

V3 Drawing Register

Sheet Number	Sheet Name	Rev	Revision Date
2205-300	Cover Page & Design Risk Register	A	Feb 2024
2205-310	Foundation & Sub-Floor Plans	A	Feb 2024
2205-320	Floor Plans	A	Feb 2024
2205-330	MEP Plans	A	Feb 2024
2205-340	Elevations	A	Feb 2024
2205-350	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

NORTHSTONE
Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**2205-V3-N (As)
Cover Page & Design Risk Register**

DRAWING NUMBER	DESIGNATION	DRAWN BY
2205-300	N	Design
DATE	SCALE (@ A3)	REV
May 2023		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.
- DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.**

Design Risk Register

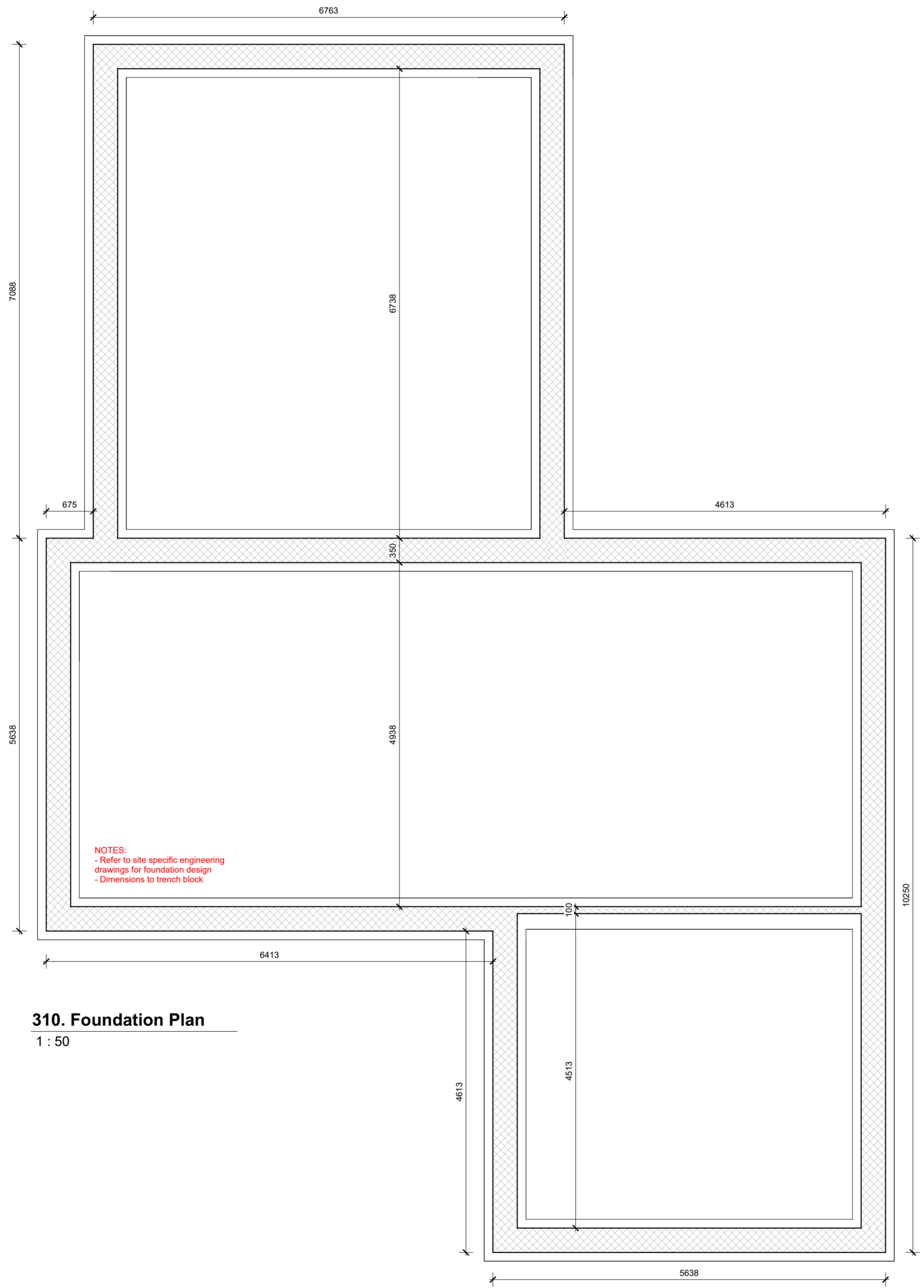
Element	Comments
Lifting Operations	To avoid injury when handling heavy components, specialist handling equipment is to be utilised for the positioning of heavy objects/materials. Large glazing to be installed with specialist lifting equipment by trained personnel. Protection barriers to be provided 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.

2205-V3-N (As)

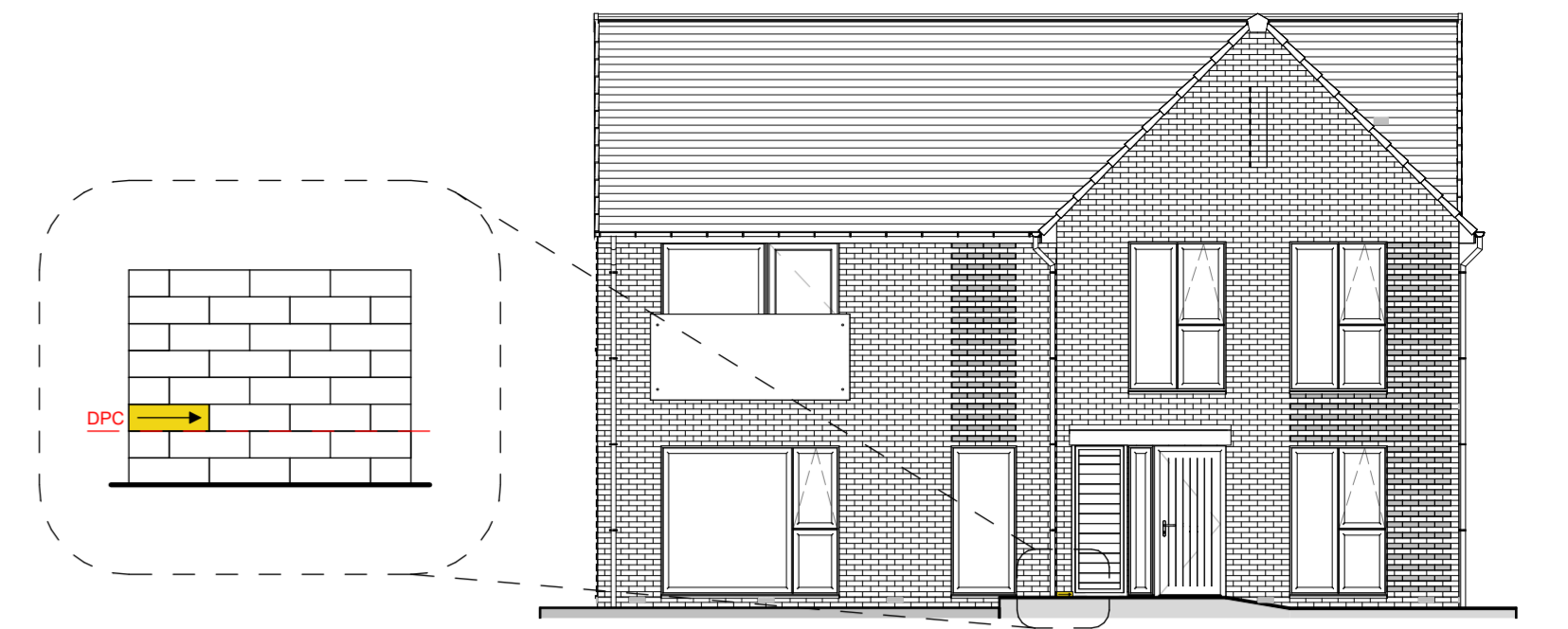
FOUNDATION & SUB-FLOOR LEGEND

- 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
 - E Electric Entry Point
 - G Gas Entry Point
 - Sub-Floor Telescopic Vent
- Floor Finish & Span**
- Extent of Floor Scream
 - 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.

