

V1 Drawing Register

Sheet Number	Sheet Name	Rev	Revision Date
2105-100	Cover Page & Design Risk Register	A	Feb 2024
2105-110	Foundation & Sub-Floor Plans	A	Feb 2024
2105-120	Floor Plans	A	Feb 2024
2105-130	MEP Plans	A	Feb 2024
2105-140	Elevations	A	Feb 2024
2105-150	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
**2105-V1-N (As)
Cover Page & Design Risk Register**

DRAWING NUMBER 2105-100	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A3)	REV A

- Notes:**
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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.

2105-V1-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

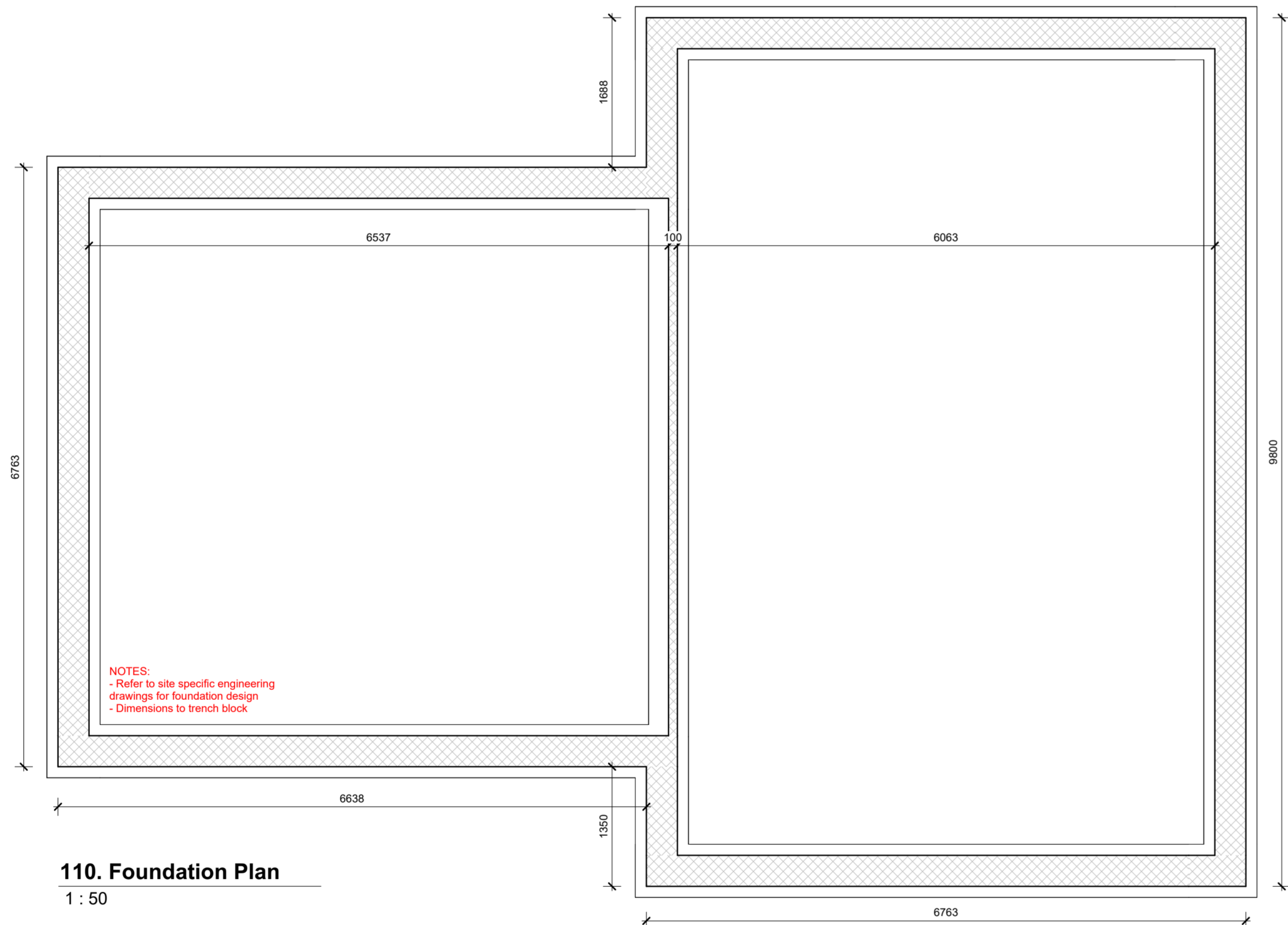
Floor Finish & Span

