

# WALL KEY

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork. Refer to Specification for block strength (Ext Walls)
- Medium Density or Aircrete Blockwork (Party Walls) Celcon Standard 3.6n/mm<sup>2</sup> (600kg/m<sup>3</sup>)
- Acoustic insulation to timber stud partitions
- 12.5mm plasterboard, 21mm Finish Conifer Plywood, 63 x 38mm timber studs C16 grade at max. 450mm c/c's, 11mm OSB, 12.5mm plasterboard (structural walls - refer to drawings for acoustic insulation)
- 12.5mm plasterboard, 21mm Finish Conifer Plywood, 63 x 38mm timber studs C16 grade at max. 450mm c/c's, 12.5mm plasterboard (structural walls - refer to drawings for acoustic insulation)
- 12.5mm plasterboard, 63mm studs, 12.5mm plasterboard (non structural walls - refer to drawings for acoustic insulation)

Boiler flue outlet to be min 300mm from Door/Window opening.

Stair balustrade to be min 900mm above F.F.L

SVP boxed with 2No. layers 12.5mm plasterboard. Void to be packed with fibre quilt insulation.

Principle Front and Alternative Rear Entrance Doors Min. clear opening 850mm for Approved Document Part M Category 2.

1200 x 1200mm Min. Level platform to Front Principle or Rear Alternative (where step free approach cannot be reasonably achieved to Principle Entrance) Entrances with accessible thresholds with max. 15mm upstands (refer to standard detail). Weather protection provided by Canopy over (Min. Canopy width of 900mm and Min. depth. of 600mm).

Approach route min.900mm width ( max. gradient 1 in 20). to comply with Approved Document Part M Category 2.

Sockets, switches, stop cocks, radiator valves and controls to be positioned a minimum of 300mm from an internal corner.

Extract fan locations drawn to comply with zero-plotting, where HTs are not zero-plotted extracts should be taken through wall or shortest route.

Stairs with store under - Stairs underdrawn with 15mm wallboard fixed at strings and batten at centre of stairs

Additional sealed floor gully to be provided in W.C. for future installation of shower.

Acoustic insulation provided within timber stud partitions between wet rooms and living areas.

Kitchen to be ventilated by wall mounted extract vent providing intermittent ventilation rate of 60l/s.

W.C. extract ducted through floor zone to external wall above centre line of D2.

W.C. to be ventilated by extract vent providing intermittent ventilation of 15l/s minimum, switched with light with 15 minute overrun.

Electric and Gas Meter box to be wall mounted.

