

Drawing Register				
Sheet	Sheet Name	Revision	Revision Date	Updated
00	Data Sheet 02	2	Jun 2021	Yes
01	Planning	B	Jun 2021	Yes
02	Elevations	B	Jun 2021	Yes
03	Ground Floor Plan	B	Jun 2021	Yes
04	First Floor Plan	B	Jun 2021	Yes
05	Services S/O Plan	B	Jun 2021	Yes
06	Joist Plan	A	Jun 2021	Yes
07	Roof Plan	B	Jun 2021	Yes
08	Section A-A	A	Dec 2020	No
09	Kitchen	A	Dec 2020	No
10	Services S/O Plan - B&B	B	Jun 2021	Yes

3rd Party Register			
Supplier Information	Drawing Reference	Revision	Updated
Foundations Suspended Slab (Cundall)	BABN 00HD /1/60/100	-/-	No
Sub/Super Calculations SS (Cundall)	BABN 00HD	0/0	No
Foundations B&B (Cundall)	BABN 00HD /BB/1/60/100	-/-	No
Sub/Super Calculations B&B (Cundall)	BABN 00HD	0/0	No
Block & Beam Floor (Forterra)	ASHBURTON	A	Yes
Roof Design (Pasquill)	225ABNHD	CC	No
Lintels (IG)	H1 / S1	-/1	Yes
Joist Design (Staircraft)	SC ASHB 01	C	Yes
Stairs (Jeldwen)	Ashburton Cl (Det Hip) 16	A	No
Heating & Plumbing Design (REDD)	ES-ASHB-CL-A RS-ASHB-CL-A DHS-ASHB-CL-01/02 DPS-ASHB-CL-01/02	A - -/ A/A	Yes
Extract Ventilation (Envirovent)	ASHBURTON (DET HIP)	-	No
Kitchen Design (Symphony - Silver)	722659_/722659U_	-/-	Yes
Kitchen Design (Symphony - Gold)	722660_/722660U_	-/-	Yes
Kitchen Design (Symphony - Diamond)	722661_/722661U_	-/-	Yes
Kitchen Design (Symphony - Platinum)	722662_/722662U_	-/-	Yes
Windows (Eurocell)	Ashburton Cl (Det Hipped)	01	No
GRP (Stormking)	16GRPDOR-E05	C	No
Fascia & Soffits (Swish)	TBC	TBC	No

3rd Party information listed above to be used with DS02

Detailed Revision Description

- | Rev | Description |
|-----|---|
| 1 | <ul style="list-style-type: none"> - Fascia height increased to 200, was 175 - Notes referring to fascia extent to main roof clarified to Elevations, Section and Roof Plan - Tiling zone indicated to WC, sanitaryware, radiator and sfg set out tweaked to suit - SSO & SSO B&B sfg set out tweaked in line with WC sanitaryware set out - BT point moves from Lounge to Store adjacent BTOR. Incoming BT duct moved - BT point removed from Bedroom 1 - Boiler housing in utility removed from gold/diamond/platinum specification - Note referring to boiler housing on Utility drawing removed - Standard double socket replaced with double socket inc USB ports to Kitchen, key updated to suit - F/F dashed line becomes solid - Sanitaryware updated as Twyford specification - QR Code added to titleblock - Threshold condition updated to show slab extending into external leaf brickwork & 25mm insulation |
| 2 | <ul style="list-style-type: none"> - SVP ridge vent termination removed, becomes lower level tile vent - AAV note updated, reference to standard detail added - Electric shower switch symbol removed from floor plan legend - Coates information replaced with REDD - 3rd Party Register - Study desk resized for WFH principles, adjacent socket becomes USB port type, key updated to suit - Ridge, hip and verge graphic brought in line - SVP moved from WC to Lounge. SFG added to below pan in WC - WWHR unit added adjacent to SVP relocated in Lounge. FF and Joist Plan drainage updated - Lintels becomes Hi-Therm |

Date

December 2020

June 2021



Data Sheet 02

Rev	Description	Date
1	Design Stage 1	Dec 2020
2	Design Stage 2	Jun 2021

WARNING TO HOUSE-PURCHASERS
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Floor Area: 1481 ft² / 137.6 m²

Sales Name: Ashburton Classic (Det - Hipped)

House Type Code: BABN 00HD

Spec: EMBASSY Drawing No: 00 Date: July 2020

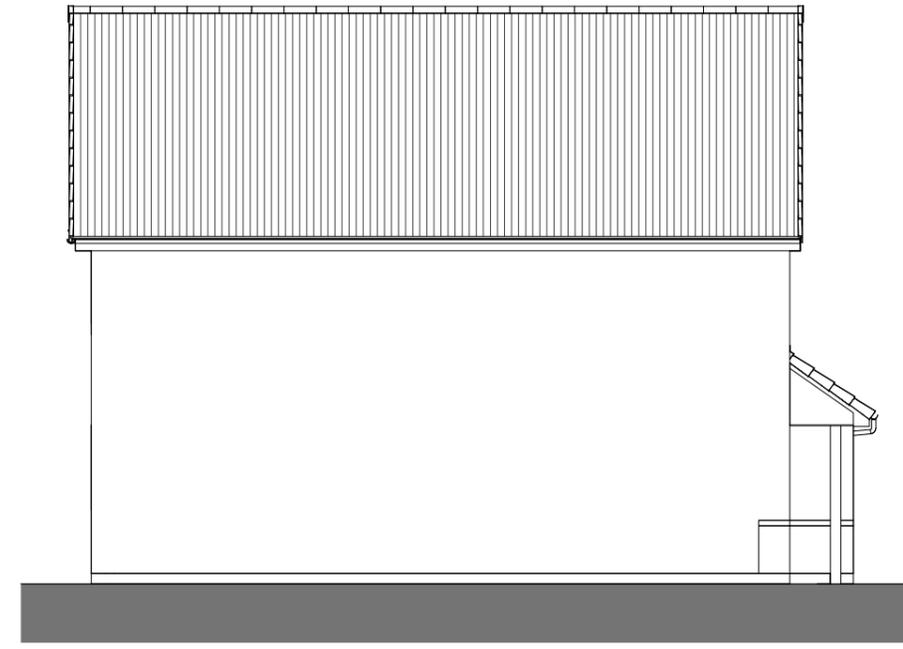
Drawn: GDT Checked: GDT Scale: 1 : 20 @A3



