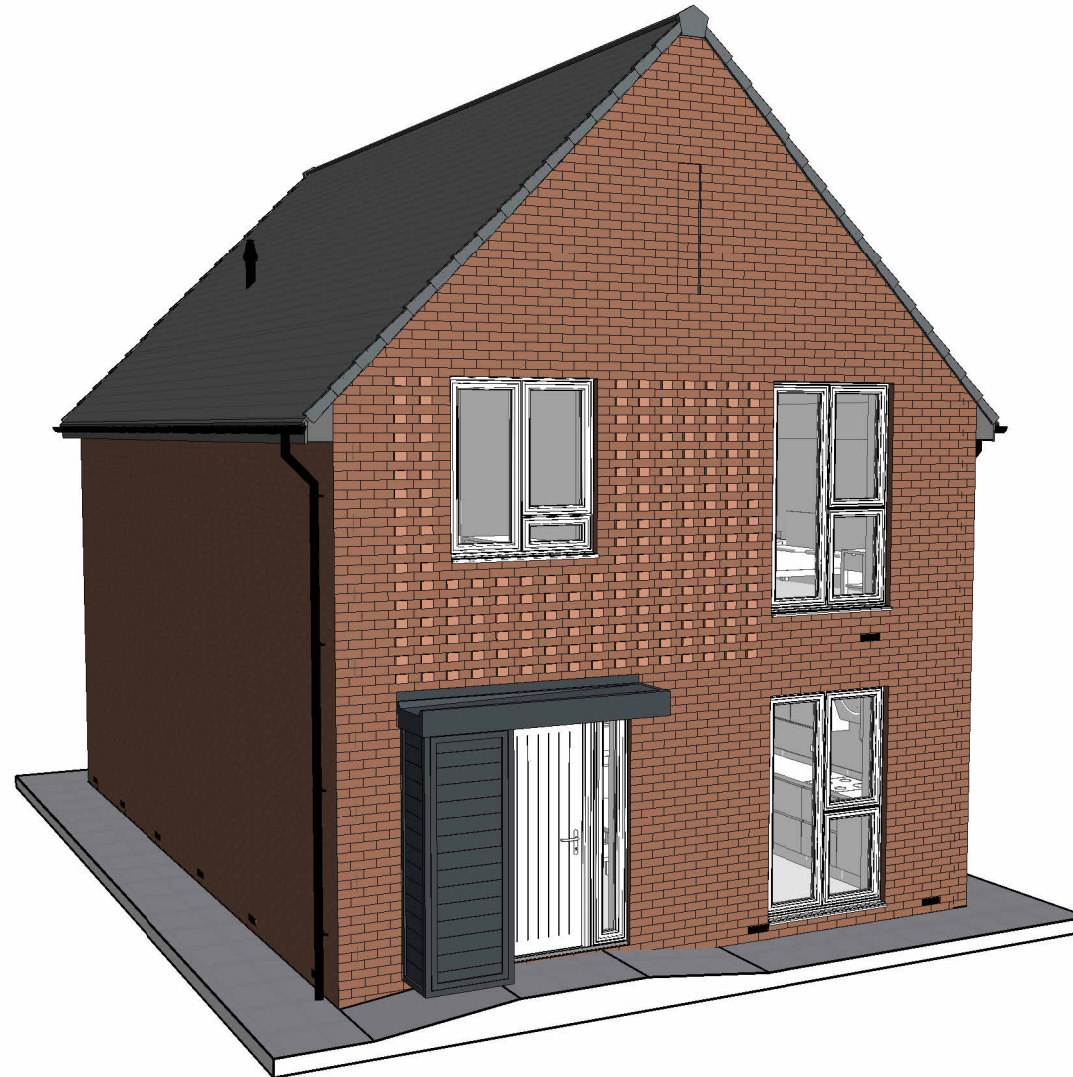


### V13 Drawing Register

Sheet Number	Sheet Name	Rev	Revision Date
1164-1300	Cover Page & Design Risk Register		
1164-1310	Foundation & Sub-Floor Plans		
1164-1320	Floor Plans		
1164-1330	MEP Plans		
1164-1340	Elevations		
1164-1350	Sections		



### 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.

# 1164-V13-N (As)

Rev	Description	Date
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# NORTHSTONE

Peel L&P  
Salford  
M50 2TG

## CONSTRUCTION

PROJECT

### Gen2 House Type Portfolio

DRAWING NAME

### 1164-V13-N (As) Cover Page & Design Risk Register

DRAWING NUMBER

**1164-1300**

DESIGNATION

**N**

DRAWN BY

**Design**

DATE

**Jan 2024**

SCALE (@ A3)

REV

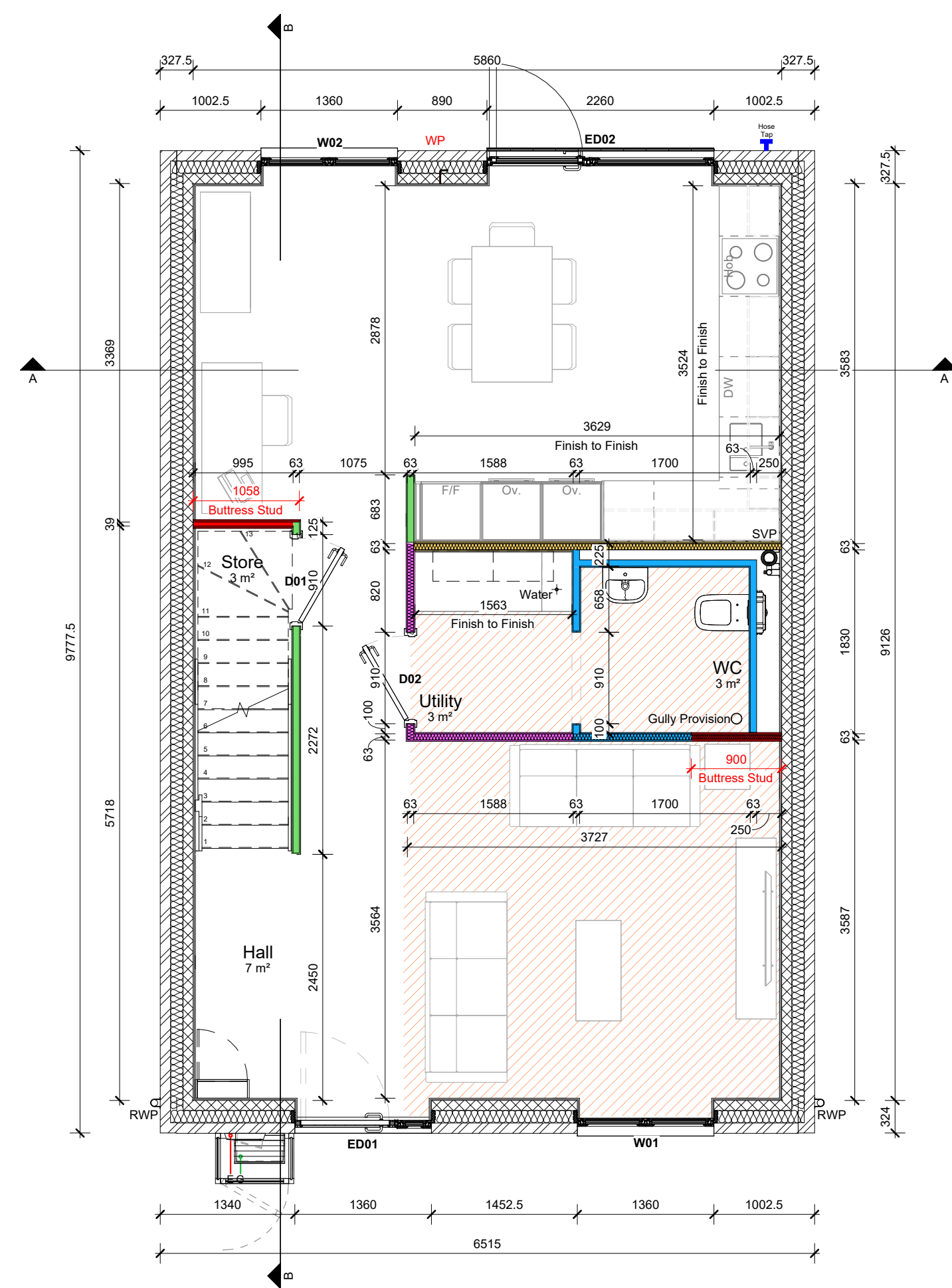
#### Notes:

- 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.

