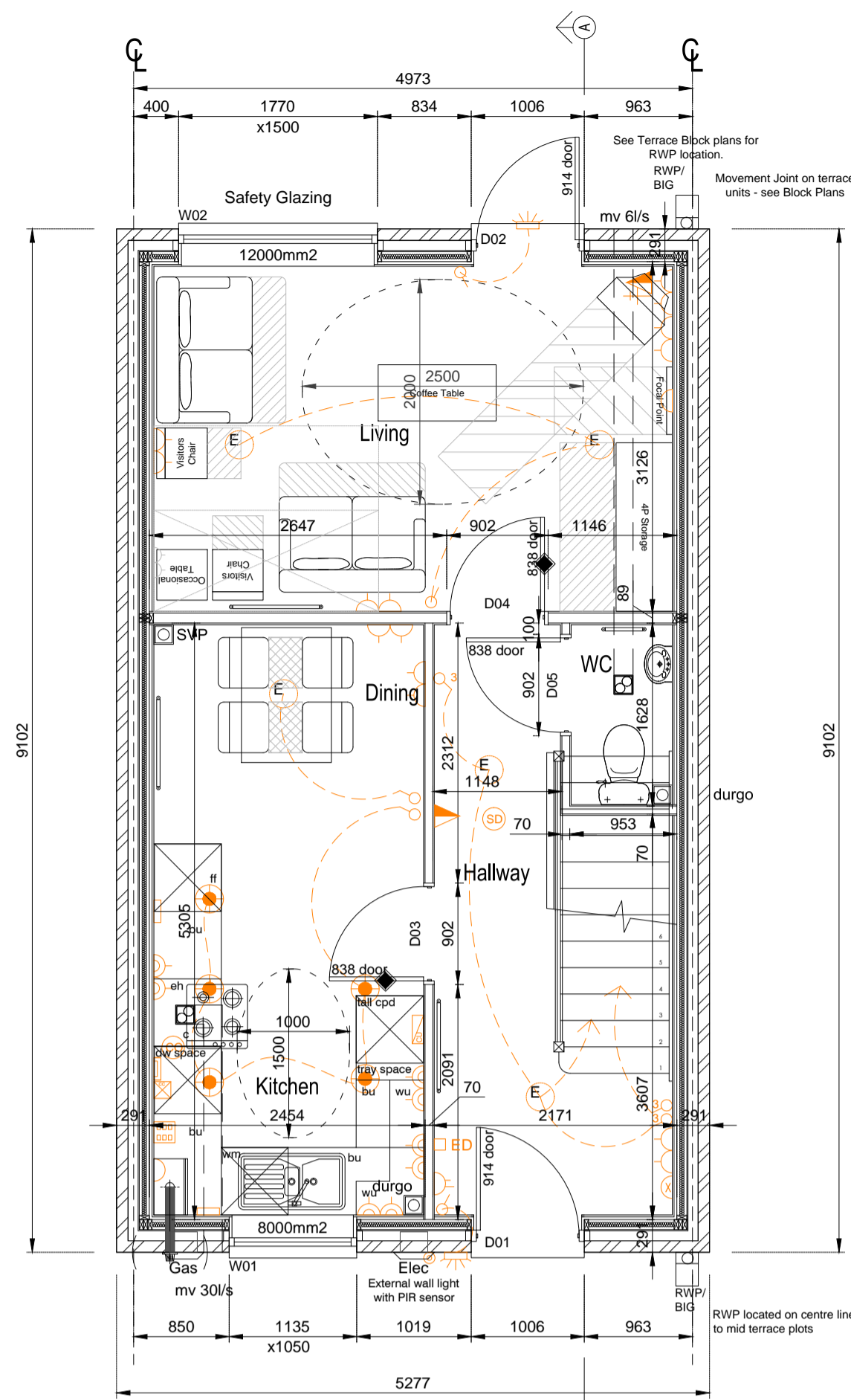
