

Roof trusses to manufacturers design and details, max. 600mm centers.

Roof material (refer to MS for site details) on 38x25 treated softwood battens on NHBC approved non-tearable breathable roofing felt to BS5534: 2003.

89x38mm timber headbinder on 89x38mm top rail.

Refer to standard elevation style, MS and construction detail related to style for further information regarding window sill.

22mm 1&2 chipboard flooring on 241mm engineered floor joists designed and installed to manf details.

Structural lintels over windows & doors as per manf design and schedule.

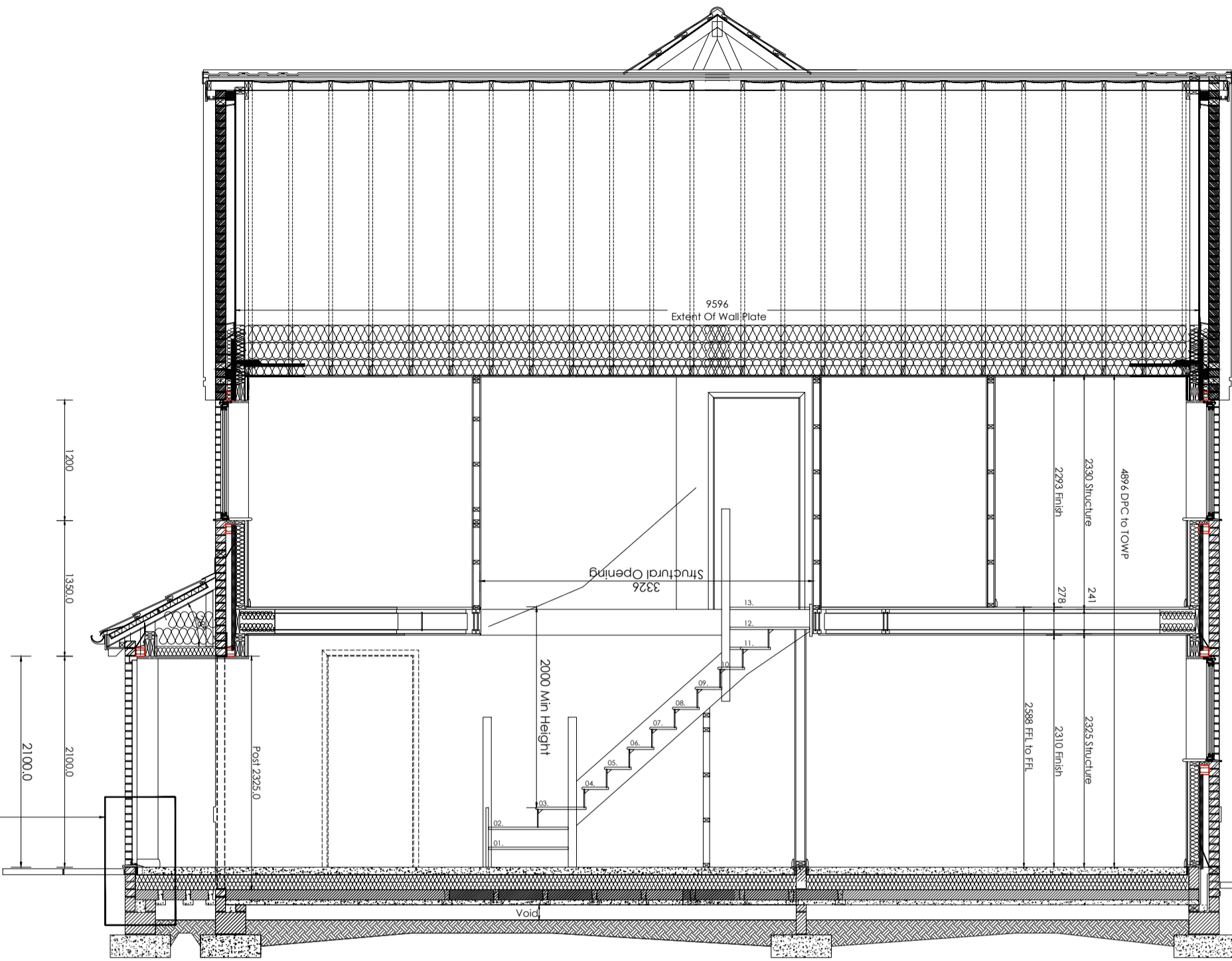
Door & windows be sealed both side (internally and externally). Ensure cavity closer are fixed and suitable sealed to close cavity prior to fitment of windows & doors.

