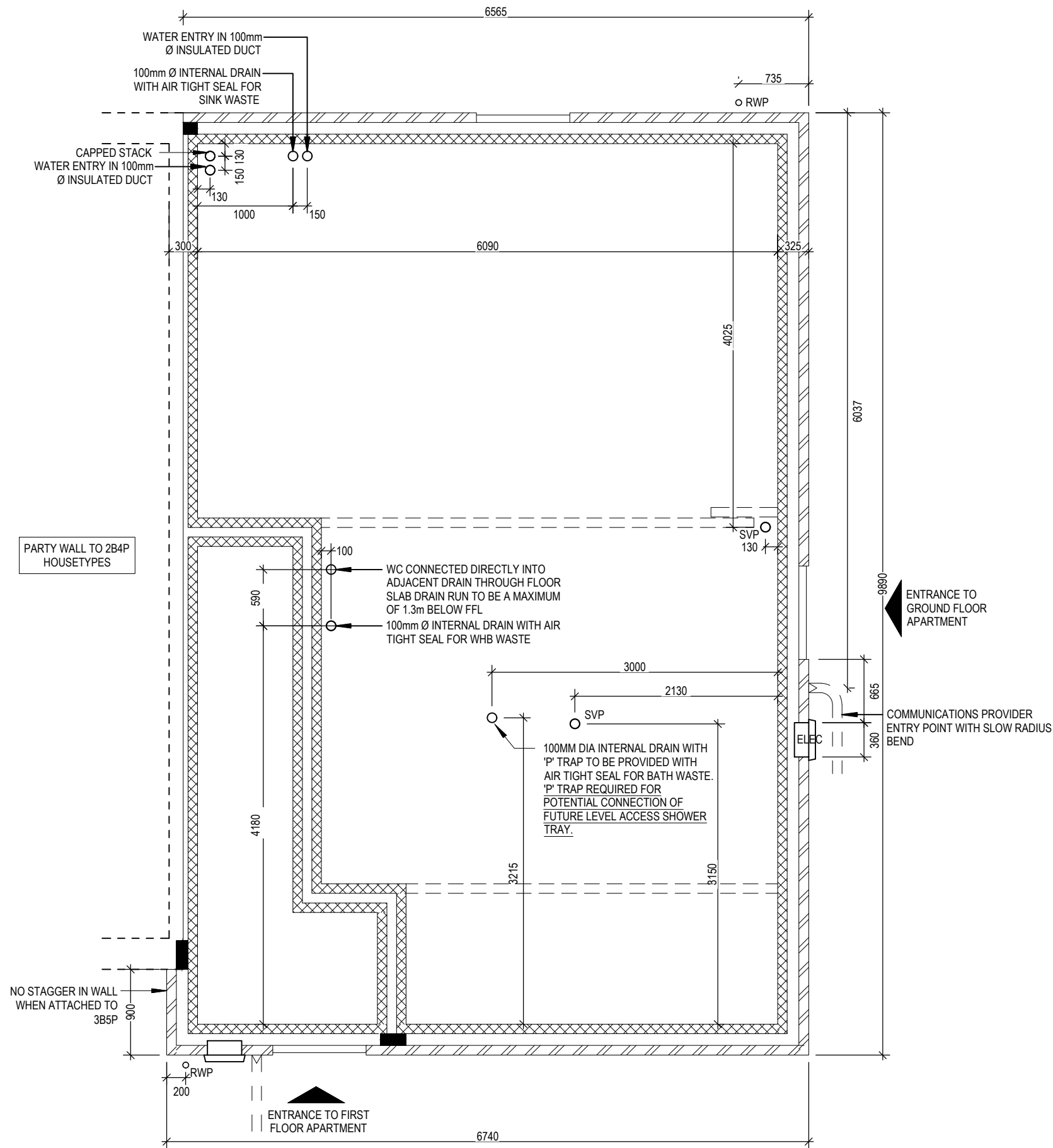




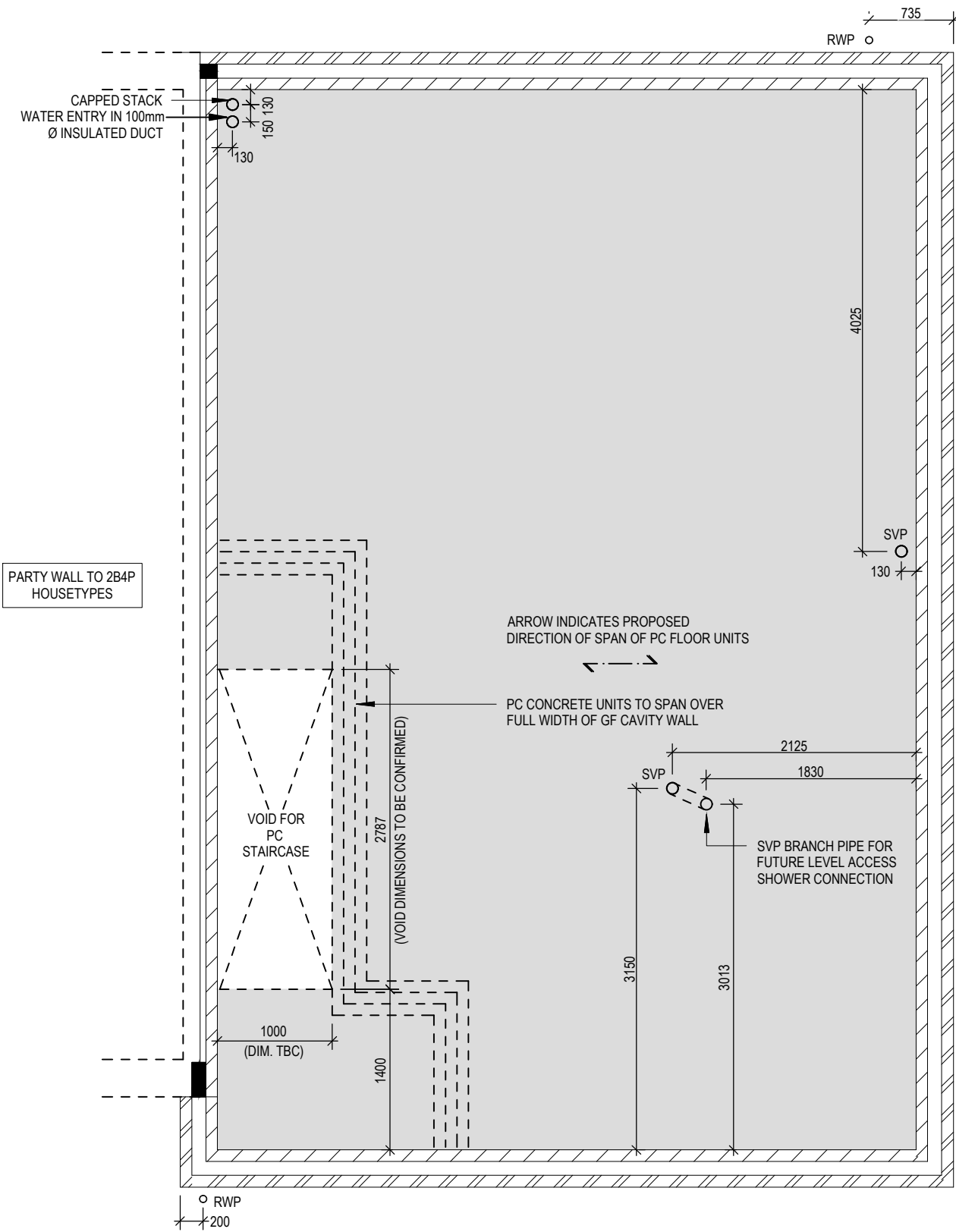
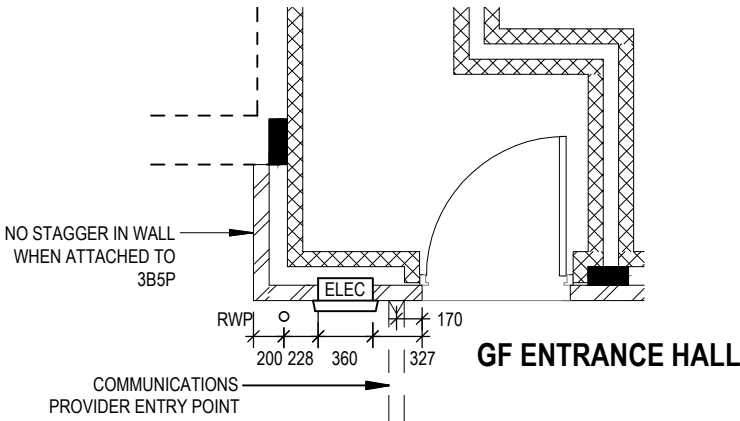
Maisonette

G SERIES

GF Maisonette Slab Penetration Layout

Scale	DCC	Dwg No
1 : 50	2	160
Date	Dwg Rev	
Feb 2023	A	

A	Updated inline with Group amendments to Spey.	18.04.24
---	---	----------



Window Schedule						
Ref	Frame Width	Frame Height	Int Block Opening	Comments	P1A - Glazing	PAS 24 - Locking
W01	1835	1415	1845		Yes	
W02	1273	1415	1283		Yes	
W03	1273	1415	1283	Handle Max. 1200mm above FFL.	Yes	
W04	1273	1040	1283		Yes	

Door Schedule - External							
Ref	Frame Width	Int. Block Opening	Height	Minimum Clear Door Internal Access Width	Model	P1A - Glazing	PAS 24 - Locking
D01	1005	1045	2100	850	ED06 M4(2)	Yes	Yes
D02	1005	1045	2100	850	ED06 M4(2)	Yes	Yes
D03	1005	1045	2100	850	RD01 M4(2)	Yes	Yes

Door Schedule - Internal					
Ref	Width	Height	Minimum Clear Door Internal Access Width	Fire Rating	Code
D04	925	2031	800		ID7
D05	900	2031	775		ID1
D06	900	2031	775		ID1
D07	900	2031	775		ID1
D08	900	2031	775		ID1

WALL LEGEND

WALL TYPE	SIZE (mm)	STRENGTH (N/mm²)	DENSITY (Kg/m³)	LAMBDA (λ)
BLOCKWORK 	100	7.3	1450	0.19

REFER TO TM59 CALCULATION FOR OPENINGS REMOVING EXCESS HEAT. ALL BEDROOM WINDOWS DESIGNED TO 1.1M ABOVE FFL WITH A BUILD TOLERANCE +0/-100MM. WINDOWS WITH LOWER OPENING HEIGHTS ARE EXCLUDED FROM TM59 CALCULATION AND REQUIRED FOR MEANS OF ESCAPE.

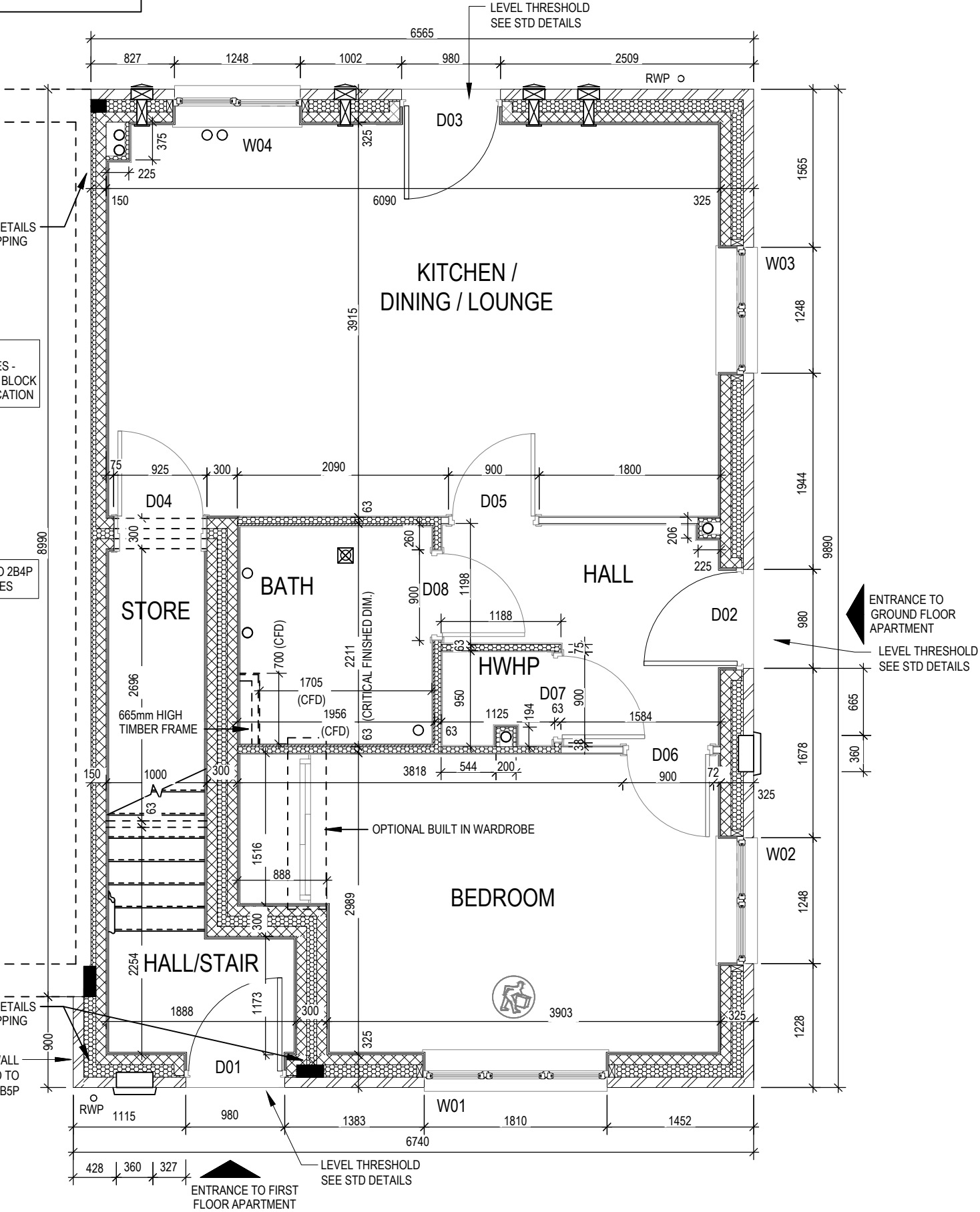
SEE STANDARD DETAILS FOR CAVITY STOPPING

NOTE:
PARTY WALL CONSTRUCTION VARIES -
FOR PARTY WALL SPECIFICATION & BLOCK
TYPE REFER TO GENERAL SPECIFICATION

PARTY WALL TO 2B4P
HOUSE TYPES

SEE STANDARD DETAILS
FOR CAVITY STOPPING

NO STAGGER IN WALL
WHEN ATTACHED TO
3B5P



16.04.24

12.06.24

16.12.24

A

B

C

Updated inline with Group amendments to Spey.

Level threshold notes added.

Blockwork key added.