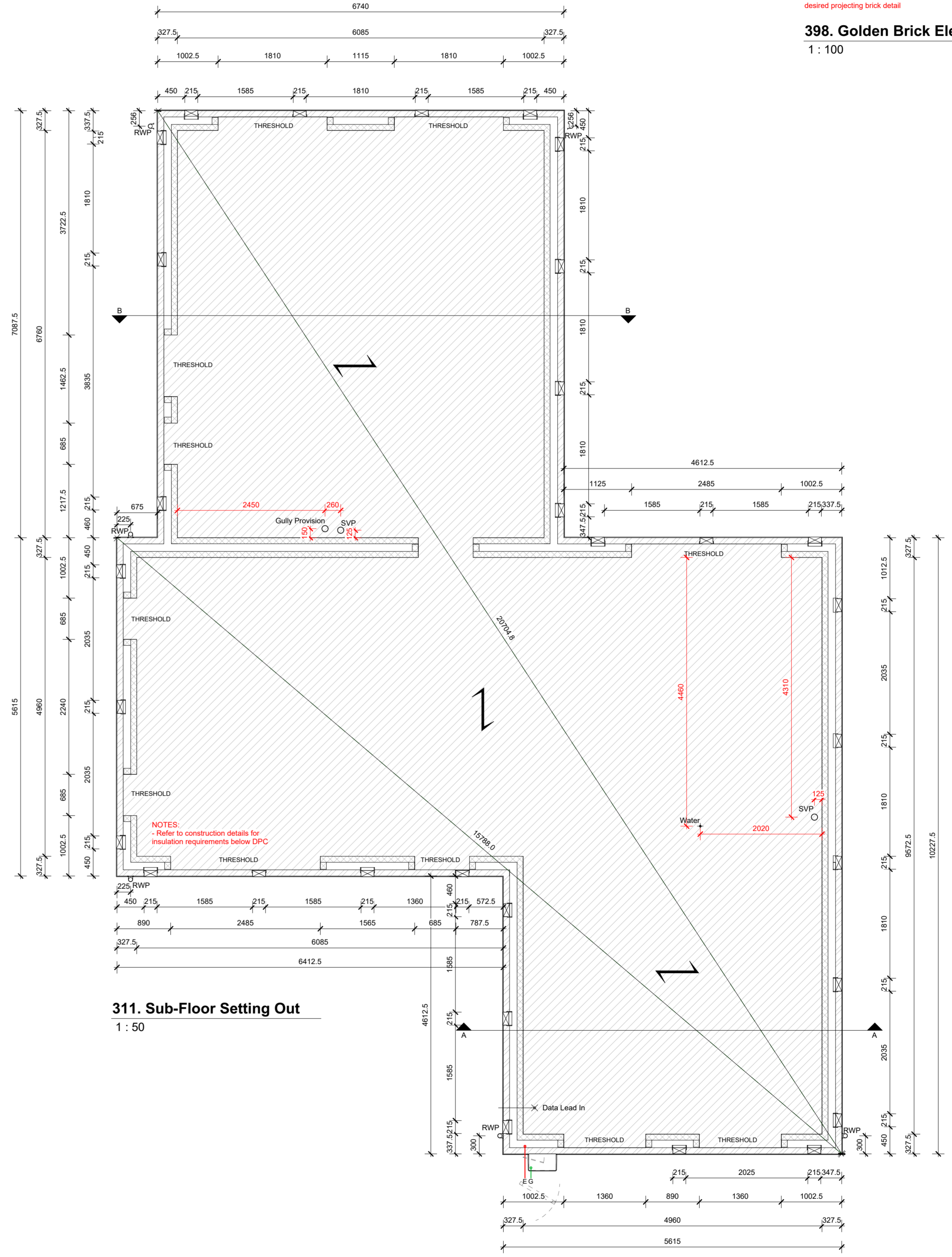
Sub-Floor Void Ventilation Schedule				
Building Area (m ²)	Building Perimeter (m)	Ventilation Required	Minimum Number of Vents Required	Number of Vents Provided
121.15 m ²	55.87	83812 mm ²	17	31
* Based on 500mm ² /m ² of Floor Area				