Refer to standard detail.

Cross ventilation Table 1. - NHBC Standards 2020

Shrinkable ratio	Min Depth / Air Void
None	150mm
Low	200mm
Medium	250mm
High	300mm

Note: refer to ground investigation to determine shrinkable ratio.



Section

Ventilated Dry Ridge, ventilation to provide a continuous ventilation area of minimum 5000mm²/m with a 5mm strip along entire length of ridge.

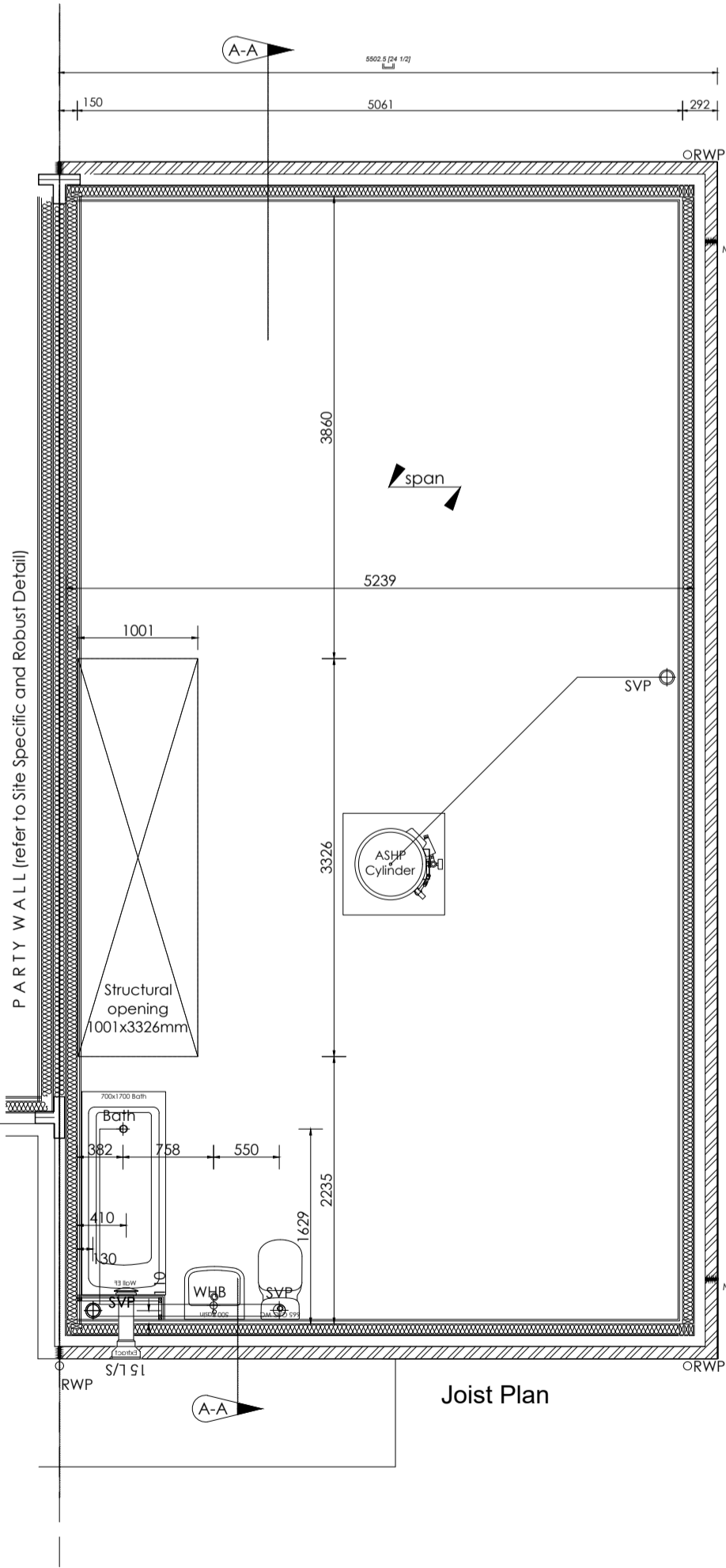
Eaves ventilation to be provided via proprietary over fascia ventilator strips. Proprietary ventilator trays to be fitted between u/s roof and insulation to ensure ventilation is maintained.

Refer to construction specification for loft insulation depth. Ensure 100mm laid between joists with remaining overlay. Maintain 50mm of space at eaves with proprietary ventilator trays.

