

HOPKINS NSS.470-1

115.30m² / 1241ft²

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REV	DATE	DRAWN	CHECKED	DESCRIPTION
7.1	NOV 2024	MF	GPM	WINDOW SCHEDULE AMENDED TO SHOW INCREASED OPENING SIZE FOR CHECK REVEAL (SEVERE EXPOSURE), NOTE EW200.6_EW200.7 ADDED.
7.1	NOV 2024	AR/MF	GPM	KITCHEN/DINING DOOR OPENING REVISED IN LINE WITH LATEST STANDARD DETAIL. CHECK REVEAL DIMENSIONS ADDED TO INTERNAL BLOCKWORK, NOTE EW200.6_EW200.7 ADDED. DC POSITION REVISED IN LINE WITH FLOOR PLANS.
7.2	FEB 2025	AR	GPM	AIR BRICK LOCATIONS REVISED TO AVOID CLASH WITH DRAINAGE POSITIONS
7.1	NOV 2024	AR/MJE	GPM	KITCHEN EXTRACT FAN POSITION REVISED IN LINE WITH FEEDBACK. HORIZONTAL BOILER DIMENSION ADDED TO FLOOR PLAN. WC POSITION REVISED IN LINE WITH FEEDBACK. WC WALL REVISED TO TIMBER STUD.
7.2	FEB 2025	AR	GPM	BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.
7.2	FEB 2025	AR	GPM	BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.
7.2	FEB 2025	AR	GPM	BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.
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7.2	FEB 2025	AR	GPM	BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.
6.3	JAN 2024	JS	GPM	DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE
6.3	JAN 2024	JS	GPM	DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE
6.3	JAN 2024	JS	GPM	DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE
6.3	JAN 2024	JS	GPM	DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE
7.2	FEB 2025	AR	GPM	BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.
7.1	NOV 2024	AR/MF	GPM	KITCHEN EXTRACT FAN POSITION REVISED IN LINE WITH FEEDBACK. POSITION OF SOLAR GENERATION METER AND AC ISOLATOR ADDED TO FLOOR PLAN.
7.2	FEB 2025	AR	GPM	BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.
6.3	JAN 2024	JS	GPM	DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE
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6.3	JAN 2024	JS	GPM	DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE



Construction Specification



Standard Details



Photographic Evidence



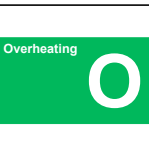
Feedback Email



The Bloor Standard



Revision History



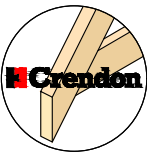
Part O Calculations



ISSUE 7.2



Arnold Lavers
Truss Design



Crendon
Truss Design



Pasquill
Truss Design



Steico Joist
Design



JMS
Structural Calculations



Keystone
Lintel Schedule



Vent-Axia
Ventilation Design



Briary Energy
Water Calculations



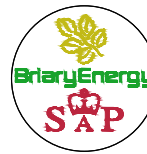
Stair Craft
Stair Design



Ideal
Heating Design



Symphony
Kitchen Design



Briary Energy
SAP Rating

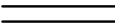
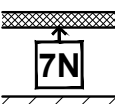
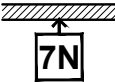
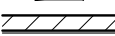
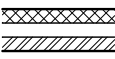
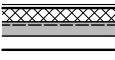
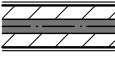
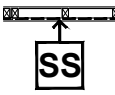
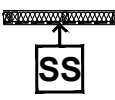


NHBC
Type Approval

HOPKINS NSS.470-1

115.30m² / 1241ft²

LEGEND

	EXTERNAL OUTER LEAF 102mm / 100mm INDICATES BRICK / BLOCK (WHEN RENDER) / STONE CONSTRUCTION TO MATERIAL / PLOT SCHEDULE AND GROUP SPECIFICATION.
	INTERNAL CAVITY BLOCKWORK 100mm TO BE CONSTRUCTED USING 100mm DUROX SUPABLOC BLOCKWORK (3.6N/mm ²) TO GROUP SPECIFICATION.
	INTERNAL CAVITY BLOCKWORK 100mm TO BE CONSTRUCTED USING 100mm DUROX SUPABLOC 7 BLOCKWORK (7.3N/mm ²) TO GROUP SPECIFICATION.
	INTERNAL BLOCKWORK WALLS 100mm LOAD BEARING / NON LOAD BEARING WALLS TO BE CONSTRUCTED USING 100mm LIGHTWEIGHT AGGREGATE BLOCKS (3.6N/mm ²) (DRY DENSITY 1350 to 1600kg/m ³)
	INTERNAL BLOCKWORK WALLS 100mm LOAD BEARING / NON LOAD BEARING WALLS TO BE CONSTRUCTED USING 100mm LIGHTWEIGHT AGGREGATE BLOCKS (7.3N/mm ²) (DRY DENSITY 1350 to 1600kg/m ³)
	EXTERNAL BLOCKWORK WALLS 100mm 100mm LIGHTWEIGHT AGGREGATE BLOCK (7.3N/mm ²) (DRY DENSITY 1350 to 1600kg/m ³) OUTER LEAF TO RECEIVE SPECIALIST ROUGHCAST MONOCOUCHE RENDER. SEE DETAIL ET804.1 AND weberpral M APPLICATION GUIDE . REFER TO MATERIAL SCHEDULE FOR TYPE AND COLOUR. FOR RENDER STOP SEE DETAIL ET801
	SEMI-EXPOSED WALL TO BE 100mm DUROX SUPABLOC BLOCKWORK (BETWEEN DWELLING AND GARAGE - 3.6N/mm ²) WITH 38mm BRITISH GYPSUM 'THERMALINE PIR' PLASTERBOARD ON DABS TO DWELLING (WARM) SIDE TO GROUP SPECIFICATION. NOTE : FOR INSULATION IN CAVITY WALLS REFER TO GROUP SPECIFICATION AND HOUSE TYPE SAP RATINGS.
	EXTERNAL WALL INSULATION (BELOW DPC) PROVIDE FULL FILL TO THE CAVITY USING KNAUFF SUPAFIL 34 BLOWN FIBRE INJECTED INSULATION (WHITE) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
	EXTERNAL WALL INSULATION (ABOVE DPC) PROVIDE FULL FILL TO THE CAVITY USING KNAUFF SUPAFIL 34 BLOWN FIBRE INJECTED INSULATION (WHITE) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
	PARTY WALL INSULATION (E-WM-28) PROVIDE FULL FILL TO THE CAVITY USING KNAUFF SUPAFIL PARTY WALL BLOWN FIBRE INJECTED INSULATION (BLUE) INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WALLS TO BE CONSTRUCTED USING 100mm LIGHTWEIGHT AGGREGATE BLOCKS (3.6N/mm ²) (DRY DENSITY 1350 to 1600kg/m ³)
	NON-LOADBEARING METAL STUD PARTITION 75mm NOMINAL FINISHED DIMENSION FOR STUD WALLS REFER TO GROUP SPECIFICATION.
	NON-LOADBEARING METAL STUD PARTITION WITH 50mm ISOVER APR 1200 INSULATION IN THE CAVITY TO ACHIEVE 40dB SOUND REDUCTION 75mm NOMINAL FINISHED DIMENSION FOR STUD WALLS REFER TO GROUP SPECIFICATION.
	TIMBER STRUCTURAL STUD PARTITIONS INTERNAL STRUCTURAL STUD PARTITIONS TO BE CONSTRUCTED USING MIN. 45 X 72mm STUDS WITH 12mm PLYWOOD TO ONE SIDE. SEE DETAIL IW400.1
	TIMBER STRUCTURAL STUD PARTITIONS (INSULATED) INTERNAL STRUCTURAL STUD PARTITIONS TO BE CONSTRUCTED USING MIN. 45 X 72mm STUDS WITH 12mm PLYWOOD TO ONE SIDE. 65mm ISOVER APR 1200 INSULATION OR EQUIVALENT IN THE STUD CAVITY. SEE DETAIL IW400.1

SUMMARY TABLE

KEY	DESCRIPTION
	PV INVERTER IN LOFT SPACE. REFER TO DETAIL RF620
	MULTI-SENSOR DETECTOR IN LOFT SPACE WIRED TO TEST SWITCH LOCATED NEAR LOFT HATCH.
	PHOTOGRAPHIC EVIDENCE OF KEY JUNCTIONS IS REQUIRED THROUGHOUT THE BUILD. DETAILS CAN BE FOUND BY SELECTING THE LINK NEXT TO THE PHOTO SYMBOL ON THE SETTING OUT AND FLOOR PLAN SHEETS.
	DENOTES LOCATION OF PHOTOGRAPHIC EVIDENCE OF KEY JUNCTIONS. ENSURE PHOTOGRAPHIC EVIDENCE IS ACQUIRED FOR EACH ELEMENT SPECIFIED. I.E. EVERY THRESHOLD, WINDOW ETC..
	WASTE WATER HEAT RECOVERY (WWHR) TO BE INSTALLED WHERE HIGHLIGHTED ON PLANS.
	'STOP & THINK' ICONS HIGHLIGHT KEY CHANGES AND ELEMENTS OF THE BUILD WHICH REQUIRE SPECIFIC ATTENTION.
	DENOTES WC ISOLATION TAP / VALVE FITTED TO SIDE OF WC AS SHOWN TO BLIND SIDE.
	COLOUR CO-ORDINATED MOVEMENT JOINT LOCATION HIGHLIGHTED ON FLOOR PLANS AND ELEVATIONS.
	WINDOW SIZES AMENDED TO BRICKWORK OPENING DIMENSIONS.
	METER BOXES SHOWN AS DEFAULT POSITION. POSITION TO BE CONFIRMED ON ENGINEERS LAYOUT.
	WALL MOUNTED CAR CHARGING POINT SHOWN INDICATIVE ON PLANS AND ELEVATIONS. POSITION TO BE CONFIRMED ON ENGINEERS LAYOUT. ALTERNATIVE POSITIONS MAY BE SHOWN DEPENDING ON PLOT AND HOUSE TYPE ONLY ONE CHARGE POINT PER DWELLING
	DENOTES NATIONALLY DESCRIBED SPACE STANDARDS COMPLIANT. STANDARD HOUSE TYPES WHERE POSSIBLE HAVE BEEN AMENDED TO SHOW NDSS COMPLIANCE WITH RELEVANT NDSS VERSION REMOVED FROM THE STANDARD RANGE. WARDROBE POSITIONS SHOWN DASHED FOR REQUIREMENT - SEE PLOT LOG.
	DENOTES ACCESS TO PREVIOUS ISSUES OF WORKING DRAWING.
	DENOTES POSITION OF RENDER STOP. 20MM PROJECTING BRICK - SEE DETAILS ET801 & ET801.1

WINDOW SCHEDULE

BLACK FRAMES WITH WHITE CASEMENTS TO FRONT ELEVATION OF RENDERED PLOTS ONLY - REFER TO MANUFACTURERS SPECIFICATION.

WINDOW NO	OPENING SIZE STANDARD EXPOSURE			OPENING SIZE SEVERE / VERY SEVERE EXPOSURE			WINDOW STYLE			TRICKLE VENTS REQUIRED
							CLA	QA	CL	
Q W1	2260	x	1500	2310	x	1500	FULL BAR	MOCK SASH	PLAIN	✓
Q OB W2	573	x	600	623	x	600	FULL BAR	MOCK SASH	PLAIN	-
Q W3	1698	x	1350	1748	x	1350	PLAIN	PLAIN	PLAIN	✓
W4	573	x	1350	623	x	1350	PLAIN	PLAIN	PLAIN	-
Q FE EC W5	1135	x	1200	1185	x	1200	FULL BAR	MOCK SASH	PLAIN	✓
FE W6	1810	x	1200	1860	x	1200	FULL BAR	MOCK SASH	PLAIN	✓
OB W7	573	x	1125	623	x	1125	PLAIN	PLAIN	PLAIN	-
FE W8	1698	x	1200	1748	x	1200	PLAIN	PLAIN	PLAIN	✓
OB W9	573	x	1125	623	x	1125	PLAIN	PLAIN	PLAIN	-
FE W10	1135	x	1200	1185	x	1200	PLAIN	PLAIN	PLAIN	✓
DOOR NO	DOOR SIZE						DOOR STYLE			
Q ▼ D1	1023	x	2100	1073	x	2100	DS2	QAD1	CLD1	-
Q ▼ D2	1698	x	2100	1748	x	2100	-	-	-	-

DENOTES INCREASED OPENING WIDTH TO ACCOMMODATE 25MM CHECK REVEALS WITH CHECK REVEAL CAVITY CLOSERS TO EACH SIDE OF OPENING (SEE DETAILS : [EW200.6_EW200.7](#))

▼ DENOTES TOUGHENED SAFETY GLASS TO B.S. 6206 (SEE DETAIL NO: [WD702](#))

EC DENOTES WINDOWS SUPPLIED WITH EASY CLEAN HINGES

OB DENOTES OBSCURE GLASS

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE. REFER TO CONSTRUCTION SPECIFICATION. SECTION 17. MEANS OF ESCAPE.

Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL [WD703](#).

THE VENTILATION INSTALLATION (*DMEV*) IS REQUIRED TO BE COMMISSIONED AS PER THE VENTILATION COMPLIANCE GUIDE AND COMMISSIONING CERTIFICATE SUBMITTED.

STOP & THINK
BACKGROUND VENTILATION MUST BE PROVIDED VIA TRICKLE VENTILATORS. THERE MUST BE A MINIMUM OF 4000mm² PER HABITABLE ROOM. TRICKLE VENTILATORS SHOULD NOT BE INSTALLED IN WET ROOMS.
(SEE SECTION 1.60 *CONTINUOUS MECHANICAL EXTRACT VENTILATION* FROM APPROVED DOCUMENT F(1) FOR GUIDANCE). 1 NO. 4000mm2 TRICKLE VENT WILL BE REQUIRED TO BE FITTED PER WINDOW PER HABITABLE ROOM.

AIR TRANSFER - TO ENSURE GOOD TRANSFER OF AIR THROUGHOUT THE DWELLING A 20MM UNDERCUT ABOVE UN-FINISHED FLOOR LEVEL IS REQUIRED ON ALL INTERNAL DOORS.

STOP THINK!



RISK OF FALLING

PROVIDE SUITABLE WORKING PLATFORM +/- OR FALL PROTECTION MEASURES (RELEVANT TO THE TECHNIQUE USED FOR INSTALLATION E.G. IF INSTALLED FROM THE FLOOR OR FROM THE SCAFFOLD WORKING PLATFORM.



HEAVY OBJECT

RISK ASSESSMENT FOR MANUAL HANDLING TO BE CARRIED OUT BASED ON THE TOTAL WEIGHT OF MATERIALS USED AND IF NECESSARY THE USE OF MECHANICAL MEANS FOR MOVEMENT + PLACING ON SITE, WHERE APPROPRIATE.



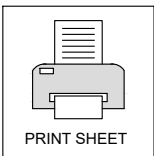
FRAGILE CEILING

A RISK ASSESSMENT MUST BE CARRIED OUT PRIOR TO ANY WORK COMMENCING WITHIN LOFT SPACE.



HEAVY DOOR / WINDOW COMBINATION FRAME

GLASS TO BE REMOVED FROM COMBINED DOOR / WINDOW FRAME PRIOR TO INSTALLATION.



PRINT SHEET

ISSUE 7.2

BLOOR HOMES

KEY

RWP ○	RAINWATER DOWNPIPES ARE SHOWN INDICATIVE REFERENCE TO THE ENGINEERS DRAWING FOR EXACT LOCATION.
DC ○	DIRECT CONNECTION
SFG ○	SEALED FLOOR GULLY
SVP ○	SOIL VENT PIPE
WEP 	WATER ENTRY POINT
ETB 	EXTERNAL TERMINATION BOX SEE DETAILS IS905.1 & IS905.2
CSP 	CUSTOMER SPLICE POINT BOX SEE DETAILS IS904.1 & IS904.2
 ELEC	INDICATIVE ELECTRIC METER BOX LOCATION WITH CAVITY TRAY, WEEPHOLES AND KEYSTONE ANG/K 750 LINTEL OVER. SEE DETAIL IS914
 GAS	INDICATIVE GAS METER BOX LOCATION WITH CAVITY TRAY, WEEPHOLES AND KEYSTONE ANG/K 750 LINTEL OVER. SEE DETAIL IS914
	DENOTES CAVITY TO BE FULLY FILLED WITH BLOWN FIBRE MINERAL WOOL OR PARTIAL FILL INSULATION. REFER TO SPECIFICATION FOR TYPE.
	B785 MESH DIRECTION, MAIN BAR FACING DOWN TO RUN PARALLEL WITH THE SPAN. MIN 100mm BEARING ONTO SLEEPER WALLS WITH A MIN OF 350mm OVERLAP AT JOINTS.
	DENOTES 25mm POLYSTYRENE PERIMETER INSULATION BOARD TRAPPED BETWEEN CONCRETE SLAB & EDGE OF EXTERNAL BRICKWORK.
	SLEEPER WALLS TO SUPPORT IN-SITU SUSPENDED SLAB / BEAM AND BLOCK SPAN
	B785 REINFORCEMENT MESH ANTI-CRACKING LOCATION SEE DETAIL FN102
	DENOTES APPROXIMATE LOCATION OF MANTHORPE G985 TELESCOPIC UNDERFLOOR VOID VENTILATOR WITH CAVITY TRAY OVER AT MAX 2000mm C/C'S AND WITHIN 450mm OF EACH END OF THE WALL. TO ACHIEVE 8000mm² FREE AIRFLOW.
	DENOTES APPROXIMATE LOCATION OF UNDERFLOOR AIR VENTILATORS AT MAX 2000mm C/C'S TO INTERNAL SLEEPER WALLS