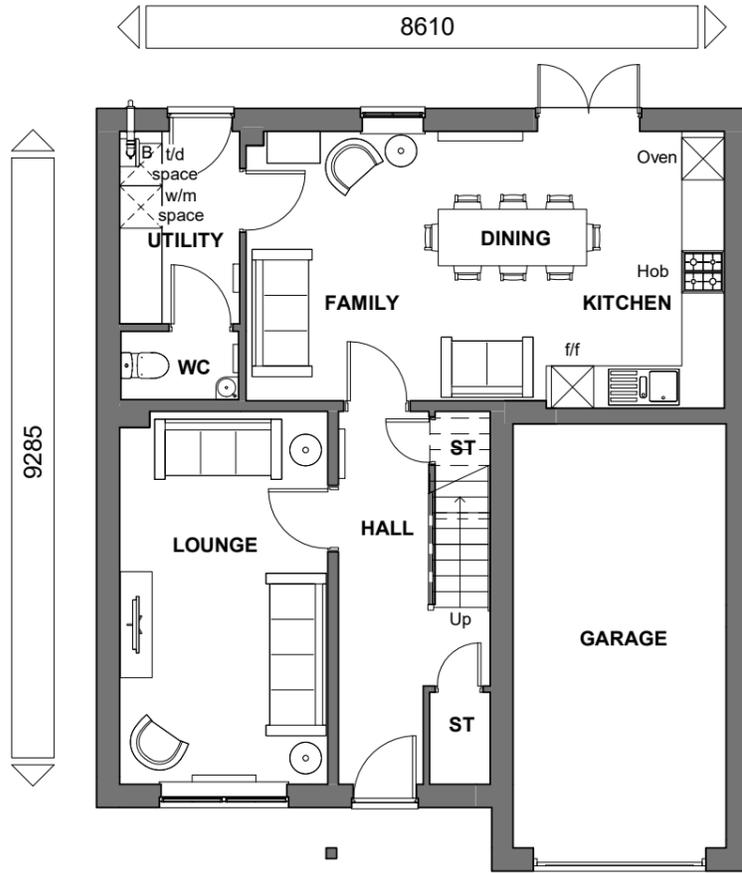
FRONT ELEVATION



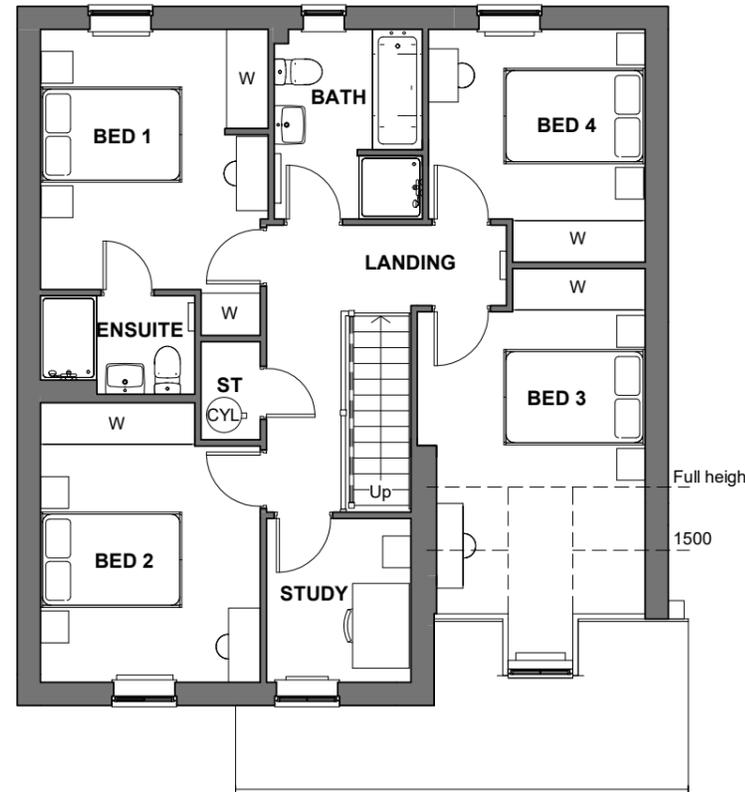
REAR ELEVATION



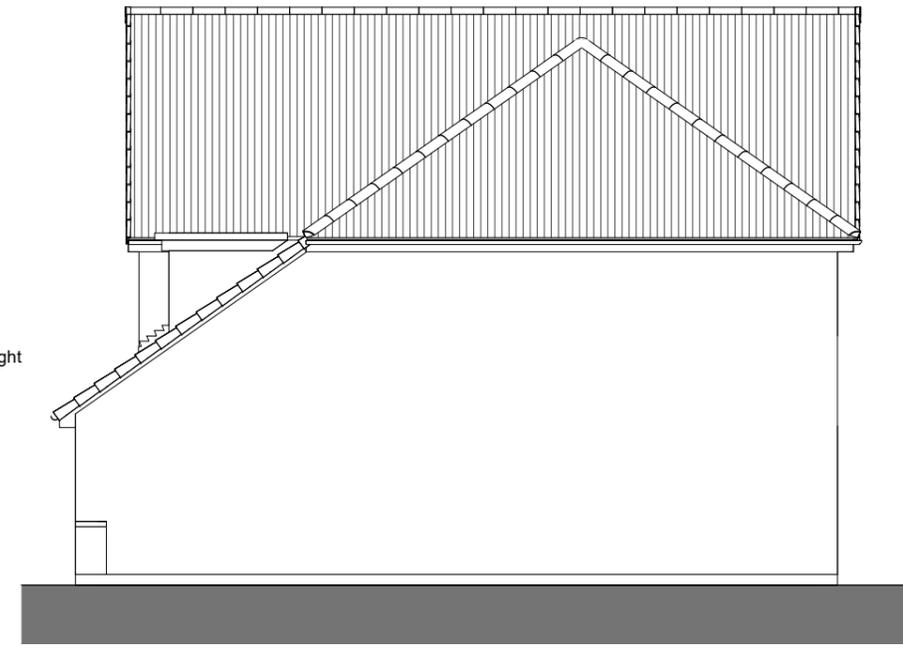
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Floor Area: 1481 ft² / 137.6 m²

Sales Name: Ashburton Classic (Det - Hipped)

House Type Code: BABN 00HD

Spec: EMBASSY Drawing No: 01 Date: July 2020

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

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Planning

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Dec 2020
B	Refer to Data Sheet for full revision description	Jun 2021



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General Notes:

5mm continuous ridge and hip ventilation

225mm soffit
200mm fascia

Contrasting brick stretcher bands to GF sill with 440 returns to gable

Contrasting feature brick string above GF window

Cavity tray and min 75mm code 4 lead flashing upstand must be installed to all roof abutments

Windows:

NOTE: Means of escape is via windows.

All upper floor windows to be provided with lockable window handles on non secured by design sites.

Part Q:

For windows at ground floor and accessible windows above canopies ETC

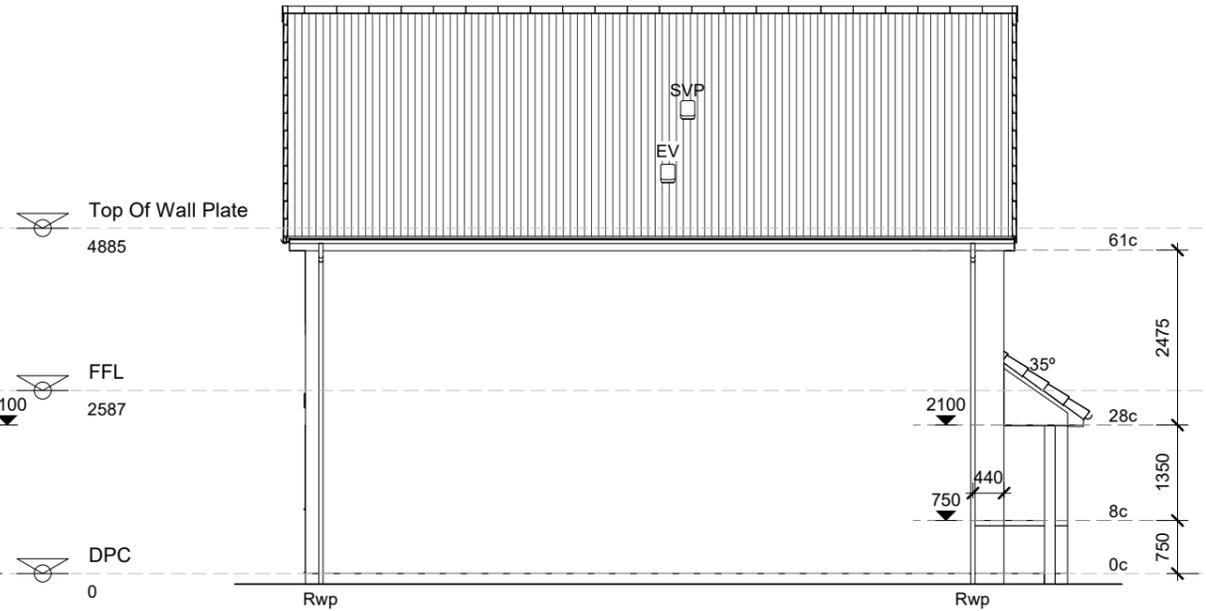
* Toughend and Clear

** Toughened and Obscure

Q = Part Q compliance windows



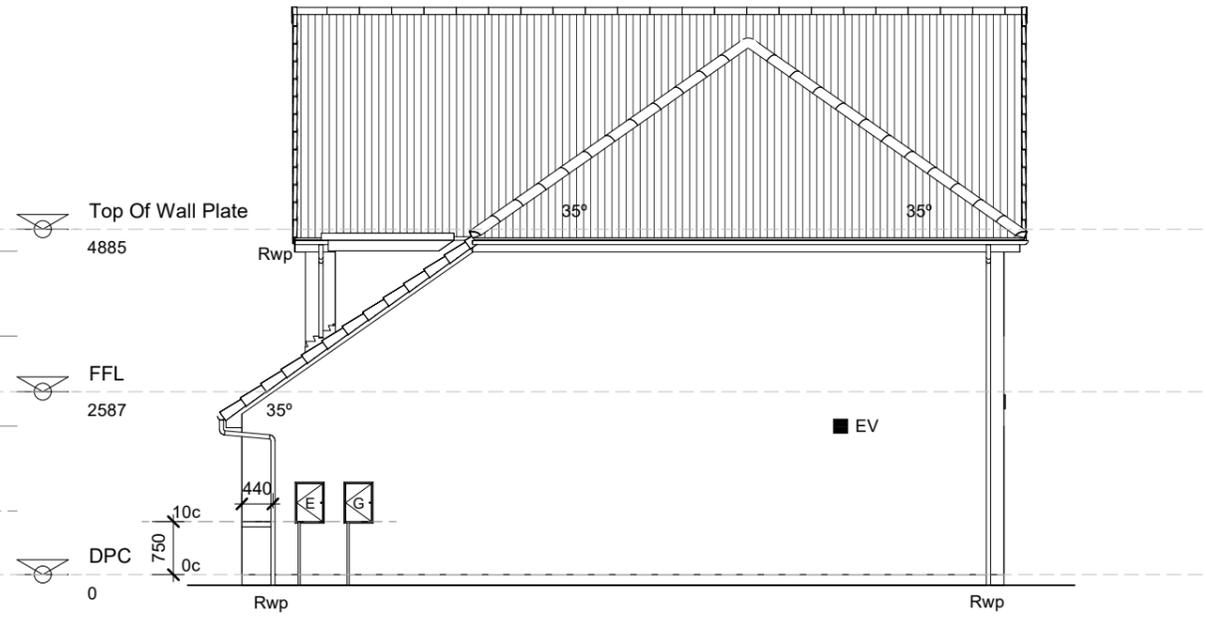
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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Elevations

Rev	Description	Date
A	Refer to Data Sheet for full revision description	Dec 2020
B	Refer to Data Sheet for full revision description	Jun 2021

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Sales Name: Ashburton Classic (Det - Hipped)

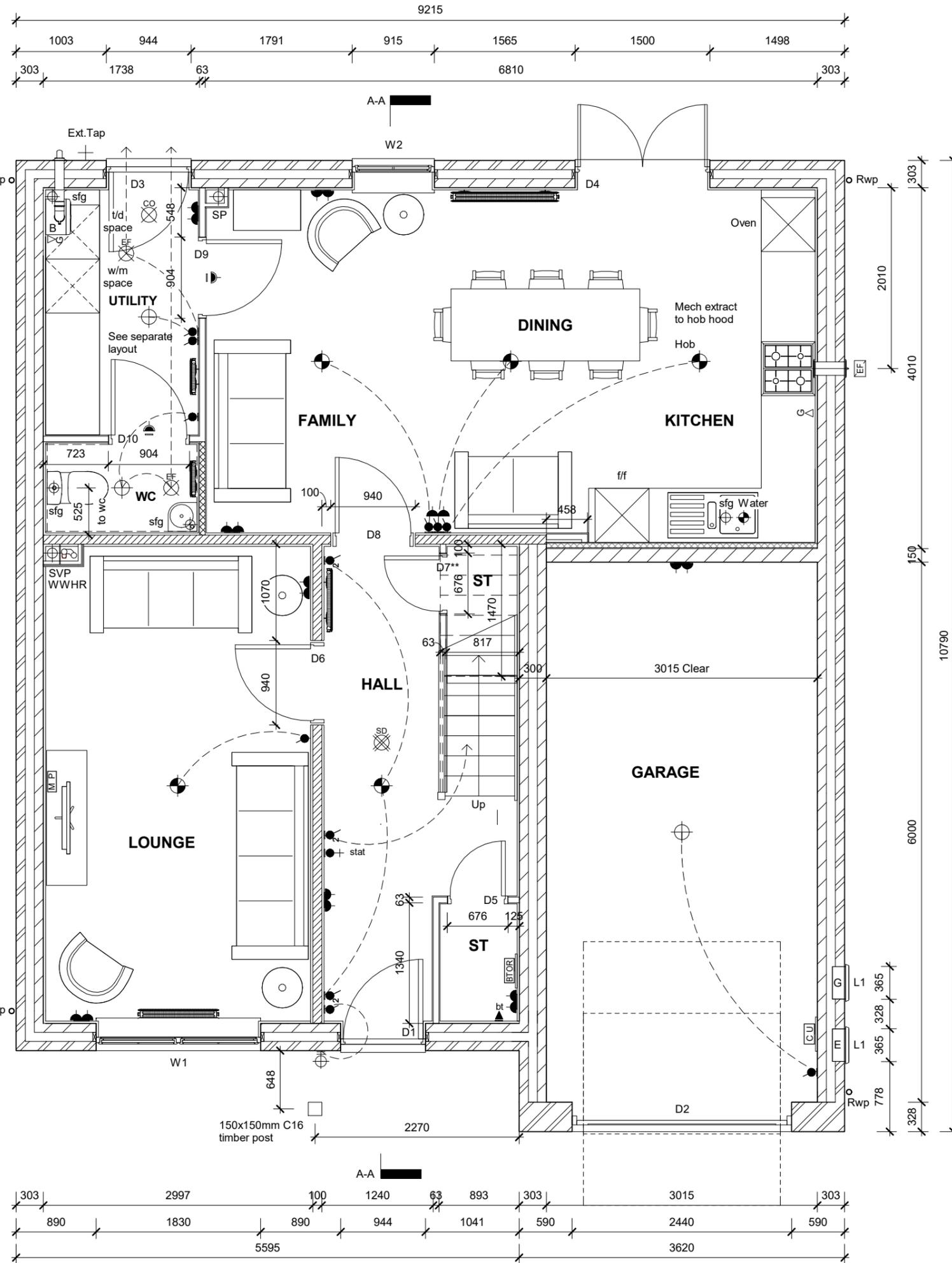
House Type Code: BABN 00HD

Spec: EMBASSY Drawing No:02 Date: July 2020

Drawn: GDT Checked: GDT Scale: 1 : 100 @A3

ELECTRICAL SYMBOLS KEY

- Immersion switch
- Gas point
- Shaver socket outlet
- Double socket outlet
- Double socket outlet + USB
- 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
- Thermostat
- Extract Fan isolator switch with 'FAN' label/symbol @ HL centred above door
- Pendant light fitting with Low Energy Bulb
- Batten light fitting with Low Energy Bulb
- IPX4 Batten light fitting with Low Energy Bulb
- 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
- Oven and Hob panel



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

Extract vent from cooker hood.

