



PLOT 250 ONLY NETHERTON

The Sherwood Detached [Sh]
968sq.ft [89.93m²]

House Type COINS Code:

21-0968DT01	3 Bed Detached House
21-0968DV01	3 Bed Detached House
21-0968DC01	3 Bed Detached House
21-0968DR	3 Bed Detached House

Sheet Indexation:

Working Drawing Pack

Dwg No.	Title.	Rev.	Date.
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102	Lower Ground Setting out plan OP	A	01.06.2023
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Drawing Set Revisions

Rev.	Description.	Date.
01.	Bedroom 1 window moved 15mm to the right accommodating Brick Dimension requirement. Dimensions added to smoke detectors. Radiators added.	11.11.2021
02.	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. Fibernest shown on Elevations. extractor fan repositioned to brick dims.	13.04.2022
03.	Bathroom & Ensuite light position amended. Meter box note added. Additional socket added to Dining Area.	16.11.2022
04.	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. Padstone locations shown for stair trimmers. Utility room reduced in width by 75mm. WC moved over by 75mm. Store 1 increased in size (towards WC) by 100mm. D003 moved towards WC by 100mm. D005 relocated to be 700mm from external wall. WC & Utility extractors relocated and amended. W106 lowered on elevation by 850mm. Section amended to show 241mm joists. Smoke detectors amended in line with updated fire safety strategy.	01.06.2023
05.	Section updated to show 50mm wallplate.	12.07.2023
06.	Consumer unit relocated. Window schedule updated. Under bath WWHR removed and replaced with a vertical WWHR system. CO detector relocated.	01.09.2023

Regional Elevation Revisions

Rev.	Description.	Date.
a	Additional Movement joints added to gables , block work wall introduced to first floor adjoining bedrooms 2 and 3	09.08.2022
b	Additional EVCP added for specific plots.	05.01.2023
c	Additional low level socket added to utility	29.08.2025
d	Note added for Master Bedroom Extractor fan.	23.10.2025



Project Title
The Sherwood [Plot 250] - Detached
Group Design - Traditional
Total Floor Area - 89.93m² 968sq.ft]

Drawing Title Indexation Sheet	Date 09.09.25	Scale NTS	Drawn GdD
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	001	Rev. 06d

Window Schedule								
WINDOW_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	ESCAPE_WINDOW	GLAZING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS
W001	Living Room	1810 x 1500mm	No	Clear	Yes	Yes	4000mm ²	.
W002	Utility	460 x 900mm	No	Clear	Yes	No		.
W003	Kitchen	1135 x 1050mm	No	Clear	Yes	No		.
W004	Entrance Hall	460 x 900mm	No	Clear	Yes	No	4000mm ²	.
W101	En-suite	460 x 1050mm	No	Obscure	Yes	No		.
W102	Master Bedroom	1585 x 1200mm	Yes	Clear	Yes	No	4000mm ²	.
W103	Bathroom	460 x 900mm	No	Obscure	Yes	No		.
W104	Bed 2	1135 x 1200mm	Yes	Clear	Yes	No	4000mm ²	.
W105	Bed 3	1135 x 1200mm	Yes	Clear	Yes	No	4000mm ²	.
W106	Landing	460 x 1050mm	No	Clear	Yes	No	4000mm ²	.

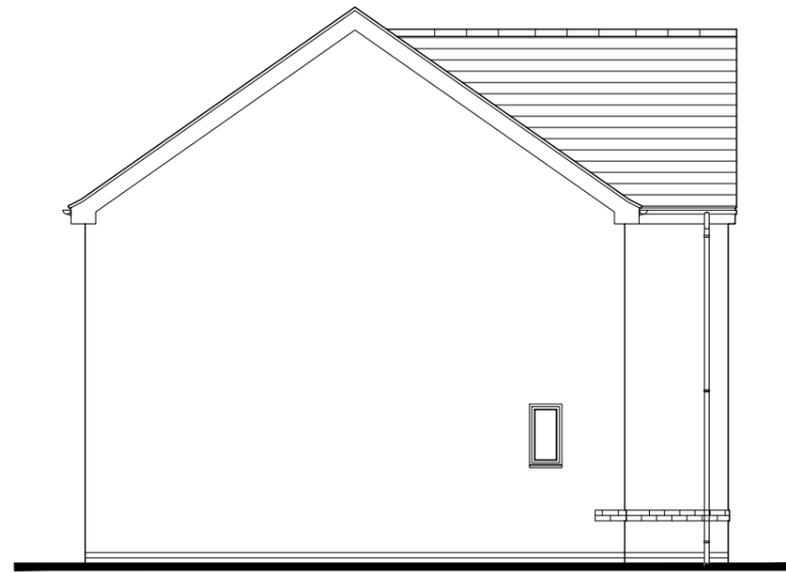
Internal Door Schedule					
DOOR_NO	ROOM	STRUCTURAL_WIDTH	LEAF	WALL_HOST	FIRE
D001	Living Room	898mm	838mm	63mm Stud	No
D002	WC	898mm	838mm	63mm Stud	No
D003	Kitchen	938mm	838mm	100mm Block	No
D004	St.1	746mm	686mm	63mm Stud	No
D005	Utility	938mm	838mm	100mm Block	No
D101	Bed 3	898mm	838mm	63mm Stud	No
D102	Bed 2	898mm	838mm	63mm Stud	No
D103	Bathroom	898mm	838mm	63mm Stud	No
D104	St.3	822mm	762mm	63mm Stud	No
D105	St.2	822mm	762mm	63mm Stud	No
D106	Master Bedroom	898mm	838mm	63mm Stud	No
D107	En-Suite	822mm	762mm	63mm Stud	No

External Door Schedule						
DOOR_ID_NO.	ROOM_LOCATION	STRUCTURAL_OPENING	PAS-24	TOUGHENED_GLASS	VENTILATION	COMMENTS
ED01	Entrance Hall	1022.5 x 2100mm	Yes	Yes		.
ED02	Dining Room	1810 x 2100mm	Yes	Yes		.

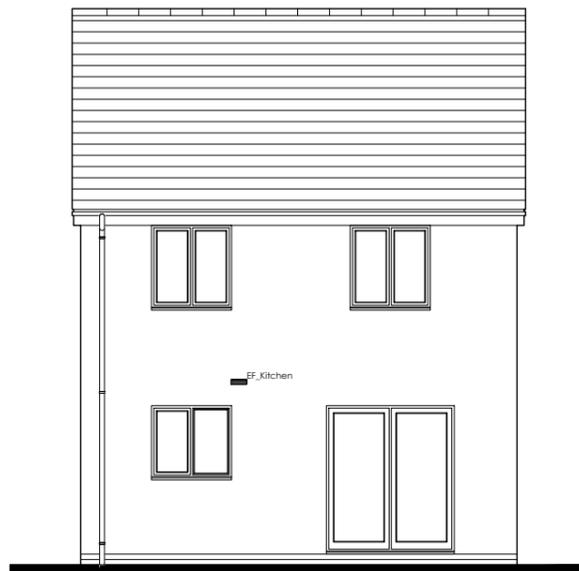
	Project Title The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m ² 968sq.ft]		
	Drawing Title Schedules	Date 09.09.25	Scale NTS
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G - 002	Rev. A	



