

The Waverly Cnr Semi Det. [Wh] 1322 sq.ft [122.85m²]

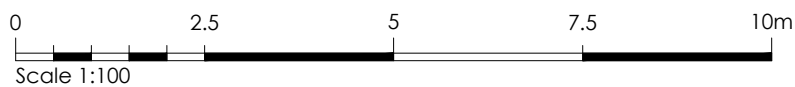
House Type COINS Code:

21-1167TT01	4 Bed End Terrace House
21-1167TV01	4 Bed End Terrace House
21-1167TC01	4 Bed End Terrace House
21-1167TR	4 Bed End Terrace House
21-1167MT01	4 Bed Mid Terrace House
21-1167MV01	4 Bed Mid Terrace House
21-1167MC01	4 Bed Mid Terrace House
21-1167MR	4 Bed Mid Terrace House
21-1167ST01	4 Bed Semi Detached House
21-1167SV01	4 Bed Semi Detached House
21-1167SC01	4 Bed Semi Detached House
21-1167SR	4 Bed Semi Detached House

Sheet Indexation:

Working Drawing Pack

Dwg No.	Title.	Rev.	Date.
001	Indexation sheet		
002	Schedules	B	16.05.24
010	Fire Stopping Elevations		
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102	Lower Ground Setting out plan OP	A	13.02.24
201	Ground Floor GA plan	B	16.05.24
210	First Floor GA plan	C	16.06.25
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301	First Floor Joist plan		
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303	Roof Truss Setting Out Plan		
401	Elevation - Traditional		
410	Elevation - Village		
501	Section A-A		
601	Ground Floor MEP	B	13.08.25
602	First Floor MEP	A	13.08.25
603	Second Floor MEP	A	13.08.25



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Drawing Set Revisions

Rev.	Description.	Date.
Regional Elevation Revisions		
	Description.	
02	First floor to second floor stairs changed to made wider	16.06.2025
03	Electrical updated to suite revised specification external tap, external lights added to front and rear, shaver shown in bathroom, USB to bedroom 1 & kitchen towel Rads to wet rooms and spot lights to kitchen.	13.08.2025



Project Title
The Waverly Cnr - Semi Detached
Group Design - Timber Frame
Total Floor Area - 122.85m² [1322sq.ft]

Drawing Title Indexation Sheet	Date 12.05.2021	Scale NTS	Drawn WA
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	001	Rev. 03


Windows Schedule								
WINDOW_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	ESCAPE_WINDOW	GLAZING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS
W001	Living Room	1135 x 1500mm	No	Clear	Yes	No	12000m ²	.
W002	Living Room	910 x 1050mm	No	Clear	Yes	No	8000m ²	.
W003	Kitchen	910 x 1050mm	No	Clear	Yes	No	8000m ²	.
W004	Kitchen Dining	1135 x 1500mm	No	Clear	Yes	No	12000m ²	.
W005	Living Room	1135 x 1500mm	No	Clear	Yes	No	12000m ²	.
W101	Bedroom 2	910 x 1050mm	No	Clear	Yes	No	8000m ²	.
W102	Bathroom	910 x 1050mm	No	Obscure	Yes	No	8000m ²	.
W103	Bedroom 3	1135 x 1200mm	No	Clear	Yes	No	4000m ²	.
W104	Landing	685 x 1200mm	No	Clear	Yes	No	4000m ²	.
W105	Bedroom 2	1135 x 1200mm	No	Clear	Yes	No	4000m ²	.
W201	Bedroom 4	1135 x 1200mm	No	Clear	Yes	No	8000m ²	.
W202	Study	910 x 1050mm	No	Clear	Yes	No	8000m ²	.
W203	En-suite	910 x 1050mm	No	Obscure	Yes	No	8000m ²	.
W204	Master Bedroom	1135 x 1050mm	No	Clear	Yes	No	8000m ²	.
W204	Bedroom 4	1135 x 1050mm	No	Clear	Yes	No	8000m ²	.
W205		685 x 1050mm	No	Clear	Yes	No	4000m ²	.

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).

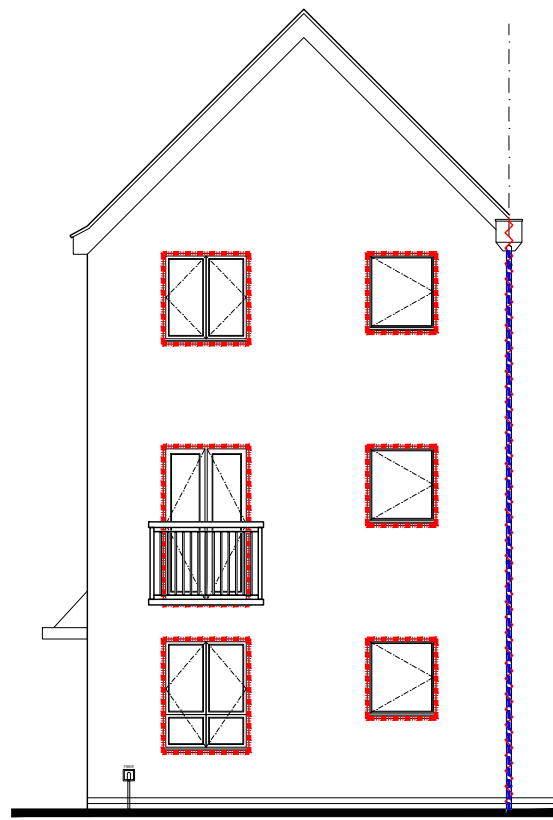
External Door Schedule						
DOOR_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS
ED001	Ent. Hall	1022.5 x 2100mm	Yes	Yes		.
ED02	Dining Room	1810 x 2100mm	Yes	Yes	12000m ²	.
ED03	Bedroom 2	1135 x 2100mm	Yes	Yes	12000m ²	Juliette Balcony

Internal Door Schedule					
DOOR_NO	ROOM	STRUCTURAL_WIDTH	LEAF	WALL_HOST	FIRE
D001	Living Room	938mm	838mm	63mm Stud	FD30
D002	St. 2	786mm	686mm	63mm Stud	FD30
D003	WC	898mm	838mm	63mm Stud	No
D004	St. 1	862mm	762mm	63mm Stud	FD30
D005	Kitchen/Dining	938mm	838mm	63mm Stud	FD30
D101	WC	898mm	838mm	63mm Stud	No
D102	St. 3	822mm	762mm	63mm Stud	No
D103	Bedroom 3	938mm	838mm	63mm Stud	FD30
D104	Bedroom 2	938mm	838mm	63mm Stud	FD30
D201	Study	862mm	762mm	63mm Stud	FD30
D202	St. 4	710mm	610mm	63mm Stud	FD30
D203	Bedroom 4	862mm	762mm	63mm Stud	FD30
D204	Master Bedroom	862mm	762mm	63mm Stud	FD30
D205	En-Suite	822mm	762mm	63mm Stud	No

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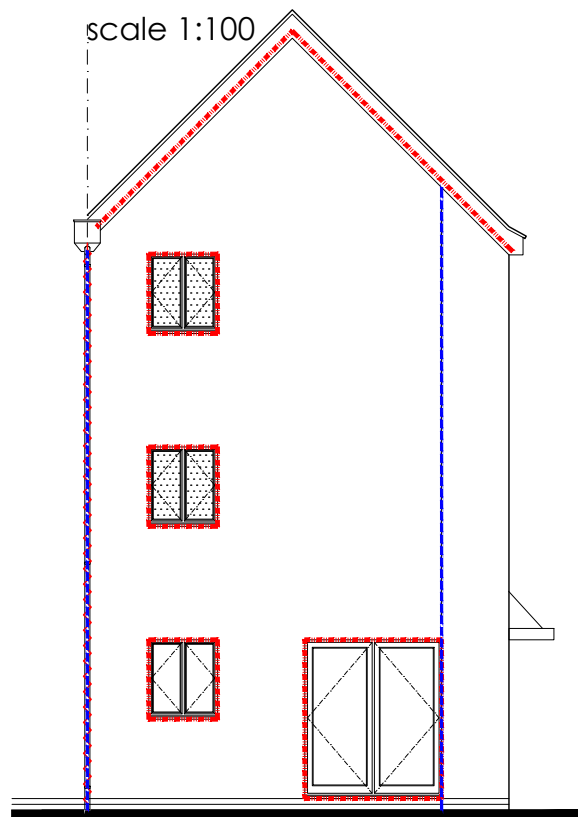
	Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m ² [1322sq.ft]		
	Drawing Title Schedules	Date 12.05.2021	Scale NTS
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 002	Rev. B