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

SVP boxed with 2 12.5mm plasterboard. Void to be packed with fibreglass quilt insulation.

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

Principle entrance minimum clear opening 775mm to comply with Approved Document M Category 1

Level approach to front entrance max gradient 1 in 20 with min 900mm width to comply with Approved Document M Category 1

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

WWHR denotes waste water heat recovery pipe. Refer to standard detail DB-SD09-001

WALL KEY

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork Refer to Specification for block strength (Ext Walls)
- Medium Density or Aircrete Blockwork Refer to Specification for block strength
- Acoustic insulation to timber stud partitions

Door Schedule (Ground)					
Door Ref	Width (mm)	Height (mm)	Lintel Ref (kg)	Door Weight (kg)	Fire Door
D1	838	2013	HT+/S 100 1350 (10.13)	60	No
D2	2286	2200	L1/E 100 2700 (28.44)	65	No
D3	838	2013	HT+/S 100 1350 (10.13)	TBC	No
D4	1500	2100	HT+/S 100 1800 (15.79)	N/A	No
D5	610	1981	N/A	10.5	No
D6	838	1981	BOX LINTEL 75 1350 (5.39)	16.2	No
D7**	610	1581	N/A	10.5	No
D8	838	1981	BOX LINTEL 75 1350 (5.39)	16.2	No
D9	838	1981	N/A	16.2	No
D10	838	1981	N/A	16.2	No

** Cut blank paint grade internal door

Window Schedule (Ground)				
Window Ref	Struct Op Width (mm)	Struct Op Height (mm)	Window Lintel Ref (kg)	Fire Escape
W1	1830	1350	HT+/S 100 2100 (20.69)	No
W2	915	1200	HT+/S 100 1200 (7.26)	No

Other Openings	
L1	Meter Box Lintel 0750 (2.21)
L1	Meter Box Lintel 0750 (2.21)

connect

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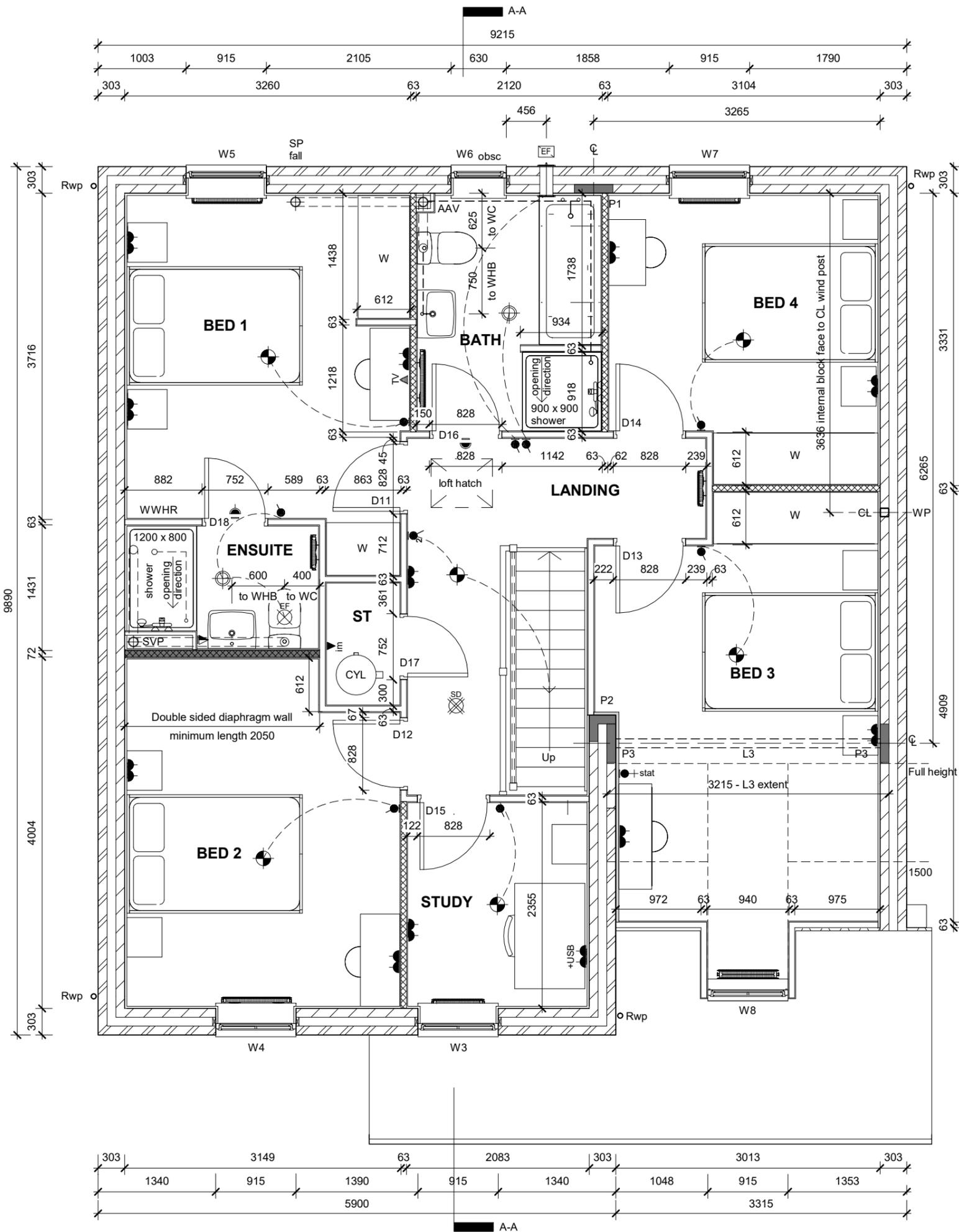
Ground Floor Plan		
Rev	Description	Date
A	Refer to Data Sheet for full revision description	Dec 2020
B	Refer to Data Sheet for full revision description	Jun 2021

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Sales Name: Ashburton Classic (Det - Hipped)
House Type Code: BABN 00HD
Spec: EMBASSY Drawing No: 03 Date: July 2020
Drawn: GDT Checked: GDT Scale: 1 : 50 @A3

ELECTRICAL SYMBOLS KEY

- Immersion switch
- Gas point
- Shaver socket outlet
- Double socket outlet
- Double socket outlet + USB
- 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
- Thermostat
- Extract Fan isolator switch with 'FAN' label/symbol @ HL centred above door
- Pendant light fitting with Low Energy Bulb
- Batten light fitting with Low Energy Bulb
- IPX4 Batten light fitting with Low Energy Bulb
- 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
- Oven and Hob panel



Stair balustrade and handrail min 900mm.

SVP with 2 layers of 12.5mm plasterboard packed with quilt.

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

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

WWHR denotes waste water heat recovery pipe. Refer to standard detail DB-SD09-001.

AAV - Air admittance valve. Refer to standard detail.

WALL KEY

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork Refer to Specification for block strength (Ext Walls)
- Medium Density or Aircrete Blockwork Refer to Specification for block strength
- Acoustic insulation to timber stud partitions
- Extent of 22mm Thermaline board lining to Bedroom 3
- Indicates diaphragm wall with 72mm stud, refer to plan for additional information

P1 = Provide 440x100x215 35N/mm2 concrete padstone under girder truss

P2 = Provide 300 / 300x100x215 35N/mm2 L-shaped concrete padstone under girder truss

P3 = Provide 440x100x215 35N/mm2 concrete padstones under UB

WP - 100x100mm SHS wind post to Engineers details.