Dwg No

DCC

Scale

1 : 50

Date

Feb 2023

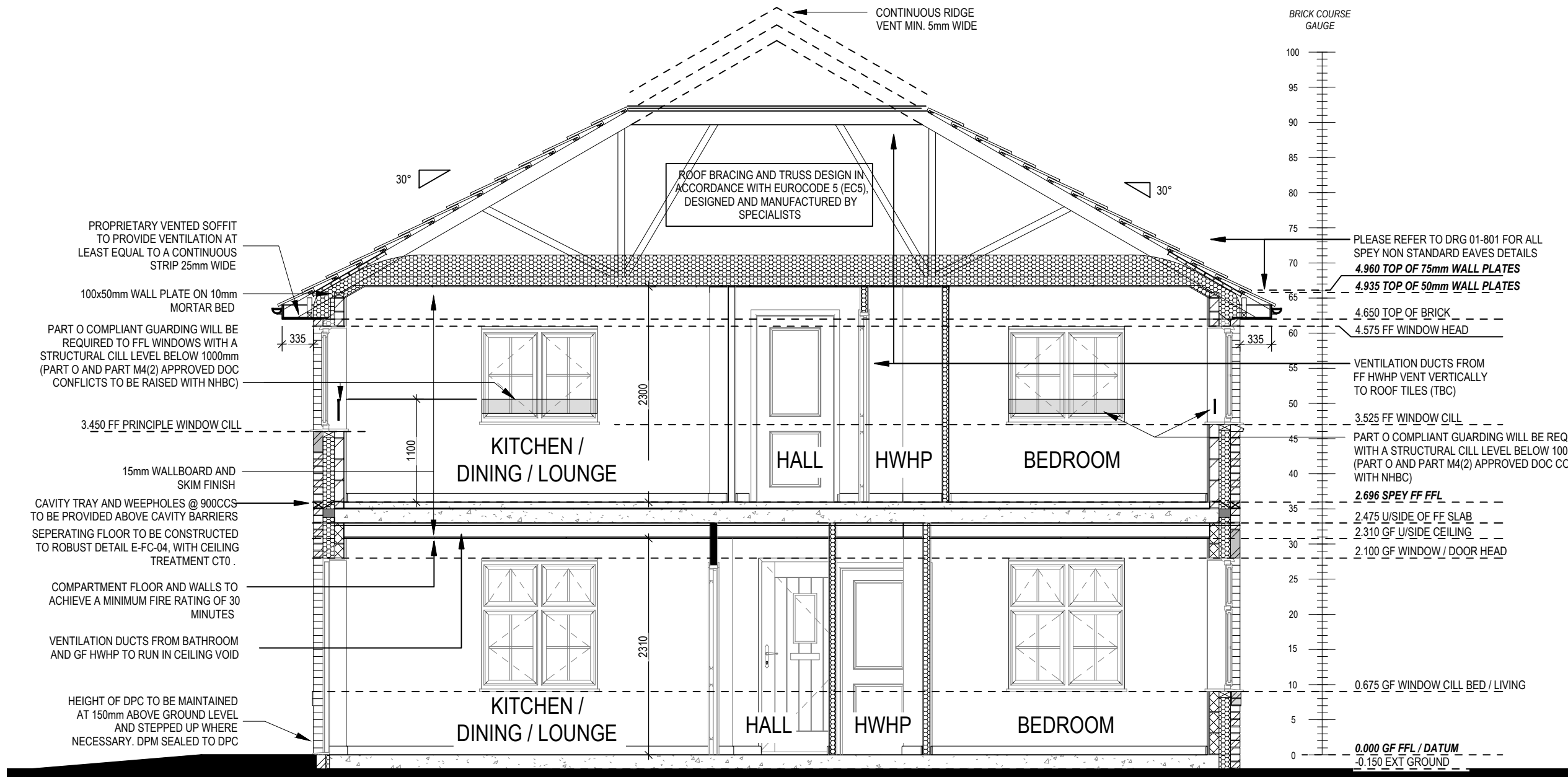
Dwg Rev

C

GF Maisonette Structural
Layout

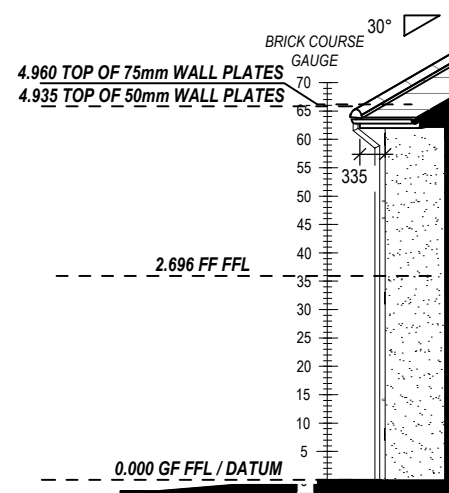
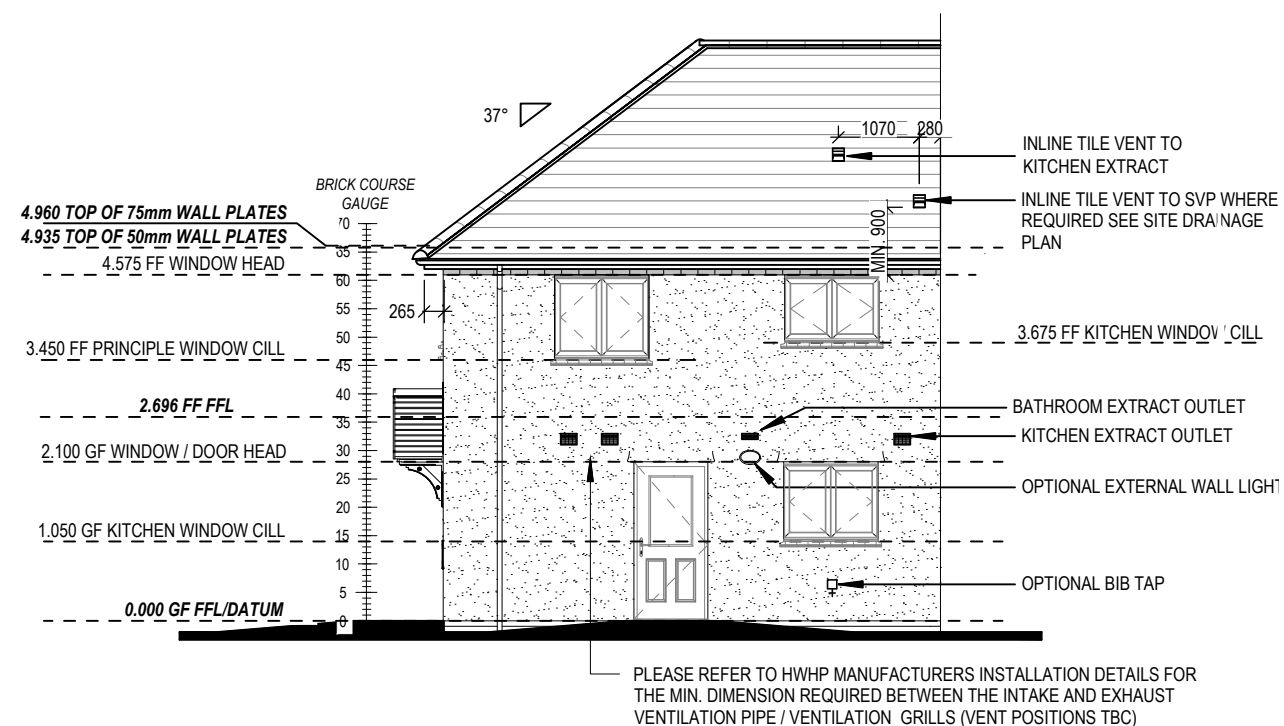
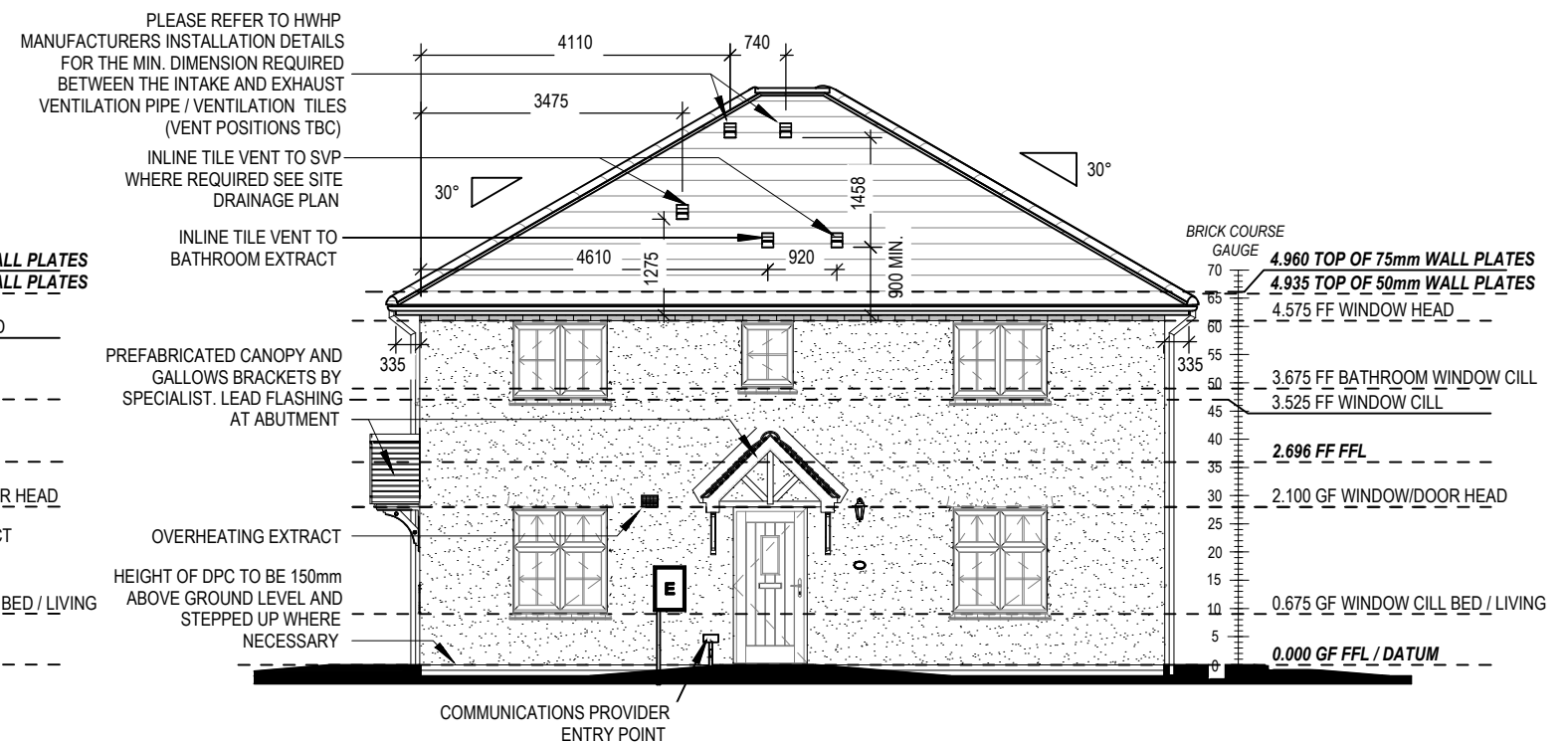
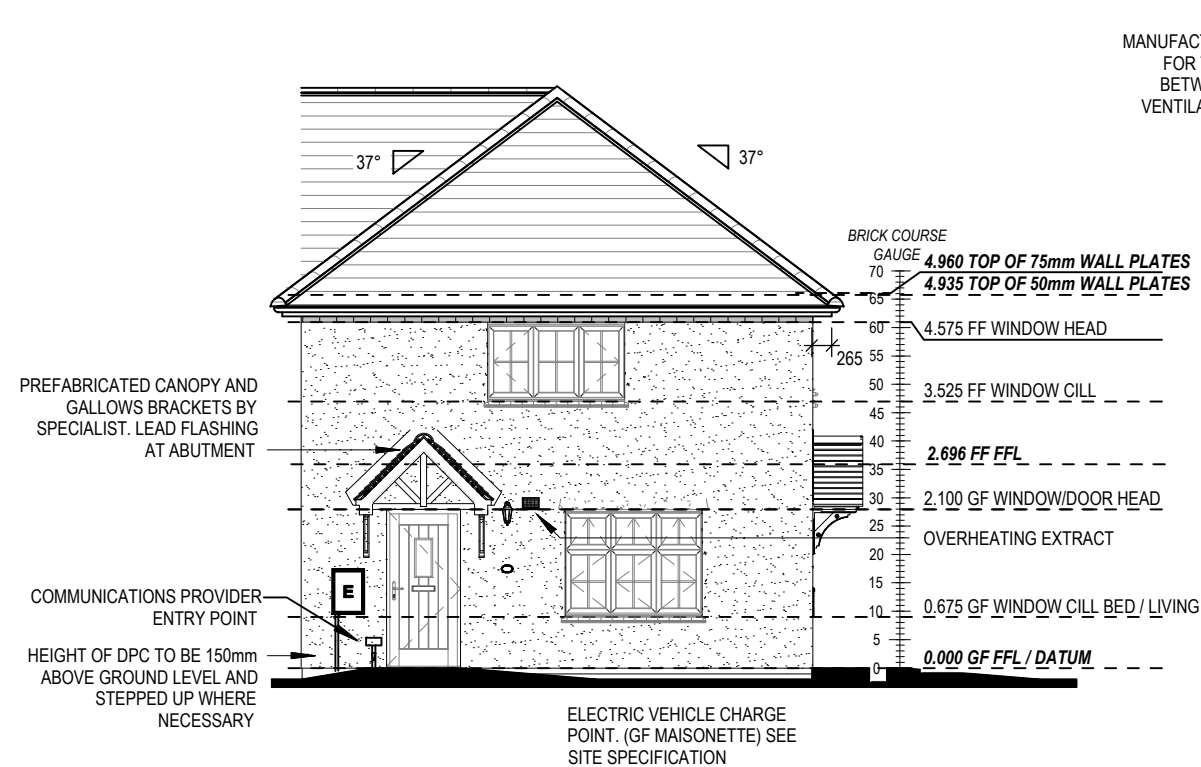
Maisonette
G SERIES

This drawing must be read in conjunction with relevant Redrow specifications, standard details & structural calculations. All dimension are taken from face of Brick/Block & Studwork. This drawing is subject to copyright law. Do Not Scale Off This Drawing



REFER TO SITE SPECIFICATION FOR FLOOR CONSTRUCTION AND FOUNDATION DESIGN. FOUNDATION DEPTH AND DETAIL TO SUIT SITE CONDITIONS AND TO THE SATISFACTION OF LOCAL AUTHORITY AND APPROVED INSPECTOR

Maisonette G SERIES	Section A-A	Scale	DCC	Dwg No	Date	Dwg Rev
		1 : 50	2	301		
		Feb 2023		A		
This drawing must be read in conjunction with relevant Redrow specifications, standard details & structural calculations. All dimension are taken from face of Brick/Block & Studwork. This drawing is subject to copyright law. Do Not Scale Off This Drawing						



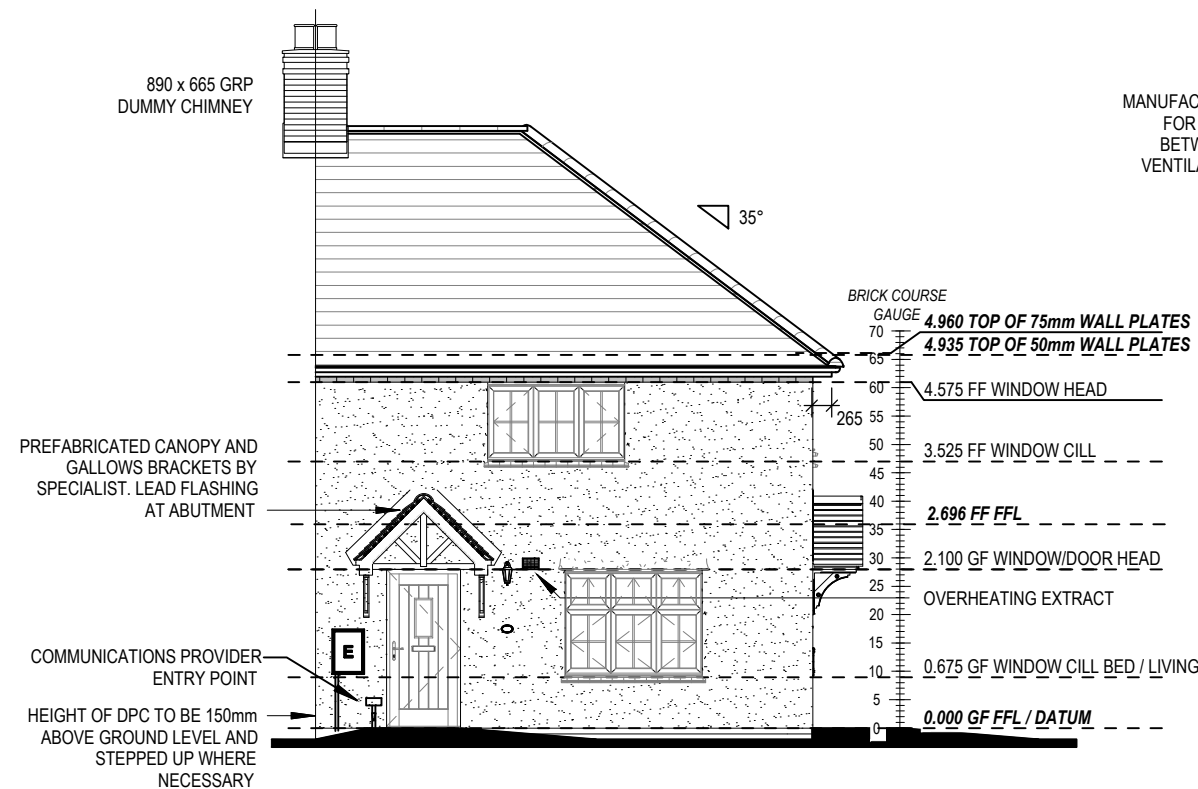
C	First floor Kitchen extract indicated to file vent.	25.03.25
B	EV chargers omitted due to off plot parking.	05.03.25
A	Updated inline with Group amendments to Spey.	18.04.24

Scale 1:100
 Date Feb 2023
 DCC 2
 Dwg No 402
 Dwg Rev C

**Maisonette / 2B4P
Elevations - A1**

Maisonette

G SERIES



FRONT ELEVATION

PLEASE REFER TO HWWP MANUFACTURERS INSTALLATION DETAILS FOR THE MIN. DIMENSION REQUIRED BETWEEN THE INTAKE AND EXHAUST VENTILATION PIPE / VENTILATION TILES (VENT POSITIONS TBC)