310. Foundation Plan
1 : 50

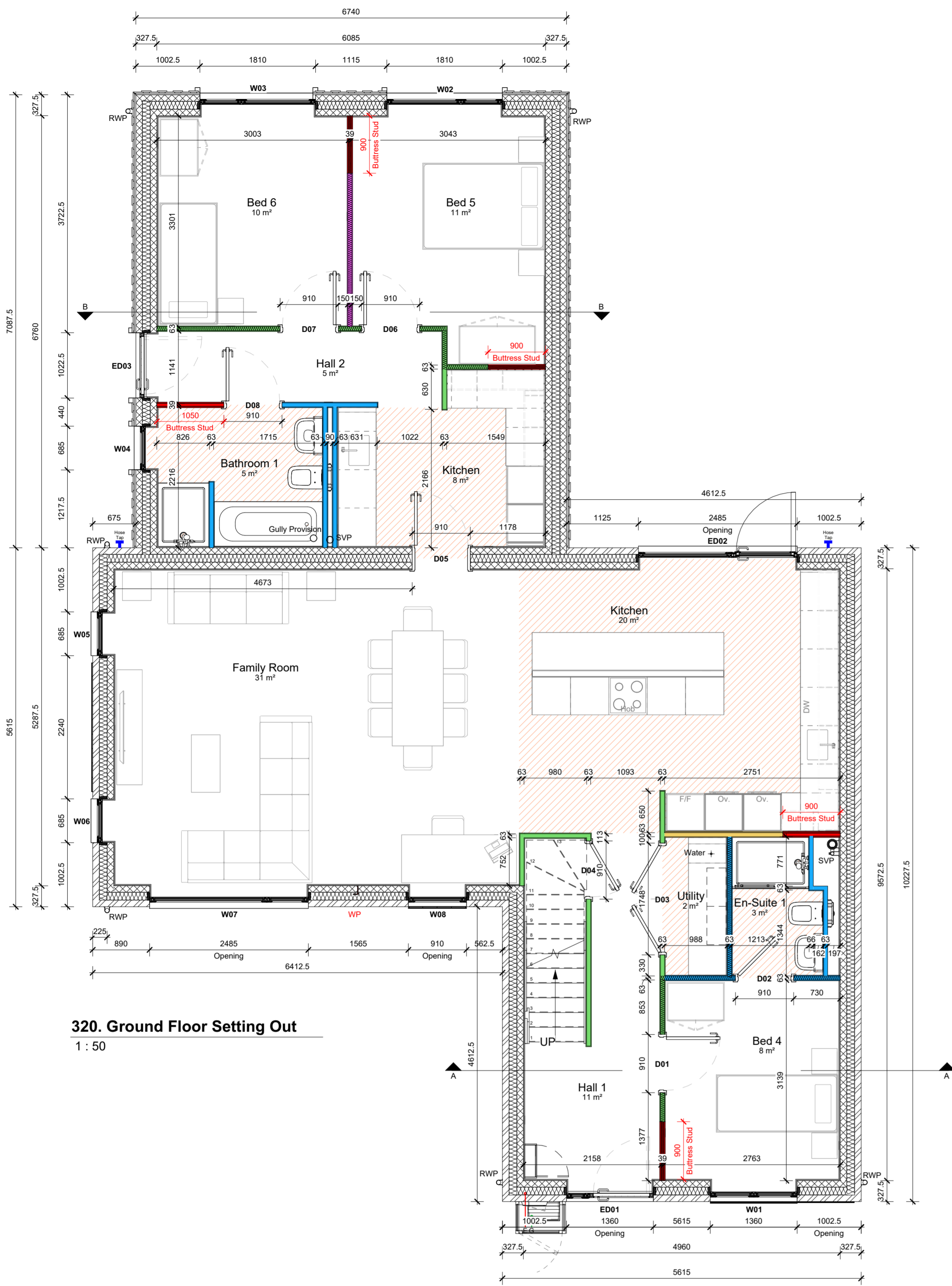


398. Golden Brick Elevation
1 : 100

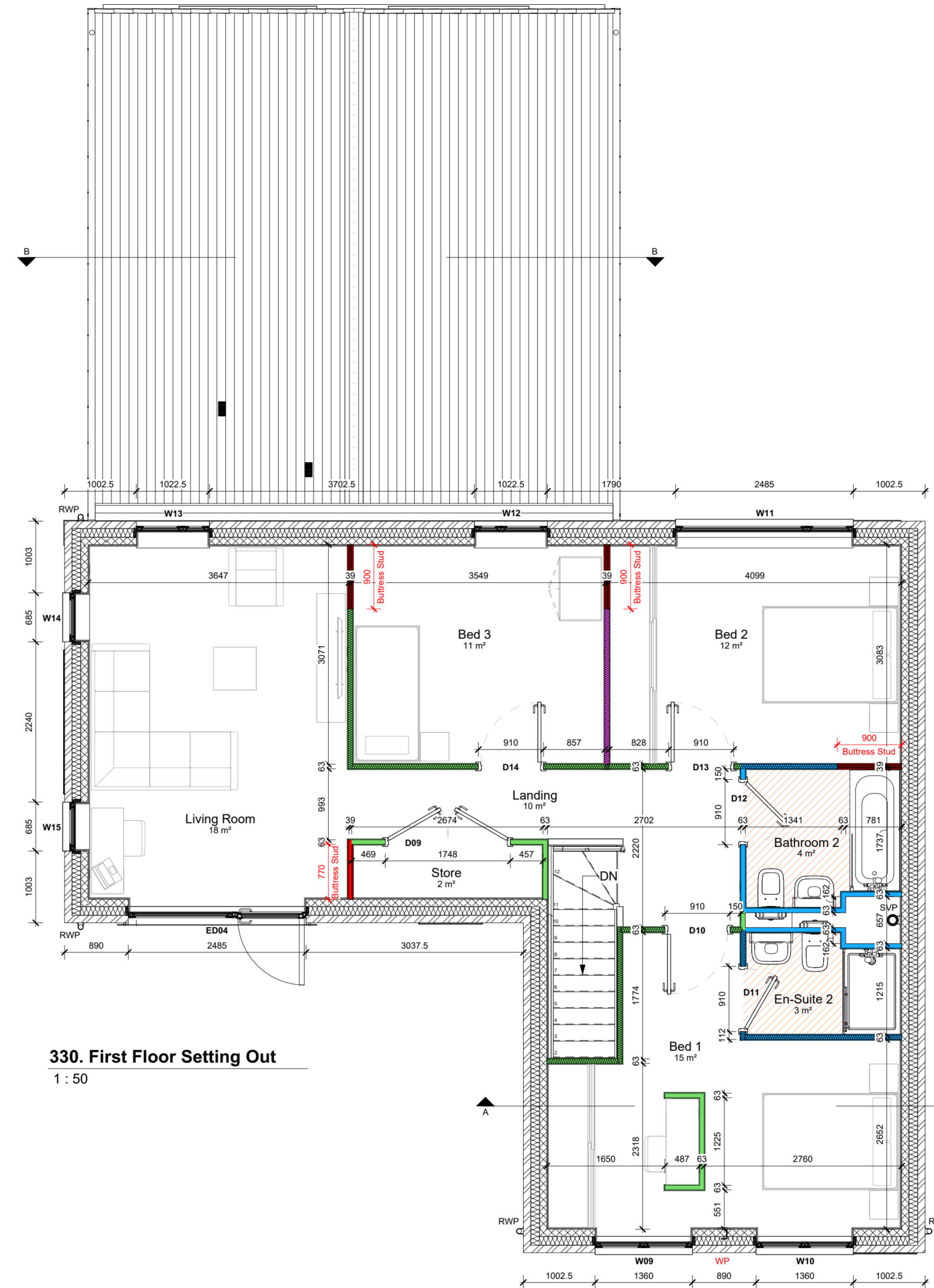


311. Sub-Floor Setting Out
1 : 50

A 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 2205-V3-N (As) Foundation & Sub-Floor Plans		
DRAWING NUMBER 2205-310	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A1) As indicated	REV A
<p>Notes:</p> <ul style="list-style-type: none"> 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. <p>DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.</p>		



320. Ground Floor Setting Out
1:50



330. First Floor Setting Out
1:50

WALL TYPE LEGEND

Brick Face External Wall

- OUTSIDE: 102.5mm clay facing brickwork to site specific materials plan
- INSIDE: 125mm cavity fully filled with insulation as specification, 100mm block as specification

NON LOADBEARING STUD PARTITIONS

General Partition

- 63x38mm C16 studwork at max 600mm centres with suitable noggins
- Patress 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

Patressed 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

- 63x38mm C16 studwork at max 600mm centres with suitable noggins
- Voids between studwork fully filled with 60mm Rockwool Flexi or similar approved mineral wool.
- Patress 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 F_L400B 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
- Patress 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 F_L400B 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.

