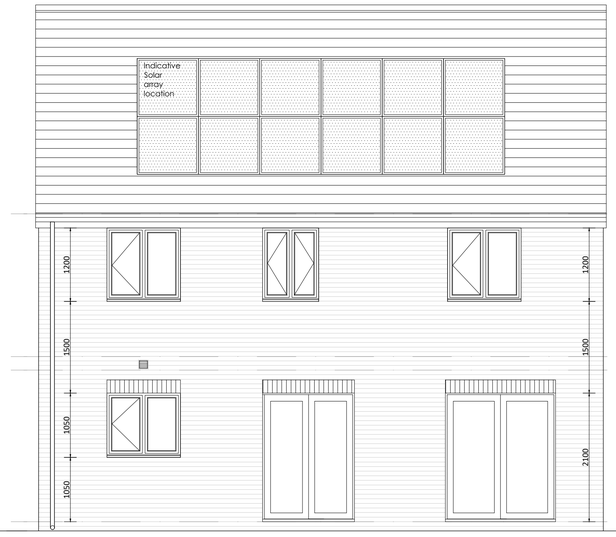
Indicative PV location, refer to specification, material schedule and Energy strategy site plan for final location.

Front Elevation



Rear Elevation

Side Elevation

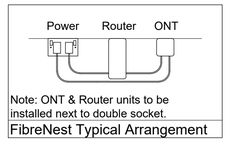
Electrical Key

- 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
- SD Smoke detector - see site specification
- CO Carbon Monoxide detector to be fitted to ALL properties
- HD Heat detector - see site specification
- 13amp fused switched spur and neon light
- Wall mounted extract fan
- Consumer unit (switches 1350-1450 above ff for sites commenced April 2013 onwards)
- Batten light
- Pendant Light
- E Denotes energy efficient bulb to be fitted
- Energy efficient wall Light (dusk/dawn PIR to ext)
- 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
- Fibre broadband inlet. ATB box back to back where adjacent router location or microduct to remote router
- Media Plate (2x Double Sockets, TV) — Example
- FiberNest Router Location
- FiberNest ONT Box Location
- PV Photovoltaic Meter (Refer to Site Specification)
- Lockable Isolator Switch (Refer to Site Specification)

Note- for kitchen refer also to kitchen suppliers drawing

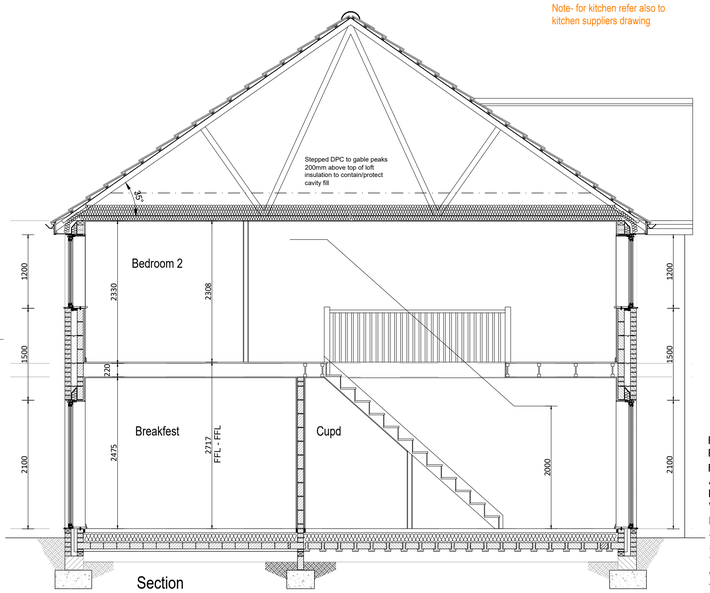
General - All Dwellings

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 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/CONSTRUCTIVE 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%
2010 building regulations 75%
2013 building regulations onward 100%
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 & will require an extract fan.
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/ADM4(2) and apply ONLY where NSS/ADM4(2) is a planning requirement
(CAD users - print/freeze layers NSS & ADM4(2) to suit site planning requirement)

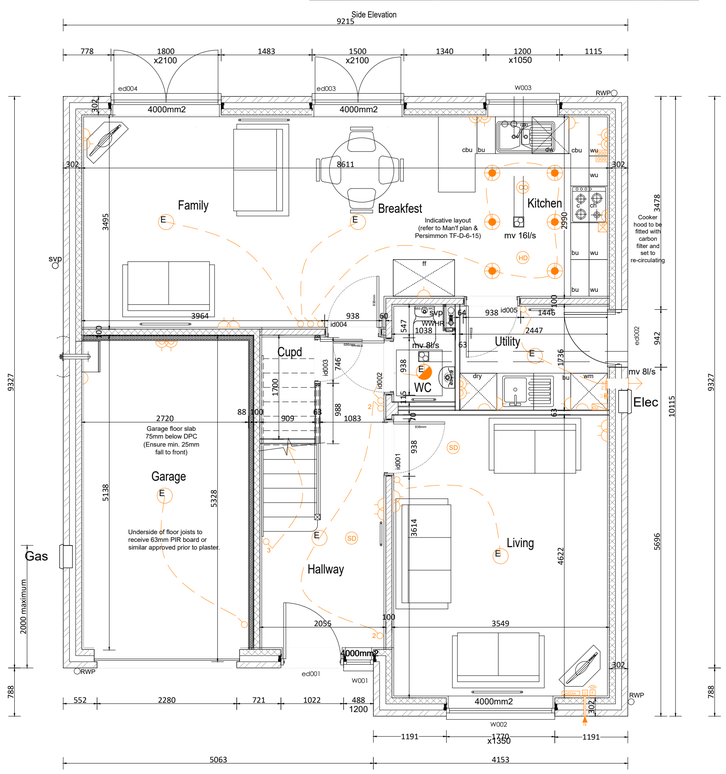


Note: ONT & Router units to be installed next to double socket.