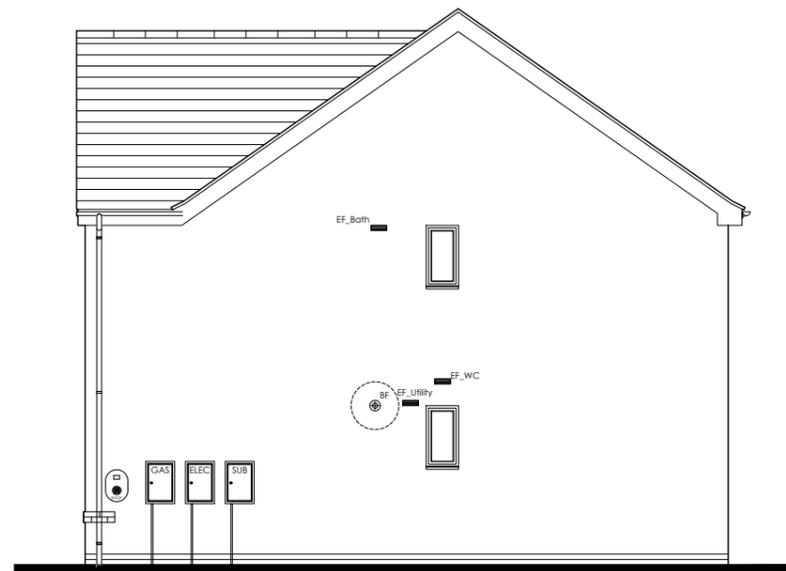
Front Elevation
scale 1:100



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.

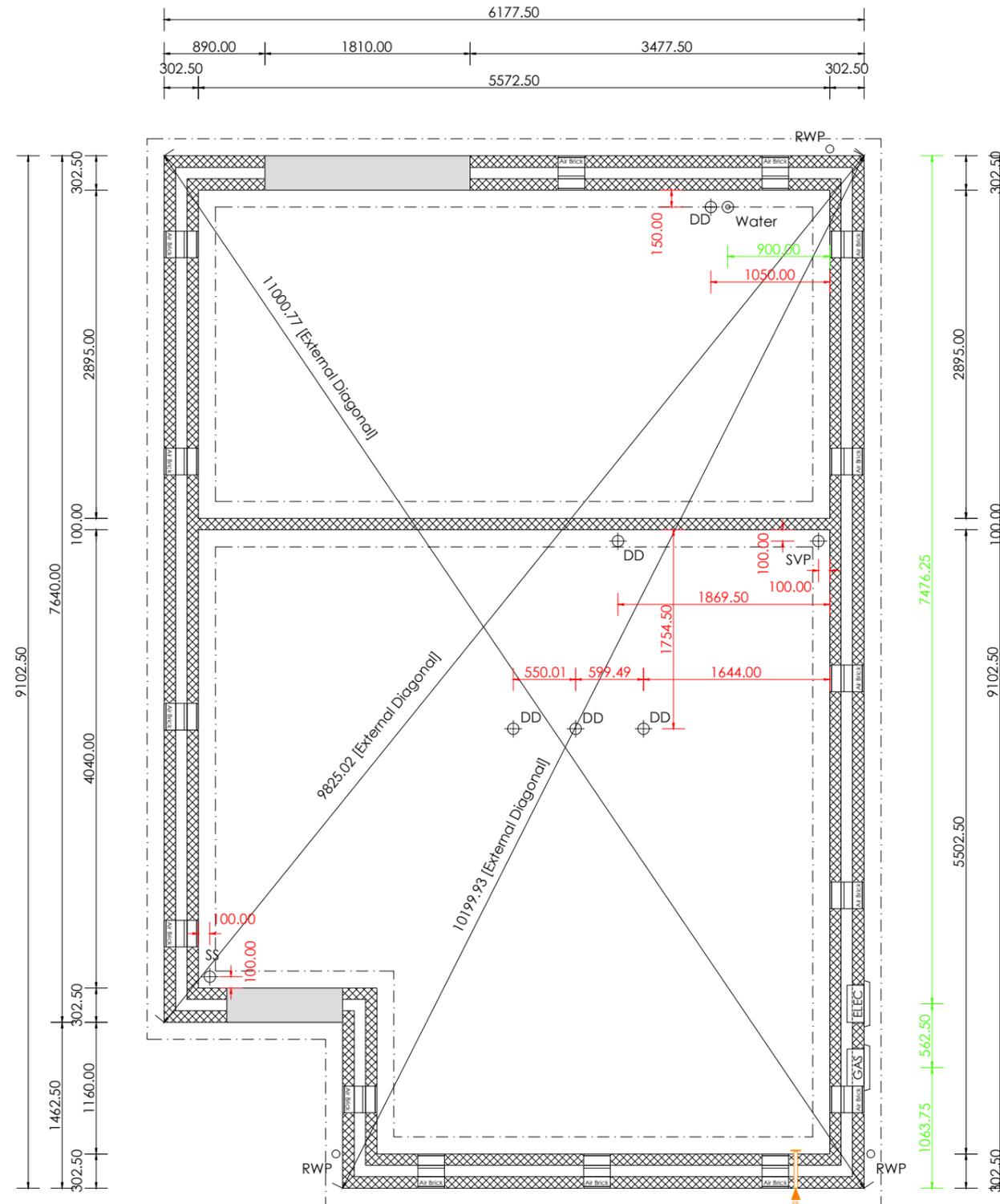
Fire Stopping Legend:

-  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 Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m ² 968sq.ft]	
		Date 09.09.25	Scale 1:100 @ A3
Drawing Title Fire Stopping Elevation		Dwg. Ref. Sh250_Det_R21G	Rev. B
Drawing Status Construction		- 010	

Substructure Plan [AS HANDING]



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 manufactures 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 [AS]

