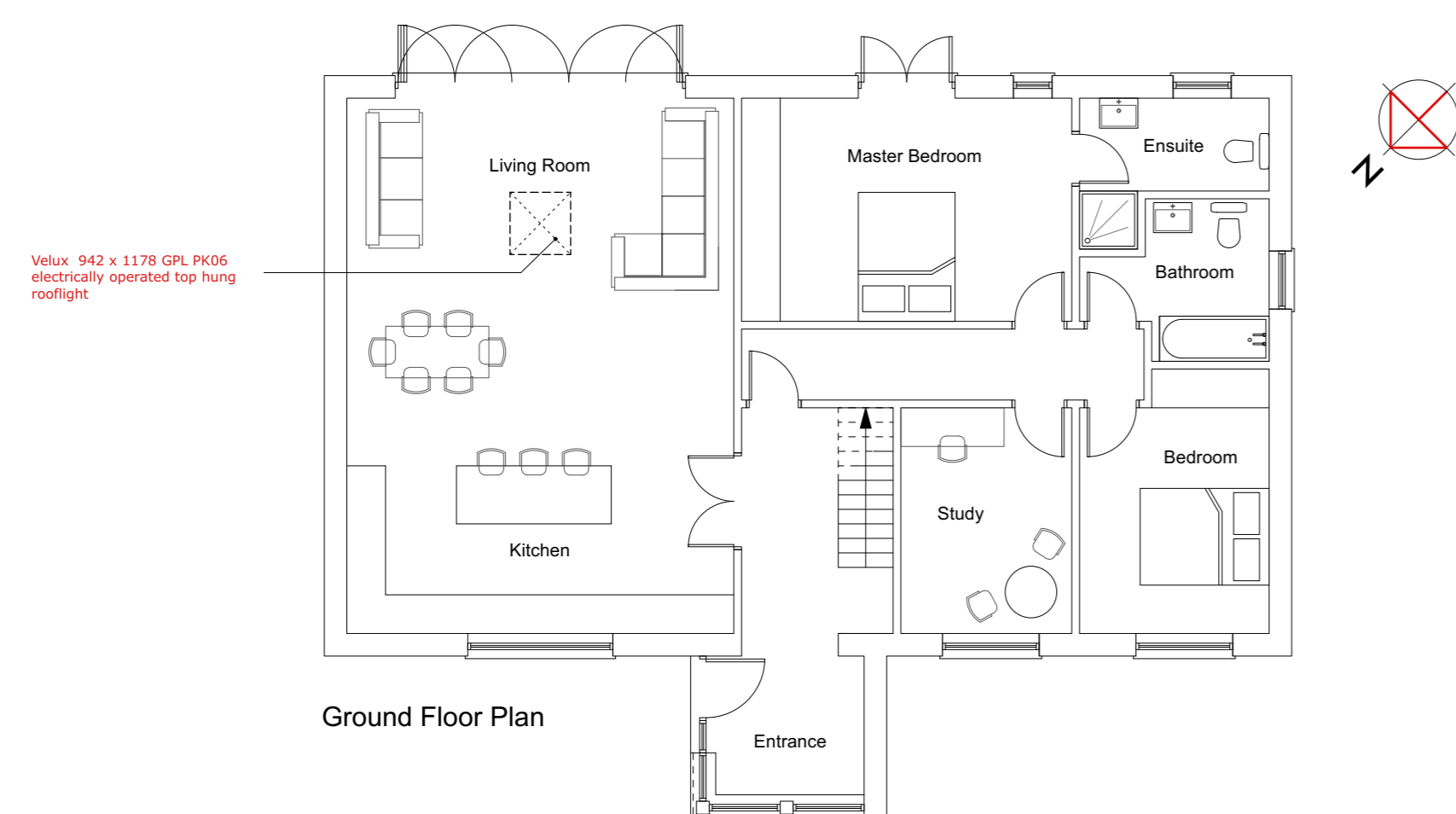