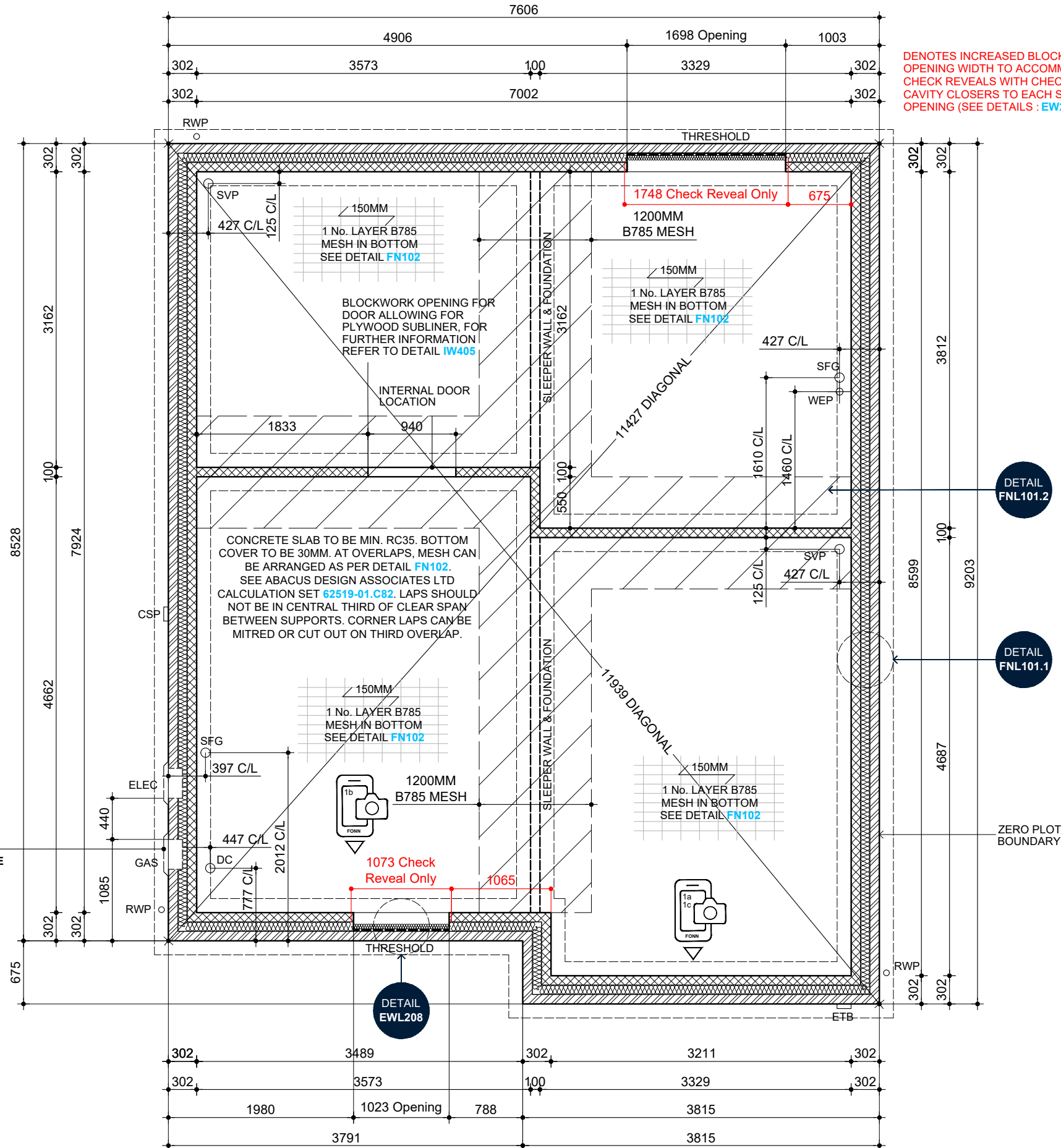
**DEFAULT METER BOX —
POSITION SHOWN. WHERE
THE METER IS TO BE
RELOCATED PLEASE
REFER TO DETAILED
ENGINEERING DRAWING**



**PHOTO EVIDENCE
REQUIRED FOR PART L
COMPLIANCE AS PER
PHOTO EVIDENCE GUIDE**



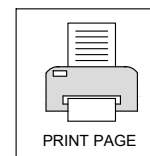
RAINWATER PIPE POSITION IS INDICATIVE ONLY. FOR EXACT LOCATION PLEASE REFER TO DETAILED ENGINEERING DRAWING.



DENOTES INCREASED BLOCKWORK
 OPENING WIDTH TO ACCOMMODATE 25MM
 CHECK REVEALS WITH CHECK REVEAL
 CAVITY CLOSERS TO EACH SIDE OF
 OPENING (SEE DETAILS : [EW200.6_EW200.7](#))

SETTING OUT PLAN (SUSPENDED SLAB)

DASHED LINES INDICATE FOUNDATION TO EXTERNAL & INTERNAL WALLS.
REFER TO CONSULTING ENGINEERS DRAWING FOR ACTUAL SIZE & TYPE.
REFER TO CONSTRUCTION SPECIFICATION AND HOUSE TYPE
SPECIFIC SAP RATING FOR INSULATION TYPE AND THICKNESS.



NAME: HOPKINS

DRG NO.: NSS.470-1 01

SCALE: 1:50 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

BLOOR HOMES

REV:  NOV 2024

KITCHEN/DINING DOOR OPENING REVISED
IN LINE WITH LATEST STANDARD DETAIL.
CHECK REVEAL DIMENSIONS ADDED TO
INTERNAL BLOCKWORK, NOTE
EW200.6_EW200.7 ADDED. DC POSITION
REVISED IN LINE WITH FLOOR PLANS.

DRAWING: SETTING OUT PLAN
(SUSPENDED SLAB)

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KEY

RWP ○	RAINWATER DOWN PIPES ARE SHOWN. INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.
DC ○	DIRECT CONNECTION
SFG ○	SEALED FLOOR GULLY
SVP ○	SOIL VENT PIPE
WEP ⊕	WATER ENTRY POINT
ETB □	EXTERNAL TERMINATION BOX SEE DETAILS IS905.1 & IS905.2
CSP □	CUSTOMER SPLICE POINT BOX SEE DETAILS IS904.1 & IS904.2
ELEC □	INDICATIVE ELECTRIC METER BOX LOCATION WITH CAVITY TRAY, WEEPHOLES AND KEYSTONE ANG/K 750 LINTEL OVER. SEE DETAIL IS914
GAS □	INDICATIVE GAS METER BOX LOCATION WITH CAVITY TRAY, WEEPHOLES AND KEYSTONE ANG/K 750 LINTEL OVER. SEE DETAIL IS914
	DENOTES CAVITY TO BE FULLY FILLED WITH BLOWN FIBRE MINERAL WOOL OR PARTIAL FILL INSULATION. REFER TO SPECIFICATION FOR TYPE.
	B785 MESH DIRECTION, MAIN BAR FACING DOWN TO RUN PARALLEL WITH THE SPAN. MIN 100mm BEARING ONTO SLEEPER WALLS WITH A MIN OF 350mm OVERLAP AT JOINTS.
	DENOTES 25mm POLYSTYRENE PERIMETER INSULATION BOARD TRAPPED BETWEEN CONCRETE SLAB & EDGE OF EXTERNAL BRICKWORK.
	SLEEPER WALLS TO SUPPORT IN-SITU SUSPENDED SLAB / BEAM AND BLOCK SPAN
	B785 REINFORCEMENT MESH ANTI-CRACKING LOCATION SEE DETAIL FN102
	DENOTES APPROXIMATE LOCATION OF MANTHORPE G965 TELESCOPIC UNDERFLOOR VOID VENTILATOR WITH CAVITY TRAY OVER AT MAX 2000mm C/CS AND WITHIN 450mm OF EACH END OF THE WALL. TO ACHIEVE 8000mm² FREE AIRFLOW.
	DENOTES APPROXIMATE LOCATION OF UNDERFLOOR AIR VENTILATORS AT MAX 2000mm C/CS TO INTERNAL SLEEPER WALLS



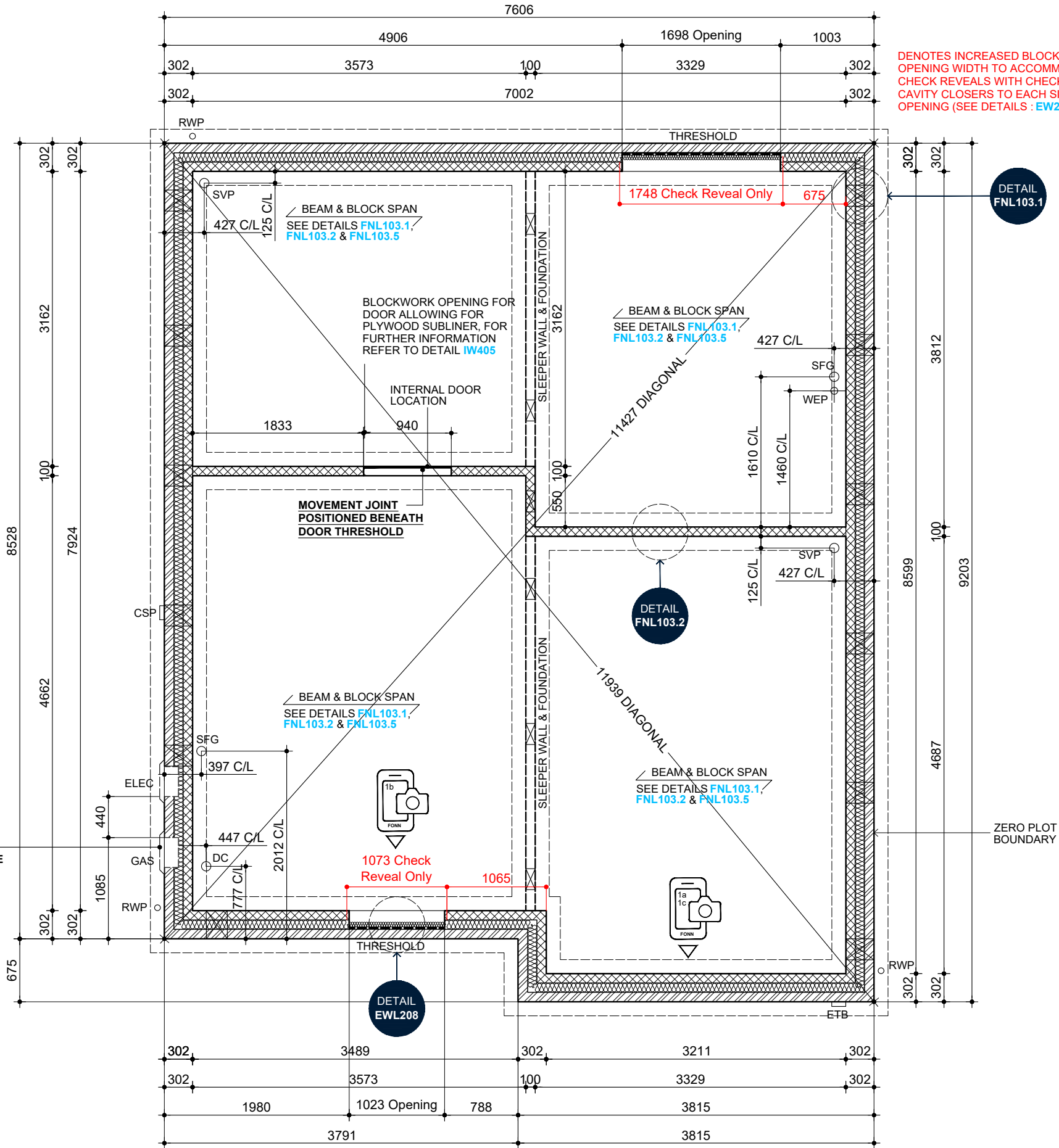
BEAM AND BLOCK FLOOR VENTILATION	
Total Floor Area	57.65m²
Run of Exterior Wall	33.62m
Minimum Vents Required	8
UNDERFLOOR VENTILATION CALCULATOR	



PHOTO EVIDENCE
REQUIRED FOR PART L
COMPLIANCE AS PER
PHOTO EVIDENCE GUIDE

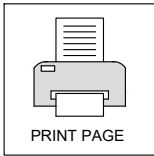


RAINWATER PIPE POSITION IS INDICATIVE ONLY. FOR EXACT LOCATION PLEASE REFER TO DETAILED ENGINEERING DRAWING.



SETTING OUT PLAN
(BEAM AND BLOCK)

DASHED LINES INDICATE FOUNDATION TO EXTERNAL & INTERNAL WALLS. REFER TO CONSULTING ENGINEERS DRAWING FOR ACTUAL SIZE & TYPE. REFER TO CONSTRUCTION SPECIFICATION AND HOUSE TYPE SPECIFIC SAP RATING FOR INSULATION TYPE AND THICKNESS.



NAME: HOPKINS

DRG NO.: NSS.470-1_01.1

SCALE: 1:50 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

DRAWING: SETTING OUT PLAN
(BEAM AND BLOCK)



REV: 7.2

FEB 2025

AIR BRICK LOCATIONS REVISED TO AVOID CLASH WITH DRAINAGE POSITIONS



PHOTO EVIDENCE
REQUIRED FOR PART L
COMPLIANCE AS PER
PHOTO EVIDENCE GUIDE



FIRST FLOOR PLAN

FOR CAVITY WALL CONSTRUCTION REFER TO DETAIL
[EW200.1](#) FOR BRICK/STONE. [EW200.2](#) FOR RENDER.



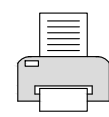
MOVEMENT JOINT REQUIRED
FOR BRICK ELEVATIONS ONLY.



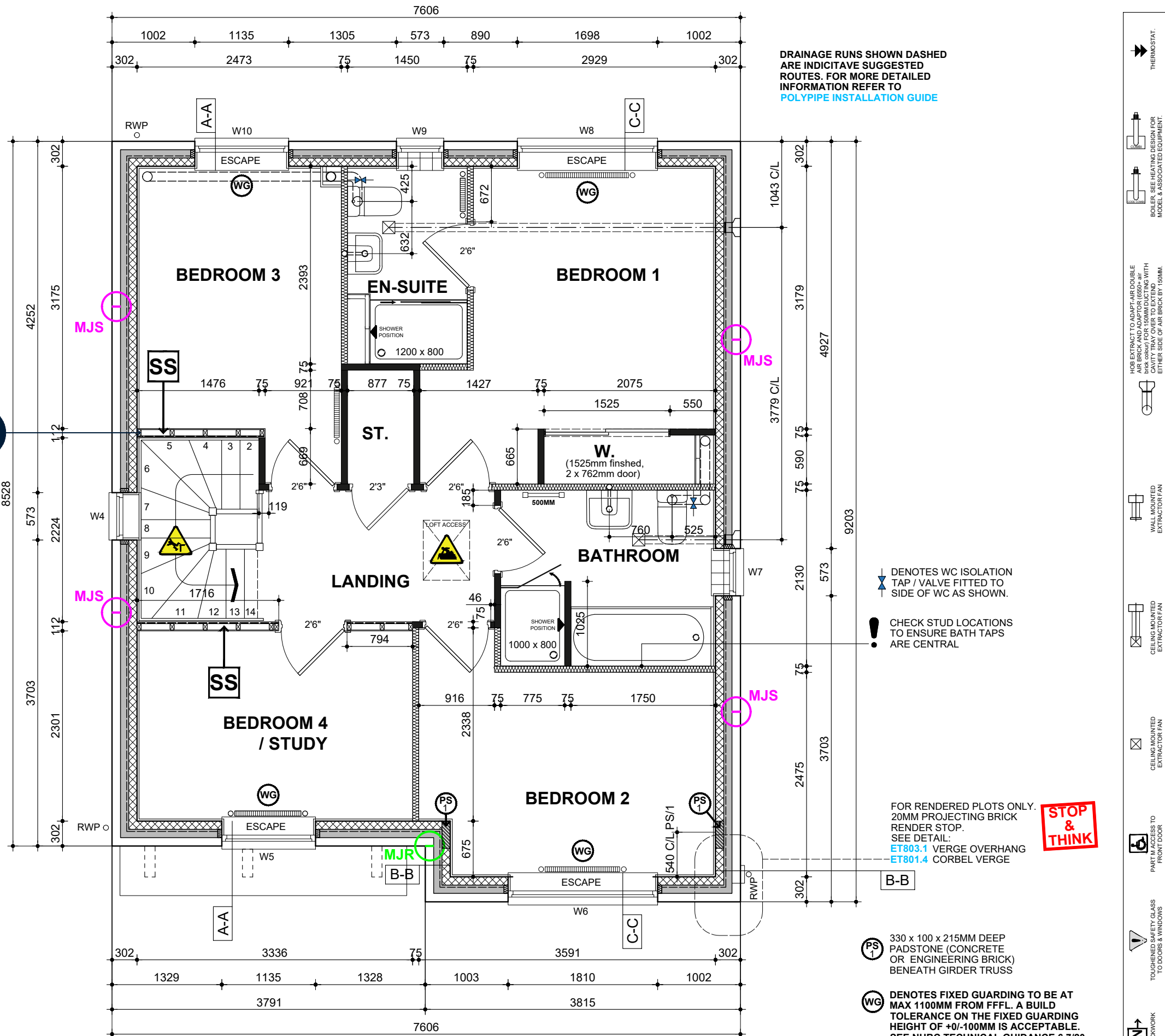
MOVEMENT JOINT REQUIRED
FOR RENDER ELEVATIONS ONLY.



MOVEMENT JOINT REQUIRED
FOR STONE ELEVATIONS ONLY.



PRINT PAGE



DRAINAGE RUNS SHOWN DASHED
ARE INDICATIVE SUGGESTED
ROUTES. FOR MORE DETAILED
INFORMATION REFER TO
[POLYPIPE INSTALLATION GUIDE](#)

↓ DENOTES WC ISOLATION
TAP / VALVE FITTED TO
SIDE OF WC AS SHOWN.

! CHECK STUD LOCATIONS
TO ENSURE BATH TAPS
ARE CENTRAL

FOR RENDERED PLOTS ONLY.
20MM PROJECTING BRICK
RENDER STOP.
SEE DETAIL:
[ET803.1](#) VERGE OVERHANG
[ET801.4](#) CORBEL VERGE



330 x 100 x 215MM DEEP
PADSTONE (CONCRETE
OR ENGINEERING BRICK)
BENEATH GIRDER TRUSS



DENOTES FIXED GUARDING TO BE AT
MAX 1100MM FROM FFFL. A BUILD
TOLERANCE ON THE FIXED GUARDING
HEIGHT OF +0/-100MM IS ACCEPTABLE.
SEE NHBC TECHNICAL GUIDANCE 6.7/20.
FOR GUARDING SEE [WD712](#) & [WD712.1](#)

- ↑ THERMOSTAT
- ↑ BOILER SEE HEATING DESIGN FOR
MODEL & ASSOCIATED EQUIPMENT.
- ↑ HOSE EXTRACT TO ADAPT-AIR DOUBLE
BRICK CHIMNEY FOR 150MM DUCTING WITH
CAVITY TRAY OVER TO EXTEND
EITHER SIDE OF AIR BRICK BY 150MM.
- ↑ WALL MOUNTED
EXTRACTOR FAN
- ↑ CEILING MOUNTED
EXTRACTOR FAN
- ↑ CEILING MOUNTED
EXTRACTOR FAN
- ↑ PART M ACCESS TO
FRONT DOOR
- ↑ TOUGHENED SAFETY GLASS
TO DOORS & WINDOWS
- ↑ 7N BLOCKWORK
- ↑ STRUCTURAL TIMBER
STUD PARTITION

REV: FEB 2025

7.2

BATHROOM EXTRACT FAN
REVISED TO CEILING MOUNTED
IN LINE WITH FEEDBACK.

