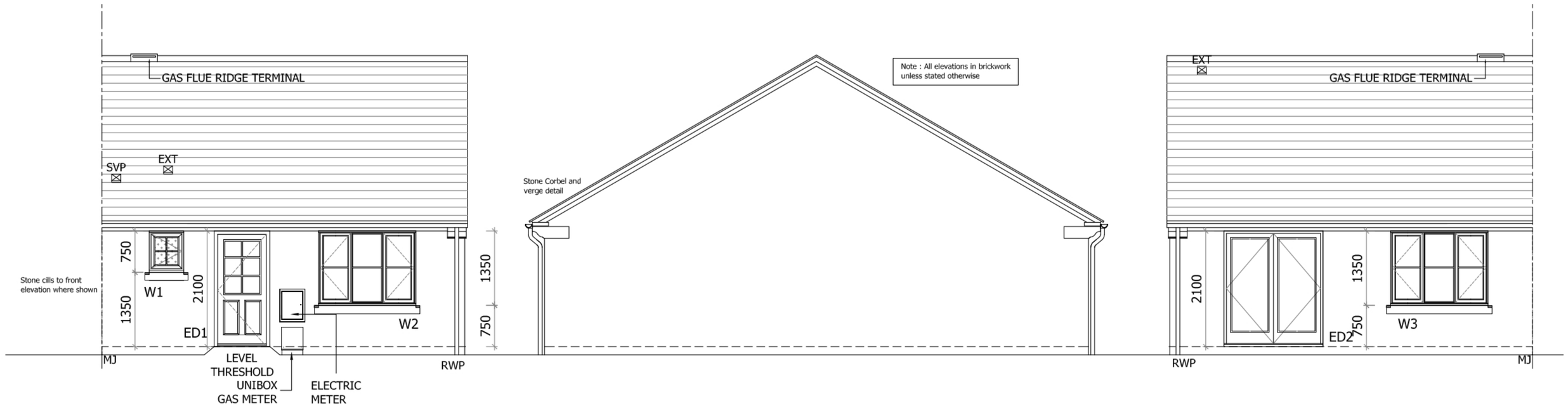
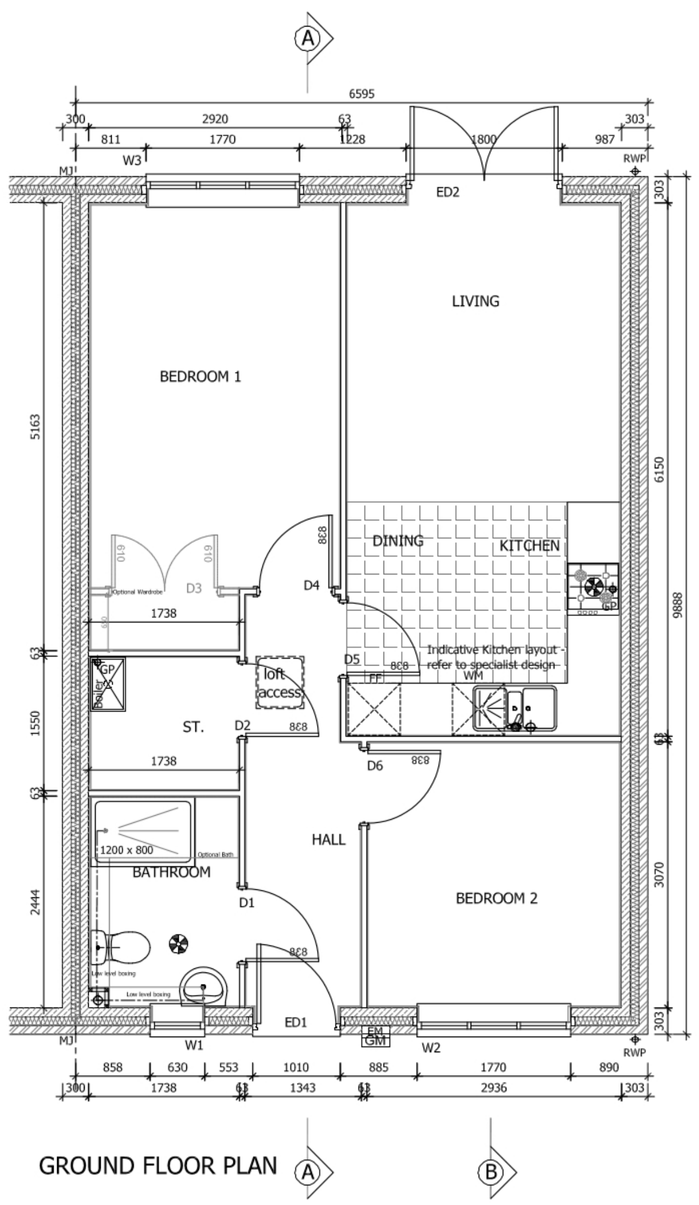


FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



Internal Opening Schedule

opening reference	location	door size	structural opening	fire rating
D1	Bathroom	838 x 1981	910 x 2030	
D2	Store	838 x 1981	910 x 2030	FD30
D3 Optional	Bedroom w'robe	2 x 610 x 1981	1425 x 2030	
D4	Bedroom 1	838 x 1981	910 x 2030	
D5	Living / Kitchen	838 x 1981	910 x 2030	
D6	Bedroom 2	838 x 1981	910 x 2030	

FD30 30mins. fire resistant doorset & ironmongery
M Modified to suit opening
All fire doors to have intumescent strips

External Opening Schedule

opening reference	opening size	detail
W1	630 x 750	Obscure Glass
W2	1770 X 1350	
W3	1770 x 1350	
ED1	1010 x 2100	Obscure Glass
ED2	1800 x 2100	Safety Glass

LINTELS TBC BY SUPPLIER
WINDOW SUPPLIER AWARE:
All handles to windows in habitable rooms to be located within 1200mm of finish floor level (excluding Kitchen & Bathroom)
NO TRICKLE VENTS PROVIDED

BRICK/BLOCKWORK LEGEND

- 103mm FACING BRICKWORK
- 100mm - 4N/mm² DENSITY BLOCK
- 100mm - 7N/mm² DENSITY BLOCK

SETTING OUT DIMENSIONS

UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TO MASONRY, TIMBER FRAME AND STUDWORK.
PLASTERBOARD, PLY FINISHES AND OSB SHEATHING ARE IGNORED

LEVELS

ALL DRAWINGS TAKE NO ACCOUNT FOR ANY VARIATIONS IN FINISHED SITE LEVELS. ALL DWELLINGS TO HAVE A LEVEL OR RAMPED APPROACH FOR ACCESS IN ACCORDANCE WITH A.D. PART M WITH A LEVEL THRESHOLD AT ED1.

FOUNDATIONS - SUBSTRUCTURE

DESIGN OF FOUNDATIONS TO BE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER PROVIDE UNDERGROUND DUCTS AS REQUIRED FOR WATER, ELECTRIC & GAS SERVICES.

ALL CONCRETE BELOW DPC TO BE SULPHATE RESISTING TO MIN CLASS 1 OR IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS

ALL SUBSTRUCTURE LINTELS TO BE 100X75mm PRESTRESSED CONCRETE LINTELS WITH 150mm BEARING. LOCATION TO BE CO-ORDINATED WITH INDIVIDUAL PLOT DRAINAGE. WHERE 2 DRAINS PASS UNDER SINGLE PC LINTELS A 215mm BRICK PIER TO BE BUILT IN BETWEEN.

SUB-FLOOR VENTILATION
PROVIDE 215x65 AIR BRICKS WITH PERISCOPE ADAPTORS & SLEEVES TO BS. 493 AT MAX 2000mm c/c AND MAX 450mm FROM EXTERNAL CORNERS TO PROVIDE MIN. 28,152mm² VENTILATION PER UNIT.

NUMBER OF VENTS WILL BE DEPENDENT ON THE PRODUCT PURCHASED. DESIGN BASED ON HEPWORTH YA10 (2176mm²/VENT).

PERPEND WEEPVENTS AT MAX'. 450mm C/S. AT HIGH & LOW LEVEL & ABOVE & BELOW FIREWSTOPS IN STAGGERED POSITION

CAVITY TRAYS TO BS. 8215 :1991 TO BE PROVIDED ABOVE ANY POINTS WHERE WALL CAVITY IS BRIDGED

ABBRIEVIATIONS
SVP = SOIL & VENT PIPE
AAV. = AIR ADEMITTANCE VALVE
EXT = MECHANICAL EXTRACT VENT
RWP = RAINWATER PIPE
MJ = MOVEMENT JOINT
WSC = WATER STOP COCK

NOTE:- SVP'S RODDING ACCESS TO BE POSITIONED IN EASILY REACHED LOCATION AND ACCESS PANEL SUITABILITY POSITIONED TO SUIT. AVOID AREAS OF TILING.

