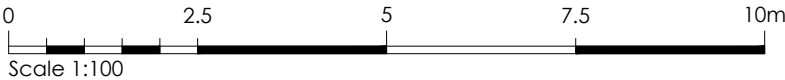
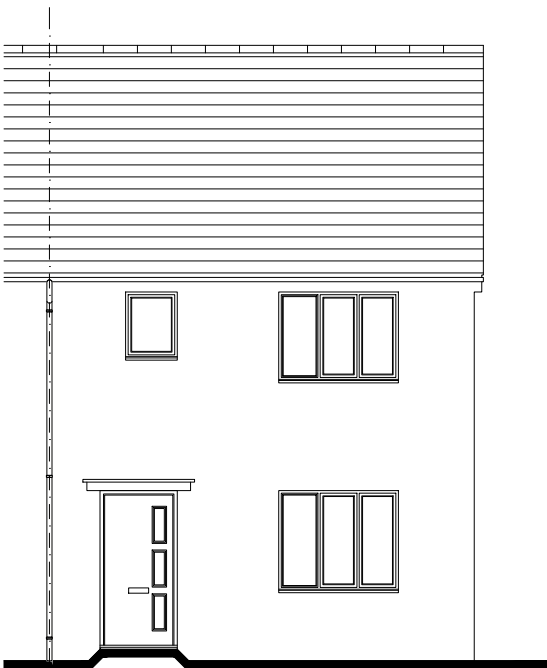




House Type COINS Code:

21-0920TT01	3 Bed End Terrace House
21-0920TV01	3 Bed End Terrace House
21-0920TC01	3 Bed End Terrace House
21-0920TR	3 Bed End Terrace House
21-0920MT01	3 Bed Mid Terrace House
21-0920MV01	3 Bed Mid Terrace House
21-0920MC01	3 Bed Mid Terrace House
21-0920MR	3 Bed Mid Terrace House
21-0920ST01	3 Bed Semi Detached House
21-0920SV01	3 Bed Semi Detached House
21-0920SC01	3 Bed Semi Detached House
21-0920SR	3 Bed Semi Detached House



s:\south east\technical\site files\485 barton hill drive, phase 1\c architectural\c4 drawings (.dwg)\house types\dwgs\galloway\_tf\_ctp\_end\_r21g.dwg

The Galloway - End [Ga]  
Structure - 919sq.ft [85.4m²]  
NDSS - 905sq.ft [84.1m²]

Sheet Indexation:

Drawing Pack

Dwg No.	Title.	Rev.	Date.
001	Indexation sheet	09	01.01.2025
002	Schedules	A	25.08.2022
010	Fire Stopping Elevations	A	01.01.2025
AD: M4.2			
101	Lower Ground Setting out plan AS [4.2]	D	27.07.2025
102	Lower Ground Setting out plan OP [4.2]	D	27.07.2025
201	Ground Floor GA plan [4.2]	F	01.01.2025
210	First Floor GA plan	D	01.01.2025
301	First Floor Joist plan	C	01.01.2025
303	Roof Truss Setting Out Plan	C	01.01.2025
420	Elevation - Contemporary	D	01.01.2025
501	Section A-A	C	01.01.2024
AD: M4.2			
601	Ground Floor MEP [4.2]	F	01.01.2025
602	First Floor MEP	D	01.01.2025
Planning Drawing Pack			
AD: M4.2			
901	Proposed Plans [4.2]	B	29.03.2024
902	Compliance Plans [4.2]	C	29.03.2024
905	Proposed Elevations - Contemporary	B	01.01.2024

House types Schedule:  
Brick Only: AS Plots 26, 28, 82, & 98 / OPP Plots 27, 29, 83, 100

Drawing Set Revisions

Rev.	Description.	Date.
01.	Ensuite shower tray rotated 180 degrees to avoid conflict with joist locations. Dimensions shown to smoke detectors. Activity zone shown to Bathroom.	03.11.2021
02.	Window and window schedule updated.	02.03.2022
03.	Coins code added, M4.2 visibility amended to GA plans, MEP blocks updated and notes added, heating layouts embedded, fire suppression and PV layers turned off by default.WC Rad repositioned. Window W003 moved 112.5mm to the right.	19.04.2022
04.	Background ventilation amended in line with NHBC comments. Bath/En-Suite light position amended. Meter box note added.	25.08.2022
05.	Sanitaryware blocks updated, SD added to loft, PV platform omitted and replaced with high level board, trickle vents omitted from wet rooms and kitchen, and note added to elevations regarding tile vents. Section updated to reflect latest specification for floor insulation. Dimensions added for check reveal structural openings. Smoke detectors amended in line with updated fire safety strategy and 30mm PIR board added to cavity.	01.06.2023
06.	Utility meters relocated. Optional meter locations indicated. Consumer unit relocated.	01.09.2023
07.	AD: M4.1 Substructure (As &Op), Ground floor GA, Planning and compliance plans added to drawing pack. EF added to utility. FF windows raised by 75mm to remove requirement for protection from falling bar.	01.01.2024
08.	PV meter and isolator relocated. PV plan notation & risk of electrocution sign added. GF 89mm structural wall replaced with 63mm stud partition.	29.03.2024
09.	Extract fans updated to show Low & Boost rates, kitchen extract repositioned to be 600mm from hob, title block updated with structural and NDSS areas, kitchen updated to use manufacturers design, and attic SD block updated to show multifunction detector, EJB removed from rear, dimension added to WC centrelines, and ensuite rad repositioned to wall opposite WC.	01.01.2025
10.	Air bricks added to party wall sub structure	25.06.2025
11	Gas Electric meter boxes relocated to suit site conditions as bubbled	27.07.2025

		Project Title The Galloway - End Group Design - Timber Frame Structure Area: 919sq.ft [85.4m²]   NDSS Area: 905sq.ft [84.1m²]	
Drawing Title Indexation Sheet	Date 13.04.2021	Scale NTS	Drawn GdD
Drawing Status Construction	Dwg. Ref. Ga_TF_Ctp_End_R21001	Rev. 11	




Window Schedule								
WINDOW_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	ESCAPE_WINDOW	GLAZING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS
W001	Living room	1585 x 1350mm	Yes	Clear	Yes	No	4000mm²	.
W002	WC	572.5 x 1050mm	No	Obsucre	Yes	No		.
W003	Kitchen	1360 x 1050mm	No	Clear	Yes	No		.
W101	En-suite	685 x 900mm	No	En-suite	Yes	No		.
W102	Bedroom 1	1585 x 1200mm	Yes	Clear	Yes	No	4000mm²	.
W103	Bathroom	572.5 x 1050mm	No	Obscure	No	No		.
W104	Bedroom 2	910 x 1200mm	Yes	Clear	Yes	No	4000mm²	.
W105	Bedroom 3	910 x 1200mm	Yes	Clear	Yes	No	4000mm²	.

**Note:** Structural opening dimensions above is for external brickwork. Should site requirements be check reveal, timber frame and window manufacture to add 25mm either side of opening (50mm total) to the above width (please refer to C.R.S.O dims on floor plan).

External Door Schedule							
DOOR_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS	STYLE
ED01	Entrance Hall	1022.5 x 2100mm	Yes	Yes		.	R21 GDL
ED02	Dining Room	1810 x 2100mm	Yes	Yes	4000m²	.	French Doors

Internal Door Schedule					
DOOR_NO	ROOM	LEAF	STRUCTURAL_WIDTH	WALL_HOST	FIRE
D001	Living Room	838mm	898mm	63mm Stud	No
D002	Living Room	838mm	898mm	63mm Stud	No
D003	Lobby	838mm	898mm	63mm Stud	No
D004	Kitchen	838mm	898mm	63mm Stud	No
D005	Utility	838mm	898mm	63mm Stud	No
D101	En-suite	762mm	822mm	63mm Stud	No
D102	Bedroom 1	838mm	898mm	63mm Stud	No
D103	St. 2	686mm	746mm	63mm Stud	No
D104	Bathroom	838mm	898mm	63mm Stud	No
D105	Bedroom 2	838mm	898mm	63mm Stud	No
D106	Bedroom 3	838mm	898mm	63mm Stud	No



Project Title

The Galloway - End  
Group Design - Timber Frame

Structure Area: 919sq.ft [85.4m²] | NDSS Area: 905sq.ft [84.1m²]

Drawing Title

Schedules

Date

13.04.2021

Scale

NTS

Drawn

GdD

Drawing Status


Construction

Dwg. Ref.

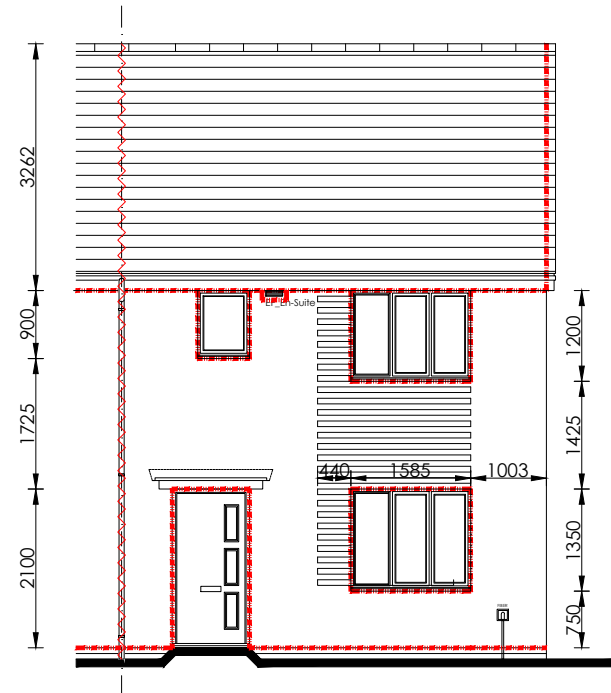
Ga\_TF\_Ctp\_End\_R21G002

Rev.