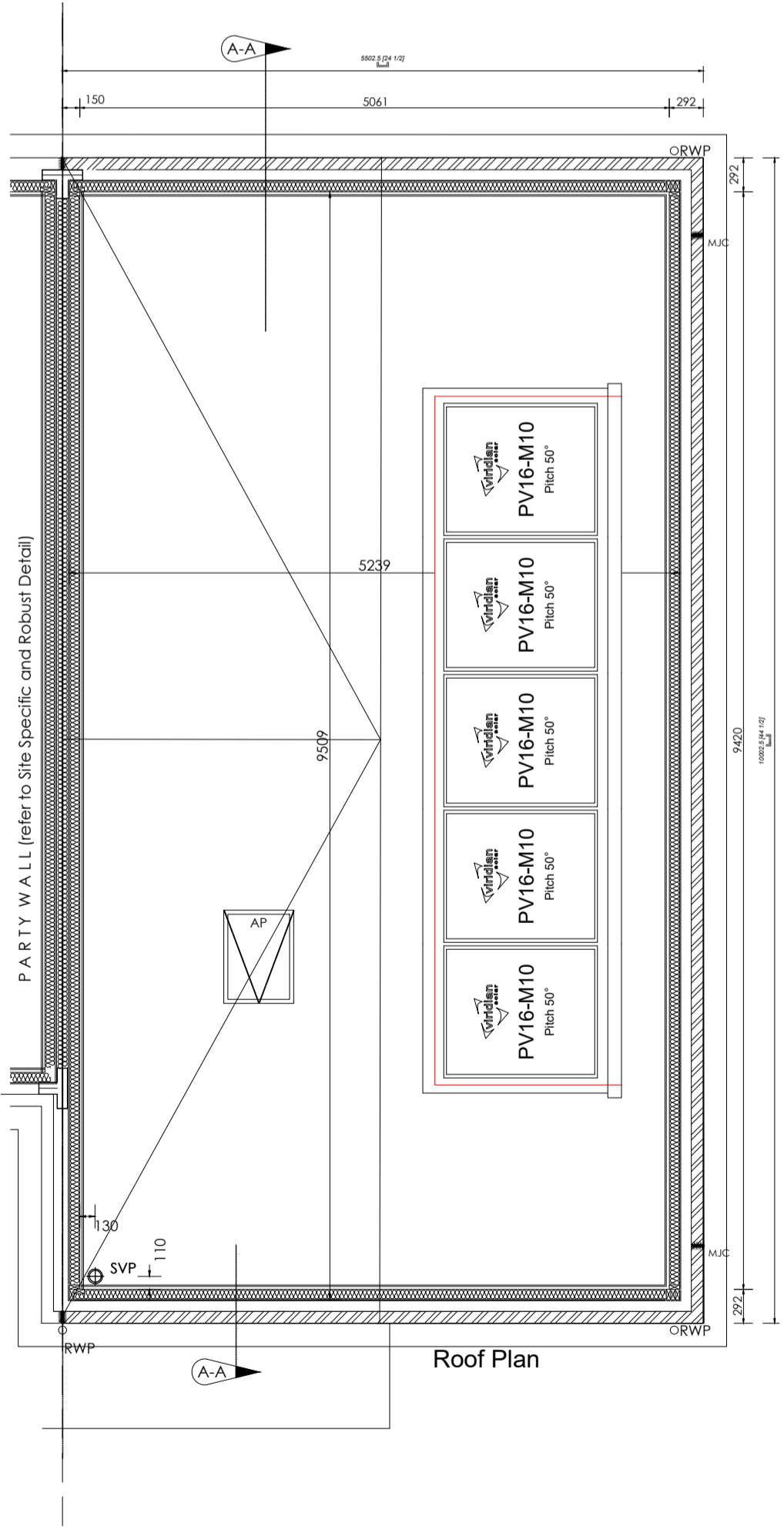
Code 4 lead upstand over abutting roof.

FGL to be 150mm below FFL.

Foundation depth & width in accordance with Engineers design and detail and approved by BC.



Joist Plan



Roof Plan

Substructure Notation:

This drawing is to be read in conjunction with all relevant detail sheets, construction specification and nominated Structural engineer details available from Persimmon Homes.

Floor Construction:
RCC: 150mm thick cast in-situ power floated concrete slab. Reinforcement and concrete grade to structural engineer design and detail.

S&S: 150mm beams designed and installed in accordance with manufacturers details. Proprietary telescopic vents providing not less than 1500m² of open area per meter run of external wall. 2m max centres and within 450mm of each end of any wall.