PLOTS AS:
OP:

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DETAIL SHEETS, GENERAL SPECIFICATION AVAILABLE FROM LARKFLEET HOMES, KESTREL TIMBER FRAME, CfSH ASSESSMENT, SECURE BY DESIGN RECOMMENDATIONS, SAP RATINGS & ACCREDITED DETAILS.
2. FOR FOUNDATIONS, BLOCKWORK STRENGTHS, STEEL BEAMS, PADSTONE AND MOVEMENT JOINTS REFER TO ENGINEERS DETAILS AND SPECIFICATIONS.
3. ALL MANUFACTURERS AND CONSTRUCTION DETAILS MUST BE APPROVED PRIOR TO WORK COMMENCING.
4. ANY LINTELS TO EXTERNAL OPENINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS INCLUDING CAVITY TRAYS OVER. ALL LINTELS TO BE INSULATED AS MANUFACTURERS DETAILS.
5. AT ALL ABUTMENTS THERE IS TO BE A CAVITY TRAY PREFORMED WITH WEEPHOLES.
6. LOFT HATCH TO BE INSULATED AND SEALED.
7. ENERGY EFFICIENT LIGHT FITTINGS TO BE PROVIDED IN ACCORDANCE WITH PART L 2006. DEDICATED CFL FITTINGS TO ACCEPT LIGHT FITTINGS OF GREATER THAN 40 LUMENS PER CIRCUIT WATT.
8. ALL DRAINAGE TO COMPLY WITH RELEVANT A.D. PART H, LAID TO REGULAR FALLS ON GRANULAR BED. DRAINS UNDER BUILDING ARE TO BE SURROUNDED IN FREE FLOWING GRANULAR MATERIAL. DRAINS PASSING THROUGH FOUNDATIONS OR WALLS, TO HAVE LINTELLED OPENING TO GIVE 50MM SPACE ALL ROUND THE PIPE. MINIMUM 100MM ø PIPE SIZE HOWEVER INCREASED TO 150MM ø FOR DRAINAGE SERVING 10 OF MORE
9. SANITARY FITTINGS TO COMPLY WITH BS5572 1978.
10. ALL FITTINGS TO HAVE DEEP SEAL TRAPS WITH WASTE SIZES; BASINS 32MM; BATH, SHOWERS, SINKS 40MM.
11. PLASTERBOARD AS PER TECHNICAL SPECIFICATION.
12. THERE MUST BE A FLUSH AND LEVEL THRESHOLD OUTSIDE THE MAIN EXTERNAL ENTRANCE DOOR. THRESHOLDS SHOULD NOT PROJECT MORE THAN 15MM ABOVE FLOOR OR EXTERNAL GROUND LEVEL AND HAVE AN EXTERNAL DRAIN ACROSS THE WIDTH OF THE DOOR OPENING.
13. ABBREVIATIONS:-

BLR	= BOILER	WSC	= WATER STOP COCK
BF	= BOILER FLUE	EXT	= MECHANICAL EXTRACT VENT
EXT	= EXTRACT VENT	AAV	= AIR ADEMITTANCE VALVE
G	= GAS	SVP	= SOIL & VENT PIPE
E	= ELECTRIC METER	RWP	= RAINWATER PIPE
MJ	= MOVEMENT JOINT	VP	= 75 DRY VENT PIPE

14. WALL LEGEND
    - 102.5mm FACING BRICK / 100mm CAVITY 100mm - 4N/mm² DENSITY BLOCK 12.5mm PLASTERBOARD ON DABS + 3mm SKIM
    - 12.5mm PLASTERBOARD ON DABS + 3MM SKIM ON BOTH SIDES / 100mm - 4N/mm² DENSITY BLOCK 100mm CAVITY / 100mm - 4N/mm² DENSITY BLOCK
    - 100mm - 7N/mm² DENSITY BLOCK 100mm CAVITY 100MM - 7N/mm² DENSITY BLOCK
    - 12.5mm PLASTERBOARD ON DABS + 3MM SKIM 100mm - 4N/mm² DENSITY BLOCK 12.5MM PLASTERBOARD ON DABS + 3MM SKIM
    - INTERNAL NON-LOADBEARING WALLS - 70mm METAL STUDWORK AT 600mm CENTRES ON 12.5mm SOUNDBLOC PLASTERBOARD EACH SIDE AND SKIMMED TO ACHIEVE 40dB.
    - NON-LOADBEARING PARTITION - 63mm TIMBER STUDS WITH 15mm SOUNDBLOC PLASTERBOARD EACH SIDE. MOISTURE RESISTANT BOARD TO WET ROOMS.

WATER USAGE
WATER SAVING BATH - 149 LITRES
DUAL FLUSH WC WITH 4/2 LITRE FLUSH
SHOWER FLOW RATE RESTRICTED TO 4.5L/MIN
WASH HAND BASIN TAPS FLOW RATE 4L/MIN
KITCHEN SINK TAPS FLOW RATE 4.5L/MIN

Rev.	Date	Description

ORIGINAL SIZE 100MM - THIS PRINT MAY BE REDUCED

NOTE: ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS.
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

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LARKFLEET HOMES is a trading name of LARKFLEET LIMITED

Project
STANDARD HOUSE TYPE

Drawing Title
HOUSE TYPE- H50

Scale	Date	Drawn	Approved
1:50 @ A1	15.05.19	DEM	

Drawing No L000/H50/01 Rev. -