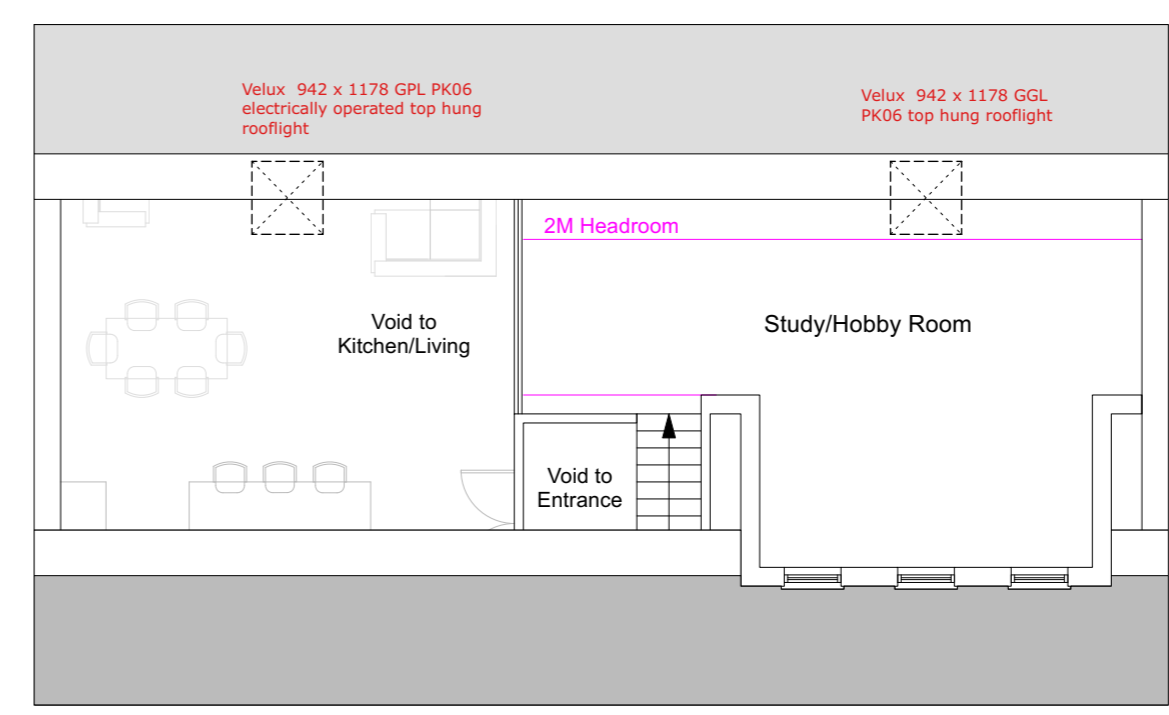