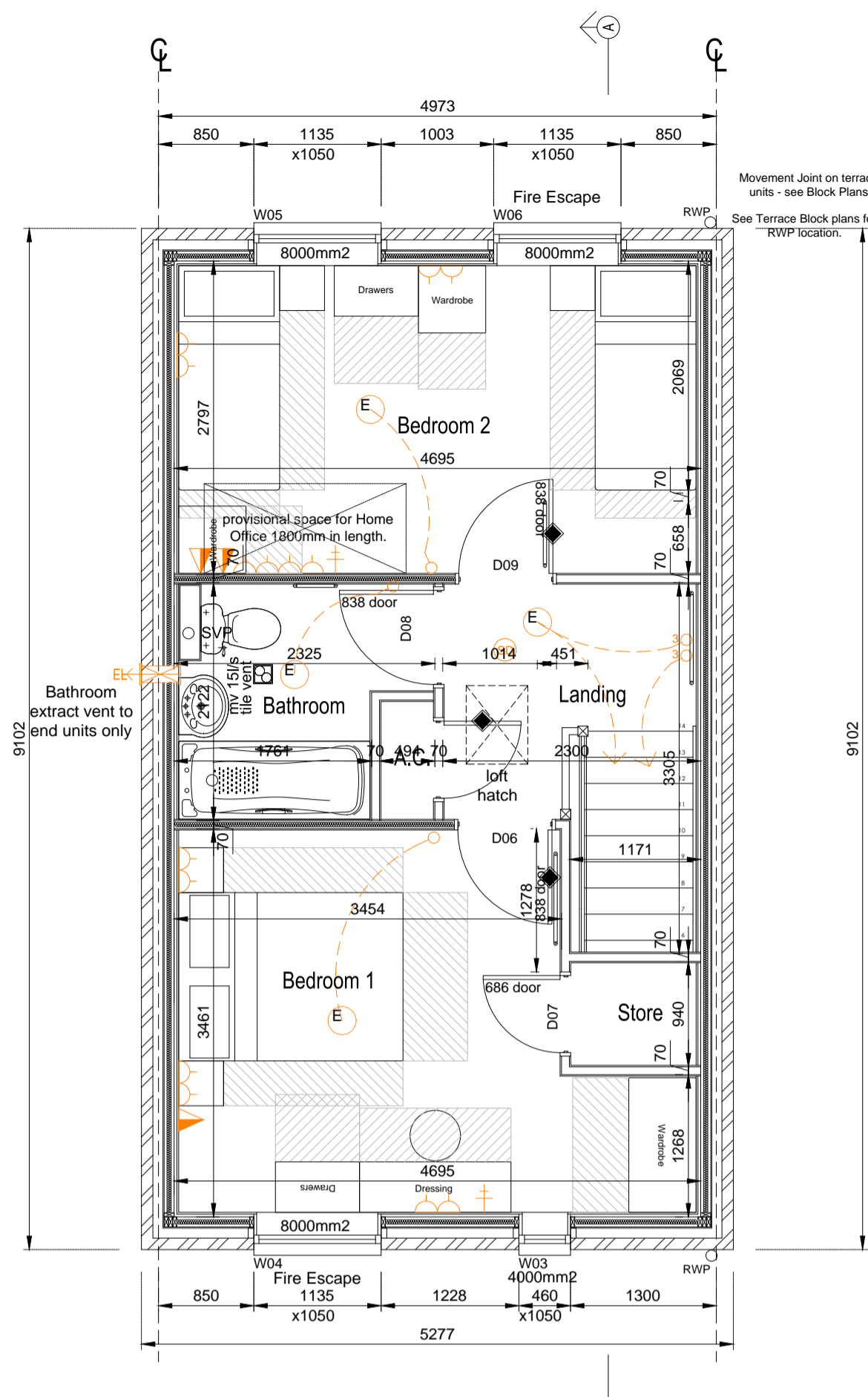