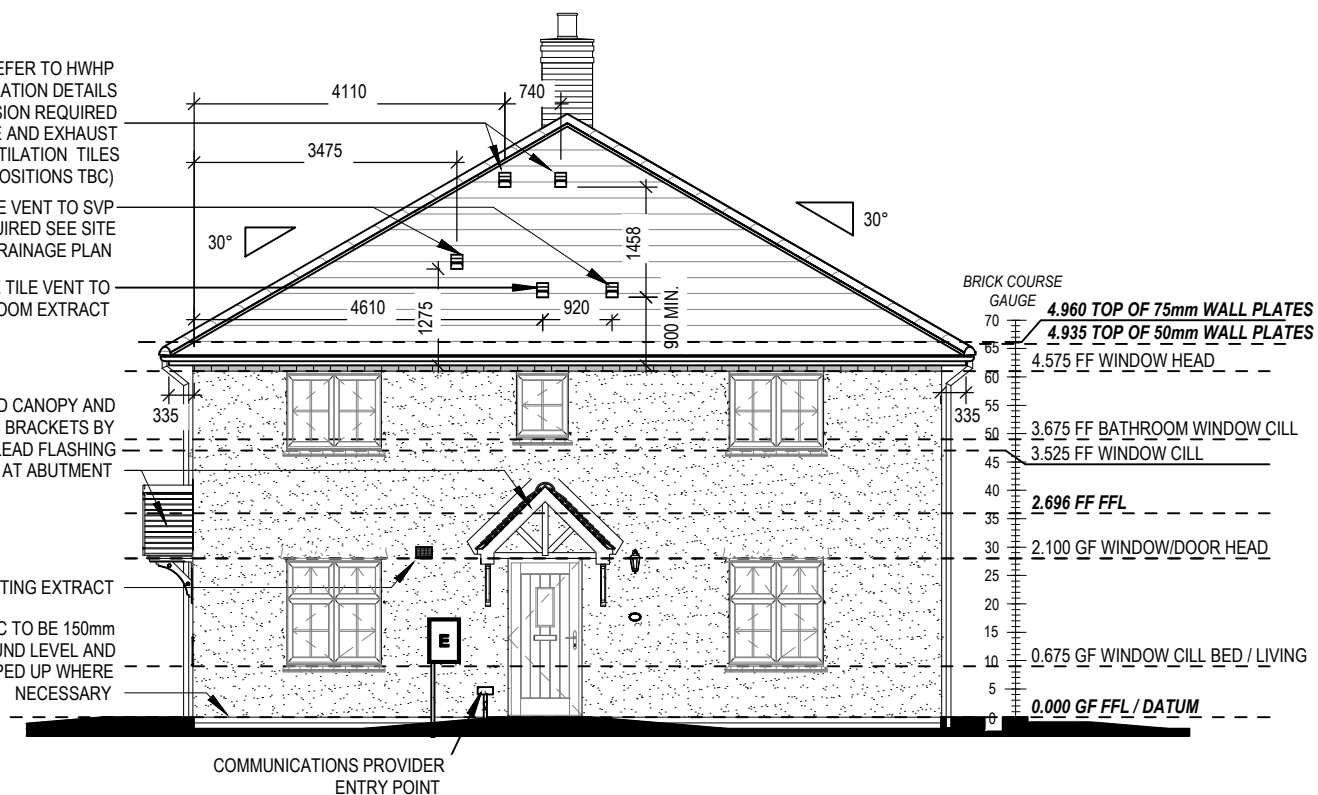
INLINE TILE VENT TO SVP WHERE REQUIRED SEE SITE DRAINAGE PLAN

INLINE TILE VENT TO BATHROOM EXTRACT

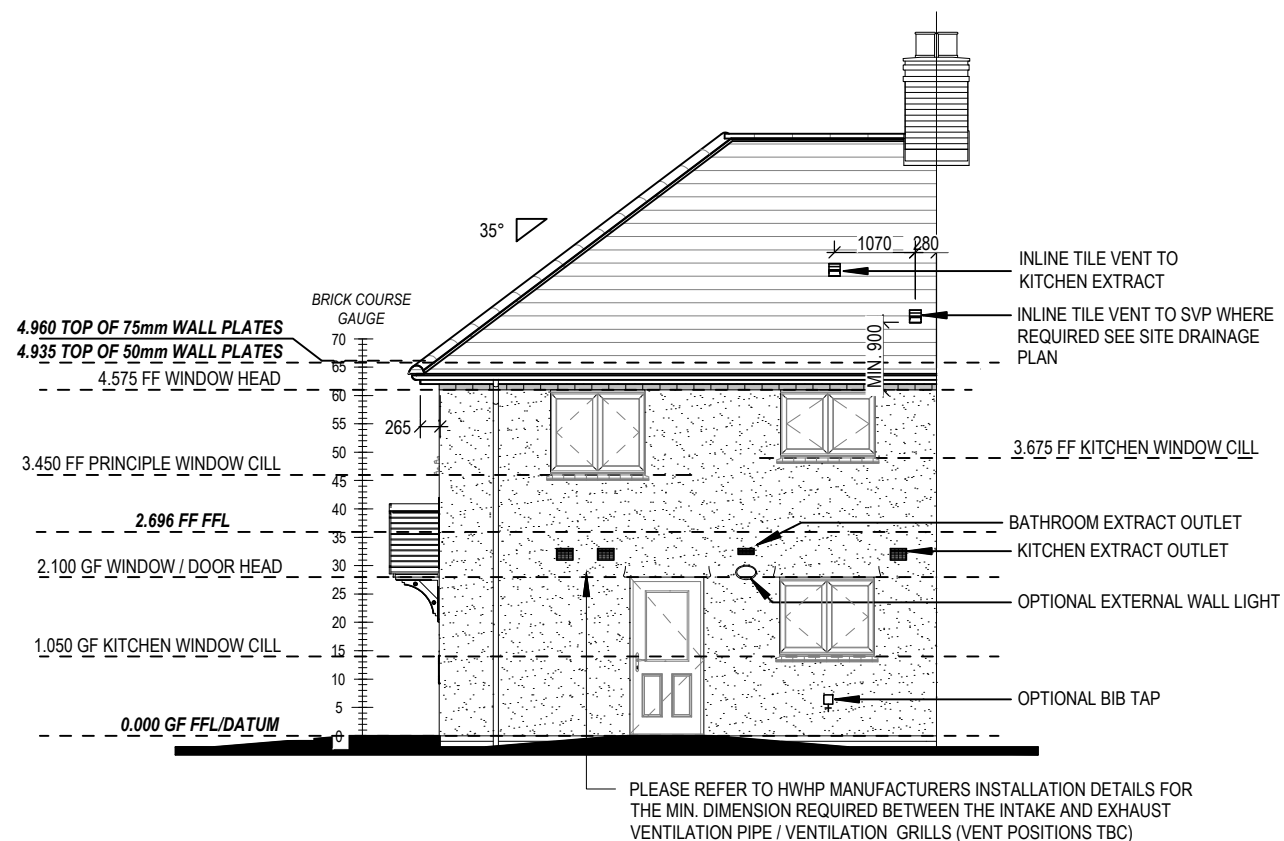
PREFABRICATED CANOPY AND GALLOWS BRACKETS BY SPECIALIST. LEAD FLASHING AT ABUTMENT

OVERHEATING EXTRACT

HEIGHT OF DPC TO BE 150mm ABOVE GROUND LEVEL AND STEPPED UP WHERE NECESSARY



SIDE ELEVATION



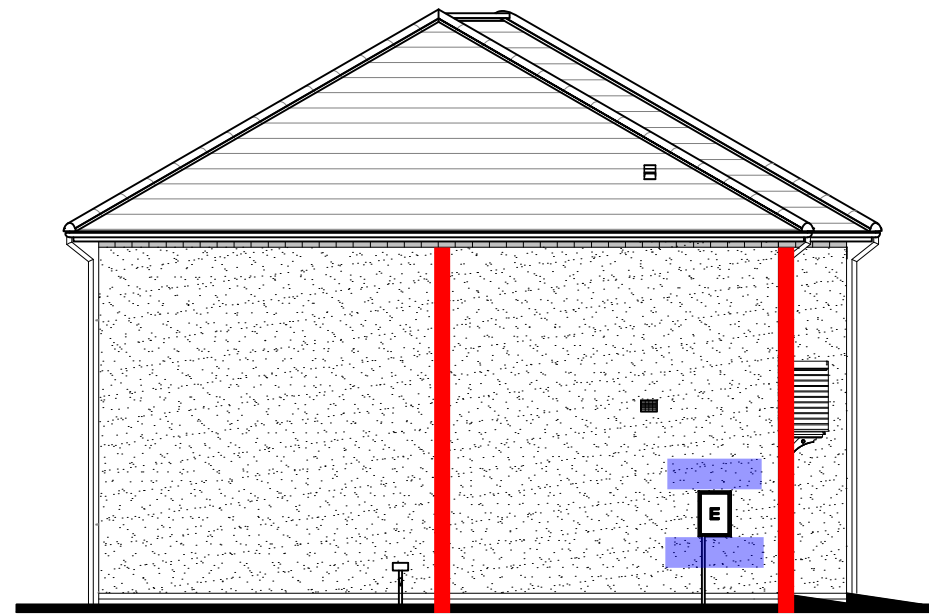
REAR ELEVATION

C	First floor Kitchen extract indicated to tile vent.	25.03.25
B	EY chargers omitted due to off plot parking.	05.03.25
A	Updated inline with Group amendments to Spey.	18.04.24

Dwg No	404	Dwg Rev	C
DCC	2		
Scale	1:100	Date	Feb 2023

Maisonette / 3B5P
Elevations - A1

Maisonette
G SERIES



SIDE ELEVATION

MJ

MJ

BRICKFORCE SBF35W60 OR MURFOR COMPACT E-70 BED JOINT REINFORCEMENT POSITIONED IN THE FIRST TWO BED JOINTS IMMEDIATELY ABOVE AND BELOW OPENINGS, EXTENDING MIN 600mm BEYOND. IN ACCORDANCE WITH NHBC TECHNICAL EXTRA - APRIL 2017 ISSUE 22



FRONT ELEVATION

MJ

MJ

BRICKFORCE SBF35W60 OR MURFOR COMPACT E-70 BED JOINT REINFORCEMENT PROVIDED TO FULL WIDTH OF WALL PANEL ABOVE/BELOW OPENINGS IN BED JOINTS AT 225 CTRS,