All internal loadbearing walls exceeding 1m in depth to foundation to be 140mm blockwork. (note setting out point to be centerline of block)

Substructure Legend:

- 3.6 N/mm² Blockwork (refer to construction specification)
- 7.3 N/mm² Blockwork (refer to construction specification)
- Party Wall Blockwork (refer to construction specification)
- Indicative Foundation line (refer to foundation schedule)
- Indicative Beam and Block span (refer to manufacturers design and detail)
- Structural Beam (refer to structural legend & engineers details)
- 63mm timber studs at 400mm c/s (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.
- 63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)
- 600.00 Indicates drainage dimension
- 600.00 Indicates service dimension
- 600.00 Indicates structural opening dimension
- Indicates Fire main location (Refer to Site Specification for requirements)

Roof Truss Notation:

This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes

Roof Construction:
Roof Trusses designed and installed to manufacturers details.

Floor Joist Notation:

This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes

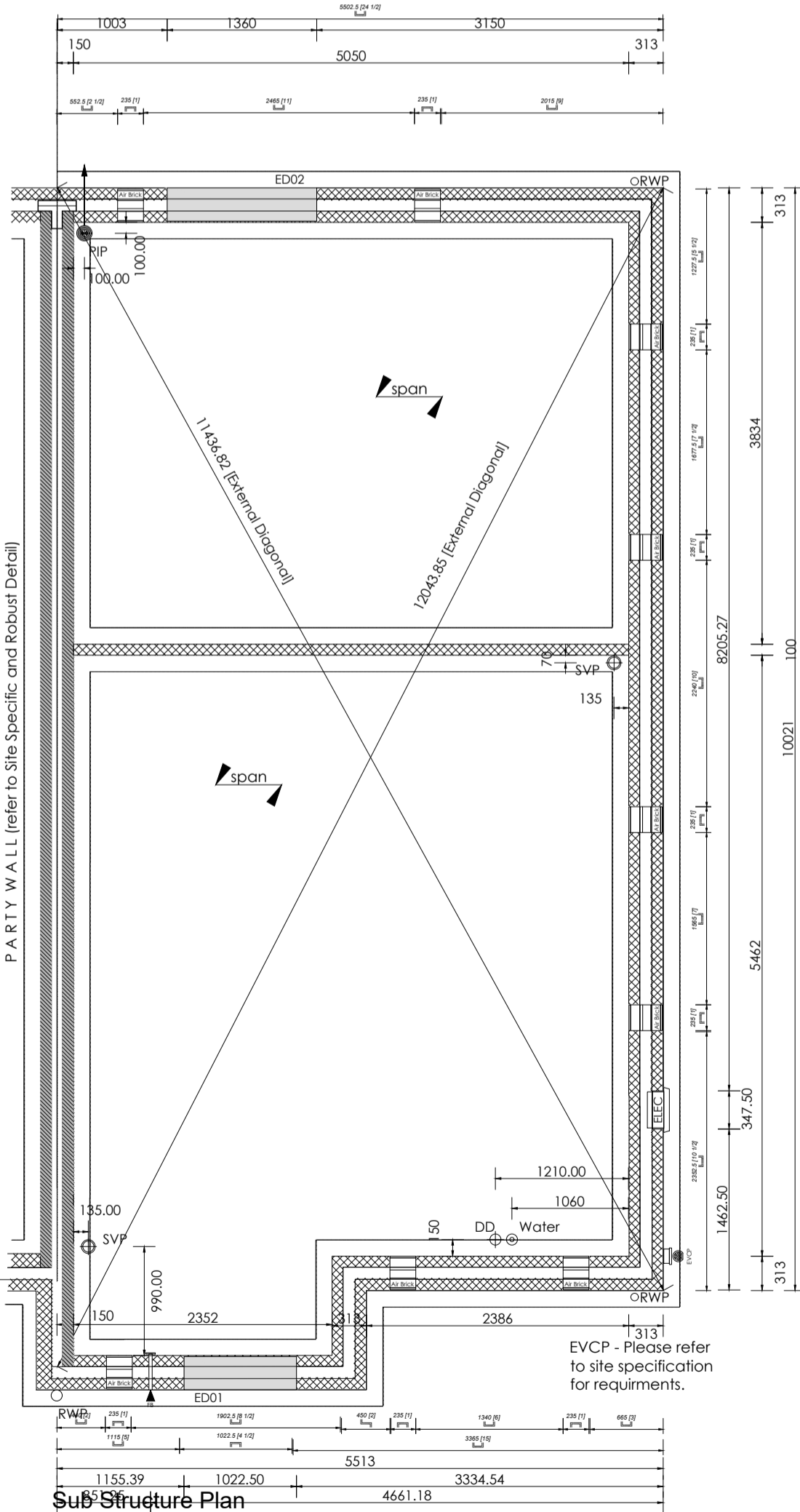
Floor Construction:
Traditional:
T.J.I Joist: 241mm deep T.J.I Joist designed and installed to manufacturers details.