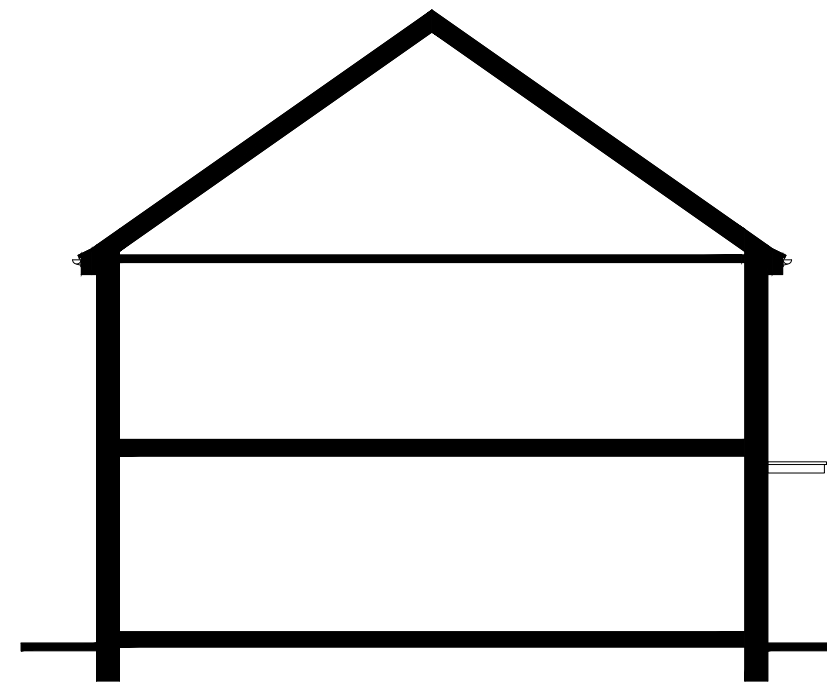
A



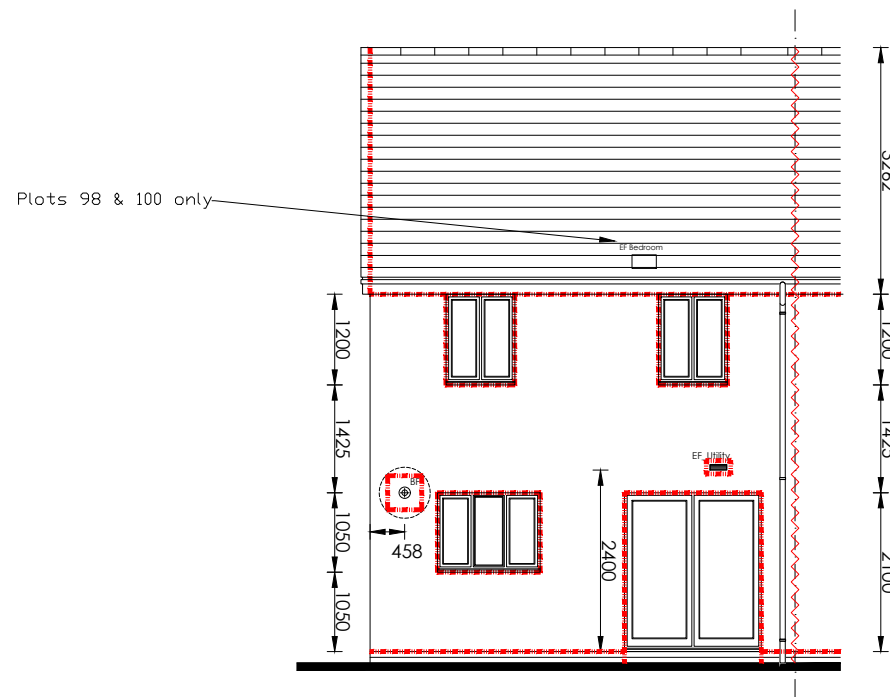




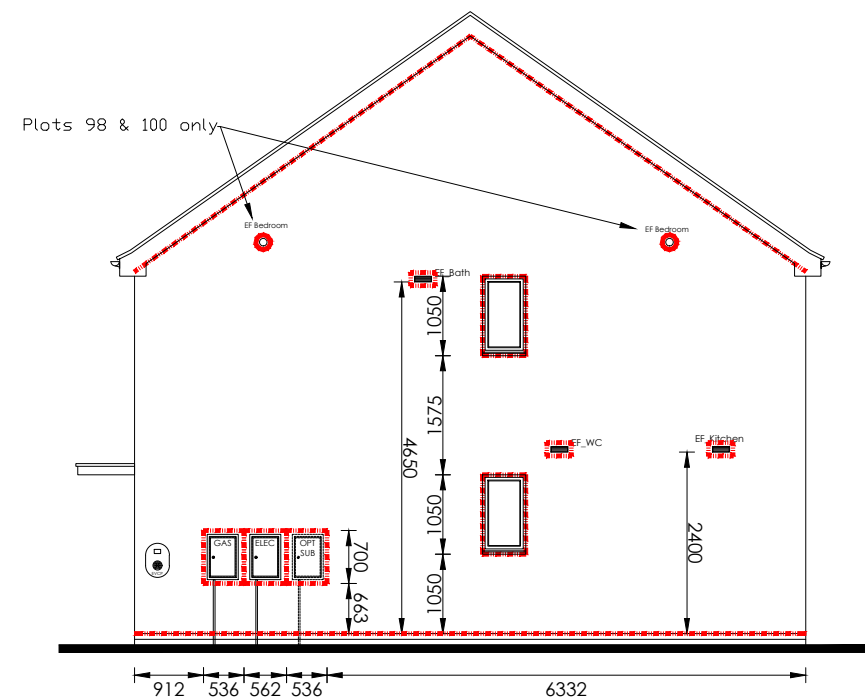
Front Elevation  
scale 1:100



Side Elevation  
scale 1:100



Rear Elevation  
scale 1:100



Side Elevation  
scale 1:100




## Fire Stopping:

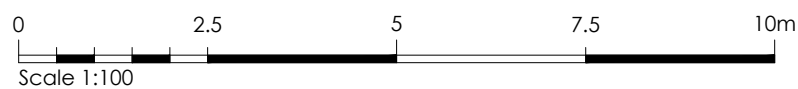
Fire stopping is only required at the junction of the party wall with the external wall and the roof as well as beneath party wall spandrel panels.

All openings into the cavity must be closed. Lintels, window/door formers, cavity socks and meter cabinets all constitute closings at the top of the cavity & around openings .

Refer to subsection 07 of the 2021 Persimmon Construction Detail pack for all fire stopping details.

## Fire Stopping Legend:

-  Fire stopping fitted by brick layer/roofing contractor to all party wall situations including any eaves overhang boxing.
-  Full cavity fill party wall expected including peak to RiR units. Compressed rocwool fire stopping required under party wall spandrel panels.
-  External cavity closing built in by bricklayer to all dwellings (former/lintel/cabinet/sock) ref to standard detail.



Project Title  
The Galloway - End  
Group Design - Timber Frame  
Structure Area: 919sq.ft [85.4m²] | 905sq.ft [84.1m²]  
NDSS Area:

Drawing Title Fire Stopping Elevation	Date 13.04.2021	Scale 1:100 @ A3	Drawn GdD
Drawing Status Construction	Dwg. Ref. Ga_TF_Ctp_End_R21Ø10	Rev. A	



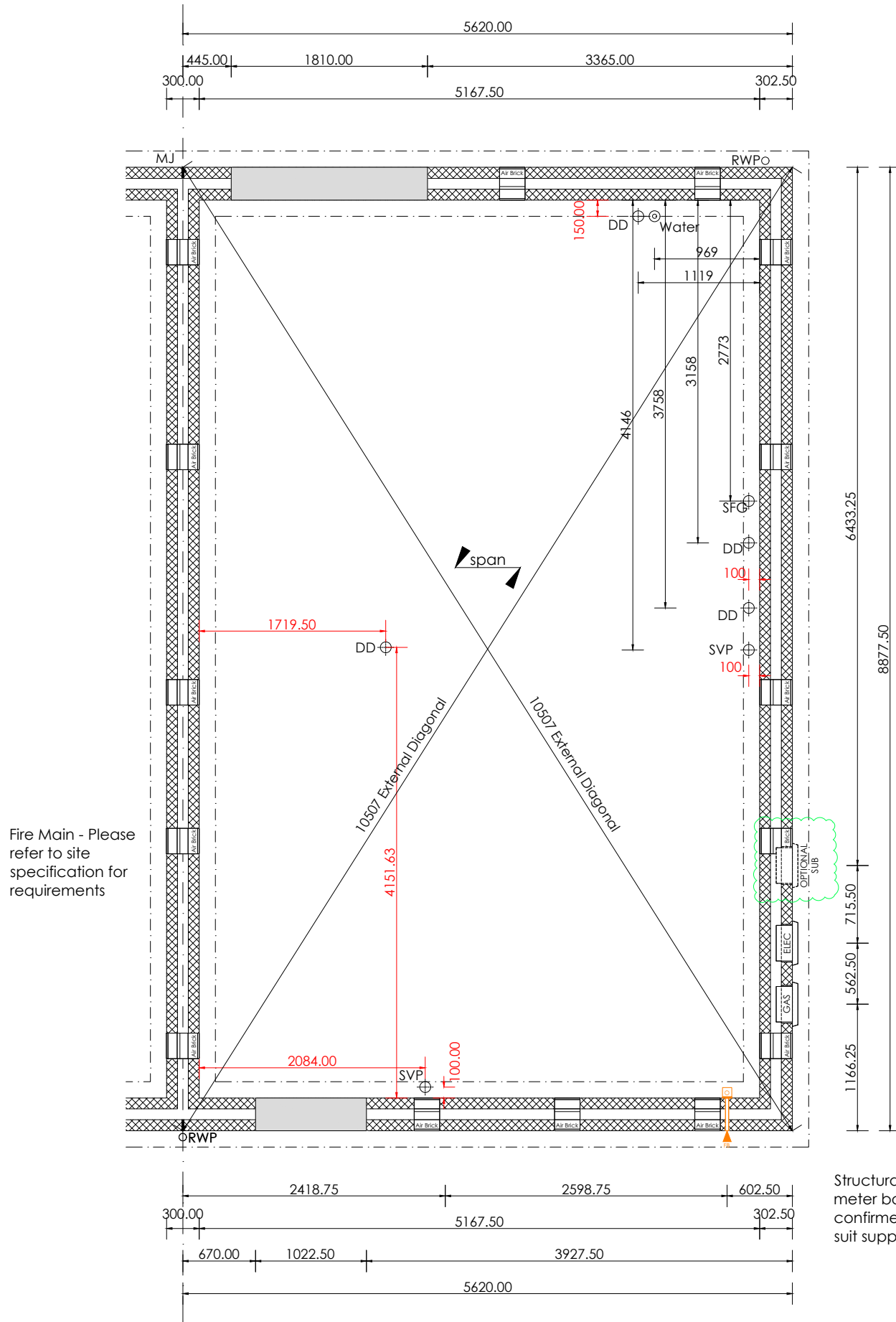
# Substructure Plan [AS HANDING]

AD: M4.2

5620.00

445.00 1810.00 3365.00

300.00



Structural openings for meter boxes to be confirmed on site to suit supplied units.

## 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:













**BGS:** 150mm thick cast in-situ power floated concrete slab.

Reinforcement and concrete grade to structural engineer design and detail.

**B&B:** 150mm beams designed and installed in accordance with manufacturers details. Proprietary telescopic vents providing not less than 1500m<sup>2</sup> of open area per meter run of external wall. 2m max centers 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:

- |   |   |
|---|---|
|    | 100mm 3.6 N/mm² Blockwork.<br>(refer to construction specification)   |
|    | 100mm 7.3 N/mm² Blockwork.<br>(refer to construction specification)   |
|    | 100mm Party Wall Blockwork.<br>(refer to construction specification)  |
|    | Indicative Foundation line.<br>(refer to foundation schedule)   |
|    | Indicative Beam and Block span.<br>(refer to manufacturer's design and detail)                                |
|    | Structural Beam<br>(refer to structural legend & engineer's details)  |
|    | 63mm timber studs at 600mm 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) |
|  | Indicates drainage dimension  |
|  | Indicates service dimension   |
|  | Indicates structural opening dimension  |
|  | Indicates Fire main location<br>(Refer to Site Specification for requirements)                                |



