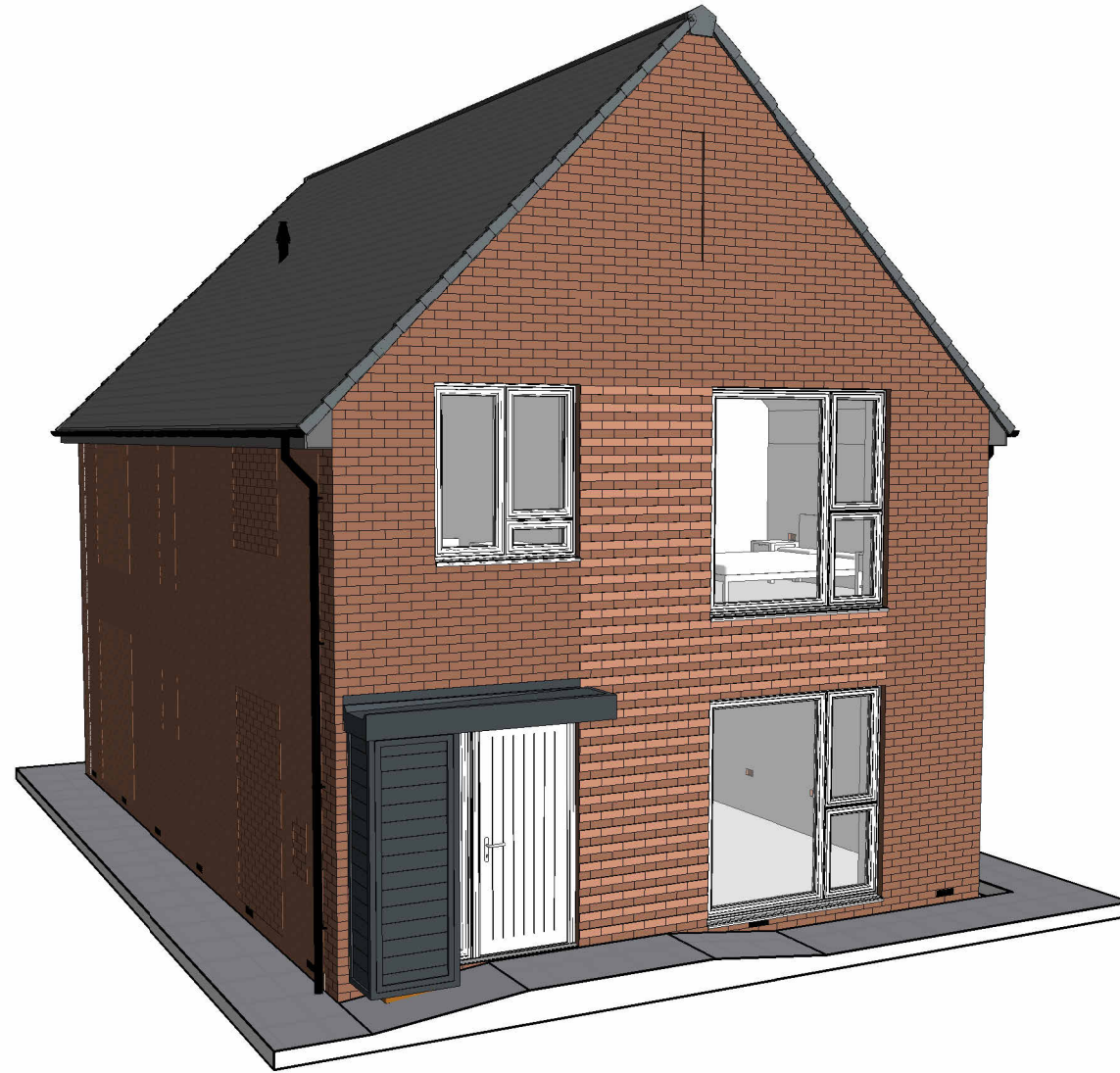


V13 Drawing Register

| Sheet Number | Sheet Name | Rev | Revision Date |
|--------------|-----------------------------------|-----|---------------|
| 1300-1300 | Cover Page & Design Risk Register | A | Feb 2024 |
| 1300-1310 | Foundation & Sub-Floor Plans | A | Feb 2024 |
| 1300-1320 | Floor Plans | A | Feb 2024 |
| 1300-1330 | MEP Plans | A | Feb 2024 |
| 1300-1340 | Elevations | A | Feb 2024 |
| 1300-1350 | Sections | A | Feb 2024 |



| | | |
|-----|---|-----------|
| Rev | Description | Date |
| A | General updates as detailed within issue email dated 02.02.2024 | Feb 2024 |
| - | Construction Issue | July 2023 |

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CONSTRUCTION

PROJECT

Gen2 House Type Portfolio

DRAWING NAME

**1300-V13-N (As)
Cover Page & Design Risk Register**

| | | |
|------------------|--------------|---------------|
| DRAWING NUMBER | DESIGNATION | DRAWN BY |
| 1300-1300 | N | Design |
| DATE | SCALE (@ A3) | REV |
| May 2023 | | A |

Notes:

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DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.

Design Risk Register

| Element | Comments |
|-------------------------------|--|
| Lifting Operations | To avoid injury when handling heavy components, specialist handling equipment is to be utilised for the positioning of heavy objects/materials. Large glazing to be installed with specialist lifting equipment by trained personnel. Protection barriers to be provided to prevent mechanical damage following installation. |
| Craneage | Crane supplier to be satisfied of adequate support to outriggers, correct lifting positions to be established to avoid slippage of sheet materials during lifting and placement. Sub-contractors and suppliers to 'design in' lifting eyes and identify weights of heavy items at drawing approval stage. All RAMS to be obtained and approved prior to any lifting operations being carried out. |
| Ground Floor Construction | Mechanical Lifting equipment to be utilised to position pre-cast concrete floor planks. Manual handling assessment to be carried out. |
| Working at Height | Install temporary scaffolding barrier to exposed edges of upper floors including toe boards throughout the build period. Provide scaffolding to all areas requiring placement of materials and finishing to all areas above ground level. Scaffolding to be positioned to avoid the need to overreach causing strain injury when placing materials. Protect areas below high level working from falling debris. Ensure space required for crane is achievable and suitable hard standing is provided. Ensure maximum fall height when fixing trusses into position is 2 metres by utilising appropriate safety measures and equipment. |
| Stairs | To prevent falls provide temporary guarding and edge protection to open well areas and keep clear during construction, eliminating the possibility of trip hazards. Stairs to be erected as early as possible during the construction process to provide vertical circulation and means of escape in case of fire. |
| Masonry Construction | When working at height mechanical lifting measures required to lift brick and block packs into position to reduce manual handling. |
| Lintels | Manual Handling Assessments to be carried out for all lintels, light craneage to be utilised for lintels considered too heavy for manual handling. |
| Structural Steelwork | Mechanical lifting measures required to reduce manual handling. Ensure required space for crane is achievable and suitable hard standing is provided. |
| Windows / Structural Openings | Any structural apertures below 800mm to be fitted with temporary guarding to prevent falls. Any structural apertures below 800mm and extending to floor level to be fitted with temporary guarding and edge protection to prevent falls. Mechanical lifting measures and frame and glazing fitted separately to be considered for installation of large windows and combination door & window frames. Window manufacturer to be consulted regarding best means of installation. |
| Window Cleaning & Maintenance | 'Easy Clean' hinges are not an option due to the top hung design to a majority of the windows, as such windows should be cleaned from ground level using a telescopic 'reach & wash' system. All windows used to be Aluminium or UPVC frames to eliminate the need for future decoration. |
| Roof Construction | Ensure space required for crane is achievable and suitable hard standing is provided. Ensure maximum fall height when fixing trusses into position is 2 metres by utilising appropriate safety measures and equipment. |

1300-V13-N (As)

FOUNDATION & SUB-FLOOR LEGEND

Brick Face External Wall

OUTSIDE - 102.5mm clay facing brickwork as site specific materials plan
 - 125mm clear cavity
 INSIDE - 100mm block as specification

100mm Sleeper Wall
 - 100mm concrete block as engineers details

215mm Sleeper Wall
 - 100mm concrete block as engineers details
 - 15mm cavity fully filled with mortar
 - 100mm concrete block as engineers details

Trench Block
 - 350mm concrete trench block as engineers details

Services & Ventilation

SVP 110mm Soil and Vent Pipe
 RWP Rainwater pipe as specification
 GULLY Sealed floor gully for level access shower
 Water Water Entry Point
 Data Lead In Data Entry Point
 Electric Entry Point
 Gas Entry Point
 Sub-Floor Telescopic Vent

