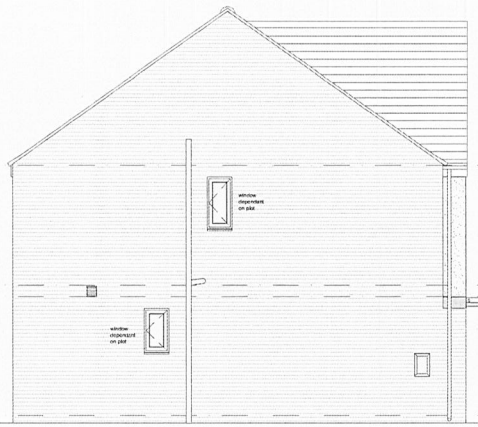
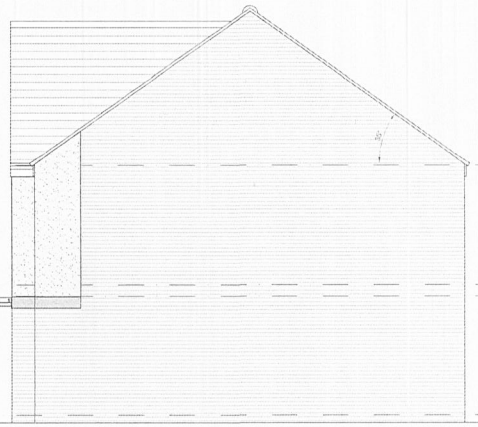
Front Elevation

Rear Elevation

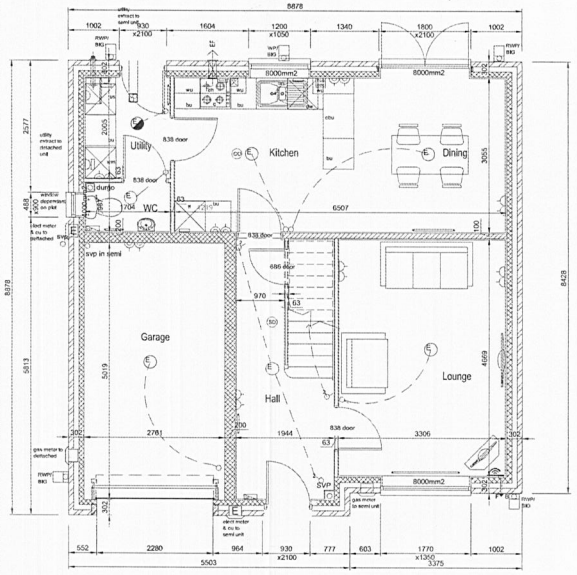


Side Elevation

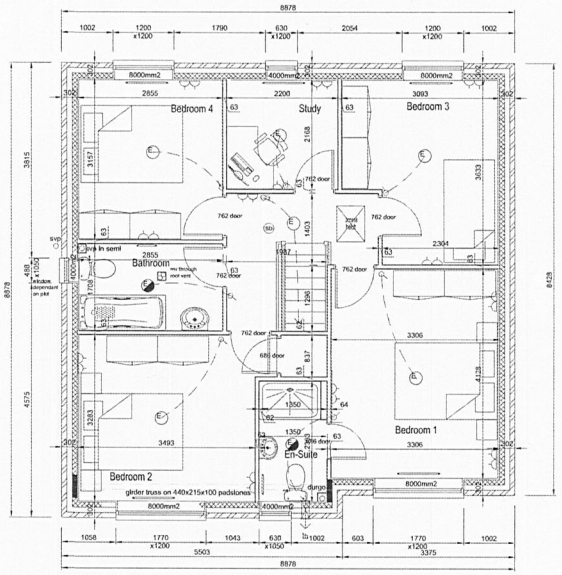


Side Elevation

Trickle vent requirements - 116m2 4 bed house =
55,000mm2 (2010 regs)
All vent rates are EQUIVALENT rates - Total =
72,000mm2
BEP Ltd Air Test Schedule - DAP 9



Ground Floor Plan.



First Floor Plan.

Electrical Key

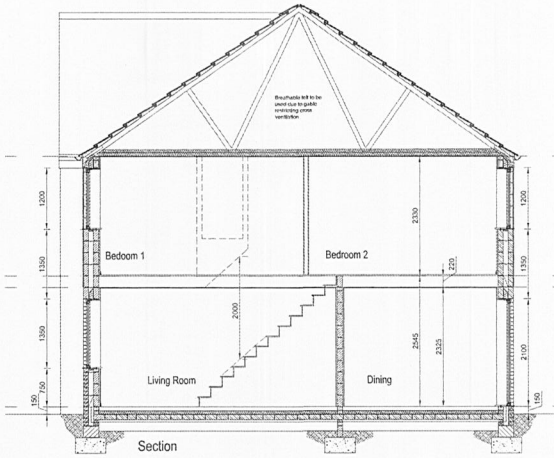
- 13amp fused switched spur with neon light @ high level and unswitched socket @ low level
- Kitchen grid switch controlling all unswitched sockets to appliance spaces and high level socket for eh
- light switch (2 way)
- Pull cord
- 13amp double socket outlet
- Smoke detector
- Carbon Monoxide detector to be fitted to ALL properties
- 13amp fused switched spur and neon light
- Wall mounted extract fan
- Consumer unit (switches 1350-1450 above fl 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 r
- 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 reconduct to remote router
- 2 storey standard hub location
- 2 storey arrangement at hub inc TV outlet (ATB box back to back with inlet where hub adjacent ext duct)
- 3 storey central router/ATB location
- 3 storey dwelling central router location arrangement
- 3 storey dwelling living room TV hub
- TV hub arrangement where remote router location required

Note- for kitchen refer also to kitchen suppliers drawing

General - All Dwellings

DRAINAGE -RWP connection points shown are indicative - refer to drainage layout for plot specific positions.
Durgo valves indicated to SP's to have access panel. Where property is at the head of a drainage run the last manhole must be ventilated - this may require a noted 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 SI/engineers schedule for floor type/gas 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 requirments.
FRONT DOOR - min 775 clear opening. Actual structural opening to suit suppliers requirement.
ACCREDITED/CONSTRUCTIVE DETAILS - relevant tick sheets are to be completed for each plot when building to 2006 or later building regulations
ENERGY EFFICIENT LIGHTING
2006 building regulations 25% fittings
2010 building regulations 75% fittings require energy efficient bulbs.
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 flood 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 wheelier path is provided as standard or finishing touch
GARAGE DOOR - depending on development, rollershutter 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 to freeze on/off layers NSS & ADM(2) to suit site planning requirement)

ROOF DRAINAGE - All roof drainage downpipes to connect to sealed gully



PERSIMMON HOMES	
Plans & Elevations	
Winster	1275 sqft
MPT-WS-WD01	1:100 - A3
Marine Point Hartlepool Phase 2	03.11.17
	Rev - C

Rev A - gas ground box option removed	23.05.16 MR
Rev B - Phase 2 elevation	03.11.17 MRR
Rev C - FB inlet added, living socket moved behind tv	08.11.18 JG