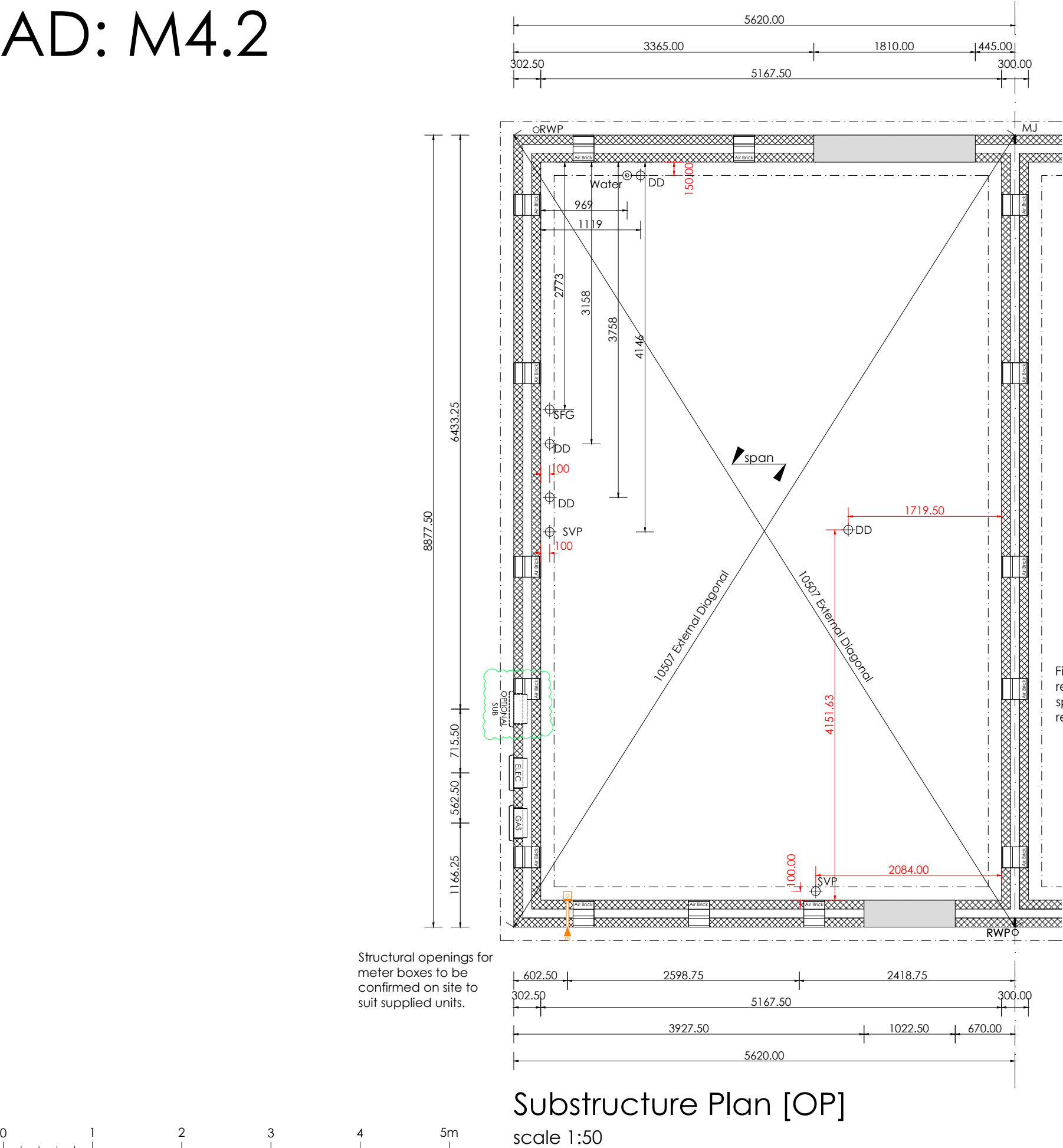
# Substructure Plan [AS]

scale 1:50



# Substructure Plan [OP HANDING]

## AD: M4.2



**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:**

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

**B&B:** 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 centers and within 450mm of each end of any wall.

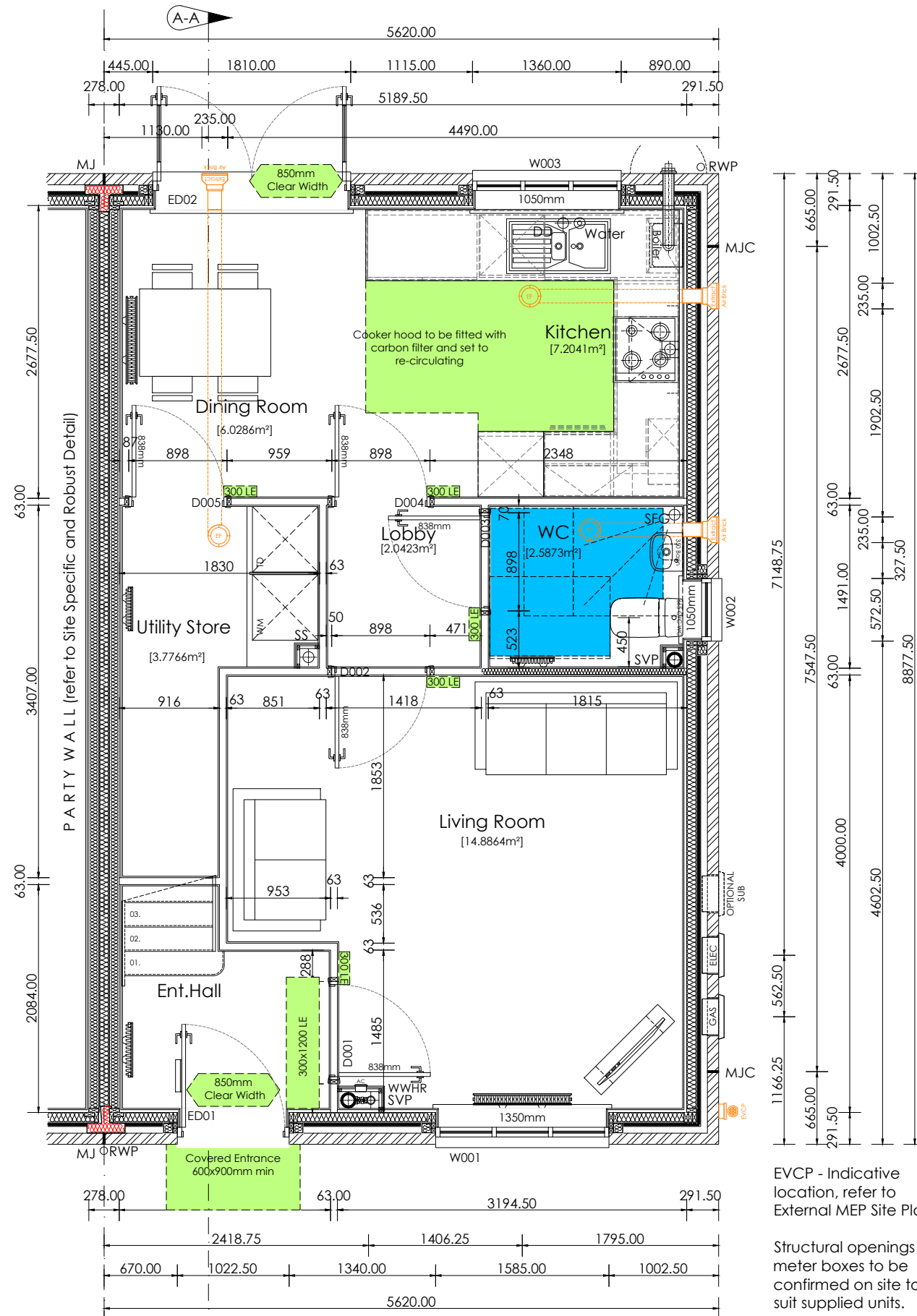
All internal loadbearing walls exceeding 1m in depth to foundation to be 140mm blockwork. (note setting out point to be centerline of block)

- Substructure Legend:**
- 100mm 3.6 N/mm² Blockwork. (refer to construction specification)
  - 100mm 7.3 N/mm² Blockwork. (refer to construction specification)
  - 100mm 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 600mm crs (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.
  - 63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)
  - Indicates drainage dimension
  - Indicates service dimension
  - Indicates structural opening dimension
  - Indicates Fire main location (Refer to Site Specification for requirements)

<div><div><div></div><div>Persimmon</div></div><div><div>Project Title</div><div>The Galloway - End</div><div>Group Design - Timber Frame</div><div>Structure Area: 919sq.ft [85.4m²]   905sq.ft [84.1m²]</div></div></div>			
Drawing Title	Date	Scale	Drawn
Substructure Plan [OP Handing] - M4.2	13.04.2021	1:50 @ A3	GdD
Drawing Status	Dwg. Ref.	Rev.	
Construction	Ga_TF_Ctp_End_R21G102	D	



# AD: M4.2 Layout



## Ground Floor GA Plan

scale 1:50



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Floor Plans Notation: [Space 4]

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

Part M Access: 775mm min clear opening to principle entrance. level access approach max 1:20 max gradient, minimum width of 900mm.

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


MEP: please refer to 600 series drawing set for Electrical and RAD setting positions. Note please refer to all 3rd party information for sizing width and heights.


ASHP Note:

Direct Connection: Service penetration and internal pipe run (shown indicative) subject to ASHP location.

Remote Connection: Service entry via PIP (pre insulated pipe) to be installed for remote ASHP unit only (refer to energy strategy plan).

Wall Legend Timber Frame:


 102.5mm Facing Brickwork  
(refer to material schedule)

 **Structural Beam**  
(refer to structural legend & engineers details)

Party Wall in conjunction with Robust detail (E-WT-2)




89x38mm Insulated Party Wall in conjunction with Robust detail (E-WT-2) (refer to construction specification).


 Party Wall 25mm service void  
(refer to construction specification).

Internal wall (refer to construction specification).





89x38mm Internal load bearing wall  
(refer to construction specification).


 63mm timber studs at 600mm crs (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.

 63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)

89x38mm Racking wall (refer to construction specification)

 89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 12.5mm PB] (refer to construction specification).

	89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 9mm OSB, 12.5mm PB] (refer to construction specification).
---	--

 89x38mm Racking wall [12.5mm PB, 2x9mm OSB, 89 stud, 2x9mm OSB, 12.5mm PB] (refer to construction specification).

TIMBER FRAME SHRINKAGE RATES			
Floor	Ground	First	Second
Shrinkage (mm)	5mm	15mm	25mm


Structural Engineers legend:

(all information to be read in conjunction with house type and site specific structural engineers design, report and detail. All windpost to be checked against geographical site locations)