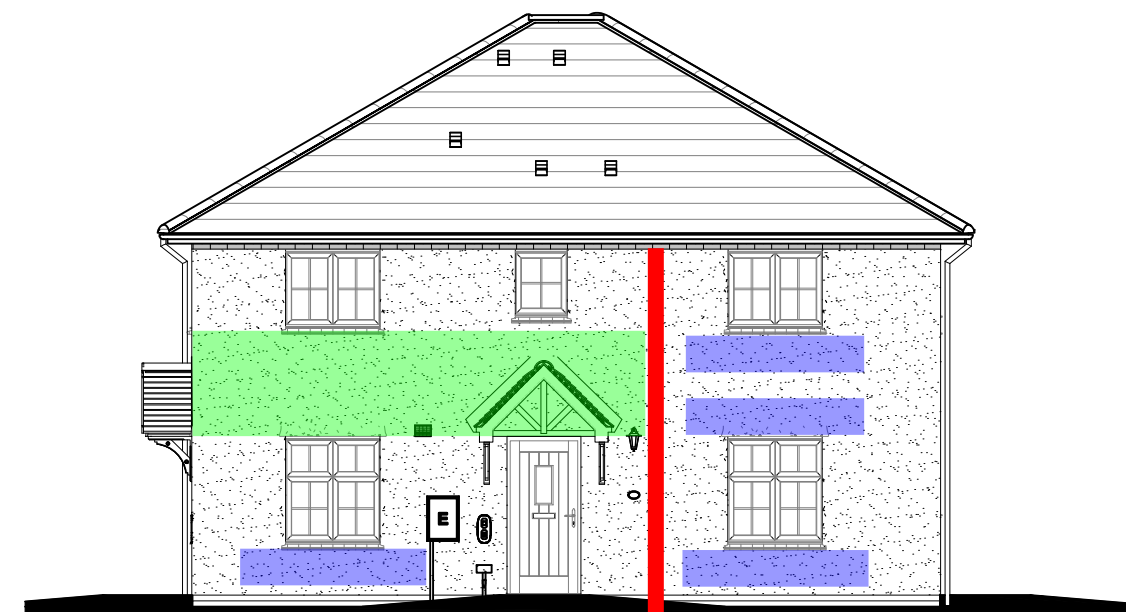


REAR ELEVATION

MJ

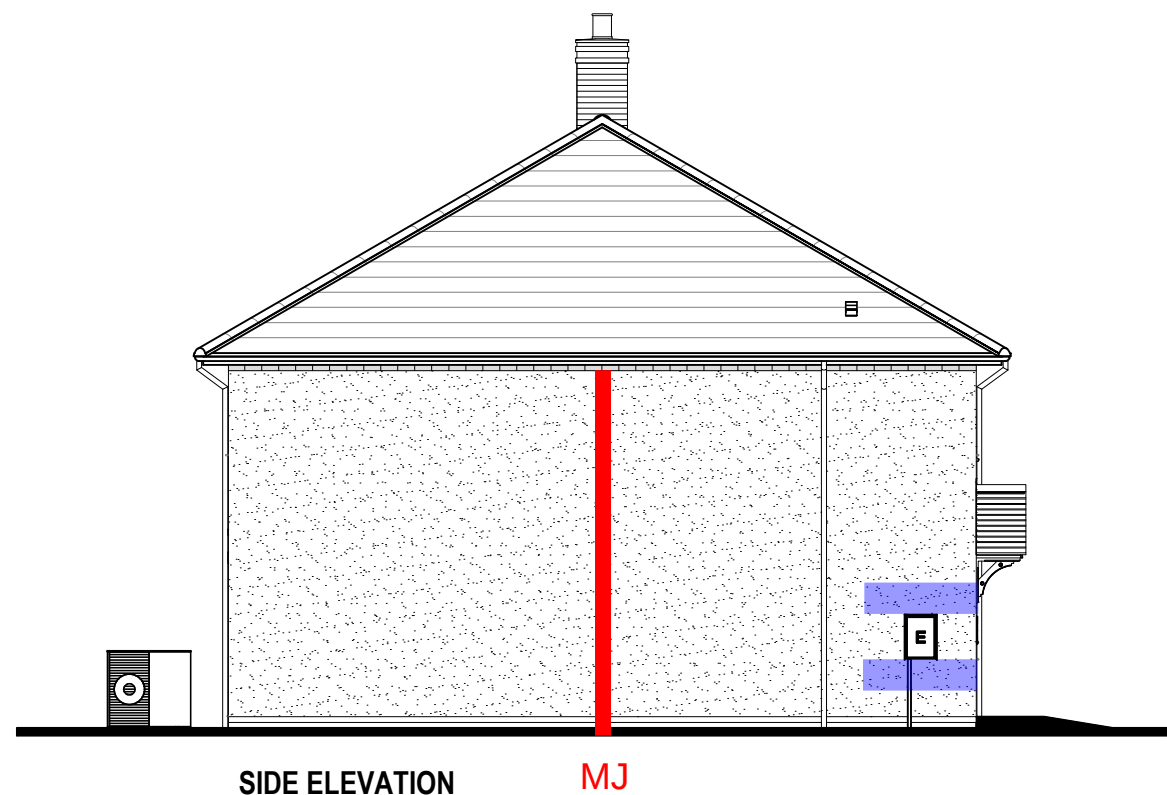
MJ

MJ

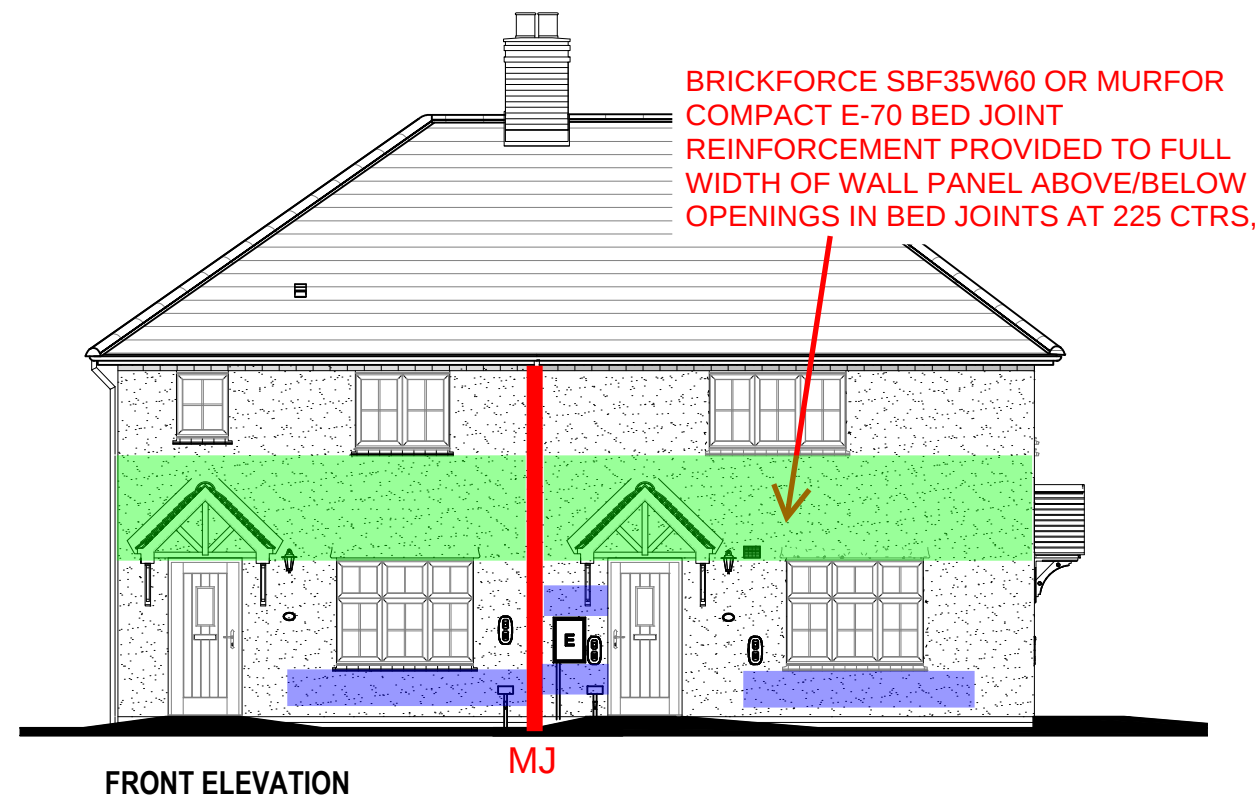


SIDE ELEVATION

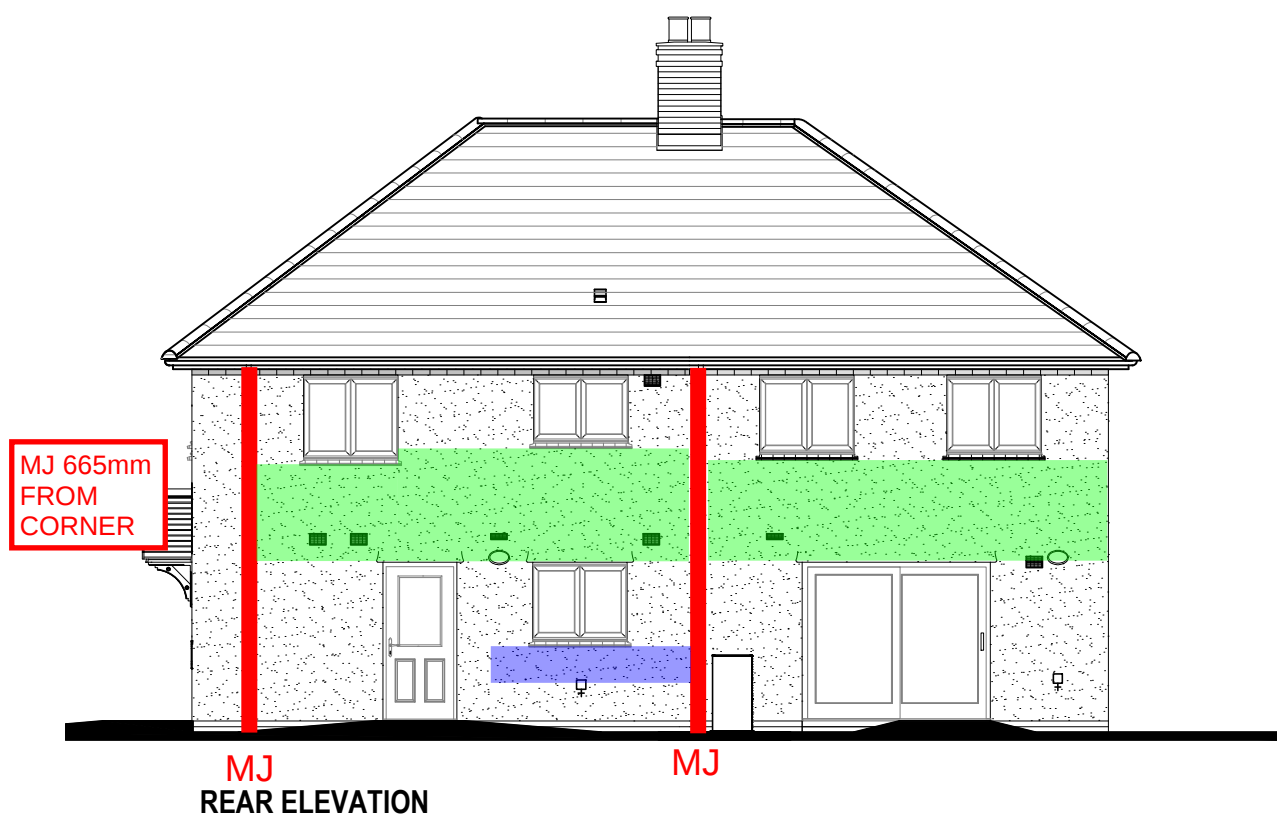
MJ



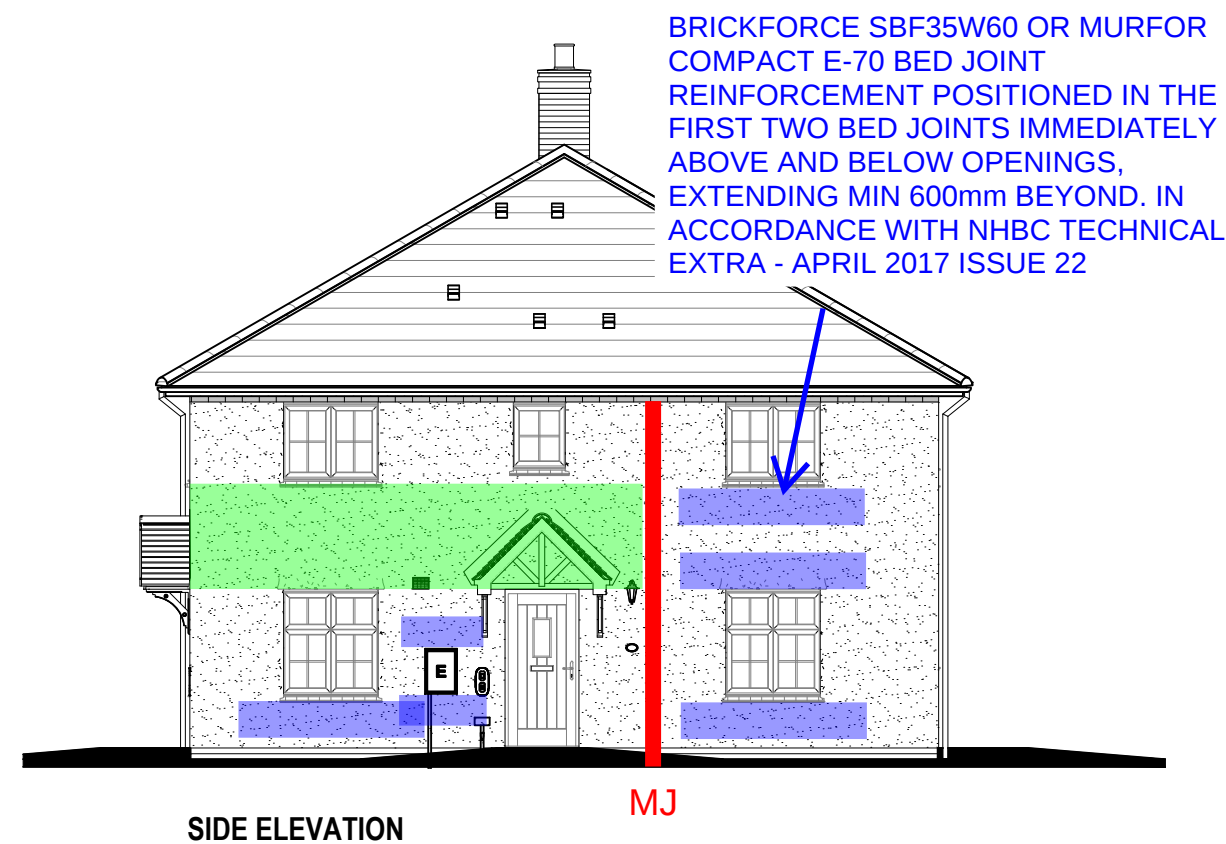
SIDE ELEVATION MJ



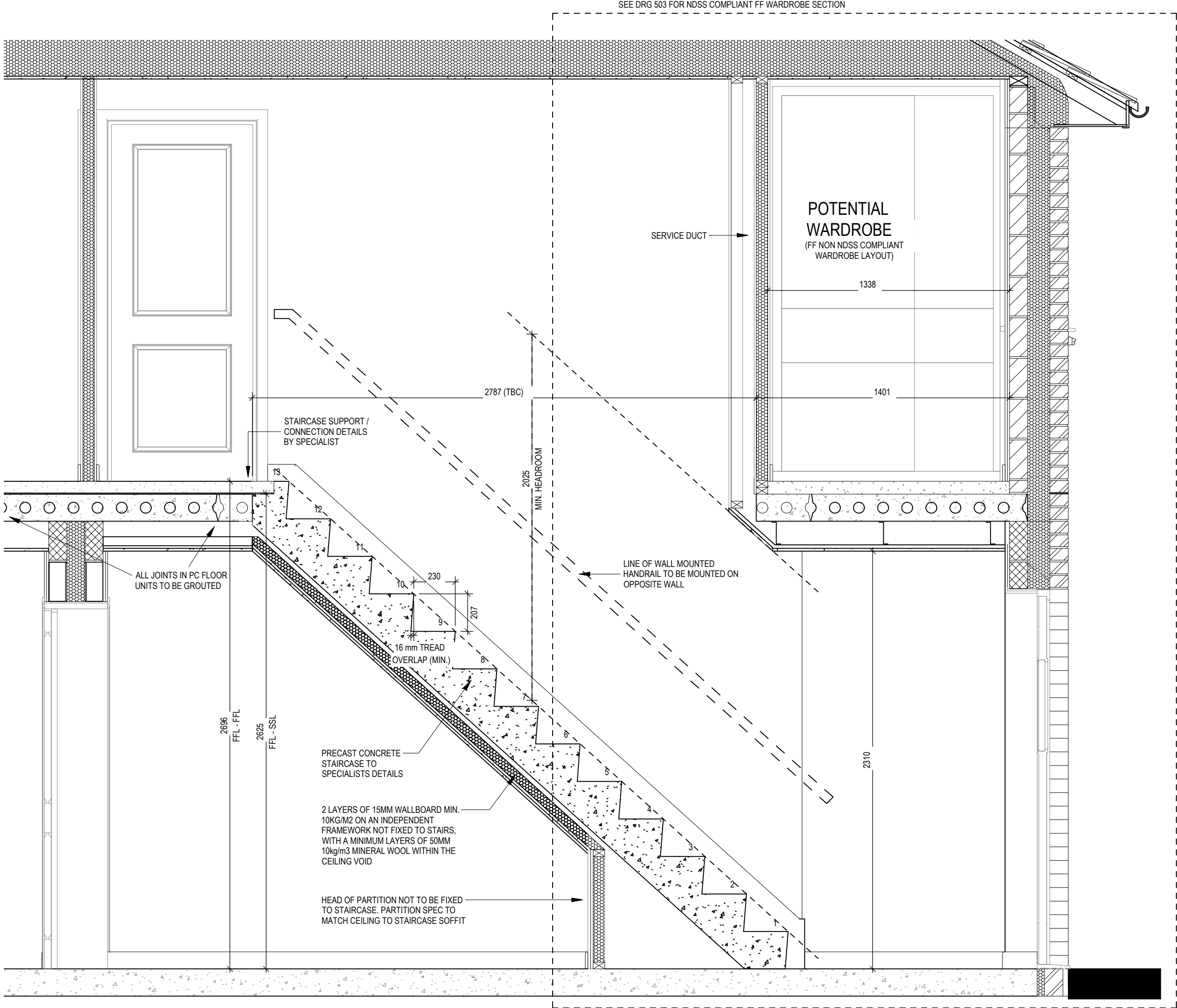
FRONT ELEVATION MJ



MJ REAR ELEVATION MJ

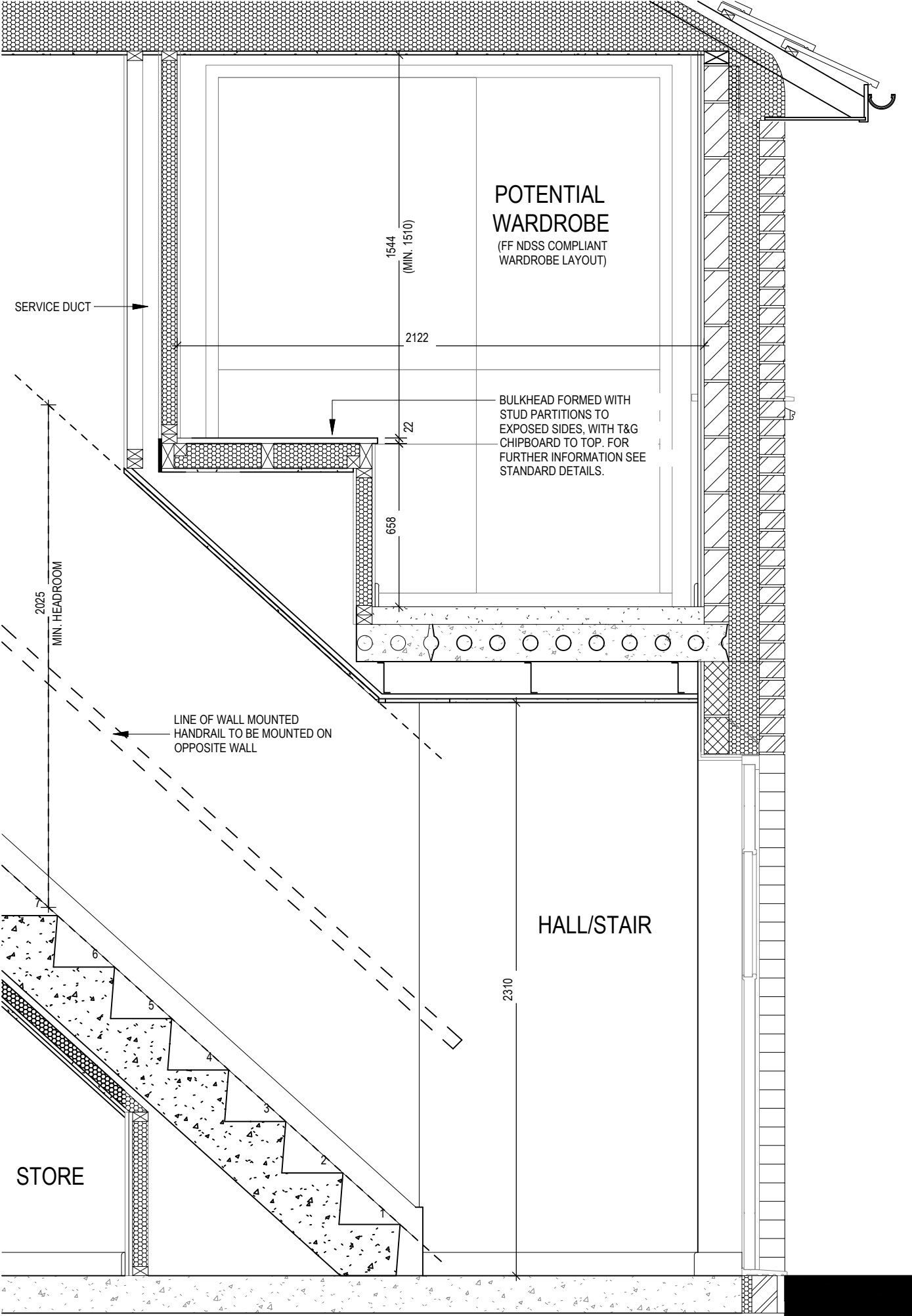


SIDE ELEVATION MJ



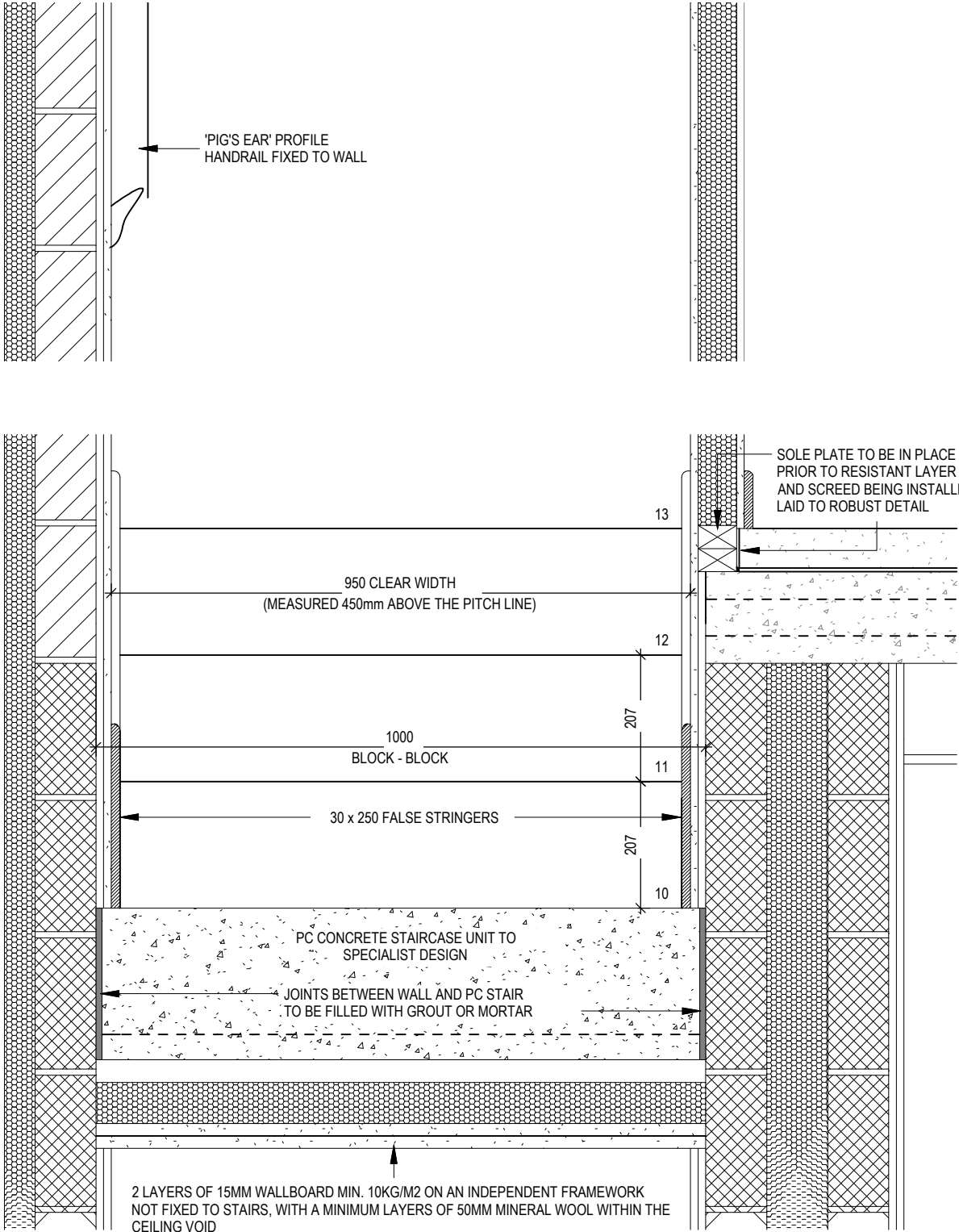
SECTION A-A (FF NON NDSS COMPLIANT WARDROBE)

Maisonette G SERIES	FF Maisonette Staircase Details 2 of 3			Scale 1 : 20	DCC 2	Dwg No 502
				Date Feb 2023	Dwg Rev	
	This drawing must be read in conjunction with relevant Redrow specifications, standard details & structural calculations. All dimension are taken from face of Brick/Block & Studwork. This drawing is subject to copyright law. Do Not Scale Off This Drawing					



SECTION A-A (FF NDSS COMPLIANT WARDROBE)

