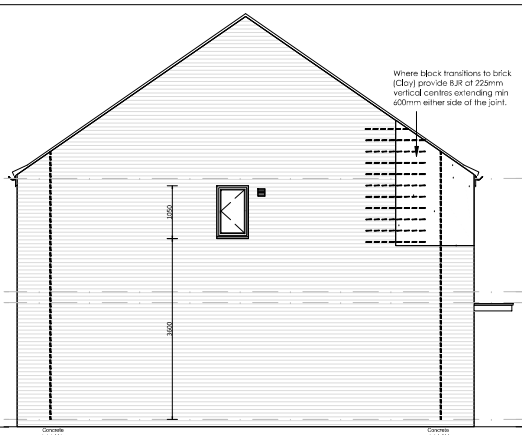
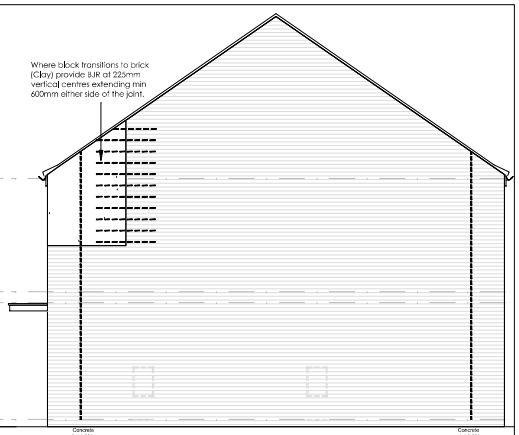
Front Elevation

denotes required areas of brick reinforcement where concrete bricks are used.



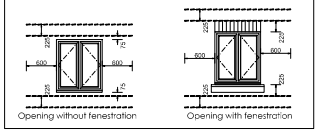
Side Elevation

Rear Elevation

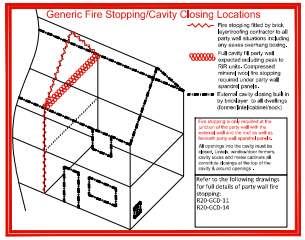


Side Elevation

Bed Joint Reinforcement Notation:
This drawing is to be read in conjunction with Eastwood and Partners drawing 45883_102.



Opening without fenestration — Opening with fenestration



Trickle vent requirements - 129m2 5 bed house = 70'000mm2 • All vent rates are EQUIVALENT rates • total 72,000mm2
Varying Building Reg Requirements
2013 regs DAP 5.01

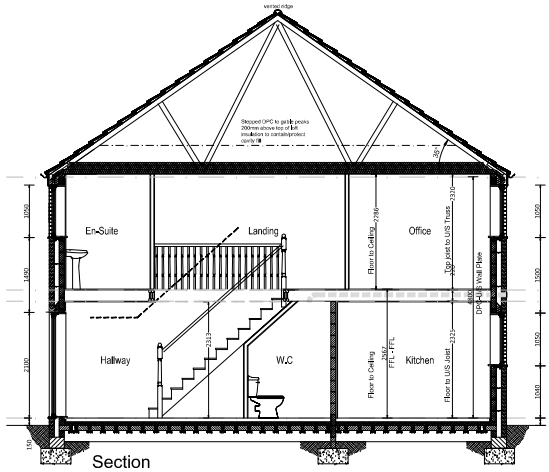
Electrical Key

- 13amp fused switched spur with neon light (@ high level and unswitched socket @ low level)
- Kitchen grid switch controlling all unswitched sockets to appliance spaces and high level socket for oh
- light switch (2 way)
- Pull cord
- 13amp double socket outlet
- Smoke detector (230 only for sites required to comply with ADB 2013 - see site specification)
- Carbon Monoxide detector to be fitted to ALL properties
- Heat detector (230 only for sites required to comply with ADB 2013 - see site specification)
- 13amp fused switched spur and neon light
- Wall mounted extract fan
- Consumer unit (switches 1350-1450 above ff for sites commenced April 2013 onwards)
- Batten light
- Pendant Light
- Denotes energy efficient bulb to be fitted
- Energy efficient wall light (dusk/dawn PIR to exit)
- 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
- Recessed spot
- Fibre broadband inlet, ATB box back to back where adjacent router location or reserved for remote router
- Media Plate (2x Data & Satellite, TV)
- FibreNest Router Location
- FibreNest ONT Box Location

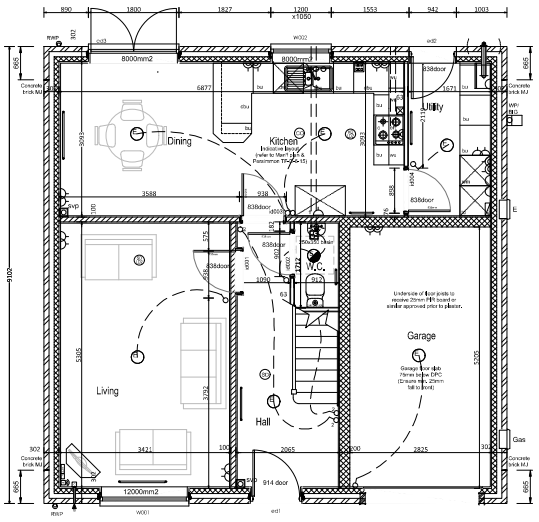
Note- for kitchen refer also to kitchen suppliers drawing

