

Core House Type Working Drawings -

- : Elevations Rev A
- : Elevations SP Rev A
- : Ground Floor (AS) Rev C
- : First Floor (AS) Rev B
- : Second Floor (AS) Rev A
- : Foundation Plan (AS) Rev B
- : FF Joist Layout Rev A
- : SF Joist Layout Rev
- : Roof Layout Rev
- : Section A-A Rev
- : Kitchen Plan Rev A

Detailed Revision Description

Rev	Description	Date
00	Bespoke drawing for Dunmore Rd, based on NEH version  Bay window sizes amended to match planning drawing. LTH/HQI notes deleted, to meet requirements for AD M(1). Ground floor shower sfg deleted. Through the floor lift deleted	19.08.20
01	Sleeper wall made 215mm wide to suit NuSpan layouts, BT point moved to understairs cupboard, External door heights updated in schedule	04.02.21
CONSTRUCTION ISSUE		
02	Radiator locations updated as per latest heating layouts	08.06.21

TOTAL FLOOR AREA (structural) - 1156 Sq ft (107.4m2)

HTV CODES:  
SH38 NNED DR01  
SH38 DRND DR02  
SH38 DRNE DR03

For Electric vehicle charging location refer to drawing H7787-007

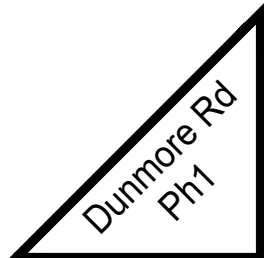
THIS DRAWING IS COMPLIANT WITH 2015 BUILDING REGULATIONS

WARNING TO HOUSE-PURCHASERS  
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SH38-EX5 PLOT NUMBERS:  
AS: 18, 20  
OPP: 19, 21  
  
HTV CODE: SH38 DRNE DR03

SH38-EX5 SP:  
AS: 8, 10  
OPP: 9, 12  
  
HTV CODE: SH38 NNED DR01

SH38 -IX5 SP:  
AS:  
OPP: 11  
  
HTV CODE: SH38 DRND DR02



Date: 08.06.21

Description: Please refer to Data Sheet for full revisions.

Rev: 02

House Type: SH38-EX5, SH38-IX5  
Description: DATA SHEET  
Site Ref: Spec:  
Site/Marketing Name:  
Scale: 1:50 Date: July 17 Drawn: . Checked: .

Q - DENOTES WINDOW OR DOOR TO COMPLY WITH PART Q BUILDING REGULATIONS FROM OCT 2015 ONWARDS.

Deepflow gutters

5mm continuous ridge ventilation

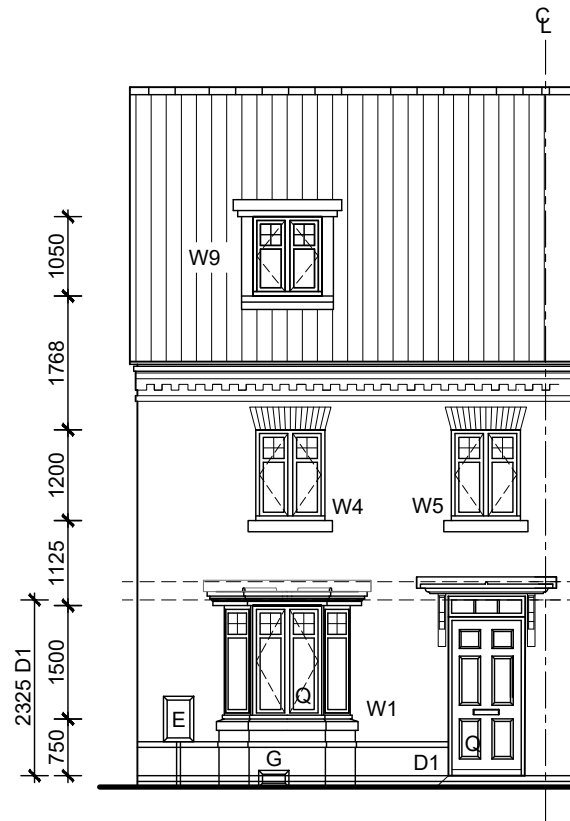
150mm white pvcu fascia  
250mm white pvcu soffit

Cavity tray & code 4 lead flashing to all abutment

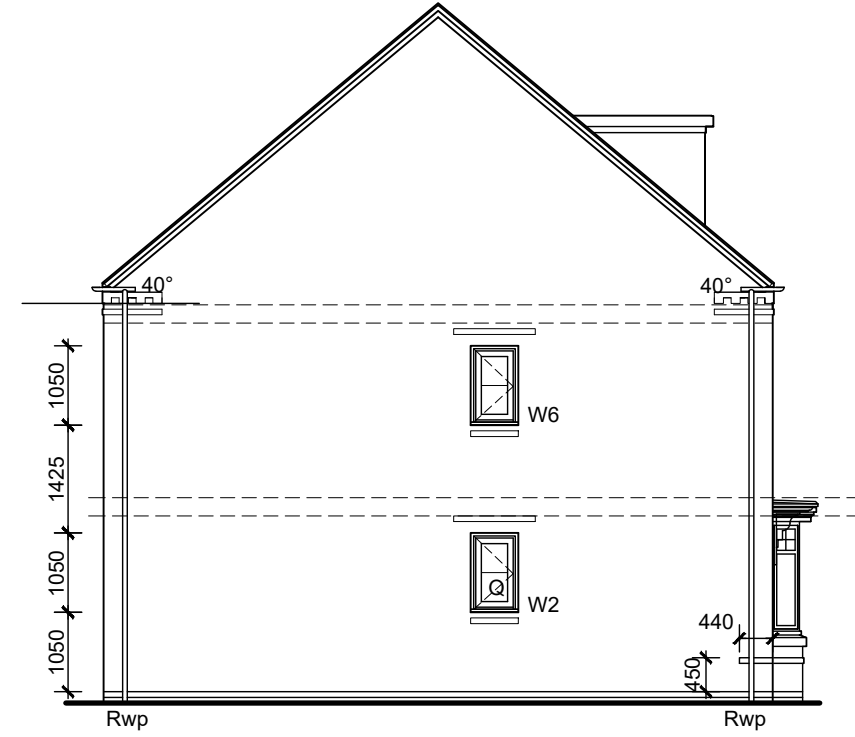
Stormking or similar approved GRP canopy

1 course contrasting brick stretcher band projecting 15mm

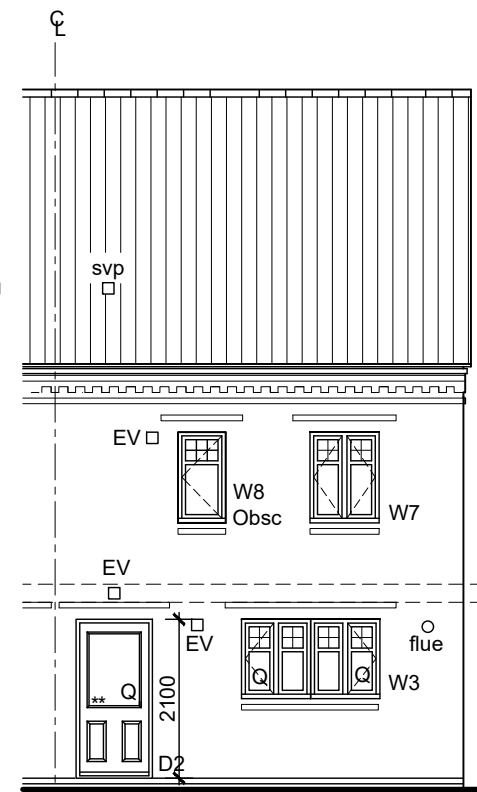
\* Toughened & clear  
\*\* Toughened & obscure



**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**

**Windows:**  
All upper floor windows to be provided with lockable window handles on non secure by design sites

**Part Q:**  
For windows at ground floor and accessible windows above canopies ETC  
\* Toughened & clear  
\*\* Toughened & obscure  
Q = Part Q compliance windows

Extract fan locations drawn to comply with zero-plotting, where HTs are not zero-plotted extracts should be taken through wall or shortest route

ALL DRAWINGS ARE COMPLIANT UPTO & INCLUDING OCTOBER 2015 BUILDING REGULATIONS UPDATES.

SH38-EX5 PLOT NUMBERS:  
AS: 18, 20  
OPP: 19, 21

TOTAL FLOOR AREA - 1156 Sq ft

House Type: **SH38-EX5**

Description: **ELEVATIONS**

Site/Marketing Name:

Scale: 1:100 Date: July 17 Drawn: .

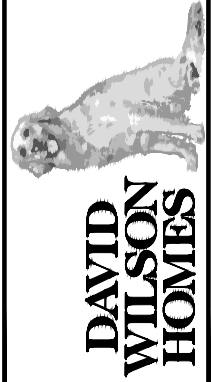
Site Ref: Spec: HA

Checked: .