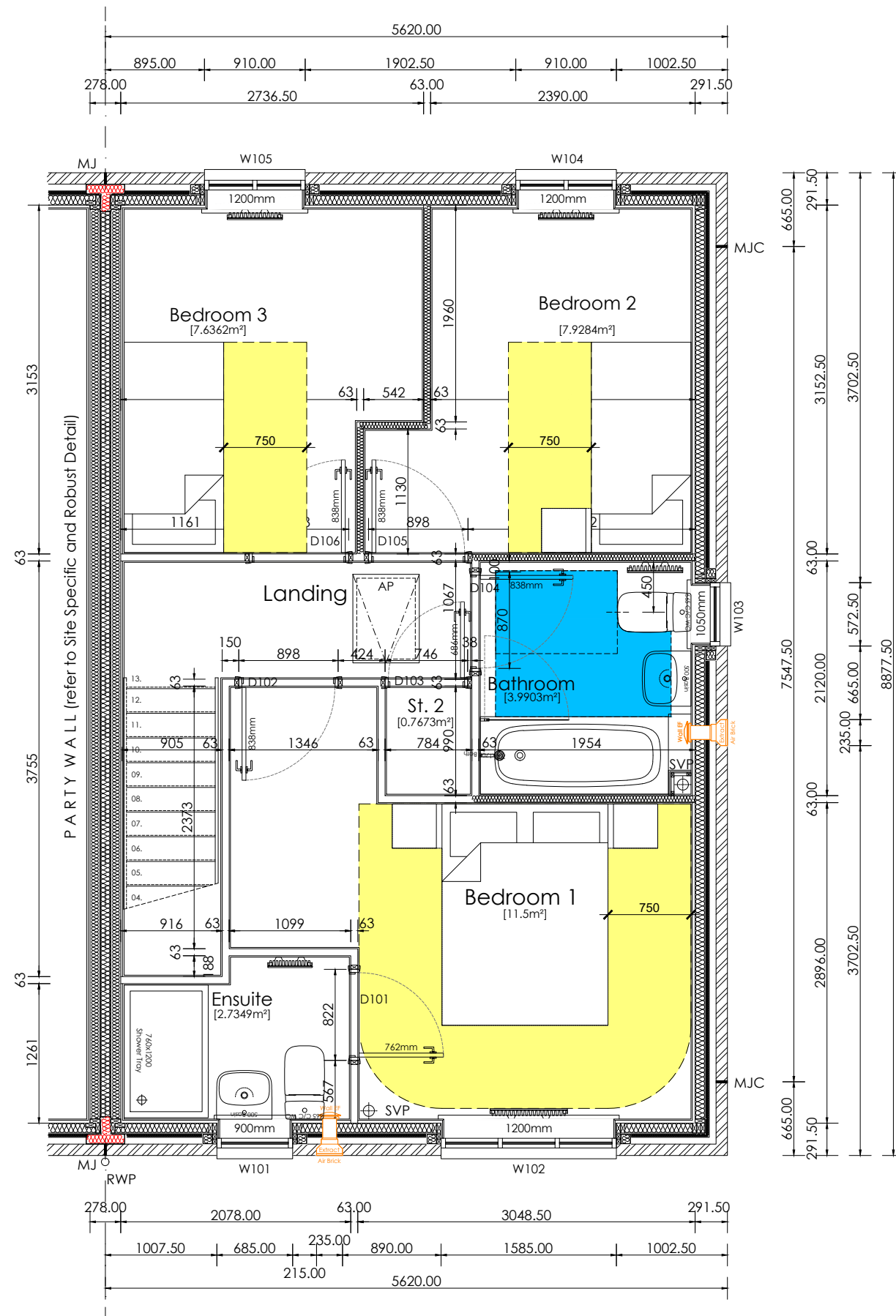
SB 1:	T.B.C
-------	-------

PS 1:	T.B.C
-------	-------

PS 2:	T.B.C
-------	-------

 <b>Persimmon</b>	Project Title The Galloway - End Group Design - Timber Frame Structure Area: 919sq.ft [85.4m²]   NDSS Area: 905sq.ft [84.1m²]		
	Drawing Title Ground Floor GA Plan - M4.2	Date 13.04.2021	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Ga_TF_Ctp_End_R21G201		Rev. F





First Floor GA Plan

scale 1:50



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### Floor Plans Notation: [Space 4]

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

Part M Access: 775mm min clear opening to principle entrance. level access approach max 1:20 max gradient, minimum width of 900mm.

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

MEP: please refer to 600 series drawing set for Electrical and RAD setting positions. Note please refer to all 3rd party information for sizing width and heights.

ASHP Note:  
Direct Connection: Service penetration and internal pipe run (shown indicative) subject to ASHP location.  
Remote Connection: Service entry via PIP (pre insulated pipe) to be installed for remote ASHP unit only (refer to energy strategy plan).

### Wall Legend Timber Frame:

- 102.5mm Facing Brickwork (refer to material schedule)
- Structural Beam (refer to structural legend & engineers details)
- Party Wall in conjunction with Robust detail (E-WT-2)
  - 89x38mm Insulated Party Wall in conjunction with Robust detail (E-WT-2) (refer to construction specification).
  - Party Wall 25mm service void (refer to construction specification).
- Internal wall (refer to construction specification).
  - 89x38mm Internal load bearing wall (refer to construction specification).
  - 63mm timber studs at 600mm crs (400mm for kitchens & bathrooms) with 12.5mm plasterboard each side.
  - 63mm timber studs including insulation to achieve 40dB sound reduction. (refer to construction specification)
- 89x38mm Racking wall (refer to construction specification)
  - 89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 12.5mm PB] (refer to construction specification).
  - 89x38mm Racking wall [12.5mm PB 9mm OSB, 89 stud, 9mm OSB, 12.5mm PB] (refer to construction specification).
  - 89x38mm Racking wall [12.5mm PB, 2x9mm OSB, 89 stud, 2x9mm OSB, 12.5mm PB] (refer to construction specification).

TIMBER FRAME SHRINKAGE RATES			
Floor	Ground	First	Second
Shrinkage (mm)	5mm	15mm	25mm

### Structural Engineers legend:

(all information to be read in conjunction with house type and site specific structural engineers design, report and detail. All windpost to be checked against geographical site locations)

- SB 1: T.B.C
- PS 1: T.B.C
- PS 2: T.B.C

Project Title

The Galloway - End  
Group Design - Timber Frame

Structure Area: 919sq.ft [85.4m²] | 905sq.ft [84.1m²]

Drawing Title

First Floor GA Plan

Date

13.04.2021

Scale

1:50 @ A3

Drawn

GdD

Drawing Status

Construction

Dwg. Ref.

Ga\_TF\_Ctp\_End\_R21

Rev.

D



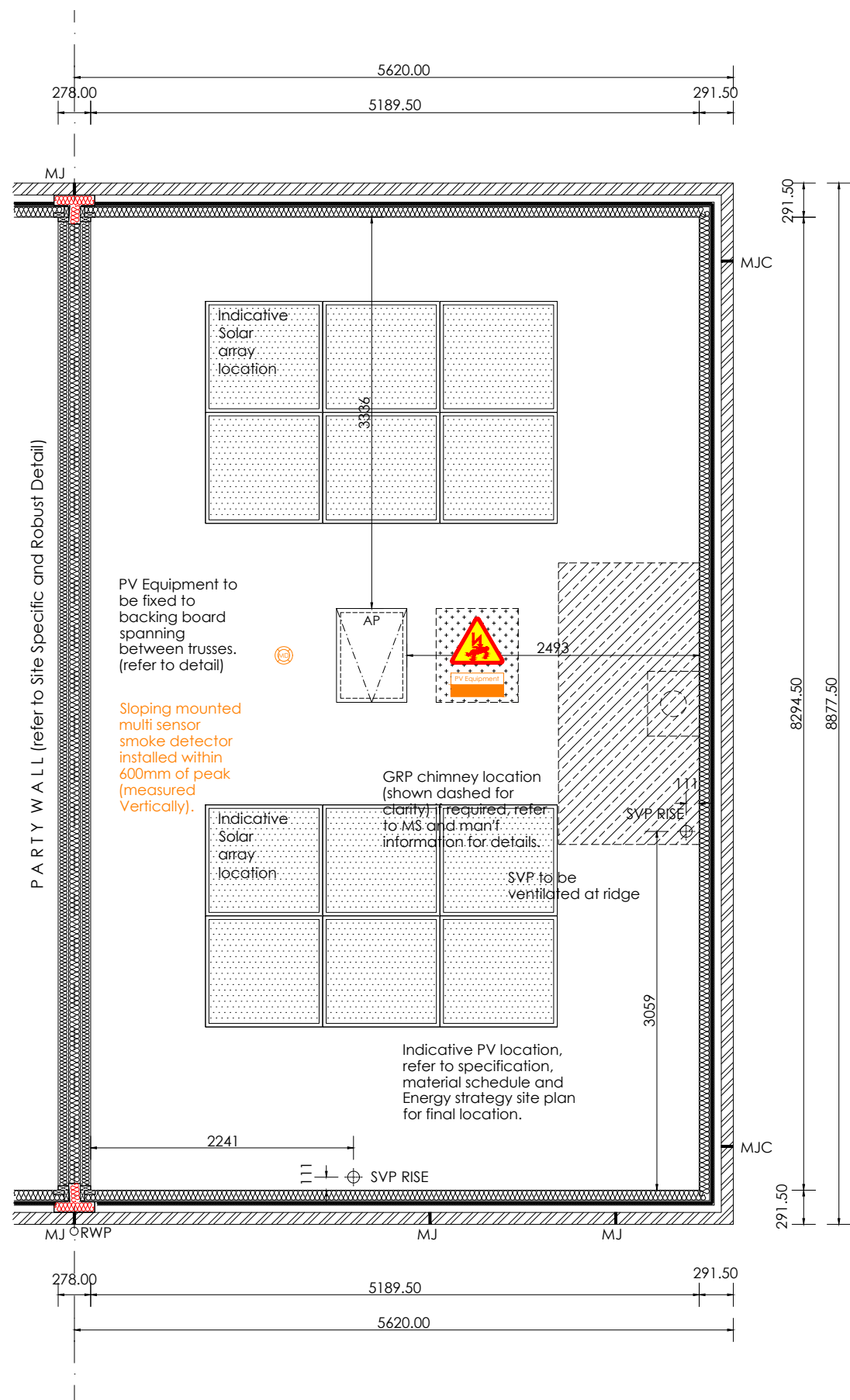




Roof Truss Notation:

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.



Roof Truss Setting Out Plan  
scale 1:50



<div><div><div></div><div>Persimmon</div></div><div><div>Project Title</div><div>The Galloway - End</div><div>Group Design - Timber Frame</div><div>Structure Area: 919sq.ft [85.4m²]   NDSS Area: 905sq.ft [84.1m²]</div></div></div>			
<div>Drawing Title</div> <div>Roof Truss Setting Out Plan</div>	<div>Date</div> <div>13.04.2021</div>	<div>Scale</div> <div>1:50 @ A3</div>	<div>Drawn</div> <div>GdD</div>
<div>Drawing Status</div> <div>Construction</div>	<div>Dwg. Ref.</div> <div>Ga_TF_Ctp_End_R21G303</div>	<div>Rev.</div> <div>C</div>	



Indicative PV location, refer to specification, material schedule and Energy strategy site plan for final location.

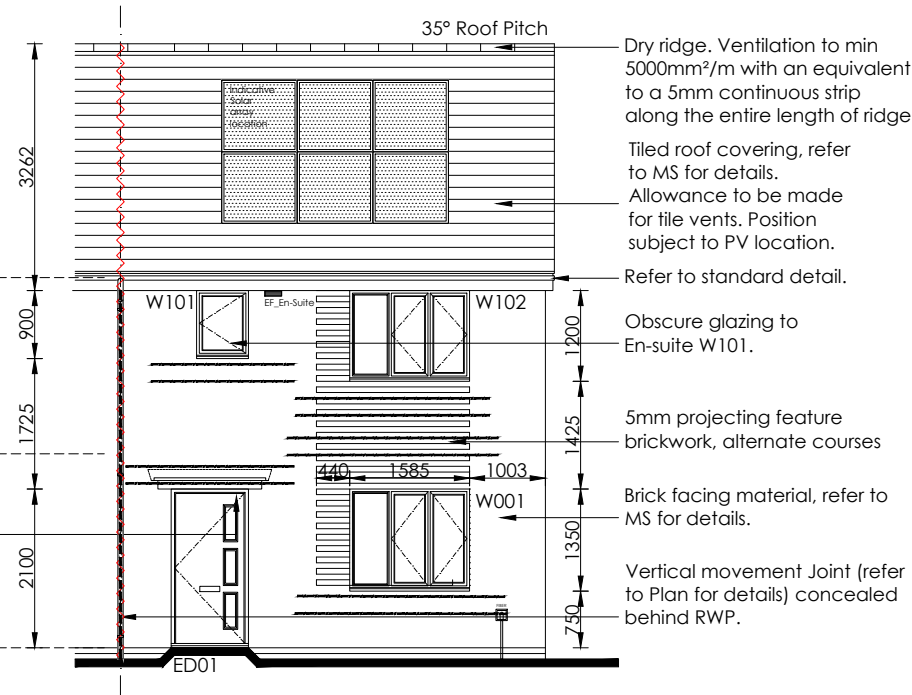
Refer to site specific detail for Wet or Dry verge

04.895 T.O WALL PLATE

Refer to window and door schedule for MoE, PAS24 and safety glazing (BS6206:1981)  
02.566 T.O JOIST