External Door Schedule

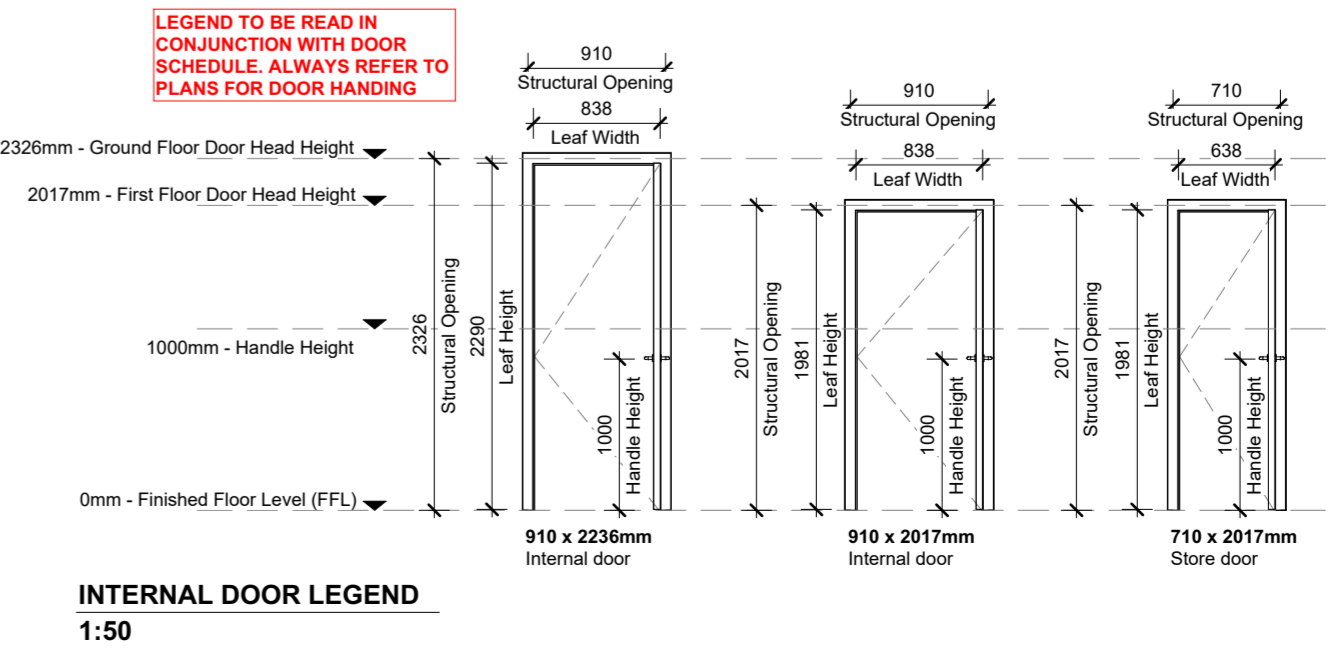
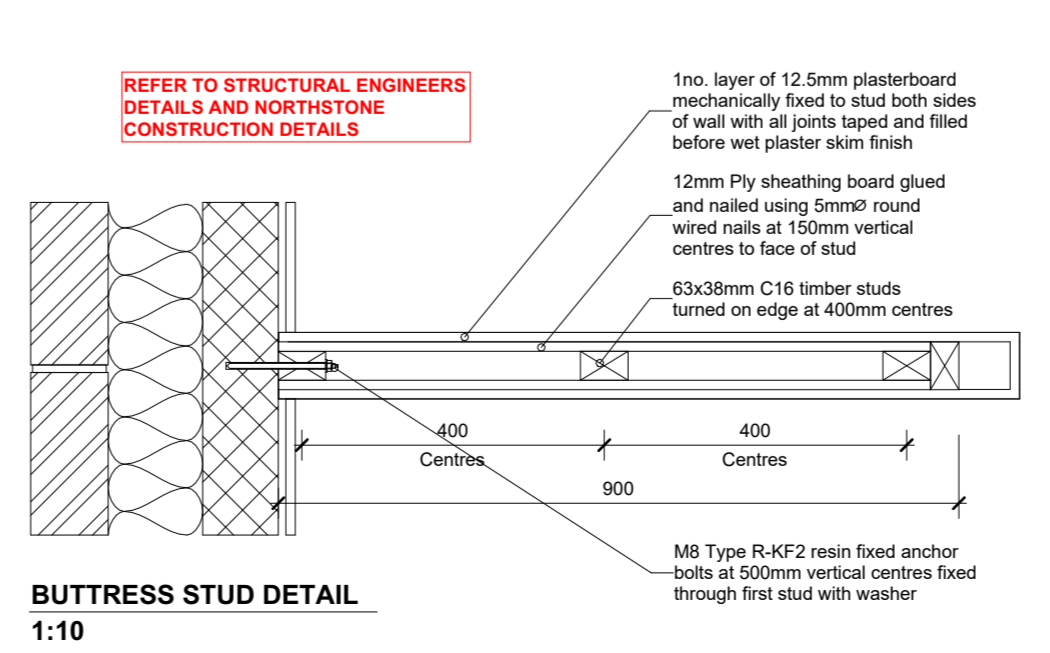
Floor	Door Ref	Width	Height	Door Width	Reveal Depth	U-Value (Door / Sidelight)	Toughened Glass	Glazing Specification	MF Width	Sidelight MF Width	MF Height	Area of Glazing	Notes
Ground Floor FFL/DPC	ED01	1360	2110	1000	50	0.45W/m²K / 1.15W/m²K	Yes	Double Glazed	984	344	2061	0.451 m²	
Ground Floor FFL/DPC	ED02	2485	2110	1000	70	0.30W/m²K / 0.55W/m²K	Yes	Triple Glazed	984	1489	2061	3.953 m²	
Ground Floor FFL/DPC	ED03	1022.5	2110	1022.5	60	0.45W/m²K / 1.15W/m²K	Yes	None	1006.5	344	2061	0.000 m²	
First Floor FFL	ED04	2485	2110	1000	70	1.16W/m²K / 1.15W/m²K	Yes	Double Glazed	984	1489	2061	3.953 m²	

V3 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 FFL/DPC	W01	1360	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.096 m²	
Ground Floor FFL/DPC	W02	1810	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.990 m²	
Ground Floor FFL/DPC	W03	1810	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.990 m²	
Ground Floor FFL/DPC	W04	685	2110	Yes	0.55W/m²K	70	Yes	No	Yes	Triple Glazed	1.094 m²	
Ground Floor FFL/DPC	W05	685	2110	Yes	0.55W/m²K	70	Yes	No	Yes	Triple Glazed	1.094 m²	
Ground Floor FFL/DPC	W06	685	2110	Yes	0.55W/m²K	70	No	No	Yes	Triple Glazed	1.094 m²	
Ground Floor FFL/DPC	W07	2485	2110	Yes	0.55W/m²K	70	No	No	Yes	Triple Glazed	4.325 m²	
Ground Floor FFL/DPC	W08	910	2110	Yes	0.55W/m²K	70	No	No	Yes	Triple Glazed	1.539 m²	
First Floor FFL	W09	1360	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.096 m²	
First Floor FFL	W10	1360	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.096 m²	
First Floor FFL	W11	2485	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	4.325 m²	
First Floor FFL	W12	1022.5	1060	No	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	0.704 m²	
First Floor FFL	W13	1022.5	1060	No	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	0.704 m²	
First Floor FFL	W14	685	1510	Yes	0.55W/m²K	70	No	No	Yes	Triple Glazed	0.762 m²	
First Floor FFL	W15	685	1510	Yes	0.55W/m²K	70	No	No	Yes	Triple Glazed	0.762 m²	