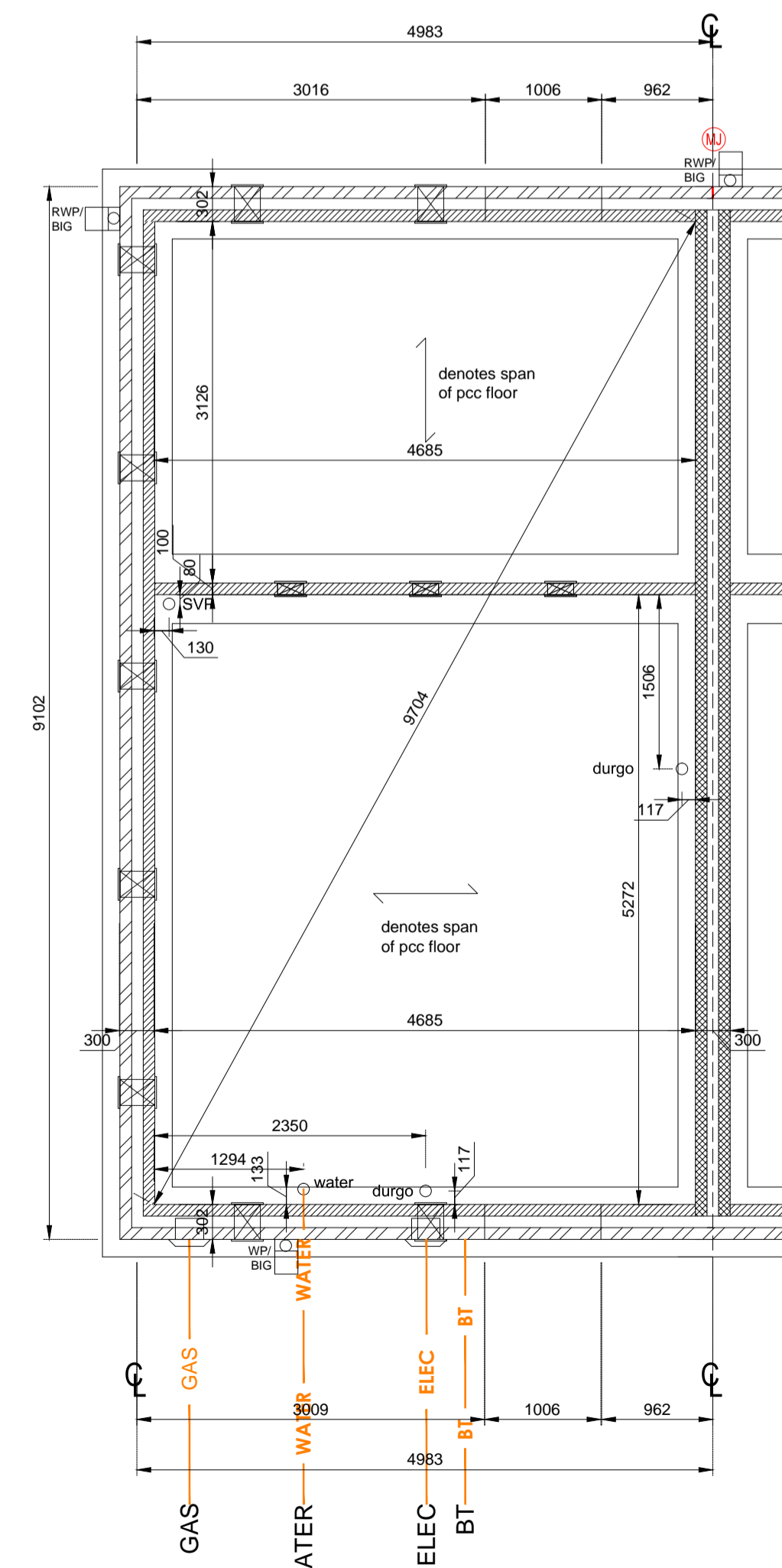
TYPE 7



Ground Floor Plan



First Floor Plan



Foundation Plan

WALL TYPE SYMBOLLOGY

- 291mm timber frame external wall: 102mm thick external facing brickwork, nominal 90mm wide cavity, 10mm thick OSB, 38x89mm timber studwork fully filled with phenolic insulation, 25x38mm SW battens to form services void, finished with 15mm plasterboard nominated finish.
- 119mm internal loadbearing wall: 38x89mm C16 CLS SPACE 4 timber frame, finished with 15mm plasterboard with nominated finish. Wall to be fixed to sole plate with M5x80mm screws at 300mm centres and fixed to adjoining panels and floor with M5x100mm screws at 600mm centres.
- 95mm internal partition wall: 70x50mm SW studs at 600mm centres (400mm for kitchens and bathrooms) finished with 12.5mm plasterboard with nominated finish. Bottom rail to be secured to 89x38mm timber sole plate.
- 95mm internal insulated partition wall: 70x50mm SW studs at 600mm centres (400mm for kitchens and bathrooms) with 25mm mineral wool quilt to provide sound reduction in accordance with AD Part E.