NB: All dimensions must be checked on site by contractor prior to commencement of works. Any discrepancies must be reported to Charles Green Design for action.



Ground Floor Plan

N.B: Please refer to Dwelling 2 Floor Plan dwg no: 1212/A2/11



First Floor Plan

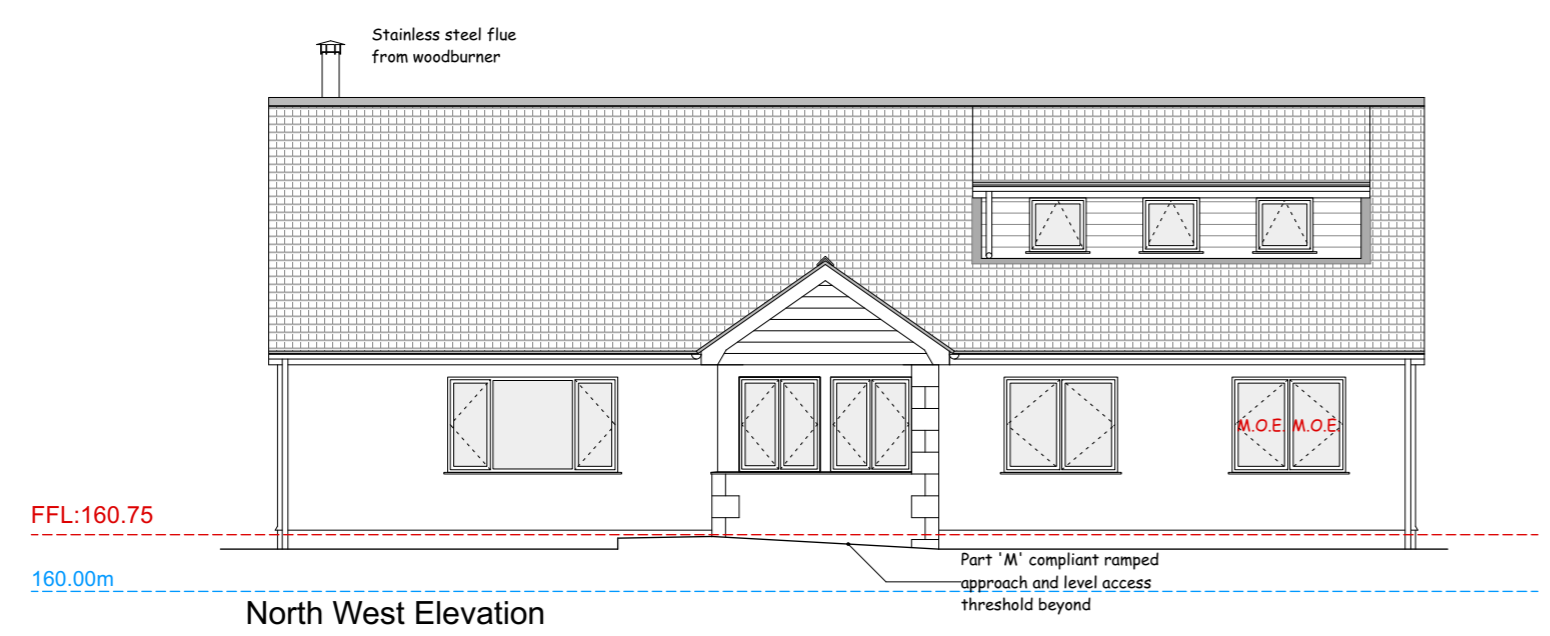
N.B: Please refer to Dwelling 2 Floor Plan dwg no: 1212/A2/12

Velux Rooflights:
Top Hung velux rooflights, 942 X 1178mm PK06 U-value = 1.1. Install between rafters trimmed as necessary in strict accordance with roof fabricator requirements and Velux installation instructions. Fit all necessary proprietary flashings etc.. to effect a weathertight seal.
N.B: Velux will require electrical connection to power the rooflight over the Living Room.