Description:  
Please refer to Data Sheet for full revisions.

Rev: A

Date:  
13.07.20



Q - DENOTES WINDOW OR DOOR TO COMPLY WITH PART Q BUILDING REGULATIONS FROM OCT 2015 ONWARDS.

Deepflow gutters

5mm continuous ridge ventilation

150mm white pvcu fascia  
250mm white pvcu soffit

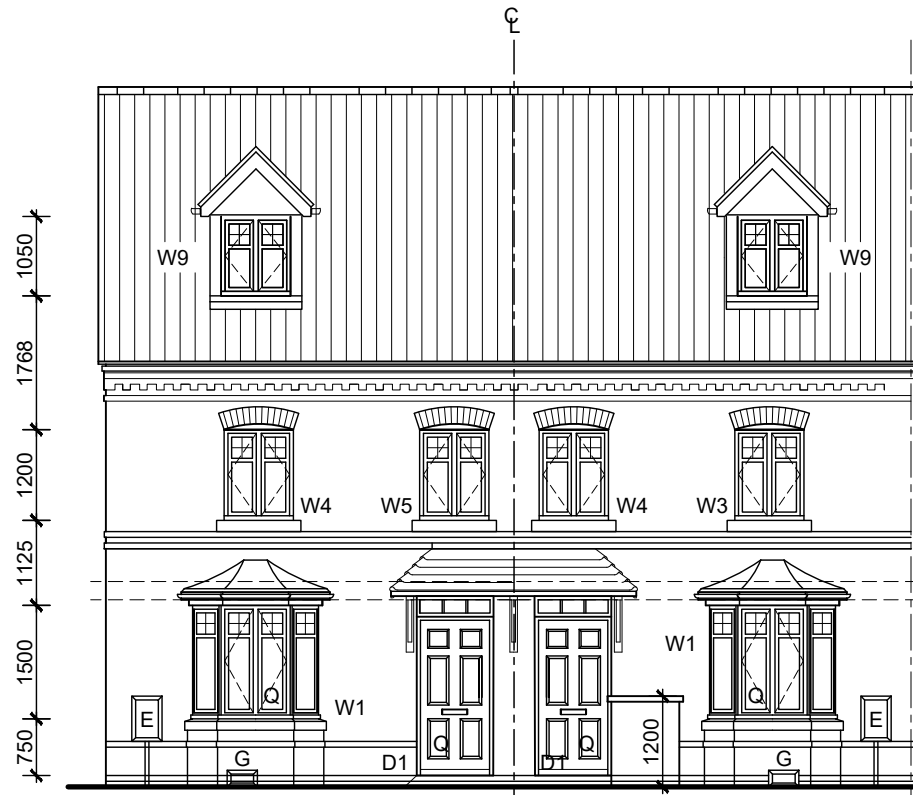
Cavity tray & code 4 lead flashing to all abutment

Stormking or similar approved GRP canopy

2 courses contrasting brick stretcher band projecting 15mm (with central recessed course)

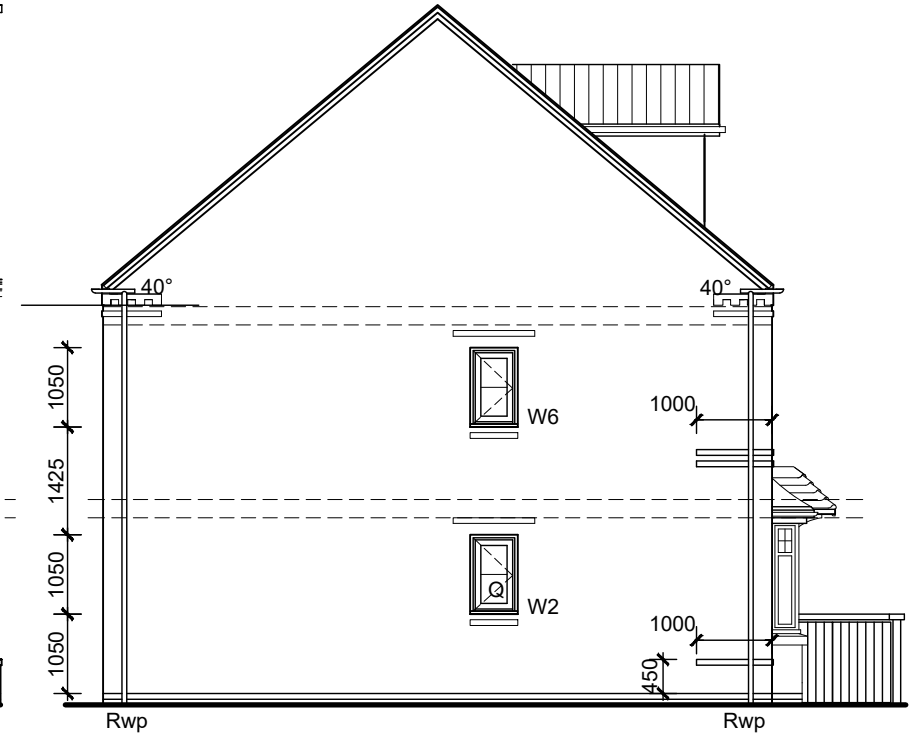
\* Toughened & clear  
\*\* Toughened & obscure

1 course contrasting brick stretcher band projecting 15mm

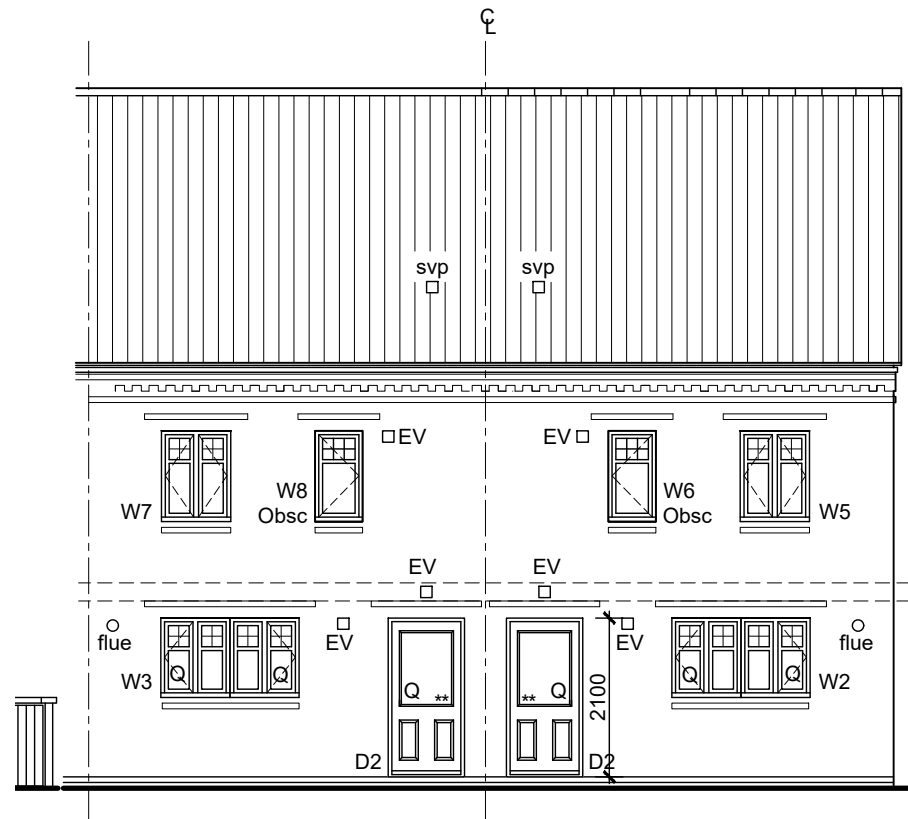


**FRONT ELEVATION**

1200mm high brick bin store enclosure with 75mm recon. coping to inner versions only



**SIDE ELEVATION**



**REAR ELEVATION**

**Windows:**  
All upper floor windows to be provided with lockable window handles on non secure be design sites

**Part Q:**  
For windows at ground floor and accessible windows above canopies ETC  
\* Toughened & clear  
\*\* Toughened & obscure  
Q = Part Q compliance windows

Extract fan locations drawn to comply with zero-plotting, where HTs are not zero-plotted extracts should be taken through wall or shortest route

SH38-EX5 SP:  
AS: 8, 10  
OPP: 9, 12

SH38 -IX5 SP:  
AS:  
OPP: 11

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TOTAL FLOOR AREA - 1156 Sq ft

House Type: SH38-EX5, SH38-IX5 SP

Description: ELEVATIONS

Site/Marketing Name:

Scale: 1:100 Date: July 17 Drawn: .

Site Ref:

Spec: HA

Description: Please refer to Data Sheet for full revisions.