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 FFL/DPC	D01	Bed 4	Hall 1	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D02	En-Suite 1	Bed 4	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D03	Utility	Hall 1	1748	2017	1676	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D04	Hall 1	Hall 1	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D05	Kitchen	Family Room	910	2326	838	380.5	Not Fire Rated	No	
Ground Floor FFL/DPC	D06	Bed 5	Hall 2	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D07	Bed 6	Hall 2	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D08	Hall 2	Bathroom 1	910	2326	838	96	Not Fire Rated	No	
First Floor FFL	D09	Store	Landing	1748	2017	1676	96	Not Fire Rated	No	
First Floor FFL	D10	Landing	Bed 1	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D11	Bed 1	En-Suite 2	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D12	Landing	Bathroom 2	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D13	Landing	Bed 2	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D14	Landing	Bed 3	910	2017	838	96	Not Fire Rated	No	



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

NORTHSTONE
 Peel L&P
 Salford
 M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
2205-V3-N (As) Floor Plans

DRAWING NUMBER 2205-320	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A1) As indicated	REV A

Notes:

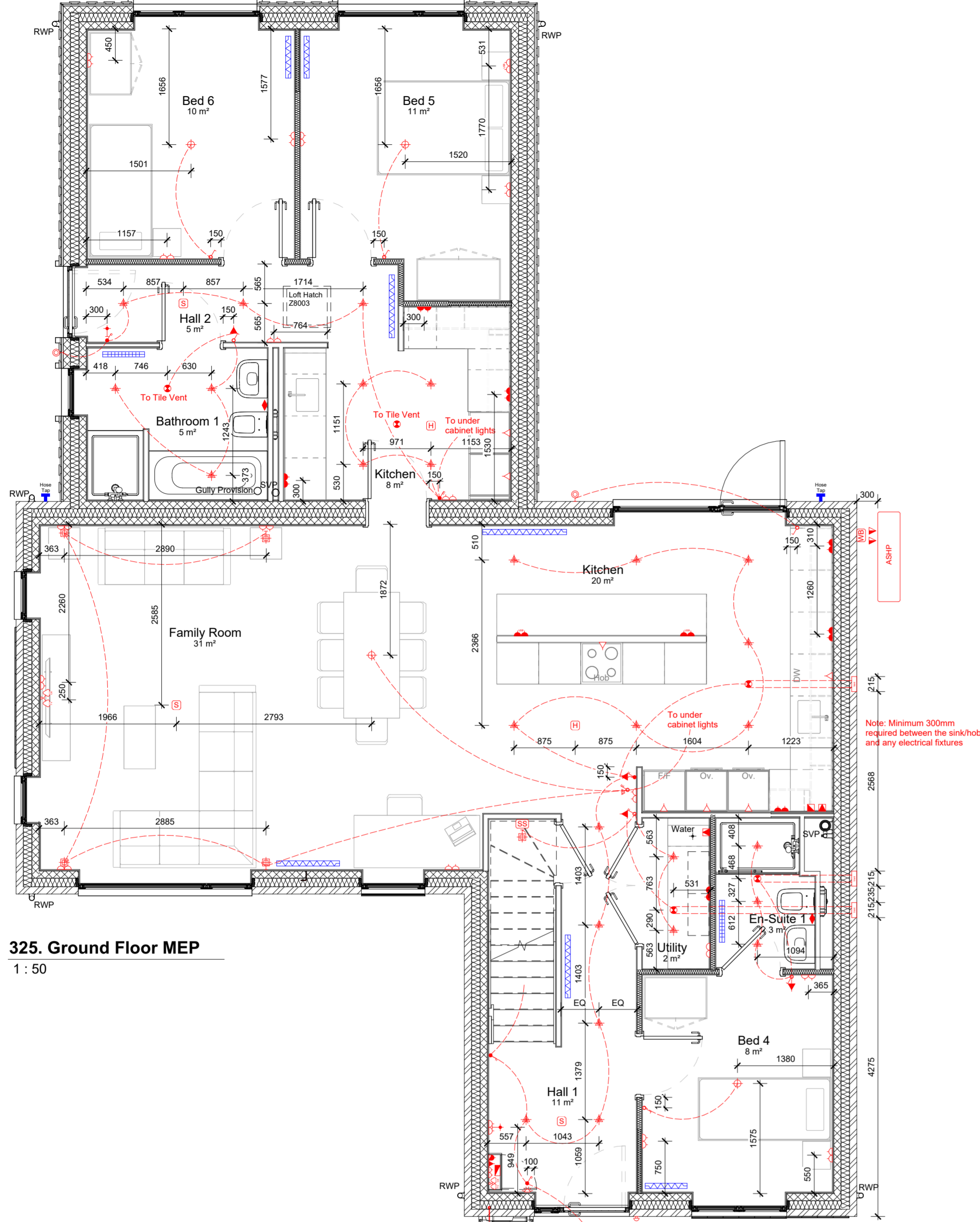
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Electrical Fixture Schedule