Extent of Floor Screenshot
 Span of Ground Floor Construction

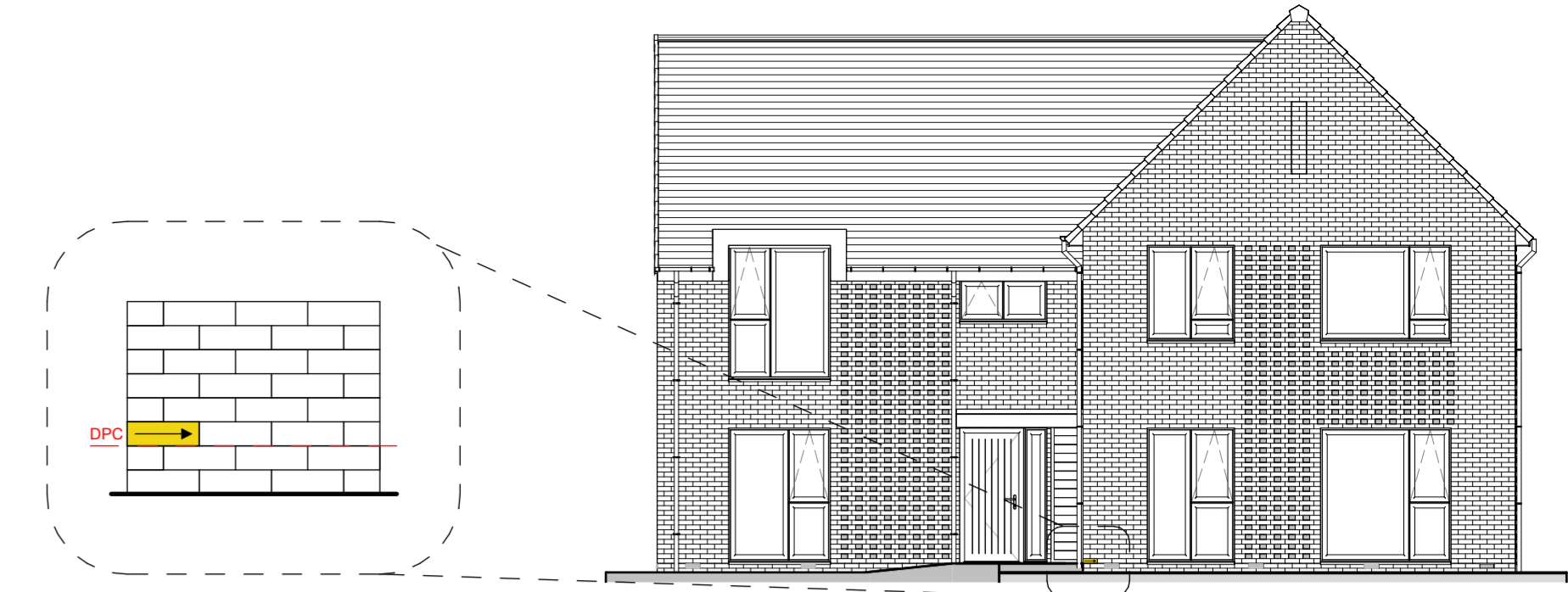
NOTES

- 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.
- 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
110.64 m ²	146.31	69465 mm ²	14	23
* Based on 500mm ² /m ² of Floor Area				

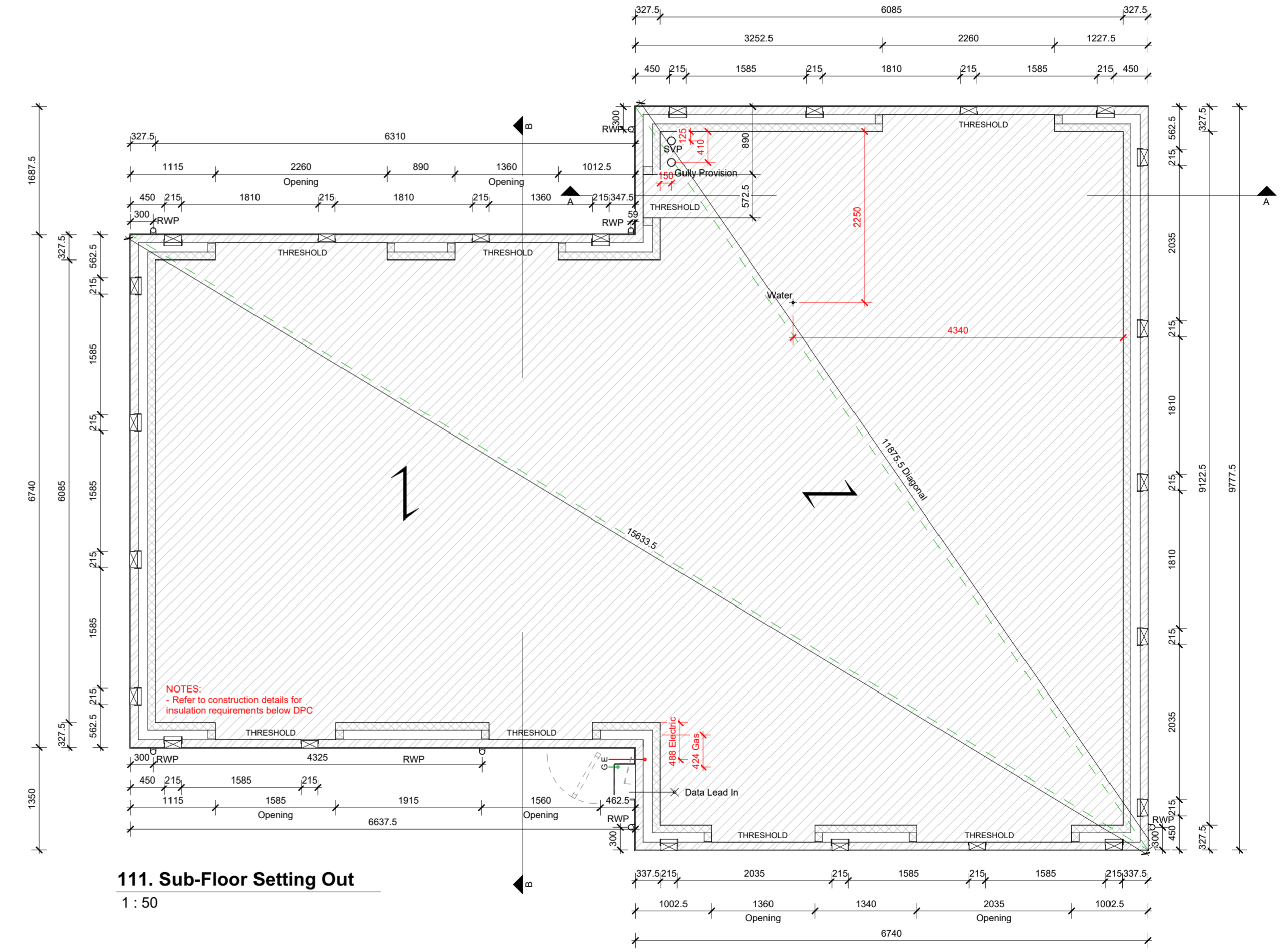


110. Foundation Plan
1 : 50



Groundworker to ensure golden brick can be laid in above orientation to achieve desired projecting brick detail

198. Golden Brick Elevation
1 : 100



111. Sub-Floor Setting Out
1 : 50

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

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M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