Rev: A

Date: 13.07.20



**ELECTRICAL SYMBOLS KEY**

- EF Ceiling mounted extract fan
- EF Wall mounted extract fan
- SD Smoke Detector
- CO Carbon Monoxide Detector.  
To wall - located above the height of any door or window min 150mm from ceiling.  
To Ceiling - located min 300mm from any wall.
- HD Heat Detector
- Shaver socket outlet
- im Immersion switch
- G Gas point
- Double socket outlet
- Pendant light fitting with Low Energy bulb
- White sealed bulkead light fitting with Low Energy bulb
- IPX4 White sealed bulkead light fitting with Low Energy bulb.
- Wall mounted light fitting with Low Energy bulb
- TV TV point
- BT Telephone point
- CU Consumer unit - fixed 1350mm - 1450mm from FFL
- BTOR BT Open Reach Location - Refer to Trade Specification if to be utilised on site.
- Lightswitch
- Lightswitch - 2 way
- Extract Fan isolator switch with 'FAN' label/symbol @ H.L. centred above door
- Thermostat
- Doorbell to handle side, mounted on frame, level with handle
- Door Chime

**DOOR SCHEDULE - END**

Door Ref	Door Size (widthxheight)	Door weight(kg)	Lintol Ref (weight kg)	Fire Door
D1	914 x 2013mm	35.2	L1/S 100 1350 (8.93)	No
D2	914 x 2013mm	35.2	L1/S 100 1350 (8.93)	No
D3	838 x 1981mm	38.0	N/A	Yes
D4	838 x 1981mm	18.0	N/A	No
D5	686 x 1981mm	16.0	N/A	No
D6	838 x 1981mm	18.0	N/A	No
D7	838 x 1981mm	18.0	N/A	No

**DOOR SCHEDULE - MID**

Door Ref	Door Size (widthxheight)	Door weight(kg)	Lintol Ref (weight kg)	Fire Door
D1	914 x 1981mm	35.2	L1/S 100 1350 (8.93)	No
D2	914 x 1981mm	35.2	L1/S 100 1350 (8.93)	No
D3	838 x 1981mm	38.0	N/A	Yes
D4	838 x 1981mm	18.0	N/A	No
D5	686 x 1981mm	16.0	N/A	No
D6	838 x 1981mm	18.0	N/A	No
D7	838 x 1981mm	18.0	N/A	No

**WINDOW SCHEDULE - END**

Window Ref	Struct opening (widthxheight)	Lintol Ref (weight kg)	Fire Escape
W1	2 x 488 x 1500mm 1050 x 1500mm		No
W2	630 x 1050mm	L1/S 100 900 (5.36)	No
W3	1810 x 1050mm	L1/S 100 2100 (17.18)	No

**WINDOW SCHEDULE - MID**

Window Ref	Struct opening (widthxheight)	Lintol Ref (weight kg)	Fire Escape

**WALL KEY:**

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork - refer to specification for block strength (Ext Walls - Int leaf & Int Walls)
- Medium density or Aircrete Blockwork (Party Walls) refer to specification for block strength
- Acoustic insulation to timber stud partitions

Kitchen to be ventilated by wall mounted extract vent providing intermittent ventilation of 60l/s minimum

WC to be ventilated by extract vent providing intermittent ventilation of 15l/s minimum, switched with light, fitted with 15 minute overrun

W.C extract ducted through floor zone to external wall above centre line of D2

15mm Gyproc plasterboard to underside of stairs for fire protection

SVP boxed with 2x12.5mm plasterboard. Void to be packed with Fibreglass quilt insulation

RWP positions may differ from that shown. For actual location refer to site specific drainage layout

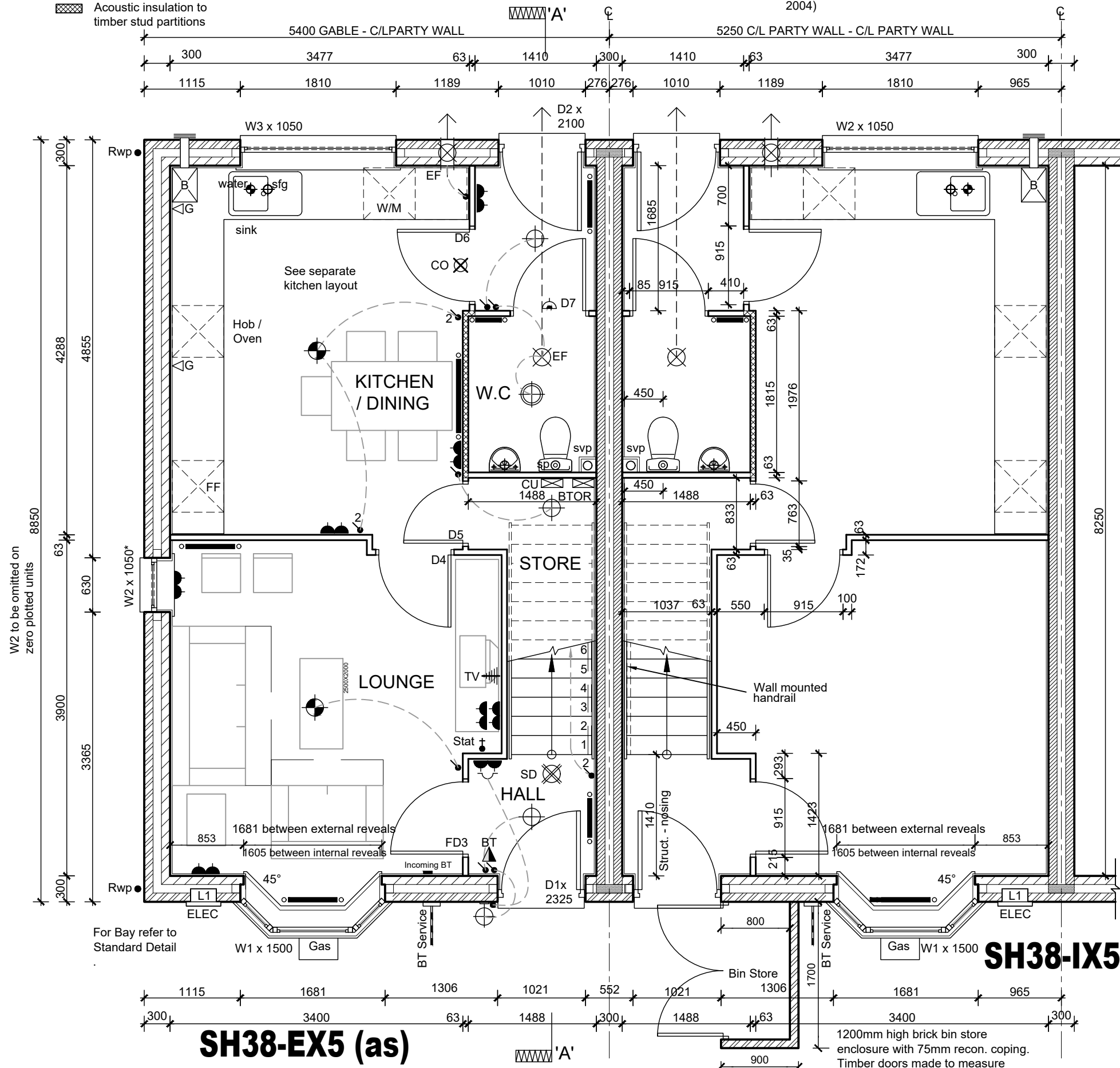
Level threshold to Part M 2004 as Standard Detail

Level approach to front entrance max gradient 1:20 min 900mm width (Part M 2004)

Boiler flue outlet to be min 300mm from door/window opening

Semi-concealed Gas meter box at Ground level

Recoup WWHR System.



**SH38-EX5 (as)**

**SH38-IX5 (opp)**

TOTAL FLOOR AREA - 1156 Sq ft

House Type: **SH38-EX5, SH38-IX5**

Description: **GROUND FLOOR PLAN (AS)**

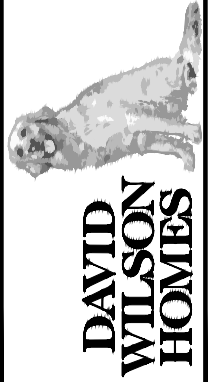
Site Ref: . . . . .

Scale: 1:50 Date: July 17 Drawn: . . . . . Checked: . . . . .