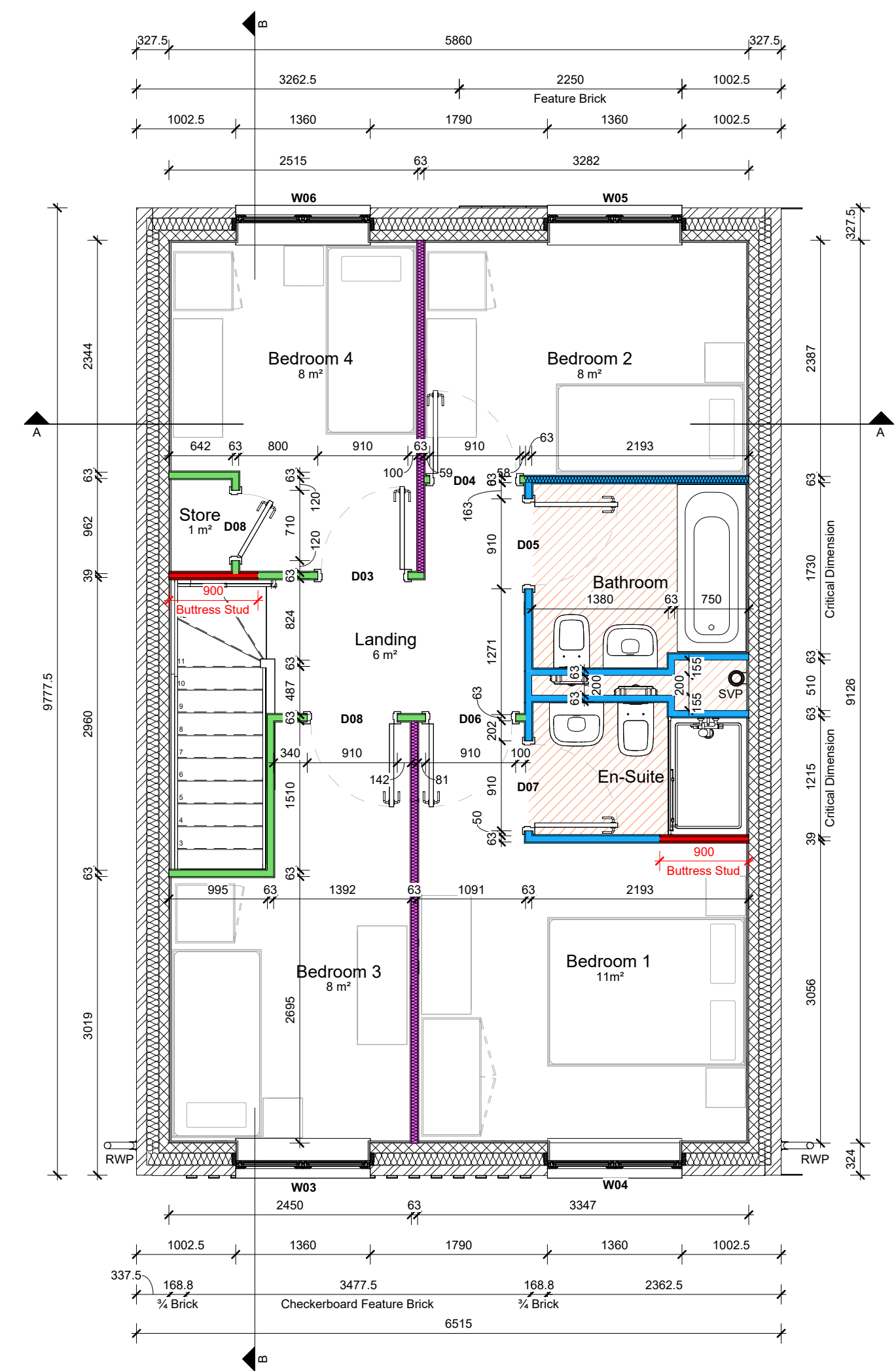
**DO NOT SCALE FROM THIS DRAWING. ALWAYS PRINT IN COLOUR.**







1320. Ground Floor Setting Out  
1 : 50



1330. 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 dabs, 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
- 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

**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**

- 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.
- 12mm ply mechanically fixed to stud on load-bearing side of wall with all joints taped and filled before wet plaster skim finish
- 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 R4,0i0B 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
- 12.5mm moisture resistant plasterboard mechanically fixed to stud on wet-room side of wall with all joints taped and filled before 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 R4,0i0B 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