General - All Dwellings

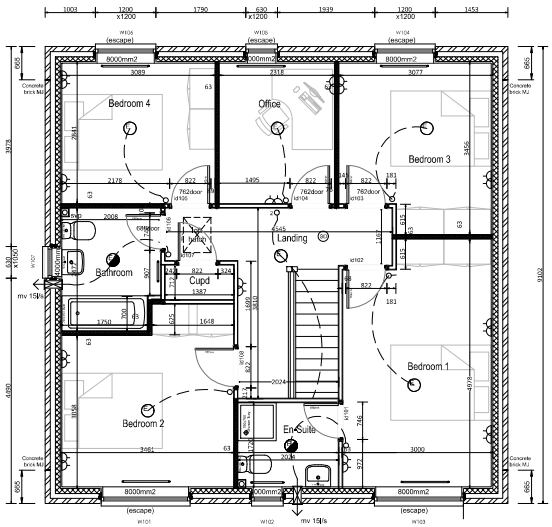
DRAINAGE - PVCP connection points shown are indicative - refer to drainage layout for actual connection points.
Drain valves indicated on the BPs to have access panel. Where property is at the head of a drainage run the last manhole must be ventilated - this may require a rodent Durgo to be replaced with a SVP.
FOUNDATIONS - are shown indicative - refer to SI schedule for actual foundation requirement.
GROUND FLOOR - is shown indicative - refer to Structural Engineers schedule for floor typeplies membrane requirements
WALLS - refer to construction specification for all wall and partition types.
MOVEMENT JOINTS - indicated on housetypes - MJ's shown are to suit concrete bricks - additional joints required for fully rendered elevations - positions may be varied to coincide with material changes but must be spaced as 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 CONSTRUCTIVE DETAILS - relevant lock sheets are to be completed for each plot when building to 2006 or later building regulations
ENERGY EFFICIENT LIGHTING
2006 building regulations 25%
2010 building regulations 75%
2013 building regulations onward 100%
EXTRACT FANS - Pilot 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 layout drawing. Where utility sinks are indicated, these may be a Finishing Touch & will require an extract fan.
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, roller shutter or up & over GABLE WINDOWS - may not be relevant to all plots depending on orientation
NATIONAL SPACE STANDARDS NSS
Certain notes refer to NSS/ADM(2) and apply ONLY where NSS/ADM(2) is a planning requirement
(CAD users - print/freeze layers NSS & ADM(2) to suit site planning requirement)



Section



Ground Floor



First Floor

Window Schedule				
Window Ref	Structural Opening	Location	Egress	Obscure Glazing
W001	1770x1350	Living	No	No
W002	1200x1050	Kitchen	No	No
W101	1770x1200	Bedroom 2	Yes	No
W102	630x1050	Ensuite	No	Yes
W103	1770x1200	Bedroom 1	Yes	No
W104	1200x1200	Bedroom 3	Yes	No
W105	630x1200	Office	Yes	No
W106	1200x1200	Bedroom 4	Yes	No
W107	575x1050	Bathroom	No	Yes

Internal Door Schedule			
Door Ref	Door Leaf	Location	Fire Door
id001	838mm	Living	No
id002	838mm	WC	No
id003	838mm	Kitchen	No
id004	838mm	Utility	No
id101	686mm	Ensuite	No
id102	762mm	Bedroom 1	No
id103	762mm	Bedroom 3	No
id104	762mm	Office	No
id105	762mm	Bedroom 4	No
id106	686mm	Bathroom	No
id107	762mm	Cupboard	No
id108	762mm	Bedroom 2	No

External Door Schedule			
Door Ref	Structural Opening	Location	FA324
ed1	1022.5x2100	Ent. Door	Yes
ed2	942x2100	Ed Door	Yes
ed3	1800x2100	Rear Door	Yes

PERSIMMON HOMES

Rev A - Bedroom 1,2,3,4,Office window size increase 1200mm 22112013 MRR
Rev B - Roof pitch increased to 35deg 061213MR
Rev C - MV removed from Utility 031214 MRR
Rev D - living socket moved to behind tv 021216MR
Rev E - router to central location 070519MR
Rev F - MJ's rev'd, BJR added for concrete brick 130619MR
Rev G - LD2 fire detection (for AD B 2019 sites), bed 4 wall centred 040919MR
Rev H - External door openings increased to 942 270320MR
Rev J - Generic fire stopping locations added 120620HS
Rev K - Bed 2 wardrobe recess increased to 625mm 100720MR
Rev L - Hall socket included with central router location 060820MR
Rev M - Front door structural opening, Internal doors & sanitaryware blocks updated, additional dims, fire sock diagram, Internal kitchen drainage and garage floor slab note added, 190121
Rev N - Door and Window schedules added, Fibrenest diagram updated.
Rev P - Window door schedule added, Fibre nest amended. Media plate added in line with Fibre nest comments, BJR and MJ positions adjusted to structural engineers feedback,
Rev Q - superseded fibrenest hub symbol omitted from GF hall.

1398sqft	
Tiverton (Contemp)	100513
TV-WD07	50@A1, 100@A3
Plans & Elevations	
	P1398D
	Rev Q