Floor Finish & Span

Extent of Floor Screen
 Span of Ground Floor Construction

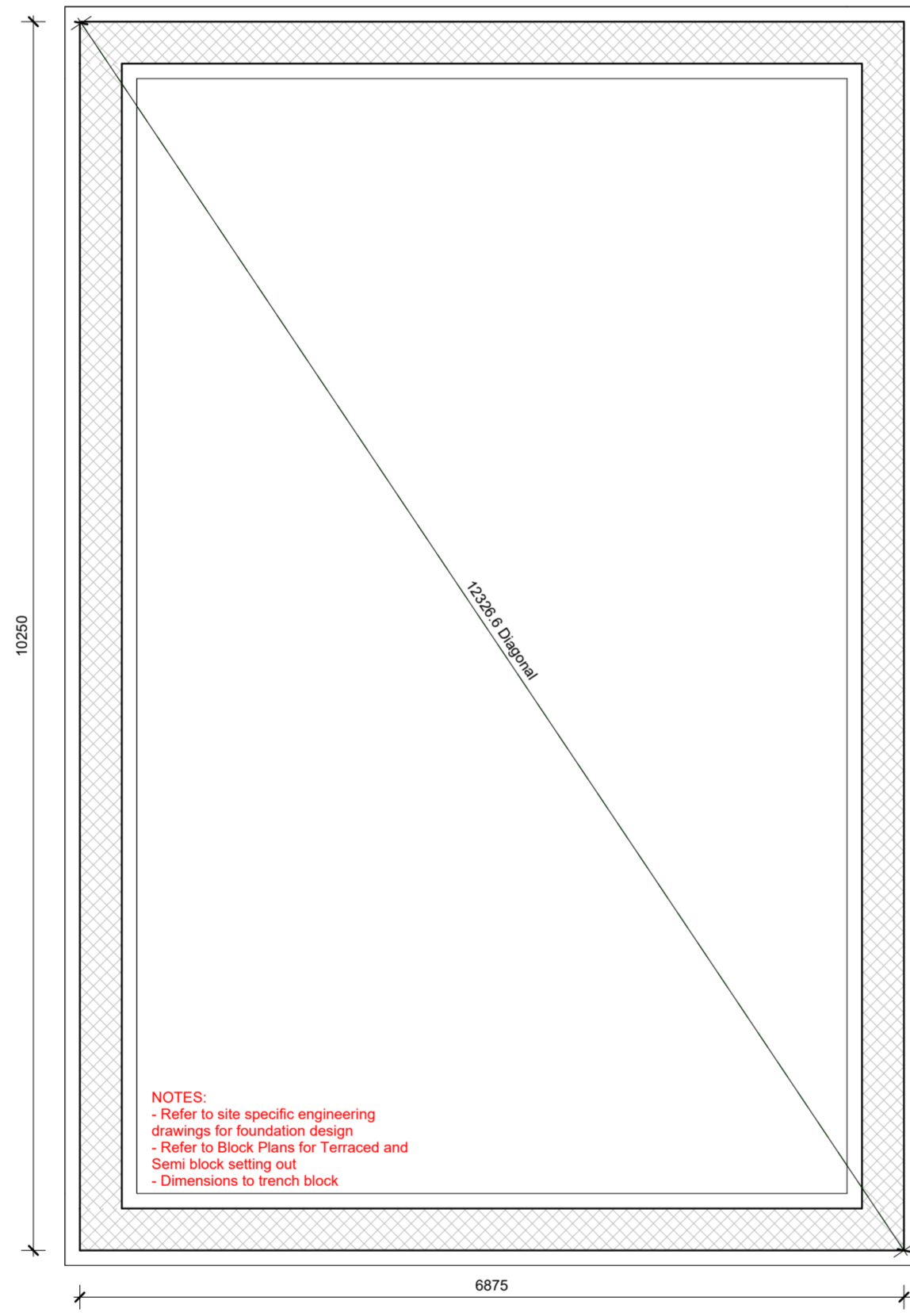
NOTES

1. Refer to engineers details and specification for all block strengths.
2. Key to be read in conjunction with construction specification.
3. Expansion and movement joints, bed reinforcement and wind posts to engineers details.
4. Always refer to site investigation report and engineers details for any gas membrane requirements.

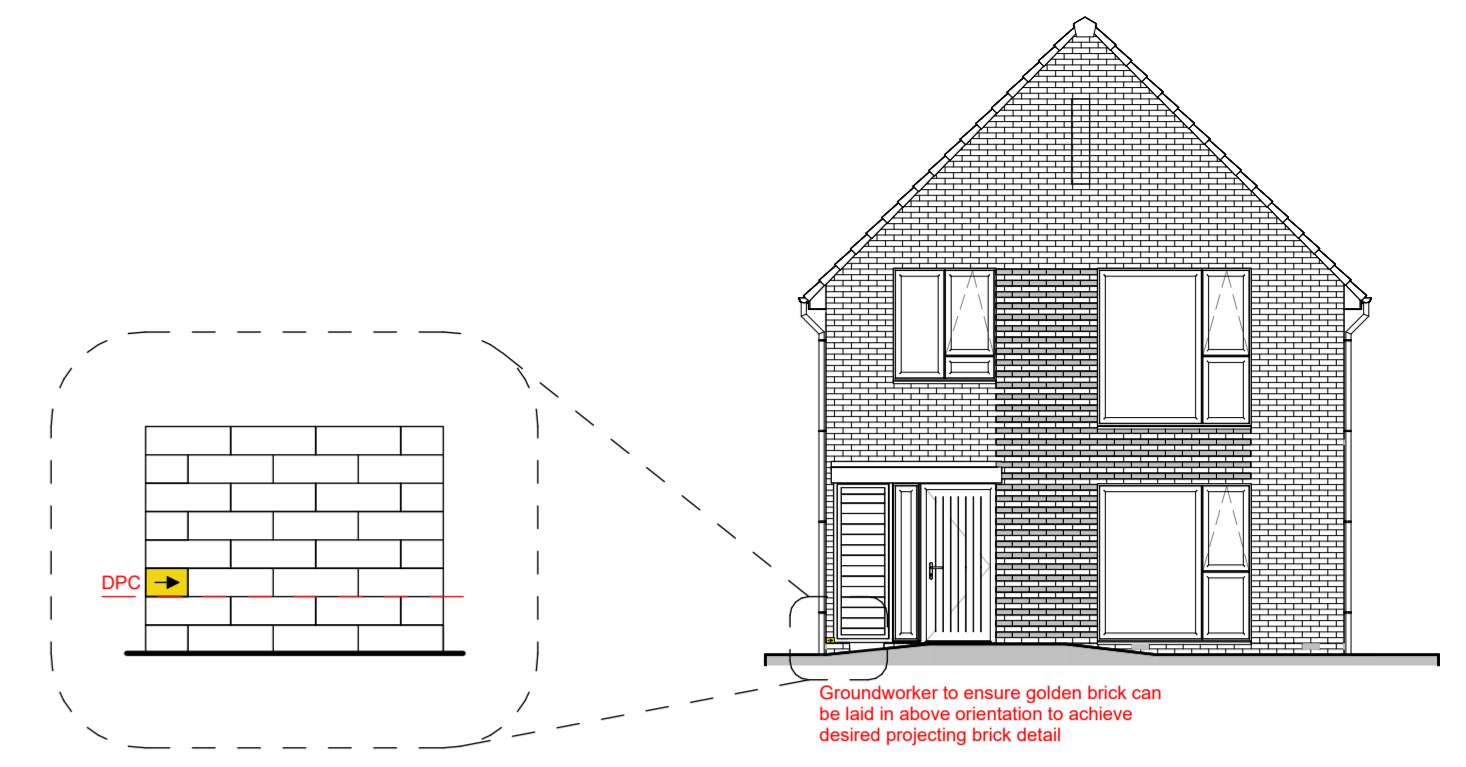
Sub-Floor Void Ventilation Schedule

| Building Area (m ²) | Building Perimeter (m) | Ventilation Required | Minimum Number of Vents Required | Number of Vents Provided |
|---------------------------------|------------------------|-----------------------|----------------------------------|--------------------------|
| 70.08 m ² | 31.36 | 47040 mm ² | 10 | 18 |

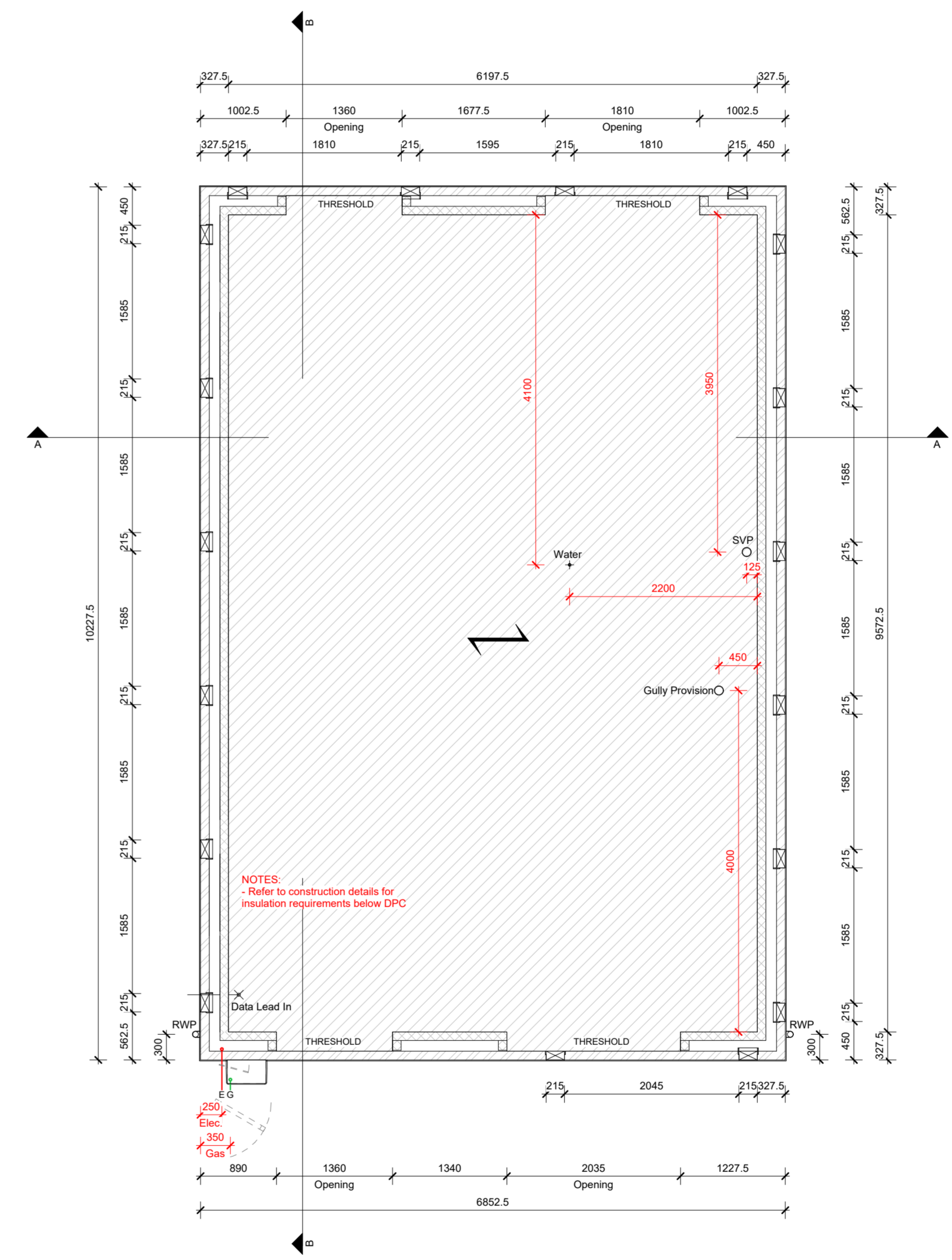
* Based on 500mm²/m² of Floor Area



1210. Foundation Plan
1 : 50



1298. Golden Brick Elevation
1 : 100



1211. Sub-Floor Setting Out
1 : 50

| | | |
|-----|---|-----------|
| Rev | Description | Date |
| A | General updates as detailed within issue email dated 02.02.2024 | Feb 2024 |
| - | Construction Issue | July 2023 |