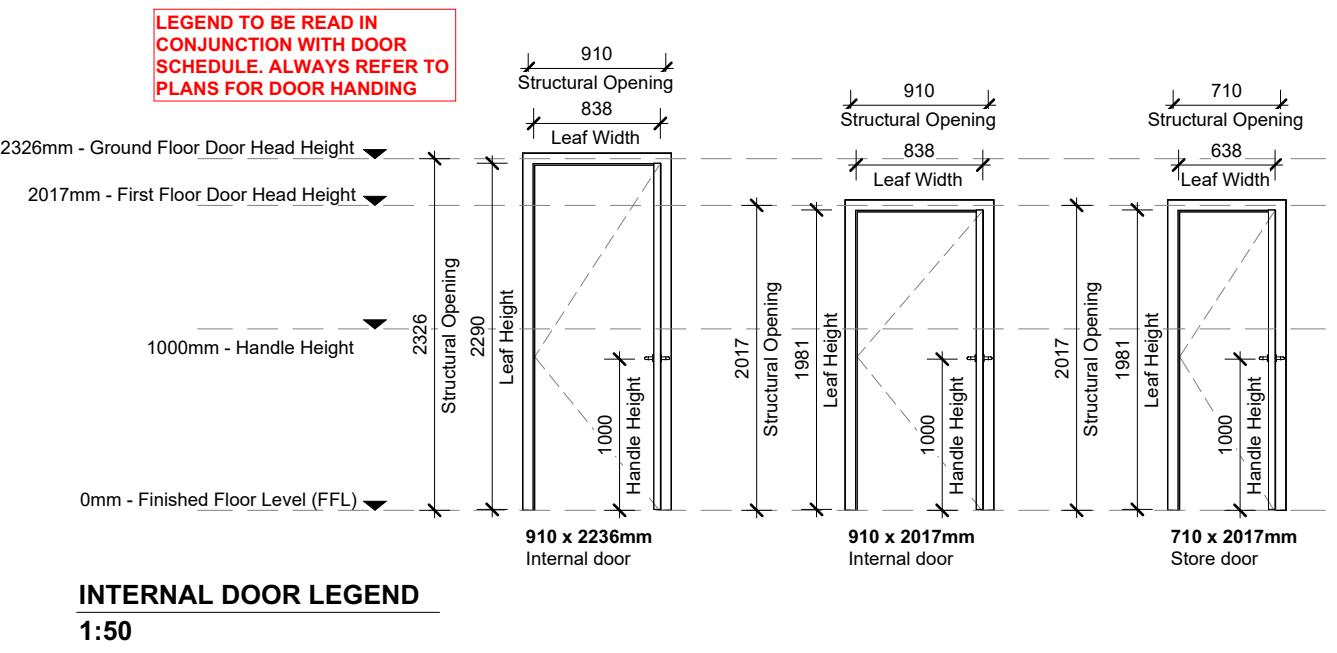
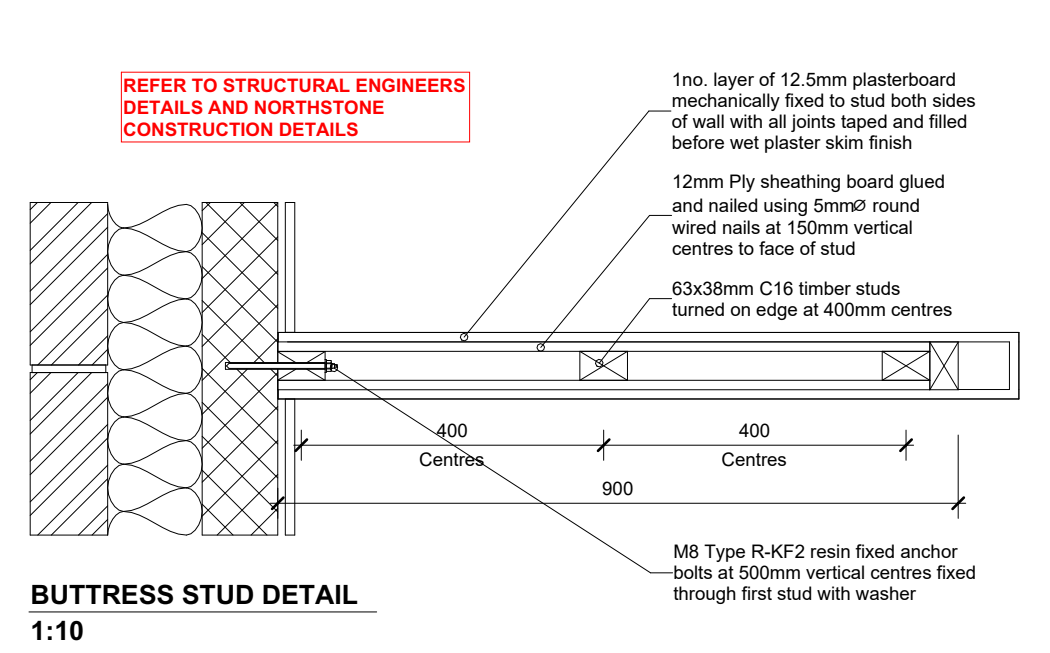
**LVT Flooring**

- 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 / 0.55W/m²K	Yes	Triple Glazed	984	344	2061	0.451 m²	
Ground Floor FFL/DPC	ED02	2260	2110	1000	70	0.50W/m²K / 0.55W/m²K	Yes	Triple Glazed	984	1244	2061	3.508 m²	

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	No	Yes	Triple Glazed	2.096 m²	
Ground Floor FFL/DPC	W02	1360	2110	Yes	0.55W/m²K	70	No	No	Yes	Triple Glazed	2.096 m²	
First Floor FFL	W03	1360	1510	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	1.438 m²	
First Floor FFL	W04	1360	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.096 m²	
First Floor FFL	W05	1360	1510	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	1.438 m²	
First Floor FFL	W06	1360	1510	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	1.438 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	Living Room	Store	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D02	Hall	Utility	910	2326	838	96	Not Fire Rated	No	
First Floor FFL	D03	Bedroom 4	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D04	Bedroom 2	Bedroom 2	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D05	Bedroom 2	Bedroom 2	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D06	Room	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D07	Room	Bathroom	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D08	Bedroom 4	Store	710	2017	638	96	Not Fire Rated	No	
First Floor FFL	D08	Room	Landing	910	2017	838	96	Not Fire Rated	No	