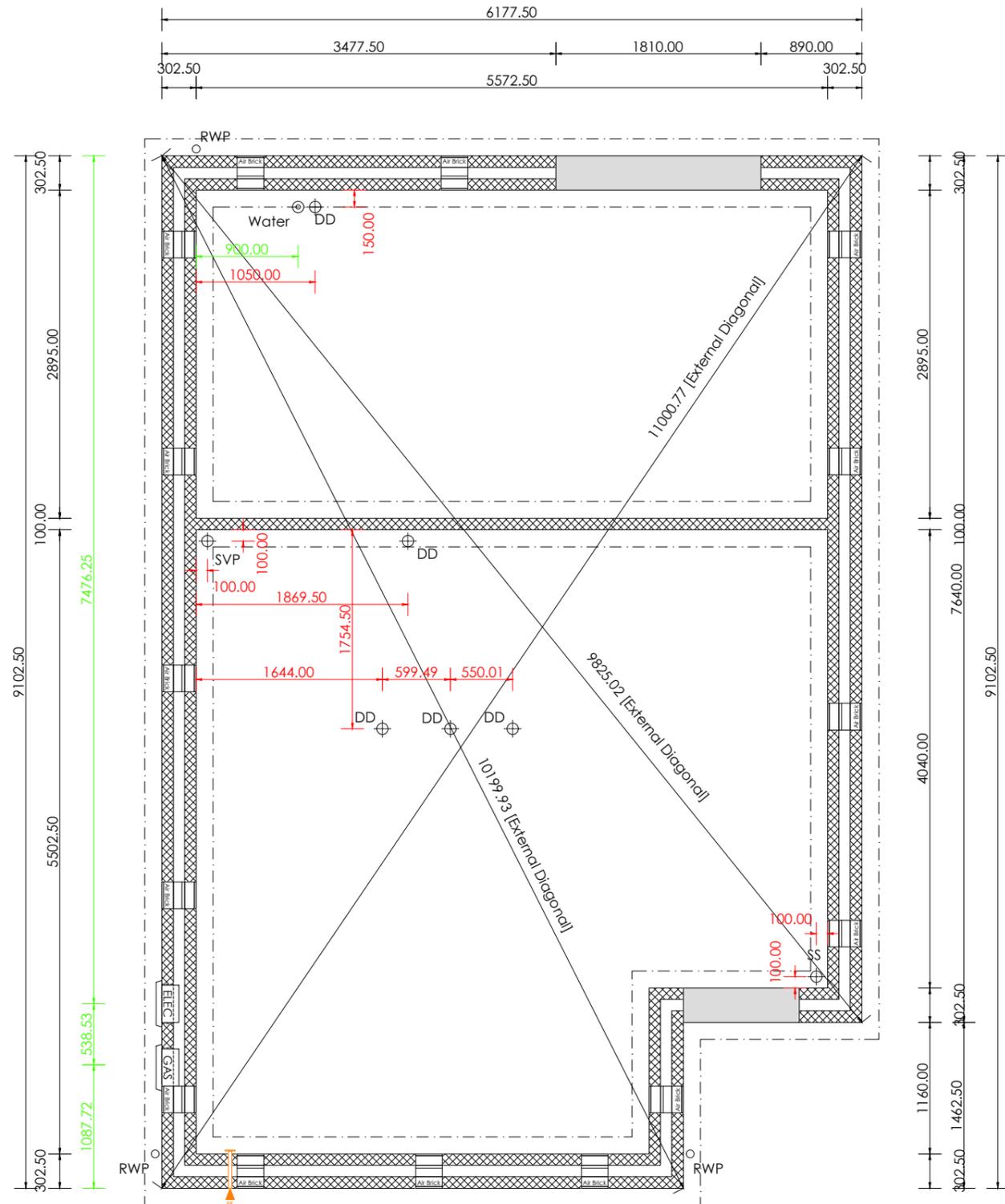
scale 1:50



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

	Project Title The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m ² 968sq.ft]		
	Drawing Title Substructure Plan [AS Handing]	Date 09.09.25	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	- 101	Rev. A

Substructure Plan [OP HANDING]



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:

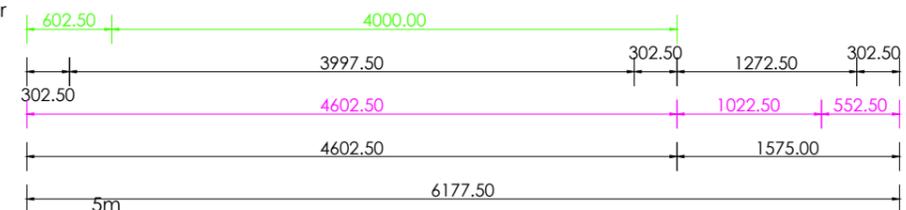
-  3.6 N/mm² Blockwork. (refer to construction specification)
-  7.3 N/mm² Blockwork. (refer to construction specification)
-  Party Wall Blockwork. (refer to construction specification)
-  Indicative Foundation line. (refer to foundation schedule)
-  Indicative Beam and Block span. (refer to manufacturers 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)
-  600.00 Indicates drainage dimension
-  600.00 Indicates service dimension
-  600.00 Indicates structural opening dimension
-  Indicates Fire main location (Refer to Site Specification for requirements)

Substructure Plan [OP]

scale 1:50



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

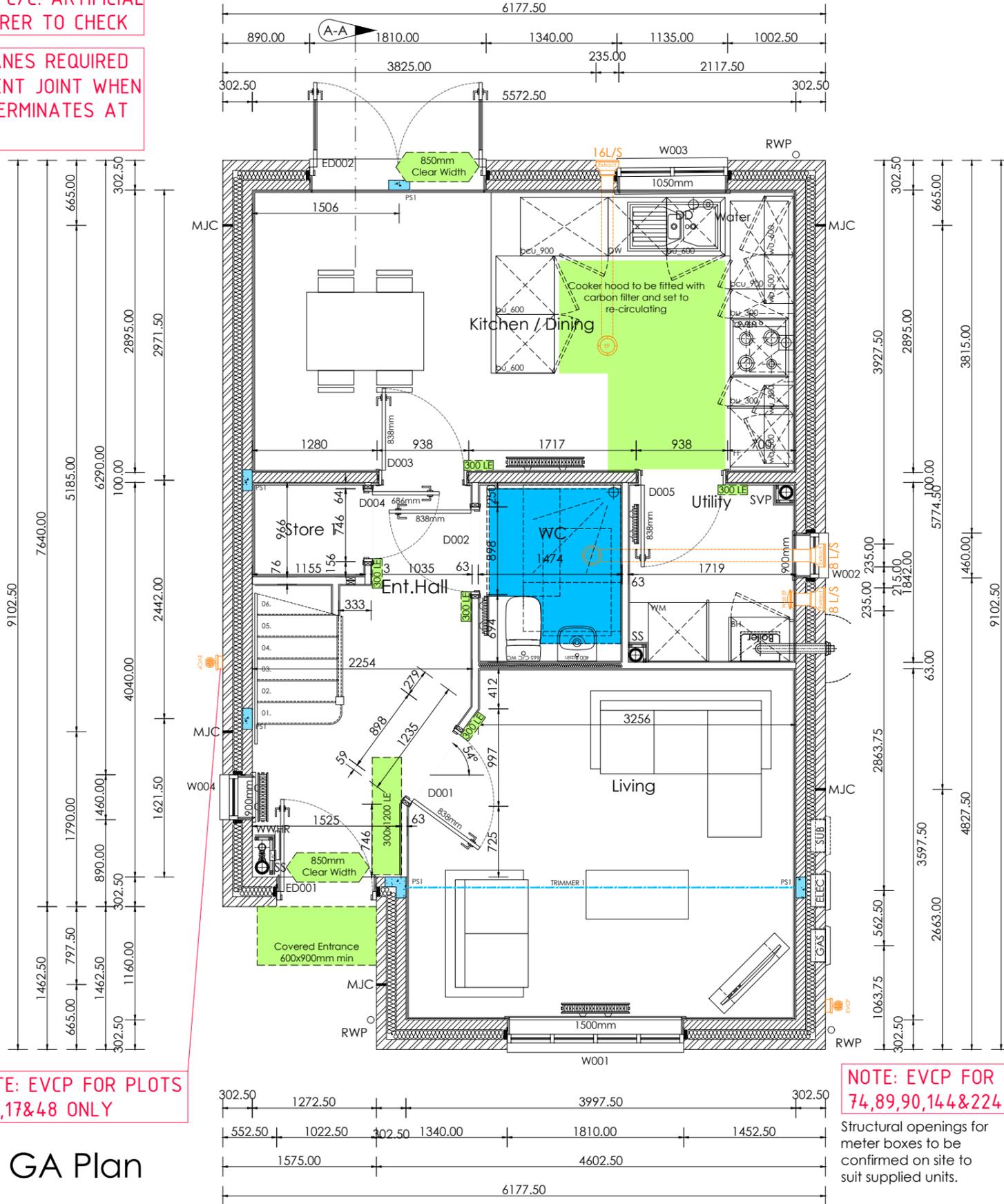


Project Title
The Sherwood [Plot 250] - Detached Group Design - Traditional
Total Floor Area - 89.93m² 968sq.ft]