Timber Frame:
T.J.I Joist: 241mm deep T.J.I Joist designed and installed to manufacturers details.

All racking walls to be fully supported in accordance with joist manufacturers and structural engineers details.

All peripheral service voids flanking external wall to receive bearing timber fixed to external wall to support floor deck over.

All waste pipes to run in floor void to be insulated in 75mm insulation quilt.



Sub-Structure Plan

M.E.P Plan Notation:

This drawing is to be read in conjunction with all relevant detail sheets and the construction specification available from Persimmon Homes. Please refer to all 3rd party information for RAD sizing (width and heights)

All lighting to be provided with energy efficient lumens and luminaires. Ceiling lighting to be positioned central to room unless otherwise stated.

Extractor fans to be wall or ceiling mounted as dimensioned. all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

Isolator switch to be positioned centrally above entrance door of the room fans to be operational.

Underside of RAD to be set 200mm above FFL

M.E.P Plan Legend:

- High Level 13amp Socket (150mm above FFL)
- Medium level 13amp socket - including USB where stated (120mm above FFL)
- Low level 13amp socket - including USB where stated (450mm above FFL)
- Low level 13amp external IP64 socket (450mm above FFL)
- Cooker control spur
- Room Thermostat
- Extractor fan isolator switch (100mm above entrance door of the room fan is to be operational)
- Fuse spur - 13amp switched spur
- TV Point
- Kitchen Grid Switch managing all appliance sockets
- Single 13 Amp switched appliance socket outlet at low level (operated by grid switch)
- Single 13 Amp switched appliance socket outlet at high level (operated by grid switch)
- Media Plate (2x Double Sockets, TV)
- FiberNest Router Location
- FiberNest ONT Box Location
- Fibre broadband inlet
- Cat6 Ethernet point (routed back to FibreNest location)
- Light Switch (demonstrated as 2 way)
- Pendant Light Fitting - Low Energy
- Batten Light Fitting - Low Energy
- Low Energy Wall Light Fitting
- Recessed downlight (sealed unit to all wetrooms)
- External wall light inc. FIR - Low Energy (down down the subject site building regulation or finishing Touch option)
- Ceiling mounted extractor fan
- Wall mounted extractor fan
- Safety detectors:
CO Carbon Monoxide detector, HD Heat detector, SD Smoke detector, MD Multi-sensor detector - 300mm rise to any light fitting
- External Alarm Bell Box location
- Consumer Unit (switches 1350-1450mm above FFL)
- Sprinkler Outlet (refer Site Specification & 3rd party manf information for detailed locations)
- Electrical Vehicle Charging Point (Refer to Site Specification)
- Photovoltaic Meter (Refer to Site Specification)
- Lockable Isolator Switch (Refer to Site Specification)
- External Door bell (install and location subject to Finishing Touch option)
- Internal Door bell Sounder
- External Junction box (include wire for rear external light)
- Shaver socket (Refer to Site Specification)

PP = Putty Pad for fire resistants

Rev.	Date	Amendment	By	CHK.
G	29-08-25	Sub's updated	PVS	-
G	11-01-26	Revised to match affordable housing finishes specification	PVS	-
F	23-06-25	Soar Updated	PVS	-
E	26-03-25	Updated to Reggie's comments. Drawing naming. External overhead notes. Updated DPC over fire socs. The vents.	PVS	-
D	16-03-25	CO revised to Carbon (300mm). Carry isolator added. sub's revised to 10mm early window and door schedule updated	PVS	-
C	13-03-25	AC cup ref updated	PVS	-
B	12-01-25	Section Revised to reflect roof direction	PVS	NO
A	16-09-24	Soar removed. Rebar revised	PVS	-

Status: -



CHARLES CHURCH

Job: LAND AT BASSETTS FARM, HORMONDEN, KENT
Title: C House type M&E and Section, Sub's, Joist, Truss

Drawn By: PVS Date: 1/9/25
Check: TP Scale: 1:50
Auth: @ A1

Drawing No. 634-Con-321 Rev H