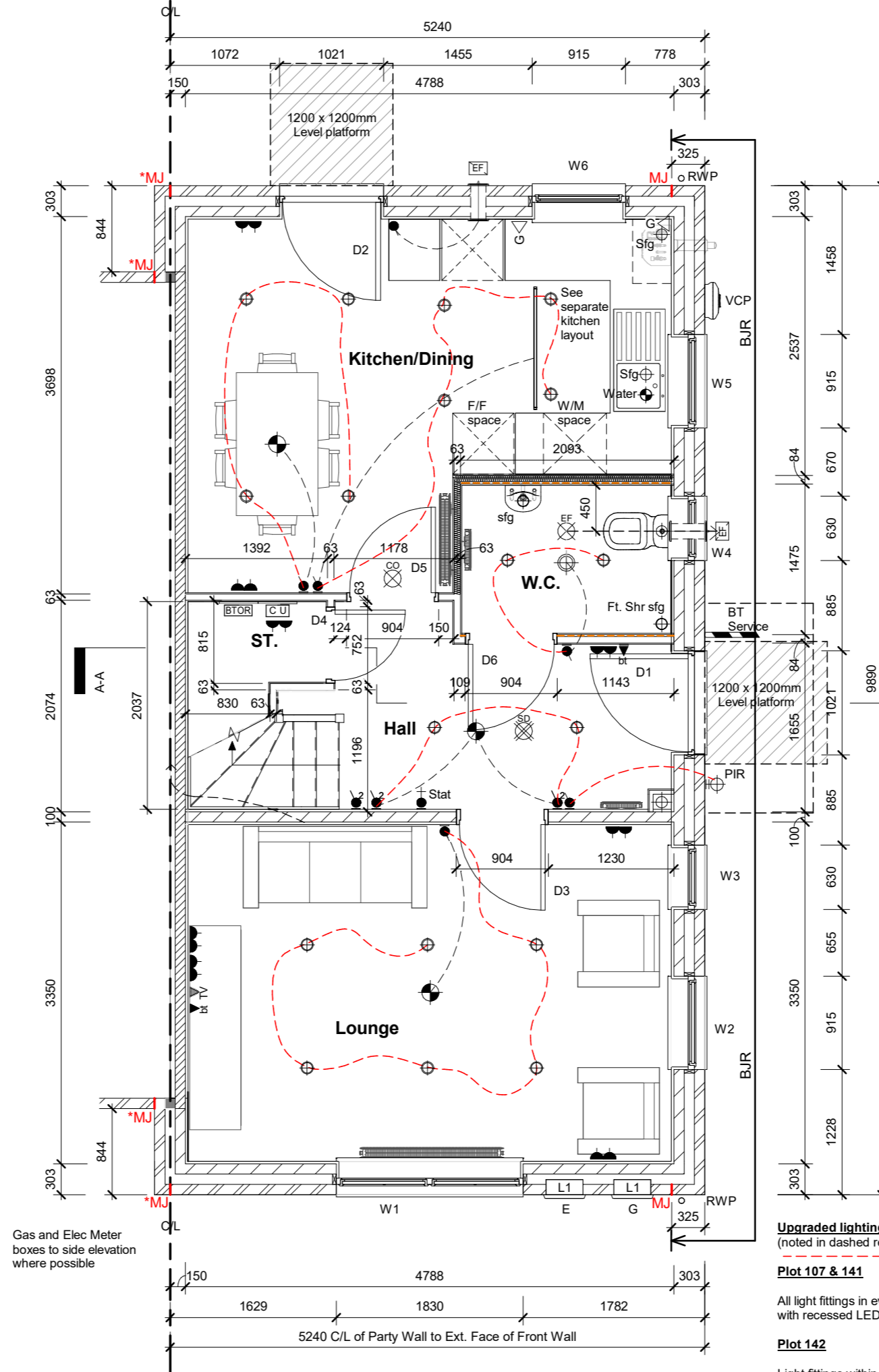
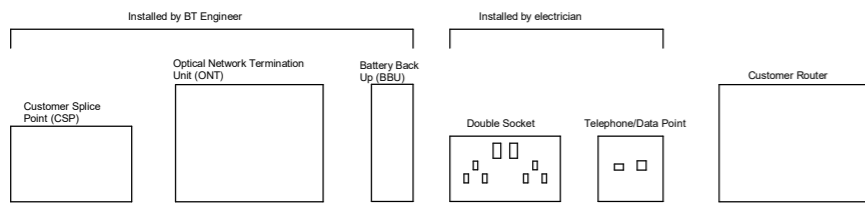
RWP positions may differ from that shown. For actual location refer to site specific drainage layout.

## Door Schedule (Ground)

| Door Ref. | Width (mm) | 2013 Height (mm) | Lintel Ref (kg)           | Door Weight (kg) | Fire Door |
|-----------|------------|------------------|---------------------------|------------------|-----------|
| D1        | 927        | 2013             | L1/S 100 1350 (8.9)       | 60               | N/A       |
| D2        | 927        |                  | L1/S 100 1350 (8.9)       | 60               | N/A       |
| D3        | 838        | 1981             | BOX LINTEL 75 1200 (4.79) | 16.2             | No        |
| D4        | 686        | 1981             | N/A                       | 12.5             | No        |
| D5        | 838        | 1981             | N/A                       | 16.2             | No        |
| D6        | 838        | 1981             | N/A                       | 16.2             | No        |

## Window Schedule (Ground)

| Window Ref | Struct Op Width (mm) | Struct Op Height (mm) | Window Lintel Ref (kg)   | Fire Escape |
|------------|----------------------|-----------------------|--------------------------|-------------|
| W1         | 1830 mm              | 1500 mm               | IG L1/S 100 2250 (20.09) | No          |
| W2         | 915 mm               | 1200 mm               | IG L1/S 100 1200 (7.1)   | No          |
| W3         | 630 mm               | 1050 mm               | IG L1/S 100 900 (4.45)   | No          |
| W4         | 630 mm               | 1050 mm               | IG L1/S 100 900 (4.45)   | No          |
| W5         | 915 mm               | 1200 mm               | IG L1/S 100 1200 (7.1)   | No          |
| W6         | 915 mm               | 1200 mm               | IG L1/S 100 1200 (7.1)   | No          |