FOUNDATION AND SLAB SETTING OUT WALL TYPE SYMBOLLOGY

- 302mm cavity wall: 102mm thick external facing brickwork, nominal 100mm wide cavity, 10mm thick blockwork.
- Loadbearing wall: 100mm thick dense blockwork.
- 215x65mm telescopic underfloor vents and air bricks to be provided at maximum 1800mm centres and to be within 400mm of each end of any wall to provide minimum 1500mm² of open area ventilation per metre run of external wall. Internal walls to receive air bricks to allow through ventilation of floor voids. No air bricks to be provided to separating wall situations.

BACKGROUND VENTILATION TABLE

Trickle vent requirements - 91.15m² 3 bed house = 45 000mm² (2010 regs)
 All vent rates are EQUIVALENT rates - total achieved by trickle vents only = 80 000mm²
 Window manufacturer to confirm equivalent ventilator area (trickle vents) for the dwelling and if additional airbricks are required.

Superstructure Precautions

- See block plans for Plot specific movement joint requirements
- No bed joint reinforcement required.

SECURED BY DESIGN

All external doors to be PAS 24:2007 and PAS 23-1:1999 compliant.

Door chain or limiter to be fitted to Front entrance door.

All Ground Floor and easily accessible windows to be installed are to be BS7950:1997 and BS7412 compliant and be glazed with laminated glass and have key operated locks.

External lighting to front and rear doors to be low energy lamps with an efficacy greater than 40 lumens per circuit watt.

The internal entrance door to the home office should be of robust construction e.g. FD30 fire rated door, and installed with a lock certificated to BS 3621 or BS 8621.

Secure by design compliance specification to be confirmed by CPDA.

CODE FOR SUSTAINABLE HOMES SPECIFICATION:

ENE 1 - Dwelling Emission Rate/Fabric Energy Efficiency
 Persimmon Homes 2010 construction specification:
 Walls - Supafill 40 with Tarmac aircrete block achieving 0.28W/m²K
 Party Wall - Fully filled and sealed.
 Floor - 75mm rigid insulation or similar performing suspended flooring system from Springvale.
 Cold Roof - 300mm of quilt achieving 0.14W/m²K
 Sloped Roof - 130mm of Celotex XR4000 between and 45mm Celotex GA4000 under achieving 0.13W/m²K
 Glazing - 1.40W/m²K
 Ventilation - System 1 Independent extract
 Heating - as per heating designs, but Ideal Logic ES Combi boiler with time & temperature zone control & delayed start.
 Lighting - 100% low energy.

ENE 6 - External Lighting
 All external lighting adjacent to property entrances should be dedicated energy efficient, only accepting lamps with a luminous efficacy of 40 lumens per circuit watt. PIR sensors included as standard.

ENE 9 - Home Office
 Two double power sockets and one BT telephone point is to be located along a 1.8m stretch of wall in the designated room. Code assessor to complete daylight calculations.

WAT 1 - Internal Water Consumption
 A total internal water consumption of 105 litres per person per day to be achieved through the use of low flow sanitary ware and flow restrictors. The following specification is taken from the Persimmon Homes 2010 Spec-
 Showers - 8 litres per minute
 WHB Taps - 6 litres per minute
 Kitchen Tap - 6 litres per minute.
 Toilet - Dual flush (4/2.6 litres)
 Bath - 149 litre bath.
 Default figures for washing machine & dishwasher.

WAS 1 - Recyclable Waste
 Each property is to be provided with dedicated internal recycling facilities in the form of 3 x 10 litre bins (or equivalent) fixed to the inside of a kitchen cupboard.