Drawing Title Substructure Plan [OP Handing]	Date 09.09.25	Scale 1:50 @ A3	Drawn GdD
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	- 102	Rev. A

NOTE: MOVEMENT JOINT POSITIONS
BASED ON MAX 6M C/C. ARTIFICIAL
STONE MANUFACTURER TO CHECK

NOTE: SLIP MEMBRANES REQUIRED
AT END OF MOVEMENT JOINT WHEN
MOVEMENT JOINT TERMINATES AT
LINTEL



NOTE: EVCP FOR PLOTS
1,16,17&48 ONLY

NOTE: EVCP FOR PLOTS
74,89,90,144&224 ONLY

Ground Floor GA Plan

scale 1:50



Floor Plans Notation: [Trad]

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.

Wall Legend Trad:

- 102.5mm Facing Brickwork (refer to material schedule)
- 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)
- Padstone Location. (refer to structural notes, joist & truss man'f layout for final padstone location)
- 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)

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)

PS 1: PS1 215x100x215mm deep engineering brick padstone

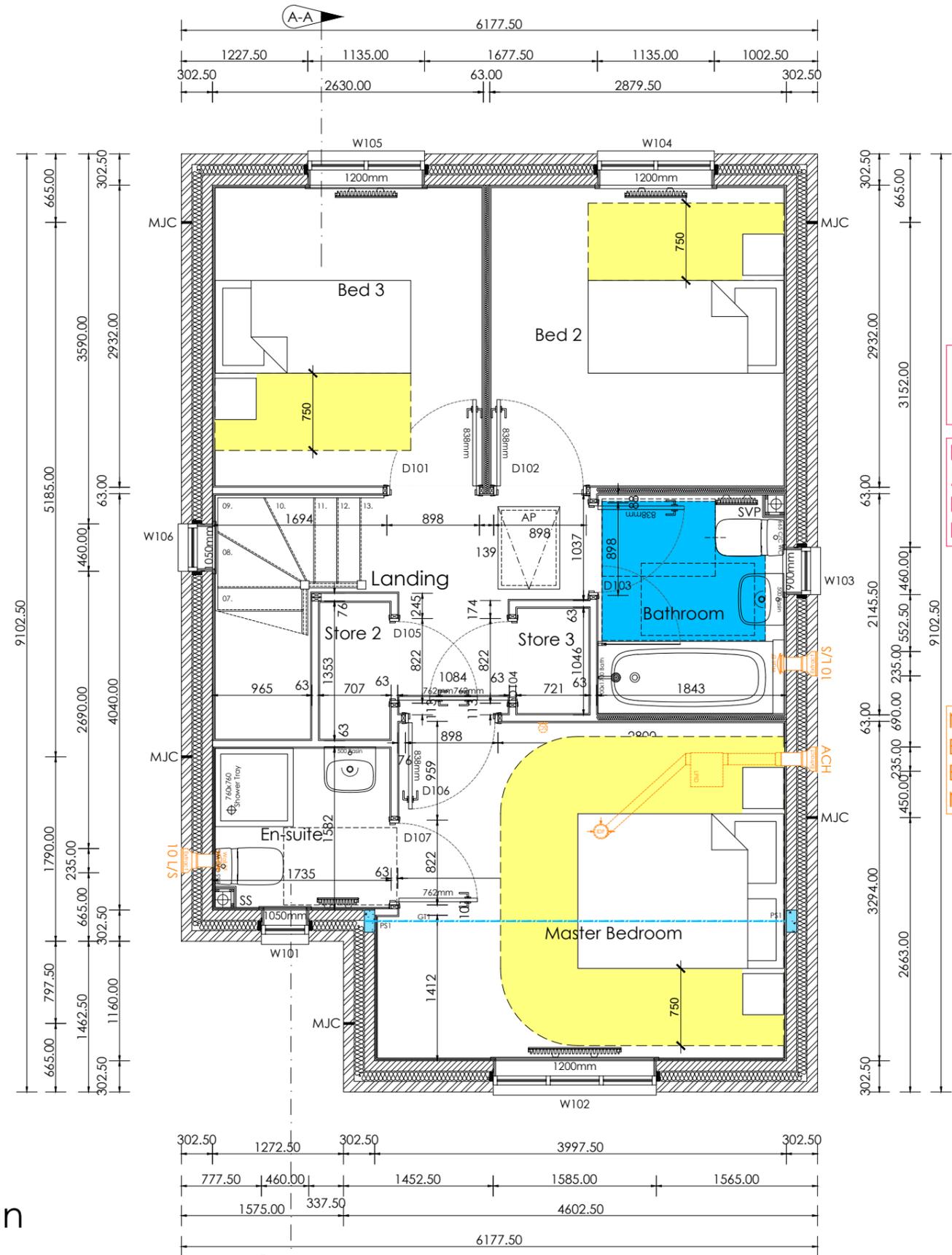
		Project Title	
		The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m² 968sq.ft]	
Drawing Title	Ground Floor GA Plan	Date	09.09.25
Scale	1:50 @ A3	Drawn	GdD
Drawing Status	Construction	Dwg. Ref.	Sh250_Det_R21G - 201
Rev.	B		

First Floor GA Plan

scale 1:50



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NOTE: MOVEMENT JOINT POSITIONS BASED ON MAX 6M C/C. ARTIFICIAL STONE MANUFACTURER TO CHECK

NOTE: SLIP MEMBRANES REQUIRED AT END OF MOVEMENT JOINT WHEN MOVEMENT JOINT TERMINATES AT LINTEL

NOTE: LPID100 ZEHNDER FAN TO BE PROVIDED TO MASTER BEDROOM TO PREVENT NIGHTTIME OVER HEATING

Floor Plans Notation: [Trad]

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.