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CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

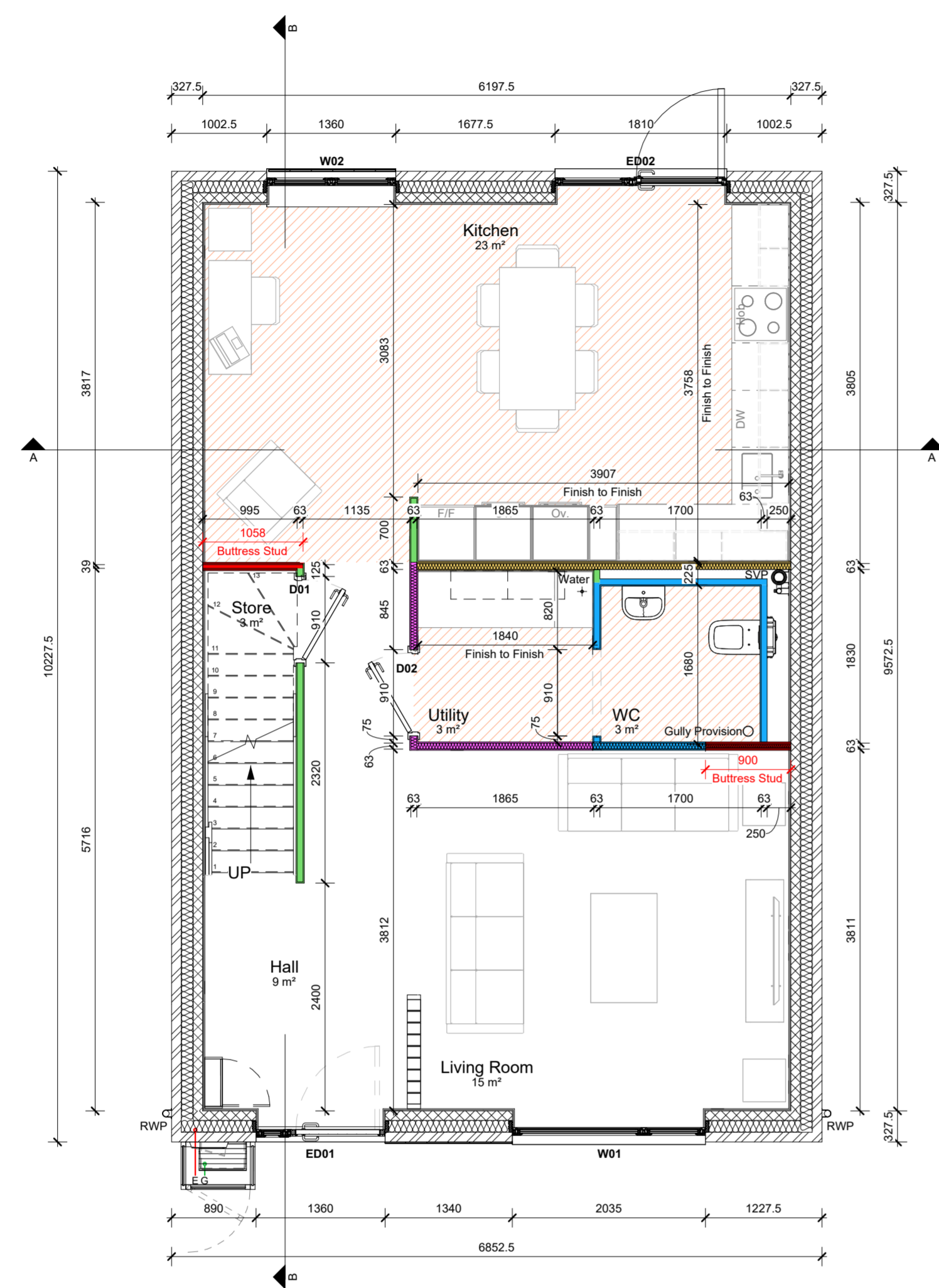
DRAWING NAME
**1300-V13-N (As)
Foundation & Sub-Floor Plans**

| | | |
|------------------------------------|-------------------------------------|---------------------------|
| DRAWING NUMBER 1300-1310 | DESIGNATION N | DRAWN BY Design |
| DATE May 2023 | SCALE (@ A1) As indicated | REV A |

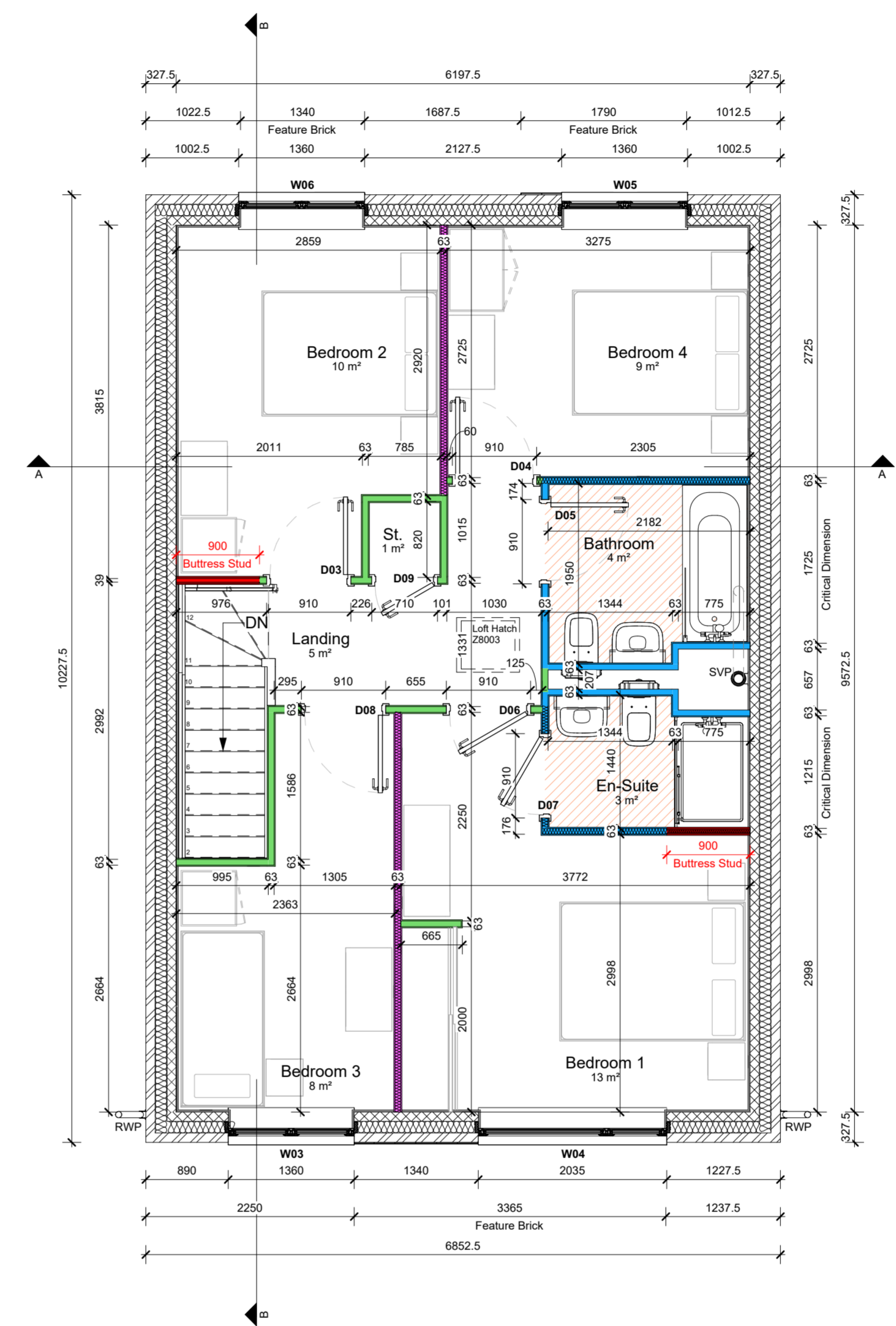
Notes:

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DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.



1220. Ground Floor Setting Out
1 : 50



1230. First Floor Setting Out
1 : 50

WALL TYPE LEGEND

Brick Face External Wall

- OUTSIDE: 102.5mm clay facing brickwork to site specific materials plan
- 125mm cavity fully filled with insulation as specification
- 100mm block as specification
- INSIDE: 12.5mm plasterboard on 10mm adhesive discs, all joints taped and filled before wet plaster skim finish

NON LOADBEARING STUD PARTITIONS

General Partition

- 63x38mm C16 studwork at max 600mm centres with suitable noggins
- Plattress between stud with 12mm Ply where required for MEP fixtures and fittings
- 1no. layer of 12.5mm plasterboard mechanically fixed to stud both sides of wall with all joints taped and filled before wet plaster skim finish

Plattressed Partition Wall

- 63x38mm C16 studwork at max 600mm centres with suitable noggins
- 12mm ply mechanically fixed to stud on load-bearing side of wall (Kitchens etc.)
- 1no. layer of 12.5mm plasterboard mechanically fixed to stud both sides of wall with all joints taped and filled before wet plaster skim finish

Acoustic & Fire Rated Partition

- 30 Min
- 63x38mm C16 studwork at max 600mm centres with suitable noggins
- Voids between studwork fully filled with 60mm Rockwool Flexi or similar approved mineral wool.
- Plattress between stud with 12mm Ply where required for MEP fixtures and fittings
- 1no. layer of 12.5mm plasterboard mechanically fixed to stud both sides of wall with all joints taped and filled before wet plaster skim finish
- Achieves F₄₅R₄₅ in accordance with AD-E
- Achieves REI 30 fire resistance in accordance with British Gypsum White Book

Wet-Room Partition (WC / Bathroom / En-suite)

- 63x38mm C16 studwork at max 400mm centres with suitable noggins
- Plattress between stud with 12mm Ply where required for MEP fixtures and fittings
- 12.5mm moisture resistant plasterboard mechanically fixed to stud on wet-room side of wall with all joints taped and filled prepared for tiling or wet plaster skim finish
- 12.5mm standard plasterboard mechanically fixed to stud on dry-room side of wall where required with all joints taped and filled before wet plaster skim finish

Framing Wall

- 63x38mm C16 studwork wide face out at max 400mm centres with suitable noggins
- 1no. layer of 12.5mm plasterboard mechanically fixed to stud on room side of wall with all joints taped and filled before wet plaster skim finish

Anchored/Buttress Stud Partition

- Refer to structural engineers details and Northstone construction details. Buttress Studs and Windposts not required on party walls.

