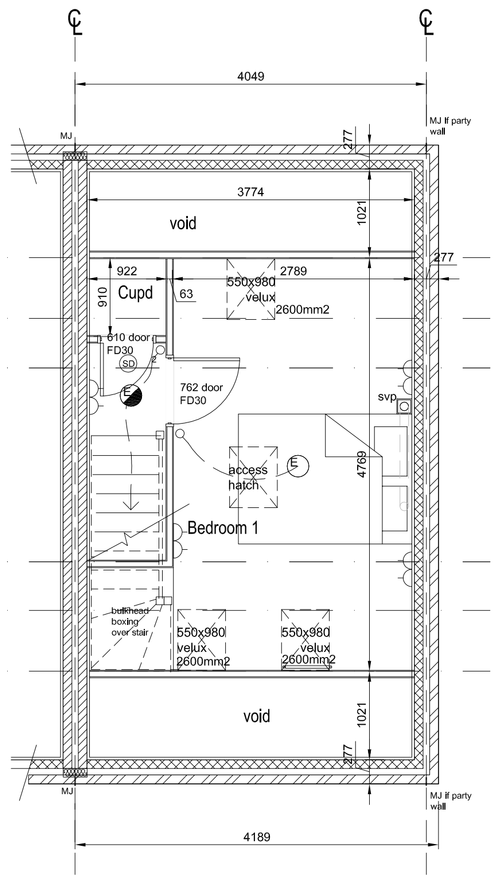
2006 regs DAP 10
2010 regs DAP 5.1
2013 regs DAP 5.1
2013 reg 'U' value upgrades to end units only
External Wall - 0.25wm2/degC



Ground Floor



First Floor



Second Floor

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)
- Smoke detector
- 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 flr 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

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, Idealy behind RWP - If in doubt ask - concrete outer lear requires additional joints - see 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 - 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
NATIONAL SPACE STANDARDS-NSS
Certain notes refer to NSS and apply ONLY where NSS is a planning requirement

2010 Building Reg. Specification Upgrade

Please note the following upgrades are required above Standard 2010 Building Regulations Specification

Walls 0.24W/m2k (Blocks 0.15, Platinum Ecobead insulation)

Cold Roof - 0.10W/m2k (400mm glassfibre insulation
[2 layers of 150mm and 1 layer 100mm])

Warm Roof - 0.18W/m2k (60mm Kingspan above and between rafters)

Floor 0.17W/m2k (75mm Kingspan K3 Floorboard)

DAP - 5.01

Heating - Ideal Logic Combi ES

Heating controls - Time & Temperature control, delayed start stat, weather compensator

Plumbing Specification Variation

The following departures from the standard plumbing specification are required to meet water efficiency standards of max 125litres/person/day as set out in building regulations approved document G where a shower is NOT provided.
WC - max 2.6 l / 4 litre flush
Bath - 149 litre max capacity
Taps (excl kitchen/utility/bath) max 5 litres/min

Rev A - CO detector added 04.09.12 AS
Rev B - WC wall light, basin, additional headroom note 180413MR
Rev C - Rad to DHD Designs 090513 AS
Rev D - Bed 3 window size corrected 100613MR
Rev E - elec revs as part of group type review 250613MR
Rev F - spec upgrade note added 040713MR
Rev G - FF window depths corrected on section 181213MR
Rev H - Section height changed to suit deeper truss bottom chord 110214MR
Rev J - External/party wall junction blocks matched to EWM-17 241014 MRR
Rev K - DAP 2010 amended to 5.01 091214 MRR
Rev L - Rear velux window moved to center 190115 MRR
Rev M - Plumb spec variation added in lieu of mixer over bath 030715MR

PERSIMMON HOMES

746 sqft	
Moseley (VA tech)	080612
MS-WD01	50@A1, 100@A3
Plans & Elevations	
	Rev M