BLOOR HOMES

DRG NO.: NSS.470-1_03

SCALE: 1:50 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

NAME: HOPKINS

DRAWING: FIRST FLOOR PLAN

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STOP & THINK

! PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.

STOP & THINK

! IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

! EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL EW200.6

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL EW200.1

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

GABLE FASCIA / BARGE BOARD CONNECTION SEE DETAIL RF600.1

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS.

'GRP' GALLIOWS BRACKET TYPES SEE DETAIL ET805.1

FOR GRP PORCH COMPONENTS PLEASE REFER TO EXALLOT MASTER SCHEDULE.

FRONT DOOR REF: DS2/1023 THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL WD700

FOR 2 COURSE STRING SEE DETAIL ET802

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

! RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

GRP PORCH CANOPY RAISED ONE COURSE ABOVE DOOR HEAD SEE DETAIL ET809.1

CP

! DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

POSITION OF CHIMNEY IF REQUIRED TO SUIT PLANNING REQUIREMENTS. SEE PLOT LOG FOR CONFIRMATION. REFER TO EXALLOTT GRP LTD FOR DESIGN AND FITTING INSTRUCTIONS IF CHIMNEY IS REQUIRED.

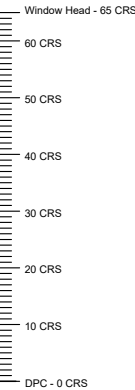
PV PANELS SHOWN INDICATIVE

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL WD703

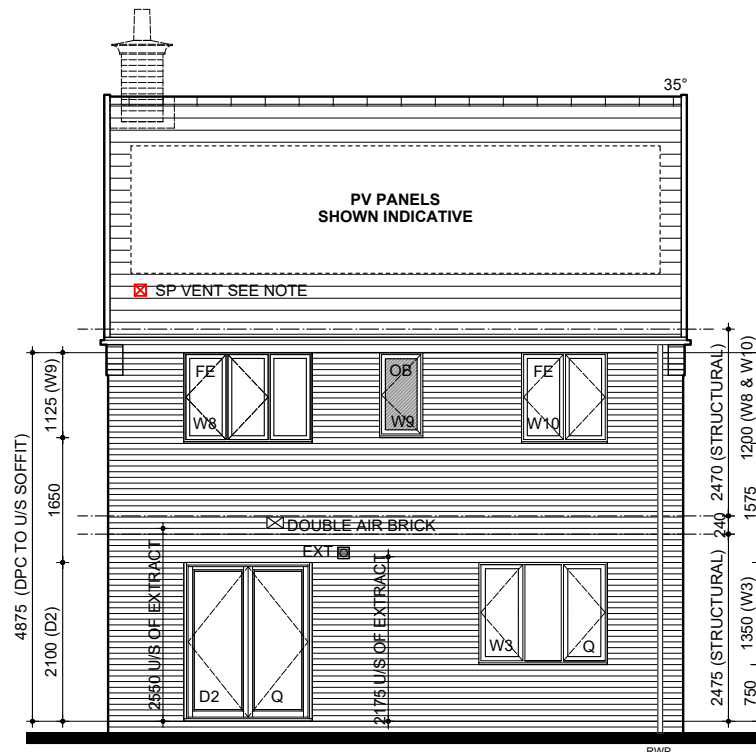


FRONT ELEVATION

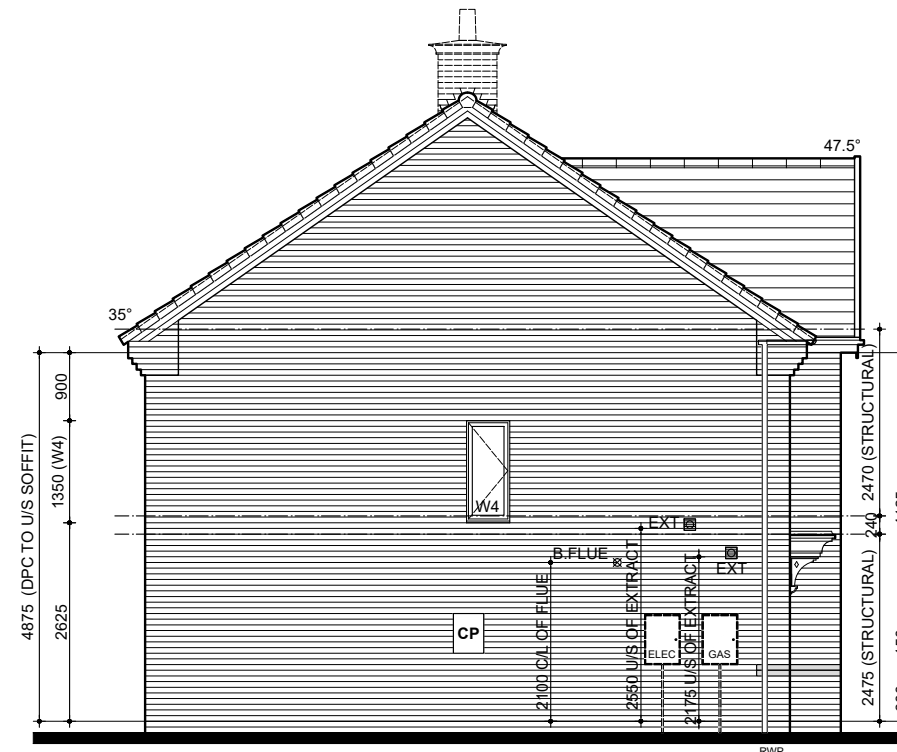
FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

FOR CLIPPED VERGE VALLEY JUNCTION REFER TO DETAIL RF619

SIDE ELEVATION



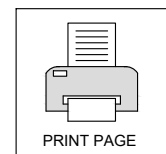
REAR ELEVATION



SIDE ELEVATION

STOP & THINK

! DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



NAME: HOPKINS

DRG NO.: NSS.470-1_04

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

DRAWING: CLA BRICK ELEVATIONS

REV: 7.2 FEB 2025

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES



PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.



IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS.

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

GABLE FASCIA / BARGE BOARD CONNECTION SEE DETAIL [RF600.1](#)

FOR ROUGHCAST MONOCOUCHE RENDER INFORMATION / DETAILS (14mm NOZZLE SIZE) REFER TO [weberpral M APPLICATION GUIDE](#)

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL [EW200.6](#)

EXTERNAL WALL (RENDER) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL [EW200.7](#)

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL [EW200.1](#)

EXTERNAL WALL (RENDER) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL [EW200.2](#)

'GRP' GALLIOWS BRACKET TYPES SEE DETAIL [ET805.1](#)

FOR GRP PORCH COMPONENTS PLEASE REFER TO EXALLOTT MASTER SCHEDULE.

FRONT DOOR REF: [DS2/1023](#) THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL [WD700](#)

FOR 2 COURSE STRING SEE DETAIL [ET802](#)

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL [IS906](#)

RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

GRP PORCH CANOPY RAISED ONE COURSE ABOVE DOOR HEAD SEE DETAIL [ET809.1](#)

FOR RENDER STOP SEE DETAIL [ET803.1](#) EAVES OVERHANG [ET801.4](#) CORBEL VERGE

CP DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

POSITION OF CHIMNEY IF REQUIRED TO SUIT PLANNING REQUIREMENTS. SEE PLOT LOG FOR CONFIRMATION. REFER TO EXALLOTT GRP LTD FOR DESIGN AND FITTING INSTRUCTIONS IF CHIMNEY IS REQUIRED.

NOTE: WINDOWS WITHIN RENDER TO HAVE BLACK FRAMES WITH WHITE CASEMENTS. REFER TO MANUFACTURERS SPECIFICATION. ENSURE STOP BEAD IS USED WITHIN WINDOW REVEAL TO PROVIDE CLEAN LINE AGAINST BLACK WINDOW FRAME. REFER TO DETAIL [EW200.2](#)

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL [WD703](#)

BRICK CORBEL SEE DETAIL [ET800.6](#)

Window Head - 65 CRS
60 CRS
50 CRS
40 CRS
30 CRS
20 CRS
10 CRS
DPC - 0 CRS

MOVEMENT JOINT IN CORNER. **MJR**

FRONT ELEVATION

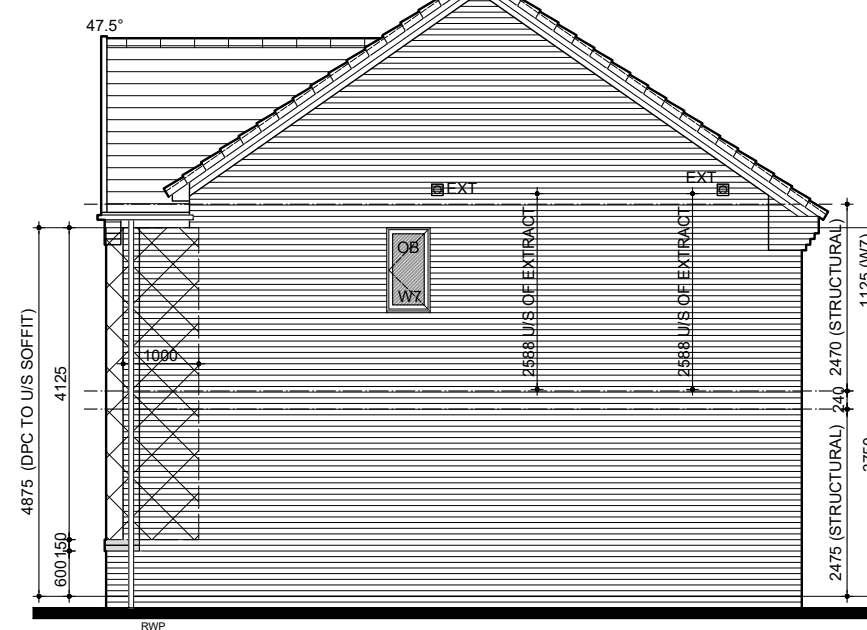
MJR MOVEMENT JOINT REQUIRED FOR RENDER ELEVATIONS ONLY.

HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 450mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL [ET804.1](#)

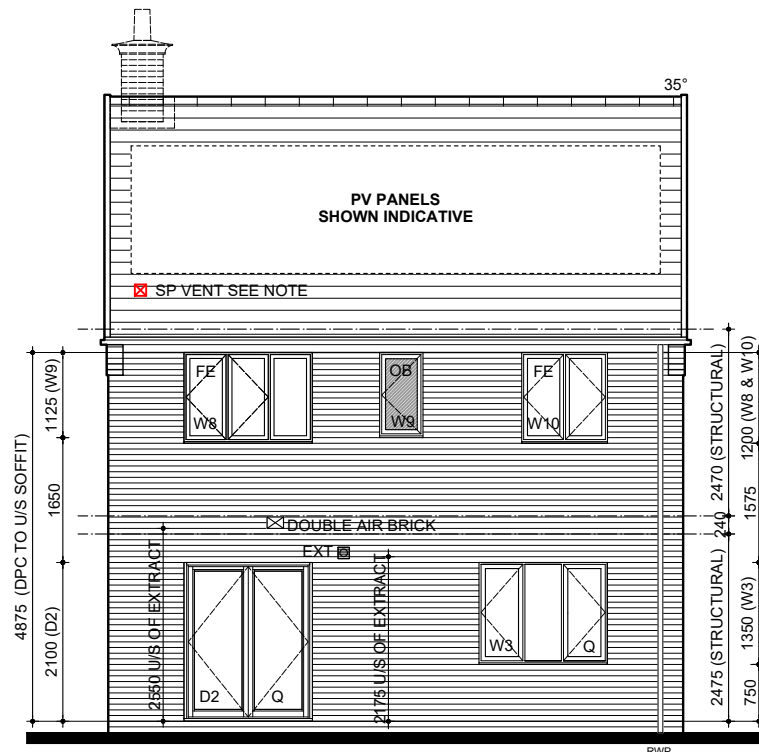
HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 225mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL [ET804.1](#)

BRICKFORCE BJR @ 225mm CENTRES FOR TWO COURSES ABOVE AND / OR BELOW OPENINGS. BJR TO EXTEND 600mm FROM EDGE OF OPENING

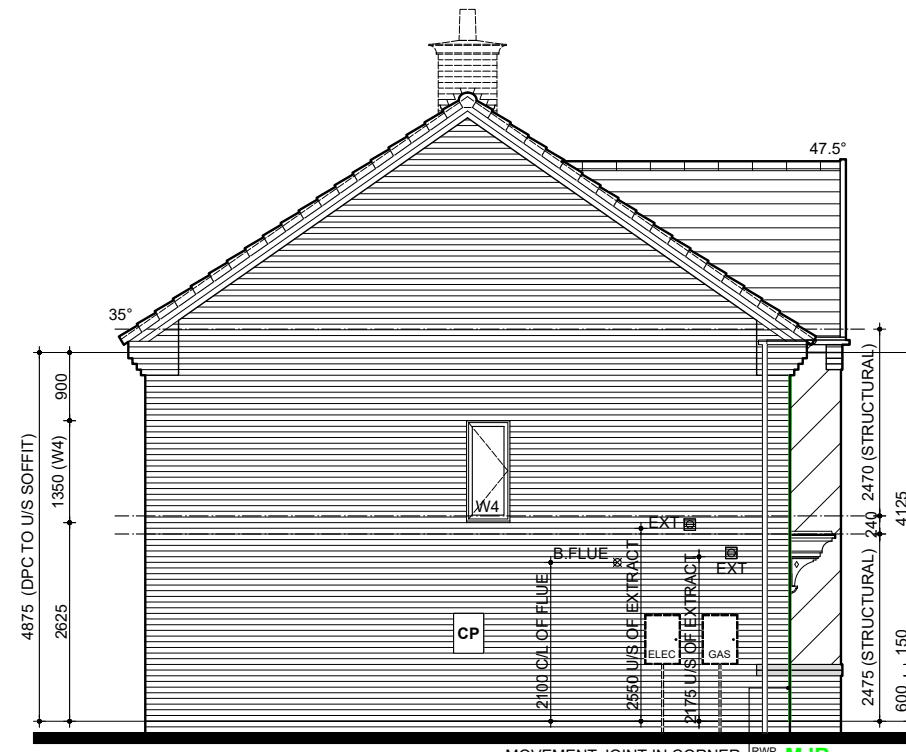
FOR CLIPPED VERGE VALLEY JUNCTION REFER TO DETAIL [RF619](#)



SIDE ELEVATION



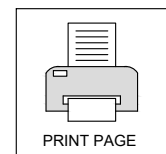
REAR ELEVATION



SIDE ELEVATION



DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



REV: FEB 2025

7.2

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES

DRG NO.: NSS.470-1_05

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

NAME: HOPKINS

DRAWING: CLA RENDER ELEVATIONS



STOP & THINK

PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.

STOP & THINK

IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL EW200.6

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL EW200.1

GABLE FASCIA / BARGE BOARD CONNECTION SEE DETAIL RF600.1

3815mm GABLE SPLAYED TUDOR PANEL SEE DETAILS RF604.1, RF604.2 & RF608

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS.

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

'GRP' GALLOWS BRACKET TYPES SEE DETAIL ET805.1

FOR GRP PORCH COMPONENTS PLEASE REFER TO EXALLOT MASTER SCHEDULE.

FRONT DOOR REF: DS2/1023 THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL WD700

FOR 2 COURSE STRING SEE DETAIL ET802

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

POSITION OF CHIMNEY IF REQUIRED TO SUIT PLANNING REQUIREMENTS. SEE PLOT LOG FOR CONFIRMATION. REFER TO EXALLOTT GRP LTD FOR DESIGN AND FITTING INSTRUCTIONS IF CHIMNEY IS REQUIRED.

GRP TUDOR GABLE PANEL DESIGNED BY EXALLOTT GRP LTD.

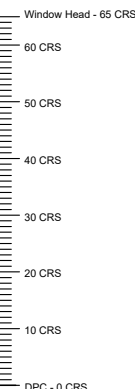
PV PANELS SHOWN INDICATIVE

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL WD703



FRONT ELEVATION

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

GRP PORCH CANOPY RAISED ONE COURSE ABOVE DOOR HEAD SEE DETAIL ET809.1

CP

DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

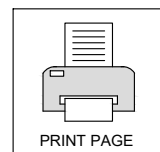
REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

STOP & THINK

DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



NAME: HOPKINS

DRG NO.: NSS.470-1_06

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

DRAWING: CLA TUDOR ELEVATIONS

REV: 7.2 FEB 2025

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES



STOP & THINK

PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.

STOP & THINK

IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURG0 IS TO BE USED.

EXTERNAL WALL (STONE) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL EW200.6

EXTERNAL WALL (STONE) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL EW200.1

GABLE FASCIA / BARGE BOARD CONNECTION SEE DETAIL RF600.1

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS.

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

'GRP' GALLOWS BRACKET TYPES SEE DETAIL ET805.1

FOR GRP PORCH COMPONENTS PLEASE REFER TO EXALLOT MASTER SCHEDULE.

FRONT DOOR REF.DS2/1023 THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL WD700

RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

GRP PORCH CANOPY RAISED ONE COURSE ABOVE DOOR HEAD SEE DETAIL ET809.1

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

CP

DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

FRONT ELEVATION

MJS
MOVEMENT JOINT REQUIRED FOR STONE ELEVATIONS ONLY.



HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 450mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL ET804.2. BED JOINT REINFORCEMENT REQUIRED UNLESS STONE MANUFACTURER CONFIRMS OTHERWISE.



HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 225mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL ET804.2. BED JOINT REINFORCEMENT REQUIRED UNLESS STONE MANUFACTURER CONFIRMS OTHERWISE.