Wall Legend Trad:

- 102.5mm Facing Brickwork (refer to material schedule)
- 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)
- Padstone Location. (refer to structural notes, joist & truss man'f layout for final padstone location)
- 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)

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)

PS 1: PS1 215x100x215mm deep engineering brick padstone

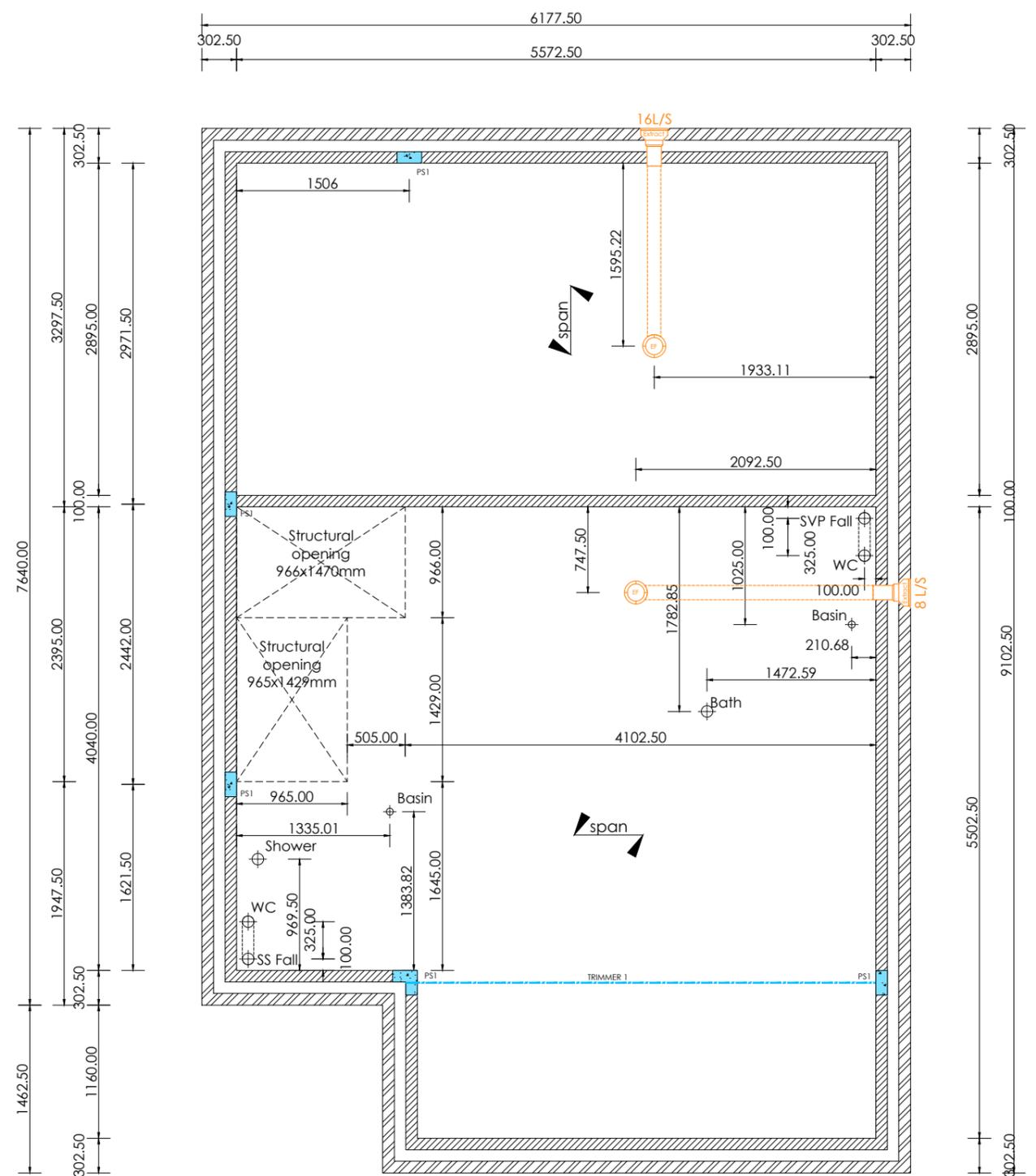
		Project Title	
		The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m² 968sq.ft]	
Drawing Title	Date	Scale	Drawn
First Floor GA Plan	09.09.25	1:50 @ A3	GdD
Drawing Status	Dwg. Ref.	Rev.	
Construction	Sh250_Det_R21G - 210	B	

First Floor Joist Plan

scale 1:50



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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)

PS 1: PS1 215x100x215mm deep engineering brick padstone



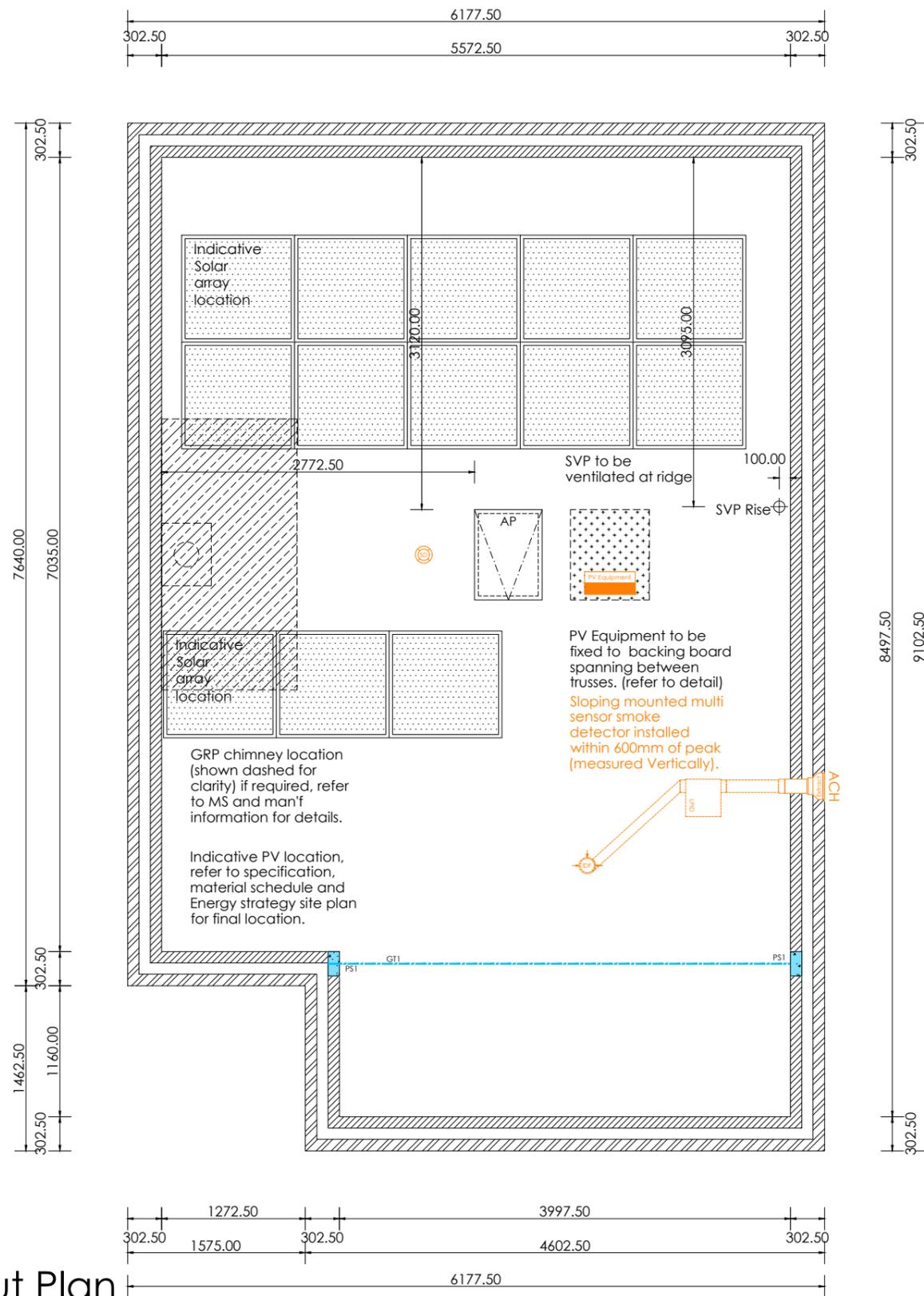
Project Title
The Sherwood [Plot 250] - Detached
Group Design - Traditional
Total Floor Area - 89.93m² 968sq.ft]