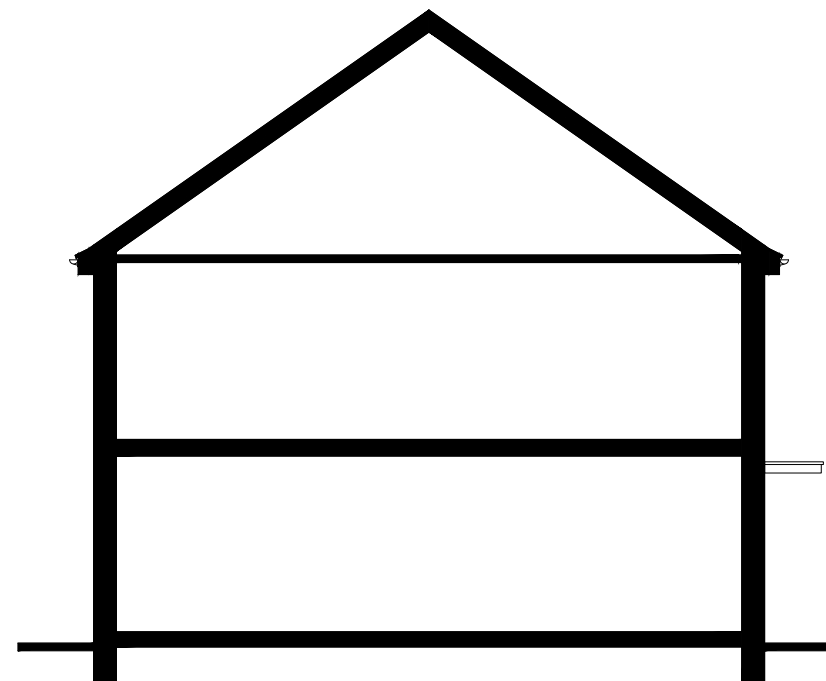
GRP canopy fixed in accordance with manufactures design and detail.

00.000 DPC



## Front Elevation

scale 1:100



## Side Elevation

scale 1:100

Dry ridge. Ventilation to min 5000mm²/m with an equivalent to a 5mm continuous strip along the entire length of ridge

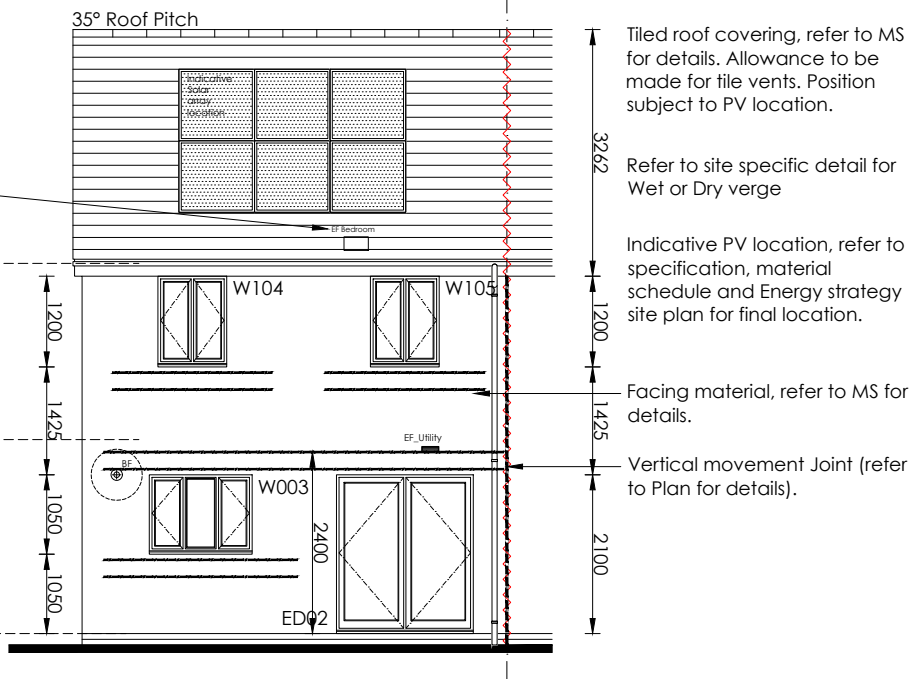
Plots 98 & 100 only

04.895 T.O WALL PLATE

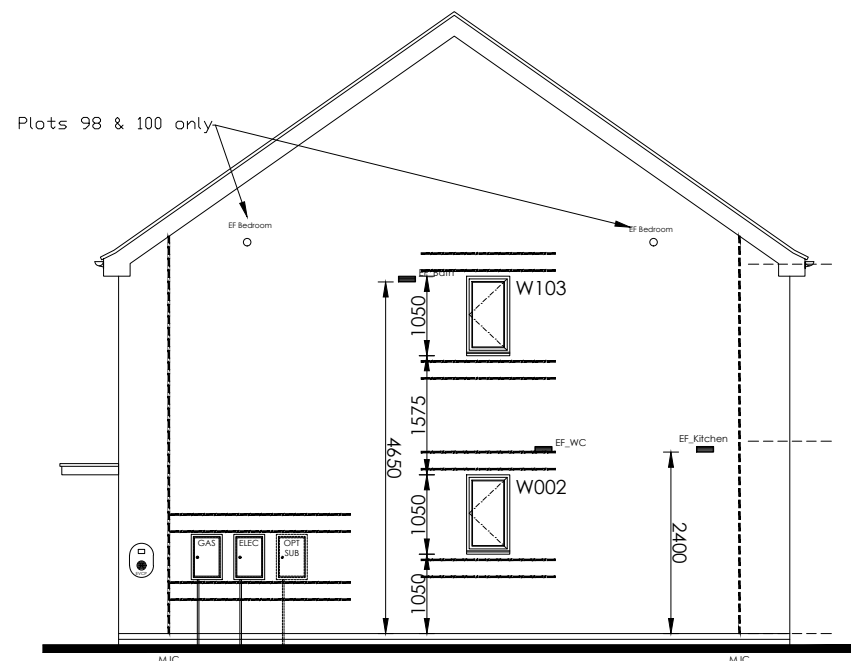
02.566 T.O JOIST

Refer to window and door schedule for MoE, PAS24 and safety glazing (BS6206:1981)

00.000 DPC



scale 1:100



## Side Elevation

scale 1:100

### Elevation 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 material schedule for external appearance materials.

All Safety glazing to be to BS6206: 1981

All assessable windows to be PAS-24 compliant.

All vertical dimensions taken from DPC

Refer to regional site specific block setting out plans for multiple setting out combinations.

### Elevation Legend:

- Indicates Render. (refer to Material Schedule for color and style)
- External horizontal cladding. (refer to Material Schedule for color and style)
- Boiler flue location (Setting out point of Flue 2100mm above DPC)
- Construction Detail Reference (refer to construction detail indicated for full details)

### Movement Control Legend:

Bed Joint Reinforcement - Concrete Brick Only  
**All** window and door openings to have 2no. layers of bed joint reinforcement installed above and below openings and extending 600mm (minimum) beyond opening

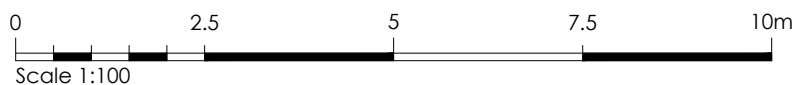
Stainless steel, parallel wire with a cross sectional area of 25mm² for two wires bed joint reinforcement (to structural engineers design and detail). laps in bed joint reinforcement to manufacturers details. Reinforcement to be continuous at a return wall return as manufacturers details. Under no circumstances should bed joint reinforcement cross a movement joint.

- Bed Joint Reinforcement - Additional to reveals (refer to standard detail)
- Movement Joint (refer to standard detail, Mastix to match facing material colour)
- Movement Joint to Concrete Brick Only (refer to standard detail, Mastix to match facing material colour)
- Slip Membrane provided where outer leaf changes from brick to block.



Project Title  
The Galloway - End  
Group Design - Timber Frame  
Structure Area: 919sq.ft [85.4m²] | 905sq.ft [84.1m²]  
NDSS Area:

Drawing Title Elevations - Contemporary	Date 13.04.2021	Scale 1:100 @ A3	Drawn GdD
Drawing Status Construction	Dwg. Ref. Ga_TF_Ctp_End_R21G420	Rev. D	





Ventilated Dry Ridge. ventilation to provide a continuous ventilation area of minimum 5000mm<sup>2</sup>/m with a 5mm strip along entire length of ridge.

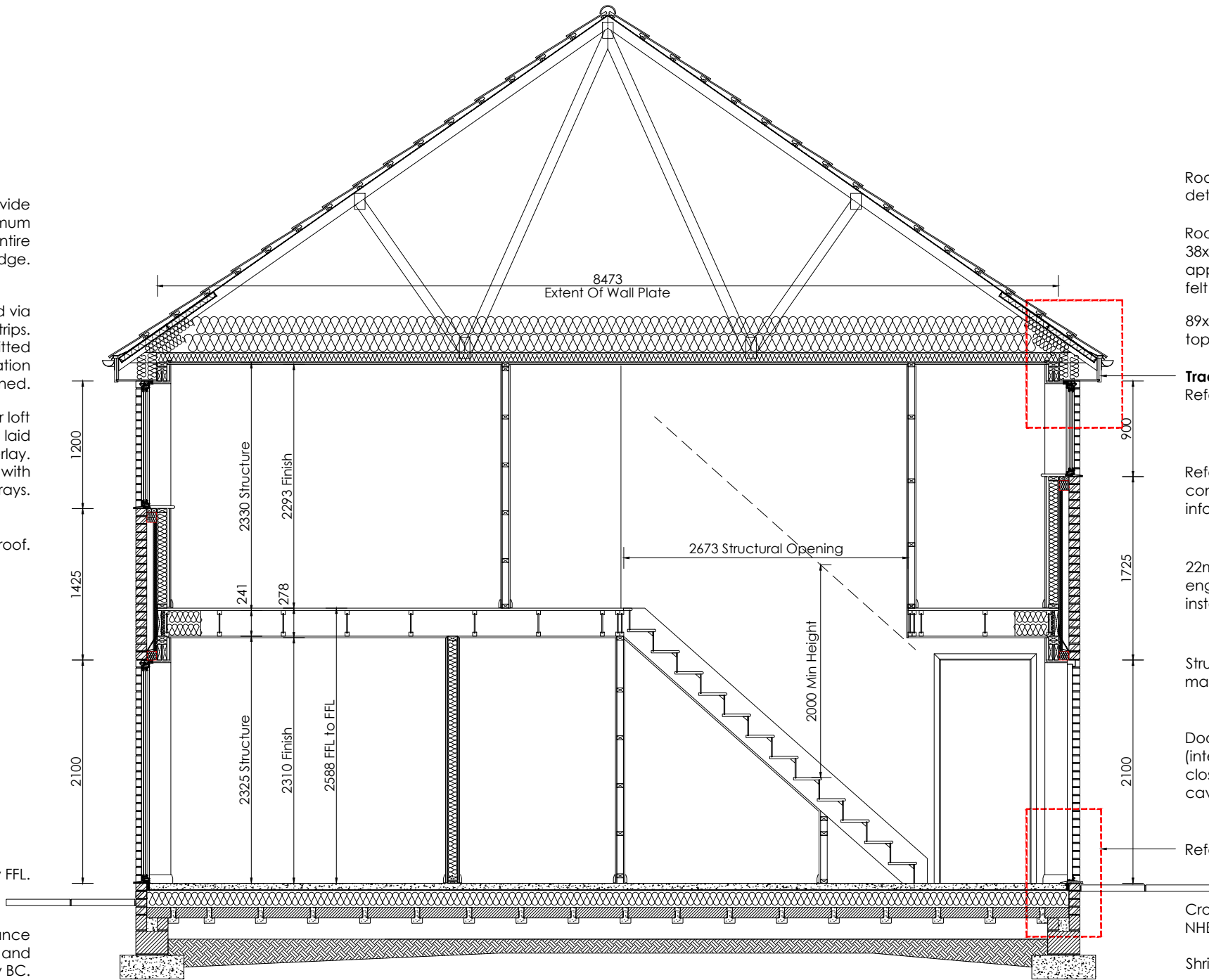
Eaves ventilation to be provided via proprietary over fascia ventilator strips. Proprietary ventilator trays to be fitted between u/s roof and insulation to ensure ventilation is maintained.