POL 1 - GWP of Insulants
 The GWP of all insulants to be less than 5. The following products are relevant:-
 External Walls - Knauf Supafill 34 or Supafill 40
 Ground Floor - Springvale Platinum Beamshield or Kingspan
 Internal Walls - Isover or Rockwool Acoustic roll.
 Roof - Knauf Lot Roll 44 & Celotex XR4000.
 Pipes - Aeroflex

Electrical Key

- Thermostat - see heating design for positions
- BT 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 & 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
- Wall mounted extract fan
- Consumer control unit (1350-1450 above fl for sites commenced April 2013 onwards)
- Batten light
- Pendant Light
- Denotes energy efficient bulb to be fitted
- Track lighting with spot lights
- 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
- SPECIFICATION DEPENDANT/ FINISHING TOUCHES
- Shaver point @ high level
- Recessed spot - may require additional CFL's elsewhere or efficient downlights to meet requirement - see construction spec
- Doorbell Push
- Doorbell Chime
- Gas point & elec flex from spur to fire position depending on sales specification
- ALARM FIRST FIX
- Alarm keypad position
- Alarm sounder
- unswitched fused spur position for alarm power supply linked to relevant locations with 6 core LV alarm cable
- Telephone outlet

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. Durgu 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 Durgu 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 spec for insulation/ventilation requirements. MOVEMENT JOINTS - typically at party wall line of semi-terraced dwellings, ideally behind RWP - if in doubt ask - concrete outer leaf requires additional joints - see 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 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 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.

Internal Opening Schedule - MA2-1

opening reference	door size	structural opening	lintel length	F/R
D03	838 x 1981	902 x 2031	NR	◆
D04	838 x 1981	902 x 2031	1200	◆
D05	838 x 1981	902 x 2031	NR	-
D06	838 x 1981	902 x 2031	NR	◆
D07	686 x 1981	750 x 2031	NR	-
D08	838 x 1981	902 x 2031	NR	-
D09 SBD	838 x 1981	902 x 2031	NR	◆
D10	686 x 1981	750 x 2031	NR	◆

SBD Installed with a lock certificated to BS 3621 or BS 8621.
 BF Blood doors
 M Modified to suit opening
 ◆ 30min Fire Rated Doors
 FOR LINTEL REFS, REFER TO MANUFACTURERS SCHEDULE

External Opening Schedule - MA2-1 Type 7

opening reference	opening size	lintel type	lintel size	no. of trickle vents
W01	1135 x 1050	Space 4 inner leaf / Specialist outer leaf	1500	2
W02 SG	1770 x 1500	Space 4 inner leaf / Specialist outer leaf	2100	3
W03	460 x 900	Space 4 inner leaf / Specialist outer leaf	900	1
W04 #	1135 x 1050	Space 4 inner leaf / Specialist outer leaf	1500	2
W05	1135 x 1050	Space 4 inner leaf / Specialist outer leaf	1500	2
W06 #	1135 x 1050	Space 4 inner leaf / Specialist outer leaf	1500	2
D01 SG	1006 x 2100	Space 4 inner leaf / Specialist outer leaf	1350	-
D02 SG	1006 x 2100	Space 4 inner leaf / Specialist outer leaf	1350	-

NB: ALL LINTELS TO HAVE A MINIMUM OF 150MM BEARING
 # Egress lintel for escape
 * Escape windows with removable central mullion
 SG SAFETY GLASS TO WINDOWS & DOORS
 E Easy Clean hinges
 OD Obscure glazing
 TV Background Ventilation
 FOR LINTEL REFS, REFER TO SPACE 4 / MANUFACTURERS SCHEDULE
 Window manufacturer to confirm safety glazing requirement to 1350mm deep windows.
 All windows and external doors to achieve a U-value of 1.30 w/m²K.

PLOT: 642H, 647, 722H, 725

CONSTRUCTION TYPE DATA	
HOUSE TYPE	MA2-1
GROUP	PERSIMMON
AREA	840m ²
CONSTRUCTION	TIMBER FRAME

-	-	-
-	-	-
-	-	-

Rev _____ Date _____

PERSIMMON
 Together, we make a home
 Persimmon Homes Thames Valley
 Persimmon House, Knoll Road,
 Camberley, Surrey GU15 3TQ
 Tel: 01276 808800

Site: **MERTON RISE**
PHASE 6
MA2-1

Date: **APR 16**
 Scale: **1:50 @ A1**
 Drg No: **111_PH_MA2-1_106**

Drawing Title: **G.A**

Drawing Status: _____ Drawn: **JH**
 Rev: _____