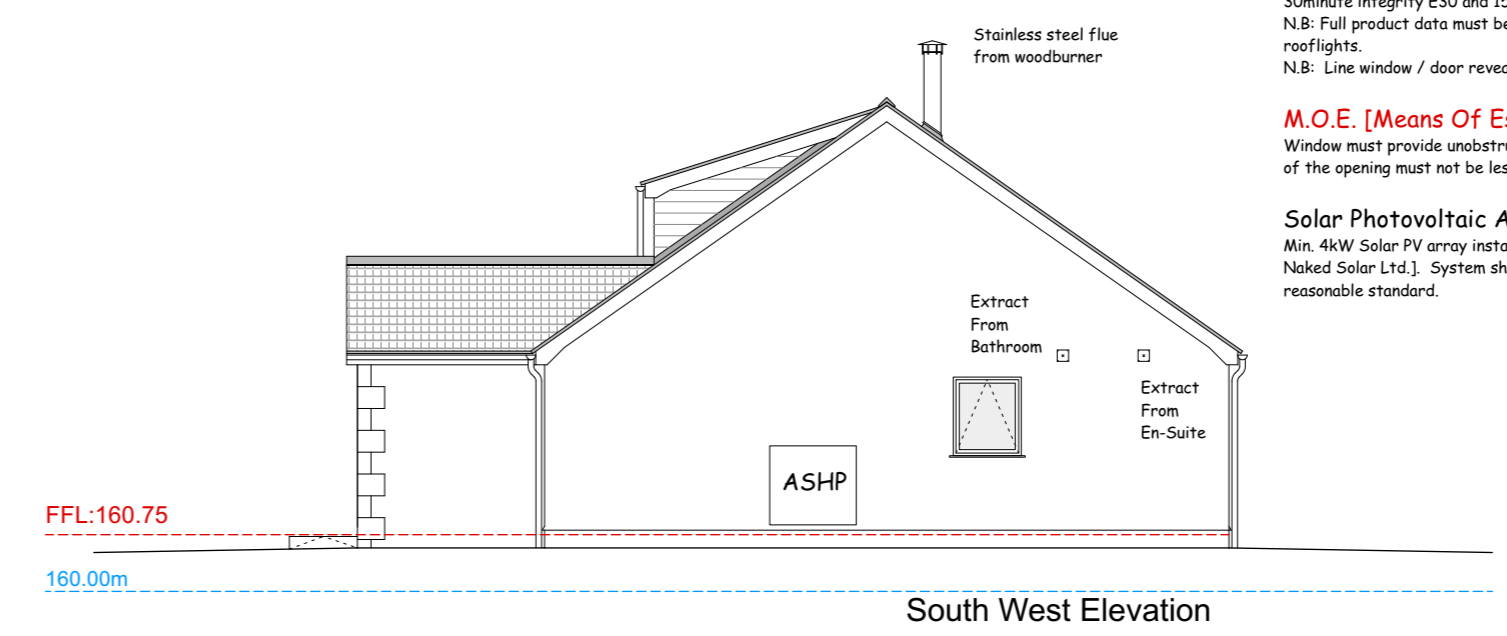
Windows and Doors: U-Value must not exceed 1.2 including frames.
Upvc framed double glazed and draft sealed units. Glazing to be 'Low e' glass with min. 16mm air gap. Any glazing occurring within 800mm of floor level, within or adjacent to doors must comply with the requirements for safety glass to BS 6206. Min 25mm rendered / checked rebates to all window reveals.
Upvc windows and doors factory painted to clients chosen colour.
All external windows and doors to the dwellings must be manufactured to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2015. The front door must be fitted with a chain or door limiter. Any letterbox must have a maximum aperture size of 260mm X 40mm.
N.B: Use insulated cavity closers/dpc to all window/door reveals and to close the cavity at the head of the wall [min. 30minute integrity E30 and 15minute insulation I15] Suggested Timloc Thermo-loc FR30 30 Minute Fire-Rated Cavity Closer.
N.B: Full product data must be supplied at as built stage SAP showing a min. U Value of 1.2 for all windows doors and rooflights.
N.B: Line window / door reveals with 32.5mm kingspan k118 insulated plasterboard.

M.O.E. [Means Of Escape]
Window must provide unobstructed openable area of min. 0.33m² being at least 450mm high and 450mm wide. The bottom of the opening must not be less than 800mm above FFL and not more than 1100mm above FFL.

Solar Photovoltaic Array
Min. 4kW Solar PV array installed on south facing roof slope to be appropriately sized for the site by specialists [suggested Naked Solar Ltd.]. System should be specified and installed according to the manufacturers instructions to ensure a reasonable standard.