Rev	Description	Date
A	Refer to Data Sheet for full revision description	Dec 2020
B	Refer to Data Sheet for full revision description	Jun 2021

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Door Ref	Width (mm)	Height (mm)	Lintel Ref (kg)	Door Weight (kg)	Fire Door
D11	762	1981	N/A	16.2	No
D12	762	1981	N/A	16.2	No
D13	762	1981	N/A	16.2	No
D14	762	1981	N/A	16.2	No
D15	762	1981	N/A	16.2	No
D16	762	1981	N/A	16.2	No
D17	686	1981	N/A	16.2	No
D18	686	1981	N/A	16.2	No

Window Ref	Struct Op Width (mm)	Struct Op Height (mm)	Window Lintel Ref (kg)	Fire Escape
W3	915	1200	HT+/S 100 1200 (7.26)	Yes
W4	915	1200	HT+/S 100 1200 (7.26)	Yes
W5	915	1200	HT+/S 100 1200 (7.26)	Yes
W6	630	1050	HT+/S 100 0900 (5.45)	No
W7	915	1200	L1/E 100 1200 (8.4)	Yes
W8	915	1050	N/A	Yes

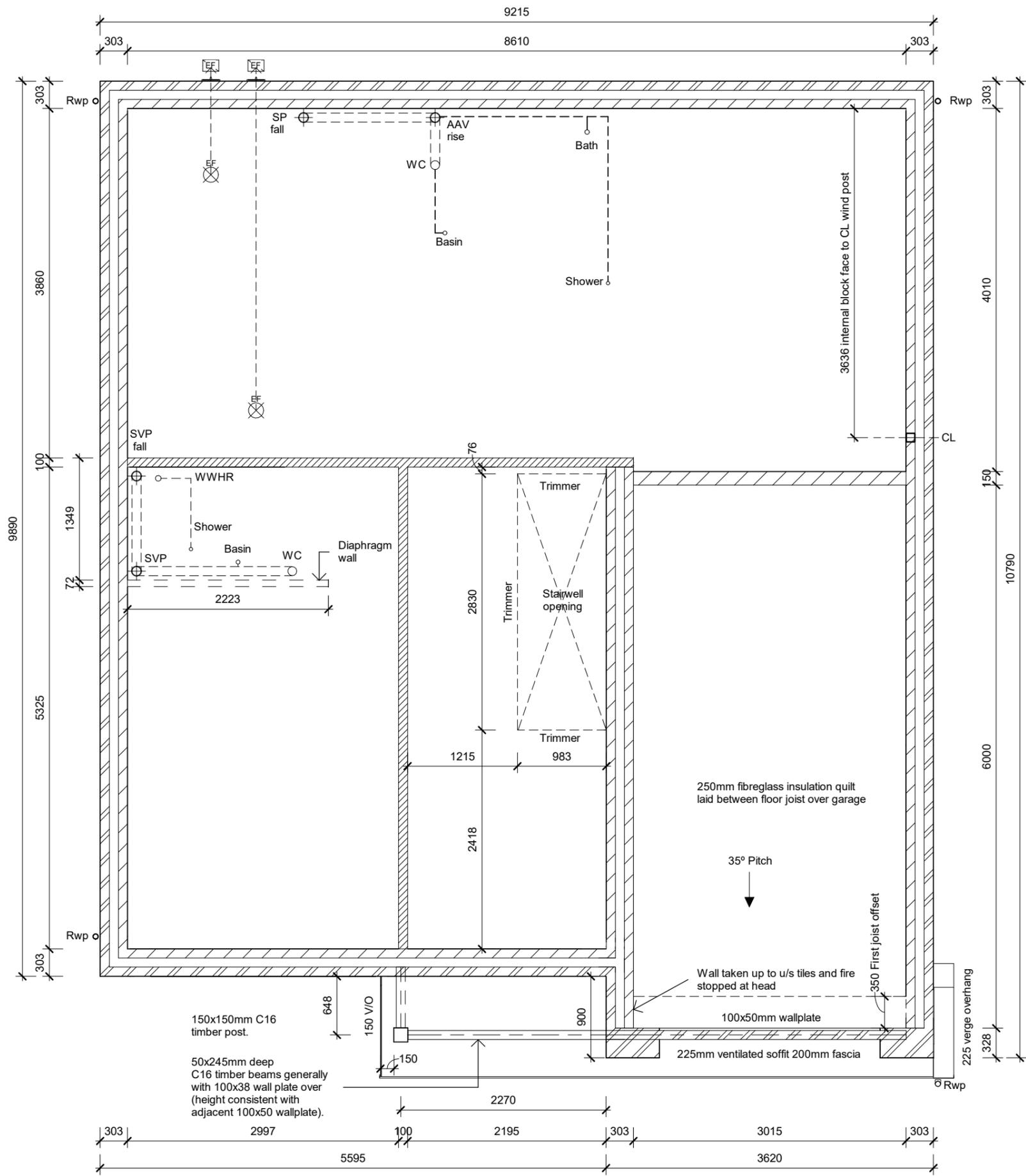
Ref	Dimensions
L3	203x102x23 UB

Sales Name: Ashburton Classic (Det - Hipped)

House Type Code: BABN 00HD

Spec: EMBASSY Drawing No:04 Date: July 2020

Drawn: GDT Checked: GDT Scale: 1 : 50 @A3



All horizontal waste pipe runs within floor void to be wrapped in 25mm min. sound deadening quilt insulation.

240mm deep joist platform designed by specialist engineered joist manufacturer. For erection refer to joist manufacturer's detail design.

Joist ends built into blockwork and sealed to detail.

Waste runs within floor void

WWHR denotes waste water heat recovery pipe. Refer to standard detail DB-SD09-001.

AAV - Air admittance valve. Refer to standard detail.

WALL KEY

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork Refer to Specification for block strength (Ext Walls)
- Medium Density or Aircrete Blockwork Refer to Specification to block strength



Joist Plan	
Rev	Description
A	Refer to Data Sheet for full revision description
Date	Jun 2021