Drawing Title First Floor Joist Setting Out Plan	Date 09.09.25	Scale 1:50 @ A3	Drawn GdD
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	- 301	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.



NOTE: LPID100 ZEHNDER FAN TO BE PROVIDED TO MASTER BEDROOM TO PREVENT NIGHTTIME OVER HEATING

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

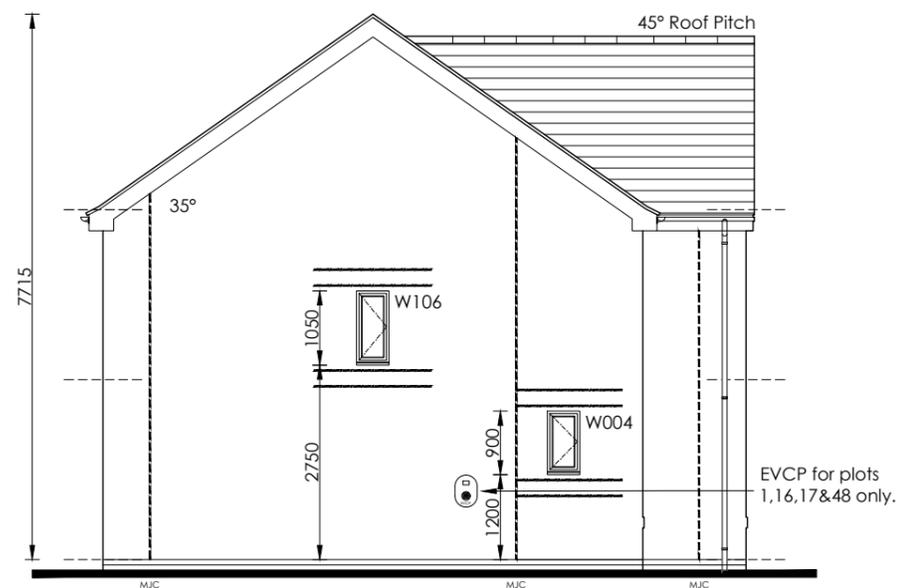
scale 1:50



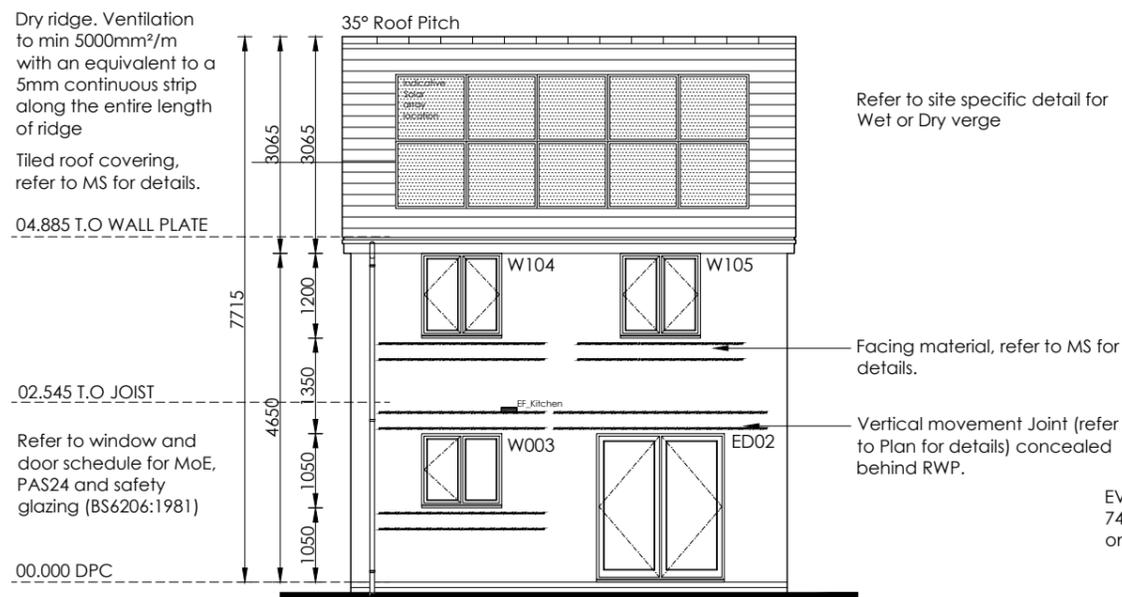
		Project Title The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m² 968sq.ft	
		Drawing Title Roof Truss Setting Out Plan	Date 09.09.25
Drawing Status Construction		Dwg. Ref. Sh250_Det_R21G - 303	Rev. A



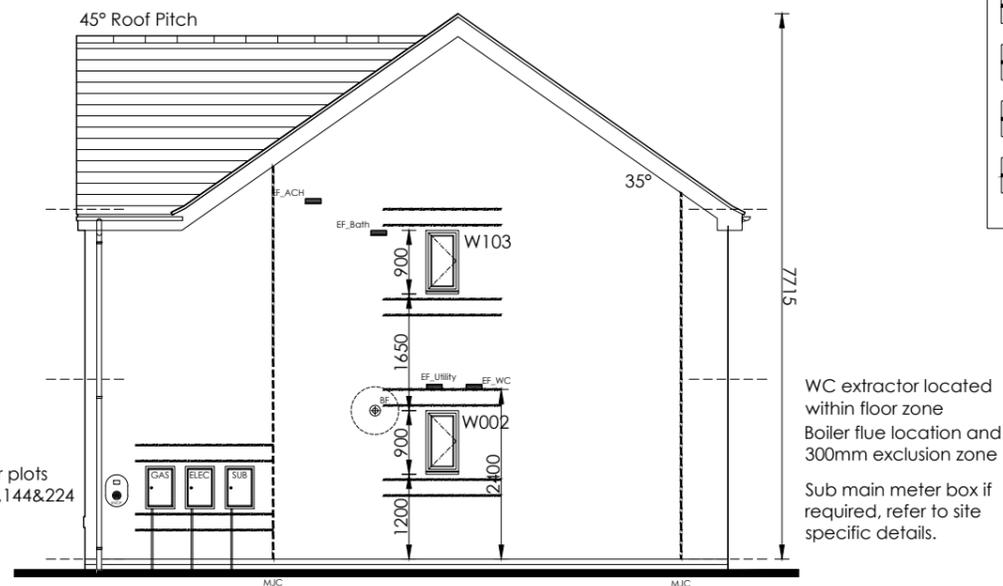
Front Elevation
scale 1:100



Side 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, 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 Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m² 968sq.ft]	
Drawing Title	Date	Scale	Drawn
Elevation - Regional Special	09.09.25	1:100 @ A3	GdD
Drawing Status	Dwg. Ref.	Rev.	
Construction	Sh250_Det_R21G - 440	B	