Scale: 1 : 20



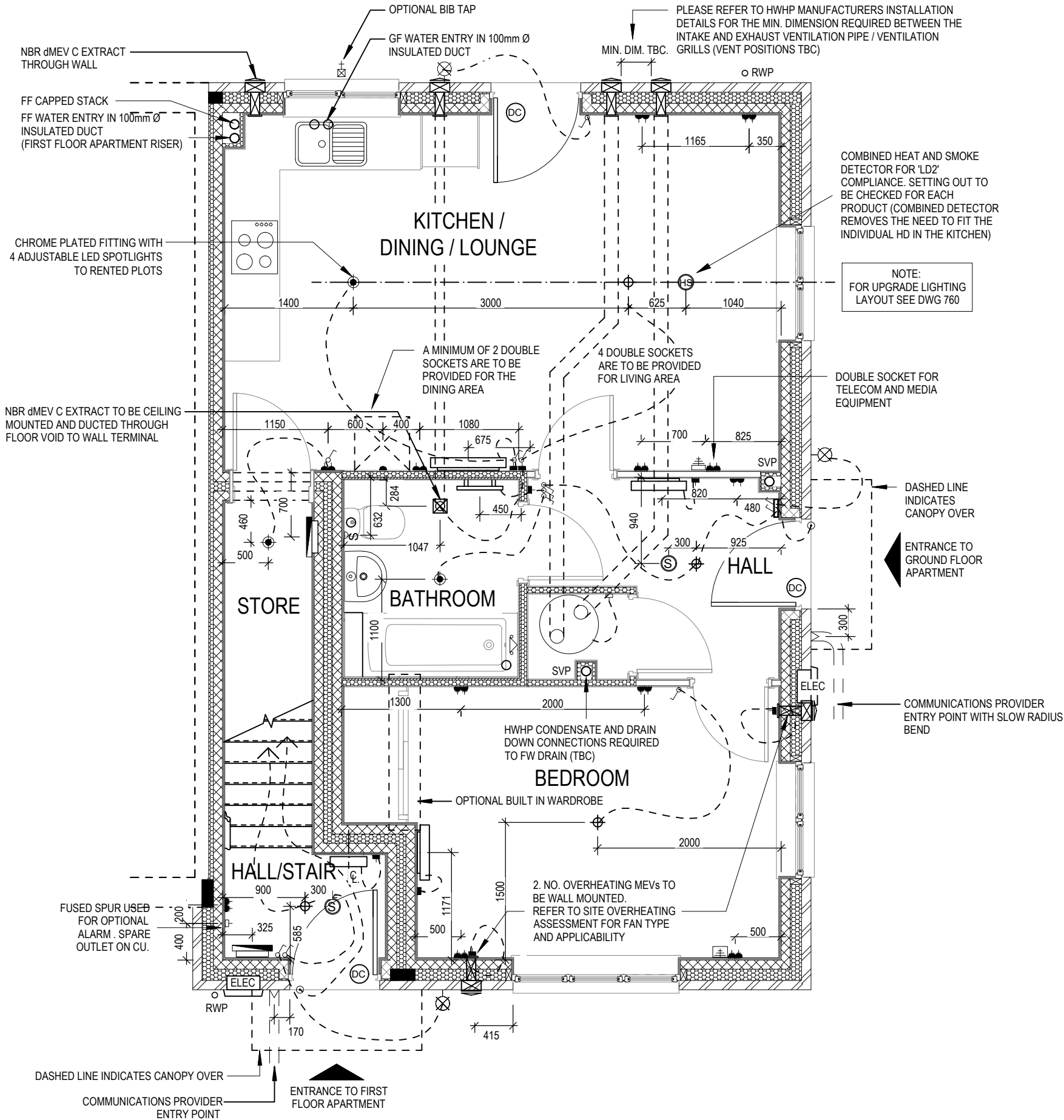
SECTION B-B

Scale: 1 : 10

Maisonette G SERIES	FF Maisonette Staircase Details 3 of 3			Scale As Indicated Date Feb 2023	DCC 2	Dwg No 503
						Dwg Rev

ELECTRICAL LEGEND

- PENDANT TYPE LIGHT FITTING
- BATTEN HOLDER LIGHT FITTING
- SINGLE S/W SOCKET OUTLET (LOW LEVEL)
- DOUBLE S/W SOCKET OUTLET (FILLED AT LOW LEVEL, CLEAR AT HIGH LEVEL)
- DOUBLE S/W SOCKET OUTLET WITH DOUBLE USB SOCKET (FILLED AT LOW LEVEL, CLEAR AT HIGH LEVEL)
- ELECTRIC VEHICLE CHARGE POINT (SEE SITE SPECIFICATION)
- EXTERNAL POWER SUPPLY (OPTIONAL)
- FUSED OUTLET (IMMERSION)
- ISOLATOR SWITCH
- SINGLE SWITCH, DOUBLE SWITCH, TRIPLE SWITCH
- NOTE: WHERE MULTIPLE SWITCHES ARE INDICATED TOGETHER THESE ARE TO BE SWITCHED ON ONE SINGLE PLATE NOT ON MULTIPLE PLATES.
- T.V. POINT WITH OPTIONAL DATA POINT
- COMBINED T.V., SATELLITE AND DATA POINT
- DATA POINT
- SMOKE DETECTOR
- HEAT DETECTOR
- SHAVER SOCKET
- ROOM THERMOSTAT
- INDIVIDUAL ZONE THERMOSTAT
- PROGRAMMER AND HOT WATER TIMER
- PROGRAMMABLE THERMOSTAT
- EXTERNAL WALL LIGHT FITTING WITH INTEGRAL DUSK TO DAWN SENSOR
- EXTERNAL SURFACE MOUNTED BULKHEAD LIGHT FITTING TO CANOPY
- DOOR BELL PUSH BUTTON IN FRAME
- PV METER SWITCH (SITE UPGRADE/CUSTOMER OPTION)
- SEMI RECESSED CONSUMER UNIT
- DUSK TO DAWN SENSOR
- COMMS ENTRY POINT WITH SLOW RADIUS BEND
- COMBINATION WALL MOUNTED ELECTRICAL DEVICES (REFER TO STD DETAIL), CONSISTING:
- DOOR BELL CHIME
- ALARM KEYPAD (CUSTOMER OPTION)
- TRIPLE LIGHT SWITCH
- BANK OF SWITCHES
- PASSIVE INFRA-RED DETECTOR TO BE FITTED 2.4m MAX ABOVE FFL (CUSTOMER OPTION)
- DOOR CONTACT (CUSTOMER OPTION)



Maisonette

G SERIES

Services Layout

Ground Floor

Scale

1 : 50

Scale

1 : 50

DCC

2

DCC

2

Dwg No

601

Dwg No

601

Date

Feb 2023

Date

Feb 2023

Dwg Rev

C

Dwg Rev

C

05.03.25

21.02.25

18.04.24

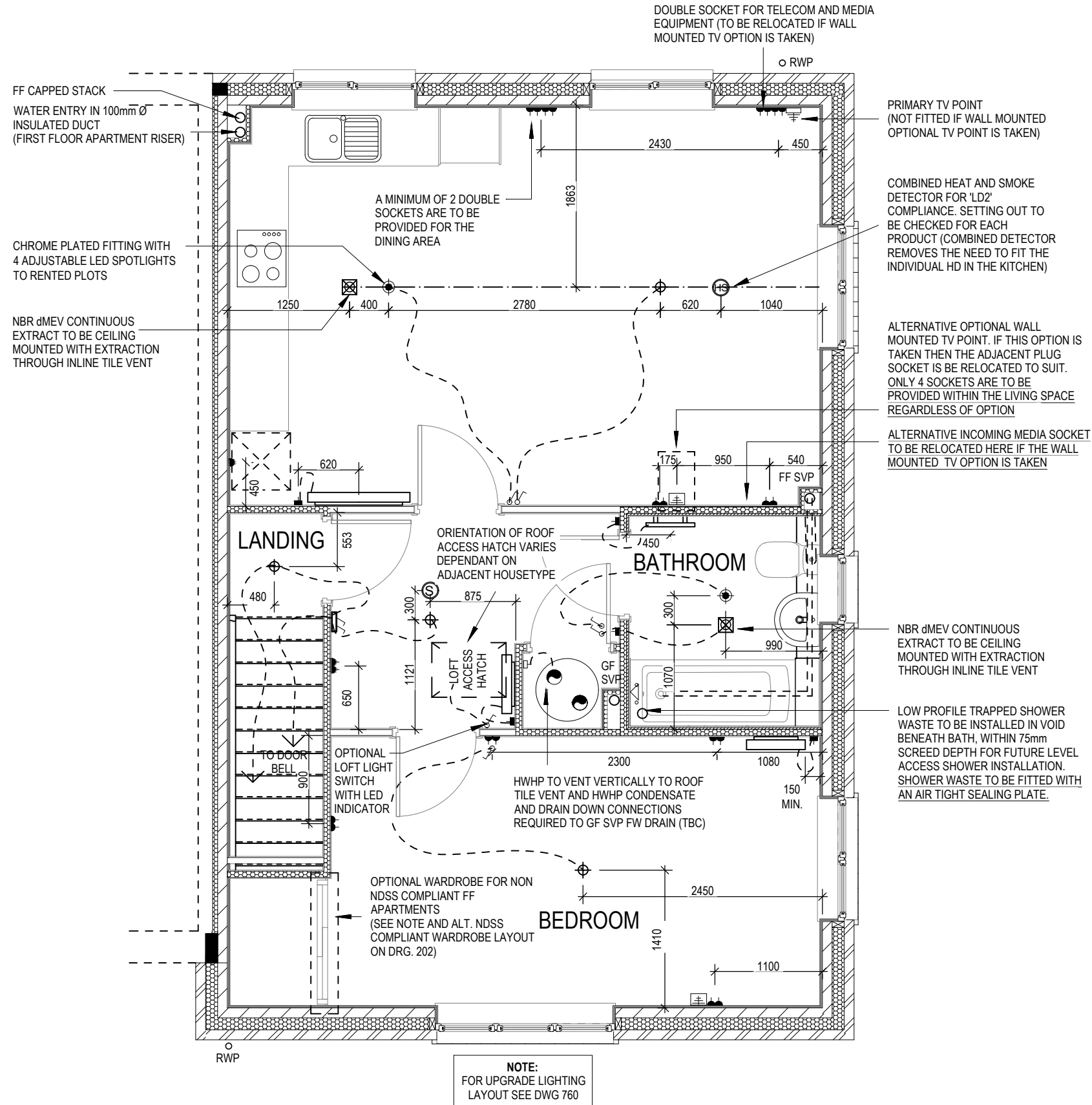
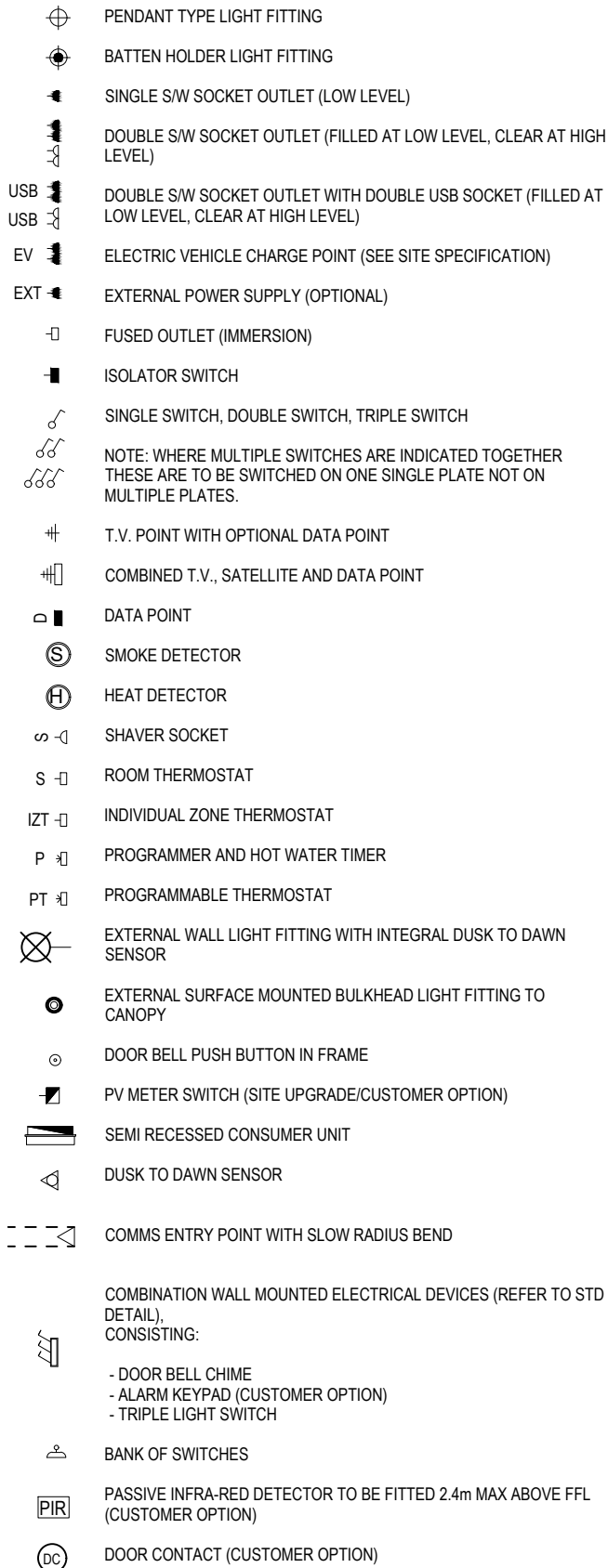
EV chargers omitted due to off plot parking.

Extra DSSO added to Bedroom.

Updated inline with Group amendments to Specy.

This drawing must be read in conjunction with relevant Redrow specifications, standard details & structural calculations. All dimension are taken from face of Brick/Block & Studwork. This drawing is subject to copyright law. Do Not Scale Off This Drawing

ELECTRICAL LEGEND



Maisonette

G SERIES

Services Layout First Floor

Date

Feb 2023

Dwg No

602

Scale

1 : 50

DCC

2

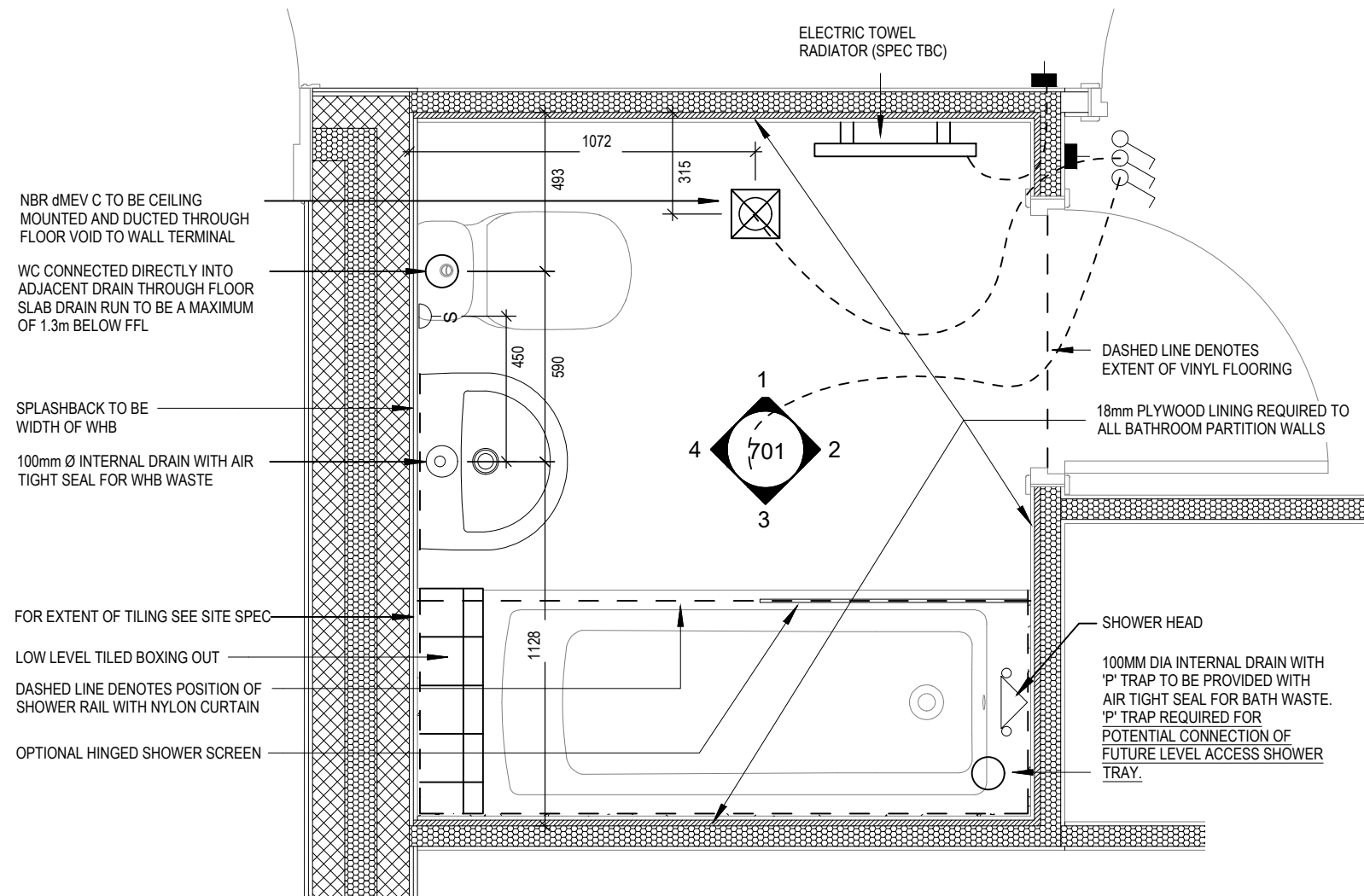
Dwg Rev

C

C	Kitchen extract amended to ceiling mounted.	25.03.25
B	Extra DSSO added to Bedroom.	21.02.25
A	Updated inline with Group amendments to Spey.	18.04.24