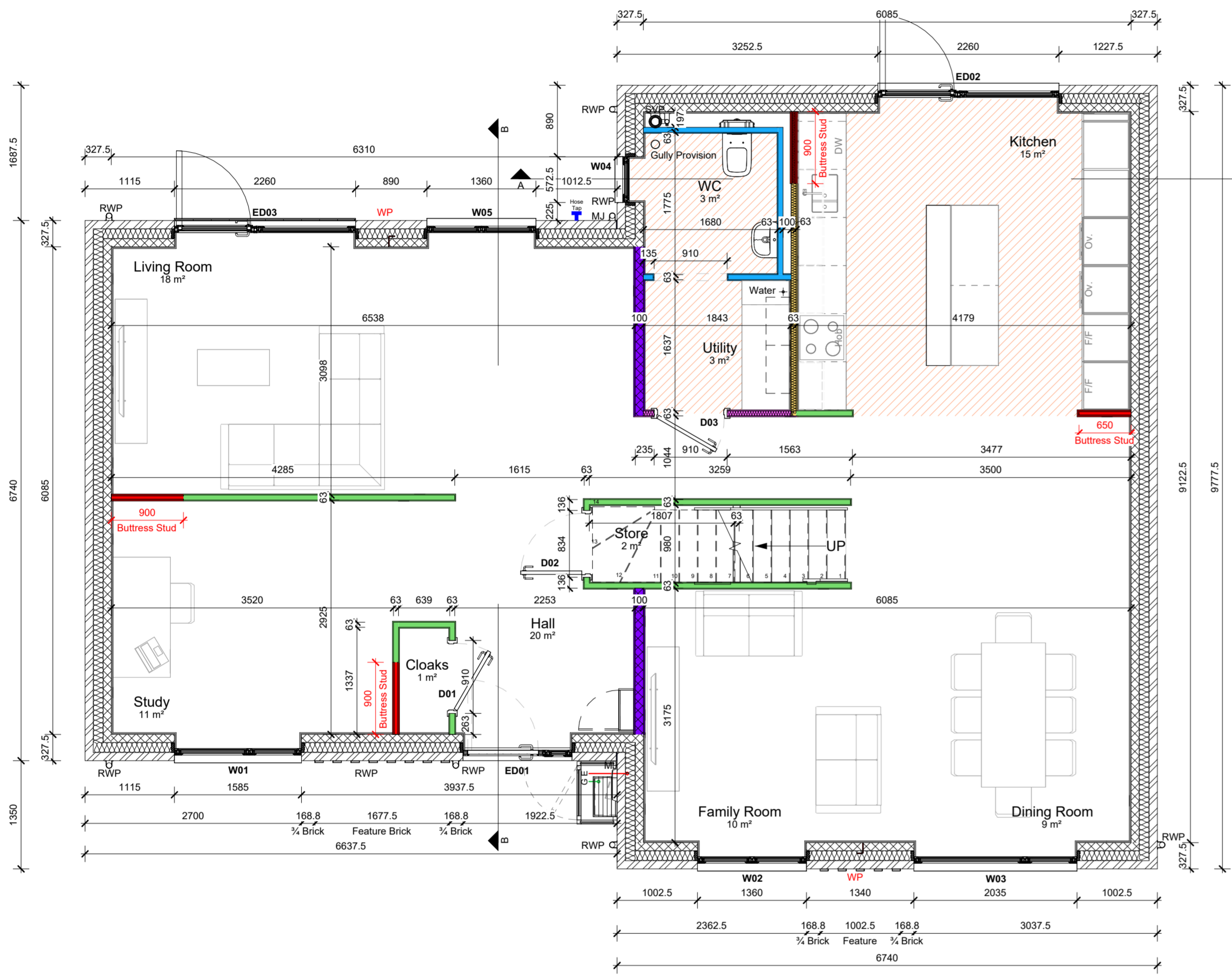
DRAWING NAME
**2105-V1-N (As)
Foundation & Sub-Floor Plans**

DRAWING NUMBER 2105-110	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A1) As indicated	REV A

Notes:

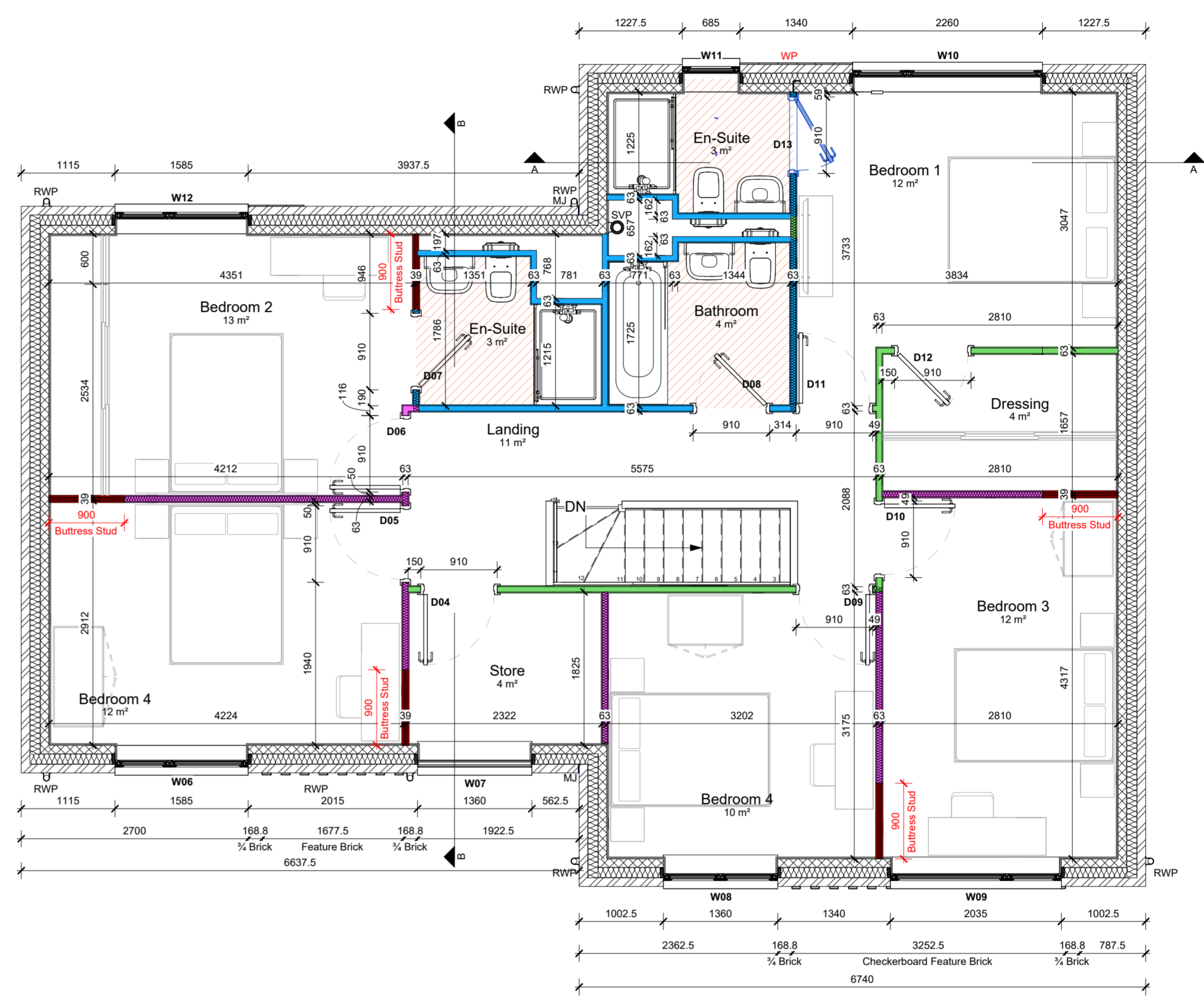
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120. Ground Floor Setting Out