Date: 08.06.21  
Description: Please refer to Data Sheet for full revisions

Rev: C

Date: 08.06.21



**ELECTRICAL SYMBOLS KEY**

- EF Ceiling mounted extract fan
- EF Wall mounted extract fan
- SD Smoke Detector
- CO Carbon Monoxide Detector.  
To wall - located above the height of any door or window min 150mm from ceiling.  
To Ceiling - located min 300mm from any wall.
- HD Heat Detector
- Shaver socket outlet
- im Immersion switch
- G Gas point
- Double socket outlet
- Pendant light fitting with Low Energy bulb
- White sealed bulkhead light fitting with Low Energy bulb
- IPX4 White sealed bulkhead light fitting with Low Energy bulb.
- Wall mounted light fitting with Low Energy bulb
- TV TV point
- BT Telephone point
- CU Consumer unit - fixed 1350mm - 1450mm from FFL
- BTOR BT Open Reach Location - Refer to Trade Specification if to be utilised on site.
- Lightswitch
- Lightswitch - 2 way
- Extract Fan isolator switch with 'FAN' label/symbol @ H.L. centred above door
- Thermostat
- Doorbell to handle side, mounted on frame, level with handle
- Door Chime

DOOR SCHEDULE - END & MID				
Door Ref	Door Size (widthxheight)	Door weight(kg)	Lintol Ref (weight kg)	Fire Door
D8	686 x 1981mm	36.0	N/A	Yes
D9	838 x 1981mm	18.0	N/A	No
D10	838 x 1981mm	36.0	N/A	Yes
D11	838 x 1981mm	36.0	N/A	Yes

WINDOW SCHEDULE - END			
Window Ref	Struct opening (widthxheight)	Lintol Ref (weight kg)	Fire Escape
W4*	915 x 1200mm	L1/S 100 1200 (7.15)	No
W5*	915 x 1200mm	L1/S 100 1200 (7.15)	No
W6	630 x 1050mm	L1/S 100 900 (5.36)	No
W7	915 x 1200mm	L1/S 100 1200 (7.15)	No
W8	630 x 1200mm	L1/S 100 900 (5.36)	No

WINDOW SCHEDULE - MID			
Window Ref	Struct opening (widthxheight)	Lintol Ref (weight kg)	Fire Escape
W3*	915 x 1200mm	L1/S 100 1200 (10.19)	No
W4*	915 x 1200mm	L1/S 100 1200 (10.19)	No
W5	915 x 1200mm	L1/S 100 1200 (10.19)	No
W6	630 x 1200mm	L1/S 100 900 (5.37)	No

\* SP units ONLY: Lintel to be supplied with preformed PVCU arch former

Acoustic insulation provided within timber stud partitions between wet rooms and living areas, and between bedrooms

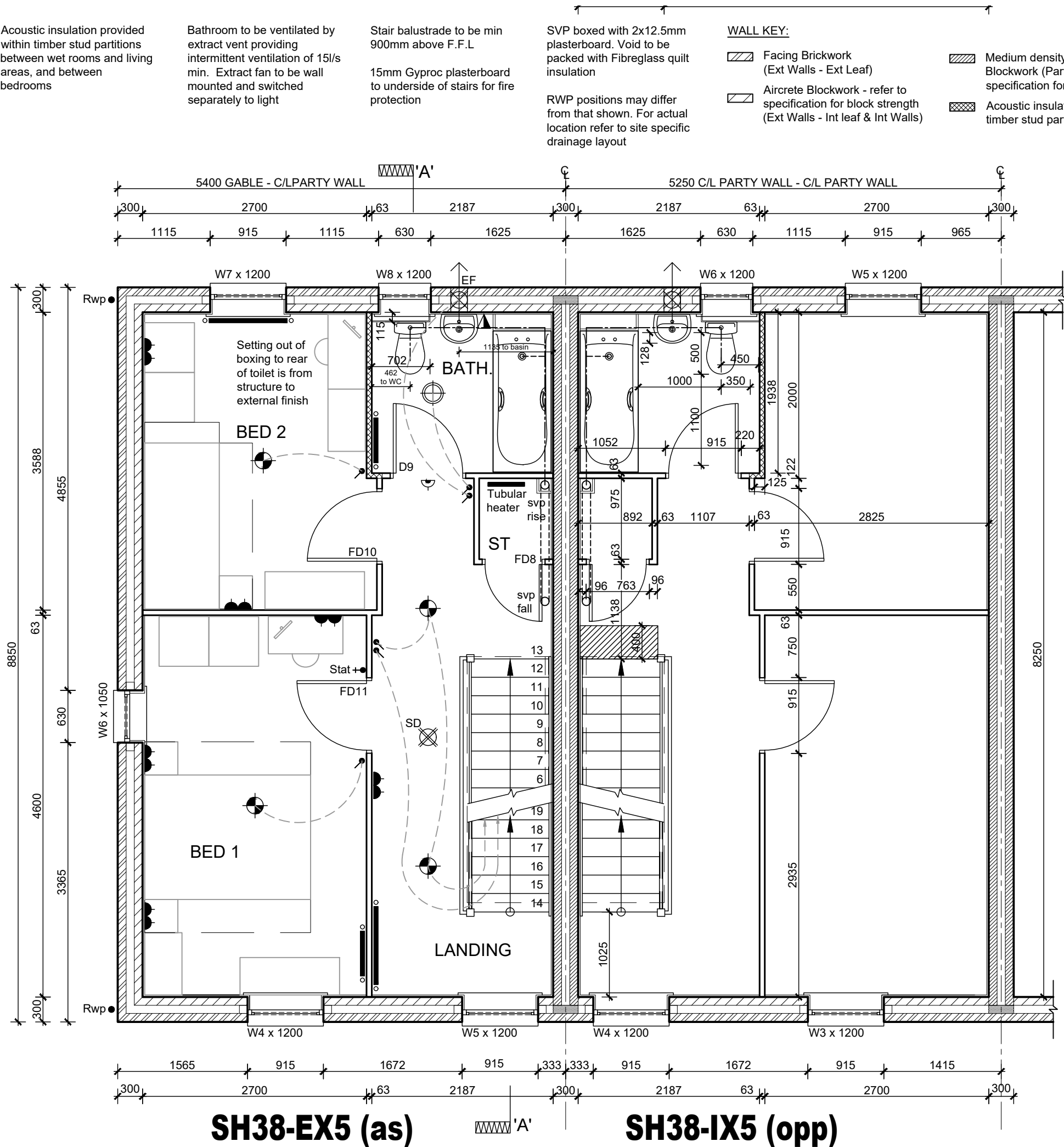
Bathroom to be ventilated by extract vent providing intermittent ventilation of 15l/s min. Extract fan to be wall mounted and switched separately to light

Stair balustrade to be min 900mm above F.F.L  
15mm Gyproc plasterboard to underside of stairs for fire protection

SVP boxed with 2x12.5mm plasterboard. Void to be packed with Fibreglass quilt insulation  
RWP positions may differ from that shown. For actual location refer to site specific drainage layout

**WALL KEY:**

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork - refer to specification for block strength (Ext Walls - Int leaf & Int Walls)
- Medium density or Aircrete Blockwork (Party Walls) refer to specification for block strength
- Acoustic insulation to timber stud partitions



**SH38-EX5 (as)**

**SH38-IX5 (opp)**

TOTAL FLOOR AREA - 1156 Sq ft

House Type: **SH38-EX5, SH38-IX5**

Description: **FIRST FLOOR PLAN (AS)**

Site/Marketing Name: \_\_\_\_\_ Site Ref: \_\_\_\_\_

Scale: 1:50 Date: July 17 Drawn: \_\_\_\_\_ Checked: \_\_\_\_\_ Spec: HA

Description: Please refer to Data Sheet for full revisions.

Rev: A

Date: 08.06.21



**ELECTRICAL SYMBOLS KEY**

- EF Ceiling mounted extract fan
- EF Wall mounted extract fan
- SD Smoke Detector
- CO Carbon Monoxide Detector.  
To wall - located above the height of any door or window min 150mm from ceiling.  
To Ceiling - located min 300mm from any wall.
- HD Heat Detector
- Shaver socket outlet
- im Immersion switch
- G Gas point
- Double socket outlet
- Pendant light fitting with Low Energy bulb
- White sealed bulkhead light fitting with Low Energy bulb
- IPX4 White sealed bulkhead light fitting with Low Energy bulb.
- Wall mounted light fitting with Low Energy bulb
- TV TV point
- BT Telephone point
- CU Consumer unit - fixed 1350mm - 1450mm from FFL
- BTOR BT Open Reach Location - Refer to Trade Specification if to be utilised on site.
- Lightswitch
- Lightswitch - 2 way
- Extract Fan isolator switch with 'FAN' label/symbol @ H.L. centred above door
- Thermostat
- Doorbell to handle side, mounted on frame, level with handle
- Door Chime

DOOR SCHEDULE				
Door Ref	Door Size (widthxheight)	Door weight(kg)	Lintol Ref (weight kg)	Fire Door
D12	686 x 1981mm	36.0	N/A	Yes
D13	838 x 1981mm	38.0	N/A	Yes