Refer to construction specification for loft insulation depth. Ensure 100mm laid between joists with remaining overlay. Maintain 50mm air 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.



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.

**Traditional** Elevation Eaves. Refer to standard detail.

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

22mm t&g chipboard flooring on 241mm engineered floor joists designed and installed to man'f details.

Structural lintels over windows & doors as per man'f 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 A-A  
scale 1:50



s:\south east\technical\site files\485 barton hill drive, phase 1\c architectural\c4 drawings (.dwg)\house types\dwgs\galloway\_tf\_ctp\_end\_r21g.dwg

		Project Title The Galloway - End Group Design - Timber Frame Structure Area: 919sq.ft [85.4m <sup>2</sup> ]   905sq.ft [84.1m <sup>2</sup> ] NDSS Area:	
Drawing Title Section A - A	Date 13.04.2021	Scale 1:50 @ A3	Drawn GdD
Drawing Status Construction	Dwg. Ref. Ga_TF_Ctp_End_R21G501	Rev. B	



# AD: M4.2 Layout

## 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.

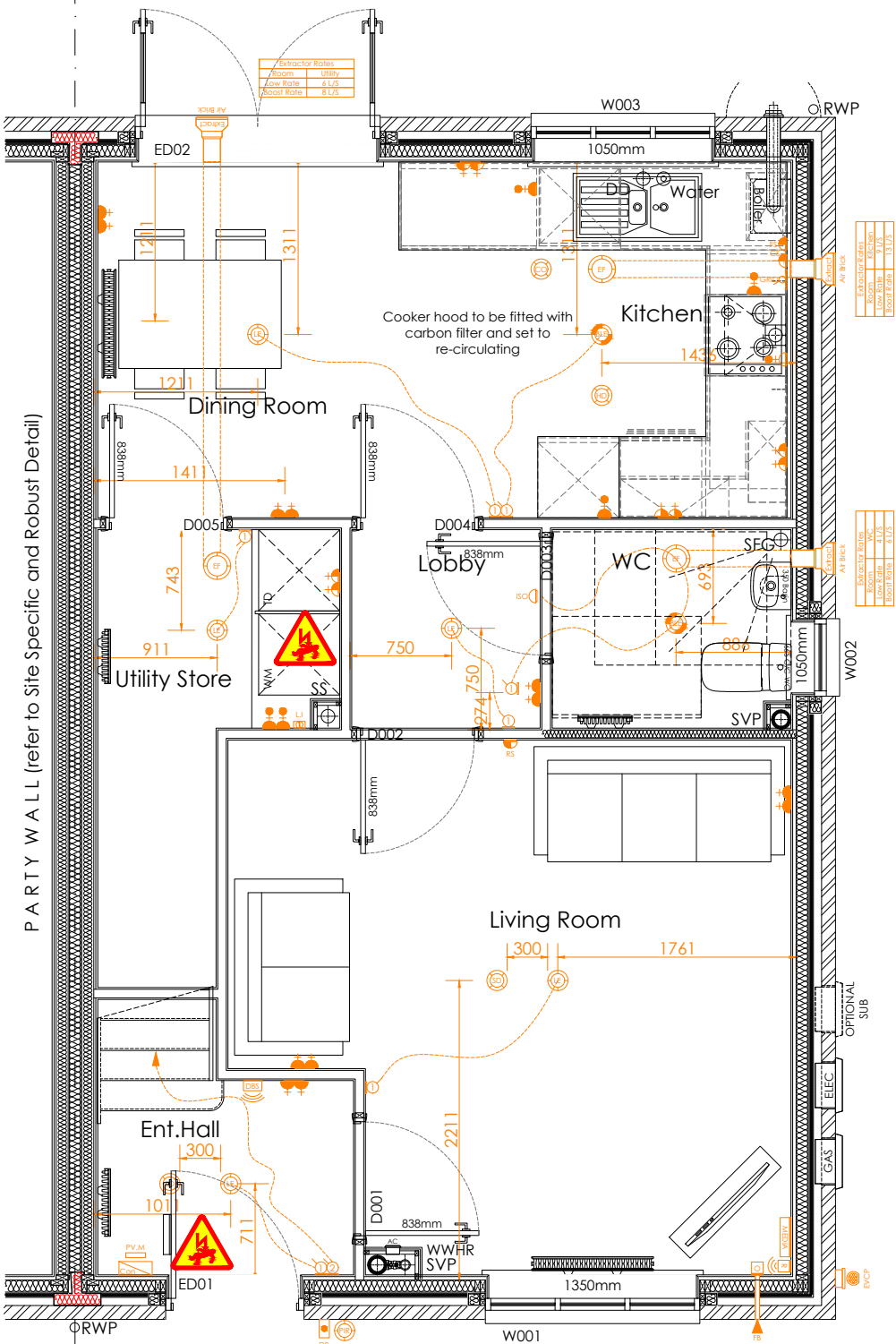
Extractor fans to be wall or ceiling mounted as dimensioned. all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

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

Underside of RAD to be set 200mm above FFL

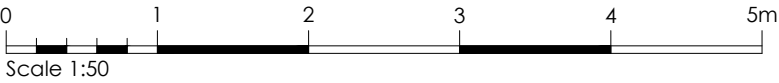
## M.E.P Plan Legend:



- High Level 13amp Socket (1500mm above FFL)
- Medium level 13amp socket - Including USB where stated (1200mm above FFL)
- Low level 13amp socket - Including USB where stated (450mm above FFL)
- Low level 13amp external IP66 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
- Cat5 Ethernet point (routed back to Fibernest 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 PIR - Low Energy (dusk/dawn PIR 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 - 350mm min to any light fitting)
- External Alarm Bell Box location
- Consumer Unit. (switches 1350-1450mm above FFL)
- Sprinkler Outlet. (refer Site Specification & 3rd party man'f 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)



## Ground Floor GA MEP Plan

scale 1:50



<div> <b>Persimmon</b></div>		<div>Project Title</div> <div>The Galloway - End</div> <div>Group Design - Timber Frame</div> <div>Structure Area: 919sq.ft [85.4m²]   NDSS Area: 905sq.ft [84.1m²]</div>		
<div>Drawing Title</div> <div>Ground Floor GA MEP Plan - M4.2</div>	<div>Date</div> <div>13.04.2021</div>	<div>Scale</div> <div>1:50 @ A3</div>	<div>Drawn</div> <div>GdD</div>	
<div>Drawing Status</div> <div>Construction</div>	<div>Dwg. Ref.</div> <div>Ga_TF_Ctp_End_R21G601</div>		<div>Rev.</div> <div>F</div>	



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.

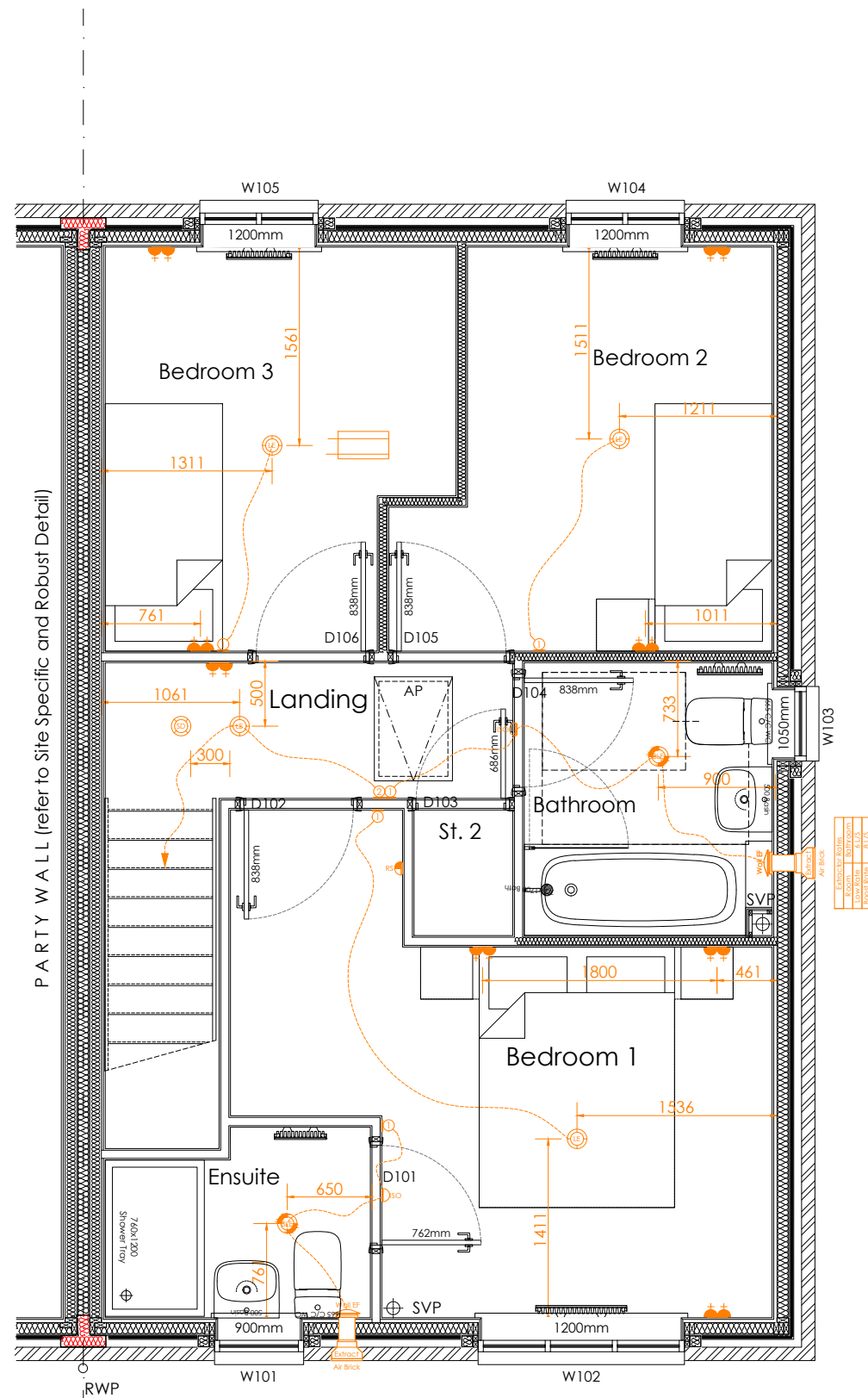
Extractor fans to be wall or ceiling mounted as dimensioned. all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

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

Underside of RAD to be set 200mm above FFL

M.E.P Plan Legend:



-  **High Level 13amp Socket**  
(1500mm above FFL)
  -  **Medium level 13amp socket** - Including USB where stated  
(1200mm above FFL)
  -  **Low level 13amp socket** - Including USB where stated  
(450mm above FFL)
  -  **Low level 13amp external IP66 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**
  -  **Cat5 Ethernet point**  
(routed back to FiberNest 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 PIR - Low Energy**  
(dusk/dawn PIR 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 - 350mm min to any light fitting)
  -  **External Alarm Bell Box location**
  -  **Consumer Unit.**  
(switches 1350-1450mm above FFL)
  -  **Sprinkler Outlet.**  
(refer Site Specification & 3rd party man'f 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)



# First Floor GA MEP Plan

scale 1:50



 <b>Persimmon</b>		Project Title <b>The Galloway - End</b> <b>Group Design - Timber Frame</b> Structure Area: NDSS Area: <b>919sq.ft [85.4m<sup>2</sup>]   905sq.ft [84.1m<sup>2</sup>]</b>		
Drawing Title <b>First Floor GA MEP Plan</b>		Date <b>13.04.2021</b>	Scale <b>1:50 @ A3</b>	Drawn <b>GdD</b>
Drawing Status <b>Construction</b>		Dwg. Ref. <b>Ga_TF_Ctp_End_R21G602</b>		Rev. <b>D</b>



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  
the room fan is to be operational.