1 : 50



130. 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
- INSIDE: 100mm block as specification
- 12.5mm plasterboard on 10mm adhesive caulk, 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
- Pattress 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

Pattressed 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 Flex or similar approved mineral wool
- Pattress 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 F4-0dB 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
- Pattress 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 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

Load Bearing Blockwork Partition

- 100mm Block as specification
- 1no. Layer 12.5mm plasterboard on 10mm adhesive caulk to both sides of wall, all joints taped and filled before wet plaster skim finish

Insulation Between Studs

- voids between studwork fully filled with 60mm Rockwool Flex or similar approved mineral wool where indicated on drawing for AD-E compliance
- Achieves F4-0dB in accordance with AD-E
- Achieves REI 30 fire resistance in accordance with British Gypsum White Book

NOTES

- Refer to engineers details and specifications 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.
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FLOORING LEGEND

LVT Flooring

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

External Door Schedule

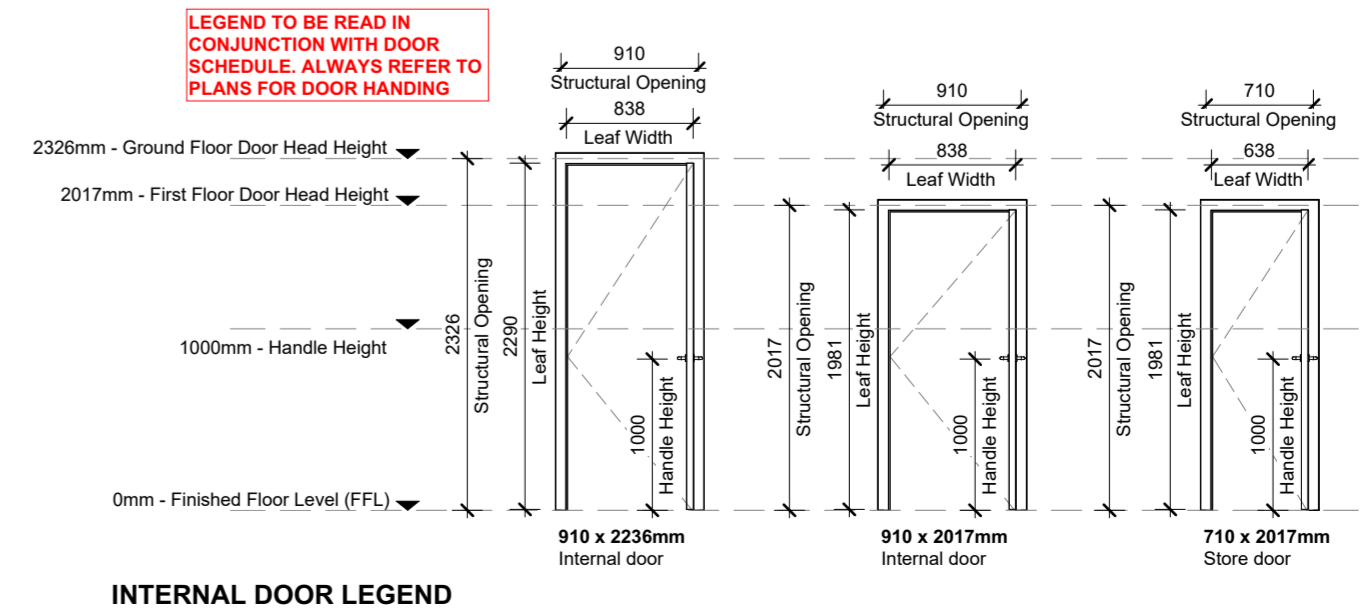
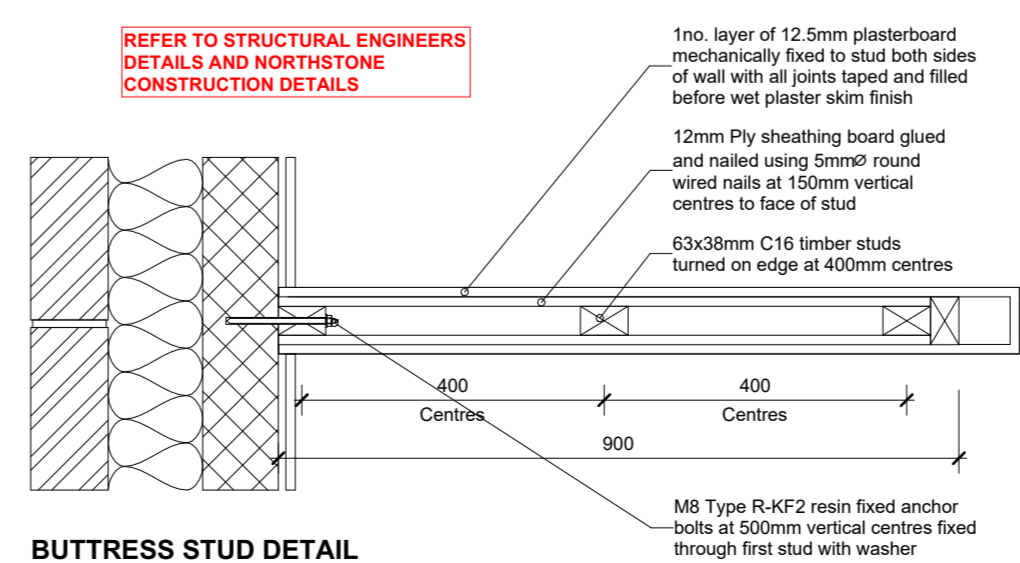
Floor	Door Ref	Width	Height	Door Width	Reveal Depth	U-Value (Door / Sidelight)	Toughened Glass	Glazing Specification	MF Width	Sidelight MF Width	MF Height	Area of Glazing	Notes
Ground Floor FF/DPC	ED01	1360	2110	1000	50	0.45Wm ² /K / 1.15Wm ² /K	Yes	Double Glazed	984	344	2061	0.451 m ²	
Ground Floor FF/DPC	ED02	2260	2110	1000	70	0.90Wm ² /K / 0.55Wm ² /K	Yes	Triple Glazed	984	1244	2061	3.508 m ²	
Ground Floor FF/DPC	ED03	2260	2110	1000	70	0.90Wm ² /K / 0.55Wm ² /K	Yes	Triple Glazed	984	1244	2061	3.508 m ²	