E



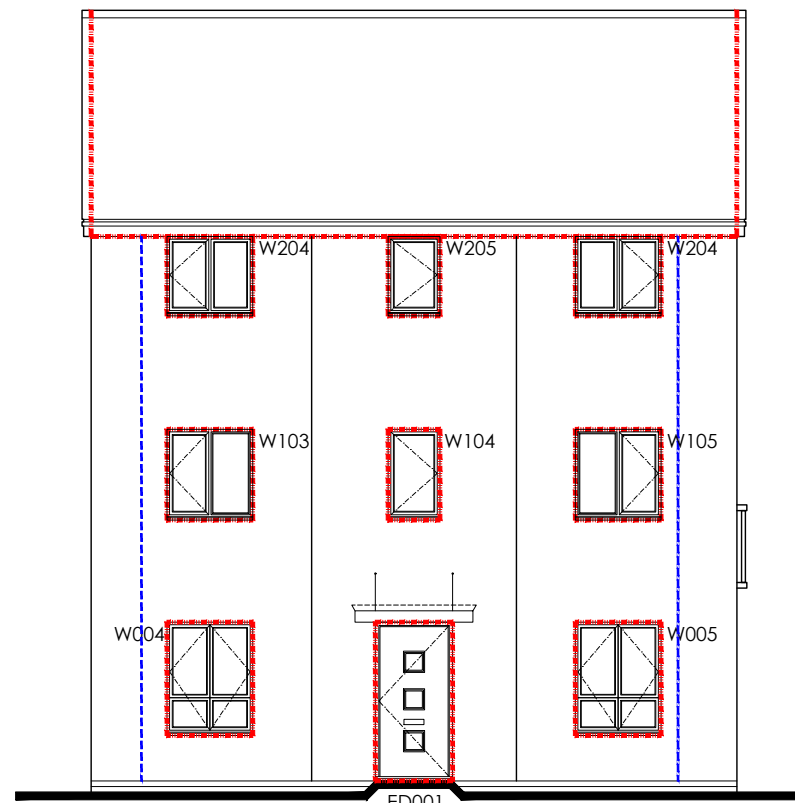
Front Elevation

scale 1:100



Rear Elevation

scale 1:100



Side Elevation

scale 1:100




Fire Stopping:

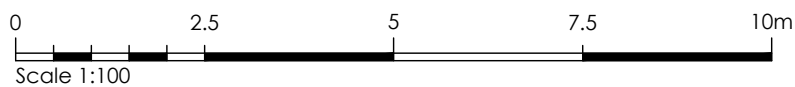
Fire stopping is only required at the junction of the party wall with the external wall and the roof as well as beneath party wall spandrel panels.


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 .

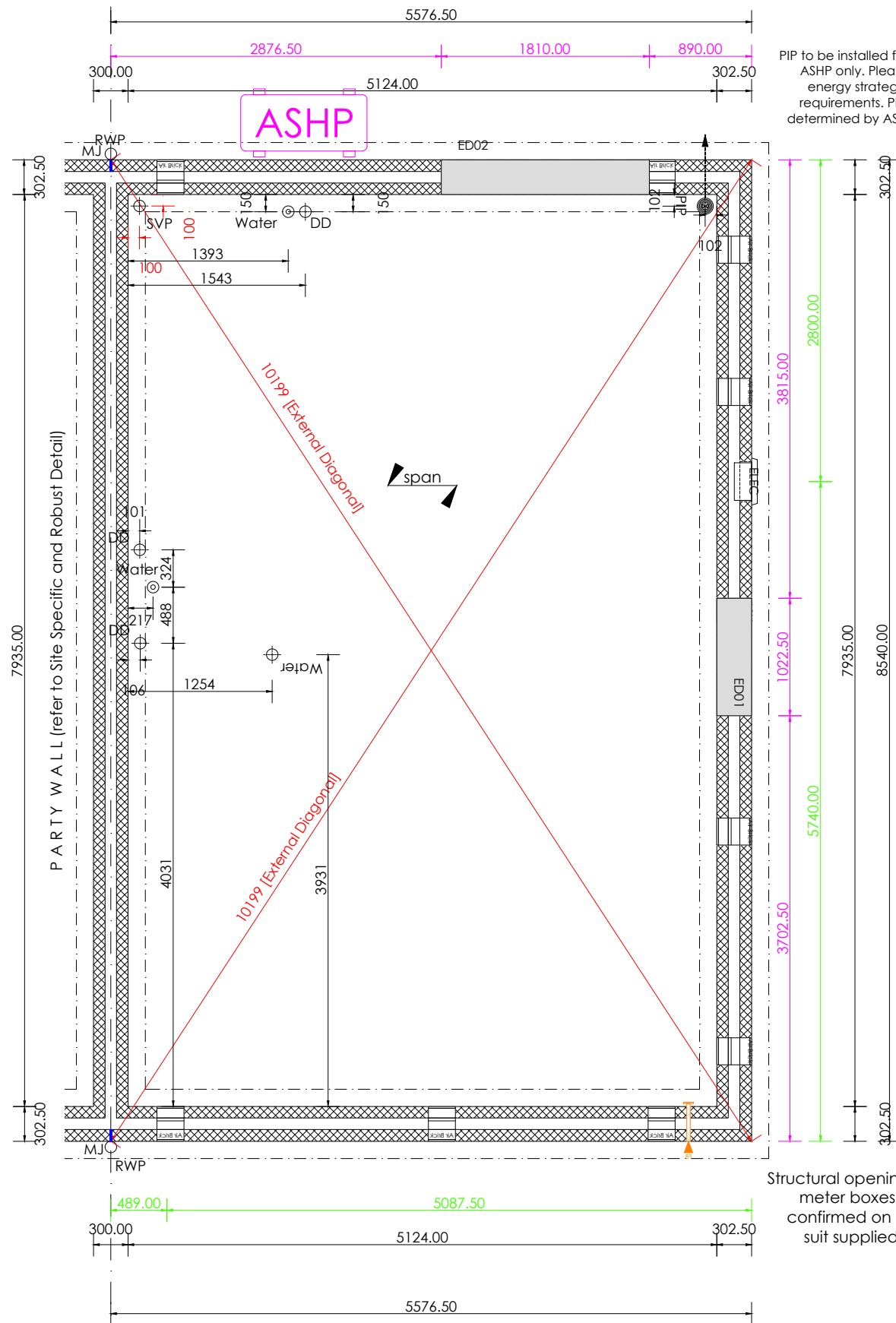
Refer to subsection 07 of the 2021 Persimmon Construction Detail pack for all fire stopping details.

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 Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m ² [1322sq.ft]		
	Drawing Title Fire Stopping Elevation	Date 12.05.2021	Scale 1:100 @ A3
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 010	Rev. -



PIP to be installed for remote ASHP only. Please refer to energy strategy plan for requirements. PIP Ø to be determined by ASHP manf.

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 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:

- 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 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)