Insulation Between Studs

- Voids between studwork fully filled with 60mm Rockwool Flexi or similar approved mineral wool where indicated on drawing for AD-E compliance
- Achieves F₄₅R₄₅ in accordance with AD-E
- Achieves REI 30 fire resistance in accordance with British Gypsum White Book

NOTES

- Refer to engineers details and specification for all block strengths.
- Key to be read in conjunction with construction specification.
- Expansion and movement joints, bed reinforcement and wind posts to engineers details.
- All dimensions are to structure unless otherwise noted.

FLOORING LEGEND

LVT Flooring

- Vinyl flooring applied as Northstone finishes specification and relevant customer options.

V13 External Door Schedule

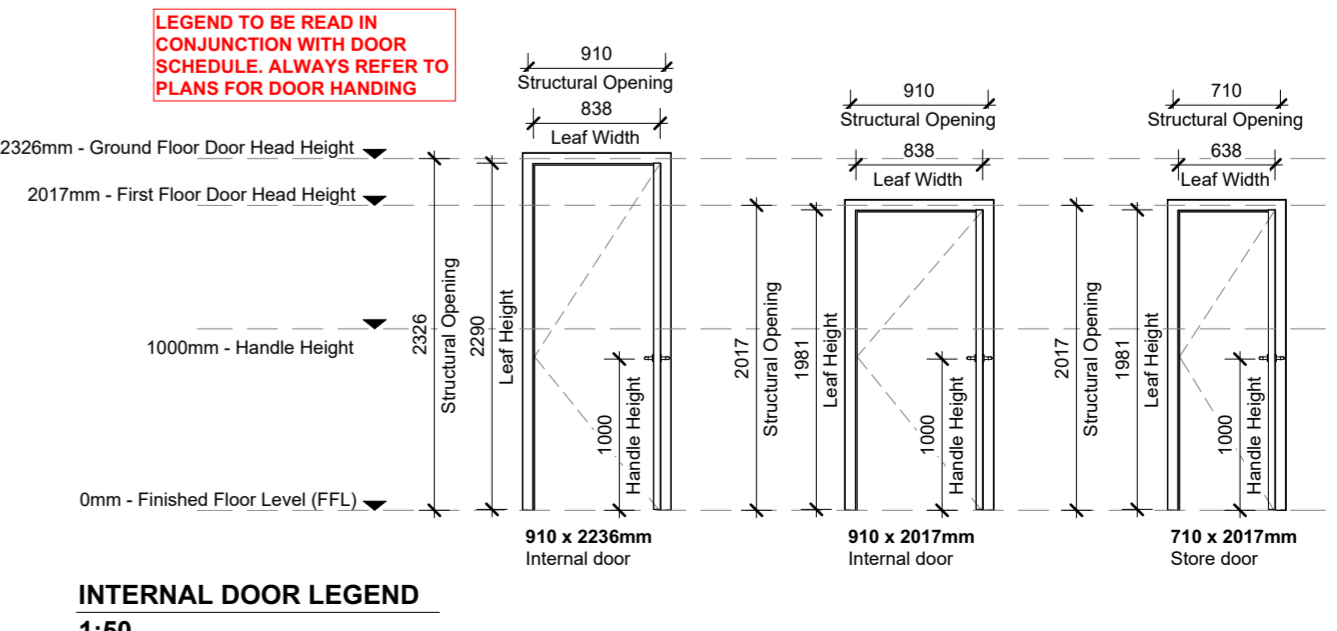
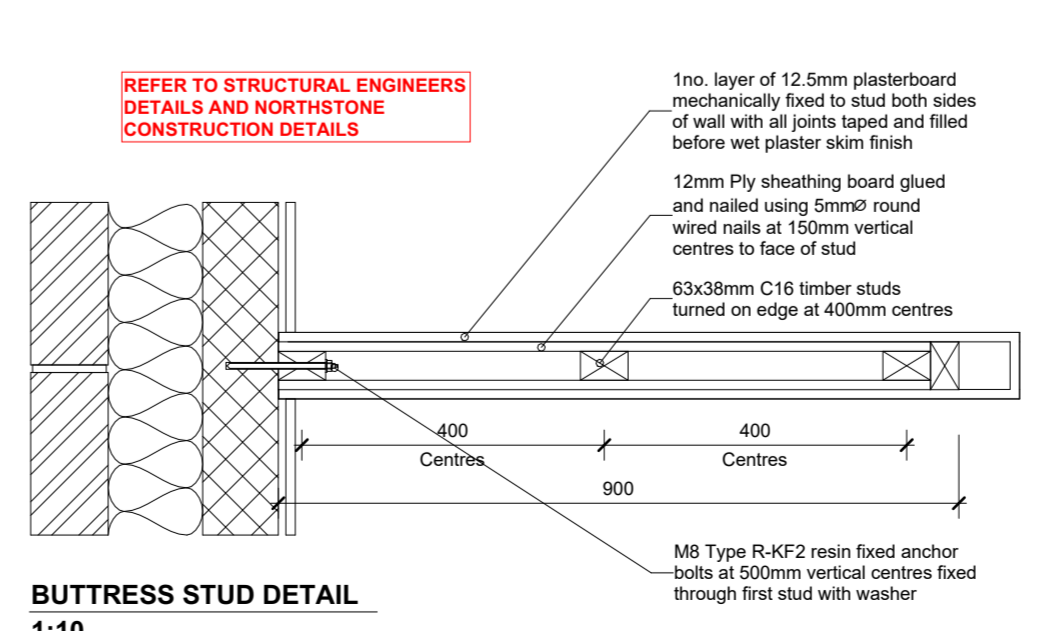
| Floor | Door Ref | Width | Height | Door Width | Reveal Depth | U-Value (Door / Sidelight) | Toughened Glass | Glazing Specification | MF Width | Sidelight MF Width | MF Height | Area of Glazing | Notes |
|---------------------|----------|-------|--------|------------|--------------|---|-----------------|-----------------------|----------|--------------------|-----------|----------------------|-------|
| Ground Floor FF/DPC | ED01 | 1360 | 2110 | 1000 | 50 | 0.45W/m ² K / 0.55W/m ² K | Yes | Triple Glazed | 984 | 344 | 2061 | 0.451 m ² | |
| Ground Floor FF/DPC | ED02 | 1810 | 2110 | 1000 | 70 | 0.90W/m ² K / 0.55W/m ² K | Yes | Triple Glazed | 984 | 794 | 2061 | 2.618 m ² | |

V13 Window Schedule

| Floor | Window Ref | Width | Height | Toughened Glass | U-Value | Reveal Depth | Obscure Glazing | Escape Window | Trickle Vents | Glazing Specification | Area of Glazing | Notes |
|---------------------|------------|-------|--------|-----------------|------------------------|--------------|-----------------|---------------|---------------|-----------------------|----------------------|-------|
| Ground Floor FF/DPC | W01 | 2035 | 2110 | Yes | 0.55W/m ² K | 70 | No | No | Yes | Triple Glazed | 3.435 m ² | |
| Ground Floor FF/DPC | W02 | 1360 | 2110 | Yes | 0.55W/m ² K | 70 | No | No | Yes | Triple Glazed | 2.096 m ² | |
| First Floor FFL | W03 | 1360 | 1510 | Yes | 0.55W/m ² K | 70 | No | Yes | Yes | Triple Glazed | 1.438 m ² | |
| First Floor FFL | W04 | 2035 | 2110 | Yes | 0.55W/m ² K | 70 | No | Yes | Yes | Triple Glazed | 3.435 m ² | |
| First Floor FFL | W05 | 1360 | 1510 | Yes | 0.55W/m ² K | 70 | No | Yes | Yes | Triple Glazed | 1.438 m ² | |
| First Floor FFL | W06 | 1360 | 1510 | Yes | 0.55W/m ² K | 70 | No | Yes | Yes | Triple Glazed | 1.438 m ² | |

Internal Door Schedule

| Floor | Door Ref | From Room | To Room | Structural Width | Structural Height | Leaf Width | Casing Depth | Fire Rating | Self Closer | Notes |
|---------------------|----------|-----------|----------|------------------|-------------------|------------|--------------|----------------|-------------|-------|
| Ground Floor FF/DPC | D01 | Hall | Store | 910 | 2326 | 838 | 96 | Not Fire Rated | No | |
| Ground Floor FF/DPC | D02 | Hall | Utility | 910 | 2326 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D03 | Bedroom 2 | Landing | 910 | 2017 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D04 | Bedroom 4 | Landing | 910 | 2017 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D05 | Bathroom | Landing | 910 | 2017 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D06 | Bedroom 1 | Landing | 910 | 2017 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D07 | Bedroom 1 | En-Suite | 910 | 2017 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D08 | Bedroom 3 | Landing | 910 | 2017 | 838 | 96 | Not Fire Rated | No | |
| First Floor FFL | D09 | Landing | St. | 710 | 2017 | 638 | 96 | Not Fire Rated | No | |



General updates as detailed within issue email dated 02.02.2024

Feb 2024

Construction Issue

July 2023

Rev Description Date

NORTHSTONE

Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**1300-V13-N (As)
Floor Plans**

| | | |
|------------------------------------|-------------------------------------|---------------------------|
| DRAWING NUMBER 1300-1320 | DESIGNATION N | DRAWN BY Design |
| DATE May 2023 | SCALE (@ A1) As indicated | REV A |

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V13 Electrical Fixture Schedule