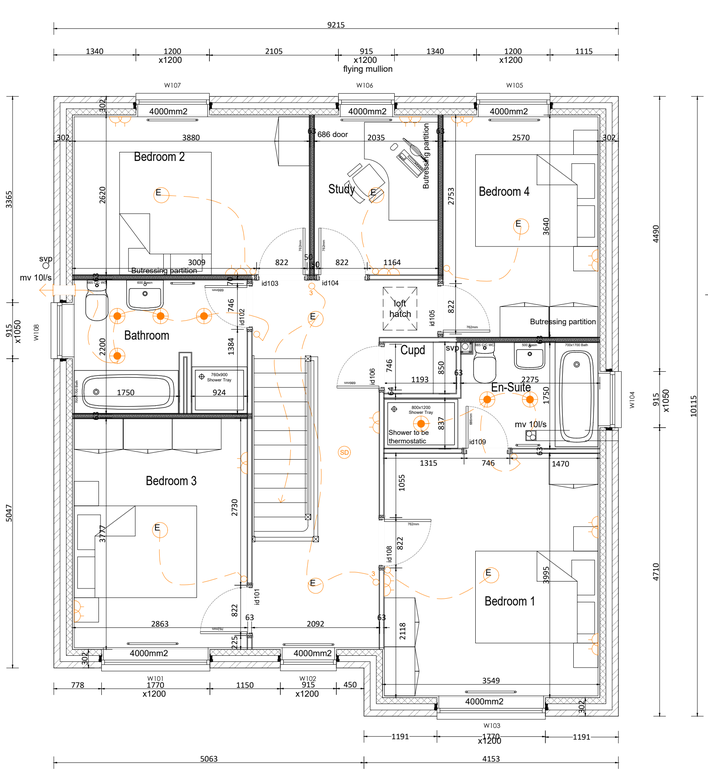
FibreNest Typical Arrangement



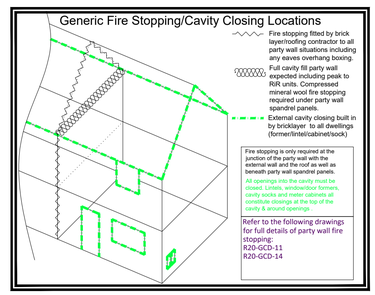
Section



Ground Floor Plan



First Floor Plan



Site specific
Taken from group drawing rev Y
Garage & front door updated to match Planning drawing

Window Schedule				
Window Ref	Structural Opening	Location	Egress	Obscure Glazing
W001	488x1200	Hallway	No	No
W002	1770x1350	Living	No	No
W003	1200x1050	Kitchen	No	No
W101	1770x1200	Bedroom 3	Yes	No
W102	915x1200	Stairway	No	No
W103	1770x1200	Bedroom 1	Yes	No
W104	915x1200	Ensuite	No	Yes
W105	1200x1200	Bedroom 4	Yes	No
W106	915x1200	Study	Yes	No
W107	1200x1200	Bedroom 2	Yes	No
W108	915x1050	Bathroom	No	Yes

Internal Door Schedule			
Door Ref	Door Leaf	Location	Fire Door
id001	838mm	Living	No
id002	838mm	WC	No
id003	686mm	Cupboard	No
id004	838mm	Kitchen	No
id005	838mm	Utility	No
id101	762mm	Bedroom 3	No
id102	686mm	Bathroom	No
id103	762mm	Bedroom 2	No
id104	762mm	Study	No
id105	762mm	Bedroom 4	No
id106	686mm	Cupboard	No
id107	686mm	Cupboard	No
id108	762mm	Bedroom 1	No
id109	686mm	Ensuite	No

External Door Schedule			
Door Ref	Structural Opening	Location	PAS24
ed001	1022.5x2100	Ent. Door	Yes
ed002	942x2100	Ext. Door	Yes
ed003	1500x2100	Rear Door	Yes
ed004	1800x2100	Rear Door	Yes

Rev D - 14.08.24 - HJS
Radiator in Utility relocated.
Rev C - 19.06.24 - HJS
Additional spotlight added to En-suite.
Rev B - 16.01.23 - RLS
WC radiator repositioned - landing radiator introduced
Rev A - 27.07.23 - CJB
Smoke detectors amended in line with updated fire safety strategy. Garage Wall amended from 200mm Blockwork to 100mm with 88mm PIR plasterboard on dabs as per construction specification

Charles Church

2022 REGS

1513sqft - 140.5m2	
Harley	210621
SRG-HY22-WD01	50 & 100 @A1 100 & 200 @A3
Plans & Elevations - GARFORTH ONLY	
	C1513D
	Rev D