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

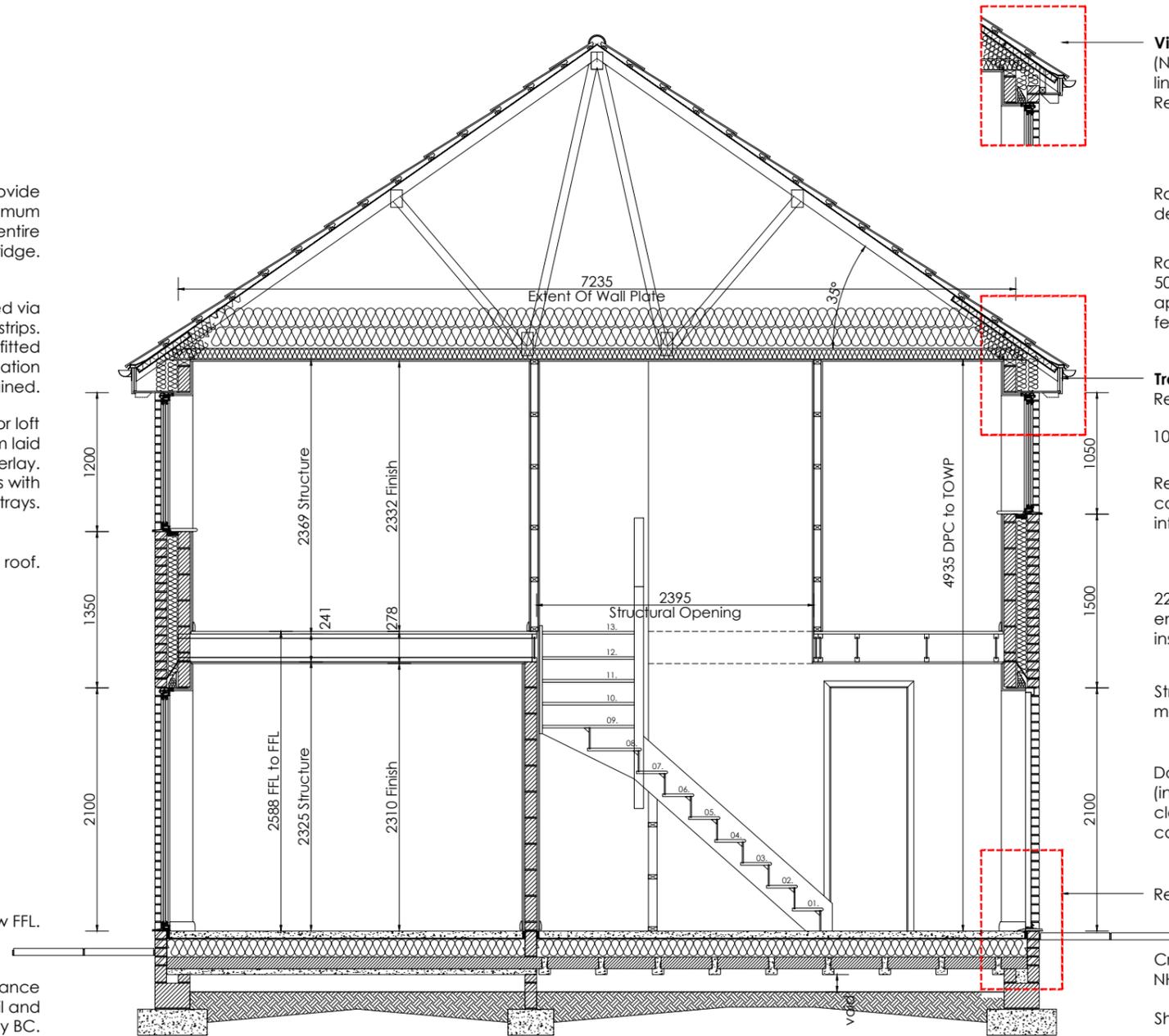
Eaves ventilation to be provided via proprietary over fascia ventilator strips. Proprietary ventilator trays to be fitted between u/s roof and insulation to ensure ventilation is maintained.

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.

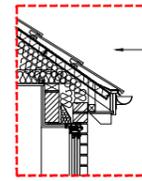
Code 4 lead upstand over abutting roof.

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



Village Elevation Eaves inc rafter foot. (Note 2 additional courses of brickwork and lintel over window). Refer to standard detail.

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

Roof material (refer to MS for site details) on 50x25 treated softwood battens on NHBC approved non-tearable breathable roofing felt to BS5534: 2003.

Traditional Elevation Eaves. Refer to standard detail.

100x50mm wallplate strapped to blockwork

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

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.



	Project Title The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m ² 968sq.ft]		
	Drawing Title Section A - A	Date 09.09.25	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	- 501	Rev. 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.