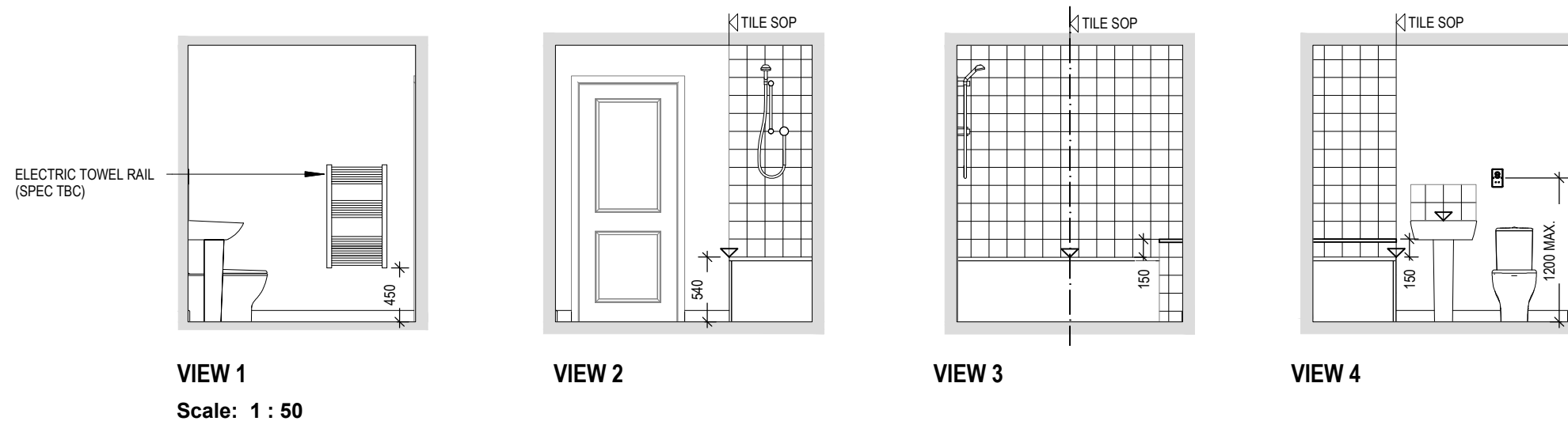
ELECTRICAL LEGEND

- | | |
|---|--|
|  | FUSED OUTLET (IMMERSION) |
|  | ISOLATOR SWITCH |
| UFH
 | OPTIONAL ELECTRIC UNDER FLOOR HEATING WITH CONTROLLER AND STAT |
|  | SINGLE SWITCH |
|  | DOUBLE SWITCH |
|  | TRIPLE SWITCH |
| NOTE: WHERE MULTIPLE SWITCHES ARE INDICATED TOGETHER THESE ARE TO BE SWITCHED ON ONE SINGLE PLATE NOT ON MULTIPLE PLATES. | |
|  | SHAVER SOCKET |
| Di
 | OPTIONAL DIGITAL SHOWER SWITCH |



GF MAISONNETTE BATHROOM LAYOUT

Scale: 1 : 20



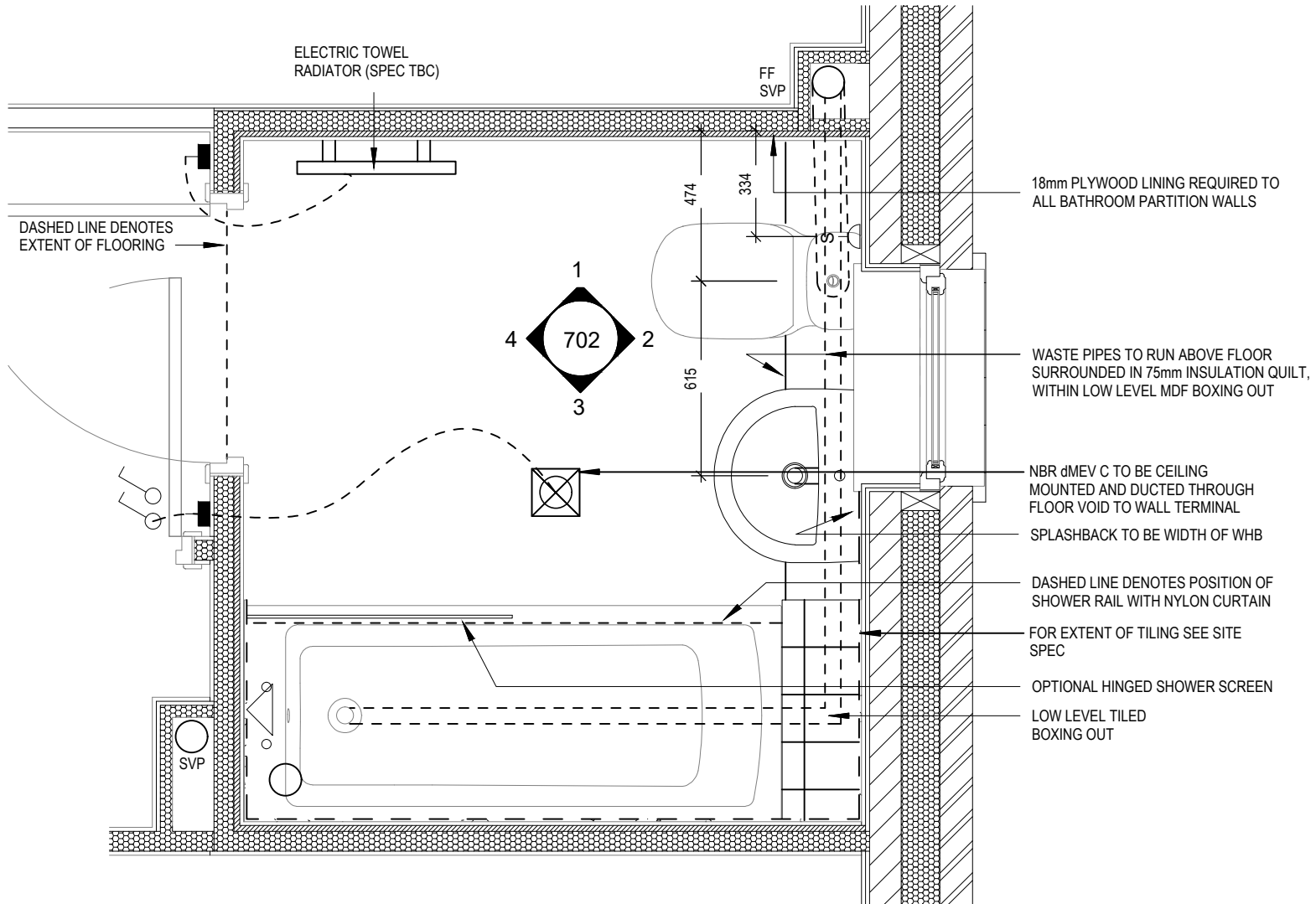
ELECTRICAL LEGEND

-  FUSED OUTLET (IMMERSION)
-  ISOLATOR SWITCH
- UFH



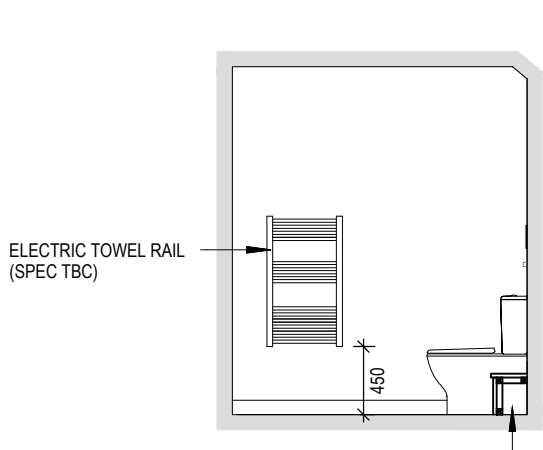
OPTIONAL ELECTRIC UNDER FLOOR HEATING WITH CONTROLLER AND STAT
-  SINGLE SWITCH
-  DOUBLE SWITCH
-  TRIPLE SWITCH
- NOTE: WHERE MULTIPLE SWITCHES ARE INDICATED TOGETHER THESE ARE TO BE SWITCHED ON ONE SINGLE PLATE NOT ON MULTIPLE PLATES.
-  SHAVER SOCKET

 OPTIONAL DIGITAL SHOWER SWITCH



FF MAISONETTE BATHROOM LAYOUT

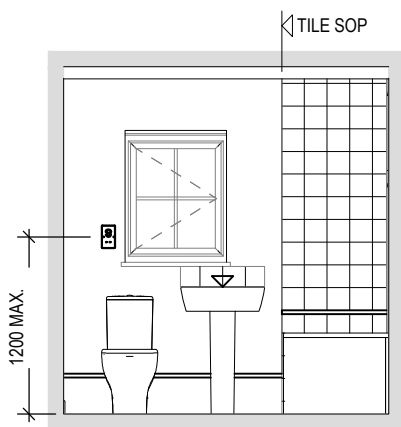
Scale: 1 : 20



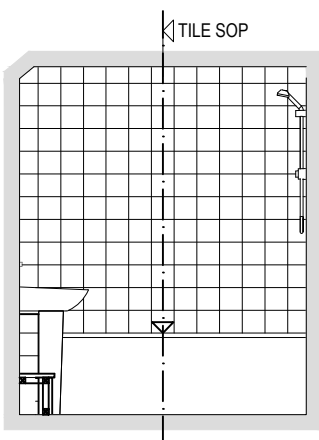
VIEW 1

Scale: 1 : 50

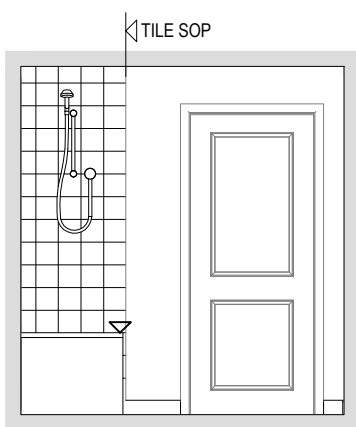
WASTE PIPES TO RUN ABOVE FLOOR SURROUNDED IN 75mm INSULATION QUILT, WITHIN LOW LEVEL MDF BOXING OUT



VIEW 2



VIEW 3



VIEW 4

FF Maisonette Bathroom Details

Maisonette
G SERIES

Scale As indicated
DCC 2
Date Feb 2023

Dwg No 702
Dwg Rev A

A Updated inline with Group amendments to Spey. 18.04.24

ELECTRICAL LEGEND

- △

PELMET LIGHT FITTING
- FUSED OUTLET (IMMERSION)
- ISOLATOR SWITCH
- ⌋

SINGLE SWITCH
- ⌋⌋

DOUBLE SWITCH
- ⌋⌋⌋

TRIPLE SWITCH
- NOTE: WHERE MULTIPLE SWITCHES ARE INDICATED TOGETHER THESE ARE TO BE SWITCHED ON ONE SINGLE PLATE NOT ON MULTIPLE PLATES.
- ⌋⌋⌋

BANK OF SWITCHES TO ISOLATE HOB, EXTRACTOR HOOD, WASHING MACHINE, DISHWASHER, TUMBLE DRYER, FRIDGE/FREEZER, MICROWAVE OVEN, OPTIONAL WATER HEATER WITH NEON INDICATOR, ALL IN ACCORDANCE WITH THE APPLIANCE/SPACE PROVIDED ON LAYOUT.
- ⊠

UNSWITCHED SOCKET / FUSED SPUR, TO BE CEILING MOUNTED, SEE STANDARD DETAILS
- ⌋

SINGLE UNSWITCHED SOCKET (HIGH LEVEL)
- ⌋

SINGLE UNSWITCHED SOCKET (LOW LEVEL)
- SINGLE UNSWITCHED FUSED SPUR (LOW LEVEL)
- ⌋⌋

DOUBLE S/W SOCKET OUTLET (HIGH LEVEL)
- ⌋⌋

DOUBLE S/W SOCKET OUTLET (LOW LEVEL)
- ⌋⌋⌋

HEAT DETECTOR TO BS EN 14604: 2005, TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD. WHERE MORE THAN ONE ARE INSTALLED THEY WILL BE INTER-CONNECTED. WIRING SHALL CONFORM TO IEE WIRING REGULATIONS. HEAT DETECTOR TO HAVE BATTERY BACKUP AND TO BE LOCATED A MIN. OF 300mm AWAY FROM ANY WALL AND LIGHT FITTING.
- USB

⌋⌋

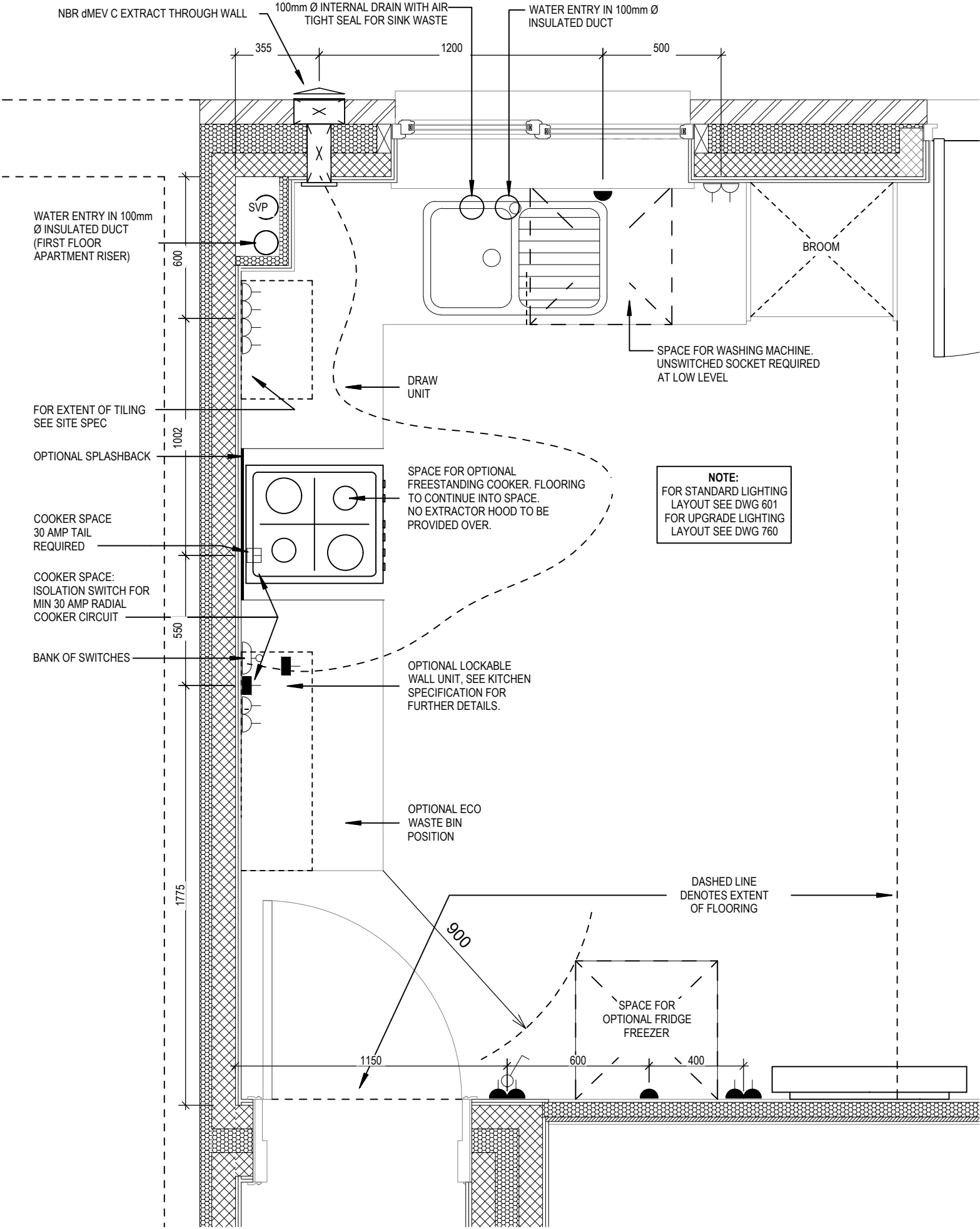
DOUBLE S/W SOCKET OUTLET WITH USB (HIGH LEVEL)
- COOKER CONNECTION UNIT
- P

⌋⌋

2 ZONE PROGRAMMER & HOT WATER TIMER
- PT

⌋⌋

PROGRAMMABLE THERMOSTAT



GF MAISONETTE KITCHEN LAYOUT (RENTAL SPECIFICATION)

Maisonette G SERIES	GF Maisonette Kitchen (Rental)	Scale As Indicated Date Feb 2023	DCC 2	Dwg No 750	Dwg Rev A	A Updated inline with Group amendments to Spey. 18.04.24
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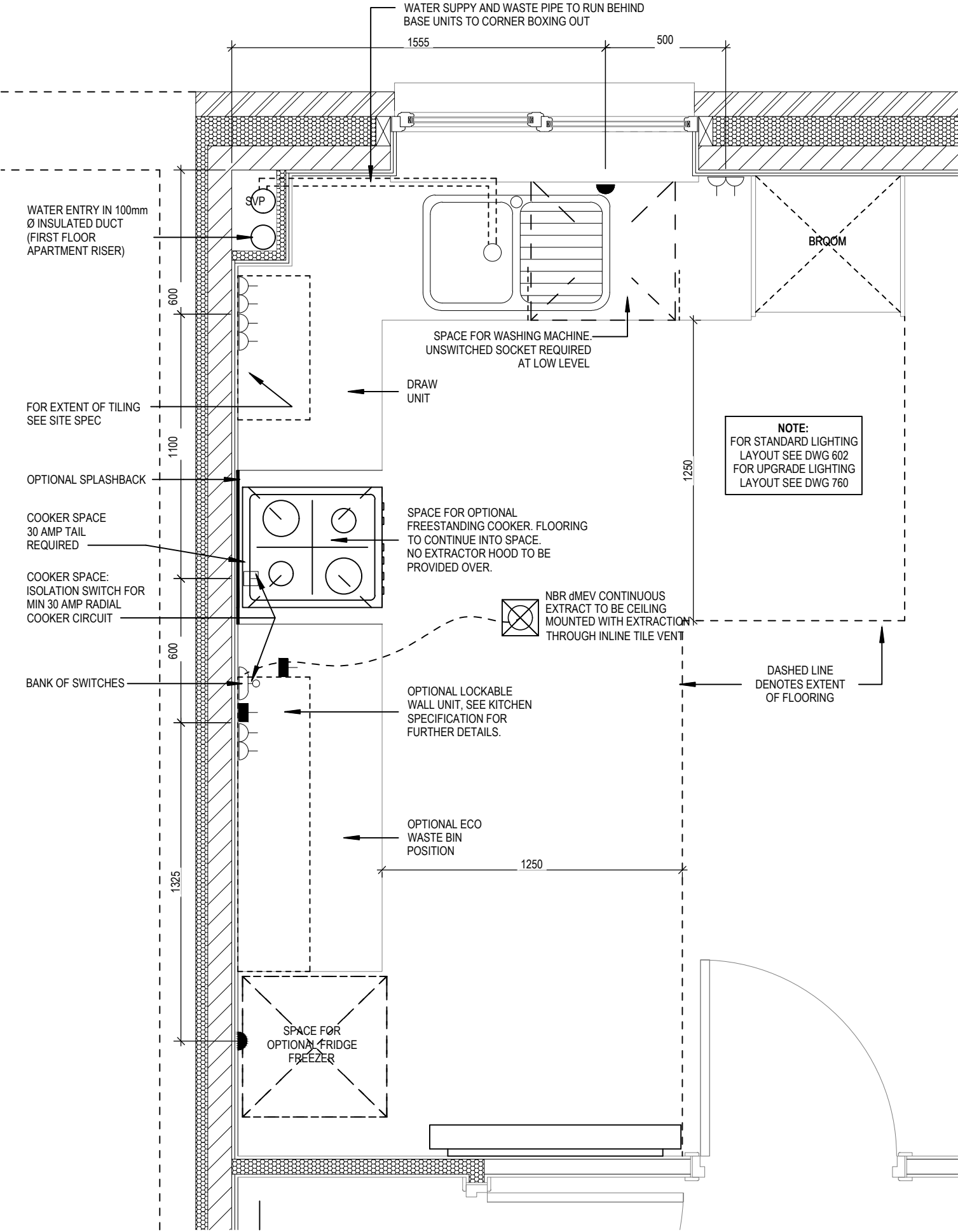
ELECTRICAL LEGEND