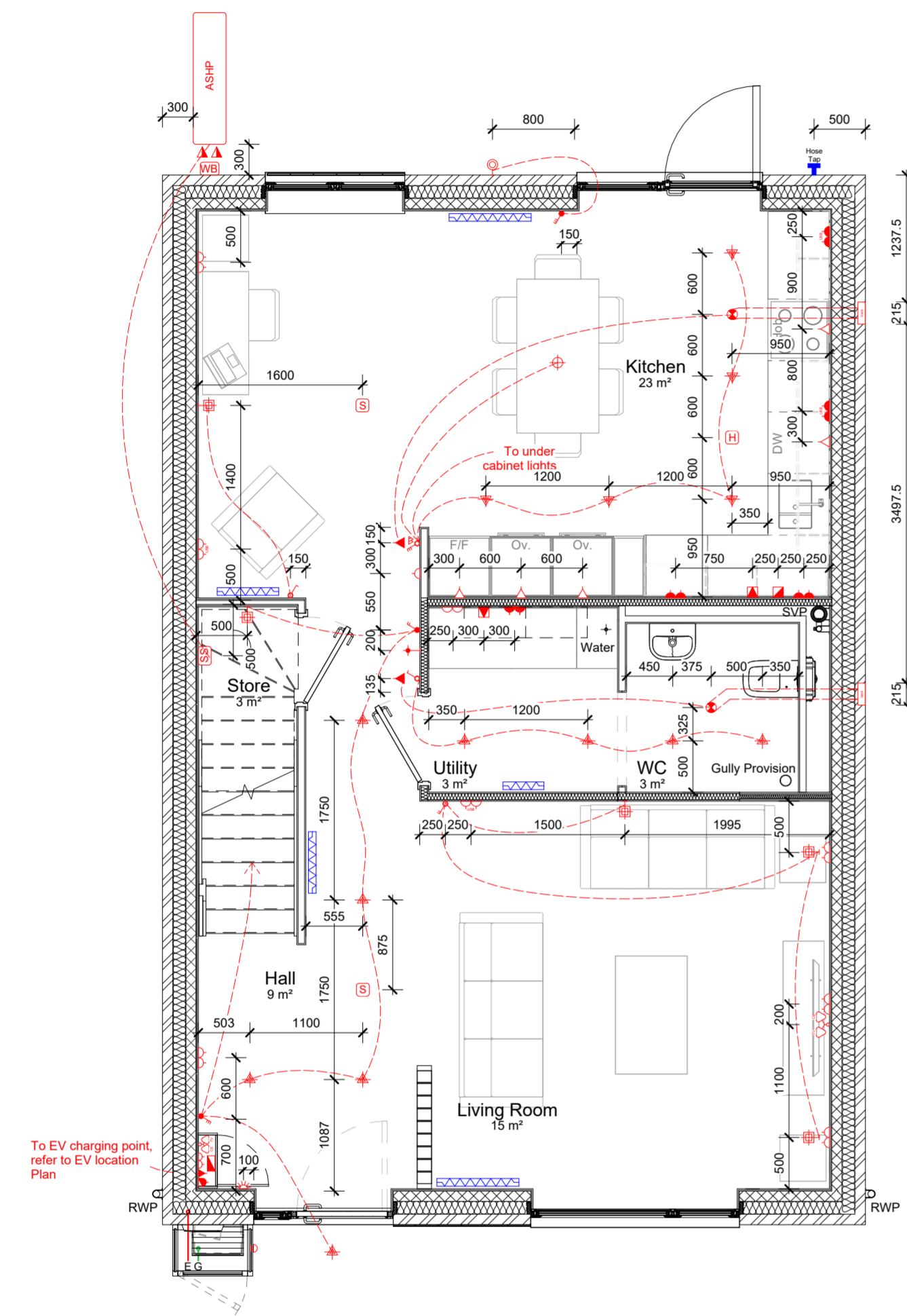
| Electrical Item | Quantity |
|--|----------|
| Door Bell Push | 2 |
| External Wall Light | 1 |
| IP66 Rated External Whisper Box | 1 |
| Recessed spot light | 1 |
| Hall | |
| 13A Switched Fused Spur | 1 |
| Consumer Unit M&E - Refer to Detail | 1 |
| Door Bell Sounder | 1 |
| Double gang light switch - two way | 1 |
| Double Socket | 1 |
| Recessed spot light | 4 |
| Single gang light switch - single way | 1 |
| Smoke Detector | 1 |
| Triple gang light switch - two way | 1 |
| Wondwall thermostat | 1 |
| Living Room | |
| 2-Way Data Module with CAT6 & TV Inserts | 1 |
| Double gang light switch - single way | 1 |
| Double Socket | 3 |
| Double Socket with USB | 1 |
| Internal Wall Light | 3 |
| Kitchen | |
| 13A Switched Fused Spur | 1 |
| 13A Unswitched Fused Spur | 5 |
| Ceiling mounted fan CV2-GIP | 1 |
| Cooker Control Box | 1 |
| Double Socket | 3 |
| Double Socket with USB | 3 |
| Heat Detector | 1 |
| Internal Wall Light | 1 |
| Kitchen ganging plate with appliance names | 1 |
| Pendant light | 1 |
| Recessed spot light | 5 |
| Single gang light switch - single way | 1 |
| Single socket | 1 |
| Smoke Detector | 1 |
| Triple gang light switch - two way | 1 |
| Wondwall switch | 1 |
| Utility | |
| Double Socket | 2 |
| Kitchen ganging plate with appliance names | 1 |
| Recessed spot light | 2 |
| Unswitched Single Socket | 2 |
| WC | |
| Ceiling mounted fan CV2-GIP | 1 |
| Recessed spot light | 2 |
| Store | |
| Internal Wall Light | 1 |
| Panasonic Smart Control Switch for ASHP | 1 |
| Landing | |
| 13A Switched Fused Spur | 1 |
| Double gang light switch - two way | 1 |
| Pendant light | 1 |
| Single gang light switch - single way | 1 |
| Smoke Detector | 1 |
| Wondwall thermostat | 1 |
| Bedroom 1 | |
| 2-Way Data Module with CAT6 & TV Inserts | 1 |
| 13A Switched Fused Spur | 1 |
| Double gang light switch - two way | 1 |
| Double Socket | 3 |
| Double Socket with USB | 2 |
| Pendant light | 2 |
| Recessed spot light | 3 |
| Single gang light switch - single way | 1 |
| Single gang light switch - two way | 2 |
| En-Suite | |
| Ceiling mounted fan CV2-GIP | 1 |
| Recessed spot light | 3 |
| Shaver Socket | 1 |
| Bedroom 2 | |
| Double Socket | 3 |
| Double Socket with USB | 1 |
| Pendant light | 1 |
| Single gang light switch - single way | 1 |
| Bedroom 3 | |
| Double Socket | 3 |
| Double Socket with USB | 1 |
| Pendant light | 1 |
| Single gang light switch - single way | 1 |
| Bedroom 4 | |
| Double Socket | 3 |
| Double Socket with USB | 1 |
| Pendant light | 1 |
| Single gang light switch - single way | 1 |
| Bathroom | |
| Ceiling mounted fan CV2-GIP | 1 |
| Recessed spot light | 3 |
| Shaver Socket | 1 |
| St. | |
| Carbon Monoxide Detector | 1 |

Ventilation Fixture Schedule

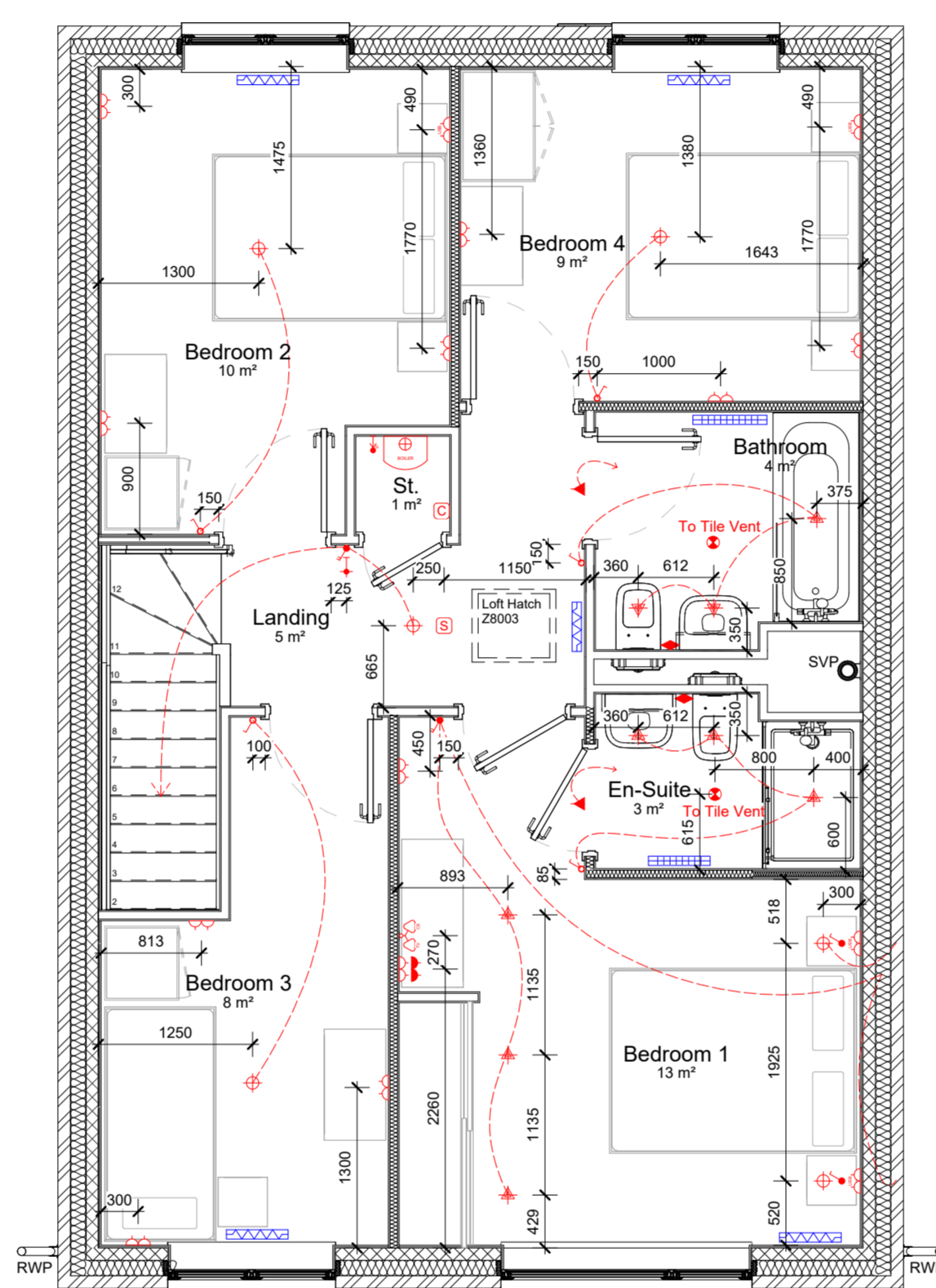
| Ventilation Item | Quantity |
|--|----------|
| Single air brick for CV2.GIP fan | 3 |
| Flat Edge Tile Vent for Concrete Tiles | 3 |
| Boiler Flue Terminal and Flashing Kit | 1 |

