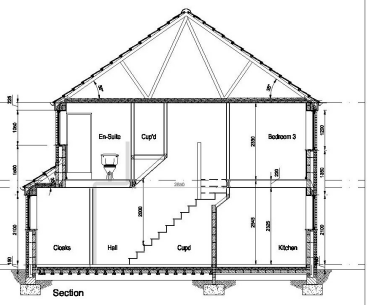
Front Elevation

Side Elevation

Rear Elevation

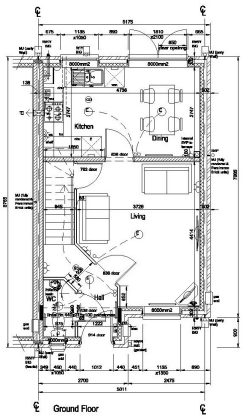


Section

Trickle vent requirements - 70m2 3 bed house =
30'000mm2 - All vent rates are EQUIVALENT rates - total 48,000mm2

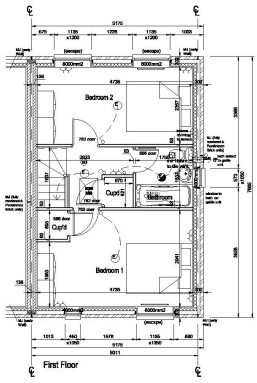
Varying Building Reg Requirements

2006 regs DAP 10
2010 regs DAP 5.1
2013 regs DAP 5.1



Ground Floor

Note All Centreline dimensions relate only to party wall situations



First Floor

Electrical Key

- 13amp fused spur
- Ceiling mounted outlet for
- Recessed light
- Fibre broadband inlet, ATS box back to back wires adjacent meter location or alternative to remote meter
- Aerial hub location arrangement of standard hub for TV outlet (ATS box back to back with first where hub adjacent aerial)
- central mains/ISB location
- central meter location arrangement
- 2 storey dwelling living room TV hub
- TV hub arrangement where remote meter location required to include CAT 5 cable from meter to TV

Note- for kitchen refer also to kitchen suppliers drawing

General - All Dwellings

DRAINAGE - STORM connection points shown are indicative only - refer to drainage layout for plot specific positions. Durgo valves indicated by SVFs to have access panel. Where property is at the end of a run of drainage the SVF should be mark for ventilated - this may require a relief Durgo to be replaced with a SVF. Refer to Drainage layout for all situations - refer to Structurals for actual foundation requirement.
SOIL & VENT PIPE - shown indicative - refer to Structurals schedule for floor typologies therefore requirements
WALLS - refer to construction specification for all wall and partition types
MOVEMENT JOINTS - indicated on floorplans - MJ's shown are to suit structure - refer to structurals for required for fully rendered elevations - positions may be varied to coincide with structural requirements - joints spaced as NHBC standards 6 x 6m
ROOF - refer to construction spec for insulation/ventilation requirements.
FRONT DOOR - min 775 clear opening - door specification varying to suit supplier requirement.
ACCESS/STEPS/CONSTRUCTION - refer to Structurals schedule - to be completed for each plot when building to 2006 or later building regulations
ENERGY EFFICIENT LIGHTING - 2005 building regulations 25% fittings 2010 building regulations 75% fittings 2013 building regulations 100%
DOWNLIGHTS - FIRE - independent, well to take preference over ceiling, cooker hood to take preference over hob.
Fire alarms - one detector to a room only 1 to be installed
CARBON MONOXIDE DETECTOR - one detector to be installed with gas boiler/fire to take PREFERENCE
SALES SPECIFICATION - Sales specification details to the features and specifications for the particular development to confirm all items indicated are relevant and to the Women suppliers Kitchen Block drawing. Kitchen Block drawing - Kitchen Block drawing may be a Modelling Touch & will require an extract letter
SITE PLAN - refer to site extra spec for patio door/french windows and whether patio is provided as standard or optional extra
GARAGE DOOR - depending on development, roller/shutter or up & over
GRAB & WINDOWS - may vary be relevant to set plots depending on elevations
MATERIAL SPACE STANDARDS (NDSS) (Certain notes refer to NRSSCMHP) - Nationally Described Space Standard(NDSS) is a planning requirement
(CAD users - print/freeze layers NSS & AHMP)(To suit site planning requirements)

date valid 23/08/2019

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PERSIMMON HOMES

Plans & Elevations - Village	
Henley	781 sqft
HE-WD-06	1:100 - A3
Teesside	25.05.18
2018 Review	Rev -