Gas and Elec Meter boxes to side elevation where possible

## Other Openings

|    |  |
|----|--|
| L1 | Meter Box Support - Meter Box Lintel 0750 (2.21) |
| L1 | Meter Box Support - Meter Box Lintel 0750 (2.21) |

# ELECTRICAL SYMBOLS KEY

- Immersion switch
- Gas point
- Shaver socket outlet
- Double socket outlet
- TV point
- Telephone point
- Consumer unit (1350>1450mm from FFL)
- BT Open Reach location - Refer to trade Specification if to be utilised on site
- Media plate
- Light switch
- Light switch - 2 way
- Electric shower switch
- Thermostat
- Extract Fan isolator switch with 'FAN' label/symbol @ HL centred above door
- Pendant light fitting with Low Energy Bulb
- Recessed LED downlighter - IP44 to bathroom / ensuite
- Batten light fitting with Low Energy Bulb
- IPX4 Batten light fitting with Low Energy Bulb
- Fluorescent Strip Light
- Wall mounted light fitting with Low Energy Bulb
- Smoke Detector
- Heat Detector
- Carbon Monoxide Detector:  
To wall - located above any door or window min 150mm from ceiling  
To ceiling - located min 300mm from any wall
- Ceiling mounted extract fan
- Wall mounted extract fan
- Air Admittance Valve
- Vehicle Charging Point (VCP)

- MJ** Movement Joint
- \*MJ** Movement Joint position dependant on party wall arrangement. If adjacent property is in-set, use MJ in return only. Do not install two movement joints.
- BJR** Bekaert Brickforce 5BP30W60 Bed joint reinforcement @ 450mm vert. c/c. Required in Rendered units only.

Where applicable, forward most movement joint on the gable wall to be inline with material change not 325mm from corner.

**Upgraded lighting**  
(noted in dashed red line)

**Plot 107 & 141**

All light fittings in every room replaced with recessed LED downlighters.

**Plot 142**

Light fittings within Kitchen/Dining only replaced with recessed LED downlighters to Kitchen/Dining only.

**Plots 142 & 147**

Downward directional PIR to front door only.



Sales Name: TYPE 55

House Type Code: B55F 00EC

Spec: AFFORDABLE Drawing No: 104 Date: May, 2018

Drawn: JR Checked: RS Scale: As @A3 indicated

### WARNING TO HOUSE-PURCHASERS

Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the progress of the build process. The layout, form, content, and dimensions specified are intended for general guidance only. Finishes or features shown are for illustrative purposes only. It is the responsibility of the purchaser to ensure that the drawings are up to date and to take into account any changes in regulations and/or re-planning. Purchasers are advised to check with Sales Adviser whether any alterations have been made to this drawing. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.








### Ground Floor Plan

| Rev | Description  | Date   |
|-----|--|--------|
| D   | Soldier course to render & render/brick elevations, band course to brick elevation & VCP added | Oct 19 |
| E   | Medium density blockwork spec note added & Bird / Bat Box added                                | Dec 19 |
| F   | Alt. Lighting added  | Apr 20 |



**BARRATT**  
DEVELOPMENTS PLC

# WALL KEY

-  Facing Brickwork (Ext Walls - Ext Leaf)
-  Aircrete Blockwork. Refer to Specification for block strength (Ext Walls)
-  Medium Density or Aircrete Blockwork (Party Walls) Celcon Standard 3.6n/mm<sup>2</sup> (600kg/m<sup>3</sup>)
-  Acoustic insulation to timber stud partitions
-  104 12.5mm plasterboard, 21mm Finish Conifer Plywood, 63 x 38mm timber studs C16 grade at max. 450mm c/c's, 11mm OSB, 12.5mm plasterboard (structural walls - refer to drawings for acoustic insulation)
-  84 12.5mm plasterboard, 21mm Finish Conifer Plywood, 63 x 38mm timber studs C16 grade at max. 450mm c/c's, 12.5mm plasterboard (structural walls - refer to drawings for acoustic insulation)
-  63 12.5mm plasterboard, 63mm studs, 12.5mm plasterboard (non structural walls - refer to drawings for acoustic insulation)
- MJ** Movement Joint
- \*MJ** Movement Joint position dependant on party wall arrangement. If adjacent property is in-set, use MJ in return only. Do not install two movement joints.
- BJR** Bekaert Brickforce 5BP30W60 Bed joint reinforcement @ 450mm vert. c/c. Required in Rendered units only.