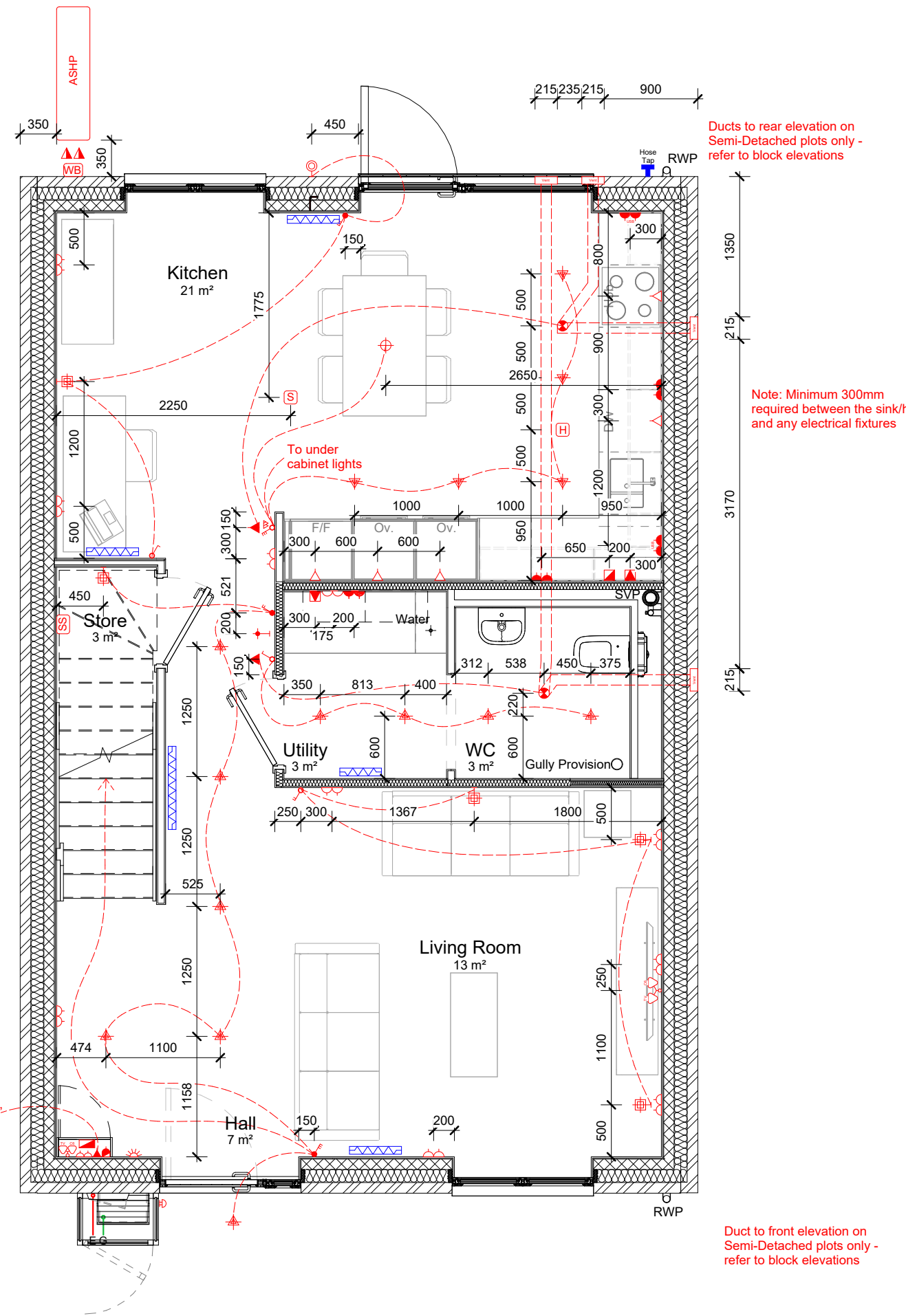
Rev	Description	Date
<b>NORTHSTONE</b>		
Peel L&P Salford M50 2TG		
<b>CONSTRUCTION</b>		
PROJECT <b>Gen2 House Type Portfolio</b>		
DRAWING NAME <b>1164-V13-N (As) Floor Plans</b>		
DRAWING NUMBER <b>1164-1320</b>	DESIGNATION <b>N</b>	DRAWN BY <b>Design</b>
DATE <b>Jan 2023</b>	SCALE (@ A1) <b>As indicated</b>	REV
<b>Notes:</b> <ul style="list-style-type: none"> <li>All dimensions to structure unless otherwise stated.</li> <li>Drawing to be read in conjunction with Northstone specification &amp; all other project related design information and drawings.</li> <li>Any discrepancies to be reported to Northstone Technical prior to commencement of works.</li> <li>All materials and workmanship to be in accordance with current NHBC Technical Standards and Building Regulations.</li> </ul>		
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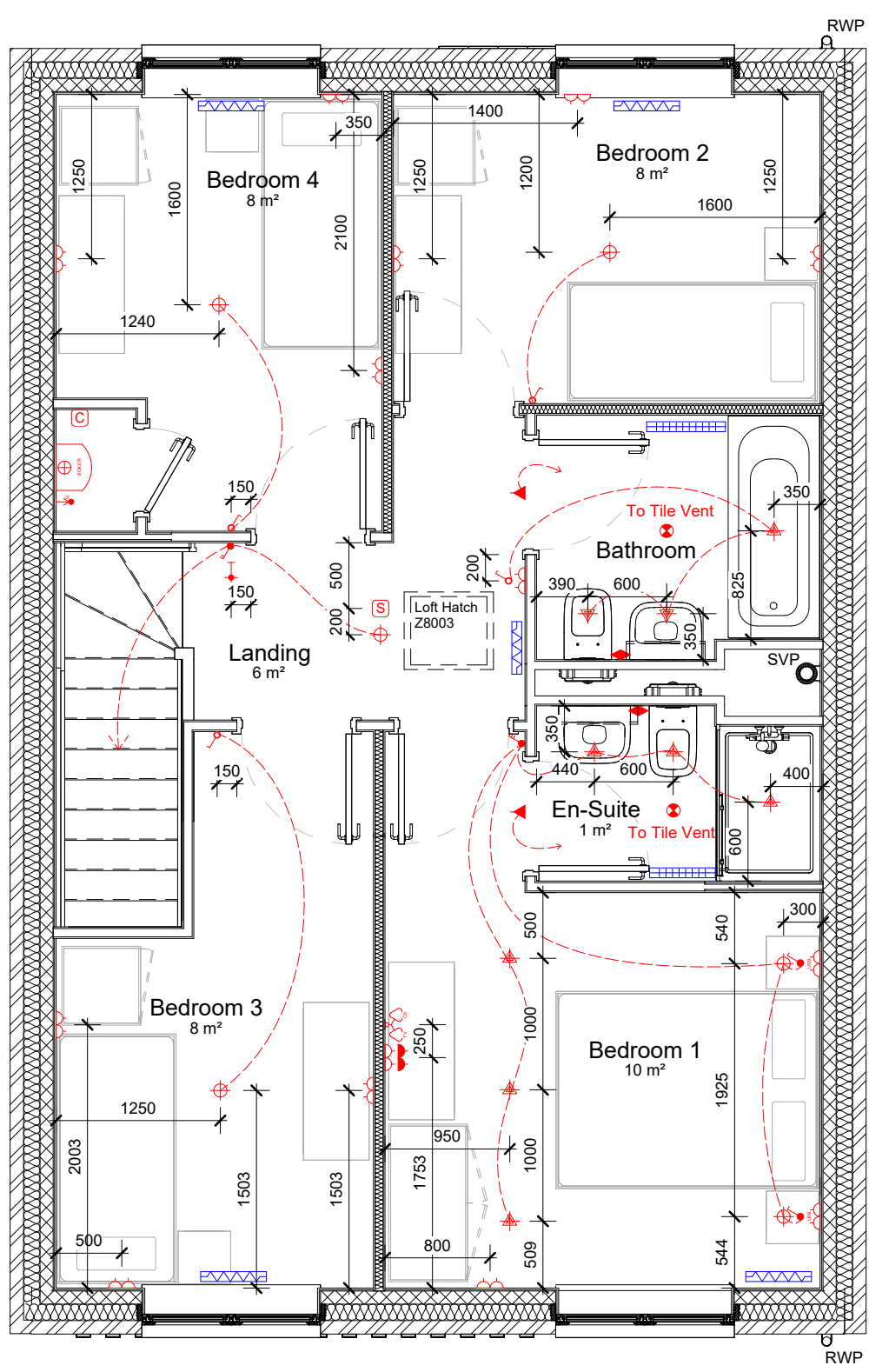
Electrical Item	Quantity
Door Bell Push	1
External Wall Light	1
IP65 Rated External Whisper Box	1
Recessed spot light	1
Rotary Pole Isolator Switch	2
Hall	
Consumer Unit M&E - Refer to Detail	1
Door Bell Sounder	1
Double Socket	1
Recessed spot light	4
Kitchen	
2-Way Data Module with CAT6 & TV Inserts	1
Double gang light switch - single way	1
Double Socket	5
Internal Wall Light	3
Triple gang light switch - two way	1
Utility	
Double Socket	2
Kitchen gang plate with appliance names	1
Recessed spot light	2
Unswitched Single Socket	2
WC	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	2
Living Room	
13A Switched Fused Spur	2
13A Unswitched Fused Spur	5
Ceiling mounted fan CV2-GIP	1
Cooker Control Box	1
Double gang light switch - two way	1
Double Socket	5
Double Socket with USB	2
Heat Detector	1
Internal Wall Light	1
Kitchen gang plate with appliance names	1
Pendant light	1
Recessed spot light	6
Single gang light switch - single way	2
Smoke Detector	1
Triple gang light switch - two way	1
Wardwall switch	1
Wardwall thermostat	1
Store	
Internal Wall Light	1
Panasonic Smart Control Switch for ASHP	1
Landing	
Double gang light switch - two way	1
Pendant light	1
Smoke Detector	1
Wardwall thermostat	1
Bedroom 1	
2-Way Data Module with CAT6 & TV Inserts	1
Double Socket	3
Double Socket with USB	2
Pendant light	2
Recessed spot light	3
Single gang light switch - two way	2
Bedroom 2	
13A Switched Fused Spur	1
Ceiling mounted fan CV2-GIP	1
Double Socket	4
Pendant light	1
Recessed spot light	1
Single gang light switch - single way	2
Bedroom 3	
Double Socket	3
Pendant light	1
Bedroom 4	
Double Socket	3
Pendant light	1
Single gang light switch - single way	1
Bathroom	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	3
Shaver Socket	1
Store	
Carbon Monoxide Detector	1
Room	
13A Switched Fused Spur	1
Triple gang light switch - two way	1
Room	
Single gang light switch - single way	1
Bathroom	
Recessed spot light	2
Shaver Socket	1

Ventilation Fixture Schedule	Quantity
Single air brick for CV2-GIP fan	6
Flat Edge Tile Vent for Concrete Tiles	3
Boiler Flue Terminal and Flashing Kit	1