WARNING TO HOUSE-PURCHASERS

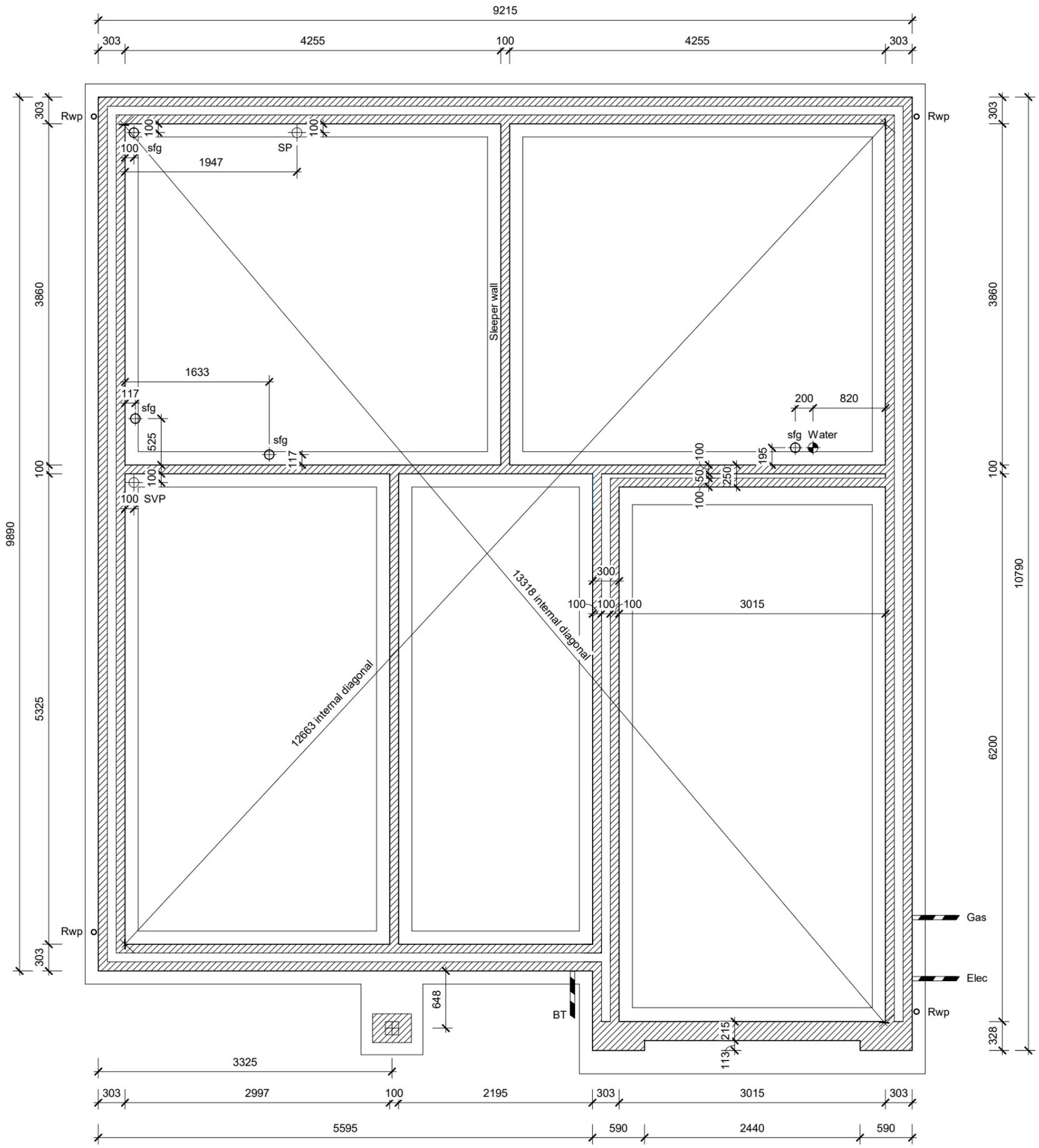
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Sales Name: Ashburton Classic (Det - Hipped)

House Type Code: BABN 00HD

Spec: EMBASSY Drawing No: 06 Date: July 2020

Drawn: GDT Checked: GDT Scale: 1 : 50 @A3



FOUNDATIONS

For plot specific foundation design, refer to structural engineers information. Depth of foundation to satisfy NHBC requirements and to be agreed on site with BCO.

WALL KEY

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork Refer to Specification for block strength (Ext Walls)
- Medium Density or Aircrete Blockwork Refer to Specification to block strength



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Services S/O Plan	
Rev	Date
A	Dec 2020
B	Jun 2021

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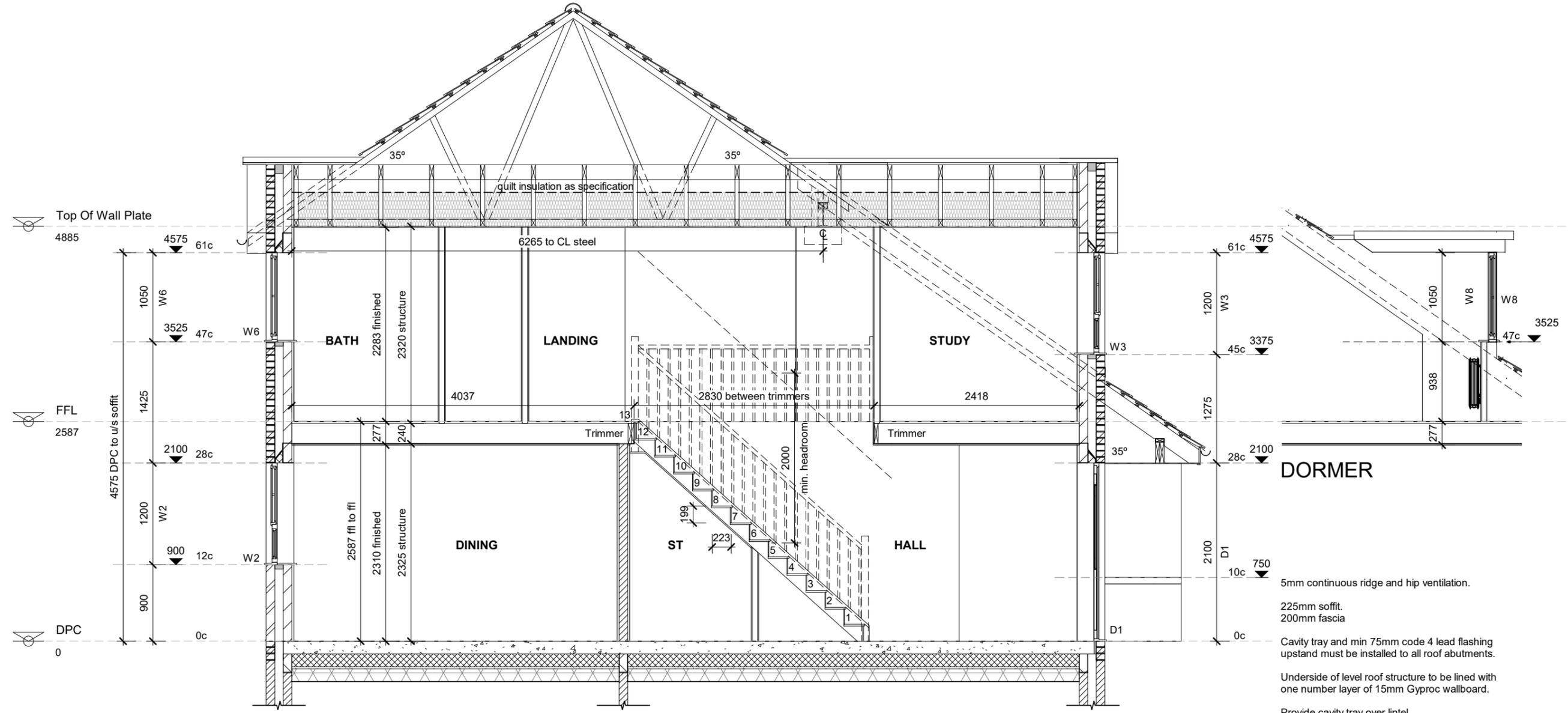
Sales Name: Ashburton Classic (Det - Hipped)
House Type Code: BABN 00HD
Spec: EMBASSY Drawing No: 05 Date: July 2020
Drawn: GDT Checked: GDT Scale: 1 : 50 @A3



Rev	Description	Date
A	Refer to Data Sheet for full revision description	Dec 2020