Where applicable, forward most movement joint on the gable wall to be in line with material change not 325mm from corner.

SVP boxed with 2No. layers 12.5mm plasterboard. Void to be packed with fibre quilt insulation.

Stair balustrade to be min 900mm above F.F.L

Area above GF store to be finished with bullnosed hardwood capping piece

Extract fan locations drawn to comply with zero-plotting, where HTs are not zero-plotted extracts should be taken through wall or shortest route.

Stairs with Store under - Stairs underdrawn with 15mm wallboard fixed at strings and batten at centre of stairs

Acoustic insulation provided within timber stud partitions between wet rooms and living areas, and between bedrooms.

Bathroom to be ventilated by extract vent providing intermittent ventilation rate of 15l/s minimum.

Bathroom extract fan to be ceiling mounted, switched separately to light, ducted through roof void to tile terminal.

63 x 38mm C16 bearers and framing support on floor trimmers to stairs bulkhead.

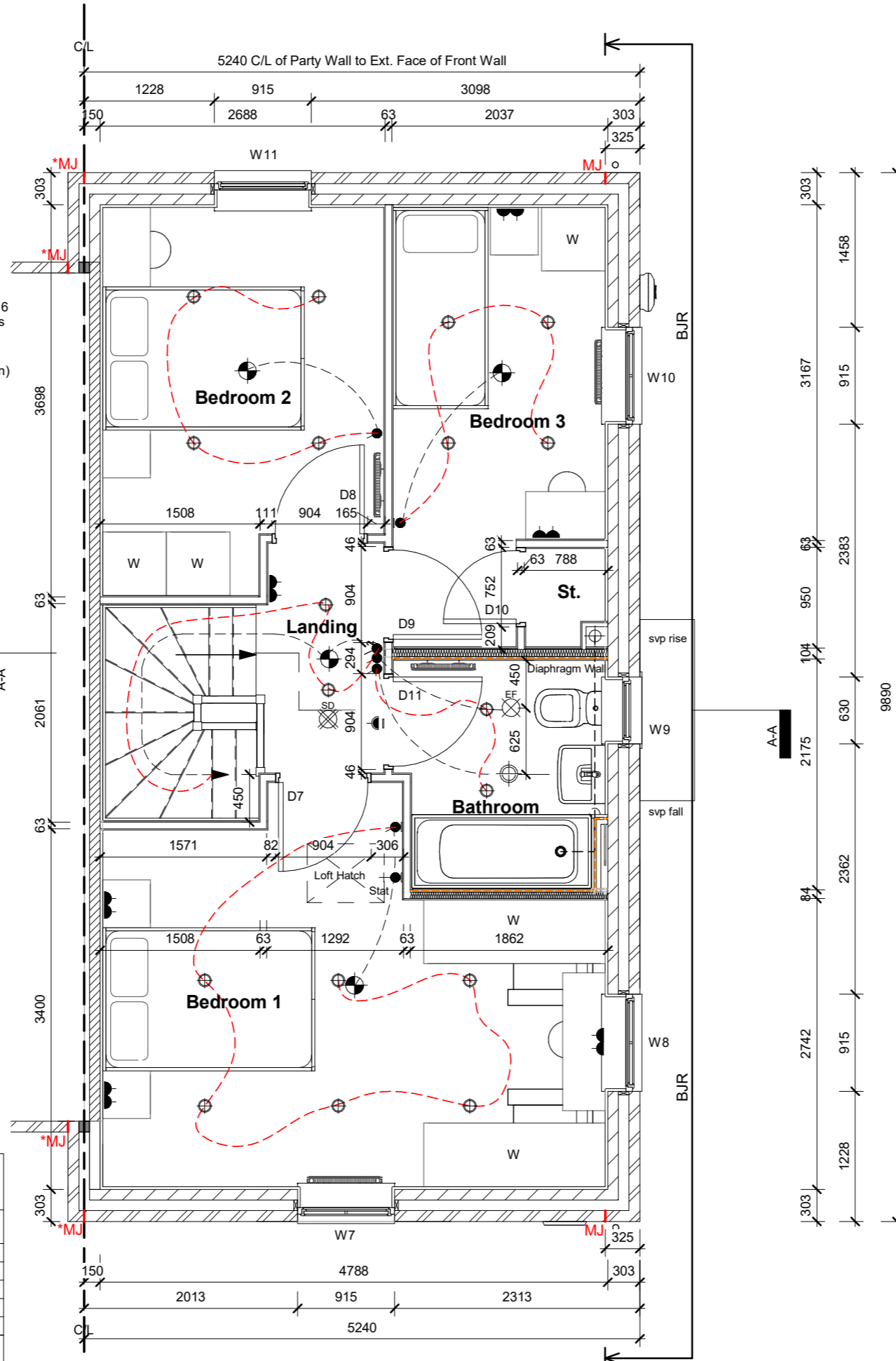
Sockets, switches, stopcocks, radiator valves and all controls to be positioned at a minimum of 300mm horizontally from an internal corner.