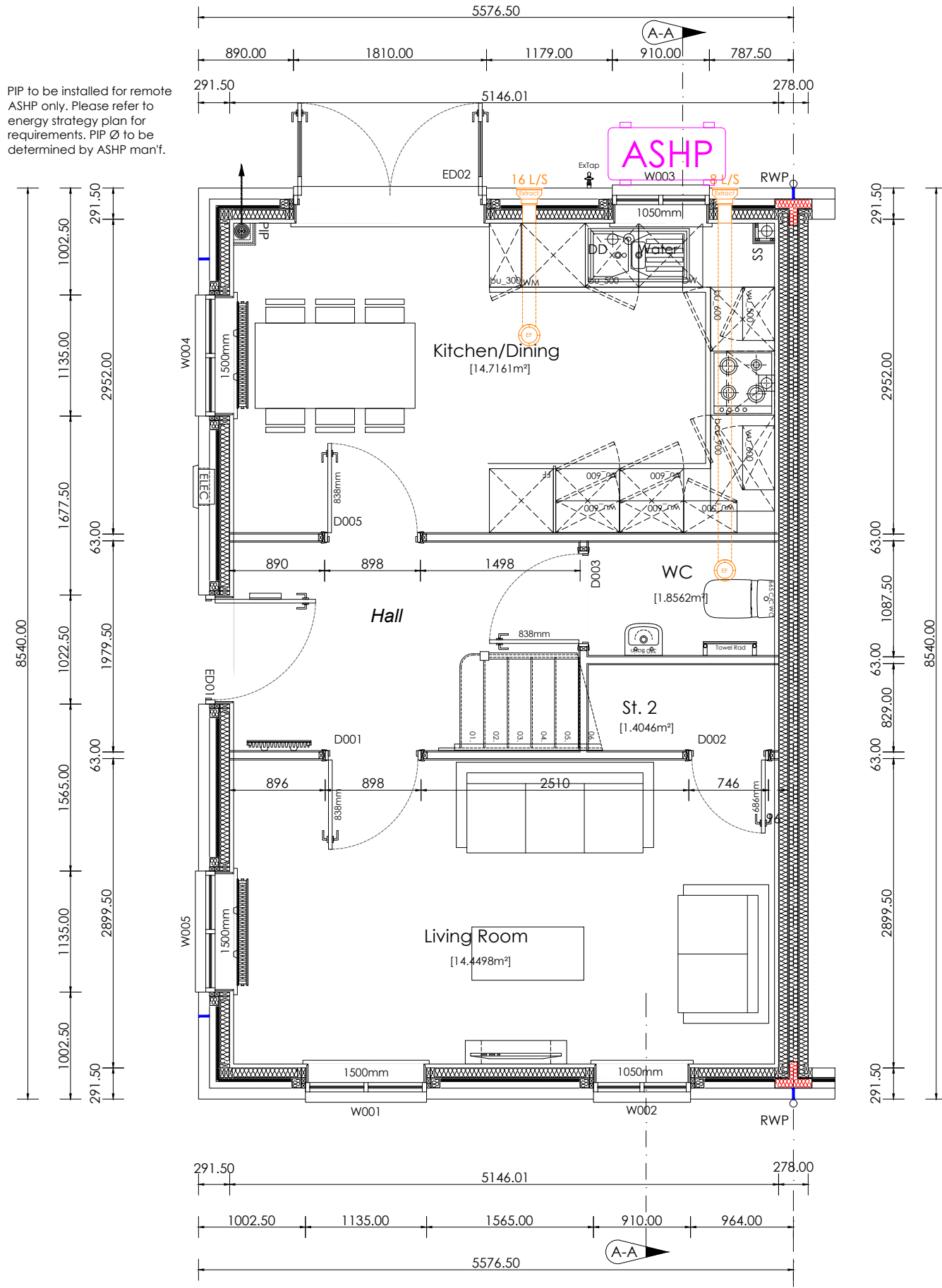


Substructure Plan
scale 1:50

Plot:173

		Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m ² [1322sq.ft]		
		Drawing Title Substructure Plan	Date 12.05.2021	Scale 1:50 @ A3
Drawing Status Construction		Dwg. Ref. Wv_TF_End_R21E - 102	Rev. A	

PIP to be installed for remote ASHP only. Please refer to energy strategy plan for requirements. PIP Ø to be determined by ASHP man'f.



Ground Floor GA Plan

scale 1:50



s:\wessex\technical\site files\410 - 1pa valley park, didcot\3 active drawings\housetypes\cad\waverly_cnr_dwg

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 (40mm 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 Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m² [1322sq.ft]		
Drawing Title	Date	Scale	Drawn
Ground Floor GA Plan	12.05.2021	1:50 @ A3	WA
Drawing Status	Dwg. Ref.	Rev.	
Construction	Wv_TF_End_R21E - 201	B	

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:

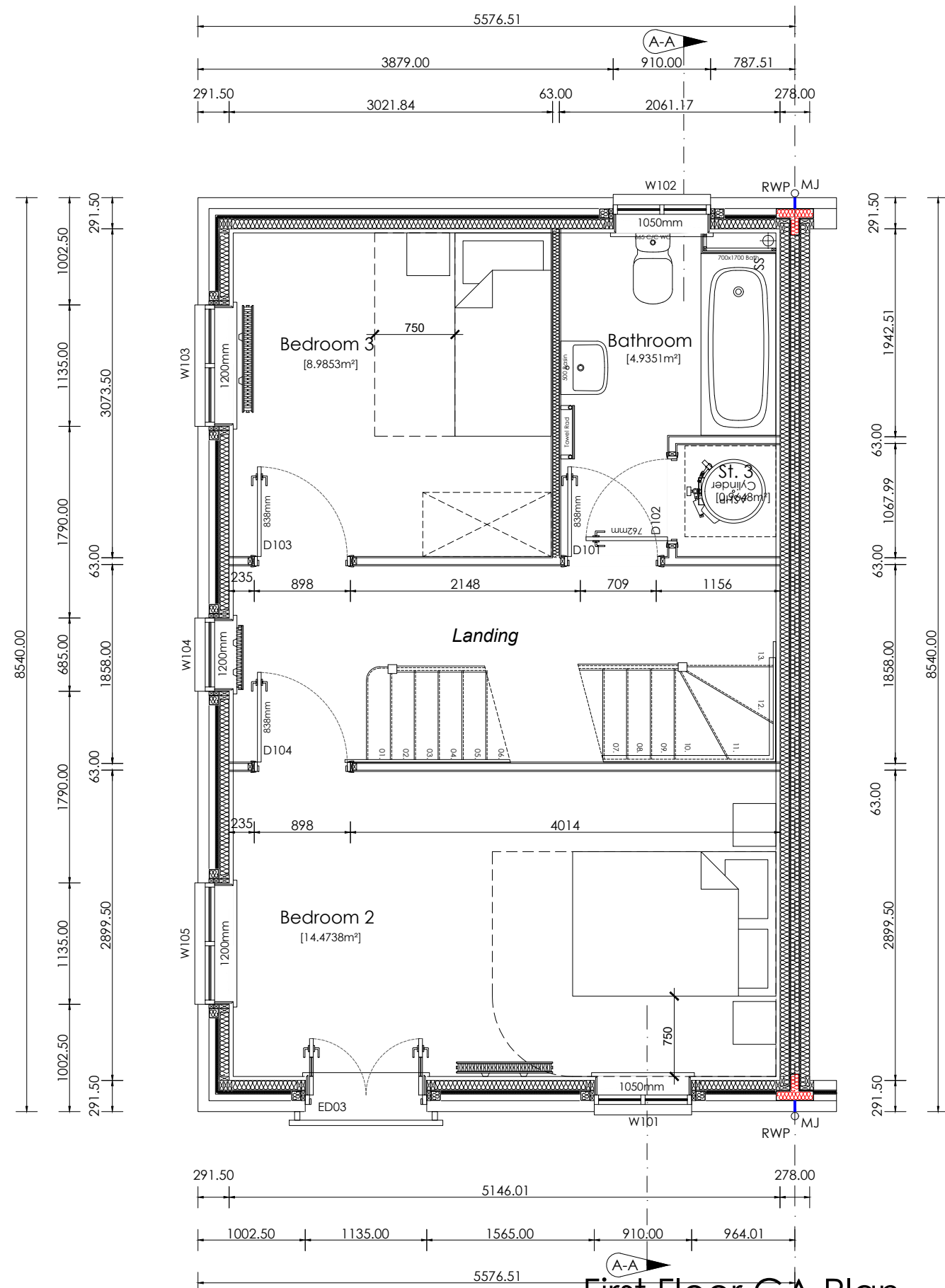
-  102.5mm Facing Brickwork (refer to material schedule)
-  Structural Beam (refer to structural legend & engineers details)
- Party Wall in conjunction with Robust detail (E-WT-2)
 -  89x38mm Insulated Party Wall in conjunction with Robust detail (E-WT-2) (refer to construction specification).
 -  Party Wall 25mm service void (refer to construction specification).
- Internal wall (refer to construction specification).
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 -  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).
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 -  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



First Floor GA Plan
 scale 1:50

Op: 173

	Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m² [1322sq.ft]		
	Drawing Title First Floor GA Plan	Date 12.05.2021	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E - 210	Rev. C	

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:

