Electrical Legend

- 13Amp fused switched spur with neon light at high level and unswitched socket at low level
- Light Switch (2 - 2 way)
- 13Amp Double Socket Outlet
- Smoke Detector
- Smoke Detector (LD2)
- Heat Detector
- Heat Detector (LD2)
- Carbon Monoxide Detector
- 13Amp Fused Switched Spur with neon light
- Consume Unit (1350-1450mm above FFL)
- Pendant Light
- Batten Light
- Wall Light
- Cooker Control Spur with outlet below bench
- 13Amp Double Socket Outlet at high level
- Ceiling Mounted Extract Fan
- Wall Mounted Extract Fan
- Thermostat
- Intercom system

Fibre Optic Legend

- Fibre Optic Installation (Installation as per Fibre Optic requirement notes and setting out)
- Fibre Broadband inlet. (Outlet box back to back where adjacent hub, or microduct to hub if located remotely)

Fibre Installation

Installation to be as per latest 'FibreNest // Advice Note for Electricians'

General Notes

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 an SVP.

Movement Joints - Concrete Brickwork
Typically used in unbroken lengths of concrete brickwork of 6m, positioned as indicated on the drawings. MJ's in semi/terrace blocks to be positioned on party wall line, ideally behind RWP, if in doubt ask.

Accredited Details
Relevant tick sheets are to be completed for each plot when building to 2006 or later building regulations.

Energy Efficient Lighting
Use energy efficient bulbs throughout not fittings.

Extract Fans
Plot 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
Fitted to ALL properties with gas installations to room with boiler.

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 fitout drawing. Where utility sinks are indicated, these may be a Finishing Touch

Patios
Refer to site sales specification for patio door/french window and whether patio is provided as standard or finishing touch.

Background Trickle Ventilation
59m² 2 bed house = 30,000mm² (2010 regs DAP 5.1 - max 7m³/h/m²).
All vent rates are EQUIVALENT rates - total min 52,000mm²

Construction Notes
Foundations
Shown indicative only, generally, 600x225mm strip foundations for cavity walls and 450x225mm for loadbearing internal walls. Final foundation depths, sizes and types to SI / schedule and by agreement with BCO on site.

Ground Floor - Bearing
100mm thick concrete slab or suspended in-situ slab to engineers design on min 500 gauge polythene VCL float. On 100mm EPS insulation or similar approved insulation on 1200-gauge DPM with an appropriate BBA or PIFA certificate to lap over/link with DPC at perimeter (min 300mm up edges of slabs and between DPM.U-value 0.17-0.23W/m2K dependent upon house type and SAPs Target.

Sheets to be continuous with DPC on 150mm minimum well consolidated hardcore with minimum 25mm sand binding below DPM. Max U-Value 0.20W/m2C.

Ground Floor - Suspended
Suspended, insulated, beam and block floor to suit engineer's and BCO's requirements to suit site conditions.Floor insulation to be 75mm PIR insulation thermal conductivity minimum 0.2W/m²k. A minimum 150mm clear void is required to be retained between the underside of the floor structure and ground levels. Ventilation should be provided between opposing external walls by means of Telescopic air bricks @2m max c/c (not more than 600mm from corners) . Free openings for vent bricks should achieve 1500mm2 per linear meter of wall or 500mm2 per square meter of the floor area.

External Cavity Walls - Traditional
Outer leaf 102mm facing brickwork, 100mm cavity fully filled with 100mm blown fibre insulation, inner leaf 100mm aerated concrete blockwork to achieve minimum thermal conductivity 0.16. Finish internally with 12.5mm plasterboard on dabs with drywall jointing ready to receive emulsion paint finish. For rendered plots outer leaf to be 100mm high density 3.5N/mm² blockwork with render system. (See materials Schedule for plot by plot external wall finishes)

Internal Party Walls - Robust Detail E-WM-17 with edge sealing
2no leaves 100mm dense concrete blockwork with density between 1350-1600Kg/m³ (RMC Readyblock 1400 or similar approved). Minimum 7N/mm² blockwork to be used up to first floor level on 3 storey dwellings. 75mm cavity fully filled with Isover RD Party Wall Roll insulation with cavities sealed with flexible mineral wool cavity barrier fixed in external wall cavity giving an 'effective U Value' of 0.0 W/m²k. Separating walls to be built up to underside of roof finish and fire-stopped with 25mm compressed mineral wool insulation above and below roofing felt. Finish internally with 15mm thick Gproc wallboard on dabs with drywall jointing ready for emulsion paint finish.

Internal Partition Walls - Traditional
Blockwork - 100mm Celcon Standard, or similar approved with 12.5mm plasterboard on dabs both sides. Plasterboard to have drywall jointing ready to receive emulsion paint finish.
Studwork - 63x38mm timber studs at 600mm centres with 12.5mm Gyproc Soundbloc both sides (overall thickness 88mm). Plasterboard to have drywall jointing ready to receive emulsion paint finish. Where required to achieve 40db include 25mm mineral wool acoustic insulation between studs. Partitions requiring 40db are; bedroom/bedroom, bedroom/bathroom, bedroom/other room, room containing WC/other room. Partitions to halls, stairwell & partitions with doors between rooms do not apply.
Plasterboard behind "wet" tiled areas ie within shower spray area to be moisture resisting.