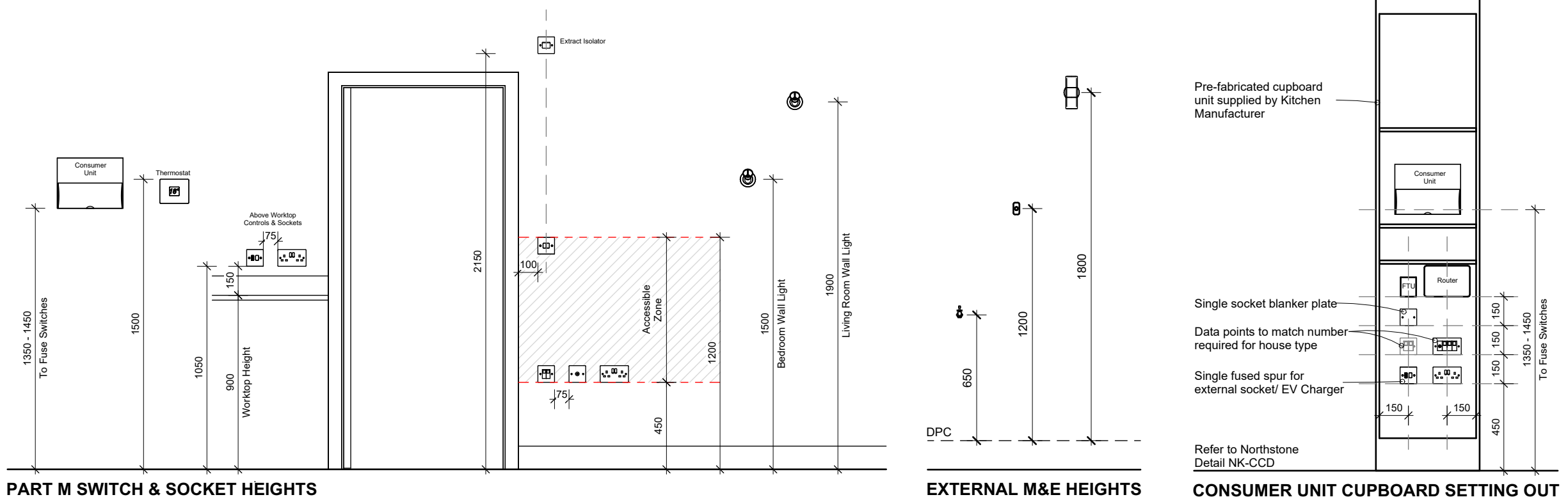
1325. Ground Floor MEP  
1 : 50



1335. First Floor MEP  
1 : 50



1339. 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
- Wardwall Switch
- 13A Switched Fused Spur
- 13A Unswitched Fused Spur
- Kitchen Gang Plate
- 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

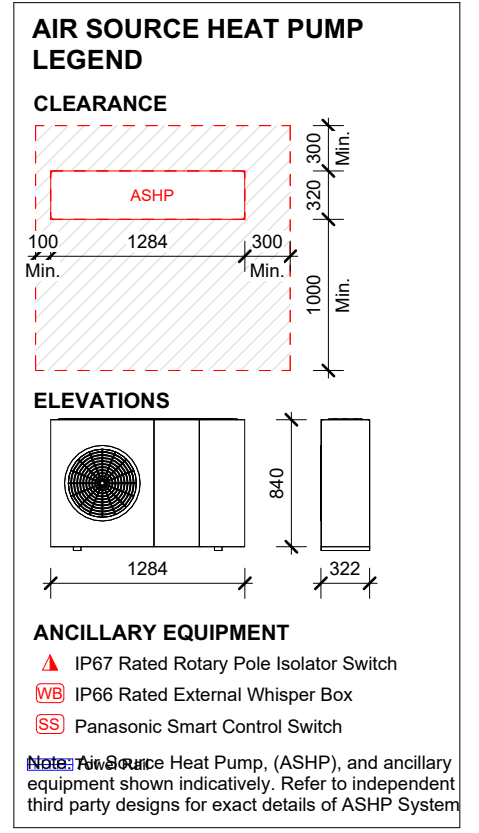
**HEATING & PLUMBING**

- 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.