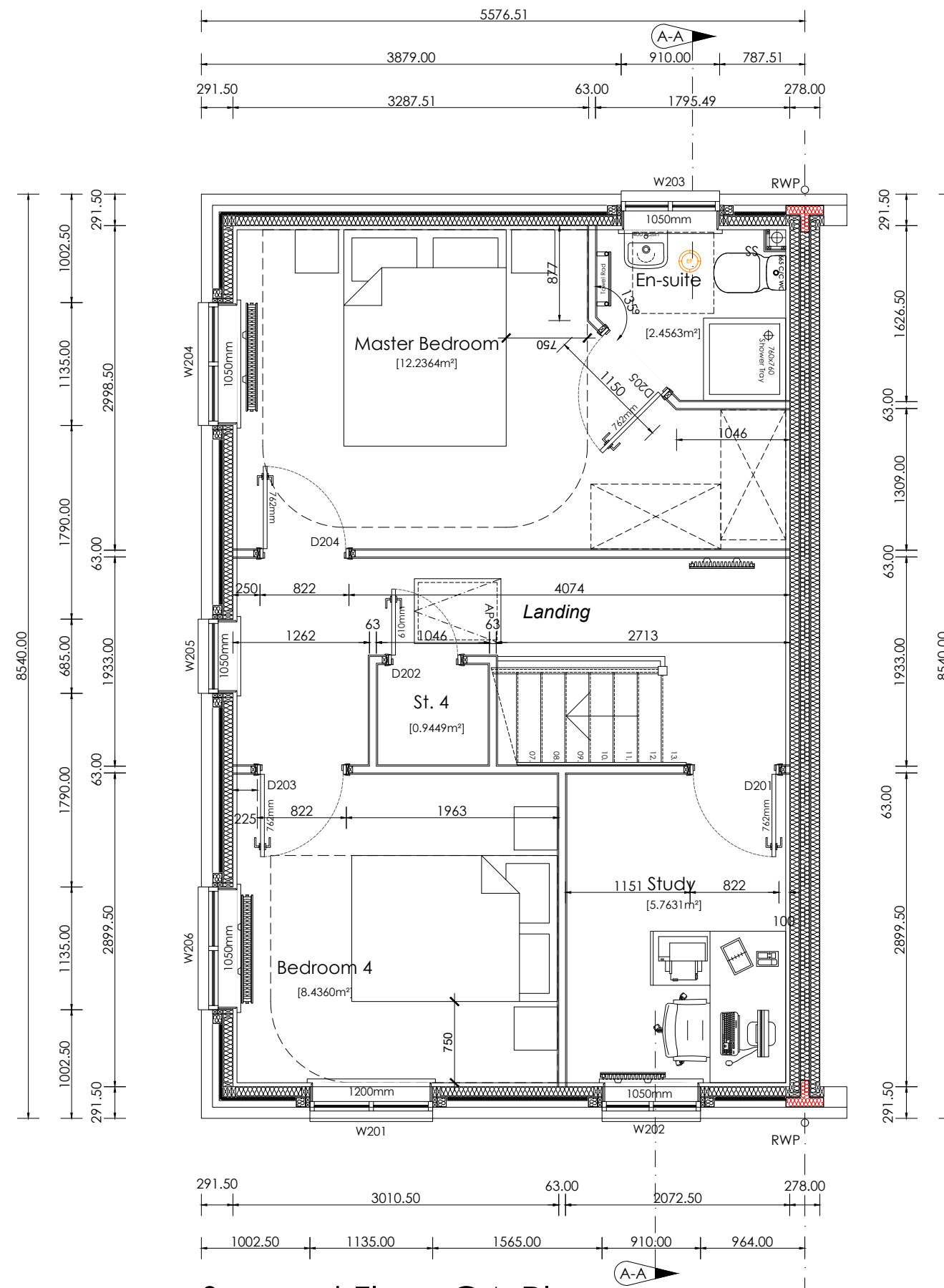
-  102.5mm Facing Brickwork (refer to material schedule)
-  Structural Beam (refer to structural legend & engineers details)
- Party Wall** in conjunction with Robust detail (E-WT-2)
 -  89x38mm Insulated Party Wall in conjunction with Robust detail (E-WT-2) (refer to construction specification).
 -  Party Wall 25mm service void (refer to construction specification).
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 -  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

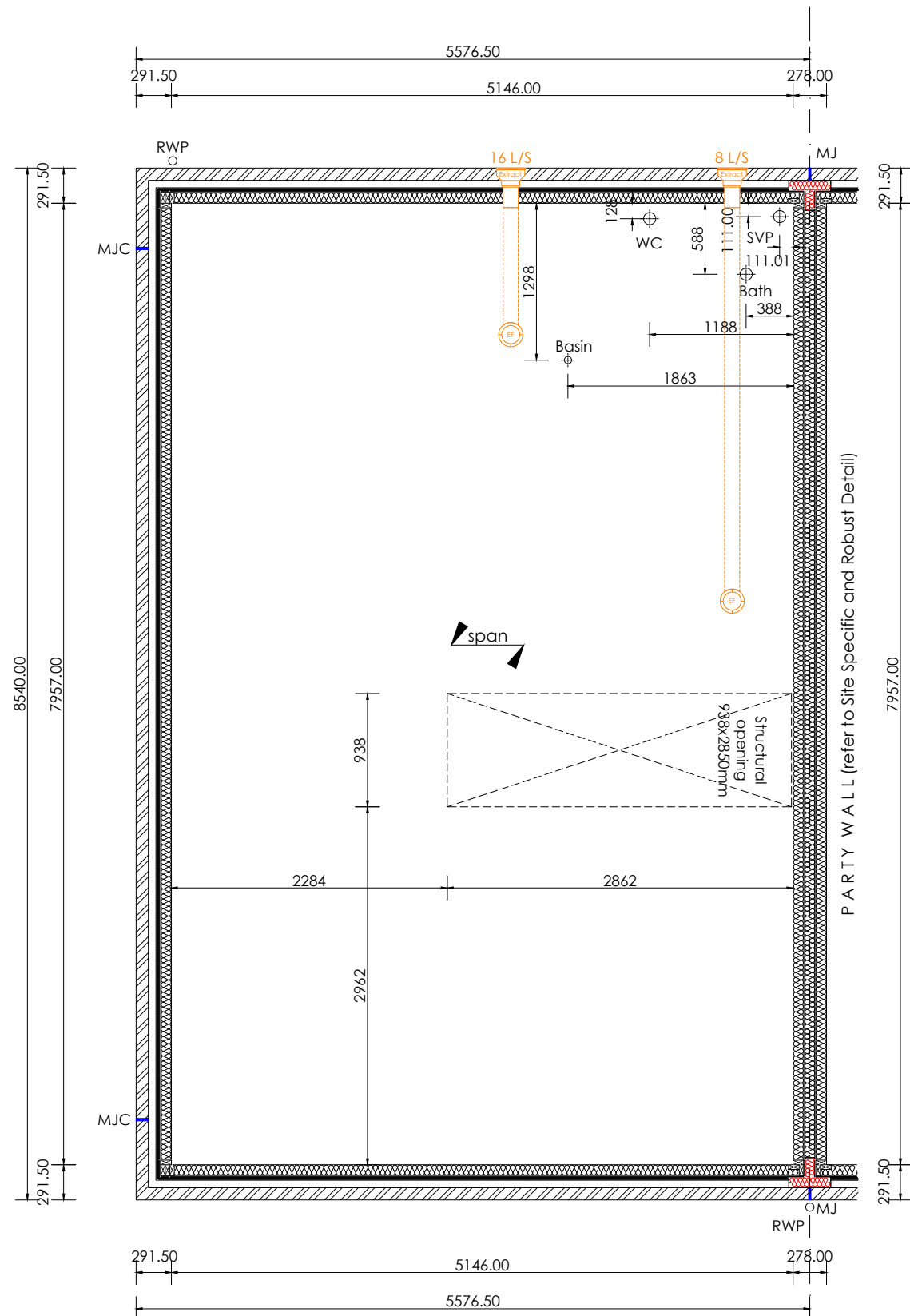


Second Floor GA Plan
scale 1:50

Op: 173



		Project Title	
		The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m ² [1322sq.ft]	
Drawing Title	Date	Scale	Drawn
Second Floor GA Plan	12.05.2021	1:50 @ A3	WA
Drawing Status	Dwg. Ref.	Rev.	
Construction	Wv_TF_End_R21E - 220	C	



First Floor Joist Plan
scale 1:50



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:
TJI Joist: 241mm deep TJI Joist designed and installed to manufacturers details.

Timber Frame:

TJI Joist: 241mm deep TJI 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.

Ceiling Penetrations:

Fire testing certification for ceiling penetrations to be obtained from joist manufacturers to determine whether any additional measure are required around ceiling fans ie, with intumescent collar around openings. A copy to be provided to building control body.