Underside of RAD to be set 200mm above FFL

M.E.P Plan Legend:

- 
- High Level 13amp Socket  
(1500mm above FFL)

Medium level 13amp socket - Including USB where stated  
(1200mm above FFL)

Low level 13amp socket - Including USB where stated  
(450mm above FFL)

Low level 13amp external IP66 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

Cat5 Ethernet point  
(routed back to Fibernest 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 PIR - Low Energy  
(dusk/dawn PIR 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 - 350mm min to any light fitting)

External Alarm Bell Box location

Consumer Unit.  
(switches 1350-1450mm above FFL)

Sprinkler Outlet.  
(refer Site Specification & 3rd party man'f information for detailed locations)

Electrical Vehicle Charging Point  
(Refer to Site Specification)

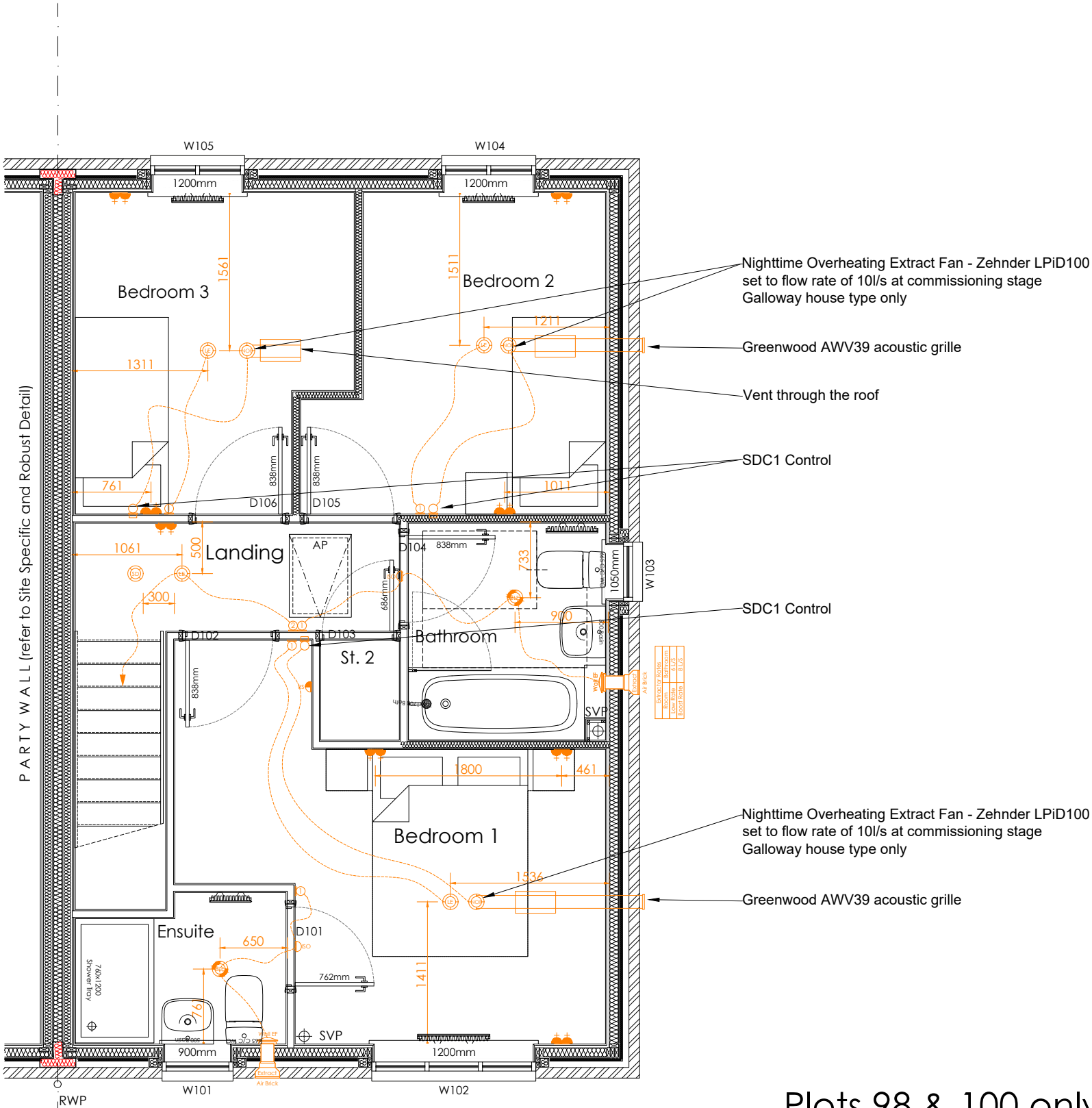
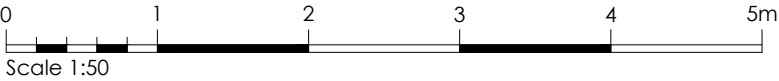
Photovoltaic Meter  
(Refer to Site Specification)

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)



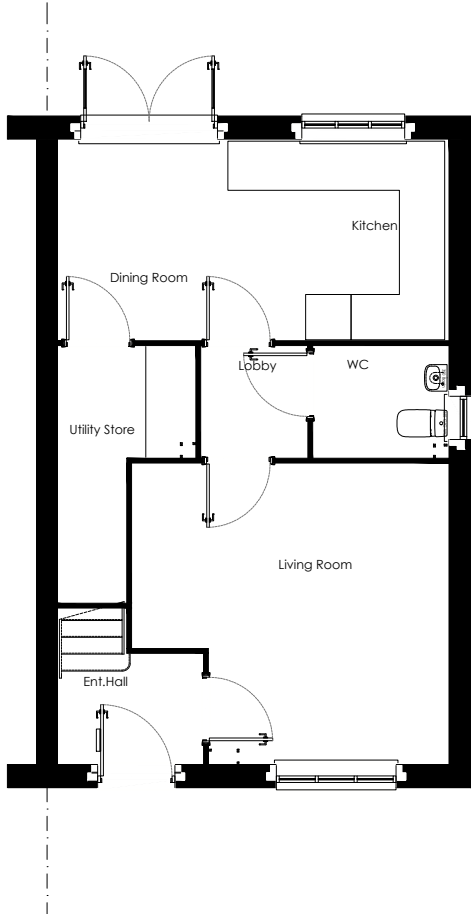
Plots 98 & 100 only  
MEV required for overheating

First Floor GA MEP Plan  
scale 1:50

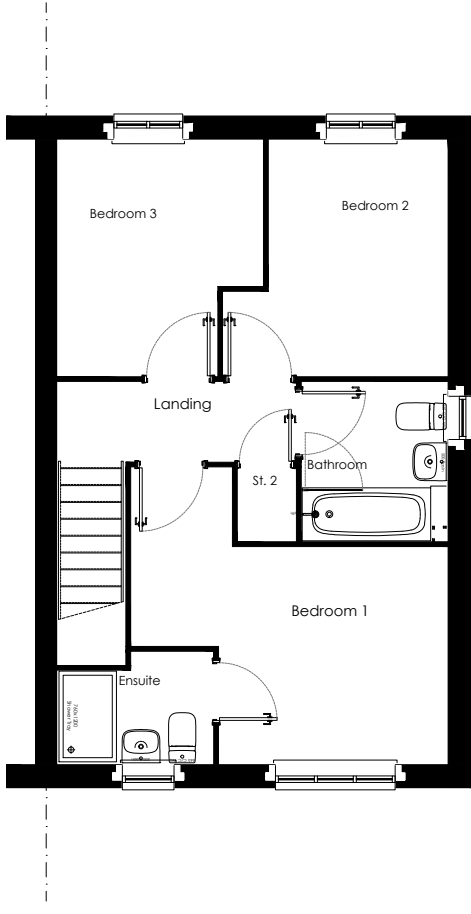
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<div>Drawing Title</div> <div>First Floor GA MEP Plan</div>		<div>Date</div> <div>13.04.2021</div>	<div>Scale</div> <div>1:50 @ A3</div>	<div>Drawn</div> <div>GdD</div>
<div>Drawing Status</div> <div>Construction</div>		<div>Dwg. Ref.</div> <div>Ga_TF_Ctp_End_R21G602</div>		<div>Rev.</div> <div>D</div>



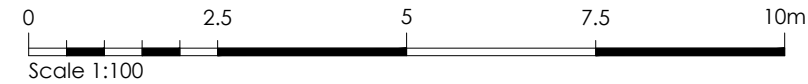
# AD: M4.2 Layout




Ground Floor Plan  
scale 1:100



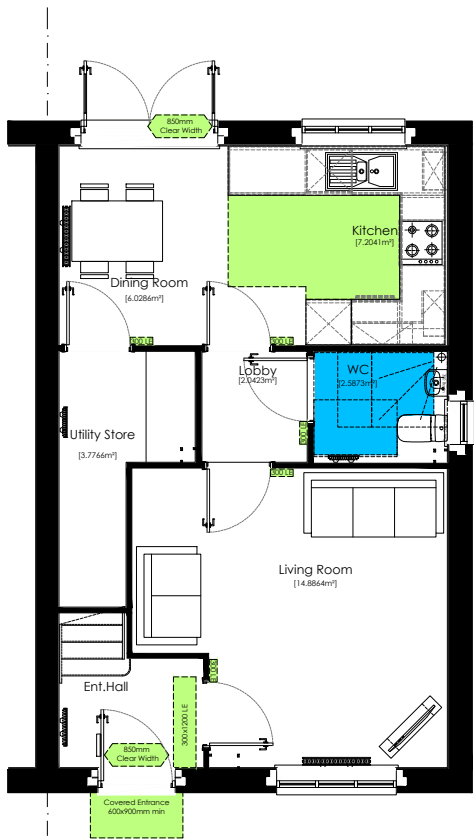
First Floor Plan  
scale 1:100



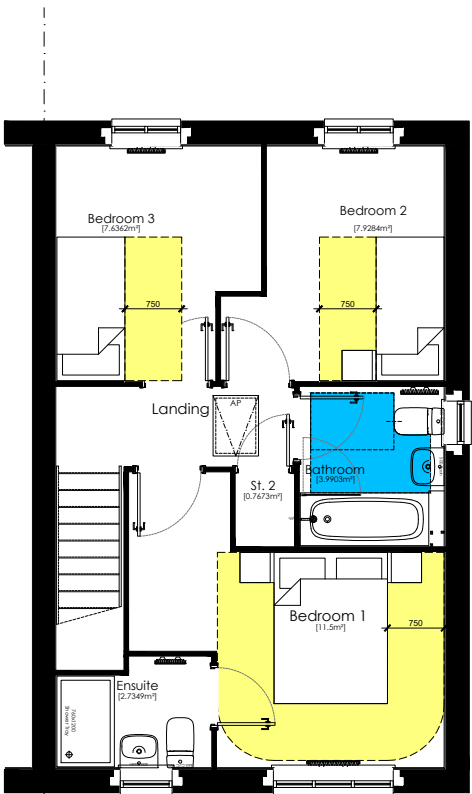
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# AD: M4.2 Layout