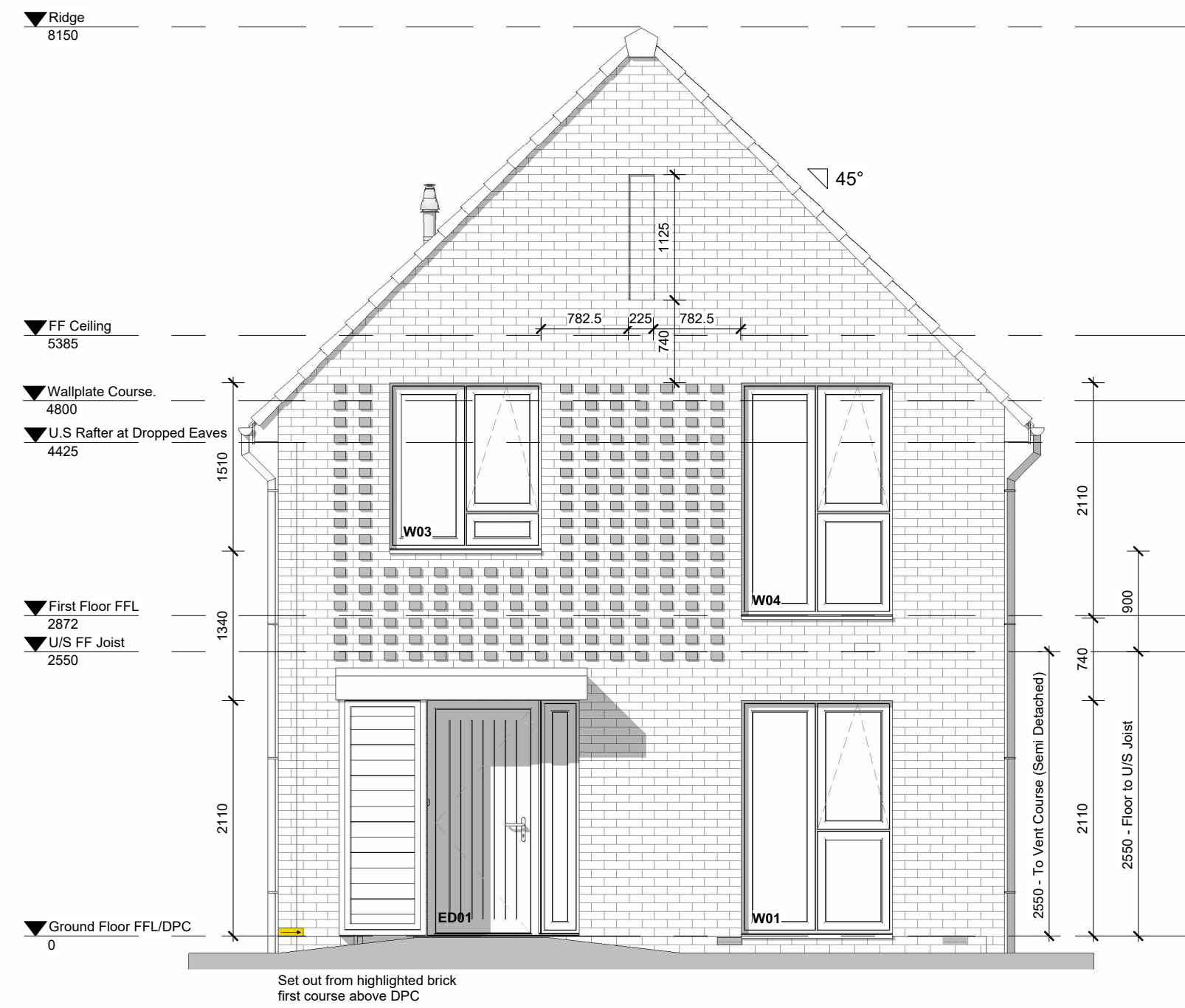
**IMPORTANT: THIS LEGEND MUST ALWAYS BE PRINTED WITH ANY MEP PLAN EXTRACTS**

**ANY CLASHES OR DISCREPANCIES MUST BE REPORTED TO NORTHSTONE TECHNICAL TEAM**

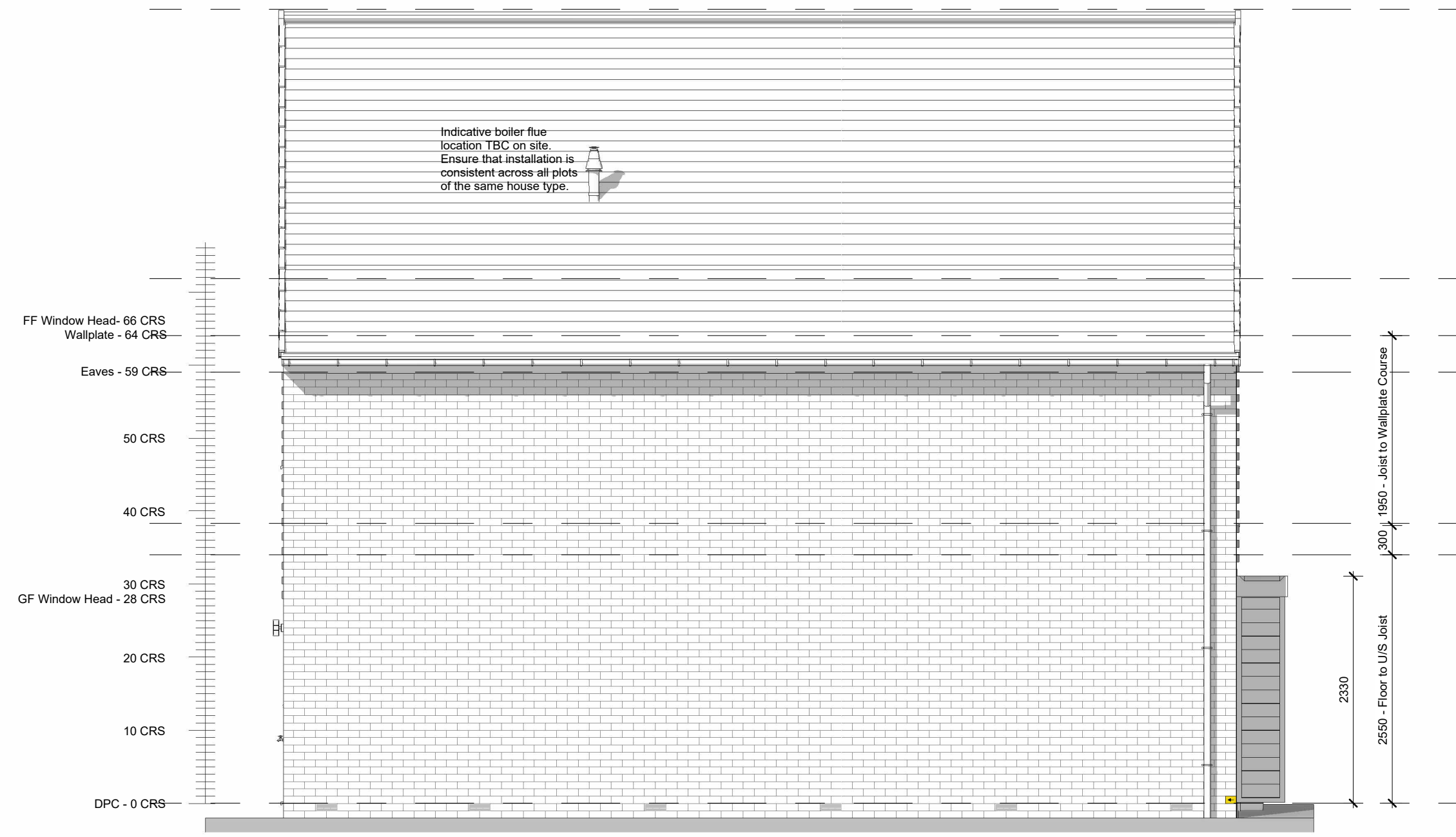


Rev	Description	Date
<b>NORTHSTONE</b> Peel L&P Salford M50 2TG		
<b>CONSTRUCTION</b>		
PROJECT <b>Gen2 House Type Portfolio</b>		
DRAWING NAME <b>1164-V13-N (As) MEP Plans</b>		
DRAWING NUMBER <b>1164-1330</b>	DESIGNATION <b>N</b>	DRAWN BY <b>Design</b>
DATE <b>Jan 2023</b>	SCALE (@ A1) <b>As indicated</b>	REV
Notes: <ul style="list-style-type: none"> <li>All dimensions to structure unless otherwise stated.</li> <li>Drawing to be read in conjunction with Northstone specification &amp; all other project related design information and drawings.</li> <li>Any discrepancies to be reported to Northstone Technical prior to commencement of works.</li> <li>All materials and workmanship to be in accordance with current NHBC Technical Standards and Building Regulations.</li> </ul>		
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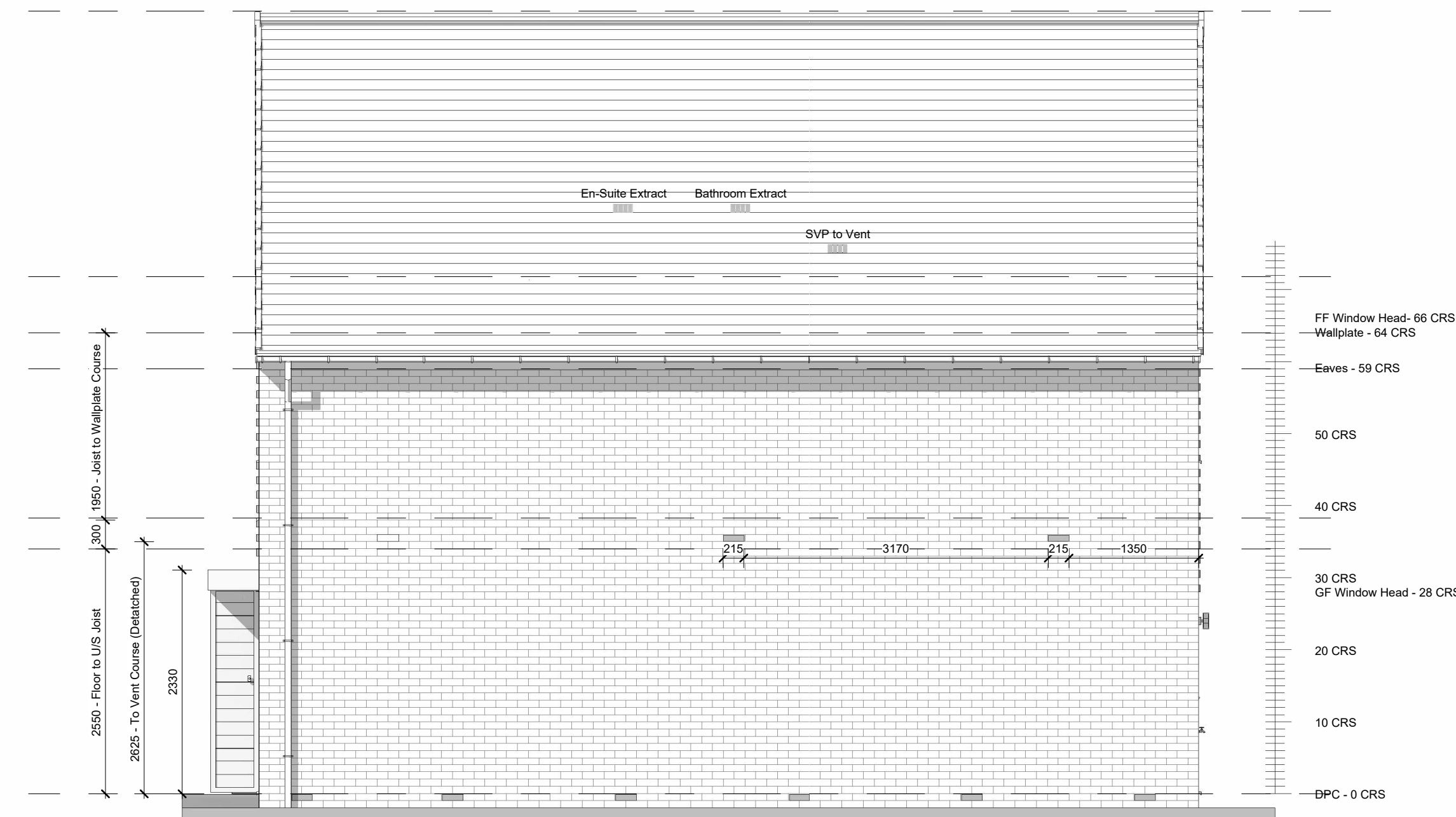
**1340. Front Elevation**  
1 : 50