Legend:

- Indicative Beam span. (refer to manufactures design and detail)
- 3.6 N/mm² Blockwork. (refer to construction specification)
- 7.0 N/mm² Blockwork. (refer to construction specification)
- Padstone Location. (refer to structural notes and floor man'f layout for final padstone location)
- Structural Beam (refer to structural legend & engineers details)
- Racking wall position (refer to structural engineers details)

Structural Engineers legend:

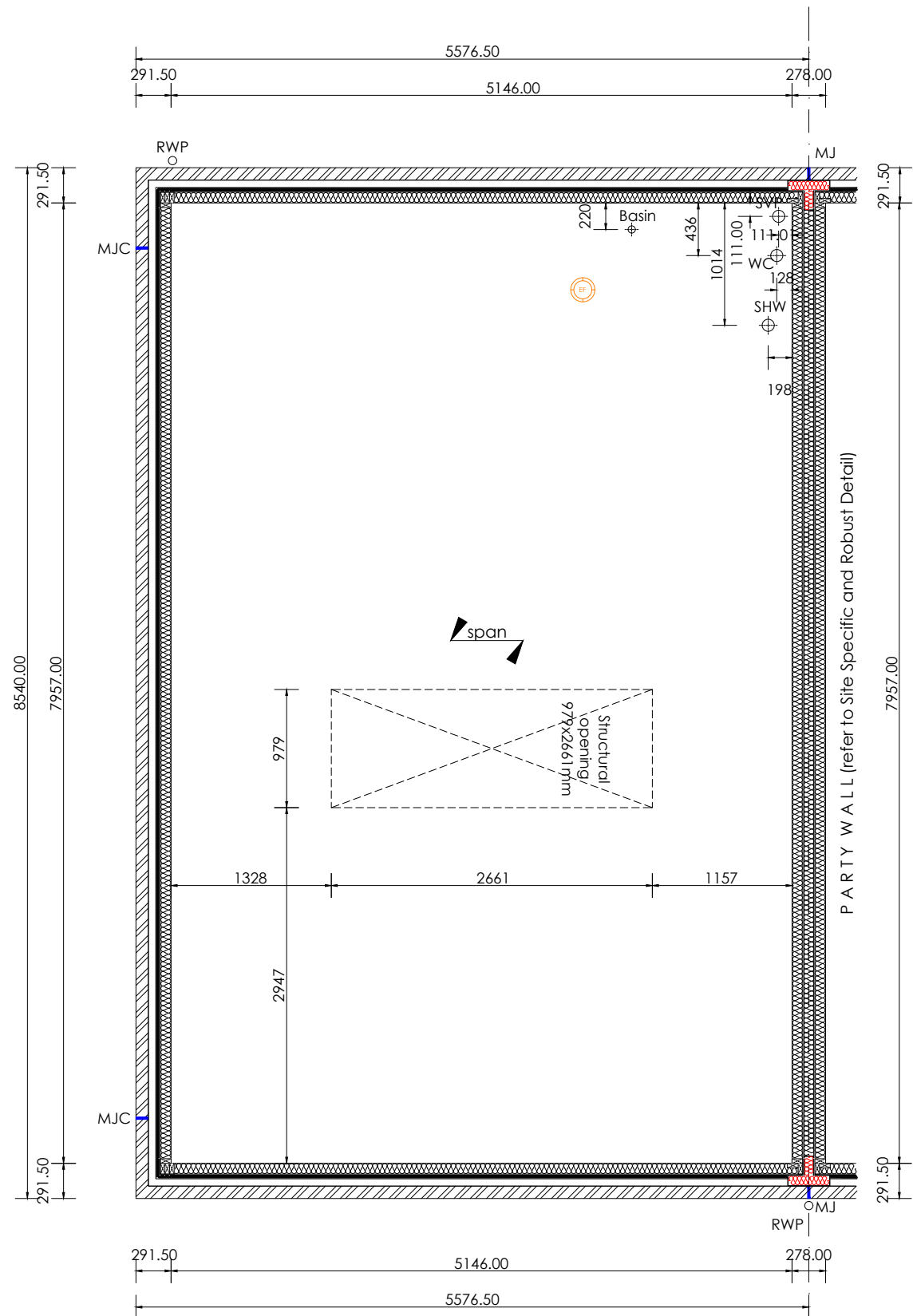
(all information to be read in conjunction with house type and site specific structural engineers design, report and detail. All windpost to be checked against geographical site locations)

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



Project Title
The Waverly Cnr - Semi Detached
Group Design - Timber Frame
Total Floor Area - 122.85m² [1322sq.ft]

Drawing Title First Floor Joist Setting Out Plan	Date 12.05.2021	Scale 1:50 @ A3	Drawn WA
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 301	Rev. -



Second Floor Joist Plan
scale 1:50

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:
TJI Joist: 241mm deep TJI Joist designed and installed to manufacturers details.

Timber Frame:

TJI Joist: 241mm deep TJI 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.

Ceiling Penetrations:

Fire testing certification for ceiling penetrations to be obtained from joist manufacturers to determine whether any additional measure are required around ceiling fans ie, with intumescent collar around openings. A copy to be provided to building control body.

Legend:

-  Indicative Beam span.
(refer to manufactures design and detail)
-  3.6 N/mm² Blockwork.
(refer to construction specification)
-  7.0 N/mm² Blockwork.
(refer to construction specification)
-  Padstone Location.
(refer to structural notes and floor man'f layout for final padstone location)
-  Structural Beam
(refer to structural legend & engineers details)
-  Racking wall position
(refer to structural engineers details)


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



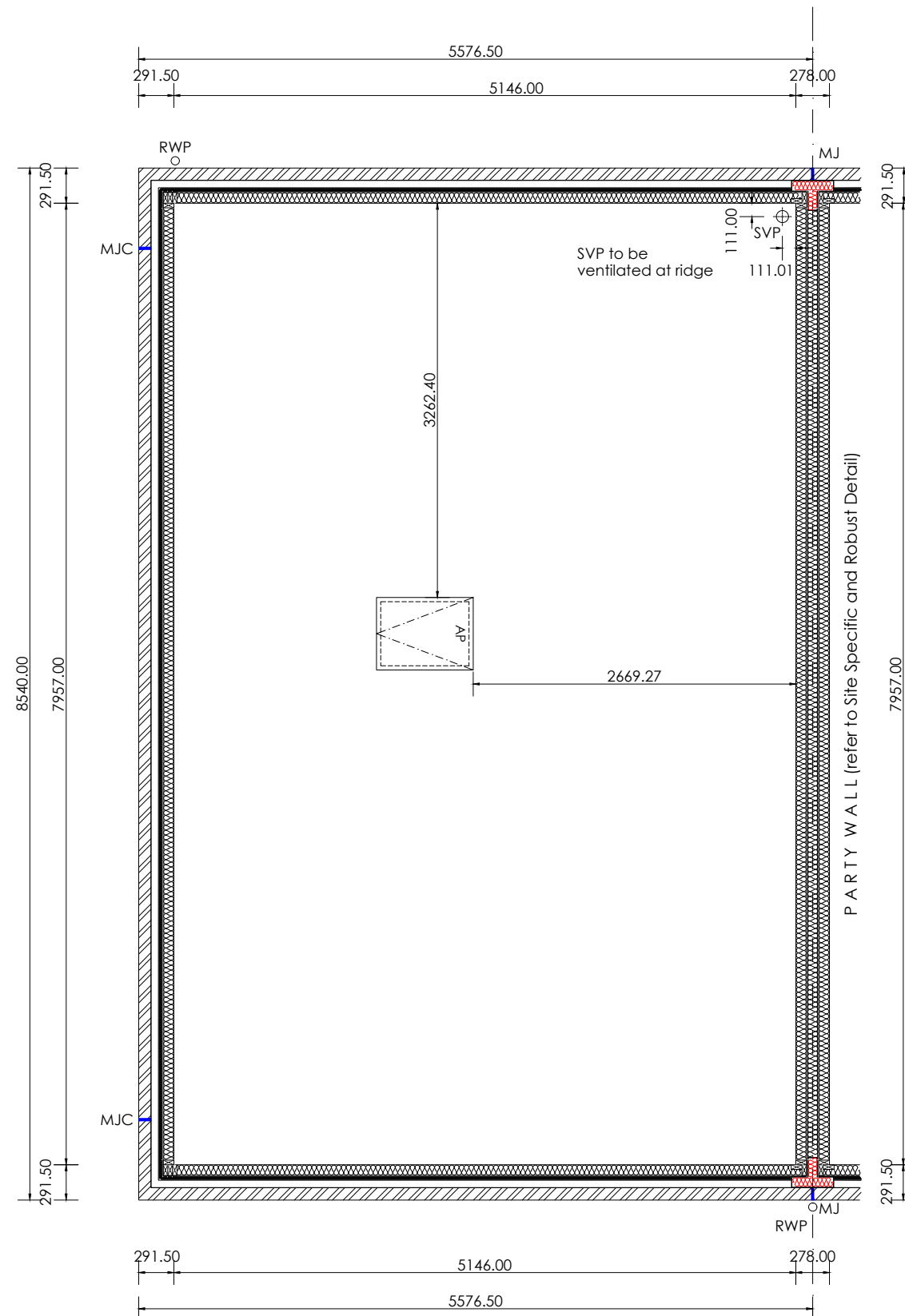
Op: 173

	Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m² [1322sq.ft]		
	Drawing Title Second Floor Joist Setting Out Plan	Date 12.05.2021	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 302	Rev. A






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.