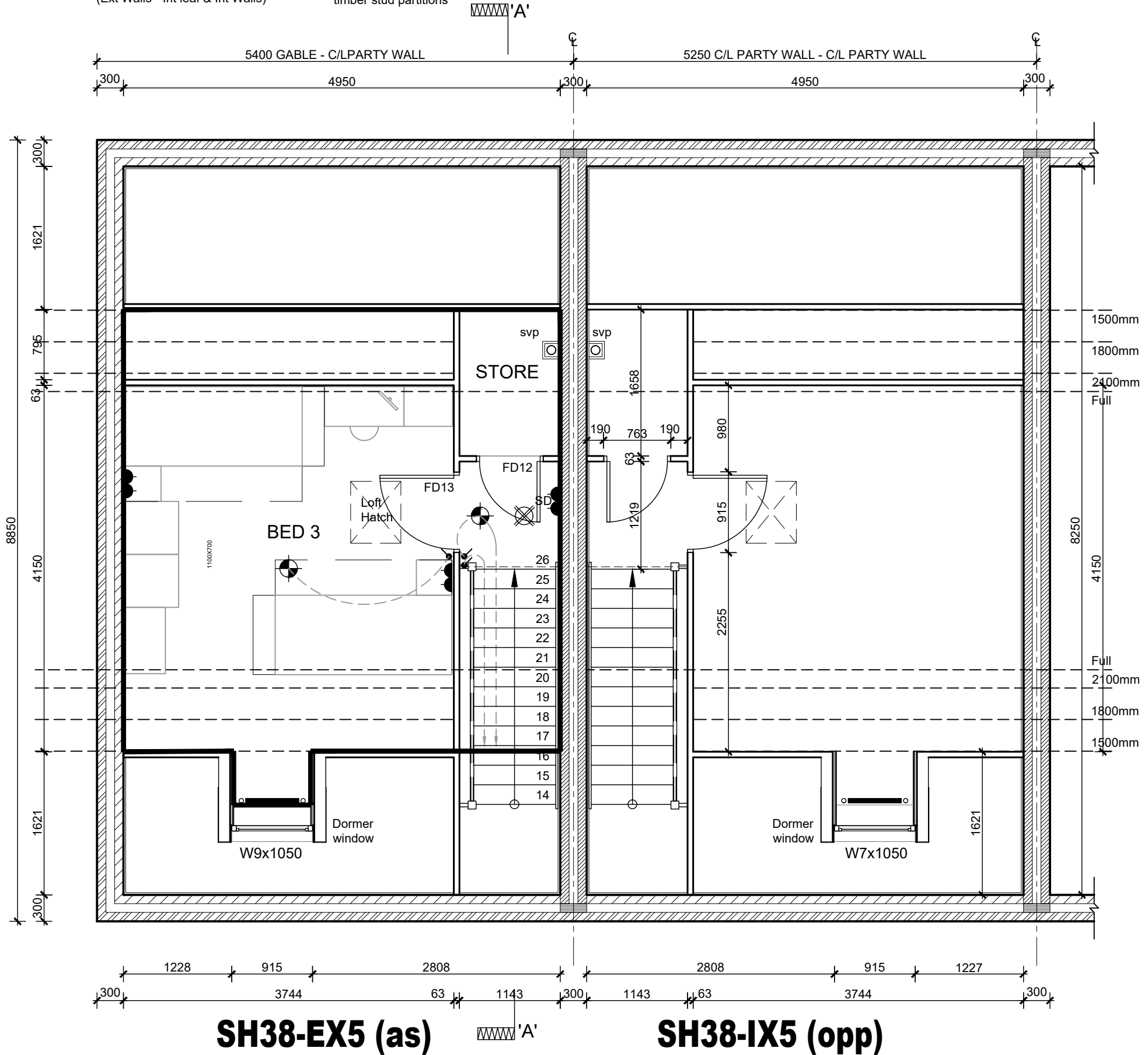
WINDOW SCHEDULE - END			
Window Ref	Size (widthxheight)	Lintol Ref (weight kg)	Fire Escape
W9	915 x 1050mm	N/A	No

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**WALL KEY:**

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork - refer to specification for block strength (Ext Walls - Int leaf & Int Walls)
- Medium density or Aircrete Blockwork (Party Walls) refer to specification for block strength
- Acoustic insulation to timber stud partitions



TOTAL FLOOR AREA - 1156 Sq ft

House Type: **SH38-EX5, SH38-IX5**

Description: **SECOND FLOOR PLAN (AS)**

Site/Marketing Name: Site Ref: Spec: HA

Scale: 1:50 Date: July 17 Drawn: . Checked: .

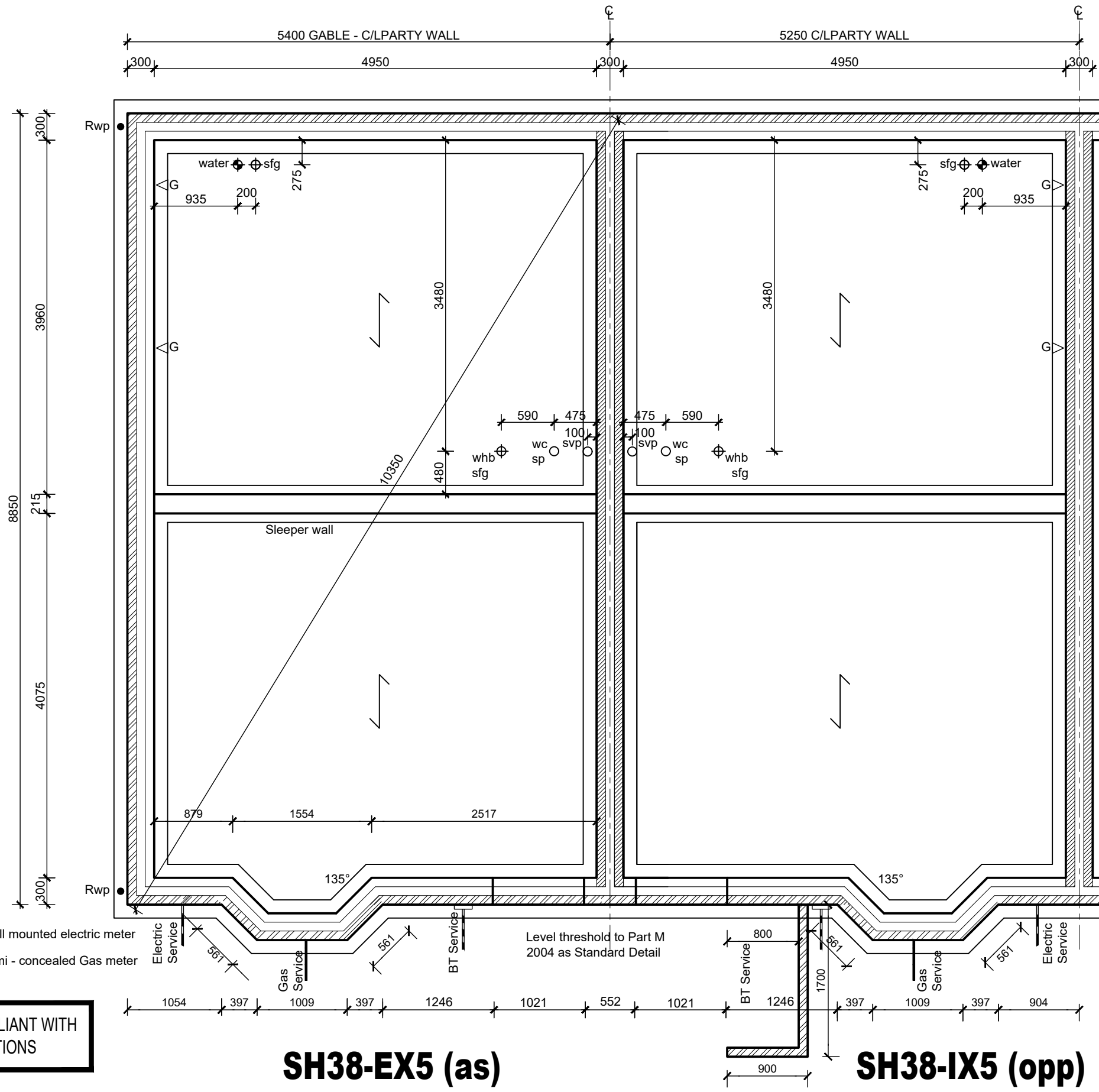
Date:

Description: Please refer to Data Sheet for full revisions.

Rev:



**DAVID WILSON HOMES**



**FOUNDATIONS**

Foundation widths / type are indicative only. Refer to Structural Engineers' Foundation and B & B Design for detailed information.

For plot specific Foundation Design refer to Site Structural Engineers' information.

Depth of foundation to satisfy NHBC requirements and to be agreed on site with approved inspector.

Rwp positions may differ from those shown. For actual location refer to Site Drainage Layout.