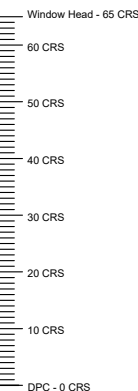
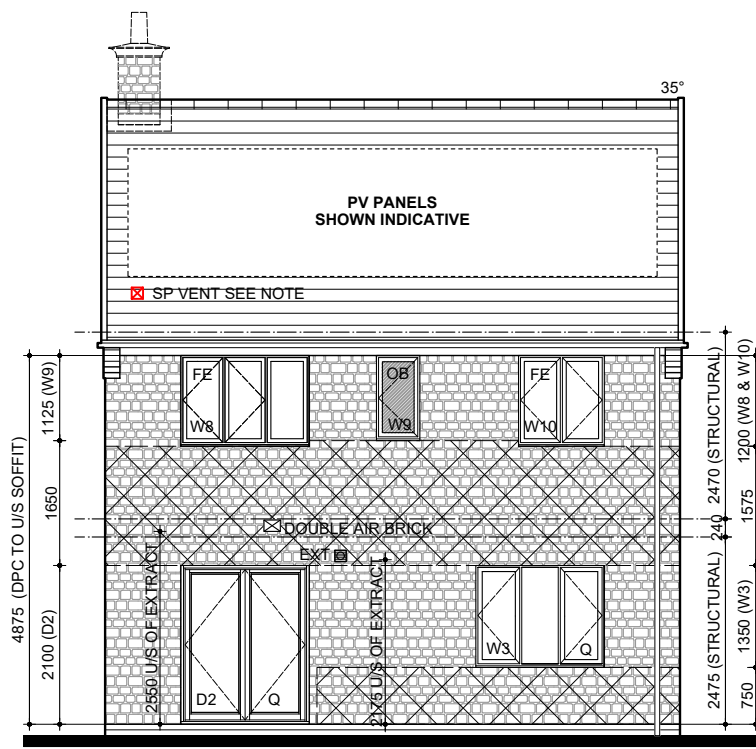
BRICKFORCE BJR @ 225mm CENTRES FOR TWO COURSES ABOVE AND / OR BELOW OPENINGS. BJR TO EXTEND 600mm FROM EDGE OF OPENING

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

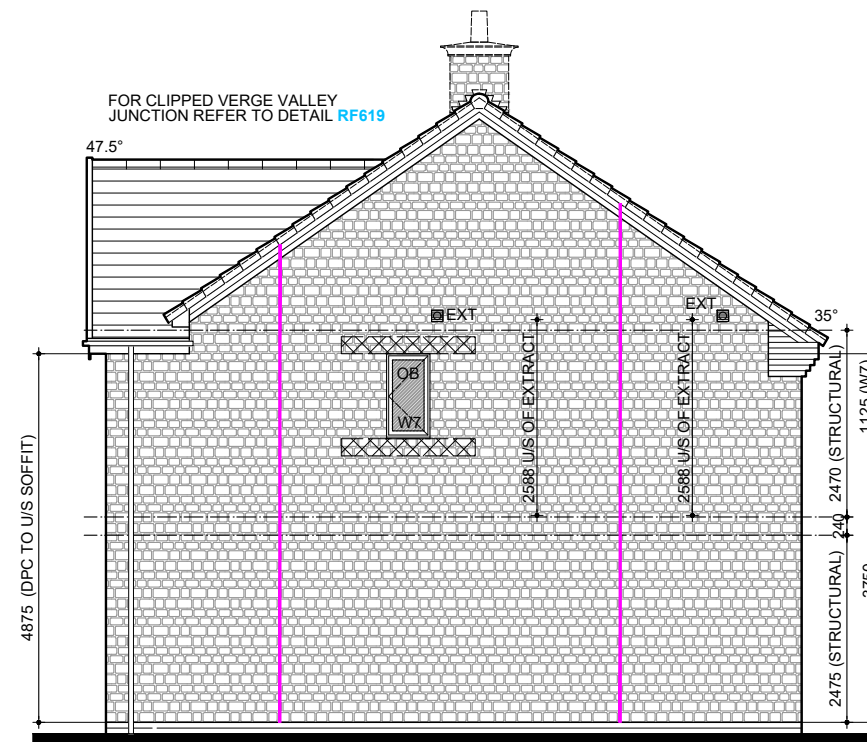
OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

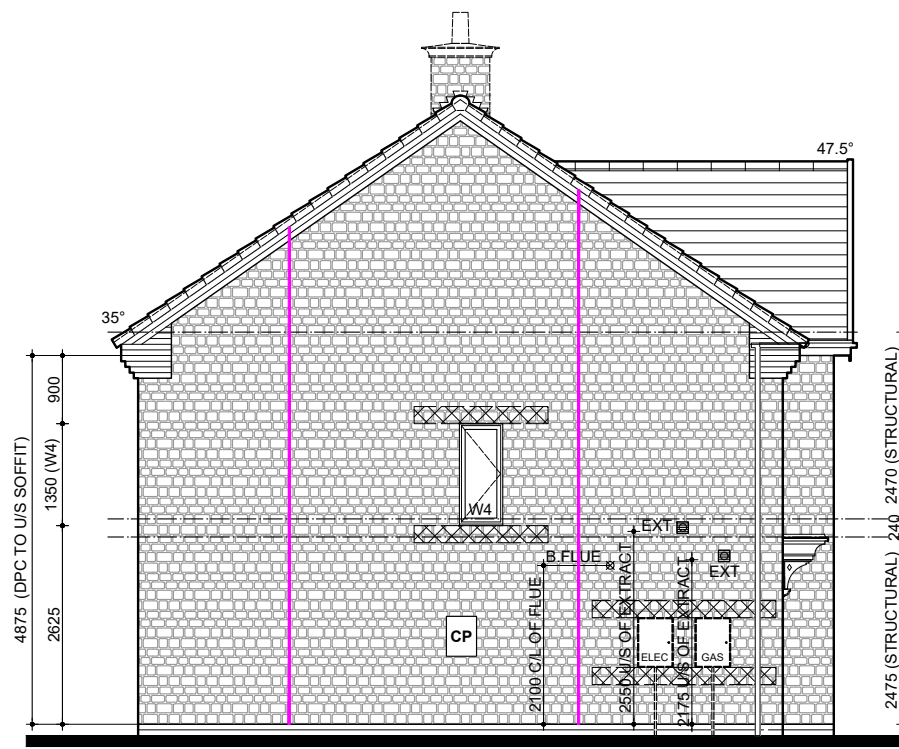
Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL WD703



REAR ELEVATION



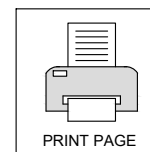
SIDE ELEVATION



SIDE ELEVATION

STOP & THINK

DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



FEB 2025

REV:

7.2

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES

DRG NO.: NSS.470-1_07

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

NAME: HOPKINS

DRAWING: CLA STONE ELEVATIONS

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PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.



IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

EXTERNAL WALL (QUEEN ANNE) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL. CAVITY CLOSERS SEE DETAIL EW200.8

QUEEN ANNE EXTERNAL WALL STONE HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL EW200.5

EXPANSION JOINTS IN MASONRY SEE DETAIL EW201

FOR GRP CHIMNEY SETTING OUT, SEE DETAIL ET807

FOR GRP PORCH COMPONENTS PLEASE REFER TO EXALLOTT MASTER SCHEDULE.

GRP PORCH CANOPY RAISED ONE COURSE ABOVE DOOR HEAD SEE DETAIL ET809.1

FRONT DOOR REF: QAD1/1023 THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL WD700

FOR 1 AND 2 COURSE CONTRASTING STRING AT GROUND AND FIRST FLOOR WINDOW SILL LEVEL SEE DETAIL ET802

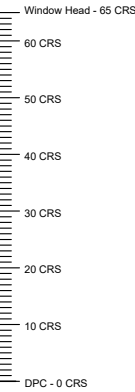
RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

POSITION OF CHIMNEY IF REQUIRED TO SUIT PLANNING REQUIREMENTS. SEE PLOT LOG FOR CONFIRMATION. REFER TO EXALLOTT GRP LTD FOR DESIGN AND FITTING INSTRUCTIONS IF CHIMNEY IS REQUIRED.

PV PANELS SHOWN INDICATIVE

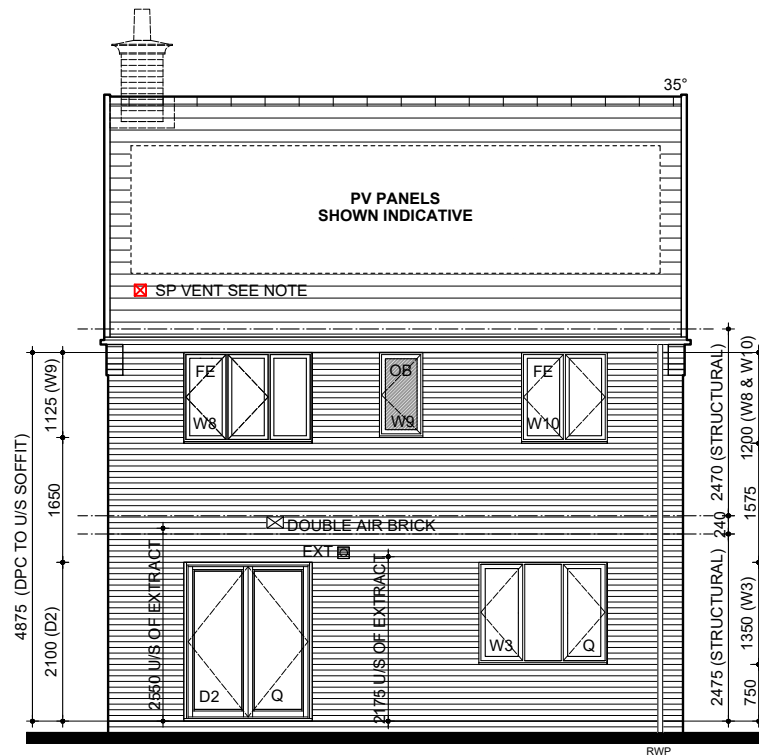
- FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.
- OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.
- EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.
- Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL WD703



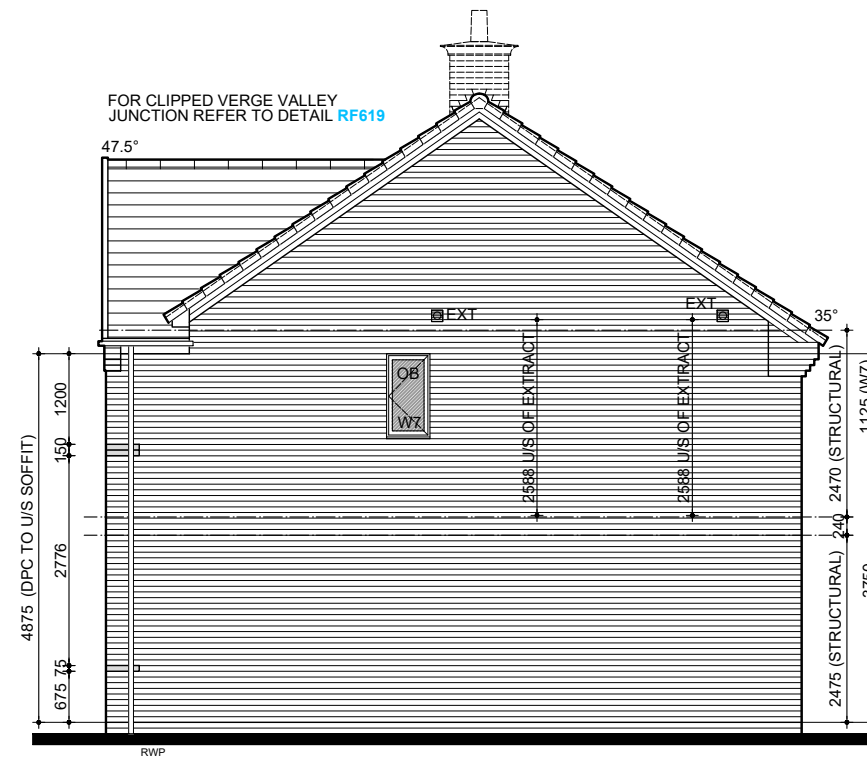
FRONT ELEVATION FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

CP

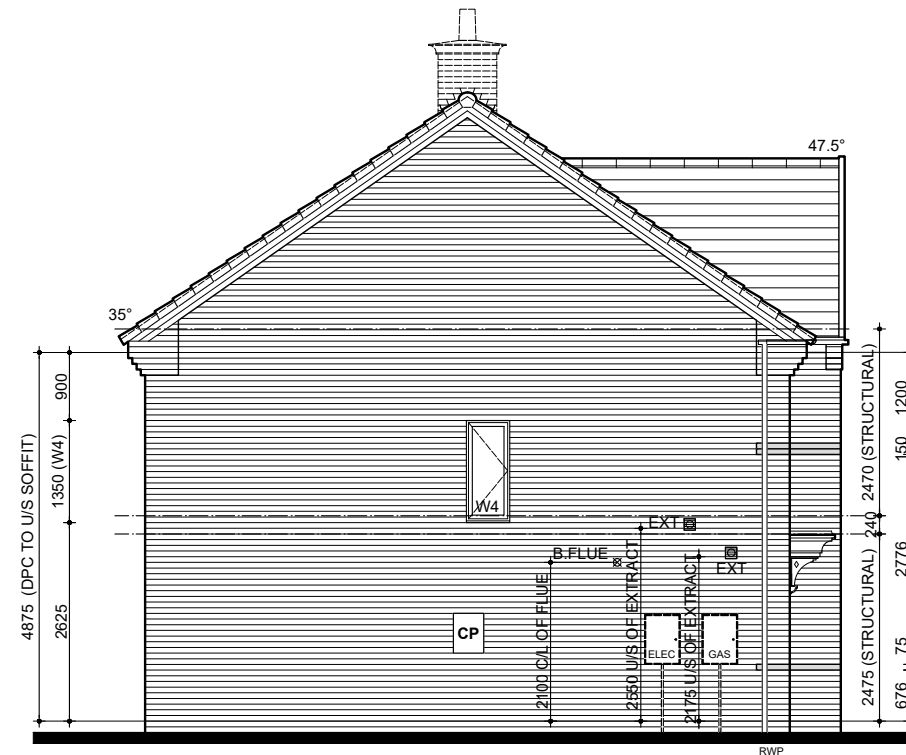
DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.



REAR ELEVATION



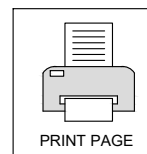
SIDE ELEVATION



SIDE ELEVATION



DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



REV: 7.2 FEB 2025

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES

DRG NO.: NSS.470-1_08
SCALE: 1:100 @ A3
DATE: DEC 2022
DRAWN: MF
CHECKED: GPM

NAME: HOPKINS

DRAWING: QA BRICK ELEVATIONS



STOP & THINK

STOP & THINK

PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.

IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

EXTERNAL WALL (QUEEN ANNE) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL. CAVITY CLOSERS SEE DETAIL EW200.8

QUEEN ANNE EXTERNAL WALL STONE HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL EW200.5

EXPANSION JOINTS IN MASONRY SEE DETAIL EW201

FOR GRP CHIMNEY SETTING OUT, SEE DETAIL ET807

FOR GRP PORCH COMPONENTS PLEASE REFER TO EXALLOTT MASTER SCHEDULE.

GRP PORCH CANOPY RAISED ONE COURSE ABOVE DOOR HEAD SEE DETAIL ET809.1

FRONT DOOR REF: QAD1/1023 THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL WD700

FOR 1 AND 2 COURSE CONTRASTING STRING AT GROUND AND FIRST FLOOR WINDOW SILL LEVEL SEE DETAIL ET802

RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

FOR RENDER STOP SEE DETAIL ET803.1 EAVES OVERHANG ET801.4 CORBEL VERGE

CP DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

POSITION OF CHIMNEY IF REQUIRED TO SUIT PLANNING REQUIREMENTS. SEE PLOT LOG FOR CONFIRMATION. REFER TO EXALLOTT GRP LTD FOR DESIGN AND FITTING INSTRUCTIONS IF CHIMNEY IS REQUIRED.

PV PANELS SHOWN INDICATIVE

FRONT ELEVATION

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL IS906

MJR MOVEMENT JOINT REQUIRED FOR RENDER ELEVATIONS ONLY.

HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 450mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL ET804.1

HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 225mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL ET804.1

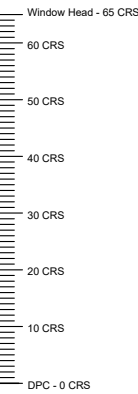
BRICKFORCE BJR @ 225mm CENTRES FOR TWO COURSES ABOVE AND / OR BELOW OPENINGS. BJR TO EXTEND 600mm FROM EDGE OF OPENING

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

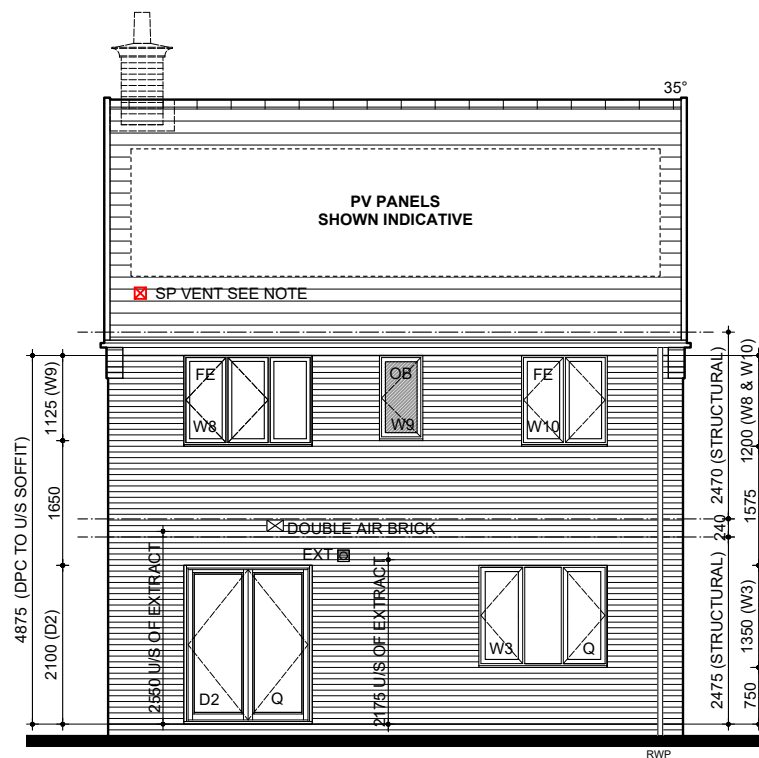
EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL WD703

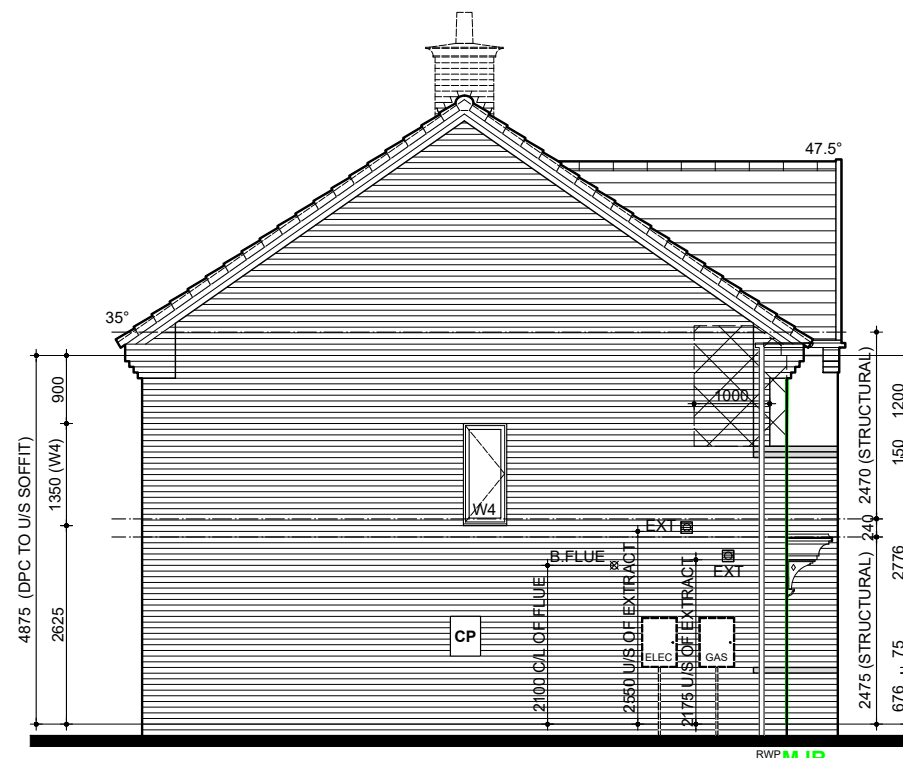


FOR CLIPPED VERGE VALLEY JUNCTION REFER TO DETAIL RF619

SIDE ELEVATION



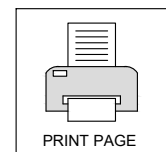
REAR ELEVATION



SIDE ELEVATION

STOP & THINK

DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



NAME: HOPKINS

DRG NO.: NSS.470-1_09

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

DRAWING: QA RENDER ELEVATIONS

BLOOR HOMES

REV:

7.2

FEB 2025

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.



PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.



IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS. COLOUR TO MATCH MATERIAL SCHEDULE.

BOARDING: FOR SETTING OUT REFER TO INDIVIDUAL ELEVATIONS, ALSO SEE DETAIL [ET812.1-ET812.5](#)

WEATHERBOARD CLADDING SHOWN FOR FURTHER INFORMATION REFER TO MANUFACTURERS PRODUCT INFORMATION AND INSTALLATION LITERATURE AT [INSTALLATION GUIDE](#)

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL [EW200.6](#)

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL [EW200.1](#)

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

GRP FLAT ROOF CANOPY SEE MANUFACTURERS DETAILS FOR INSTALLATION. NO LEAD FLASHING REQUIRED.

FRONT DOOR REF: [CLD1/1023](#) THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL [WD700](#)

FOR 1 COURSE CONTRASTING STRING AT GROUND FLOOR WINDOW HEAD SEE DETAIL [ET802](#)

RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL [IS906](#)

CP

DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

FRONT ELEVATION

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL [IS906](#)

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL [WD703](#)

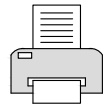
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



NAME: HOPKINS

DRG NO.: NSS.470-1_10

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

DRAWING:CL BRICK ELEVATIONS

REV: 7.2

FEB 2025

BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES



PV PANELS REQUIRED FOR THIS HOUSETYPE, SHOWN INDICATIVE. THE EXACT LOCATION AND NUMBER WILL BE PLOT SPECIFIC AND DEPENDANT ON THE ORIENTATION. REFER TO PV SITE PLAN.

SP VENT SEE NOTE

IF THIS PLOT IS THE LAST PROPERTY AT THE HEAD OF A FOUL DRAINAGE RUN A CONNECTION TO AN AIR TILE VENT IS REQUIRED. IN ALL OTHER SITUATIONS A DURGO IS TO BE USED.

FOR MONOCOUCHE RENDER INFORMATION / DETAILS (14mm NOZZLE SIZE) REFER TO [weberpral M APPLICATION GUIDE](#)

MONOCOUCHE RENDER SEE DETAIL [ET804.1](#)

BOARDING: FOR SETTING OUT REFER TO INDIVIDUAL ELEVATIONS, ALSO SEE DETAIL [ET812.1-ET812.5](#)

WEATHERBOARD CLADDING SHOWN FOR FURTHER INFORMATION REFER TO MANUFACTURERS PRODUCT INFORMATION AND INSTALLATION LITERATURE AT [INSTALLATION GUIDE](#)

EXTERNAL WALL (RENDER) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL [EW200.7](#)

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CHECK REVEAL CAVITY CLOSERS SEE DETAIL [EW200.6](#)

EXTERNAL WALL (RENDER) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL [EW200.2](#)

EXTERNAL WALL (BRICK) HEAD & CILL DETAILS WITH CAVALOK CAVITY CLOSERS SEE DETAIL [EW200.1](#)

EXTRACTOR FAN DUCTING TO TERMINATE THROUGH PLASTIC GRILLS.

GRP FLAT ROOF CANOPY SEE MANUFACTURERS DETAILS FOR INSTALLATION. NO LEAD FLASHING REQUIRED.

FRONT DOOR REF: [CLD1/1023](#) THROUGH COLOUR DOOR PROVIDED BY VISTA SEE DETAIL [WD700](#)

FOR 1 COURSE CONTRASTING STRING AT GROUND FLOOR WINDOW HEAD SEE DETAIL [ET802](#)

RAINWATER DOWN PIPES ARE SHOWN INDICATIVE REFER TO THE ENGINEERS DRAWING FOR EXACT LOCATION.

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL [IS906](#)

FOR RENDER STOP SEE DETAIL [ET803.1](#) EAVES OVERHANG [ET801.4](#) CORBEL VERGE

CP

DENOTES WALL MOUNTED CAR CHARGING POINT. REFER TO ENGINEERS DRAWING FOR EXACT LOCATION. ONE CHARGE POINT PER DWELLING ONLY.

FRONT ELEVATION

FOR EXTERNAL WALL LIGHT LOCATION SEE DETAIL [IS906](#)

MJR
MOVEMENT JOINT REQUIRED FOR RENDER ELEVATIONS ONLY.

HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 450mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL [ET804.1](#)

HATCH DENOTES BRICKFORCE BED JOINT REINFORCEMENT AT 225mm CENTRES. FOR INFORMATION AROUND OPENINGS - SEE DETAIL [ET804.1](#)

BRICKFORCE BJR @ 225mm CENTRES FOR TWO COURSES ABOVE AND / OR BELOW OPENINGS. BJR TO EXTEND 600mm FROM EDGE OF OPENING

ALL WINDOWS ON FRONT ELEVATIONS TO HAVE MATCHING CASEMENTS AND REBATES SUFFICIENT TO ACCOMMODATE MINIMUM 24mm O/A SEALED UNITS. COLOUR TO MATCH MATERIAL SCHEDULE.

FE DENOTES WINDOWS TO BE SUPPLIED AS FIRE ESCAPE SEE EUROCELL WINDOW SPECIFICATION FOR TYPE.

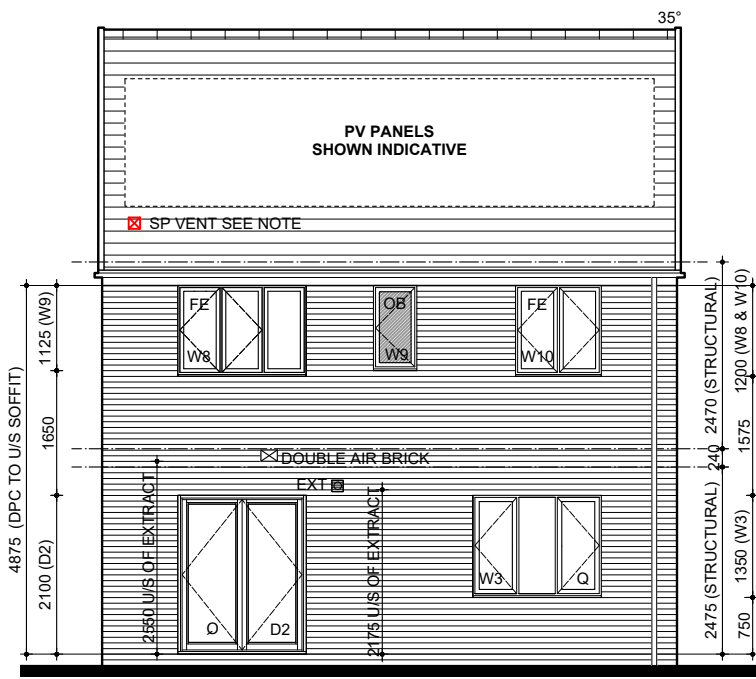
OB DENOTES WINDOWS TO BE SUPPLIED OBSCURE GLAZED.

EC DENOTES WINDOWS TO BE SUPPLIED EASY CLEAN HINGES.

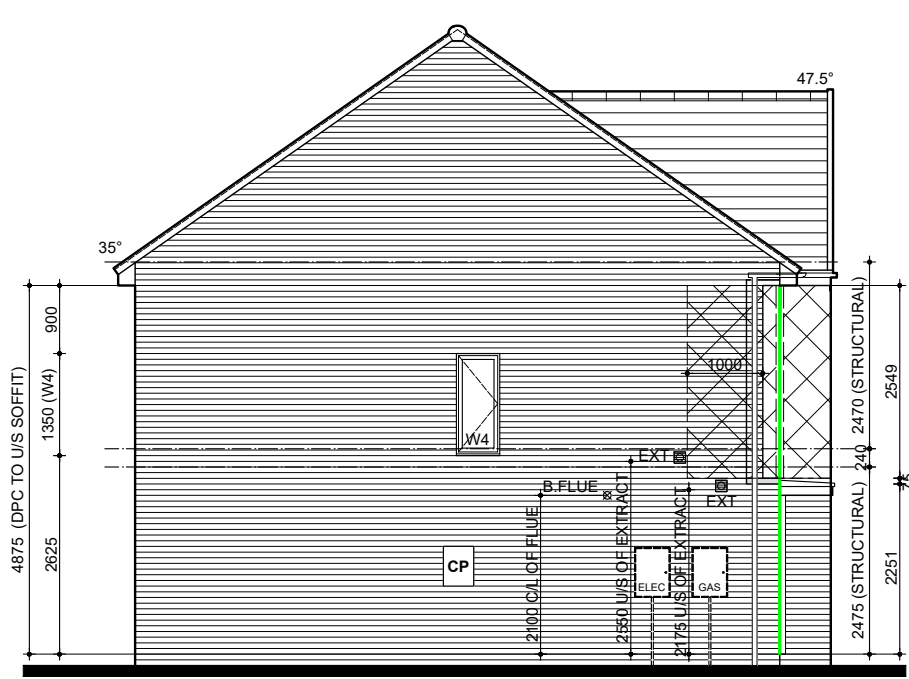
Q WINDOWS & DOORS TO BE PART Q COMPLIANT WHERE APPLICABLE. SEE DETAIL [WD703](#)

FOR CLIPPED VERGE VALLEY JUNCTION REFER TO DETAIL [RF619](#)

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



DEFAULT METER BOX POSITION SHOWN. WHERE THE METER IS TO BE RELOCATED PLEASE REFER TO DETAILED ENGINEERING DRAWING.



NAME: HOPKINS

DRG NO.: NSS.470-1_12

SCALE: 1:100 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

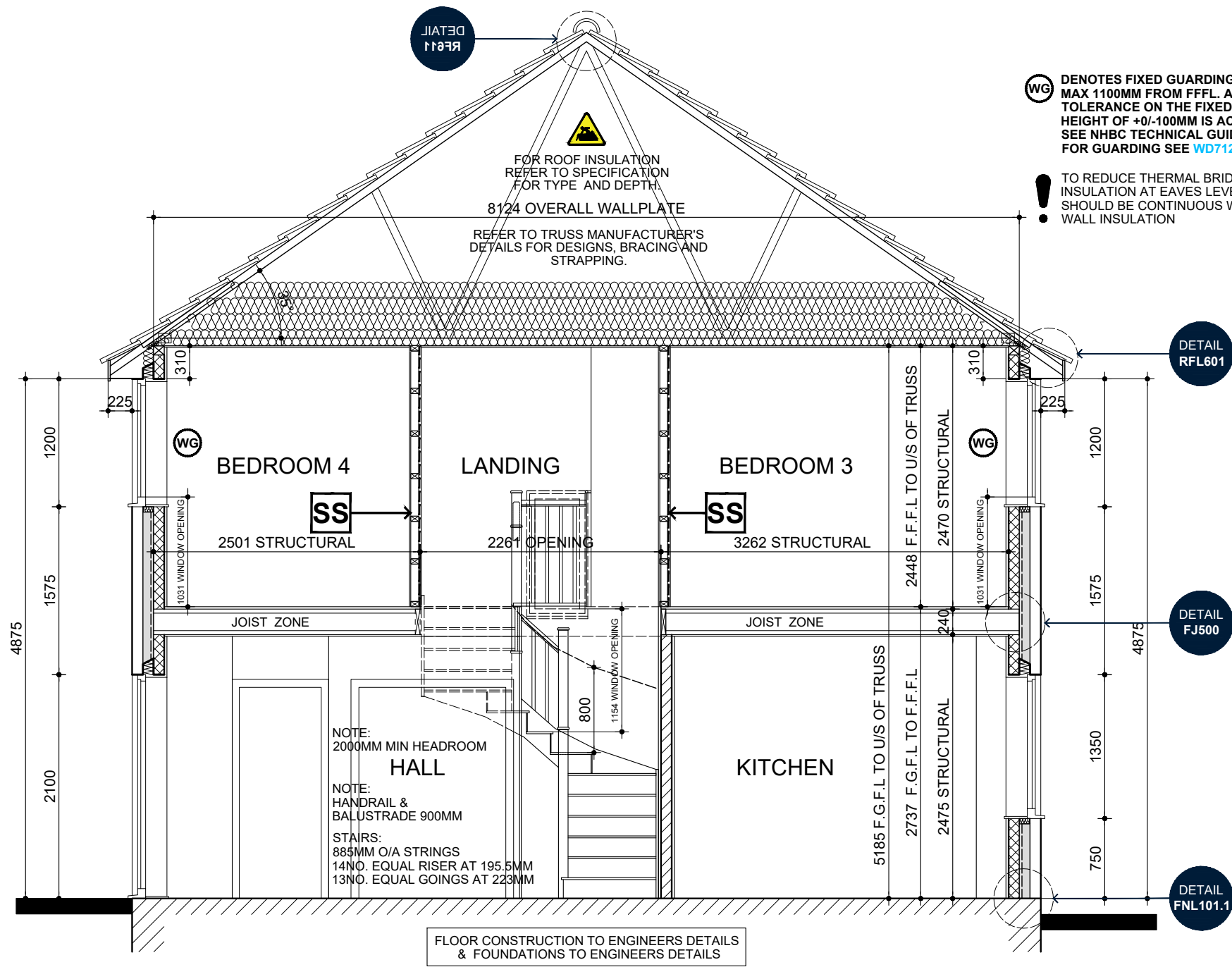
DRAWING:CL RENDER ELEVATIONS

REV: FEB 2025

7.2

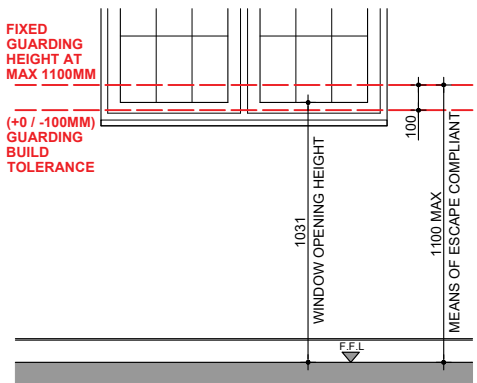
BATHROOM EXTRACT FAN REVISED TO CEILING MOUNTED IN LINE WITH FEEDBACK.

BLOOR HOMES



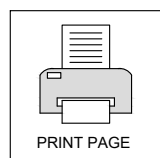
WG DENOTES FIXED GUARDING TO BE AT MAX 1100MM FROM FFFL. A BUILD TOLERANCE ON THE FIXED GUARDING HEIGHT OF +0/-100MM IS ACCEPTABLE. SEE NHBC TECHNICAL GUIDANCE 6.7/20. FOR GUARDING SEE [WD712](#) & [WD712.1](#)

! TO REDUCE THERMAL BRIDGING INSULATION AT EAVES LEVEL SHOULD BE CONTINUOUS WITH WALL INSULATION



PART O - FIXED WINDOW GUARDING (1:30)

SECTION A-A



NAME: **HOPKINS**

DRAWING: SECTION A-A

DRG NO.: **NSS.470-1_13**

SCALE: **1:50 @ A3**

DATE: **DEC 2022**

DRAWN: **MF**

CHECKED: **GPM**

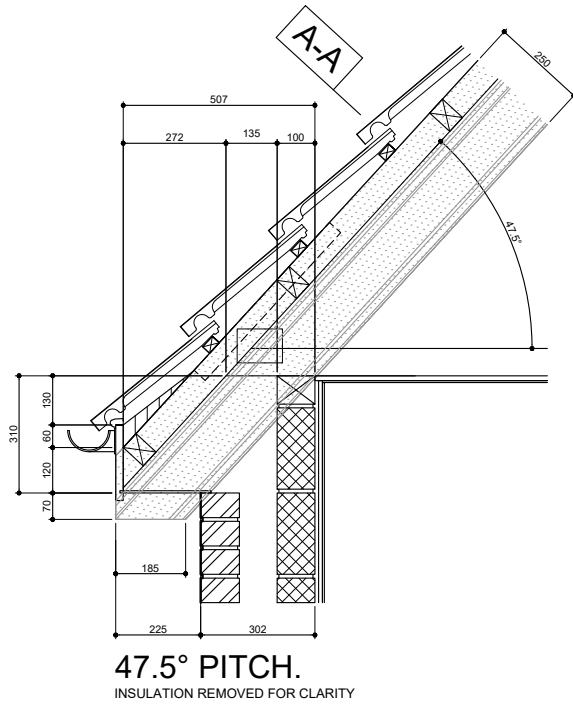
REV: **6.3**

JAN 2024

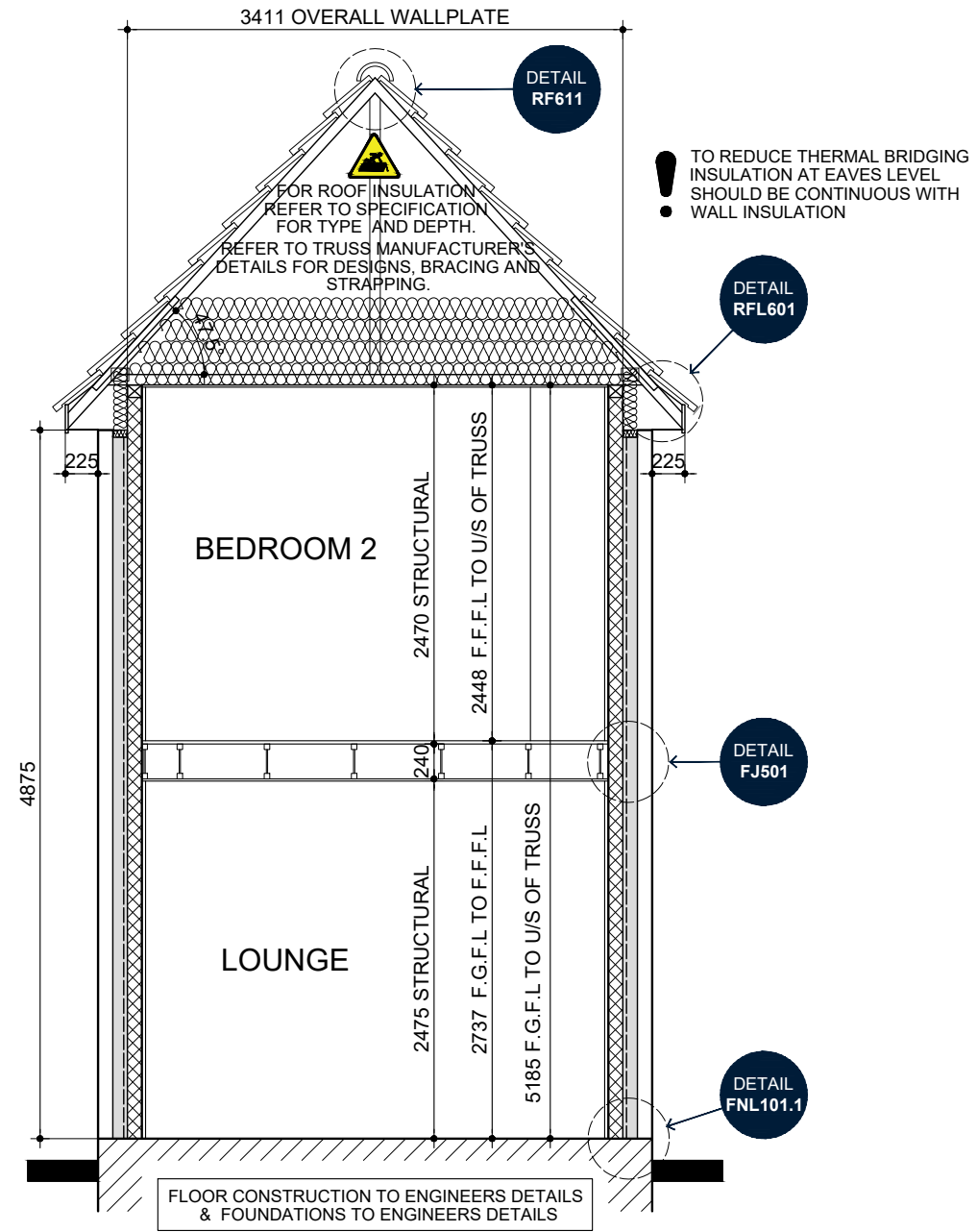
DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE

BLOOR HOMES

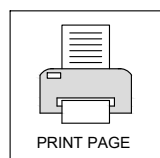
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AT
ING
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7/20.
12.1



SECTION B-B



NAME: HOPKINS

DRAWING: SECTION B-B

DRG NO.: NSS.470-1_14

SCALE: 1:50 @ A3

DATE: DEC 2022

DRAWN: MF

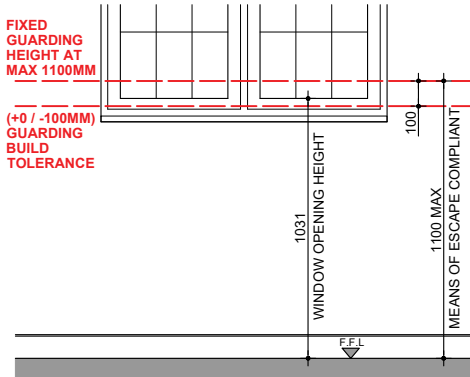
CHECKED: GPM

REV: 6.3

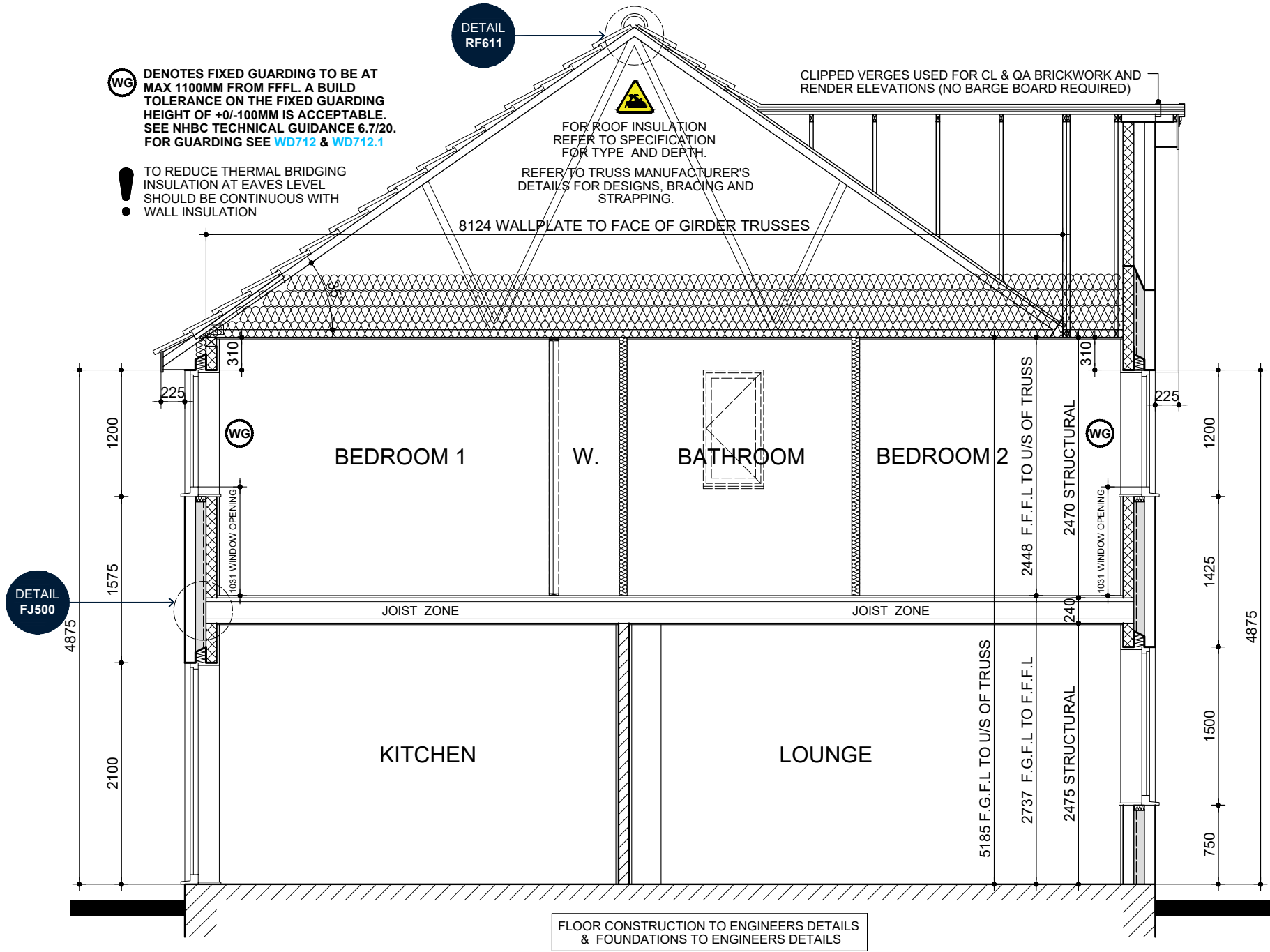
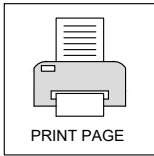
JAN 2024

DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE

BLOOR HOMES



PART O - FIXED WINDOW GUARDING (1:30)



NAME: HOPKINS

DRAWING: SECTION C-C

DRG NO.: NSS.470-1_15

SCALE: 1:50 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM



REV:

6.3

DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE

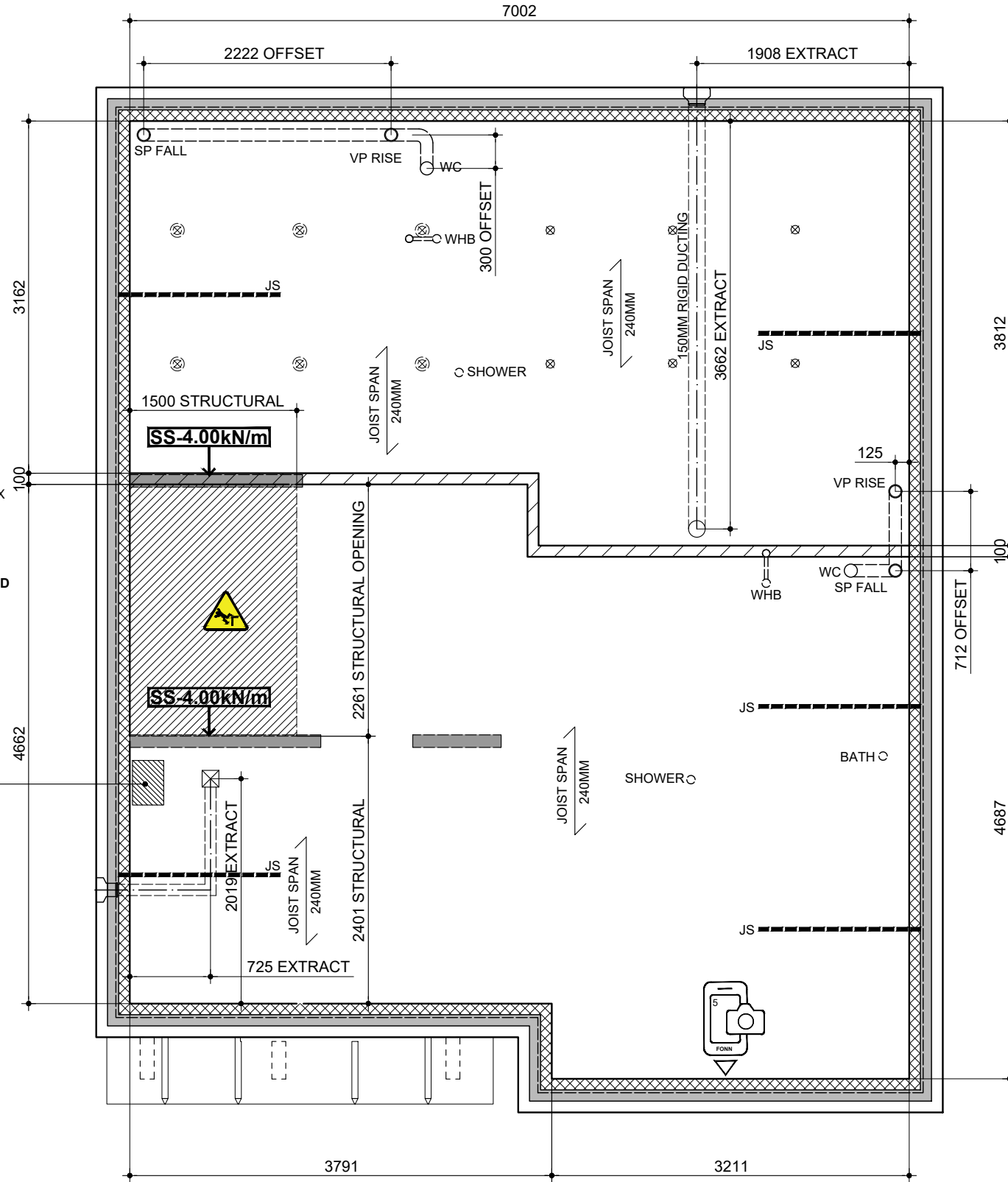
JAN 2024



SS-?.?kN/m
STRUCTURAL PARTITION AND MAX
WORKING LOAD (kN/m) [IW400.1](#)

DRAINAGE RUNS SHOWN DASHED
ARE INDICATIVE SUGGESTED
ROUTES. FOR MORE DETAILED
INFORMATION REFER TO
[POLYPIPE INSTALLATION GUIDE](#)

LOCATION OF BOILER
PIPEWORK FROM BELOW

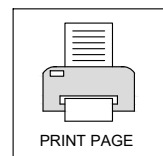


JOIST SETTING OUT

240MM DEEP ENGINEERED JOISTS @ MAX.600 CRS
JOIST MANUFACTURER TO CONFIRM DETAILS OF DESIGN & BRACING



PHOTO EVIDENCE
REQUIRED FOR PART L
COMPLIANCE AS PER
[PHOTO EVIDENCE GUIDE](#)



PRINT PAGE

NAME: **HOPKINS**

DRG NO.: **NSS.470-1_16**

SCALE: **1:50 @ A3**

DATE: **DEC 2022**

DRAWN: **MF**

CHECKED: **GPM**

BLOOR HOMES

REV:

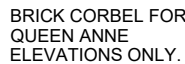
6.3

JAN 2024

DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE

DRAWING: JOIST SETTING OUT

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PRINT PAGE

NAME: HOPKINS

DRAWING: GF ELECTRICAL LAYOUT

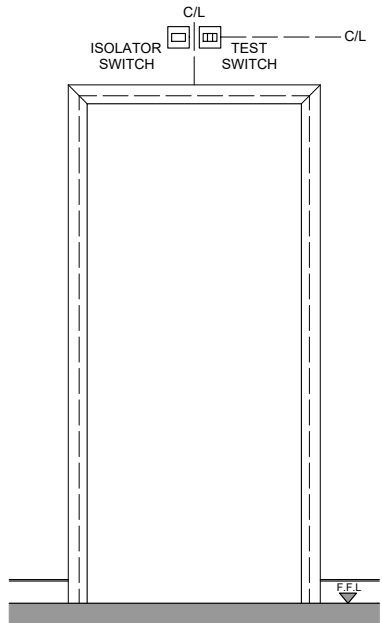
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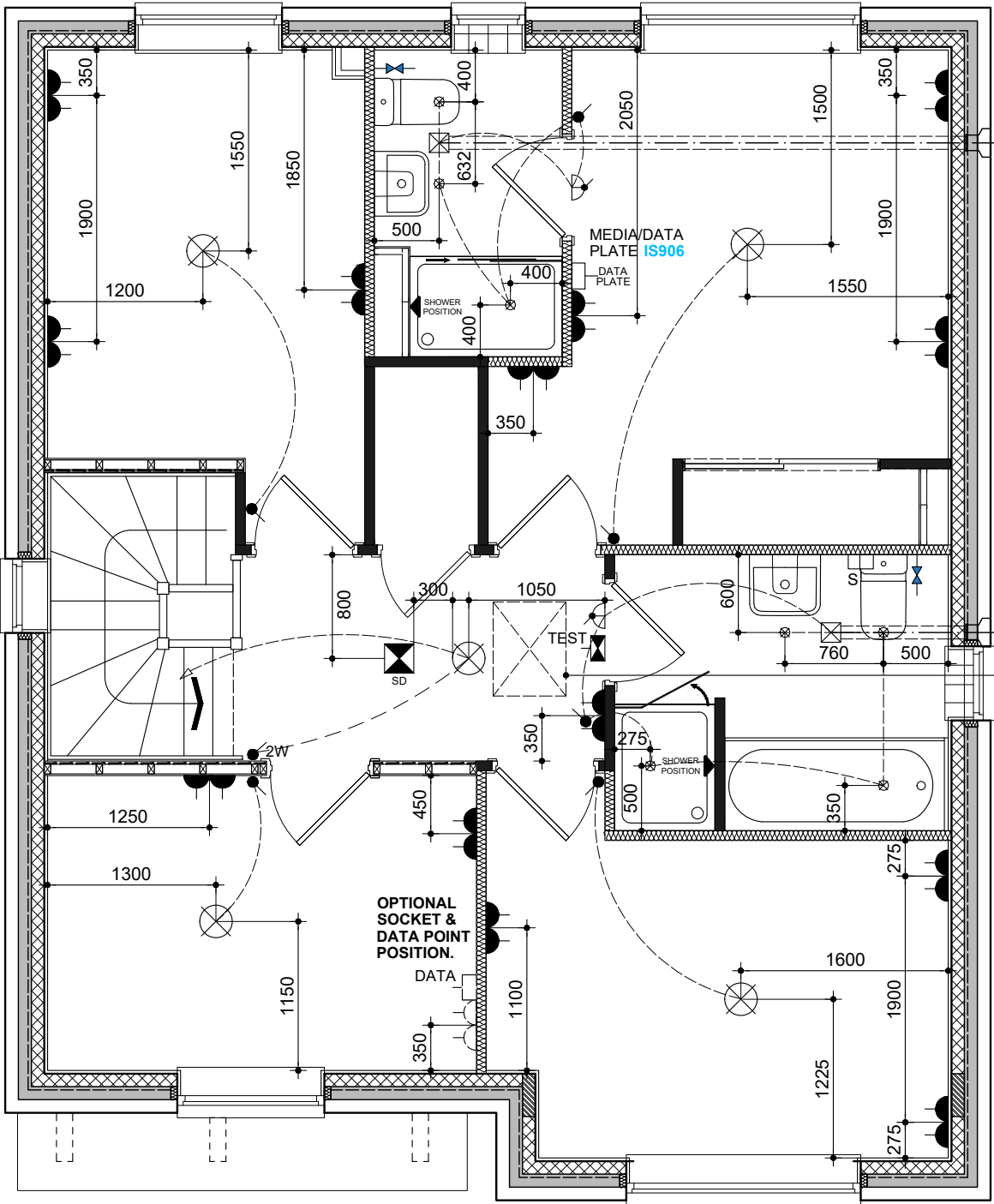
DATE: DEC 2022

DRAWN: MF

CHECKED: GPM



MULTI SENSOR DETECTOR TEST
SWITCH INTERNAL ELEVATION (1:30)



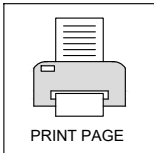
FIRST FLOOR PLAN (Electrical Layout)

STOP
&
THINK

PV INVERTERS SHOULD BE
PLACED CLOSE TO THE LOFT
HATCH IN ORDER TO MINIMISE
ENTRY INTO THE LOFT SPACE
FOR MAINTENANCE.
MULTI-SENSOR DETECTOR TO
BE INSTALLED IN LOFT SPACE
WITH A TEST SWITCH LOCATED
CLOSE TO THE LOFT HATCH.
REFER TO DETAIL [RF620](#)

BOOST SWITCH FOR THE
BATHROOM/EN-SUITE EXTRACTOR
FAN TO BE LOCATED WITH THE
LIGHT SWITCH.