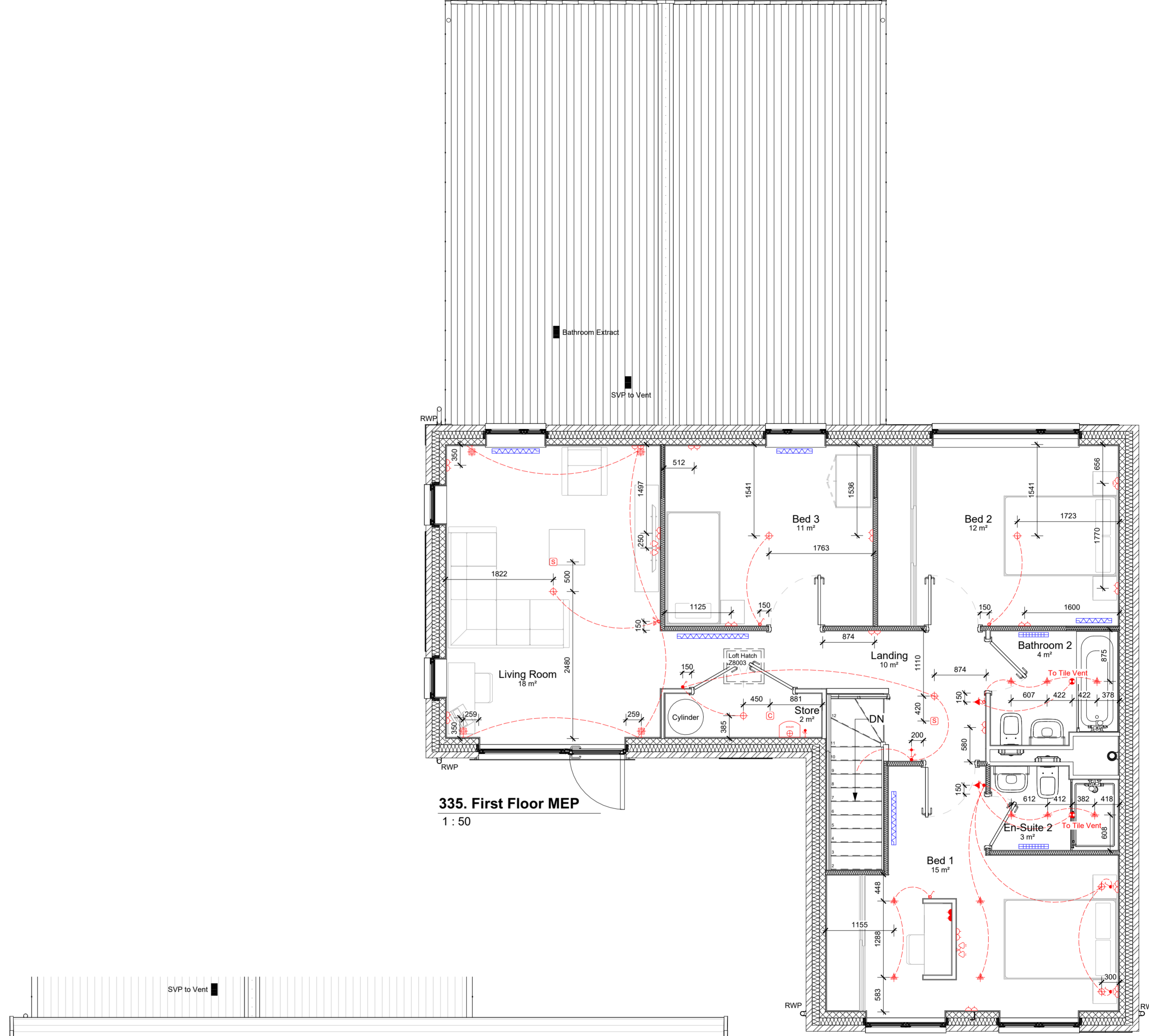
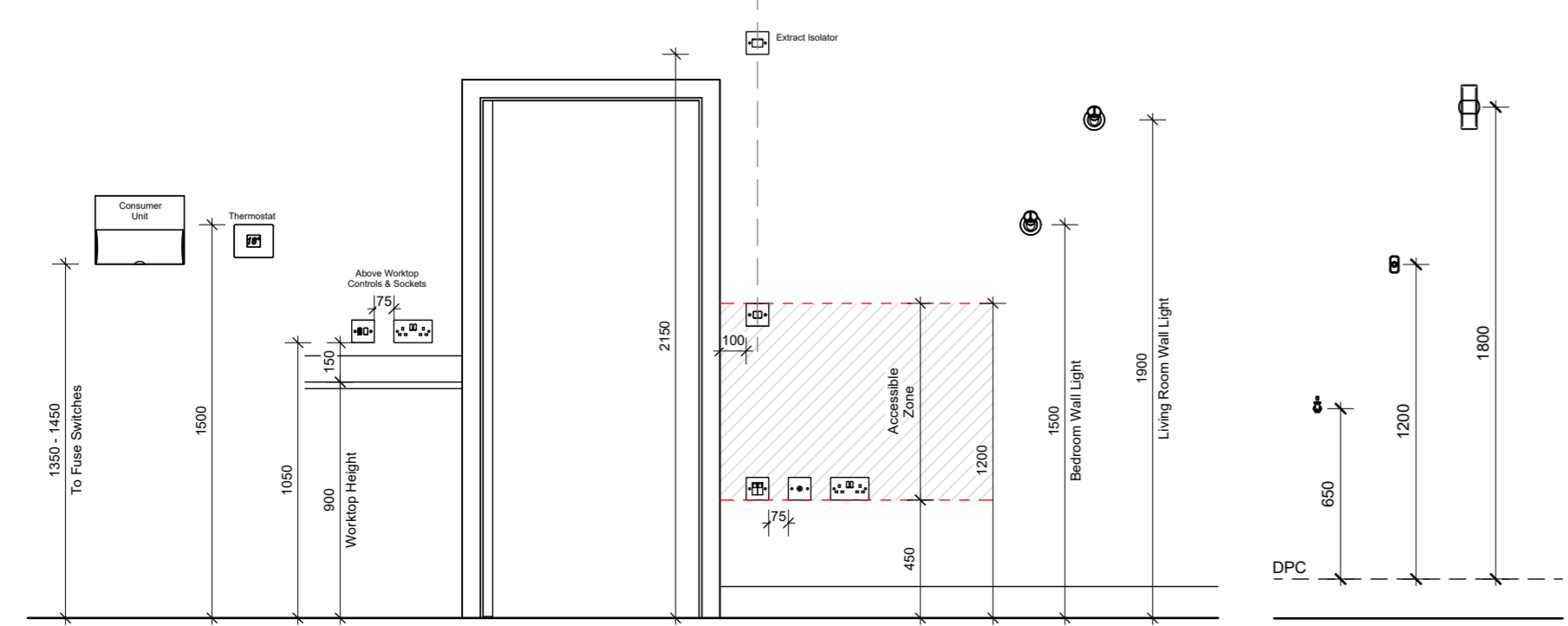
Electrical Item	Quantity
Utility	
Ceiling mounted fan CV2-GIP	1
Double Socket	1
Kitchen gang plate with appliance names	1
Recessed spot light	2
Unswitched Single Socket	2
Store	
Carbon Monoxide Detector	1
Pendant light	1
Living Room	
2-Way Data Module with CAT6 & TV Inserts	1
Double Socket	4
Internal Wall Light	4
Pendant light	1
Smoke Detector	1
Wondwall thermostat	1
Landing	
13A Switched Fused Spur	1
Double gang light switch - two way	2
Double Socket	2
Pendant light	1
Single gang light switch - single way	1
Smoke Detector	1
Wondwall thermostat	1
Kitchen	
13A Switched Fused Spur	1
13A Unswitched Fused Spur	7
Ceiling mounted fan CV2-GIP	2
Cooker Control Box	1
Double gang light switch - two way	1
Double Socket	8
Double Socket with USB	2
Heat Detector	2
Kitchen gang plate with appliance names	1
Recessed spot light	11
Single gang light switch - single way	1
Triple gang light switch - two way	1
Wondwall thermostat	1
Hall 2	
13A Switched Fused Spur	1
Double gang light switch - two way	1
Double Socket	1
Recessed spot light	3
Single gang light switch - single way	1
Smoke Detector	1
Wondwall thermostat	1
Hall 1	
13A Switched Fused Spur	1
Consumer Unit M&E - Refer to Detail	1
Door Bell Sounder	1
Double gang light switch - single way	1
Double gang light switch - two way	2
Double Socket	1
Internal Wall Light	1
Panasonic Smart Control Switch for ASHP	1
Recessed spot light	5
Smoke Detector	1
Wondwall thermostat	1
Family Room	
2-Way Data Module with CAT6 & TV Inserts	1
Double Socket	5
Internal Wall Light	4
Pendant light	1
Smoke Detector	1
En-Suite 2	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	3
Shaver Socket	1
En-Suite 1	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	3
Shaver Socket	1
Bed 6	
Double Socket	3
Pendant light	1
Single gang light switch - single way	1
Bed 5	
Double Socket	2
Double Socket with USB	1
Pendant light	1
Single gang light switch - single way	1
Bed 4	
13A Switched Fused Spur	1
Double Socket	3
Pendant light	1
Single gang light switch - single way	2
Bed 3	
Double Socket	3
Pendant light	1
Single gang light switch - single way	1
Bed 2	
Double Socket	2
Double Socket with USB	1
Pendant light	1
Single gang light switch - single way	1
Bed 1	
2-Way Data Module with CAT6 & TV Inserts	1
13A Switched Fused Spur	1
Double Socket	3
Double Socket with USB	2
Pendant light	2
Recessed spot light	4
Single gang light switch - single way	1
Single gang light switch - two way	2
Triple gang light switch - two way	1
Bathroom 2	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	3
Bathroom 1	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	3
Shaver Socket	1
Door Bell Push	1
External Wall Light	2
IP66 Rated External Whisper Box	1
Recessed spot light	1