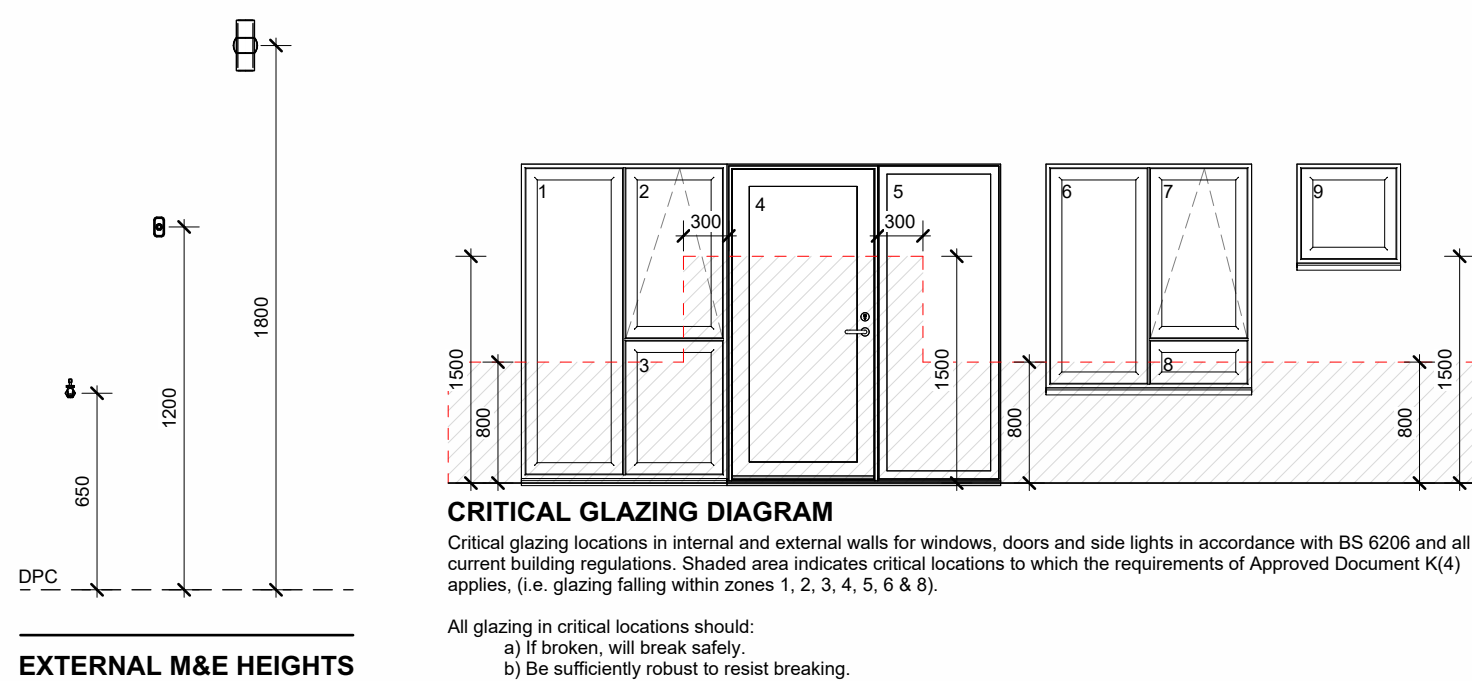
**1341. LHS Elevation**  
1 : 50



**1342. Rear Elevation**  
1 : 50



**1343. 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

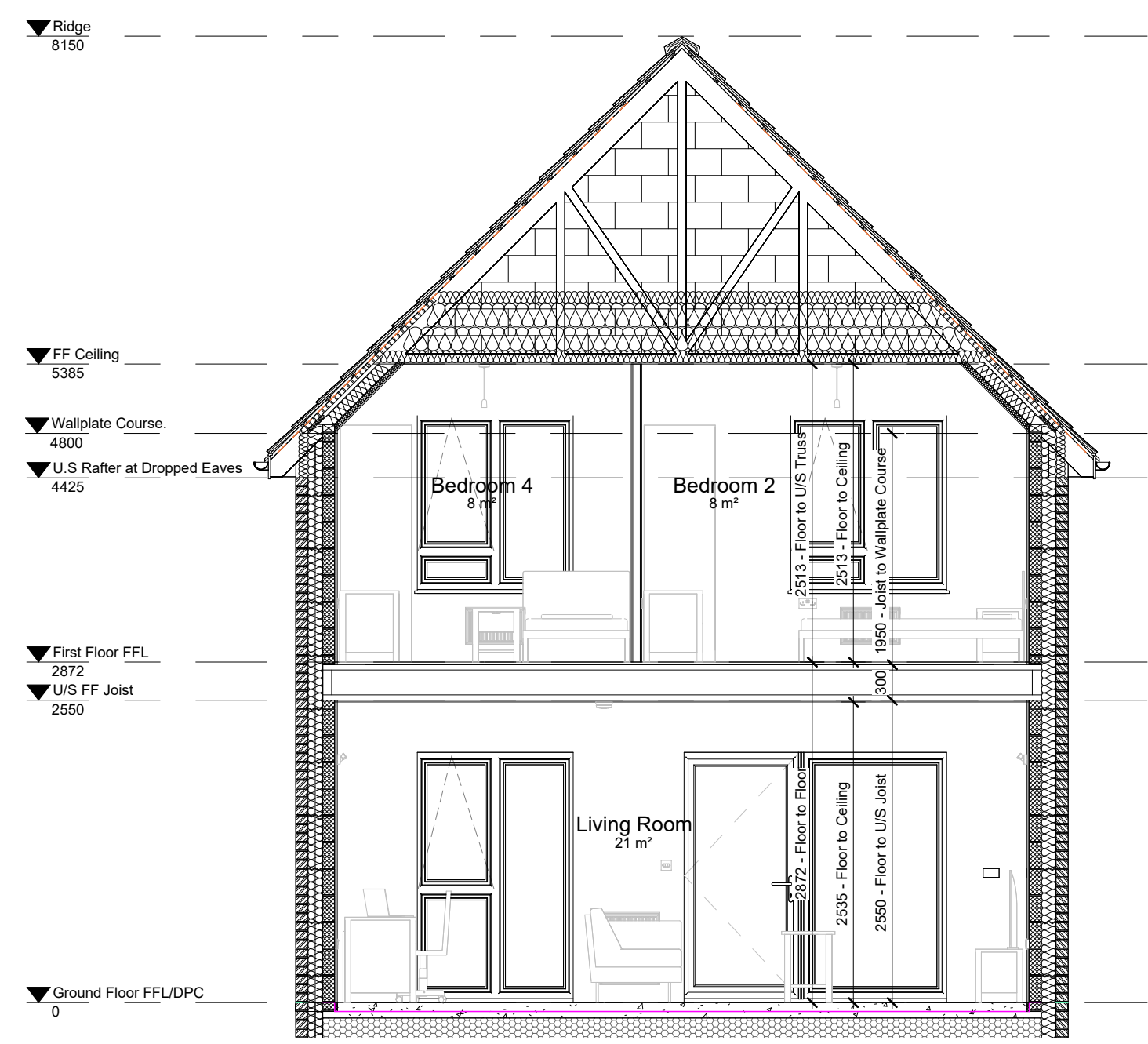
Escape from upper storey a maximum of 4.5m above ground level: ALL inner rooms where applicable and all first floor habitable rooms (excluding kitchens) to be provided with an escape window (or external door) which complies with Approved Document B1 Section 2 Paragraph 2.2.