M&E LEGEND

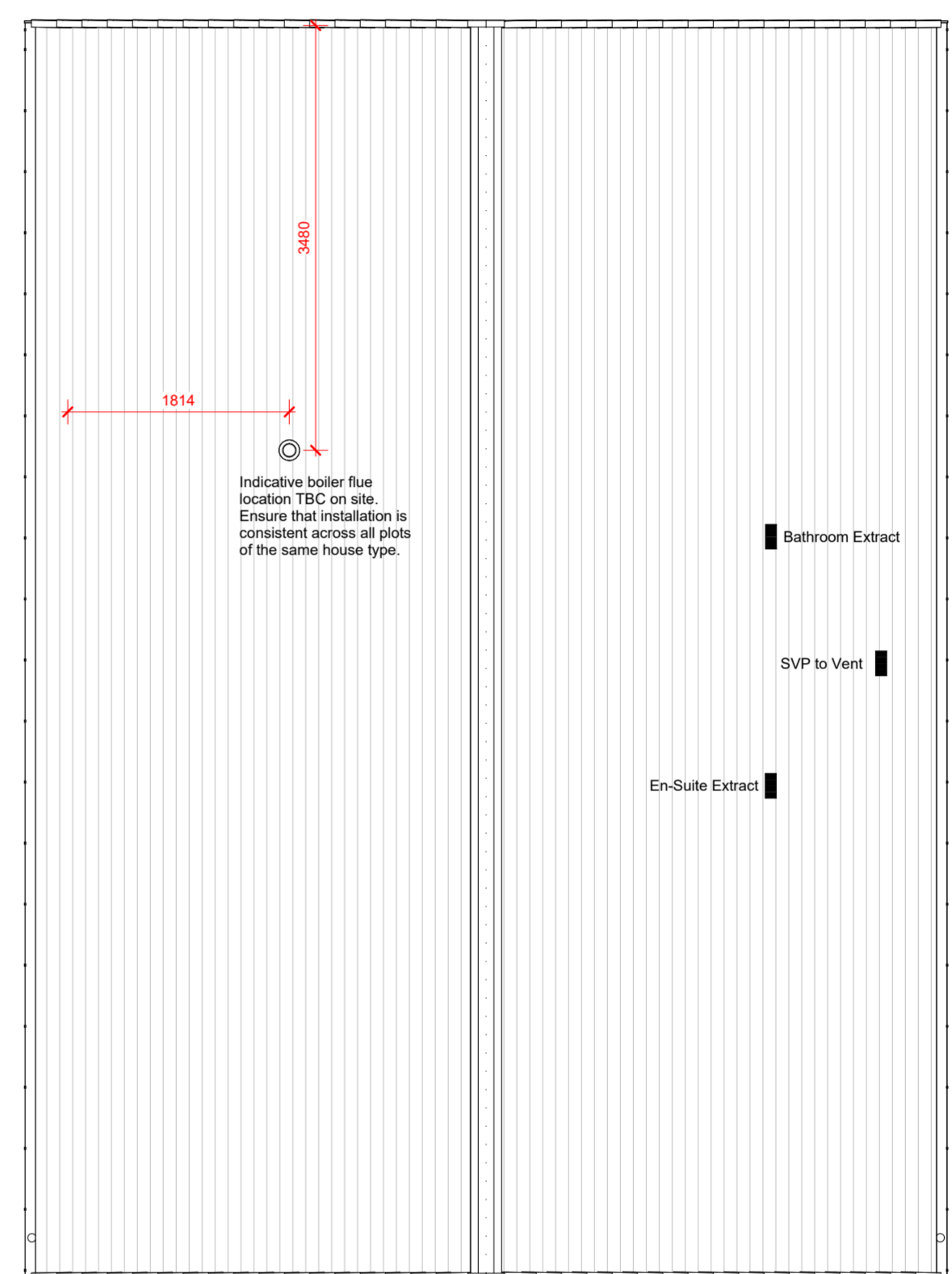
- LIGHTING**
- External Wall Light
 - Internal Wall Light
 - Pendant Light
 - Recessed Spot Light
 - Bulkhead Light
- SWITCHES**
- Single Gang Switch
 - Double Gang Switch
 - Triple Gang Switch
 - Single Two-Way Switch
 - Double Two-Way Switch
 - Triple Two-Way Switch
 - Wondwall Switch
 - 13A Switched Fused Spur
 - 13A Unswitched Fused Spur
 - Labelled Gang Plate with Appliance Names
 - Cooker Control Box
- SOCKETS**
- Single Socket - Low Level
 - Unswitched Single Socket - Low Level
 - 5 Amp Socket
 - Double Socket - Low Level
 - Double Socket - Low Level With USB
 - Single Socket - Worktop Level
 - Double Socket - Worktop Level With USB
 - External IP66 Rated Socket
 - Shaver Socket
- MISC. ELECTRICAL**
- Consumer Unit
 - Central Heating Room Thermostat
 - Data Module with TV Point Insert
 - Data Module with CAT6 Socket Insert
 - Door Bell Sounder
- FIRE & GAS PROTECTION**
- Heat Detector
 - Carbon Monoxide Detector
 - Smoke Detector
 - Sprinkler Head
- VENTILATION**
- Ceiling Mounted Fan
 - Brick Vent - Plan
 - Brick Vent - Elevation
 - Tile Vent
- HEATING & PLUMBING**
- Central Heating Boiler
 - Gas Point
 - Radiator
 - Towel Rail
 - Boiler Flue Terminal
 - External Tap
- Note: All plumbing and ventilation items shown indicatively. Refer to independent third party designs for exact details of heating and ventilation designs.
- IMPORTANT! THIS LEGEND MUST ALWAYS BE PRINTED WITH ANY MEP PLAN EXTRACTS**
- ANY CLASHES OR DISCREPANCIES MUST BE REPORTED TO NORTHSTONE TECHNICAL TEAM**



1225. Ground Floor MEP
1 : 50



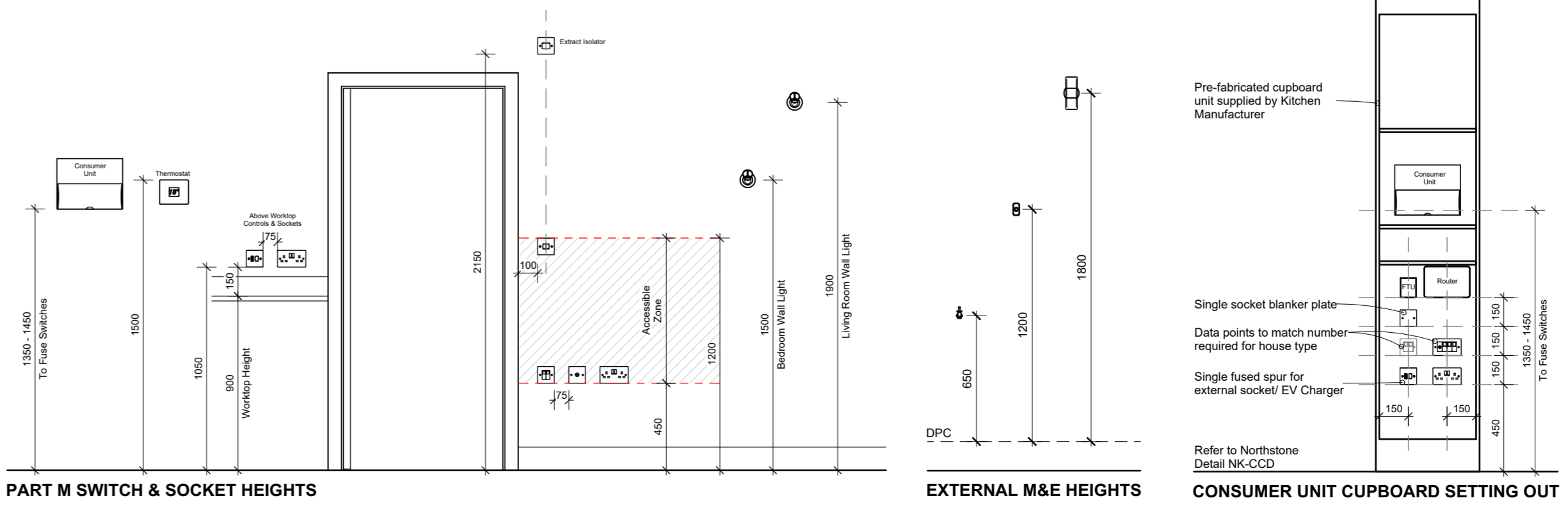
1235. First Floor MEP
1 : 50



1239. Roof Plan
1 : 50

AIR SOURCE HEAT PUMP LEGEND

- CLEARANCE**
-
- ELEVATIONS**
-
- ANCILLARY EQUIPMENT**
- IP67 Rated Rotary Pole Isolator Switch
 - IP66 Rated External Whisper Box
 - Panasonic Smart Control Switch
- Note: Air Source Heat Pump, (ASHP), and ancillary equipment shown indicatively. Refer to independent third party designs for exact details of ASHP System



General updates as detailed within issue email dated 02.02.2024
Construction Issue
Feb 2024
July 2023

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Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**1300-V13-N (As)
MEP Plans**

| | | |
|------------------------------------|-------------------------------------|---------------------------|
| DRAWING NUMBER 1300-1330 | DESIGNATION N | DRAWN BY Design |
| DATE May 2023 | SCALE (@ A1) As indicated | REV A |