Ventilation Fixture Schedule

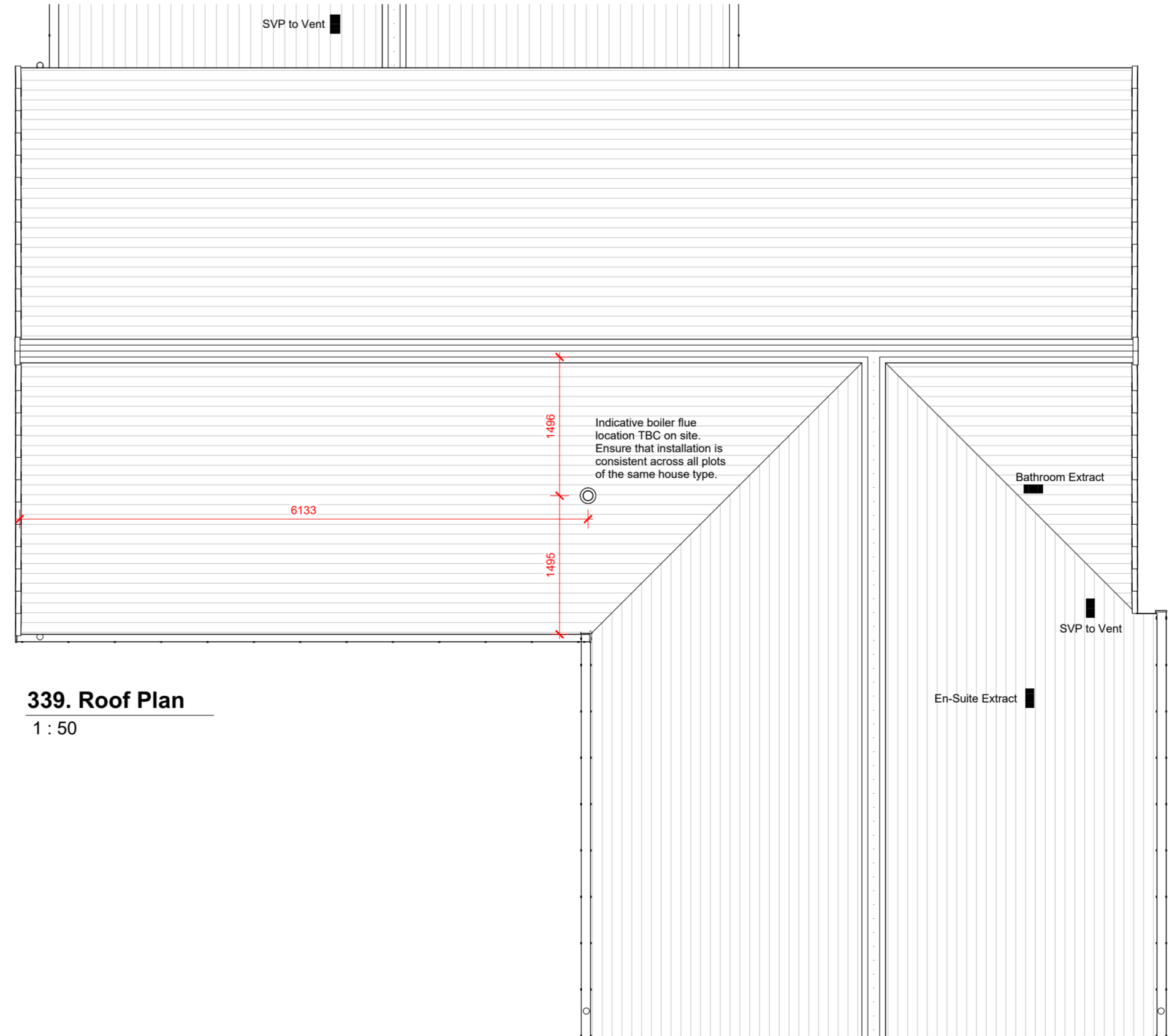
Ventilation Item	Quantity
Single air brick for CV2 GIP fan	3
Flat Edge Tile Vent for Concrete Tiles	6



325. Ground Floor MEP
1 : 50



335. First Floor MEP
1 : 50



339. Roof Plan
1 : 50

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
- Double Socket - Worktop Level With USB
- External IP65 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
- Door Bell Push

FIRE & GAS PROTECTION

- Carbon Monoxide Detector
- Heat 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

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
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NORTHSTONE
Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**2205-V3-N (As)
MEP Plans**

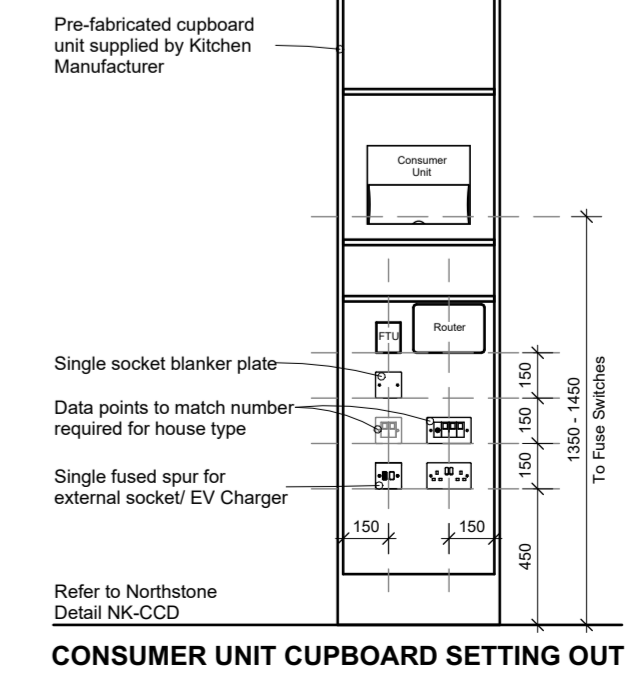
DRAWING NUMBER	DESIGNATION	DRAWN BY
2205-330	N	Design

DATE	SCALE (@ A1)	REV
May 2023	As indicated	A

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CONSUMER UNIT CUPBOARD SETTING OUT