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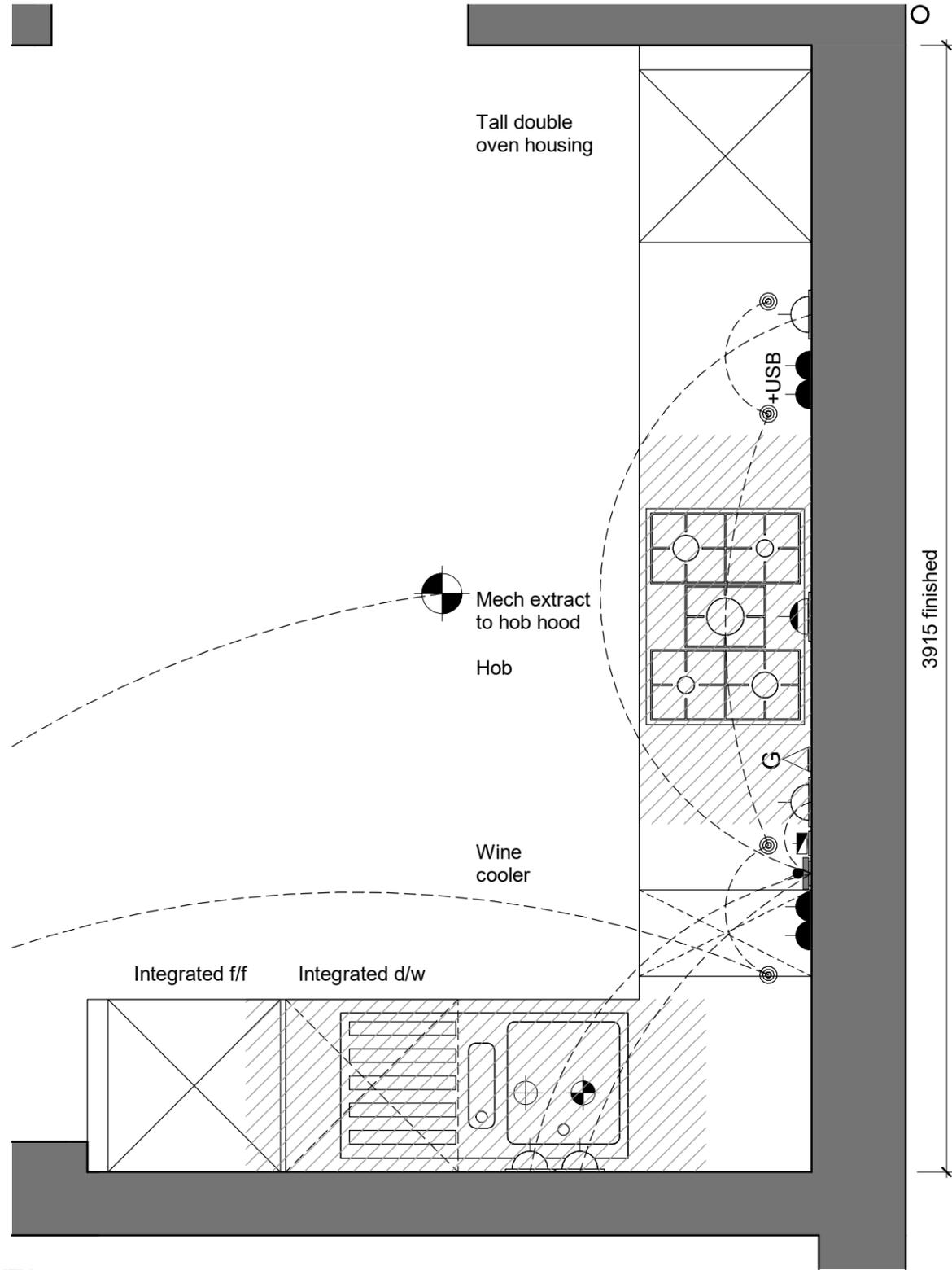
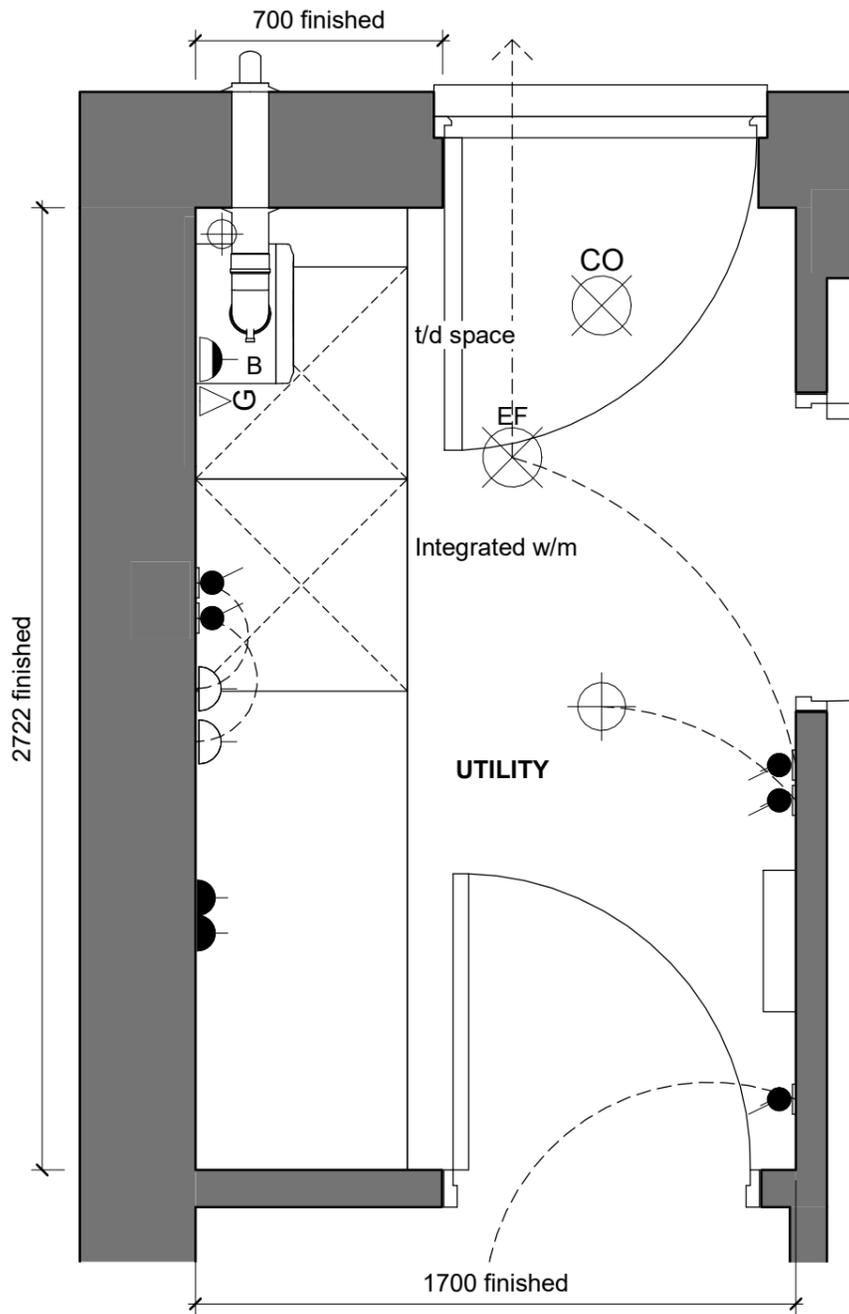
Sales Name: Ashburton Classic (Det - Hipped)
House Type Code: BABN 00HD
Spec: EMBASSY **Drawing No.:** 08 **Date:** July 2020
Drawn: GDT **Checked:** GDT **Scale:** 1 : 50 @A3



FOUNDATIONS
 For plot specific foundation design, refer to structural engineers information. Depth of foundation to satisfy NHBC requirements and to be agreed on site with BCO.