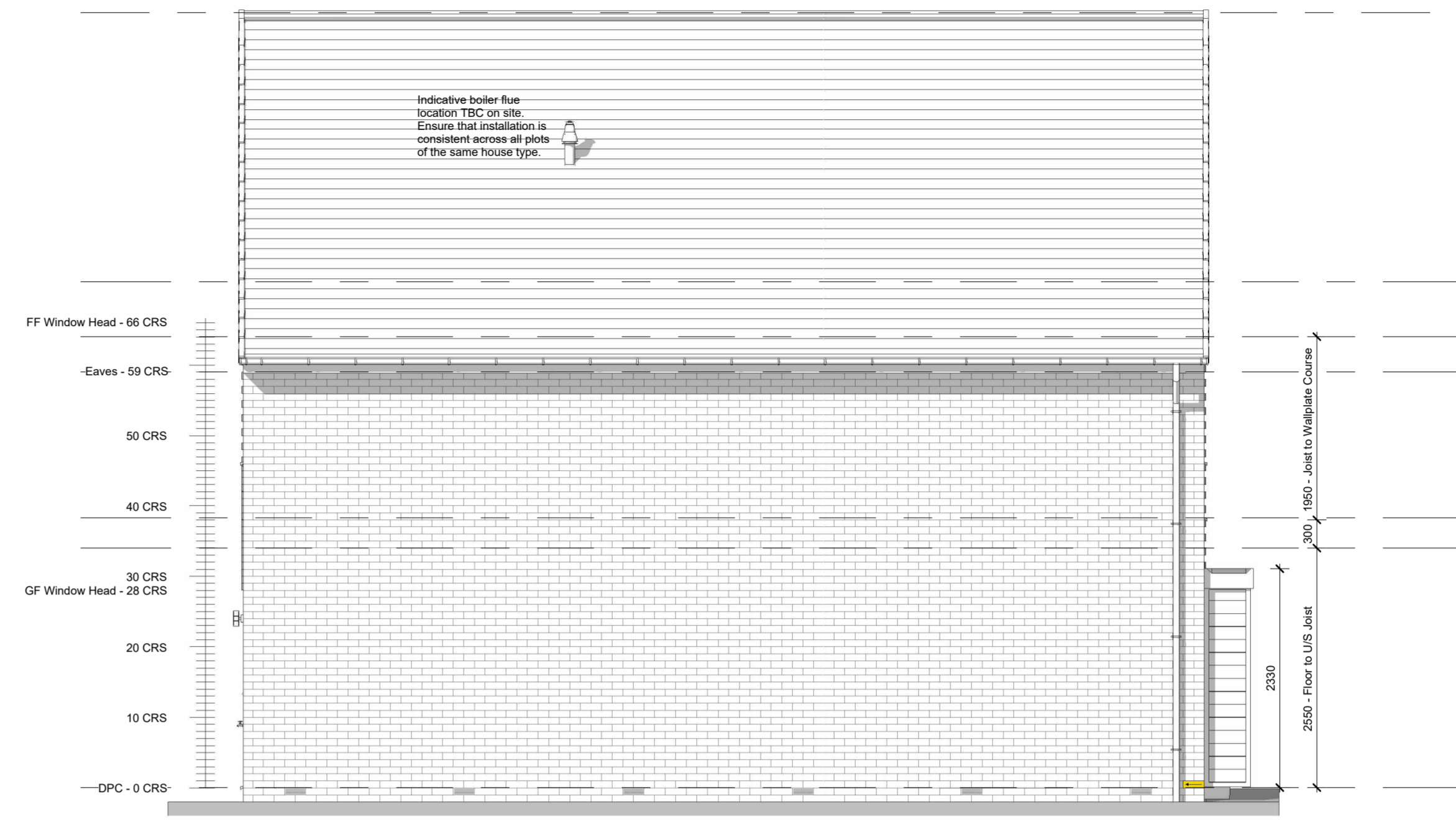
Notes:

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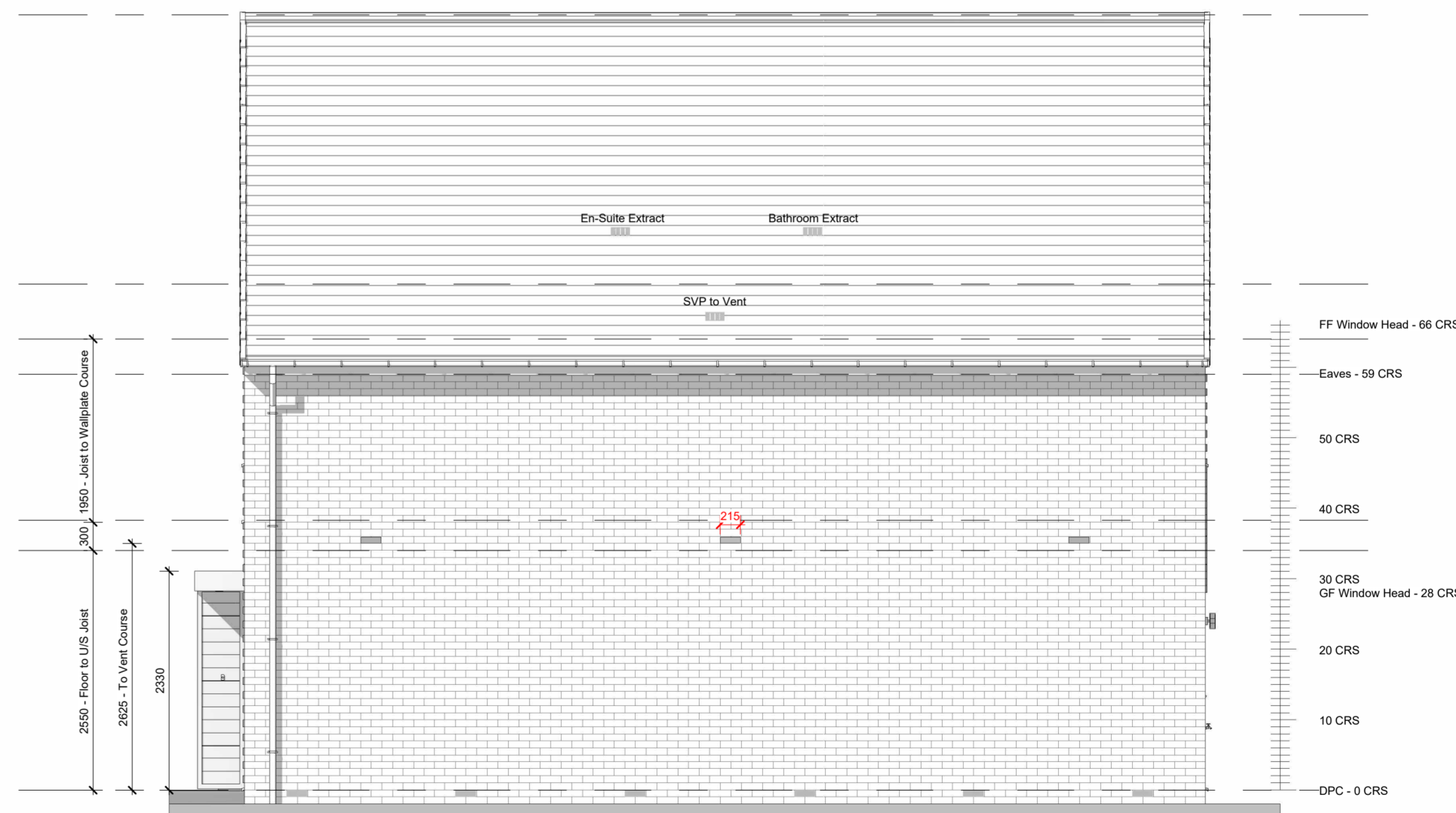
1240. Front Elevation
1 : 50



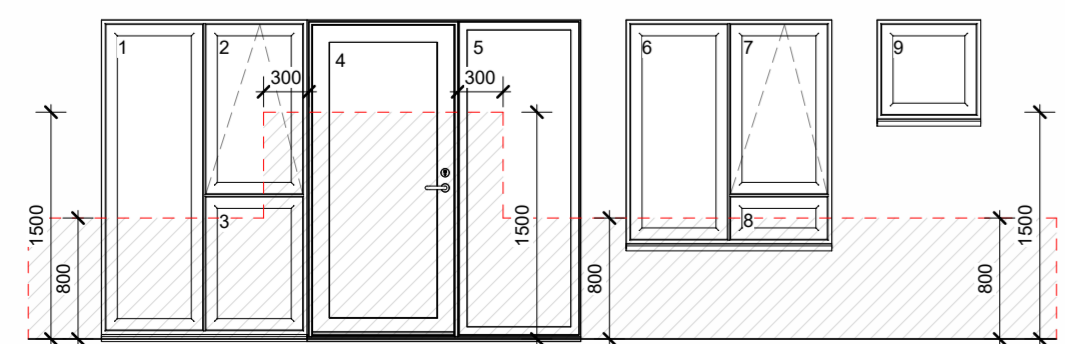
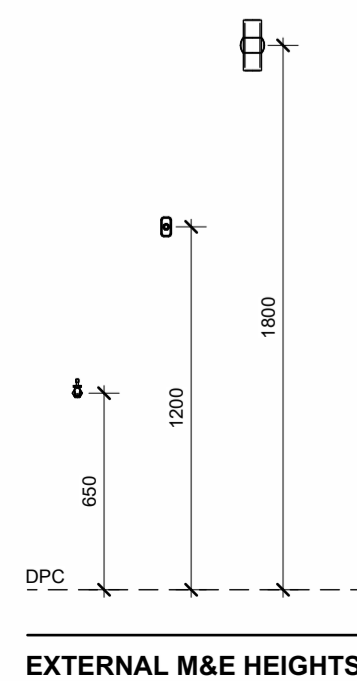
1241. LHS Elevation
1 : 50



1242. Rear Elevation
1 : 50



1243. RHS Elevation
1 : 50



- Notes:**
- Schedules to be read in conjunction with all project specification documents, floor plans and elevations
 - Structural opening size includes any sidelights
 - Frame set back is taken from front face of brick
 - Refer to manufacturer's information for detailed intel schedules
 - All accessible windows and doors to be PAS24 tested to comply with Part Q of building regulations
 - All dimensions to be checked on site prior to manufacture

Escape from upper storey a maximum of 4.5m above ground level: ALL inner rooms where applicable and all first floor habitable rooms (excluding kitchens) to be provided with an escape window (or external door) which complies with Approved Document B1 Section 2 Paragraph 2.2.