-  PELMET LIGHT FITTING
-  FUSED OUTLET (IMMERSION)
-  ISOLATOR SWITCH
-  SINGLE SWITCH
-  DOUBLE SWITCH
-  TRIPLE SWITCH
- NOTE: WHERE MULTIPLE SWITCHES ARE INDICATED TOGETHER THESE ARE TO BE SWITCHED ON ONE SINGLE PLATE NOT ON MULTIPLE PLATES.
-  BANK OF SWITCHES TO ISOLATE HOB, EXTRACTOR HOOD, WASHING MACHINE, DISHWASHER, TUMBLE DRYER, FRIDGE/FREEZER, MICROWAVE OVEN, OPTIONAL WATER HEATER WITH NEON INDICATOR, ALL IN ACCORDANCE WITH THE APPLIANCE/SPACE PROVIDED ON LAYOUT.
-  UNSWITCHED SOCKET / FUSED SPUR, TO BE CEILING MOUNTED, SEE STANDARD DETAILS
-  SINGLE UNSWITCHED SOCKET (HIGH LEVEL)
-  SINGLE UNSWITCHED SOCKET (LOW LEVEL)
-  SINGLE UNSWITCHED FUSED SPUR (LOW LEVEL)
-  DOUBLE S/W SOCKET OUTLET (HIGH LEVEL)
-  DOUBLE S/W SOCKET OUTLET (LOW LEVEL)
-  HEAT DETECTOR TO BS EN 14604: 2005, TO BE PERMANENTLY WIRED TO A SEPARATELY FUSED CIRCUIT AT THE DISTRIBUTION BOARD. WHERE MORE THAN ONE ARE INSTALLED THEY WILL BE INTER-CONNECTED. WIRING SHALL CONFORM TO IEE WIRING REGULATIONS. HEAT DETECTOR TO HAVE BATTERY BACKUP AND TO BE LOCATED A MIN. OF 300mm AWAY FROM ANY WALL AND LIGHT FITTING.
- USB

 DOUBLE S/W SOCKET OUTLET WITH USB (HIGH LEVEL)
-  COOKER CONNECTION UNIT
- P

 2 ZONE PROGRAMMER & HOT WATER TIMER
- PT

 PROGRAMMABLE THERMOSTAT



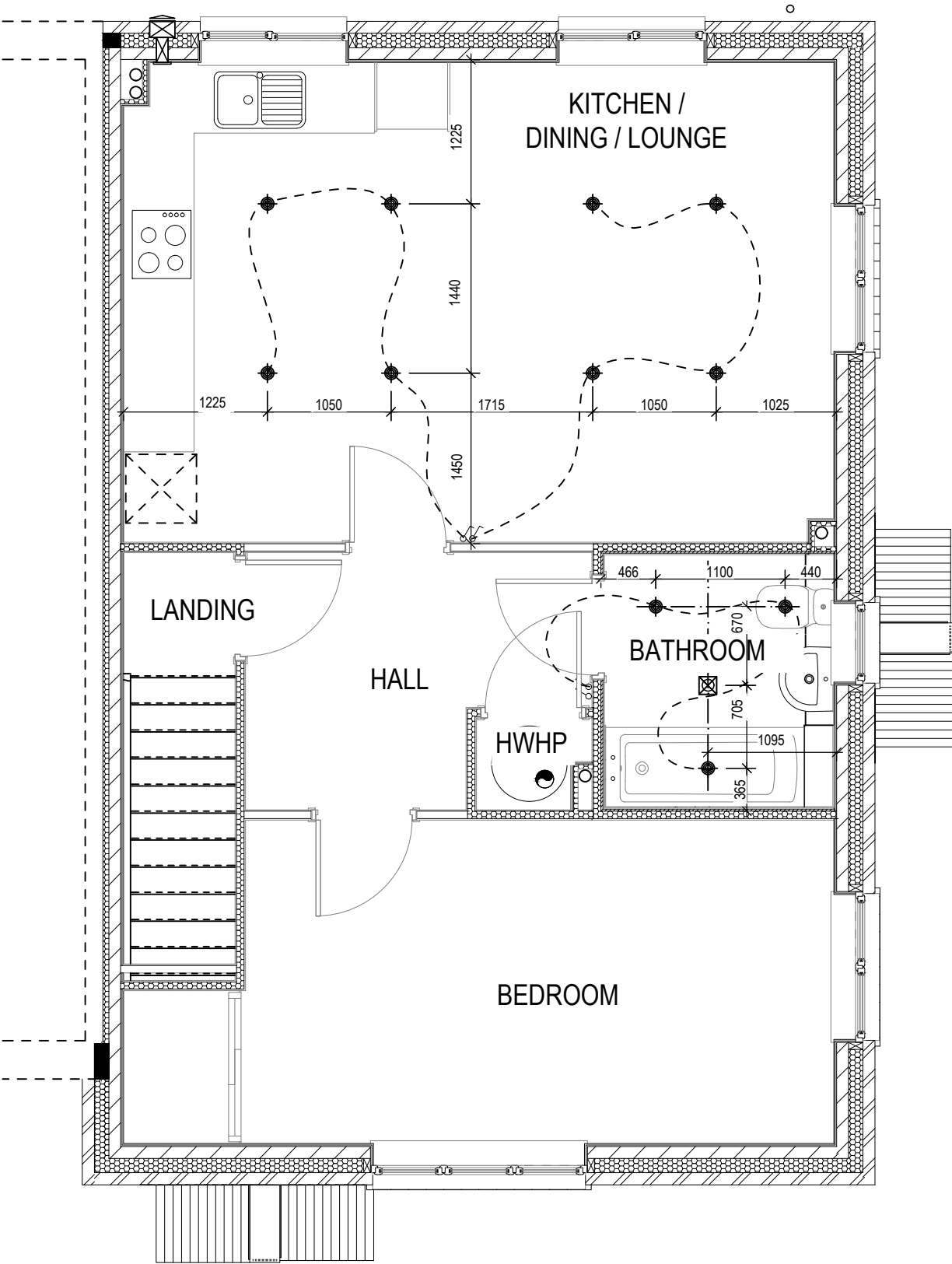
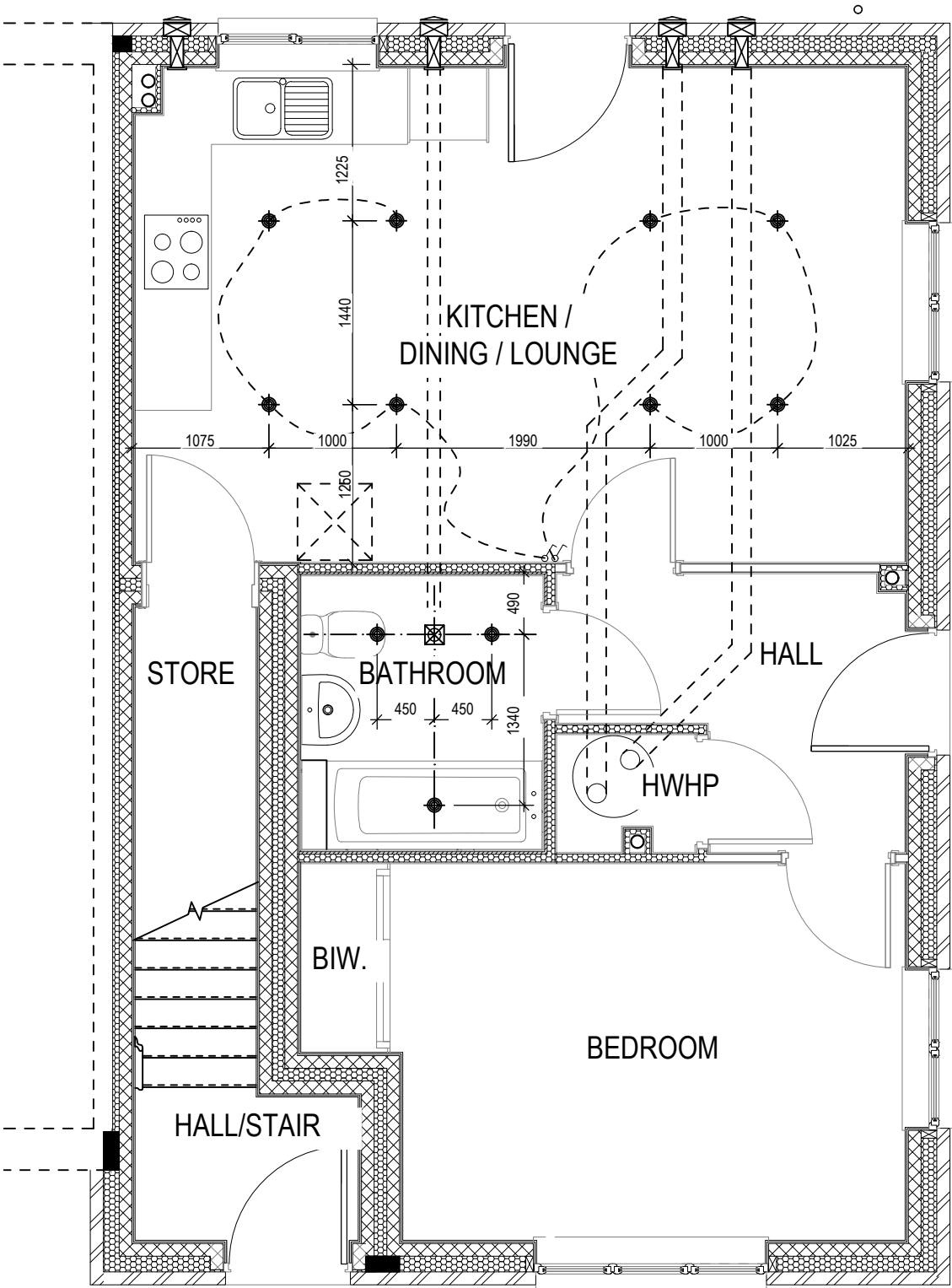
FF MAISONETTE KITCHEN LAYOUT (RENTAL SPECIFICATION)

Maisonette G SERIES	FF Maisonette Kitchen (Rental)	Scale	DCC	Dwg No
		As indicated	2	752
		Date	Dwg Rev	
		Feb 2023	B	
		B Extract amended to ceiling mounted. A Updated inline with Group amendments to Spey.		
		18.04.24 18.04.24		

ELECTRICAL LEGEND

-  OPTIONAL LOW VOLTAGE DOWNLIGHTER FITTING
-  OPTIONAL PENDANT TYPE LIGHT FITTING
-  INTERMITTENT MEV CEILING MOUNTED
-  SINGLE SWITCH
-  DOUBLE SWITCH
-  TRIPLE SWITCH

NOTE: WHERE MULTIPLE SWITCHES ARE INDICATED TOGETHER
THESE ARE TO BE SWITCHED ON ONE SINGLE PLATE NOT ON
MULTIPLE PLATES.