Legend:


-  3.6 N/mm² Blockwork.
(refer to construction specification)
-  7.0 N/mm² Blockwork.
(refer to construction specification)
-  Padstone Location.
(refer to structural notes and truss man'f layout for final padstone location)
-  Structural Beam
(refer to structural legend & engineers details)
-  Softwood wall plate location.
fixed @ max 2.0m c/c with 900x30x5 galvanized ms straps

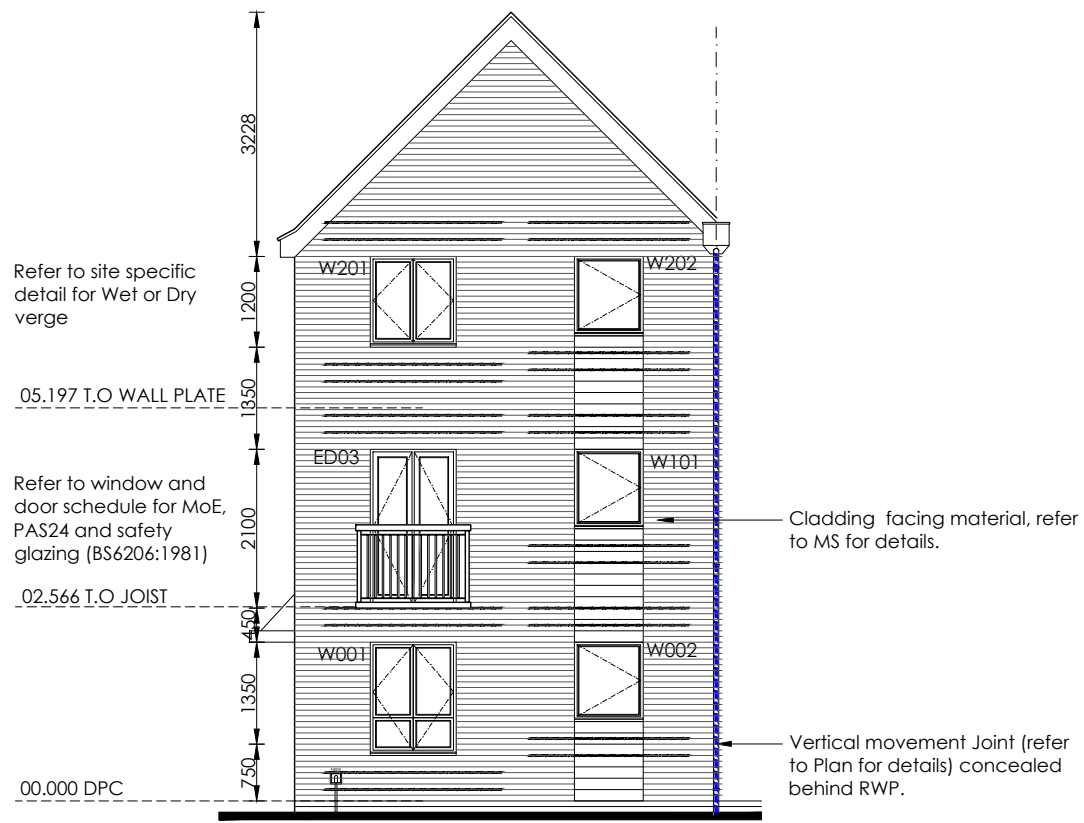
Roof Truss Setting Out Plan

scale 1:50



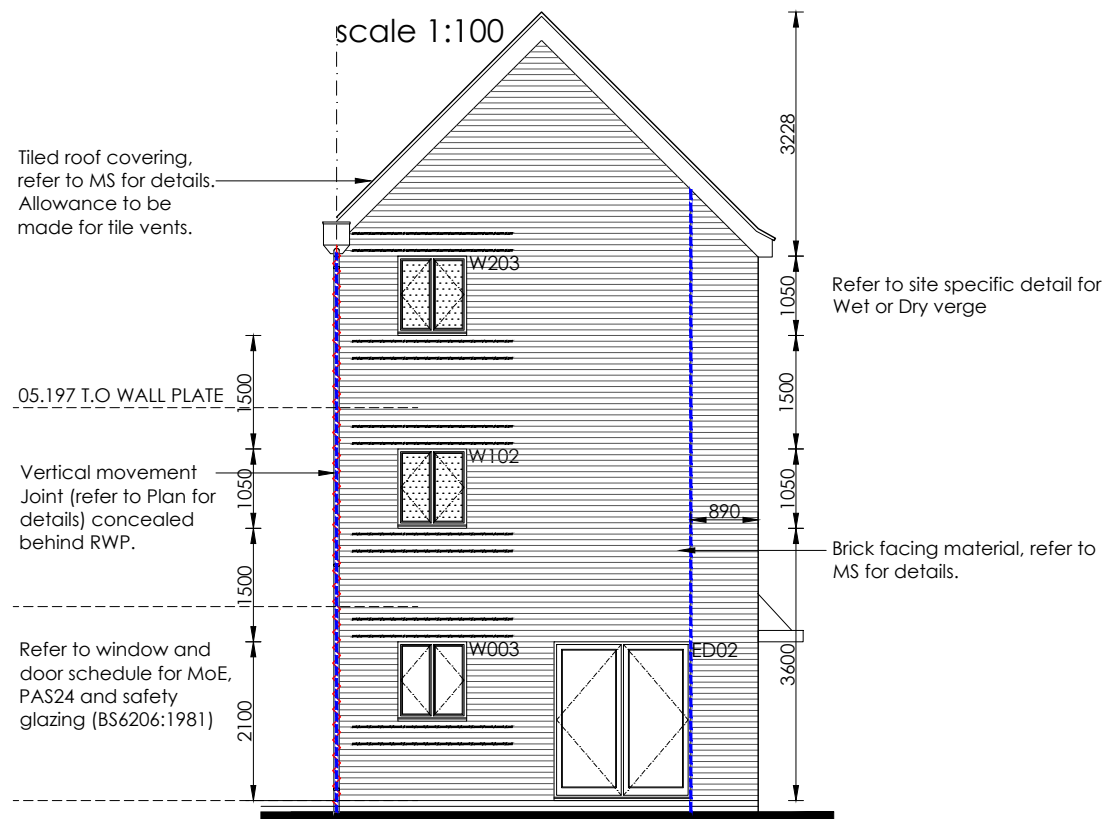
Op: 173

		Project Title	
		The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m ² [1322sq.ft]	
Drawing Title	Date	Scale	Drawn
Roof Truss Setting Out Plan	12.05.2021	1:50 @ A3	WA
Drawing Status	Dwg. Ref.	Rev.	
Construction	Wv_TF_End_R21E - 303	-	



Front Elevation

scale 1:100



Rear Elevation

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:

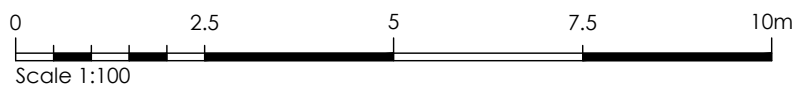
- Indicates Render. (refer to Material Schedule for color and style)
- External horizontal cladding. (refer to Material Schedule for color and style)
- Boiler flue location (Setting out point of Flue 2100mm above DPC)
- Construction Detail Reference (refer to construction detail indicated for full details)

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



Op: 173

	Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m ² [1322sq.ft]		
	Drawing Title Elevations - Standard	Date 12.05.2021	Scale 1:100 @ A3
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 401	Rev. -