STOP
&
THINK



DOUBLE SOCKET	SMOKE DETECTOR	MULTI-SENSOR DETECTOR TEST SWITCH	CO DETECTOR	FUSED SWITCH	CONSUMER UNIT HEIGHT BETWEEN 1350mm - 1450mm	EXTERNAL TERMINATION BOX	CUSTOMER POINT	OPTICAL NETWORK TERMINATION	GENERATION METER (SOLAR)	ISOLATOR SWITCH	CEILING MOUNTED EXTRACTOR FAN	2WAY LIGHT SWITCH	LIGHT SWITCH	ELECTRIC SHOWER SWITCH	ELECTRIC POWER SHOWER	THERMOSTAT	PENDANT LIGHT	BATTEN LIGHT	4 LIGHT TRACK LIGHT	3 LIGHT CIRCULAR LIGHT	OPTIONAL DOWNLIGHT	SHOWER SOCKET	PIR

NAME: HOPKINS

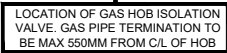
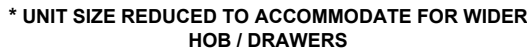
DRAWING:FF ELECTRICAL LAYOUT

DRG NO.: NSS.470-1_19
SCALE: 1:50 @ A3
DATE: DEC 2022
DRAWN: MF
CHECKED: GPM



REV: 7.2
BATHROOM EXTRACT FAN
REVISED TO CEILING MOUNTED
IN LINE WITH FEEDBACK.

FEB 2025



DRG NO.: NSS.470-1 20

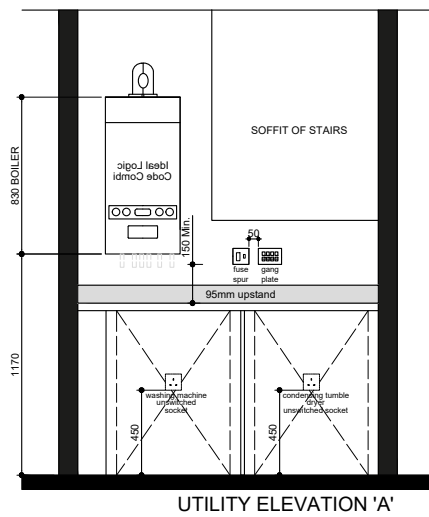
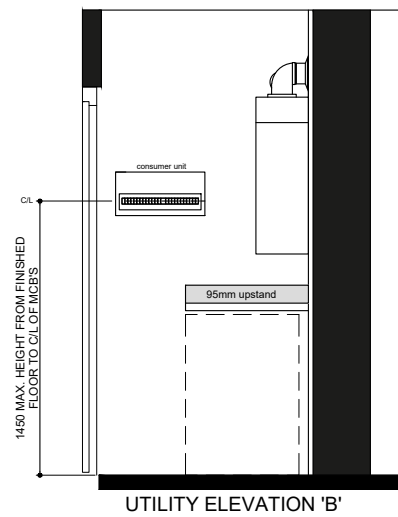
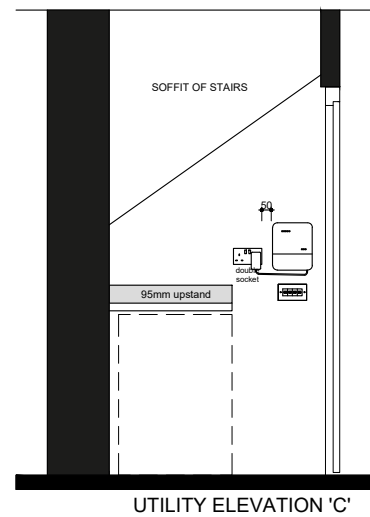
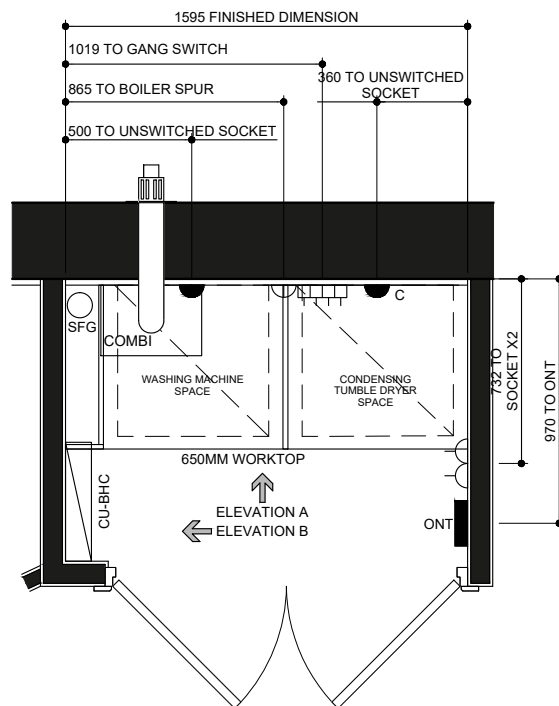
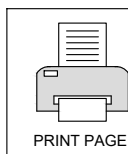
DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE



DRAWN: MF

REV:   JAN 2024

JAN 2024



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NAME: HOPKINS

DRG NO.: NSS.470-1_20.1

SCALE: 1:30:40 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM



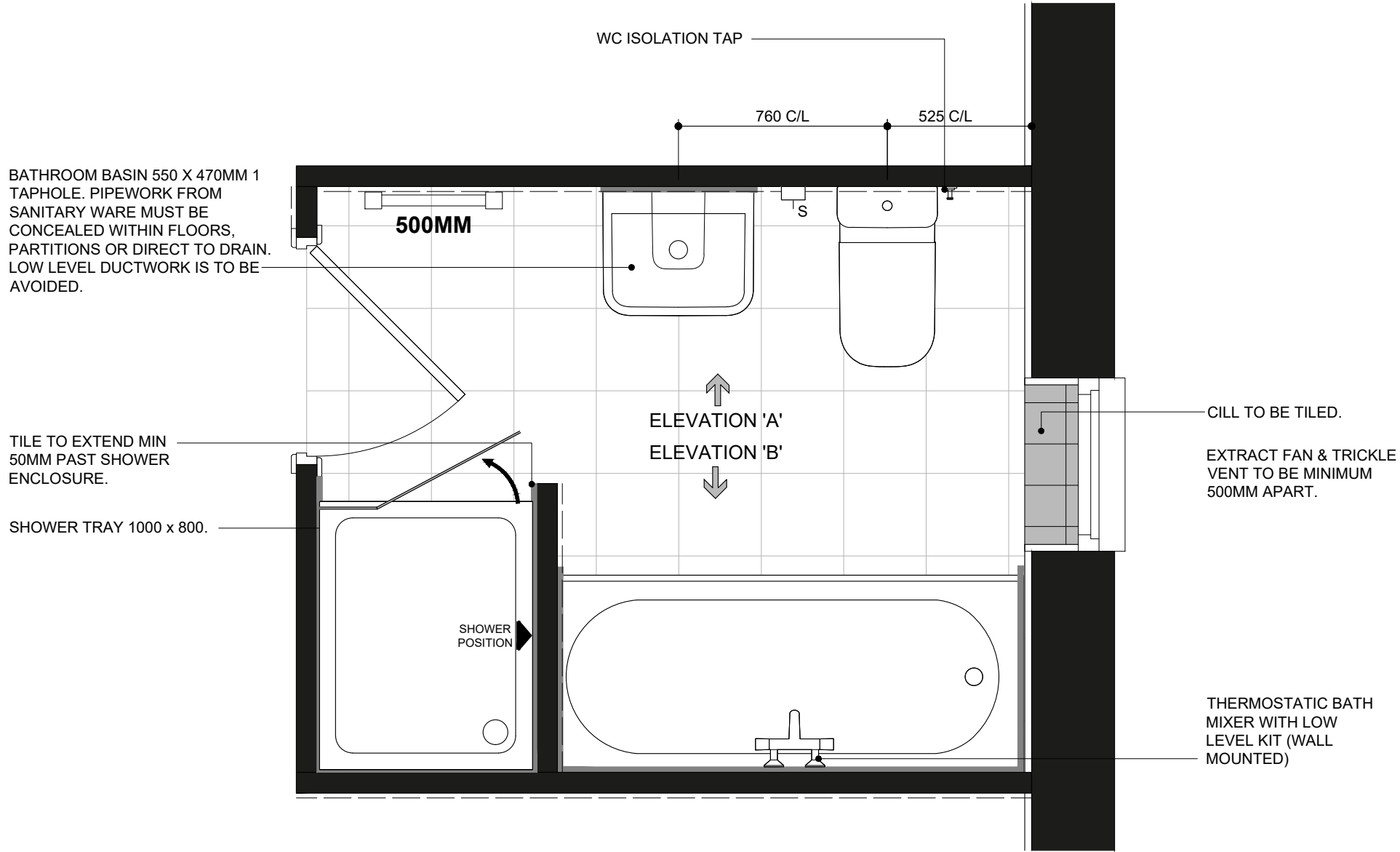
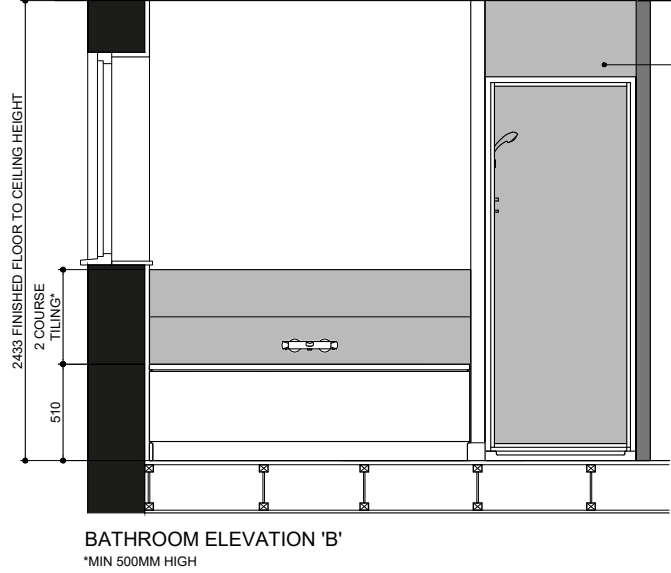
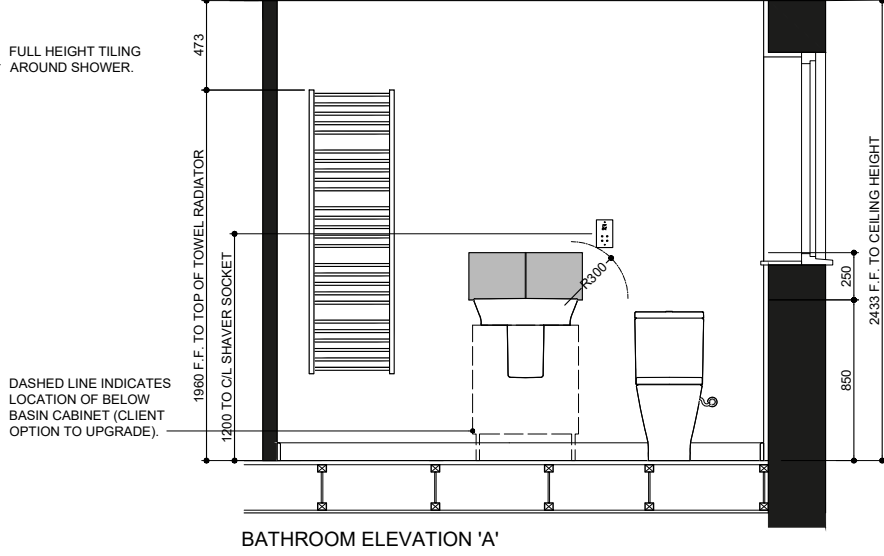
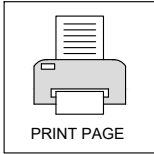
REV:

JAN 2024

36

**DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE**

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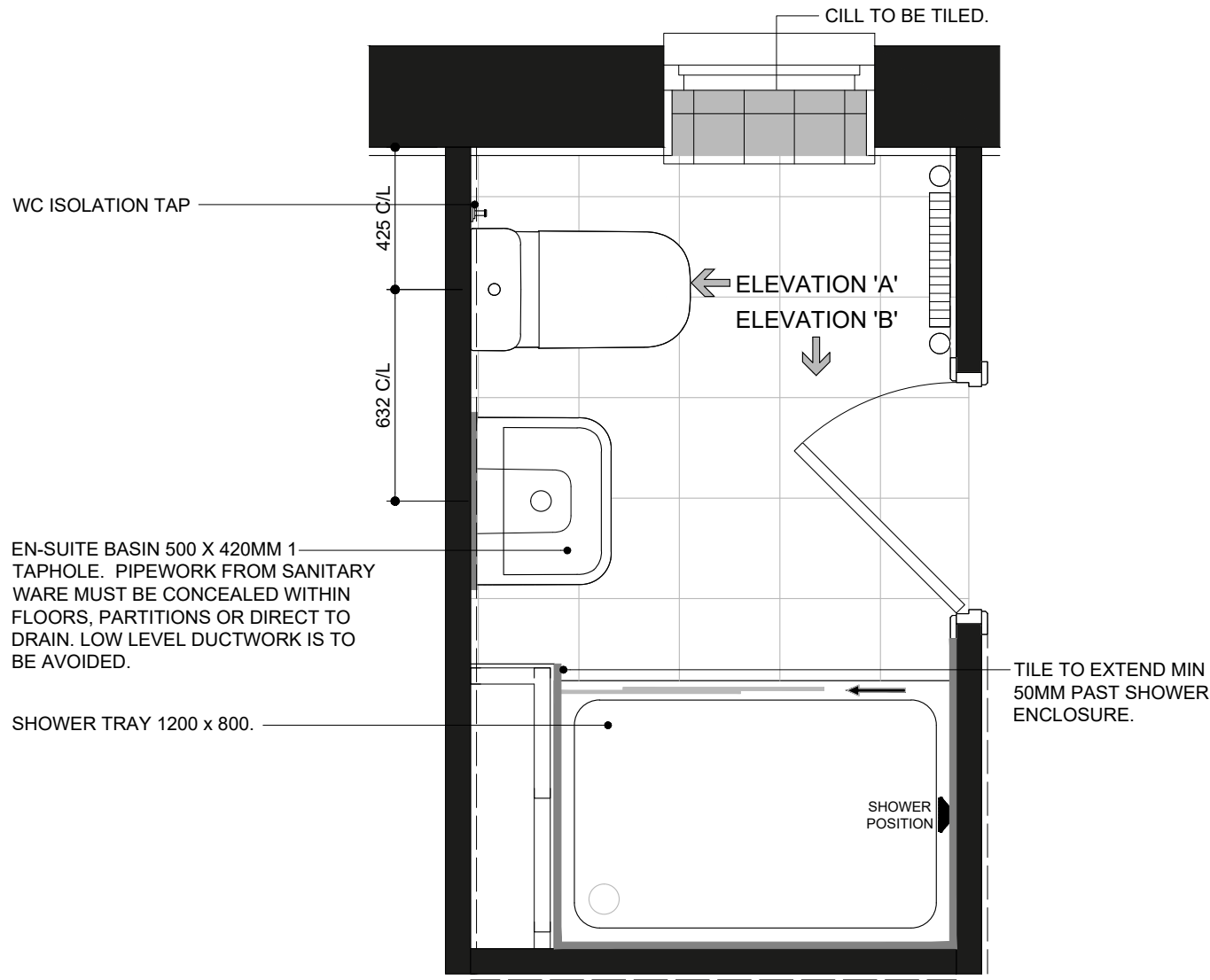
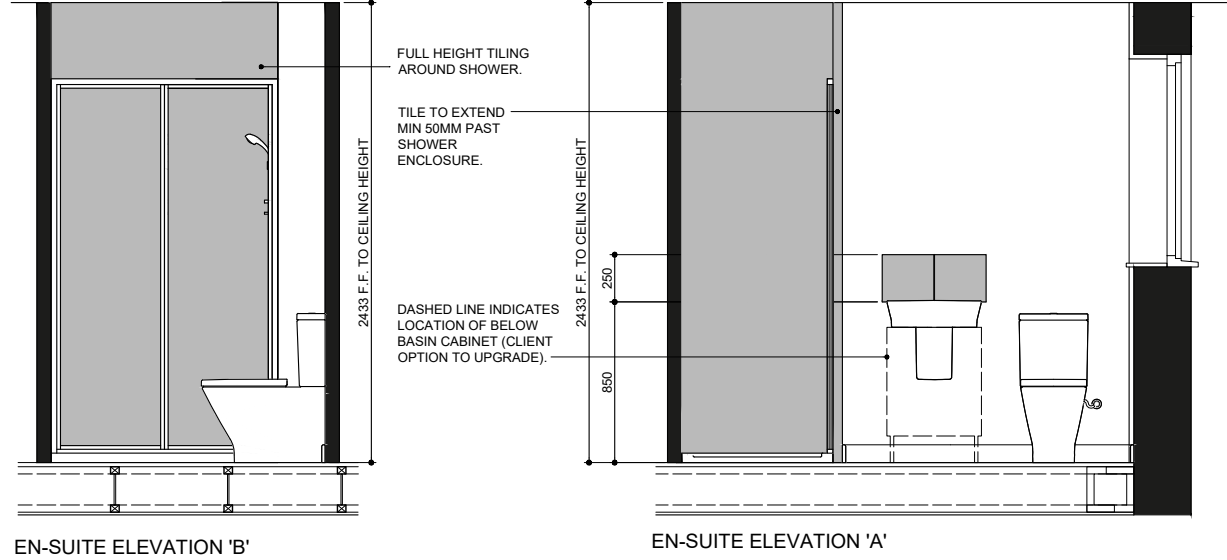
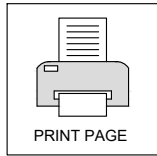
NAME: HOPKINS