———— Sleeper blockwork walls below.

**WALL KEY:**

- Facing Brickwork (Ext Walls - Ext Leaf)
- Aircrete Blockwork - refer to specification for block strength (Ext Walls - Int leaf & Int Walls)
- Medium density or Aircrete Blockwork (Party Walls) refer to specification for block strength

Denotes direction for NuSpan floor to span.

**THIS FOUNDATION LAYOUT IS ONLY TO BE USED IN CONJUNCTION WITH THE APPROVED NUSPAN DESIGN.**

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**SH38-EX5 (as)**

**SH38-IX5 (opp)**

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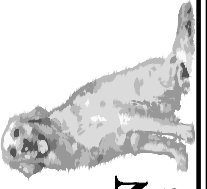


Date: 04.02.21

Description: Please refer to Data Sheet for full revisions.

Rev: B

House Type: **SH38-EX5, SH38-IX5**  
 Description: **FOUNDATION PLAN (AS)**  
 Site Ref: Spec: HA  
 Site/Marketing Name:  
 Scale: 1:50 Date: July 17 Drawn: . Checked: .



DAVID WILSON HOMES

Date:

Description: Please refer to Data Sheet for full revisions.

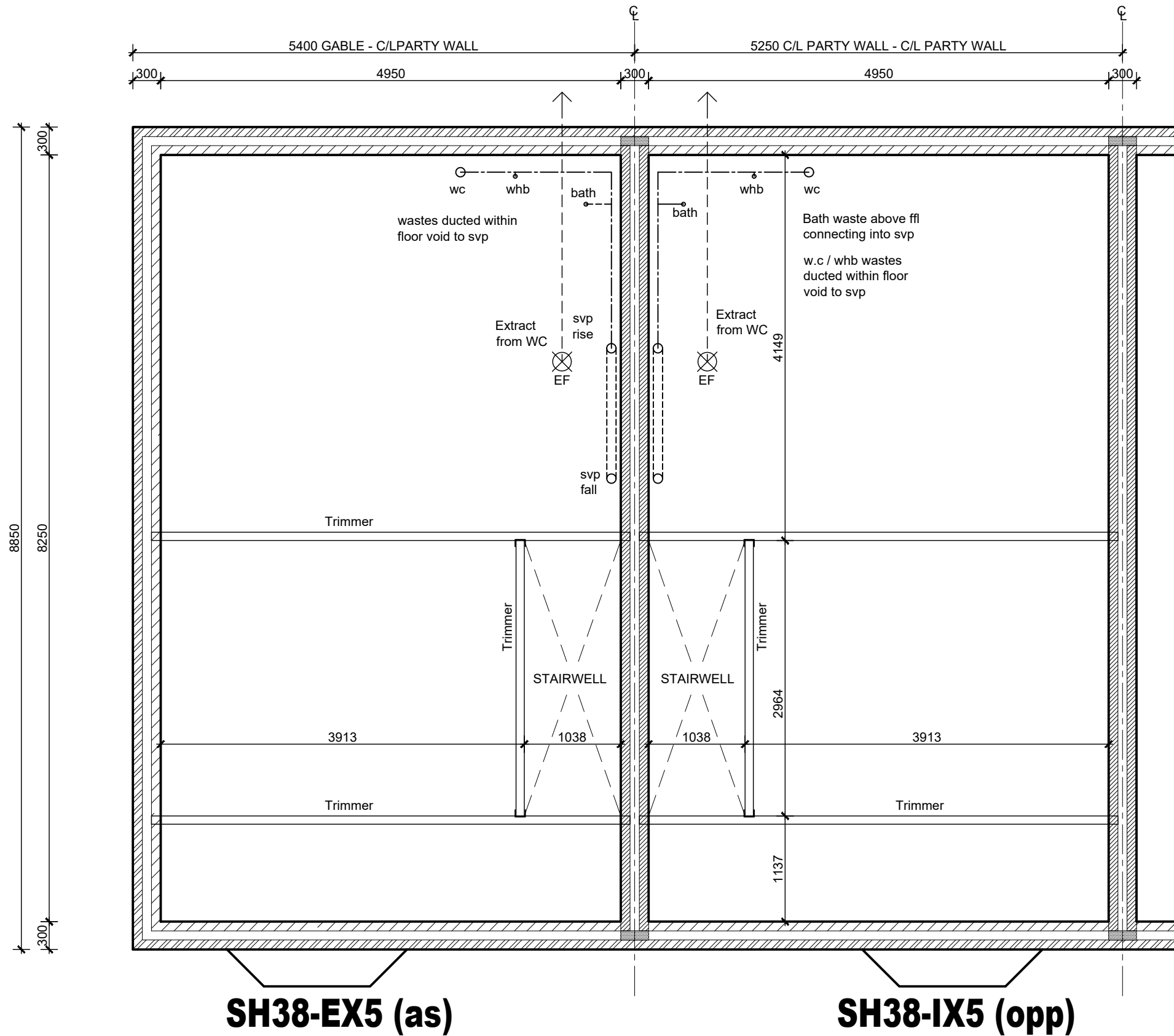
Rev:

House Type: SH38-EX5, SH38-IX5

Description: FF JOIST LAYOUT

Site Ref: Spec: HA

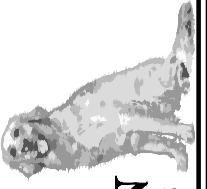
Scale: 1:50 Date: July 17 Drawn: Checked: .



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**DAVID  
WILSON  
HOMES**

Date:

Description:  
Please refer to Data Sheet for full revisions.

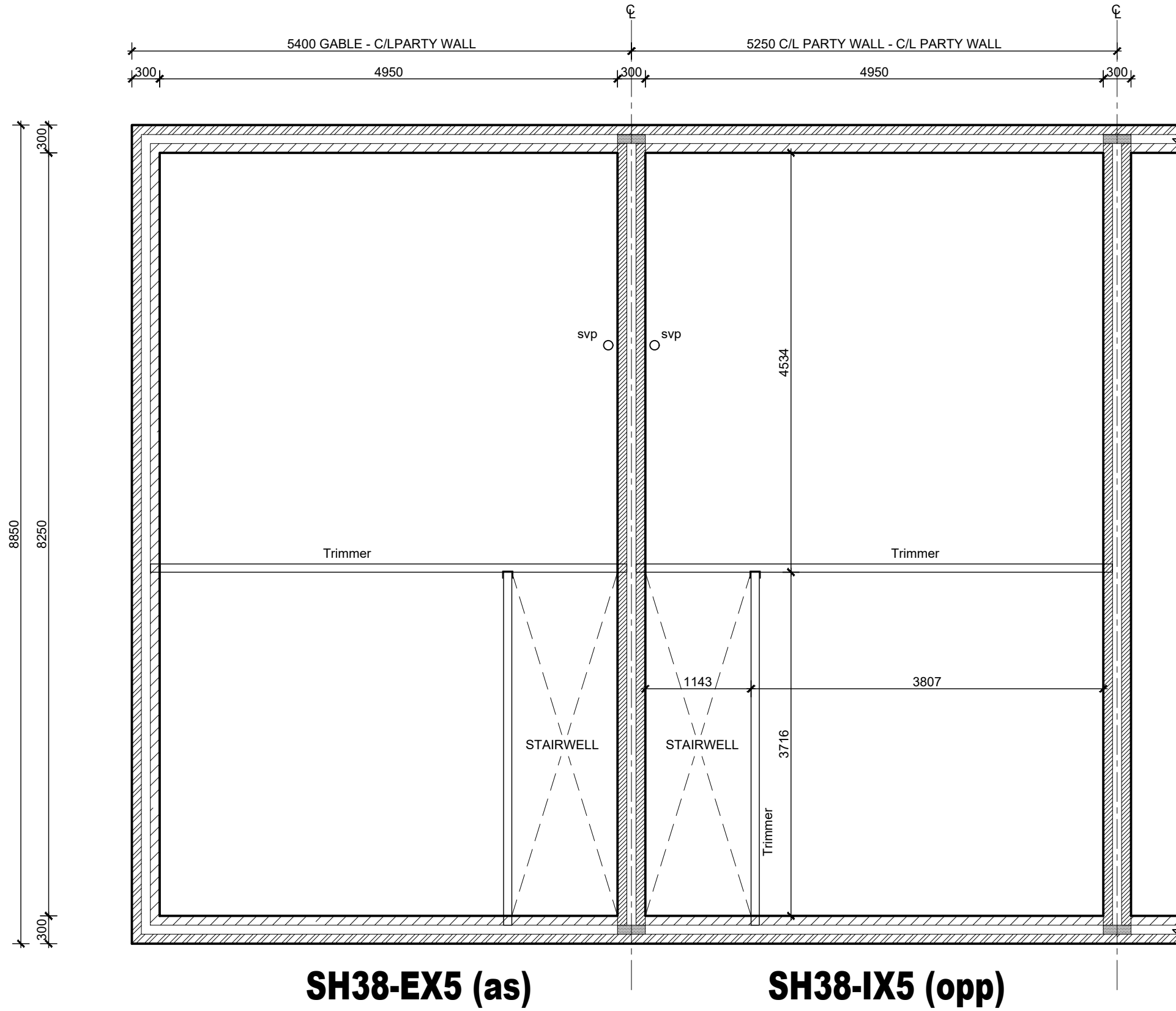
Rev:

House Type: **SH38-EX5, SH38-IX5**

Description: **SF JOIST LAYOUT**

Site/Marketing Name: Site Ref:

Scale: 1:50 Date: July 17 Drawn: Checked: Spec: HA






240mm deep joist platform designed by specialist engineered joist manufacturer. For erection refer to manufacturers detailed design

Bathroom extract ducted through floor zone to soffit vent

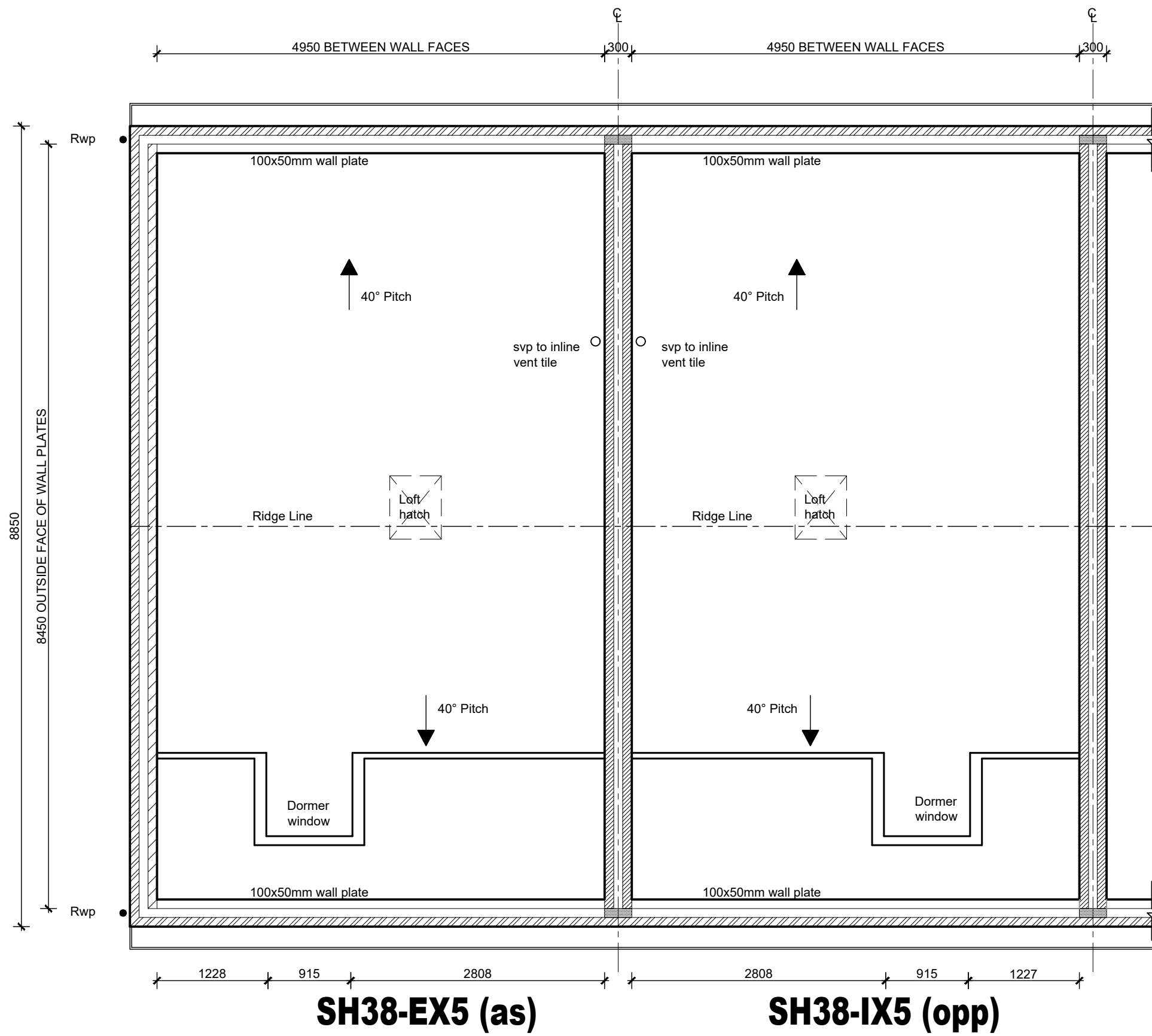
Joist ends built into blockwork and sealed to detail

**WALL KEY:**

-  Facing Brickwork (Ext Walls - Ext Leaf)
-  Aircrete Blockwork - refer to specification for block strength (Ext Walls - Int leaf & Int Walls)
-  Medium density or Aircrete Blockwork (Party Walls) refer to specification for block strength

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**THIS DRAWING IS COMPLIANT WITH  
2015 BUILDING REGULATIONS**



250mm white PVCU soffit  
150mm white PVCU fascia

Layout shown is indicative only and represents basic roof design. Proprietary roof panels to specialist design. See specialist details and drawings for exact layout

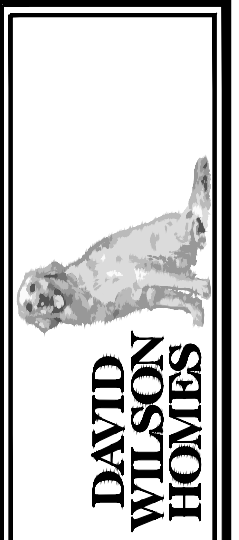
**WALL KEY:**

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-  Aircrete Blockwork - refer to specification for block strength (Ext Walls - Int leaf & Int Walls)
-  Medium density or Aircrete Blockwork (Party Walls) refer to specification for block strength

Deep flow gutters to be used to reduce number of downpipes. Drainage engineer to confirm positions on detached, semi-detached and terraces properties.

**WARNING TO HOUSE-PURCHASERS.**  
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**THIS DRAWING IS COMPLIANT WITH  
2015 BUILDING REGULATIONS**

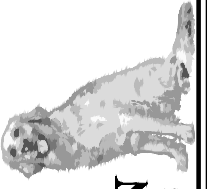


Date:

Description:  
Please refer to Data Sheet for full revisions.

Rev:

House Type: **SH38-EX5, SH38-IX5**  
 Description: **ROOF PLAN**  
 Site Ref: **Spec: HA**  
 Scale: 1:50 Date: July 17 Drawn: . Checked: .



DAVID  
WILSON  
HOMES

Date:

Description:  
Please refer to Data Sheet for full revisions

Rev:

House Type: SH38-EX5, SH38-IX5

Description: SECTION A-A

Site Ref:

Scale: 1:50 Date: July 17 Drawn: .

Spec: HA

Checked: .

NOTE:  
Second floor construction provides 40db sound reduction comprises 22mm chipboard over 240mm deep proprietary timber joists to specialist design

Underside of timber floor structure to be lined with one number layer of 15mm Gyproc wallboard