V1 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	1585	2110	Yes	0.55Wm ² /K	70	No	No	Yes	Triple Glazed	2.545 m ²	
Ground Floor FF/DPC	W02	1360	2110	Yes	0.55Wm ² /K	70	No	No	Yes	Triple Glazed	2.096 m ²	
Ground Floor FF/DPC	W03	2035	2110	Yes	0.55Wm ² /K	70	No	No	Yes	Triple Glazed	3.435 m ²	
Ground Floor FF/DPC	W04	572.5	2110	Yes	0.55Wm ² /K	70	Yes	No	Yes	Triple Glazed	0.871 m ²	
Ground Floor FF/DPC	W05	1360	2110	Yes	0.55Wm ² /K	70	No	No	Yes	Triple Glazed	2.096 m ²	
First Floor FFL	W06	1585	2110	Yes	0.55Wm ² /K	70	No	Yes	Yes	Triple Glazed	2.545 m ²	
First Floor FFL	W07	1360	675	No	0.55Wm ² /K	70	No	No	Yes	Triple Glazed	0.595 m ²	
First Floor FFL	W08	1360	1510	Yes	0.55Wm ² /K	70	No	Yes	Yes	Triple Glazed	1.438 m ²	
First Floor FFL	W09	2035	1510	Yes	0.55Wm ² /K	70	No	Yes	Yes	Triple Glazed	2.372 m ²	
First Floor FFL	W10	2260	2110	Yes	0.55Wm ² /K	70	No	Yes	Yes	Triple Glazed	3.880 m ²	
First Floor FFL	W11	685	2110	Yes	0.55Wm ² /K	25	Yes	No	Yes	Triple Glazed	1.094 m ²	
First Floor FFL	W12	1585	2110	Yes	0.55Wm ² /K	70	No	Yes	Yes	Triple Glazed	2.545 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	Cloaks	910	2326	838	96	Not Fire Rated	No	
Ground Floor FF/DPC	D02	Hall	Store	834	2326	782	96	Not Fire Rated	No	
Ground Floor FF/DPC	D03	Hall	Utility	910	2326	838	96	Not Fire Rated	No	
First Floor FFL	D04	Store	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D05	Bedroom 4	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D06	Bedroom 2	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D07	En-Suite	Bedroom 2	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D08	Landing	Bathroom	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D09	Bedroom 4	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D10	Bedroom 3	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D11	Bedroom 1	Landing	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D12	Dressing	Bedroom 1	910	2017	838	96	Not Fire Rated	No	
First Floor FFL	D13	Bedroom 1	En-Suite	910	2017	838	96	Not Fire Rated	No	



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 Construction Issue

Rev Description Date

NORTHSTONE
 Peel L&P
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CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
2105-V1-N (As) Floor Plans