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.

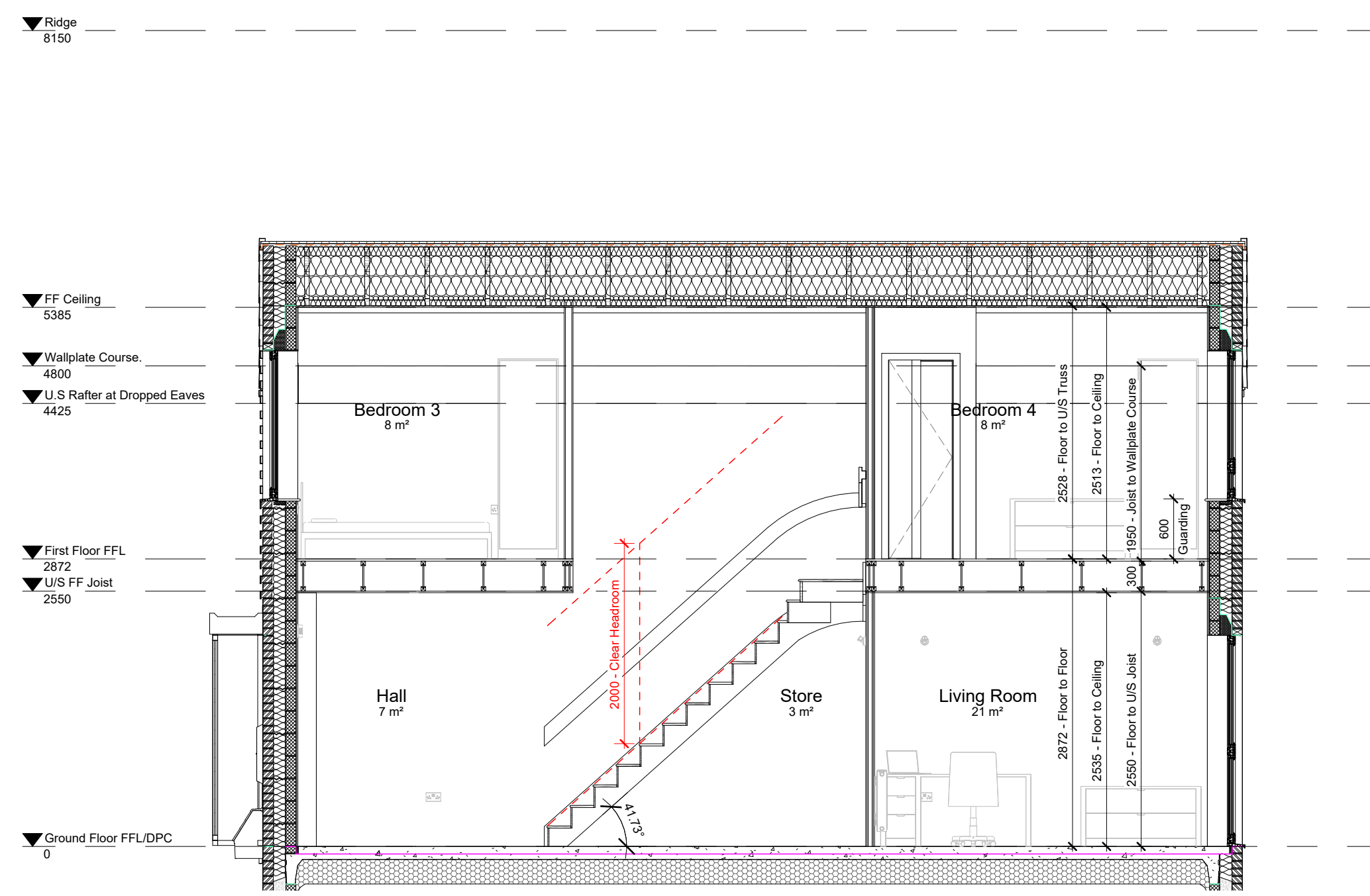
Unobstructed opening casement area to be at least 0.33m² and at least 450mm high and 450mm wide. Bottom of windows to be not more than 1100mm and not less than 800mm above the floor. Escape windows to have non lockable fasteners and hinged to achieve the minimum required opening.

Rev	Description	Date
<b>NORTHSTONE</b>		
Peel L&P Salford M50 2TG		
<b>CONSTRUCTION</b>		
PROJECT <b>Gen2 House Type Portfolio</b>		
DRAWING NAME <b>1164-V13-N (As) Elevations</b>		
DRAWING NUMBER <b>1164-1340</b>	DESIGNATION <b>N</b>	DRAWN BY <b>Design</b>
DATE <b>Jan 2023</b>	SCALE (@ A1) <b>As indicated</b>	REV
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MEMBRANE KEY	
	Damp Proof Course (DPC)
	Damp Proof Membrane (DPM)
	Roof Underlay
	Breather Membrane



**1350. Section A-A**  
1 : 50



**1351. Section B-B**  
1 : 50

Rev	Description	Date
<b>NORTHSTONE</b> <small>Peel L&amp;P Salford M50 2TG</small>		
<b>CONSTRUCTION</b>		
PROJECT <b>Gen2 House Type Portfolio</b>		
DRAWING NAME <b>1164-V13-N (As) Sections</b>		
DRAWING NUMBER <b>1164-1350</b>	DESIGNATION <b>N</b>	DRAWN BY <b>Design</b>
DATE <b>Jan 2023</b>	SCALE (@ A1) <b>1 : 50</b>	REV
<b>Notes:</b> <ul style="list-style-type: none"> <li>All dimensions to structure unless otherwise stated.</li> <li>Drawing to be read in conjunction with Northstone specification &amp; all other project related design information and drawings.</li> <li>Any discrepancies to be reported to Northstone Technical prior to commencement of works.</li> <li>All materials and workmanship to be in accordance with current NHBC Technical Standards and Building Regulations.</li> </ul>		
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