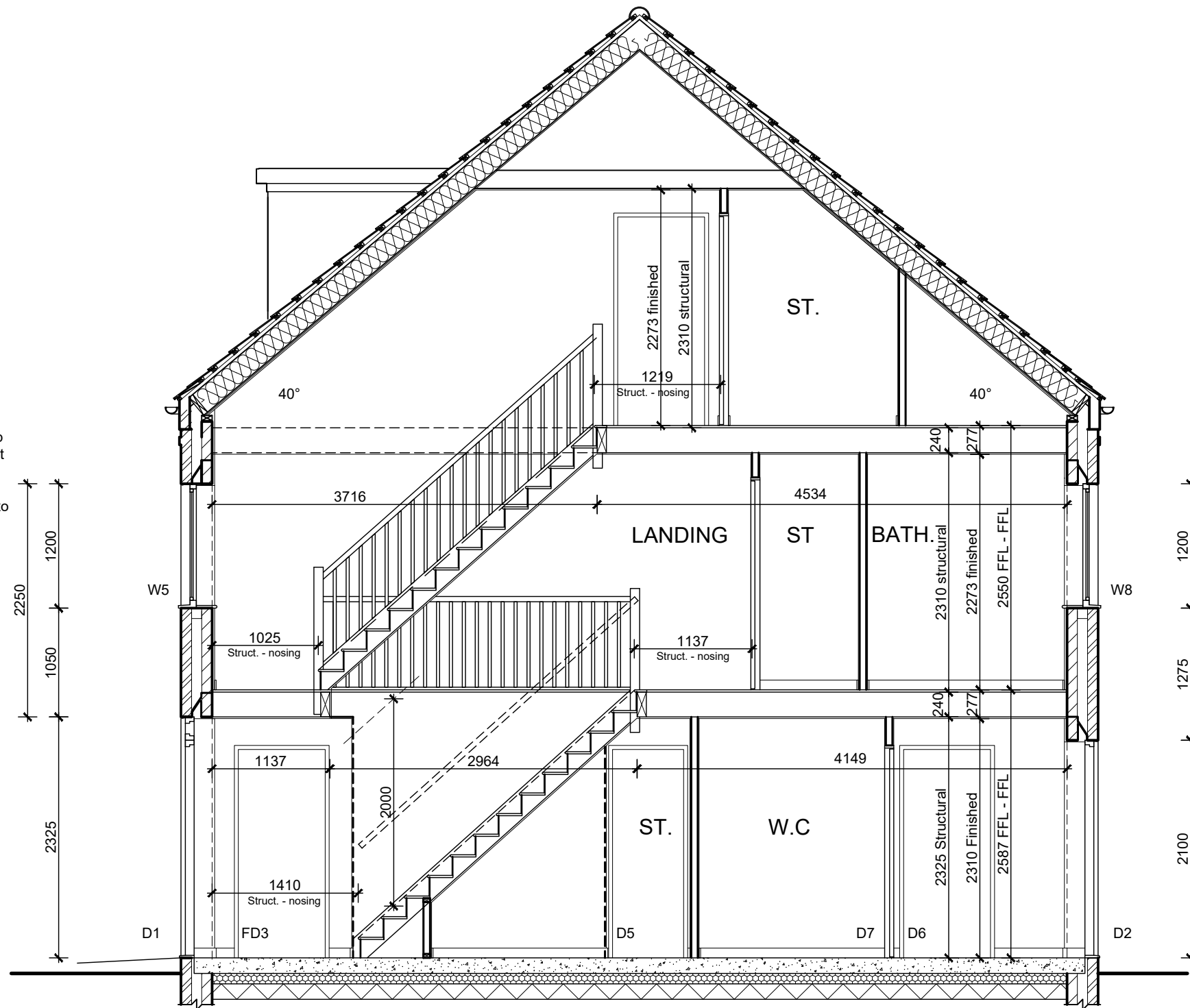
STAIRCASE 1ST. - 2ND:  
13 No. risers at 196.15mm  
12 No. goings at 222m  
Stair pitch max 42°

Stormking or similar  
GRP canopy in white

STAIRCASE GRD - 1ST:  
13 No. risers at 199mm  
12 No. goings at 222m  
Stair pitch max 42°

Level threshold to Part M  
(Refer to Standard Detail)

Level approach to front entrance  
max gradient 1:20 min 900mm  
width (Part M 2004)



'Smart Roof' panels or similar  
approved roof to be used. See  
specialist roof design

5mm continuous dry  
ridge ventilation

250mm white pvcu soffit  
150mm white pvcu fascia

Underside of roof structure to be lined with one  
number layer of 15mm Gyproc wallboard

Provide Cavity  
Tray over Lintel

Propriety weep holes  
at 450mm c/cs

Stair balustrade and handrail min  
900mm

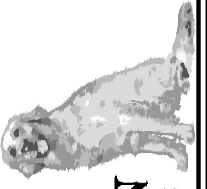
NOTE:  
First floor construction provides 40db sound  
reduction comprises 22mm chipboard over  
240mm deep proprietary timber joists to  
specialist design

Underside of timber floor structure to be lined  
with one number layer of 15mm Gyproc  
wallboard

FOUNDATIONS  
Width and type of foundation may vary dependant upon  
ground conditions. For plot specific foundation design,  
refer to structural engineers information. Depth of  
foundation to satisfy NHBC requirements and to be  
agreed on site with BCO

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DAVID  
WILSON  
HOMES

Date:

Description:  
Please refer to Data Sheet for full revisions.

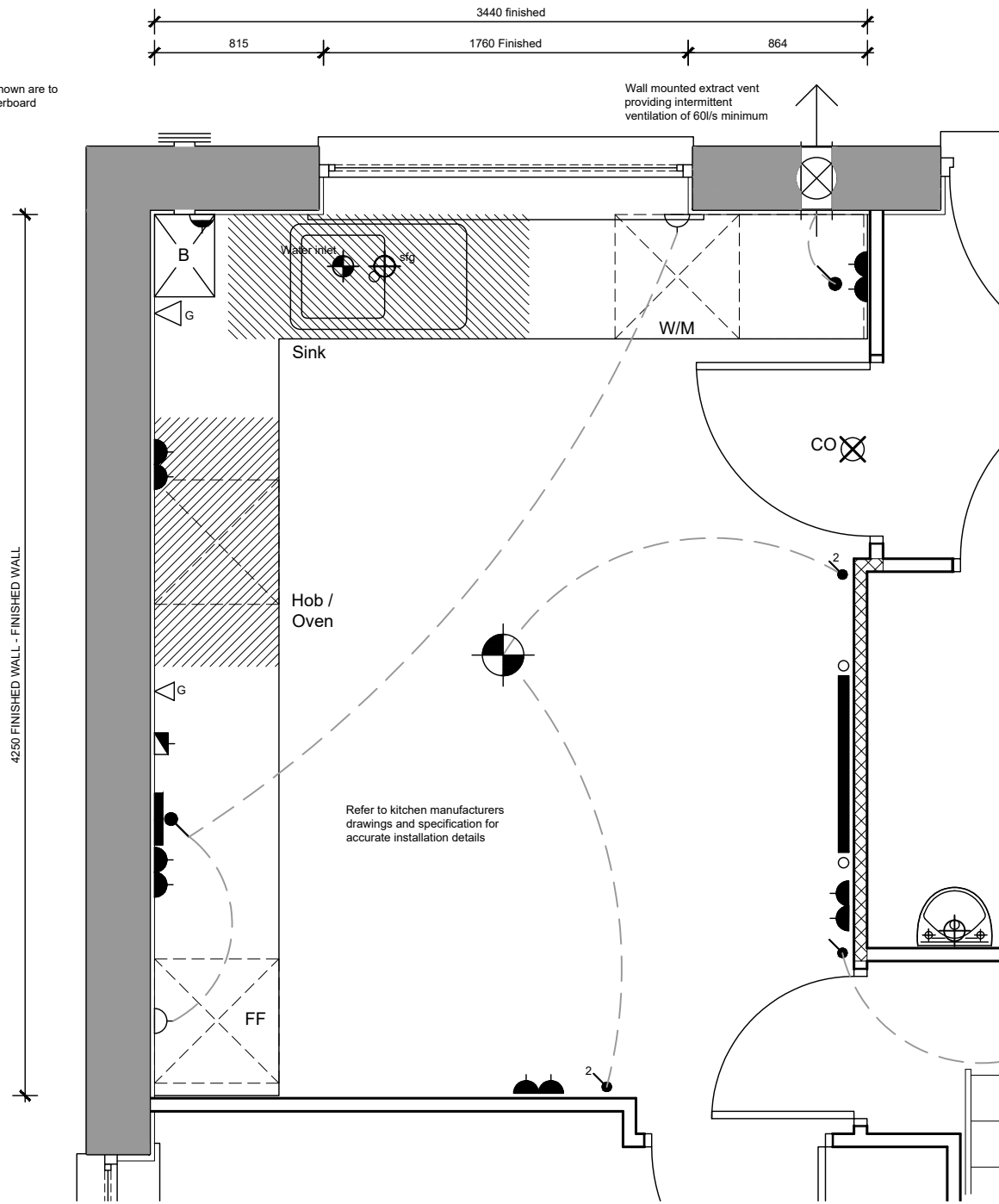
Rev:

House Type: **SH38-EX5, SH38-IX5**  
Description: **KITCHEN PLAN - SILVER**  
Site Ref: **Spec: HA**  
Scale: 1:25 Date: July 17 Drawn: . Checked: .

KITCHEN SYMBOLS KEY

- Oven and Hob panel
- Double socket outlet
- Low level socket
- Cooker hood or Boiler point
- Lightswitch
- Lightswitch - 2 way
- Multi Switch panel (to all appliances)
- Switch with low level socket
- Pendant light fitting with Low Energy bulb
- TV point
- Telephone point
- Consumer unit
- Ceiling mounted extract fan
- Wall mounted extract fan
- Smoke Detector
- Carbon Monoxide Detector.  
To wall - located above the height of any door or window min 150mm from ceiling.  
To Ceiling - located min 300mm from any wall.
- Heat Detector
- Sealed floor gully
- Soil vent pipe
- Boiler
- Gas point
- Water inlet
- Denotes shaded 300mm zone. No electric sockets etc above worktop to be placed within this zone

Dimensions shown are to finished plasterboard



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