Dwellings with one storey more than 4.5m above ground level: A protected stairway should be provided with minimum 30 minute fire resisting construction at all storeys to comply with Approved Document B1 Section 2 Paragraph 2.5.

Unobstructed opening casement area to be at least 0.33M² and at least 450mm high and 450mm wide. Bottom of windows to be not more than 1100mm and not less than 800mm above the floor. Escape windows to have non lockable fasteners and hinged to achieve the minimum required opening.

All glazing in critical locations should:
a) If broken, will break safely.
b) Be sufficiently robust to resist breaking.

| | | |
|-----|---|-----------|
| Rev | Description | Date |
| A | General updates as detailed within issue email dated 02.02.2024 | Feb 2024 |
| - | Construction Issue | July 2023 |

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Peel L&P
Salford
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CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**1300-V13-N (As)
Elevations**

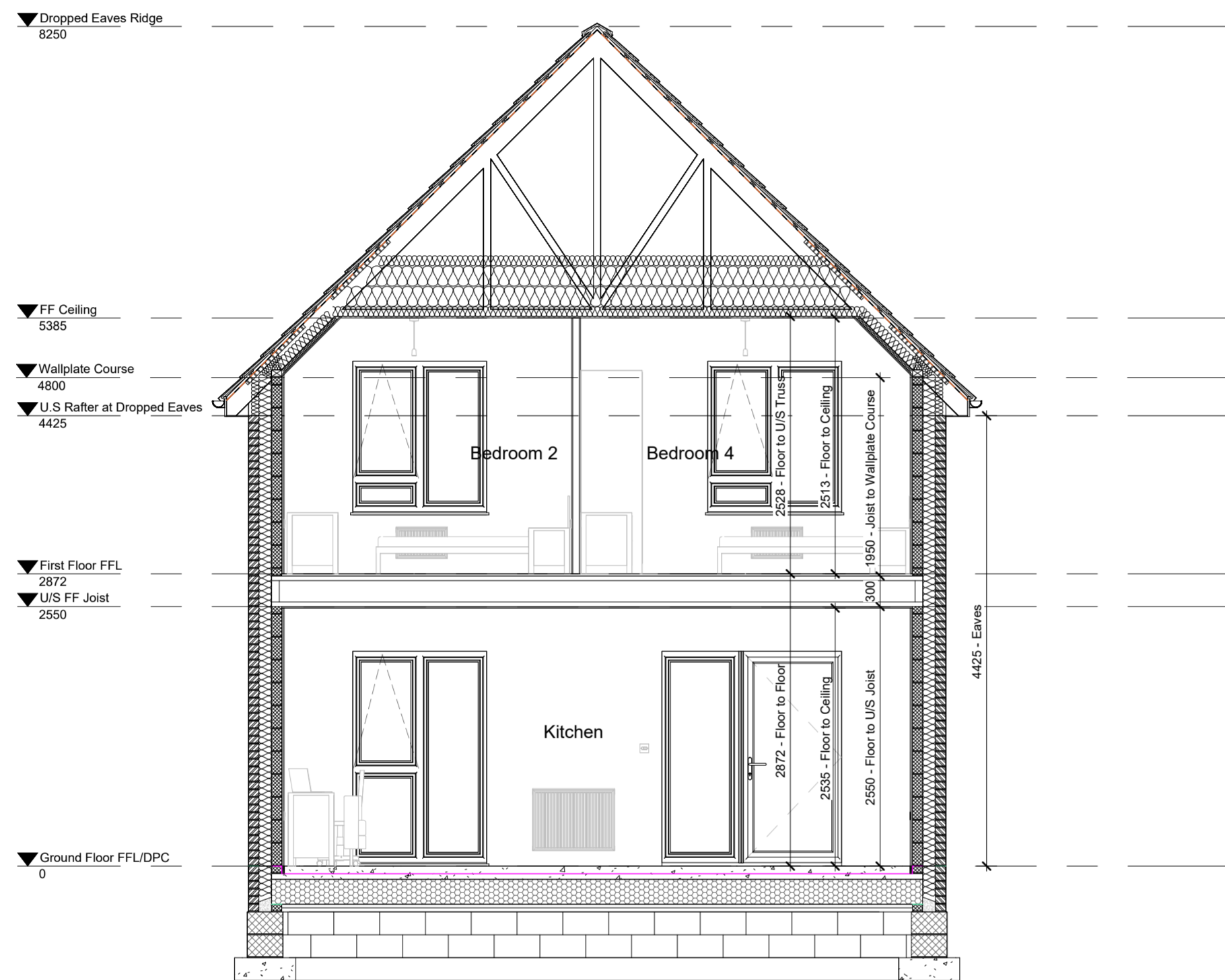
| | | |
|------------------------------------|-------------------------------------|---------------------------|
| DRAWING NUMBER 1300-1340 | DESIGNATION N | DRAWN BY Design |
| DATE May 2023 | SCALE (@ A1) As indicated | REV A |

Notes:

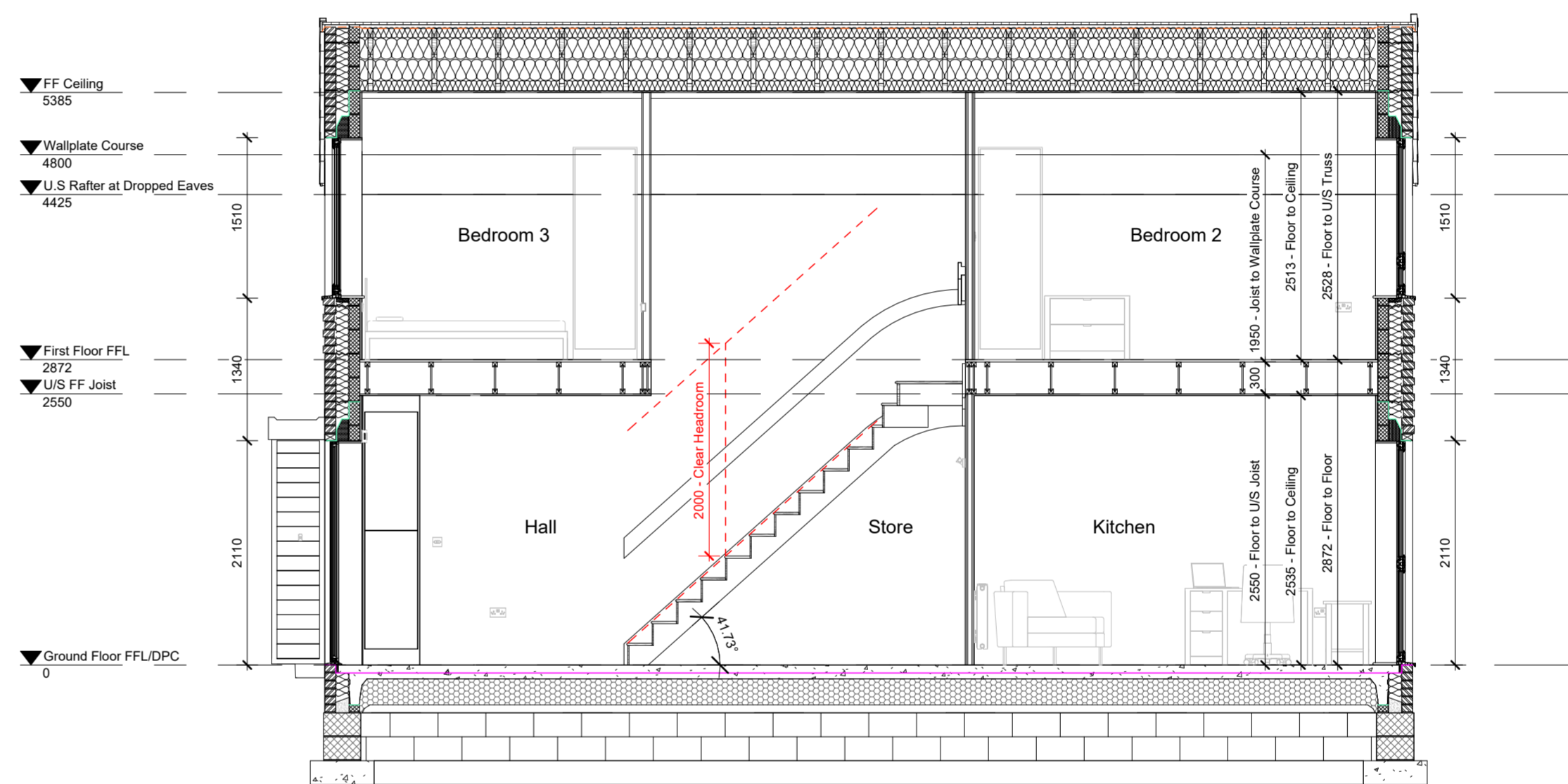
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DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.

| MEMBRANE KEY | |
|--------------|---------------------------|
| | Damp Proof Course (DPC) |
| | Damp Proof Membrane (DPM) |
| | Roof Underlay |
| | Breather Membrane |



1250. Section A-A
1 : 50



1251. Section B-B
1 : 50

A General updates as detailed within issue email dated Feb 2024
02.02.2024
- Construction Issue July 2023

| Rev | Description | Date |
|-----|--------------------|-----------|
| - | Construction Issue | July 2023 |

NORTHSTONE
Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**1300-V13-N (As)
Sections**

| DRAWING NUMBER | DESIGNATION | DRAWN BY |
|------------------|---------------|---------------|
| 1300-1350 | N | Design |
| DATE | SCALE (@ A1) | REV |
| May 2023 | 1 : 50 | A |

Notes:

- All dimensions to structure unless otherwise stated.
- Drawing to be read in conjunction with Northstone specification & all other project related design information and drawings.
- Any discrepancies to be reported to Northstone Technical prior to commencement of works.
- All materials and workmanship to be in accordance with current NHBC Technical Standards and Building Regulations.

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