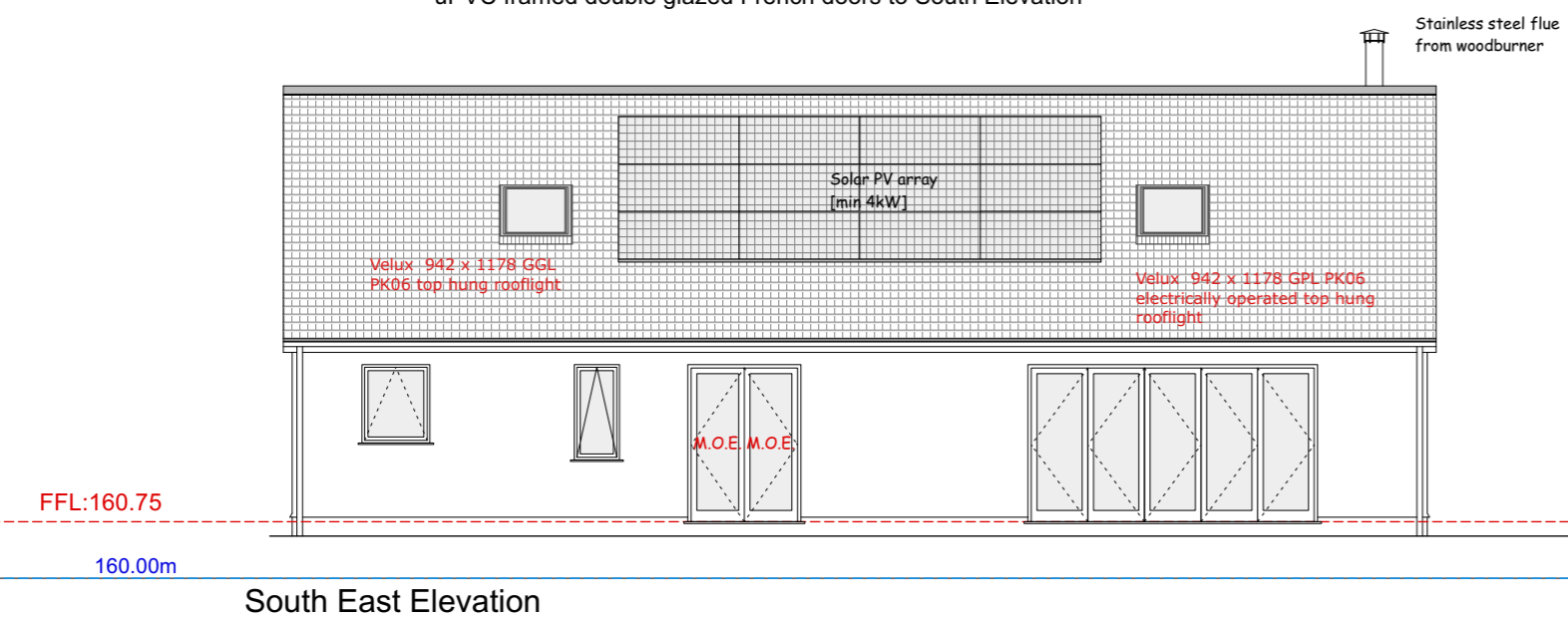
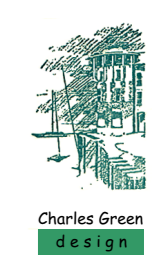
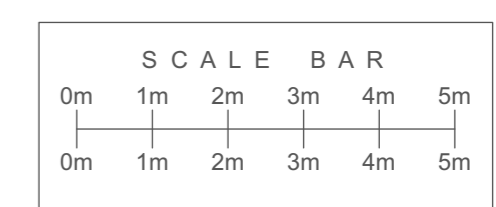