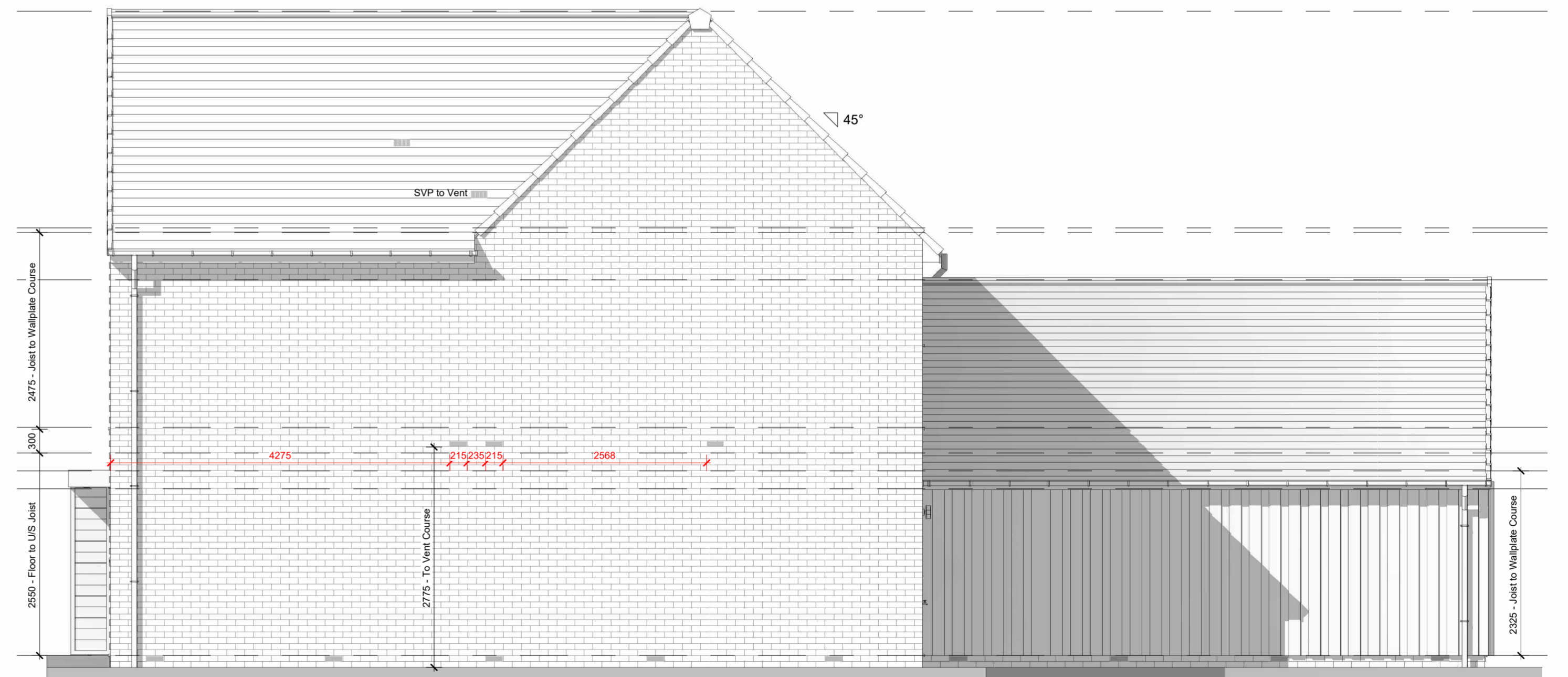
340. Front Elevation
1 : 50



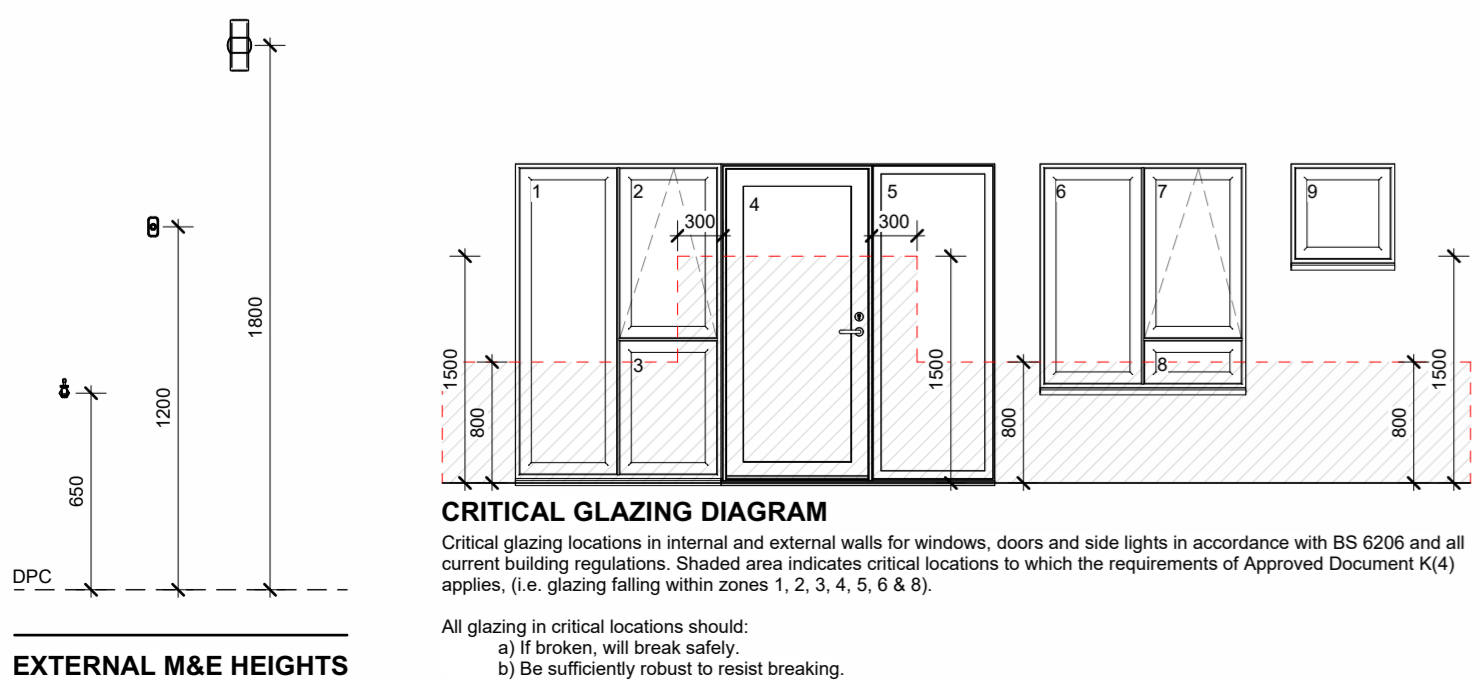
341. LHS Elevation
1 : 50



342. Rear Elevation
1 : 50



343. 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 storey's to comply with Approved Document B1 Section 2 Paragraph 2.5.

Unobstructed opening egress 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.

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-	Construction Issue	July 2023

Rev	Description	Date
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NORTHSTONE
Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**2205-V3-N (As)
Elevations**

DRAWING NUMBER 2205-340	DESIGNATION N	DRAWN BY Design
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DATE May 2023	SCALE (@ A1) As indicated	REV A
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 - All materials and workmanship to be in accordance with current NHBC Technical Standards and Building Regulations.
- DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.**

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



350. Section A-A
1 : 50



351. Section B-B
1 : 50

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

Rev	Description	Date
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NORTHSTONE <small>Peel L&P Salford M50 2TG</small>		
CONSTRUCTION		
PROJECT Gen2 House Type Portfolio		
DRAWING NAME 2205-V3-N (As) Sections		
DRAWING NUMBER 2205-350	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A1) 1 : 50	REV 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.
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