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

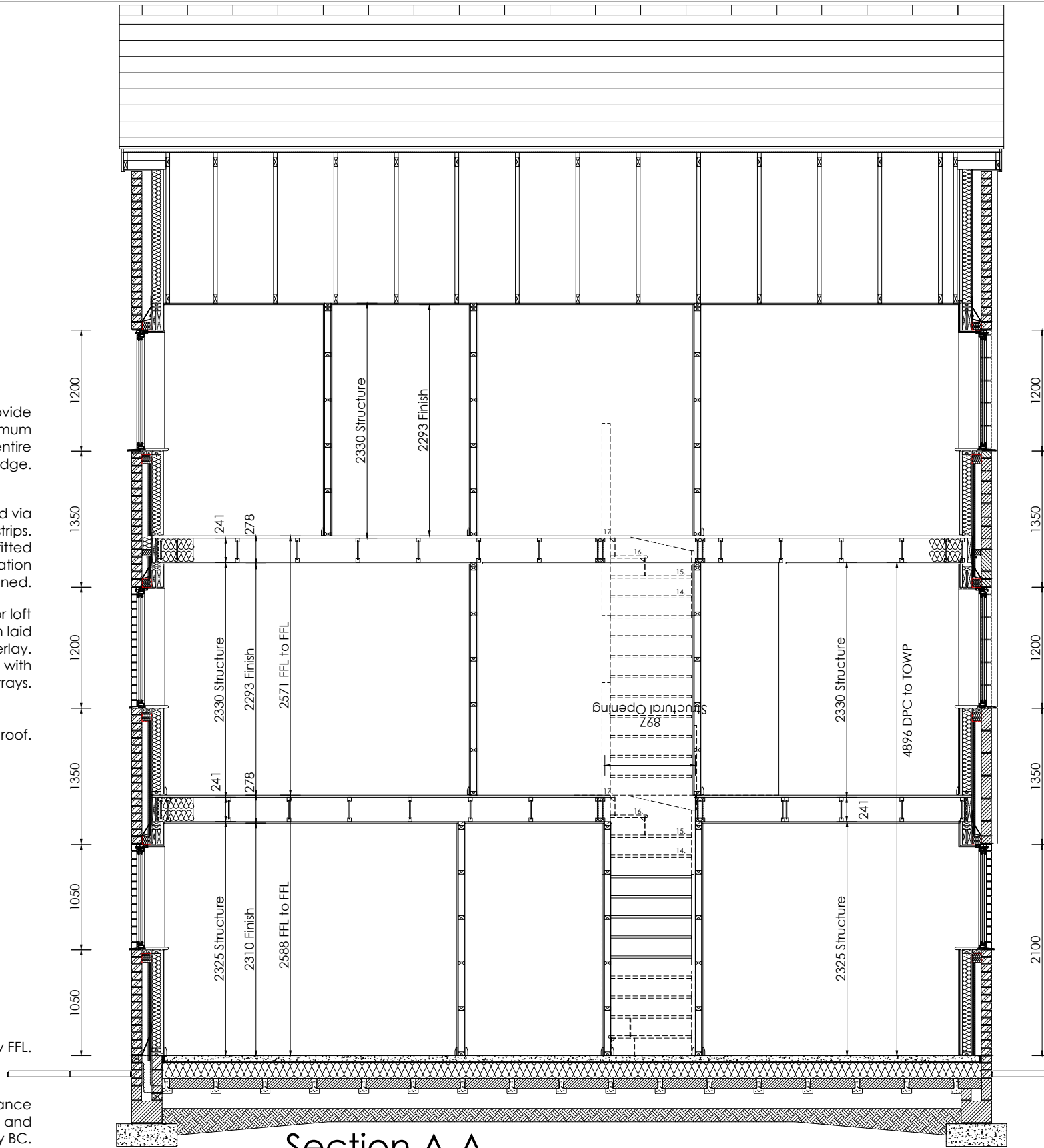
Eaves ventilation to be provided via proprietary over fascia ventilator strips. Proprietary ventilator trays to be fitted between u/s roof and insulation to ensure ventilation is maintained.

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



Section A-A
scale 1:50

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 soleplate on top of deck, with timber fillet by Space 4.

89x38mm timber headbinder on 89x38mm top rail.

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.



Op: 173



Project Title
The Waverly Cnr - Semi Detached
Group Design - Timber Frame
Total Floor Area - 122.85m² [1322sq.ft]

Drawing Title Section A - A	Date 12.05.2021	Scale 1:50 @ A3	Drawn WA
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 501	Rev. -

E

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).

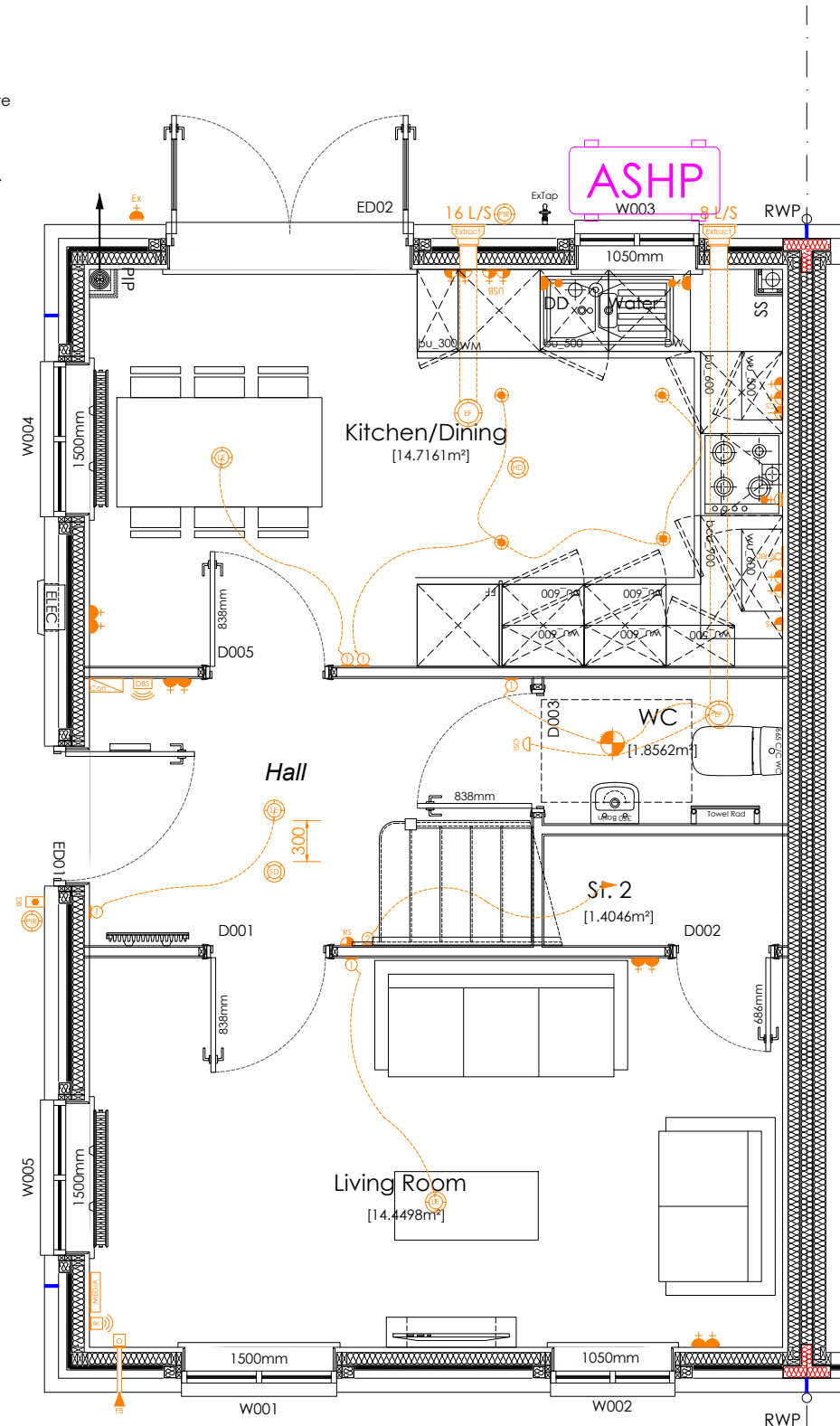
Isolator switch to be positioned centrally above entrance door of the room
room fan is to be operational.

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/down 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)
- Shaver Point
- White sealed bulkhead light

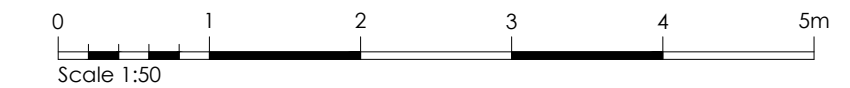
PIP to be installed for remote ASHP only. Please refer to energy strategy plan for requirements. PIP Ø to be determined by ASHP man'f.



Ground Floor GA MEP Plan

scale 1:50

Op: 173



	Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m² [1322sq.ft]		
	Drawing Title Ground Floor GA MEP Plan	Date 12.05.2021	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 601	Rev. B

E

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.