DRAWING NUMBER
2105-120

DESIGNATION
N

DRAWN BY
Design

DATE
May 2023

SCALE (@ A1)
As indicated

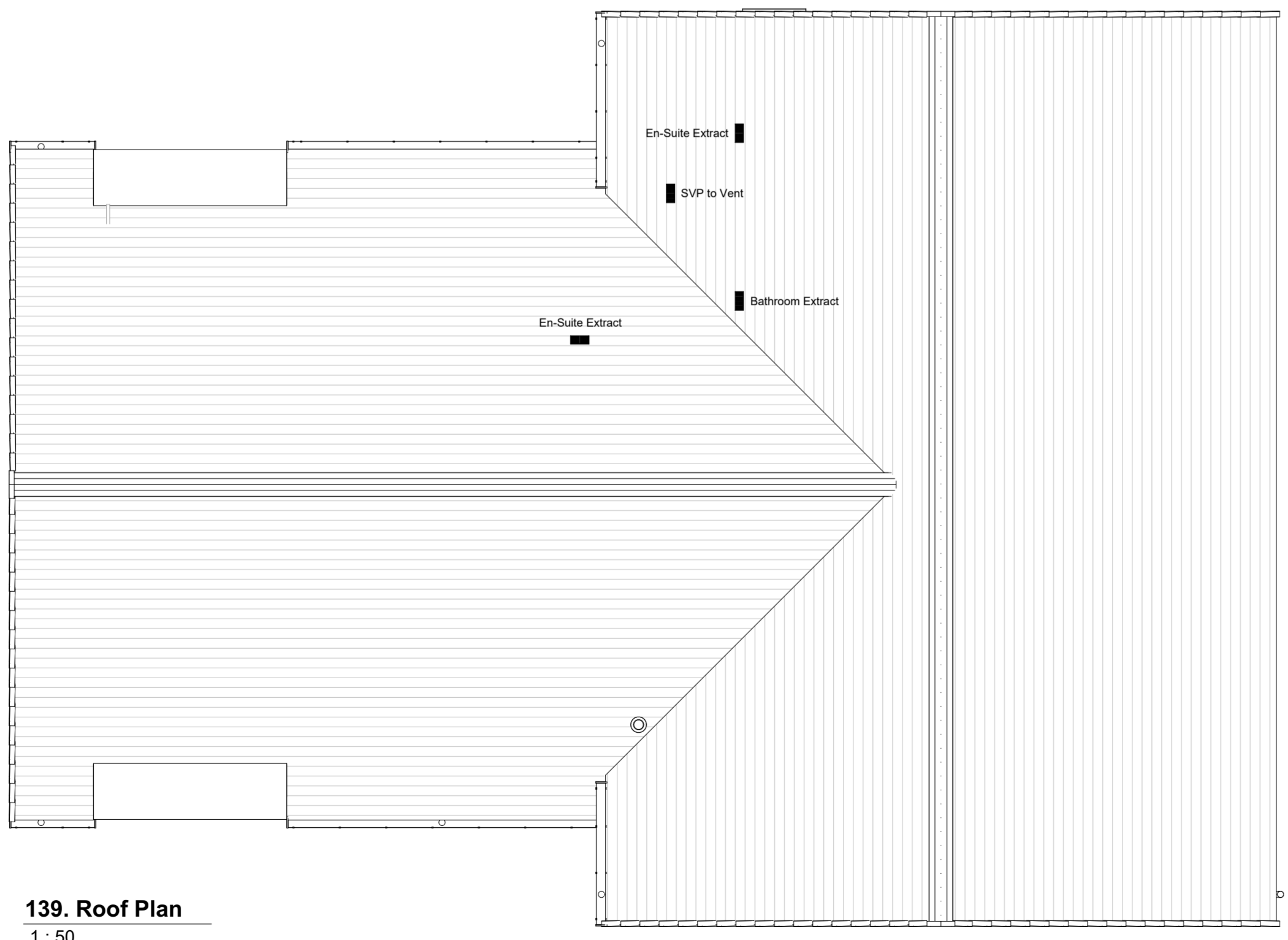
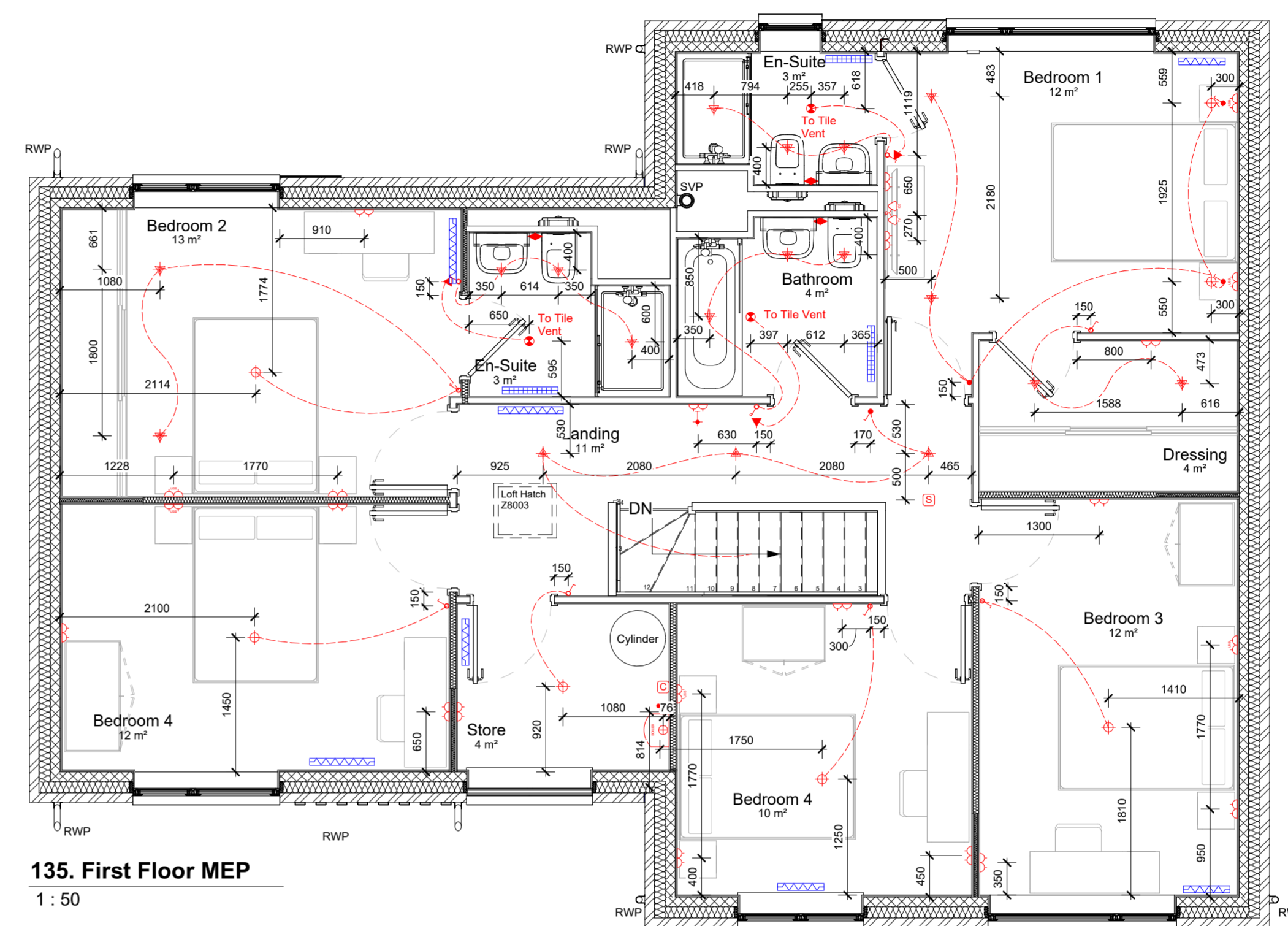
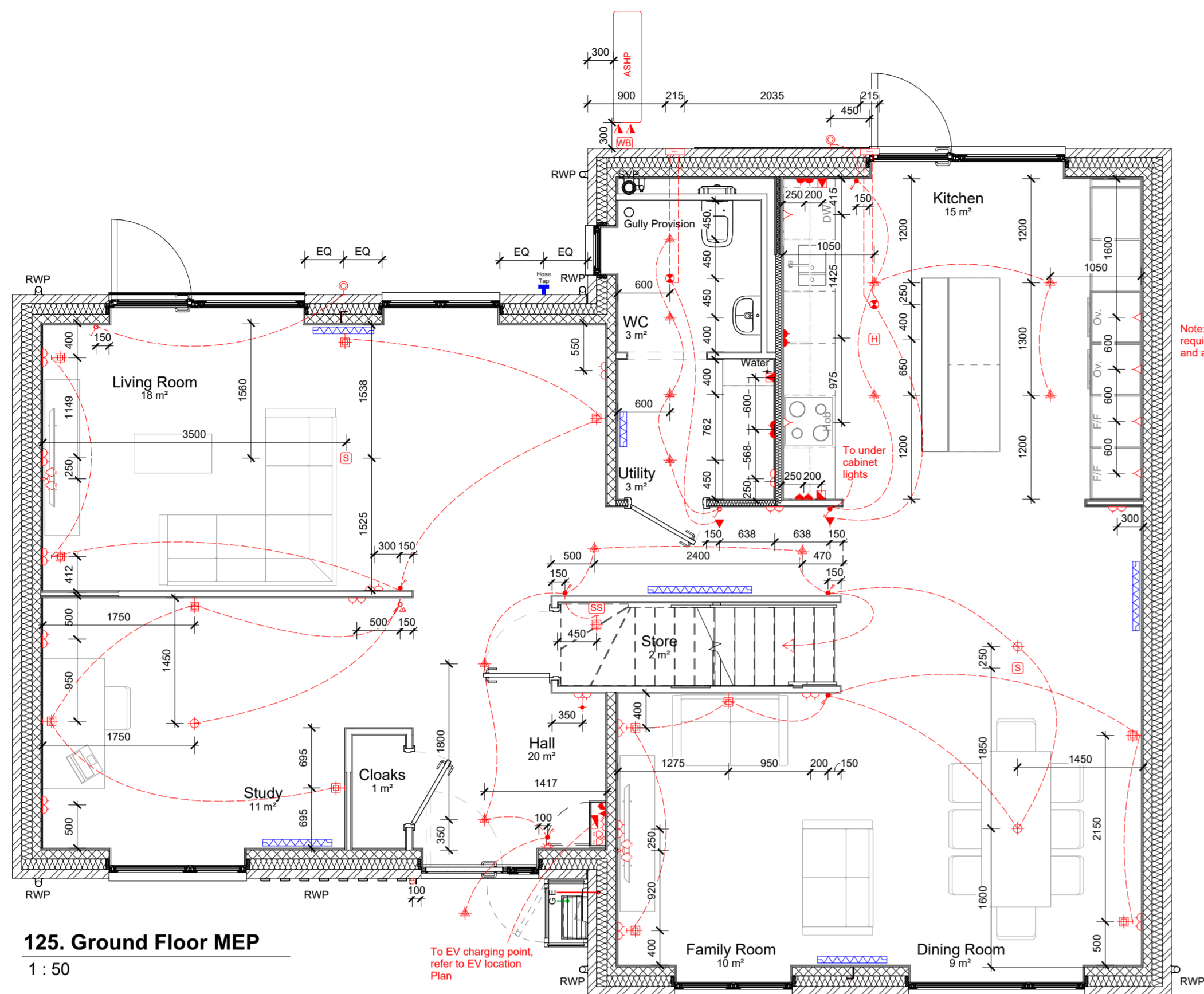
REV
A