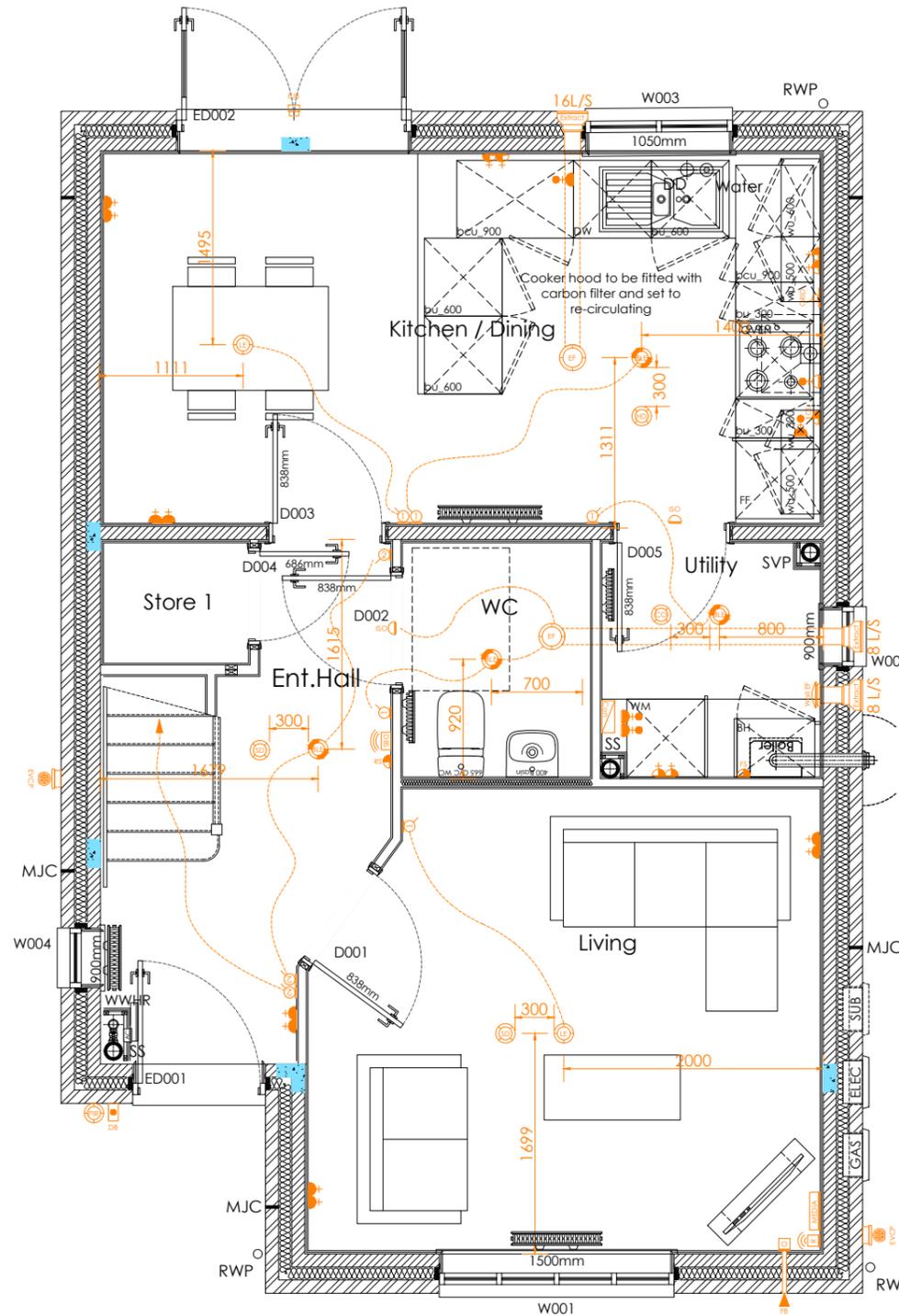
Extractor fans to be wall or ceiling mounted as dimensioned, all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

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/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)



Ground Floor GA MEP Plan

scale 1:50

	Project Title The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m ² 968sq.ft)		
	Drawing Title Ground Floor GA MEP Plan	Date 09.09.25	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	Rev. - 601	Rev. D

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.

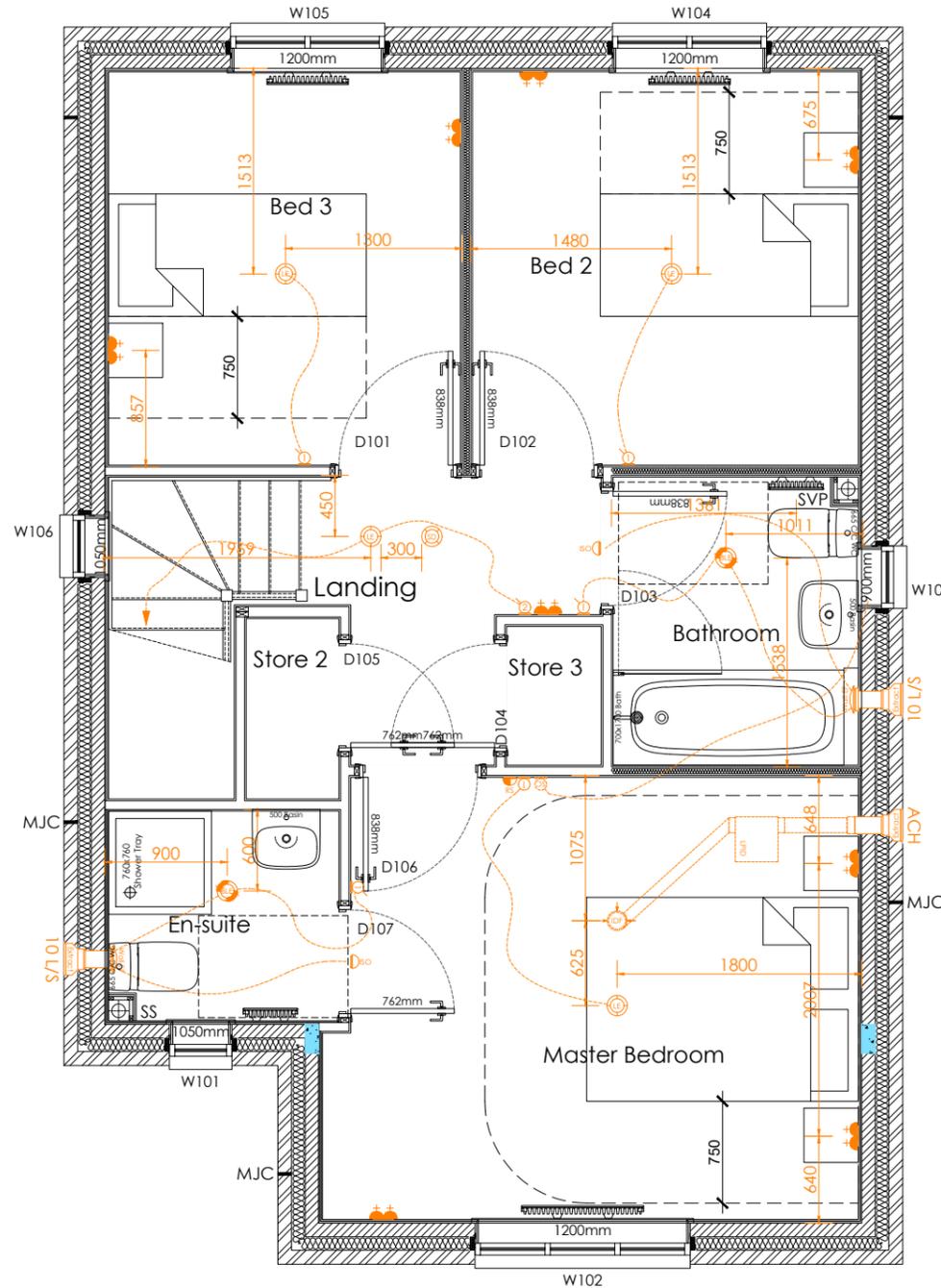
Extractor fans to be wall or ceiling mounted as dimensioned, all ducting to be rigid duct and terminated at a brick terminal (dimensioned on floor plans and elevations).

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)



NOTE: LPID100 ZEHNDER FAN TO BE PROVIDED TO MASTER BEDROOM TO PREVENT NIGHTTIME OVER HEATING

First Floor GA MEP Plan
scale 1:50

	Project Title The Sherwood [Plot 250] - Detached Group Design - Traditional Total Floor Area - 89.93m ² 968sq.ft)		
	Drawing Title First Floor GA MEP Plan	Date 09.09.25	Scale 1:50 @ A3
Drawing Status Construction	Dwg. Ref. Sh250_Det_R21G	- 602	Rev. D