Staircase 13No. risers at 199mm with 223mm treads. Max 42°

- DORMER**
- 5mm continuous ridge and hip ventilation.
 - 225mm soffit.
 - 200mm fascia
 - Cavity tray and min 75mm code 4 lead flashing upstand must be installed to all roof abutments.
 - Underside of level roof structure to be lined with one number layer of 15mm Gyproc wallboard.
 - Provide cavity tray over lintel.
 - Proprietary weepholes at 450mm c/cs.
 - Stairs underdrawn with 15mm wallboard fixed at strings and batten at centre of stairs
 - Stair balustrade and handrail min 900mm
- NOTE:**
 Upper floor construction provides 40db sound reduction and comprises of 22mm chipboard over 240mm deep proprietary timber joists to specialist design.
- Underside of timber floor structure to be lined with one number layer of 15mm Gyproc wallboard.
- Level threshold to Approved Document M Category 1 (refer to Standard Detail).
- Level approach to front entrance max gradient 1 in 20 with min 900mm width to comply with Approved Document M Category 1



KITCHEN SYMBOLS KEY

- | | | | | | | | |
|--|----------------------------------|--|--|--|---|--|--|
| | Oven and hob panel | | Multi switch panel (to all appliances) | | Consumer Unit | | Sealed floor gully |
| | Double socket outlet | | Switch with low level socket | | Ceiling mounted extract fan | | Soil vent pipe |
| | Double socket outlet + USB ports | | Batten light fitting with low energy bulb | | Ceiling mounted extract fan | | Boiler |
| | Low level socket | | Pendant light fitting with low energy bulb | | Carbon monoxide detector
To wall - located above the height of any door or window min 150mm from ceiling.
To ceiling - located 300mm from any wall. | | Gas Point |
| | Cooker hood or Boiler point | | LED lighting fitted below wall units | | Heat detector | | Water inlet |
| | Lightswitch | | TV Point | | | | Denotes shaded 300mm zone.
No electric sockets etc above worktop to be placed within this zone. |
| | Lightswitch - 2 way | | Telephone Point | | | | |

NOTE:-

WALL UNIT DOWNLIGHTERS & INTEGRATED APPLIANCES SHOWN ARE INDICATIVE ONLY AND DO NOT REPRESENT ALL KITCHEN SPECIFICATION LEVELS AND LAYOUT.

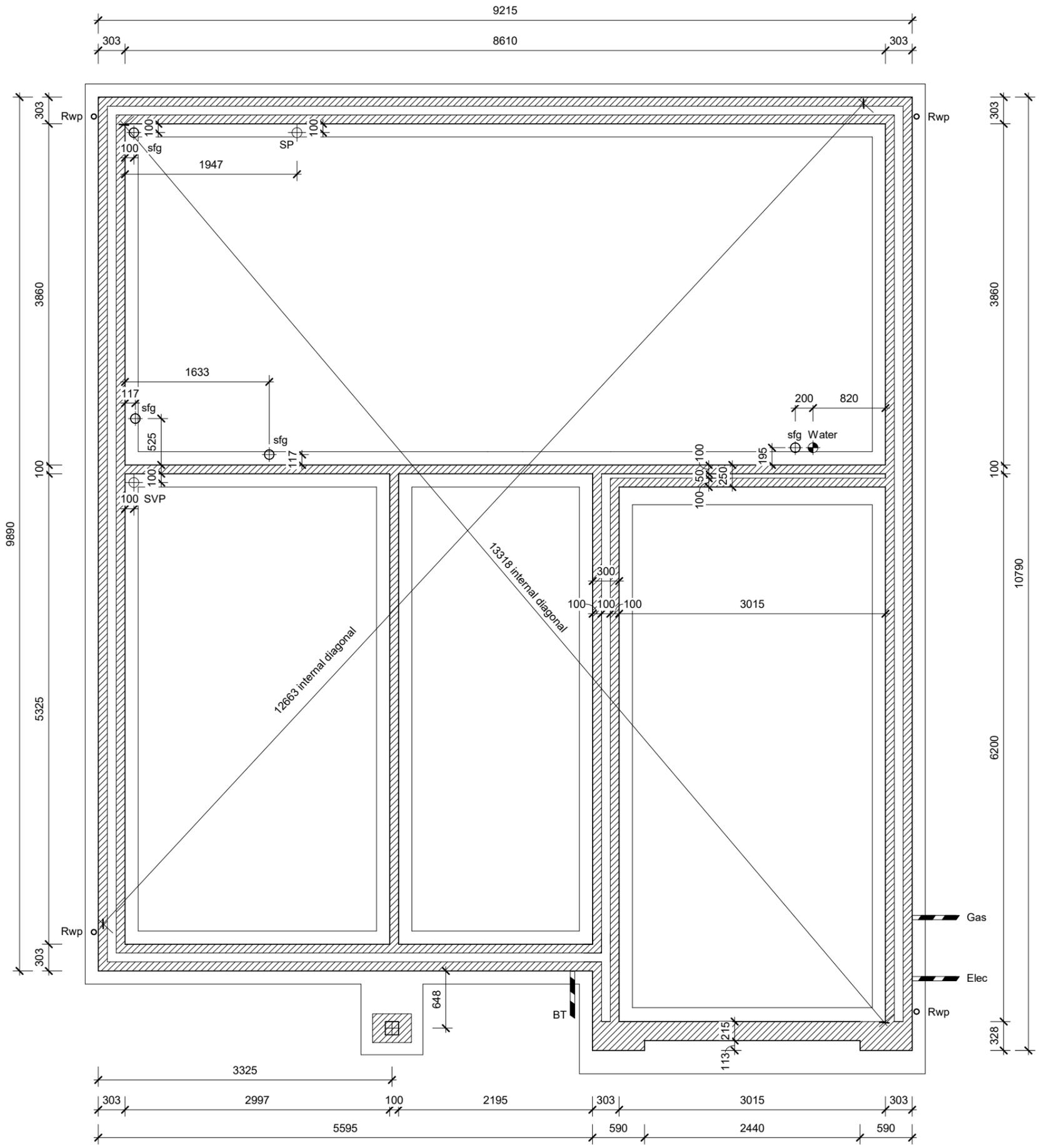
REFER TO KITCHEN MANUFACTURERS DRAWINGS AND SPECIFICATION FOR ACCURATE DESIGN LAYOUT - IN PARTICULAR THE APPLIANCE TYPE AND LOCATION, AS PER RELEVANT KITCHEN SPECIFICATION LEVEL.



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Sales Name: Ashburton Classic (Det - Hipped)
House Type Code: BABN 00HD
Spec: EMBASSY Drawing No: 09 Date: July 2020 Scale: 1 : 20 @A3
Drawn: GDT Checked: GDT



FOUNDATIONS

For plot specific foundation design, refer to structural engineers information. Depth of foundation to satisfy NHBC requirements and to be agreed on site with BCO.

WALL KEY

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork Refer to Specification for block strength (Ext Walls)
- Medium Density or Aircrete Blockwork Refer to Specification to block strength

REFER TO GROUP APPROVED SUPPLIERS DRAWING FOR DETAILED SETTING OUT OF BEAM AND BLOCK FLOOR SYSTEM



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Services S/O Plan - B&B	
Rev	Date
A	Dec 2020
B	Jun 2021

WARNING TO HOUSE-PURCHASERS
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Sales Name: Ashburton Classic (Det - Hipped)
House Type Code: BABN 00HD
Spec: EMBASSY Drawing No: 10 Date: July 2020
Drawn: GDT Checked: GDT Scale: 1 : 50 @A3