North West Elevation

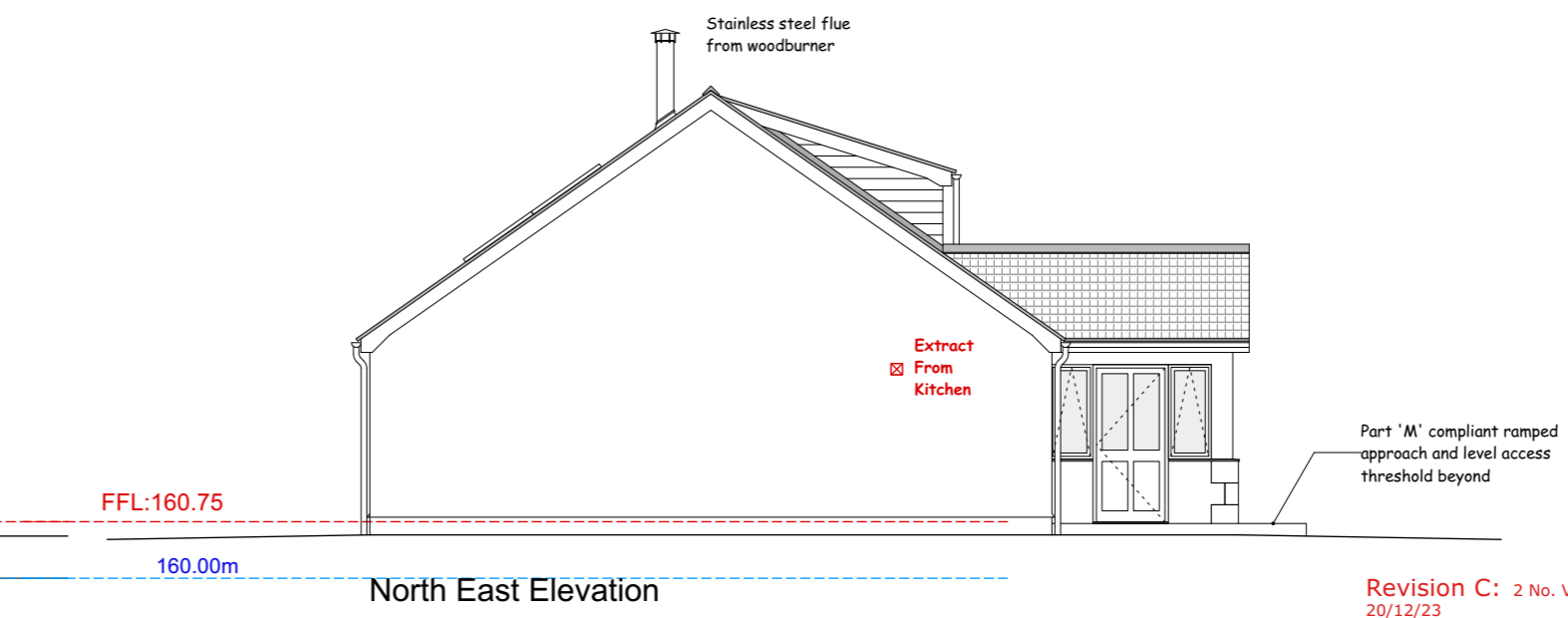


South West Elevation

Materials:
ROOFS: Profiled interlocking concrete roof tiles. Half round concrete ridge tiles. Colour: grey / brown.
WALLS: Sand / cement external render painted; Colour: Clients preference. Horizontal fibre cement cladding to dormer window. Coplour: grey. Natural stone facing to porch with granite quoins.
WINDOWS: uPVC framed double glazed units; Colour: Clients preference.
DOORS: uPVC framed single front doors with vision panel. Colour: Clients specification. uPVC framed double glazed French doors to South Elevation



South East Elevation



North East Elevation

Revision C: 2 No. Velux rooflights added at clients request. 20/12/23
Revision B: Kitchen extract discharges to outside air. 07/10/2022
Revision A: Drawing revised for building regulations application. 05/08/2022

Client	Checkley	
Job	Land at Little Downs Cardinham Bodmin, PL30 4EF	
Drawing	Dwelling 2 [Lucy and Evie] Floor Plan and Elevations	
Scale	1 : 100	
Drawn	LJC	
Date	December 2021	
Number	1212/A2/05	C
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