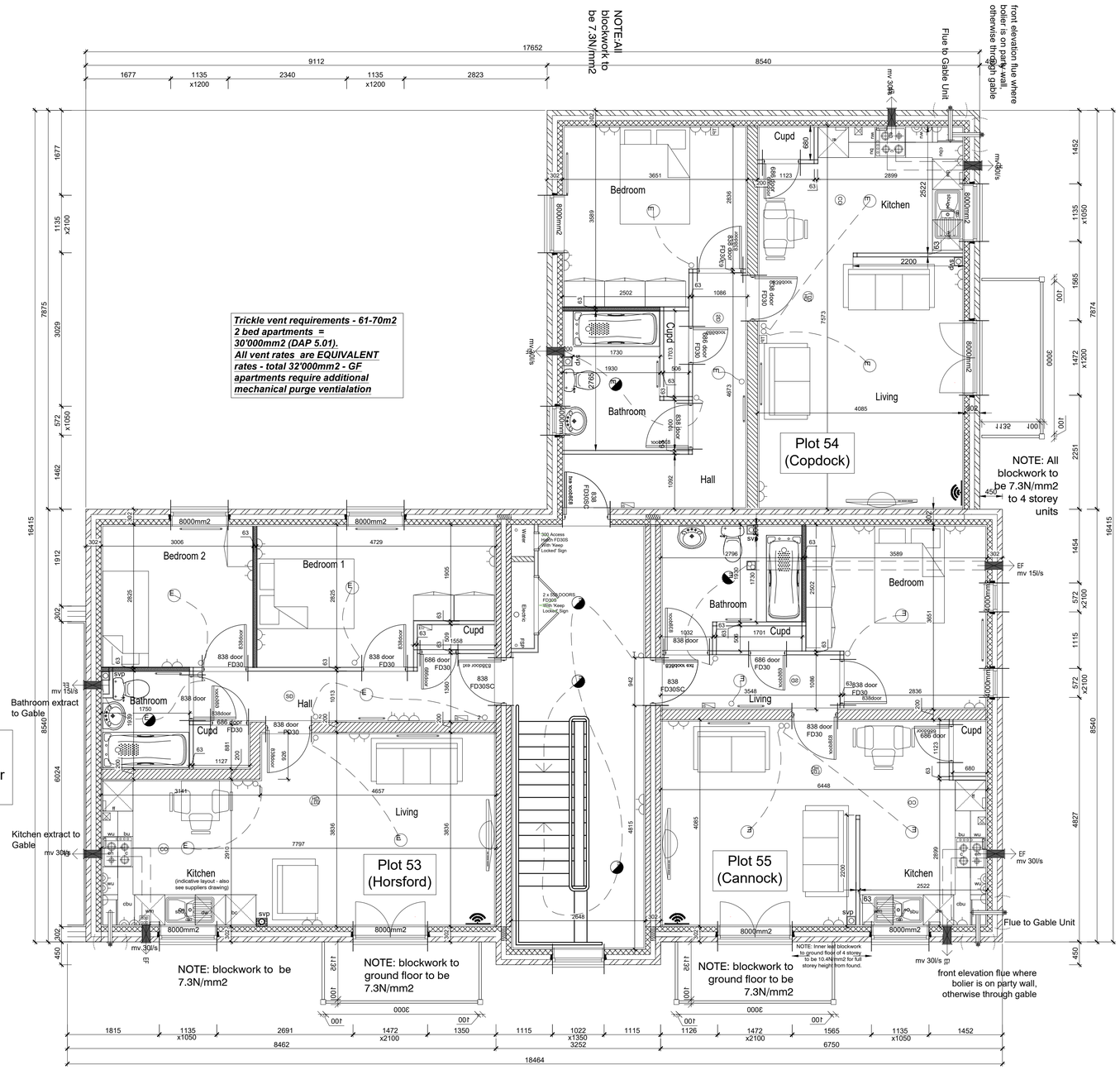
First Floor - Traditional
22mm moisture resistant type P5 chipboard flooring fixed to floor joists.Joist system to approved designs by specialist, 220mm deep, installed in accordance with manufacturer's joists layout plans. Fix 15mm Gyproc Wallboard ceiling to underside of joists with taped and filled joints ready for paint finish. 100mm fibreglass quilt insulation below bathroom and en-suite's floors above living spaces.

Truss - Warm Roof (Room in a Roof, 2.5 storey)
Timber truss roof to specialist details. Warm roofs to include 100mm insulation between rafters with 25mm under rafters. Install vapour control layer between insulation board and plasterboard ceiling finish. Roof to achieve 0.20 W/m²K.
50x25mm timber battens.
Alternatively room in the roof dwellings may use prefabricated cartridge roof system supplied and installed by supplier in accordance with their specification and details and in conjunction with I beam 2nd floor joist package by joist supplier.
All leadwork to be in strict accordance with NHBC standards and Lead Association details.

Windows
White UPVC double glazed argon filled sealed units to achieve minimum 1.3w/m²k. Trickle vents to be positioned in the head member of the window to achieve background ventilation rates as follows: Habitable rooms, equivalent area min 5000mm². Wet rooms, equivalent area min 2500mm².

External Doors
External Doors, Double glazed GRP with a timber or plastic frame, colour see site specification. Front door to have minimum clear opening dimension 775mm.
Patio Doors, UPVC double glazed argon filled sealed units to achieve minimum 1.3w/m²k. Colour see site specification.

Internal Doors
See Site Specification



Note & Key

Rev	Description	By	Date
A	Plot numbers updated, Fibrenest note updated and intercom system added	SN	04.08.21

PERSIMMON
Persimmon Homes Ltd.
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Site Name:
Haverhill Phase 2B

Drawing:
Flat Block 2 - First Floor Avenue
AP - 51-58

Scale@A1:	Date:
1:50 & 1:100	Mar'21
Drawn By: SW	Checked By: SN
Drawing No: 045-T-170.3	Rev: A