DRAWING: BATHROOM LAYOUT & ELEVATIONS

DRG NO.: NSS.470-1_21
SCALE: 1:30:40 @ A3
DATE: DEC 2022
DRAWN: MF
CHECKED: GPM



REV: 6.3
JAN 2024
DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE



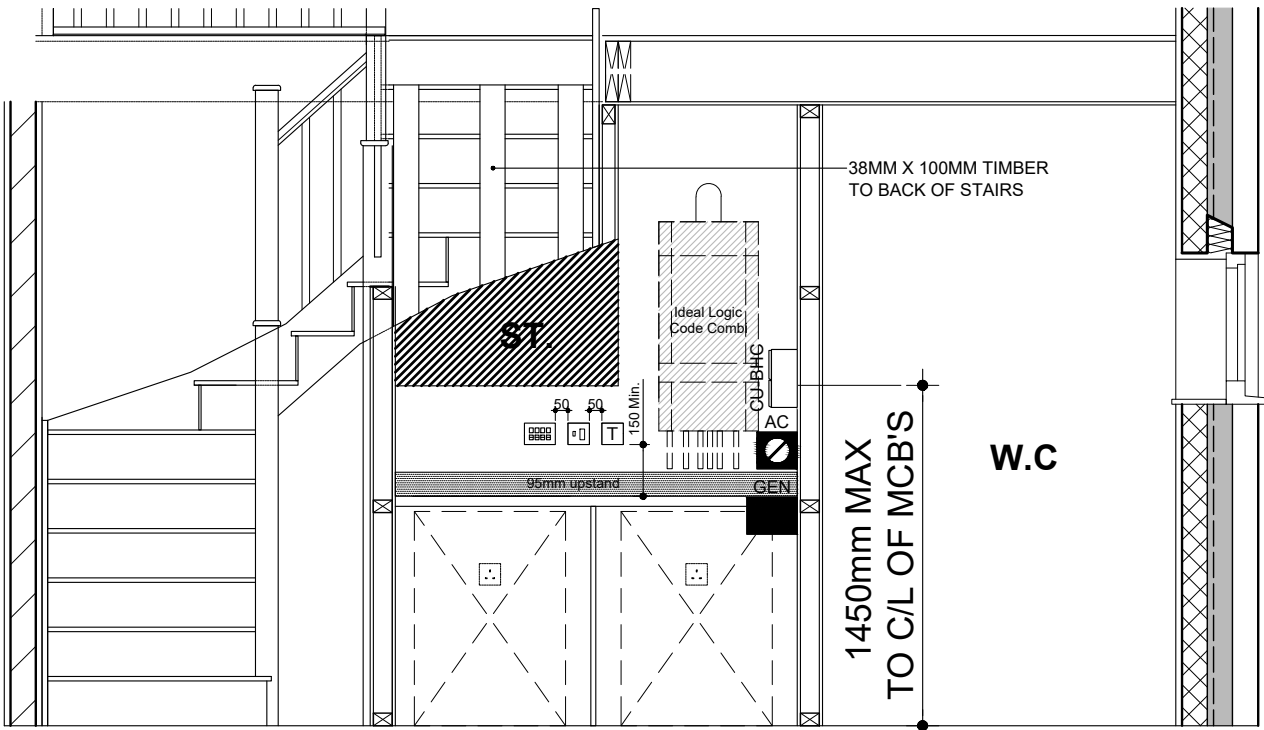
NAME: **HOPKINS**

DRAWING: **BED 1 EN-SUITE LAYOUT & ELEVATIONS**

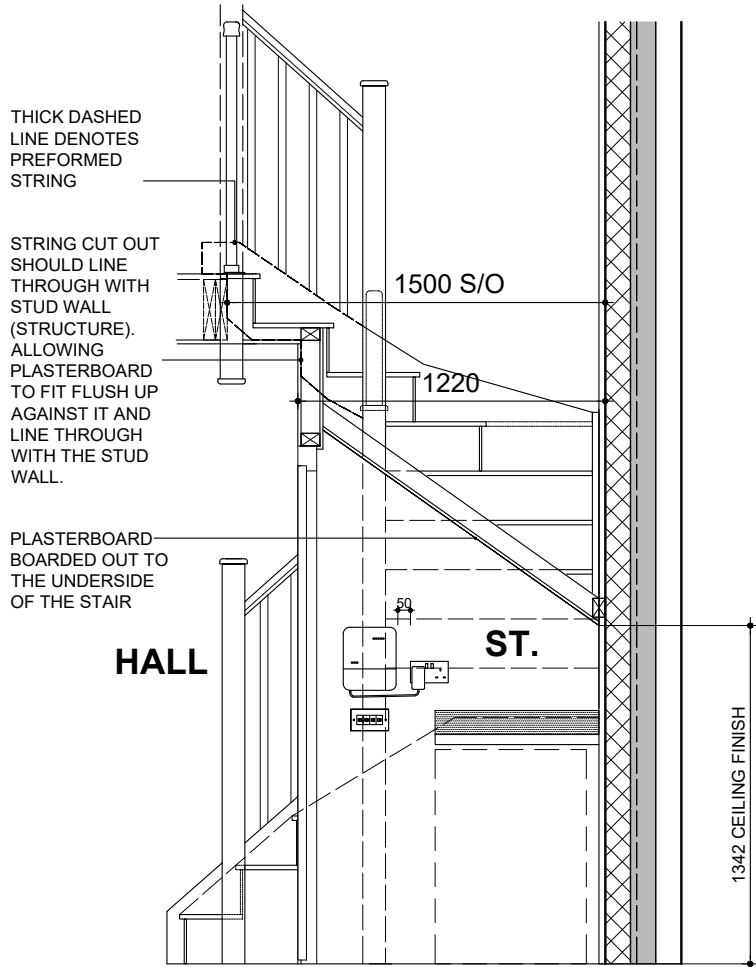
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SCALE: **1:30:40 @ A3**
DATE: **DEC 2022**
DRAWN: **MF**
CHECKED: **GPM**



REV: **6.3** JAN 2024
DRAWING UPDATED IN LINE WITH D&TB 23-011 & REVISION SCHEDULE



SERVICE CUPBOARD ELEVATION



SERVICE CUPBOARD / STAIR SECTION



NAME: HOPKINS

DRAWING:DETAIL NSS.470.D02
& NSS.470.D03

DRG NO.: NSS.470-1_23

SCALE: 1:30 @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

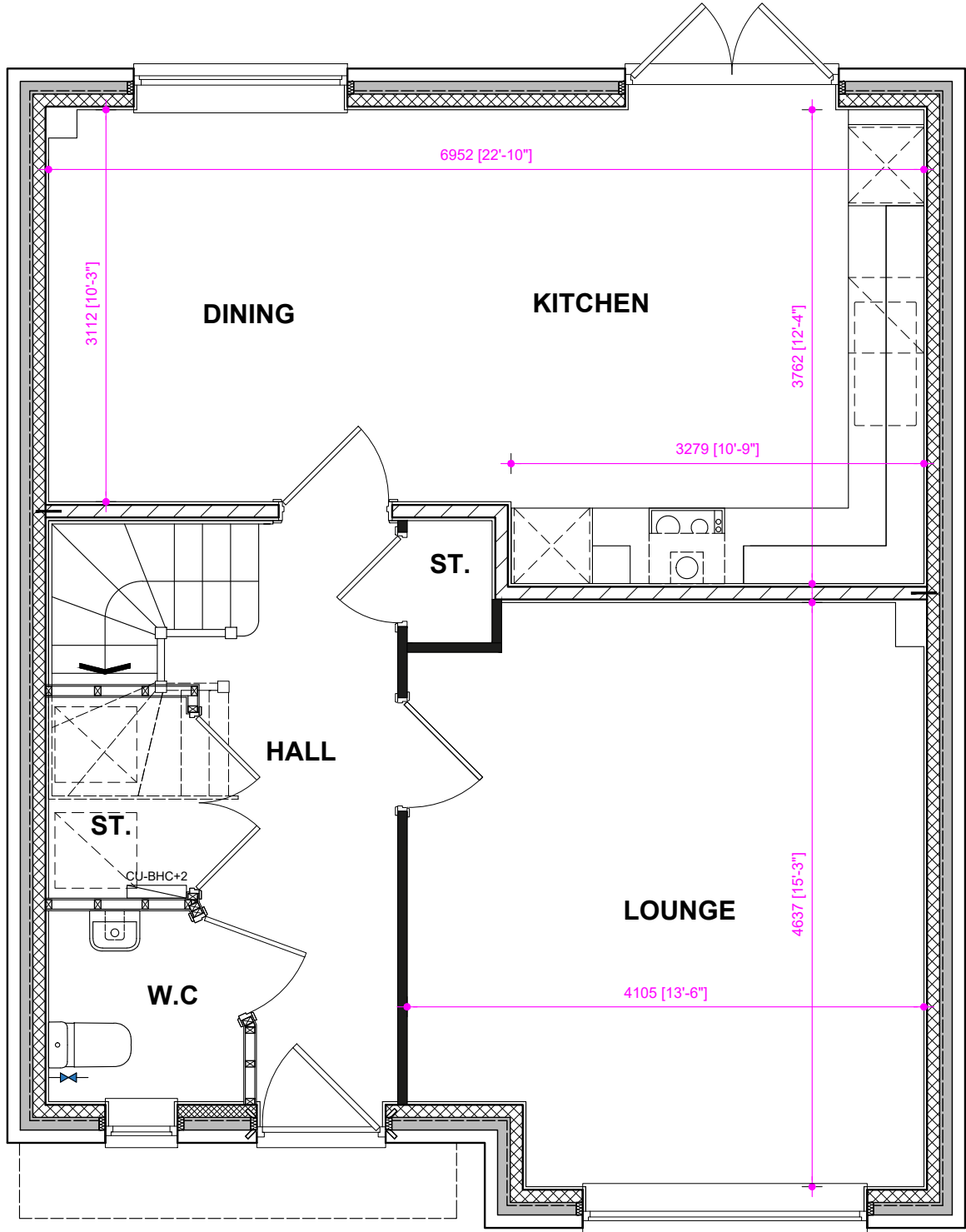
BLOOR HOMES

REV: 6.3 JAN 2024

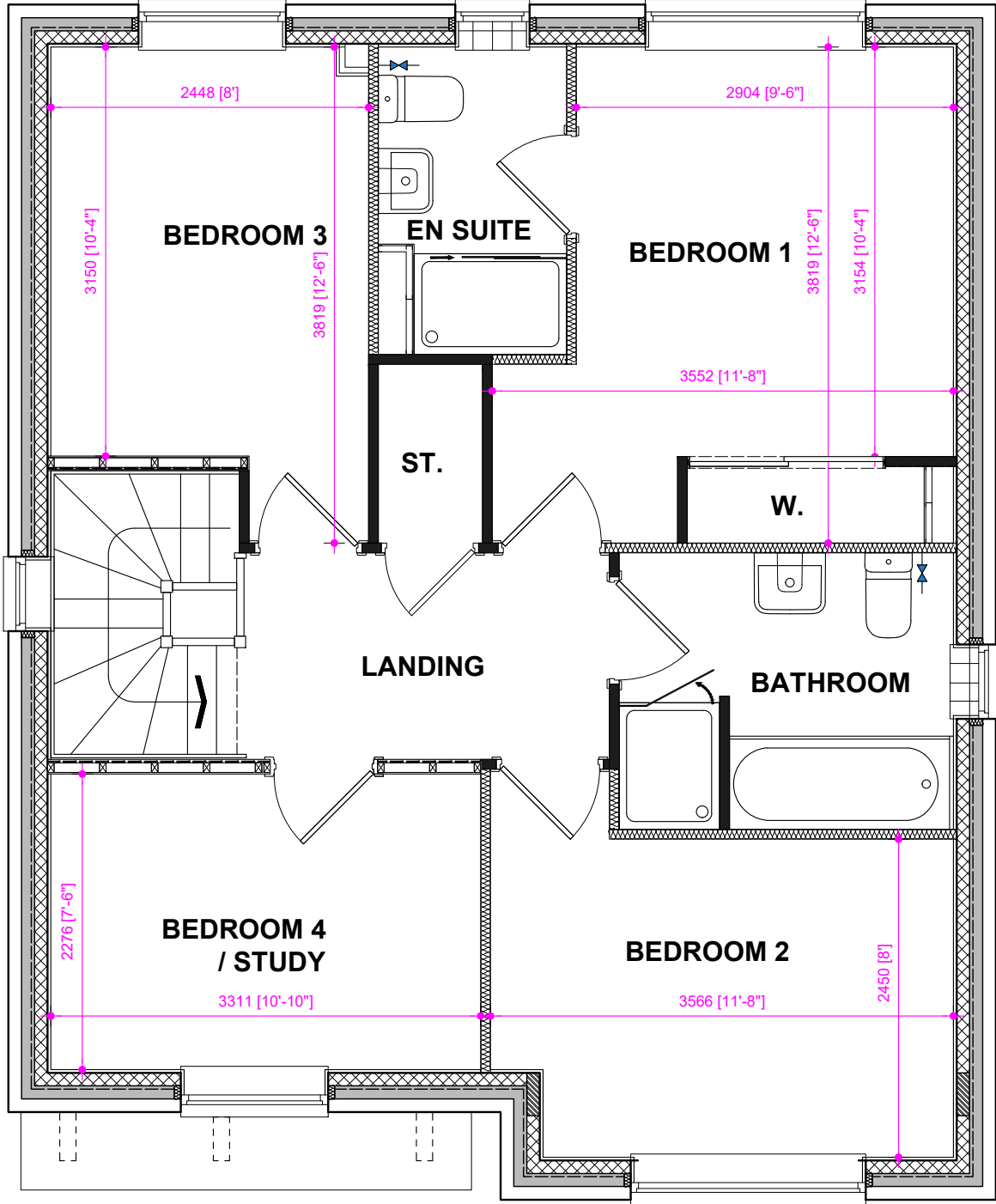
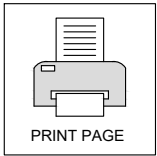
DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NAME: HOPKINS

DRAWING: ROOM SIZE LAYOUT

DRG NO.: NSS.470-1_24

SCALE: N.T.S @ A3

DATE: DEC 2022

DRAWN: MF

CHECKED: GPM

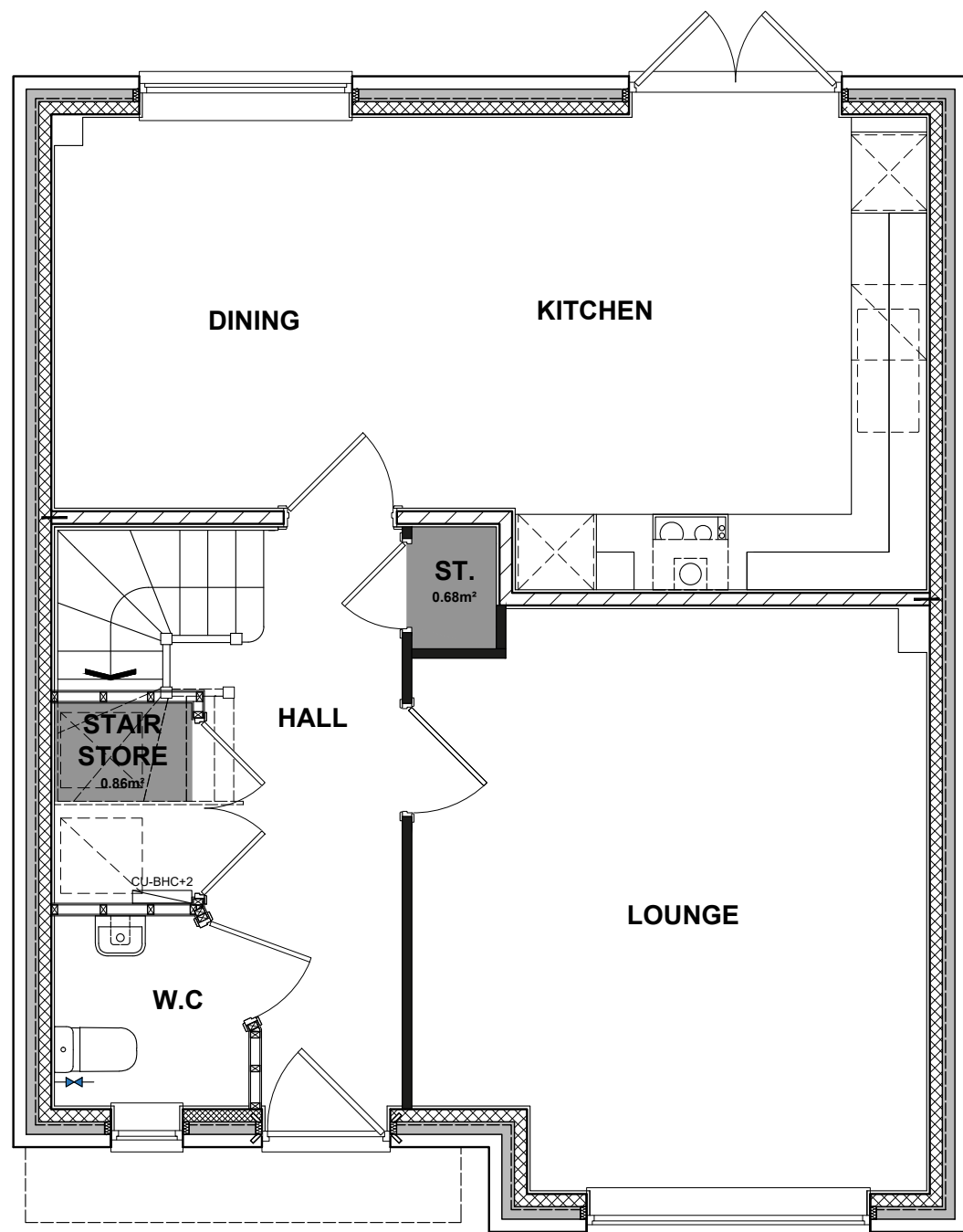
BLOOR HOMES

REV:

6.3

DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE

JAN 2024

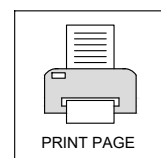


This detailed floor plan shows a 4-bedroom house with a central landing and a staircase. The layout includes:

- Bedroom 3***: 8.33m², located at the top left.
- Bedroom 1**: 11.84m², located at the top right.
- Bedroom 4 / Study**: 7.54m², located at the bottom left.
- Bedroom 2***: 8.96m², located at the bottom right.
- En Suite**: Attached to Bedroom 3, containing a bathtub and toilet.
- Bathroom**: Located in the center right, containing a bathtub, toilet, and sink.
- W.C.**: 0.72m², located near the bathroom.
- SB1**: 0.33m², located near the W.C.
- ST.**: 1.13m², a central staircase area.
- Landing**: A central area connecting the rooms.

The plan also shows a kitchen area at the bottom, a dining area, and a living area. Dimensions are provided for the overall footprint and individual rooms.

* Denotes floor areas shown to comply with National Described Space Standards (see schedule).
Room layout shown as furnished and does not demonstrate compliance.



NATIONAL SPACE STANDARDS COMPLIANCE									
FLOOR PLANS			BEDROOMS			STORAGE			
4B5P	AREA	NSS REQ'				AREA	NSS REQ'	AREA	NSS REQ'
GROUND FLOOR PLAN	56.87m ²		BEDROOM 1			11.84m ²	11.5m ²	HALL STORE	0.68m ²
FIRST FLOOR PLAN	56.87m ²		BEDROOM 2			8.96m ²	7.5m ²	STAIR STORE	0.86m ²
			BEDROOM 3			8.33m ²	7.5m ²	STORE LANDING	1.13m ²
TOTAL FLOOR AREA M ²	113.75m ²	97.00m ²	BEDROOM 4 / STUDY			7.54m ²	7.5m ²	STORE BEDROOM 1	0.33m ²
TOTAL FLOOR AREA FT ²	1224ft ²	1044ft ²	-			-	-	BUILT IN STORAGE TOTAL	3.00m ²

**DRAWING UPDATED IN LINE WITH
D&TB 23-011 & REVISION
SCHEDULE**

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