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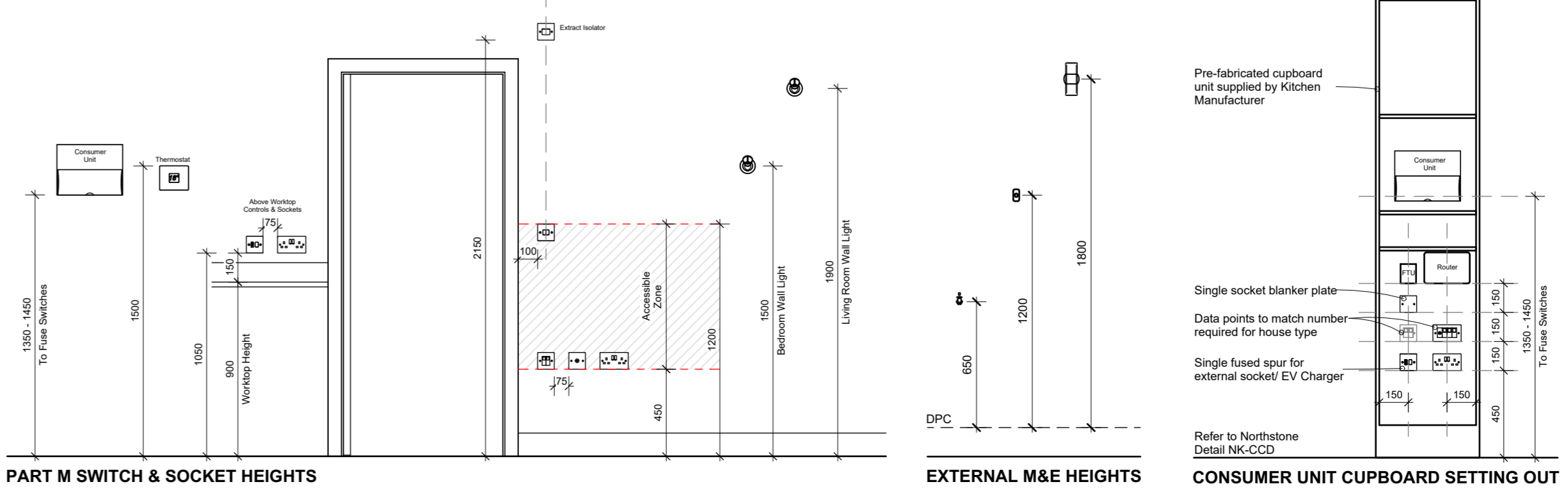
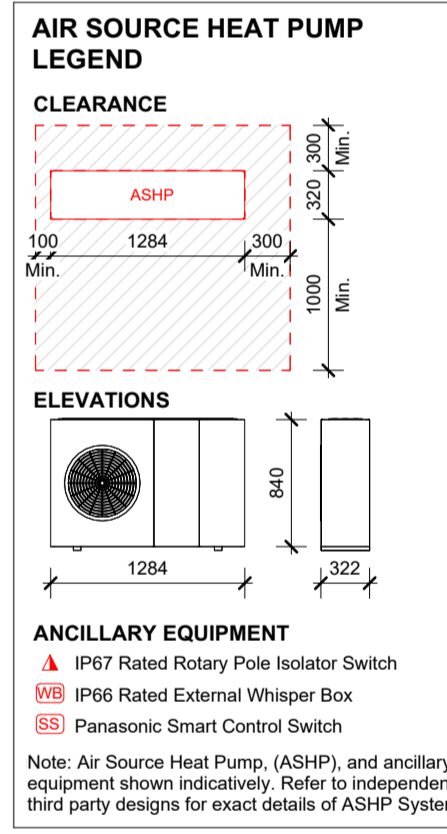
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Electrical Item	Quantity
Door Bell Push	2
External Wall Light	1
IP66 Rated External Whisper Box	1
Recessed spot light	1
Kitchen	
13A Unswitched Fused Spur	6
Ceiling mounted fan CV2-GIP	1
Cooker Control Box	1
Double Socket	3
Heat Detector	1
Kitchen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