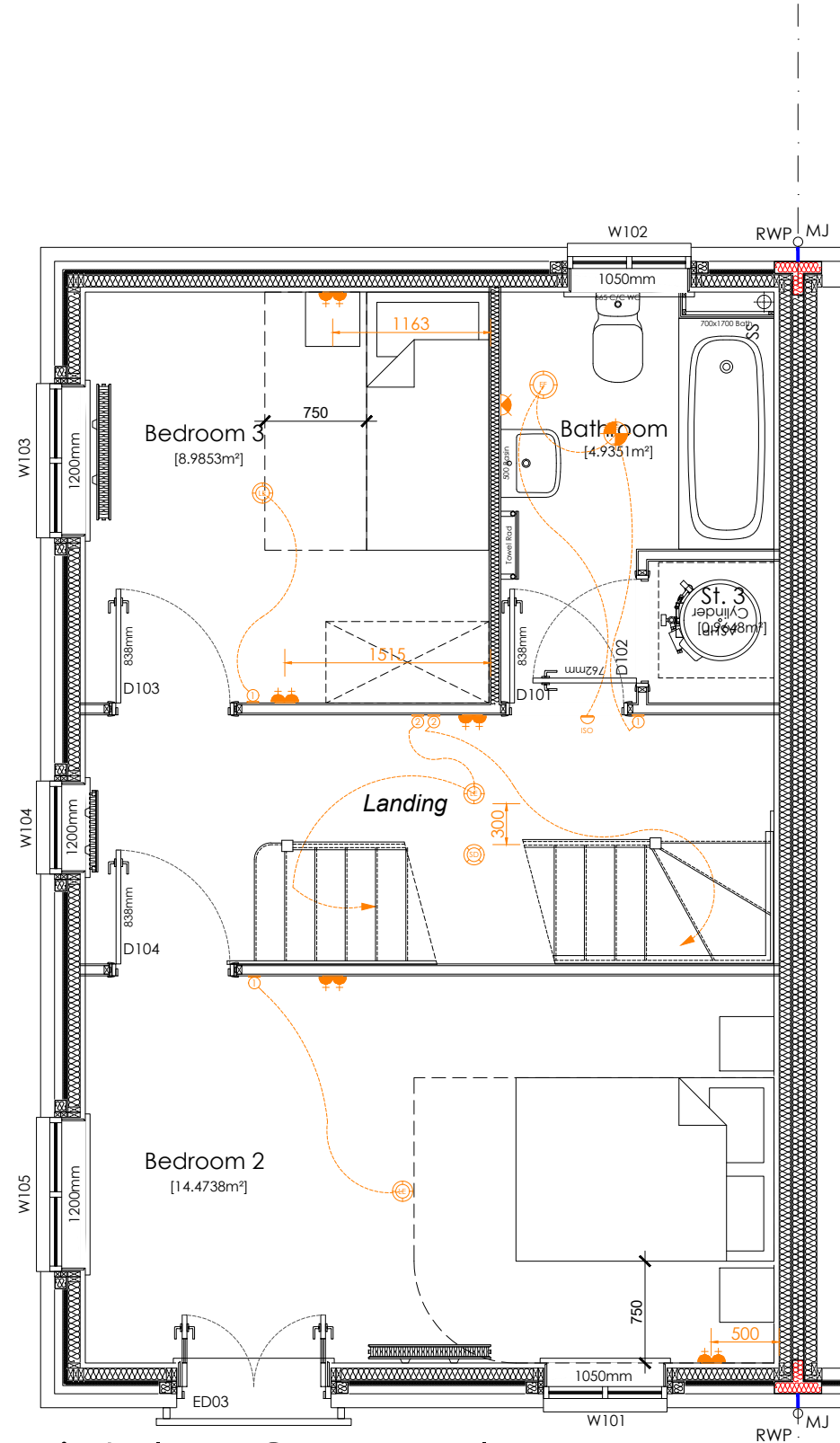
Extractor fans to be wall or ceiling mounted as dimensioned, all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

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/down 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)
- Shaver Point
- White sealed bulkhead light



First Floor GA MEP Plan

scale 1:50

Op: 173



Project Title
The Waverly Cnr - Semi Detached Group Design - Timber Frame
Total Floor Area - 122.85m² [1322sq.ft]

Drawing Title
First Floor GA MEP Plan

Date
12.05.2021

Scale
1:50 @ A3

Drawn
WA

Drawing Status
Construction

Dwg. Ref.
Wv_TF_End_R21E - 602

Rev.
A

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.

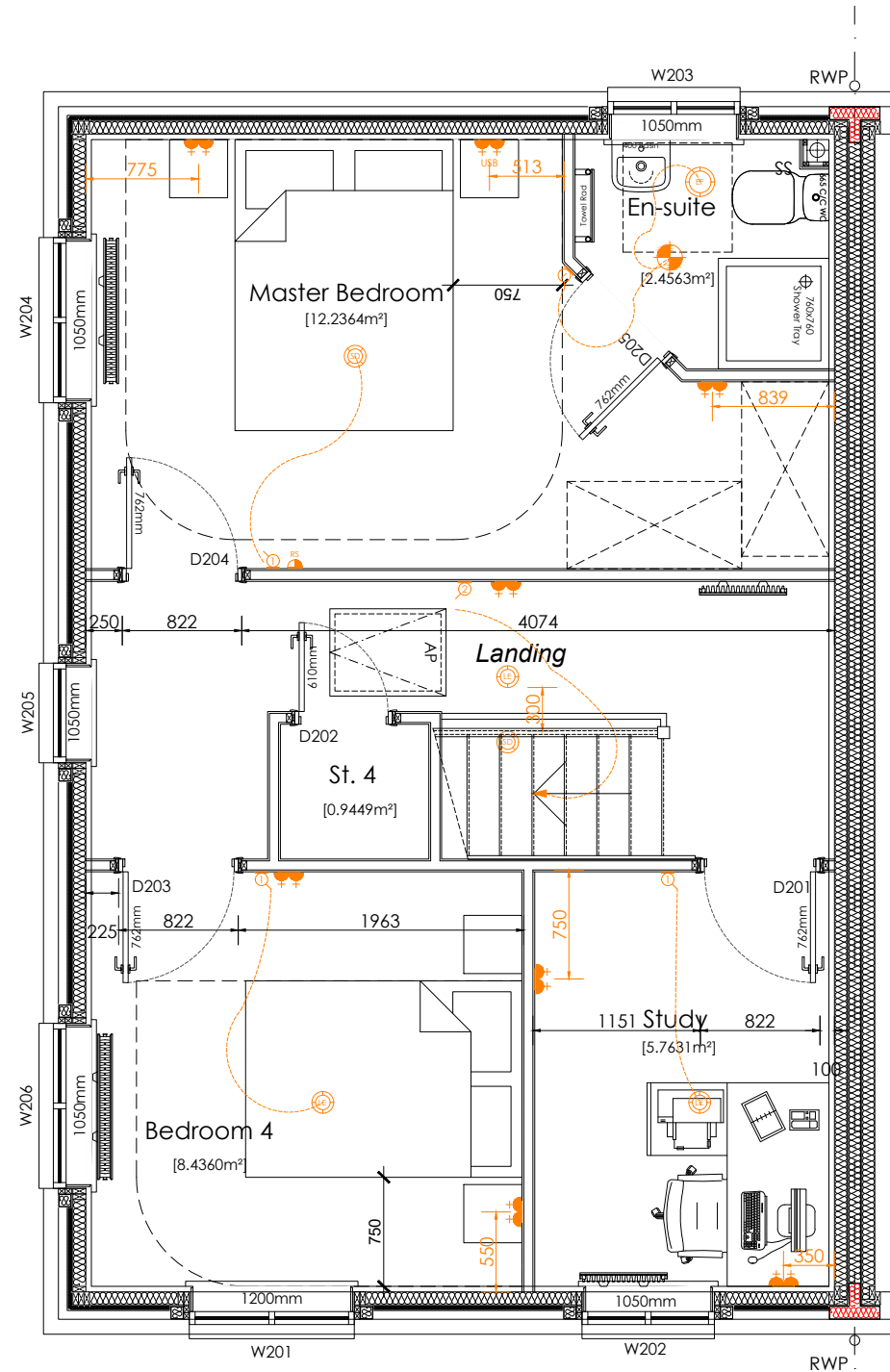
Extractor fans to be wall or ceiling mounted as dimensioned, all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

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
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- 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/down PIR subject site building regulation or Finishing Touch option)
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- 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)
- Shaver Point
- White sealed bulkhead light



Second Floor GA MEP Plan
scale 1:50

Op: 173

	Project Title The Waverly Cnr - Semi Detached Group Design - Timber Frame Total Floor Area - 122.85m² [1322sq.ft]		
	Drawing Title Second Floor GA MEP Plan	Date 12.05.2021	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Wv_TF_End_R21E	- 603	Rev. A