## Door Schedule (First Floor)


























| Door Ref. | St Width | St Height | Leaf Width | Leaf Height | Door Weight (kg) | Lintel Ref (kg) | Fire Door |
|-----------|----------|-----------|------------|-------------|------------------|-----------------|-----------|
| D7        | 904 mm   | 2033 mm   | 838        | 1981        | 16.2             | N/A             | No        |
| D8        | 904 mm   | 2033 mm   | 838        | 1981        | 16.2             | N/A             | No        |
| D9        | 904 mm   | 2033 mm   | 838        | 1981        | 16.2             | N/A             | No        |
| D10       | 752 mm   | 2033 mm   | 686        | 1981        | 12.5             | N/A             | No        |
| D11       | 904 mm   | 2033 mm   | 838        | 1981        | 16.2             | N/A             | No        |

## Window Schedule (First)

| Window Ref | Struct Op Width (mm) | Struct Op Height (mm) | Window Lintel Ref (kg)  | Fire Escape |
|------------|----------------------|-----------------------|-------------------------|-------------|
| W7         | 915 mm               | 1200 mm               | IG L1/S 100 1200 (7.1)  | Yes         |
| W8         | 915 mm               | 1200 mm               | IG L1/E 100 1200 (7.6)  | Yes         |
| W9         | 630 mm               | 1050 mm               | IG L1/E 100 1350 (9.04) | No          |
| W10        | 915 mm               | 1200 mm               | IG L1/E 100 1200 (7.6)  | Yes         |
| W11        | 915 mm               | 1200 mm               | IG L1/S 100 1200 (7.1)  | Yes         |



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-  Pendant light fitting with Low Energy Bulb
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-  IPX4 Batten light fitting with Low Energy Bulb
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-  Wall mounted light fitting with Low Energy Bulb
-  Smoke Detector
-  Heat Detector
-  Carbon Monoxide Detector:  
To wall - located above any door or window min 150mm from ceiling  
To ceiling - located min 300mm from any wall
-  Ceiling mounted extract fan
-  Wall mounted extract fan
- AAV** Air Admittance Valve

**Upgraded lighting**  
(noted in dashed red line)

### Plot 107 & 141

All light fittings in every room replaced with recessed LED downlighters.

### Plot 142

Pendants to be replaced with recessed LED downlighters to Bed 2 and Bed 3 only.



## First Floor Plan

| Rev | Description   | Date       |
|-----|---|------------|
| 1   | First Issue   | April 2019 |
| A   | Movement joints added   | June 19    |
| B   | Medium density blockwork spec note added & Bird / Bat Box added | Dec 19     |
| C   | Alt. Lighting added   | Apr 20     |

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Sales Name: TYPE 55  
 House Type Code: B55F 00EC  
 Spec: AFFORDABLE Drawing No: 105 Date: May, 2018  
 Drawn: JR Checked: RS Scale: 1 : 50 @A3