Ground Floor Plan  
scale 1:100



First Floor Plan  
scale 1:100

## Compliance Notes:

### Credentials:

Regulation	Compliance
NDSS	Yes
M4(2)	Yes
M4(3)	No

### Particulars:

Type:	2 Storey Dwelling
Bedrooms:	3 Bedroom (1 Double, 2 Single)
Storage allocation:	4.6m <sup>2</sup>
Occupation:	4 Person

Gross Areas:	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	42.48m <sup>2</sup>	457ft <sup>2</sup>
First Floor	42.00m <sup>2</sup>	452ft <sup>2</sup>

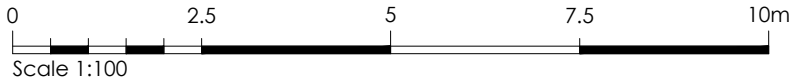
Total	84.48m <sup>2</sup>	909ft <sup>2</sup>
-------	---------------------	--------------------


### Nationally Described Space Standard [NDSS]

Description	Min Standards	Compliance
Criteria	3Bed 4Person	-
Min Gross Area	84m <sup>2</sup>	Yes
Min Storage	2.5m <sup>2</sup>	Yes

## Manoeuvring and Activity Legend:

- Ground Floor Circulation Zone.  
(Approved Document Part M4.2)
- First Floor Circulation Zone.  
(Approved Document Part M4.2)
- Sanitary Activity Zone.  
(Approved Document Part M4.2)





Project Title

The Galloway - End  
Group Design - Timber Frame

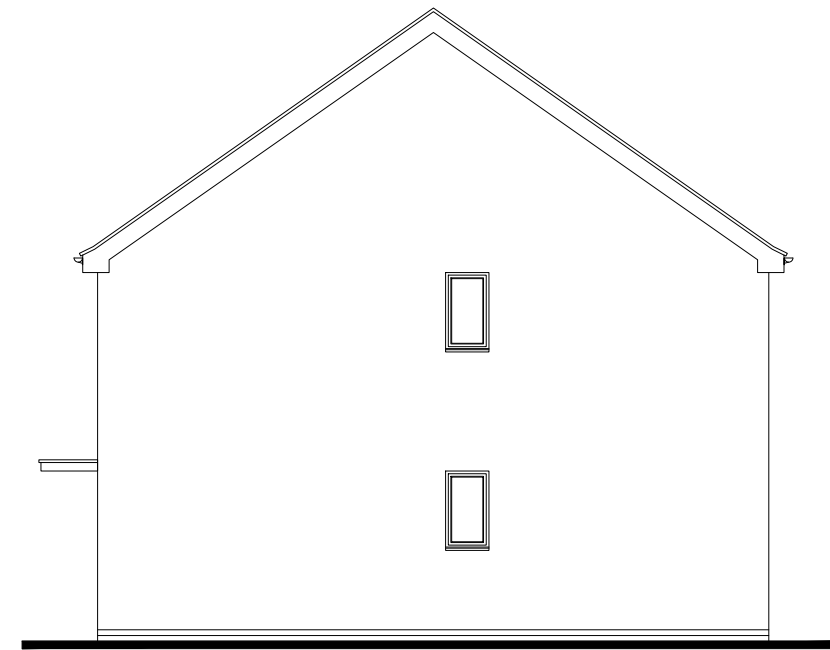
Structure Area: 919sq.ft [85.4m<sup>2</sup>] | NDSS Area: 905sq.ft [84.1m<sup>2</sup>]

Drawing Title	Date	Scale	Drawn
Compliance_Plans - M4.2	13.04.2021	1:100 @ A3	GdD
Drawing Status	Dwg. Ref.	Rev.	
Construction	Ga_TF_Ctp_End_R21	C	

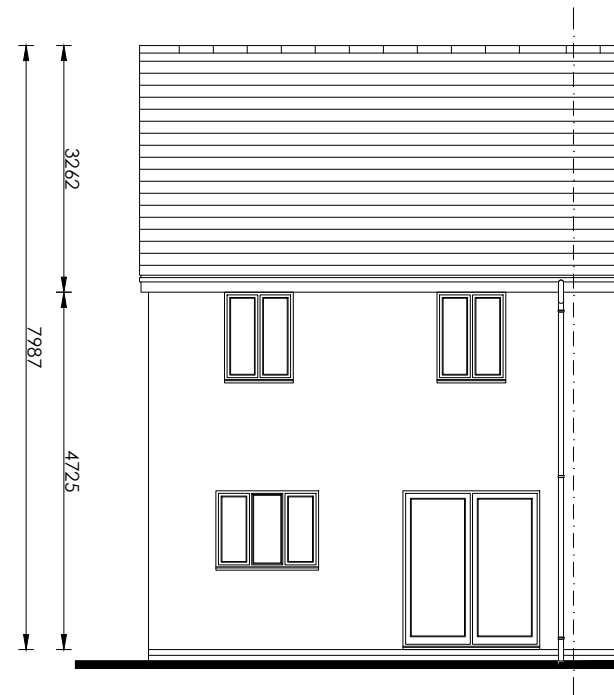




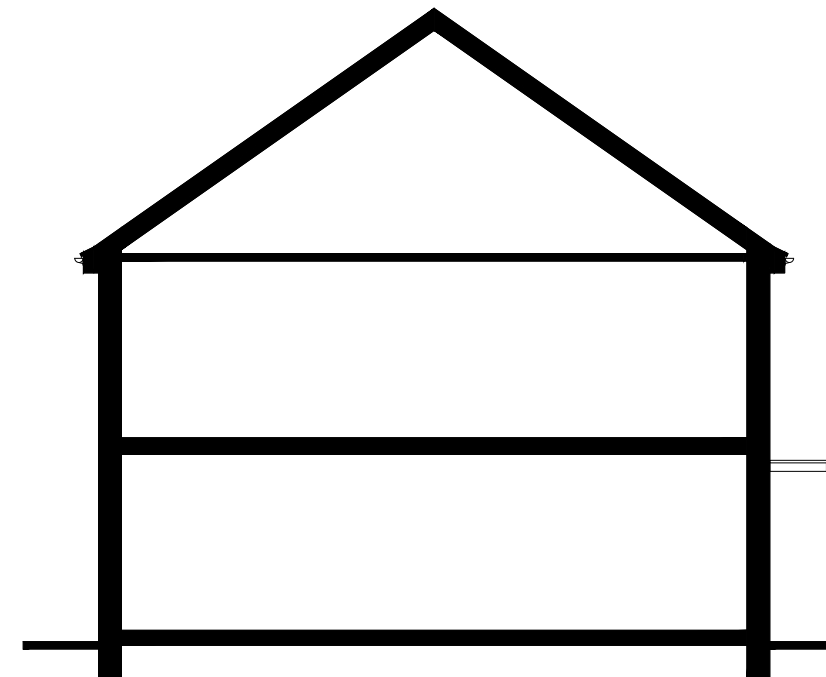
Front Elevation  
scale 1:100



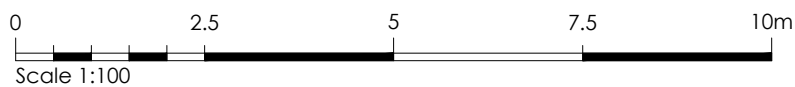
Side Elevation  
scale 1:100



Rear Elevation  
scale 1:100



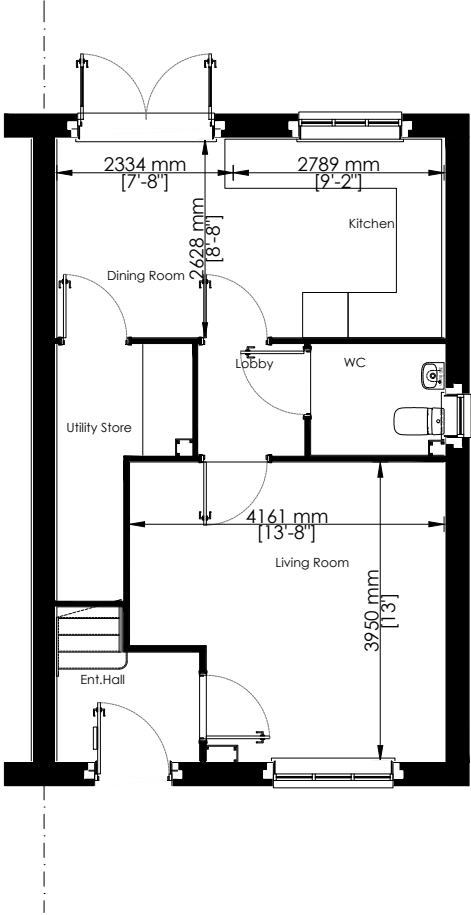
Side Elevation  
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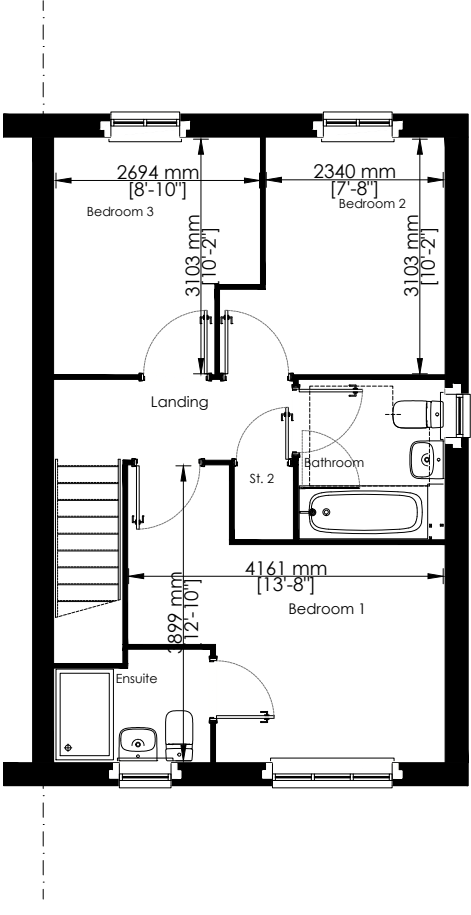
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<div><div></div><div><div>Project Title</div><div>The Galloway - End</div><div>Group Design - Timber Frame</div><div>Structure Area: 919sq.ft [85.4m²]   905sq.ft [84.1m²]</div></div></div>			
<div>Drawing Title</div> <div>Proposed Elevation - Contemporary</div>	<div>Date</div> <div>13.04.2021</div>	<div>Scale</div> <div>1:100 @ A3</div>	<div>Drawn</div> <div>GdD</div>
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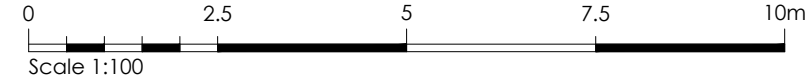




Ground Floor Plan  
scale 1:100



First Floor Plan  
scale 1:100



<div><div></div><div><div>Project Title</div><div>The Galloway - End</div><div>Group Design - Timber Frame</div><div>Structure Area: 919sq.ft [85.4m²]   905sq.ft [84.1m²]</div><div>NDSS Area:</div></div></div>			
Drawing Title	Date	Scale	Drawn
Sales Plan	13.04.2021	1:100 @ A3	GdD
Drawing Status	Dwg. Ref.	Rev.	
Construction	Ga_TF_Ctp_End_R21	B	