GF MAISONETTE PLAN

FF MAISONETTE PLAN

Maisonette

G SERIES

Optional Lighting Layout

Shared Ownership Plots

Scale

1 : 50

DCC

2

Dwg No

760

Date

Feb 2023

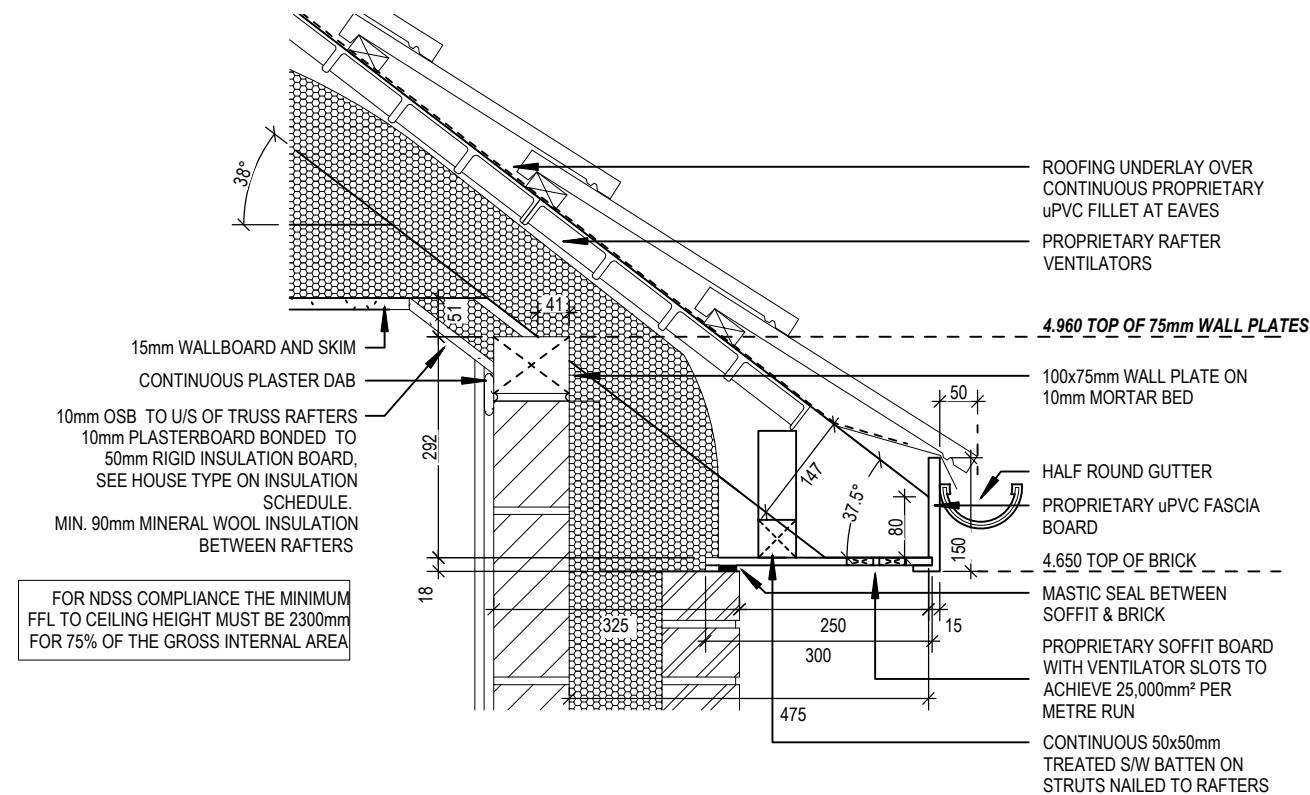
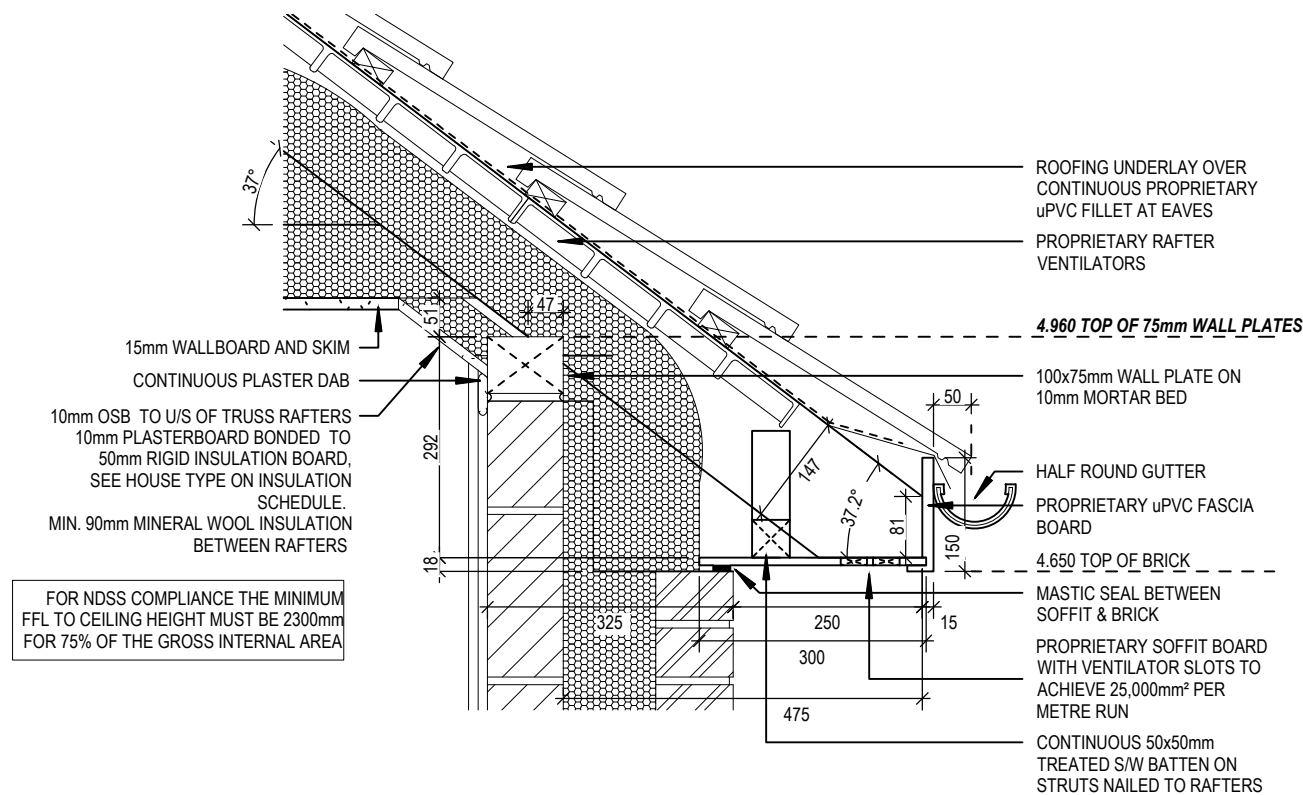
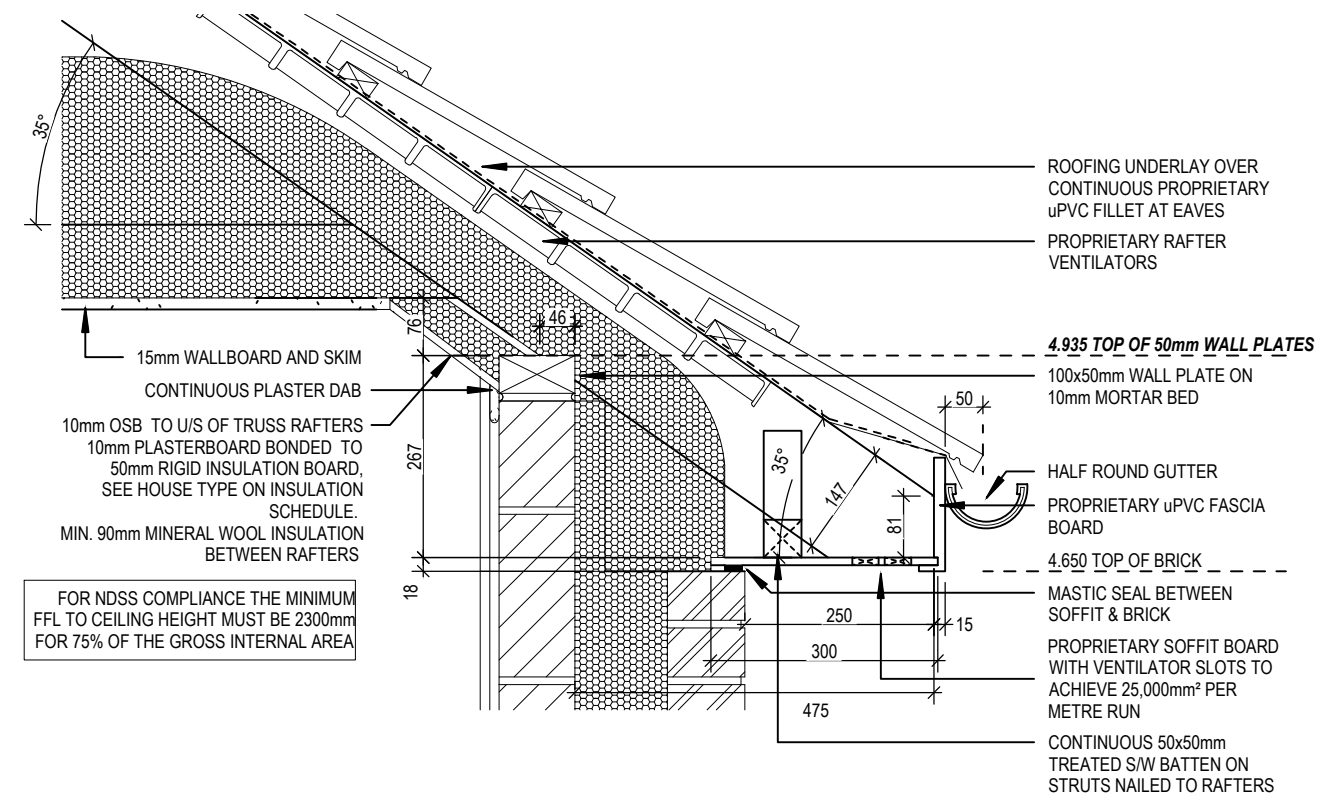
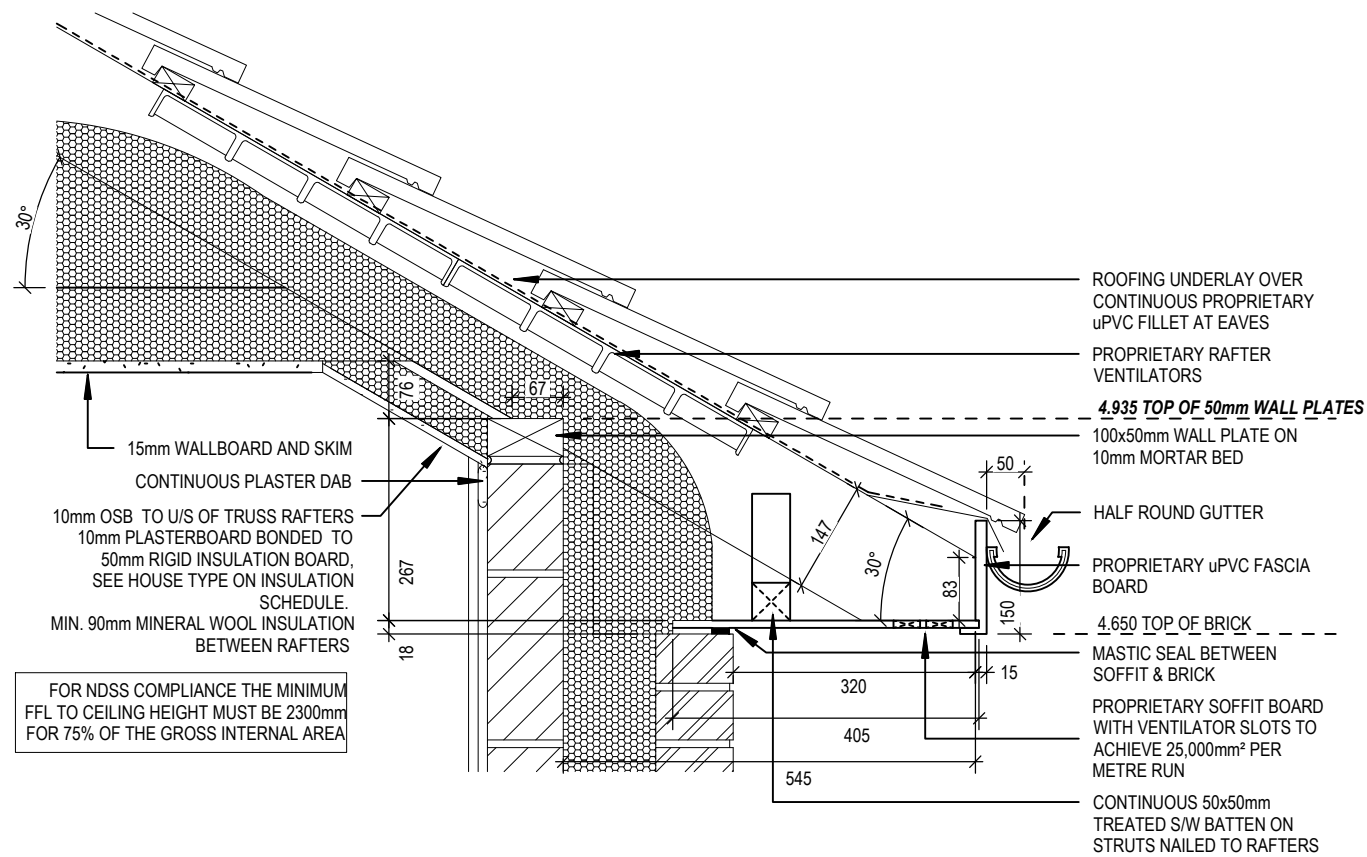
Dwg Rev

A

A

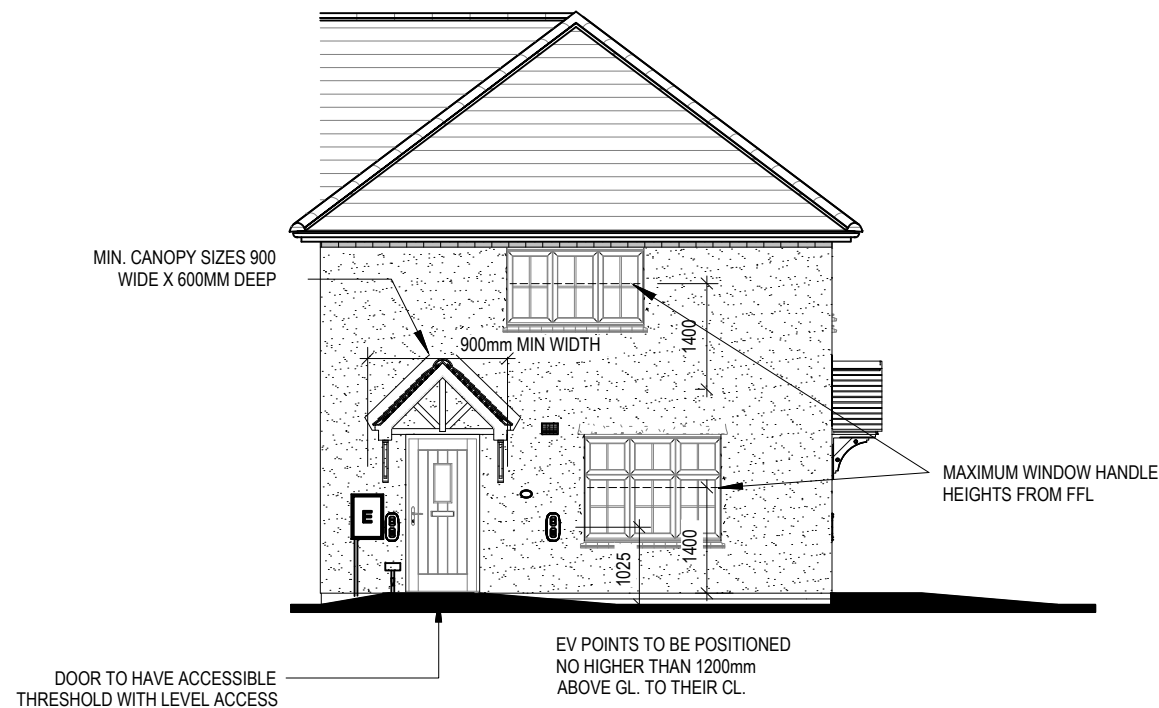
Updated inline with Group amendments to Spey.

18.04.24

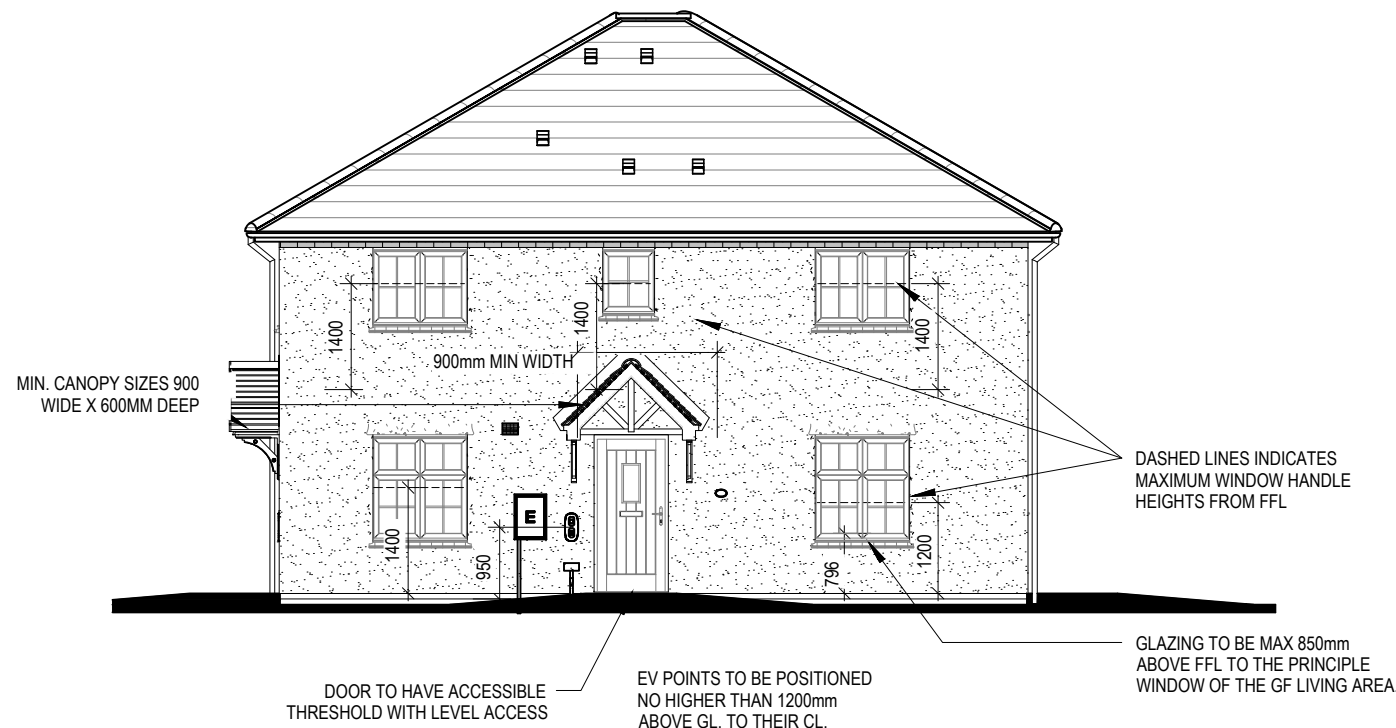


Maisonette G SERIES	Non Standard Eaves Details			Scale 1 : 10	DCC 2	Dwg No 801	18.04.24
				Date Feb 2023		Dwg Rev A	

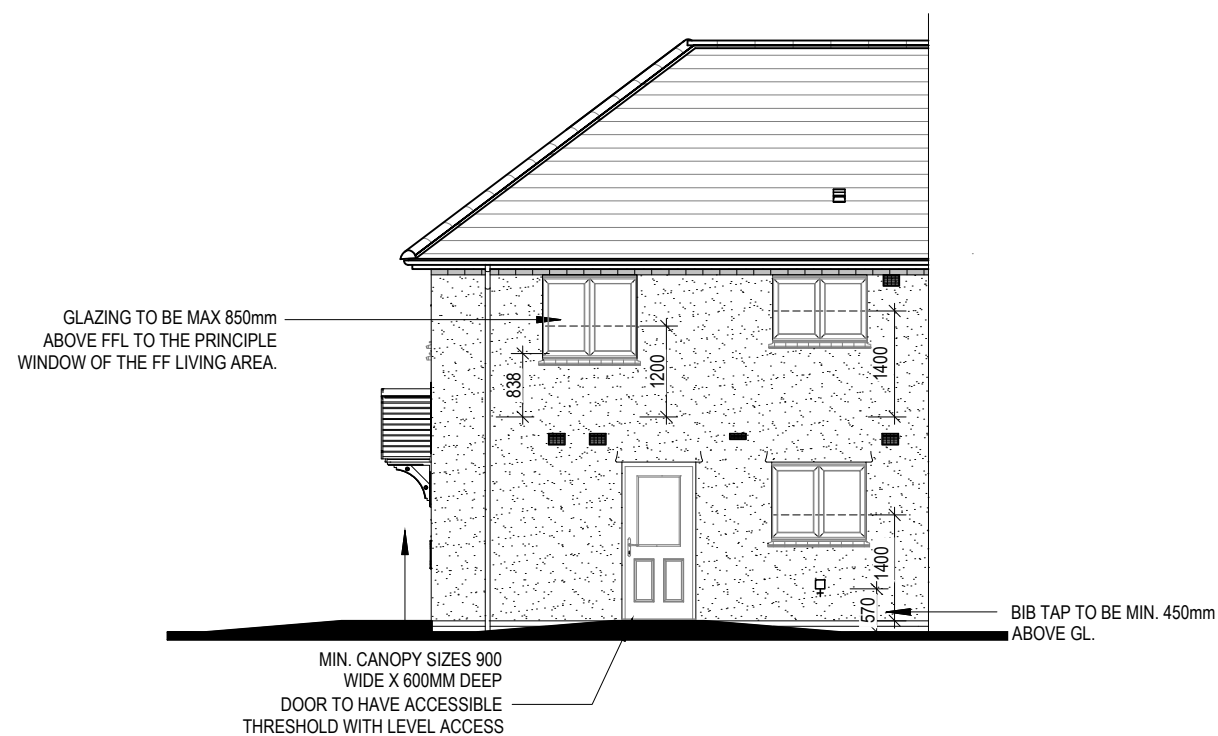
This drawing must be read in conjunction with relevant Redrow specifications, standard details & structural calculations. All dimension are taken from face of Brick/Block & Studwork. This drawing is subject to copyright law. Do Not Scale Off This Drawing



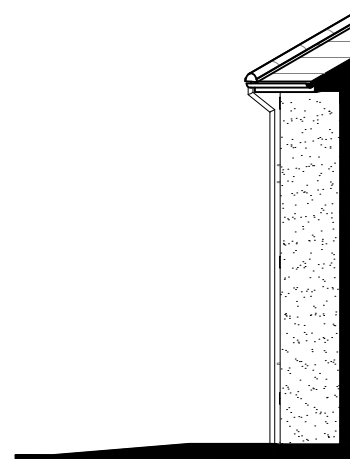
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Maisonette G SERIES	M4(2) Compliance Elevations A1			
	Scale	DCC	Dwg No	Dwg Rev
	1:100	2	803	
Date Feb 2023				

This drawing must be read in conjunction with relevant Redrow specifications, standard details & structural calculations. All dimension are taken from face of Brick/Block & Studwork. This drawing is subject to copyright law. Do Not Scale Off This Drawing