Ventilation Item	Quantity
Single air brick for CV2.GIP fan	2
Flat Edge Tile Vent for Concrete Tiles	4

- 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
 - Wordwall Switch
- 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 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
 - 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



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CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
2105-V1-N (As) MEP Plans

DRAWING NUMBER 2105-130	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A1) As indicated	REV A

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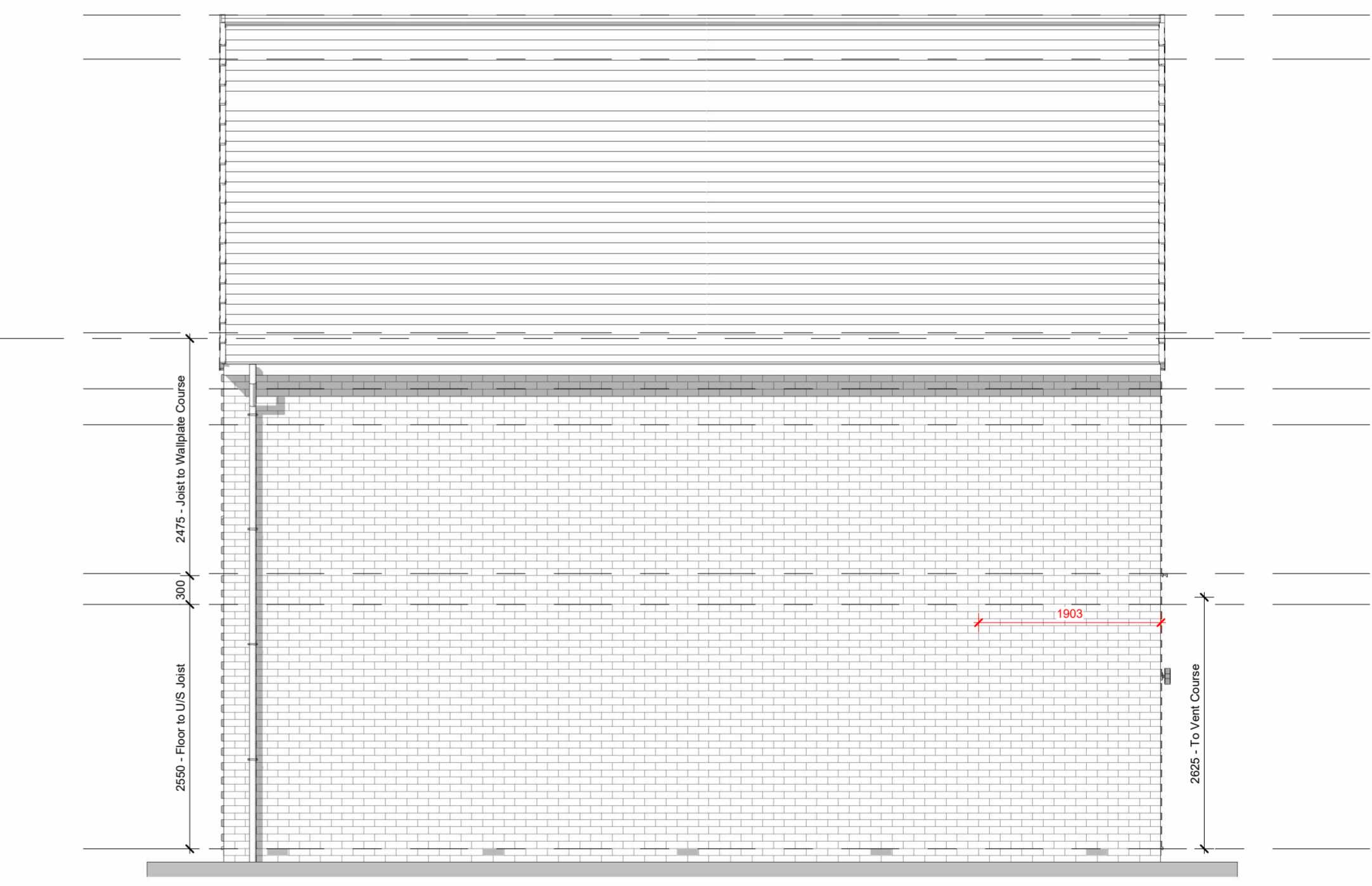
140. Front Elevation
1 : 50



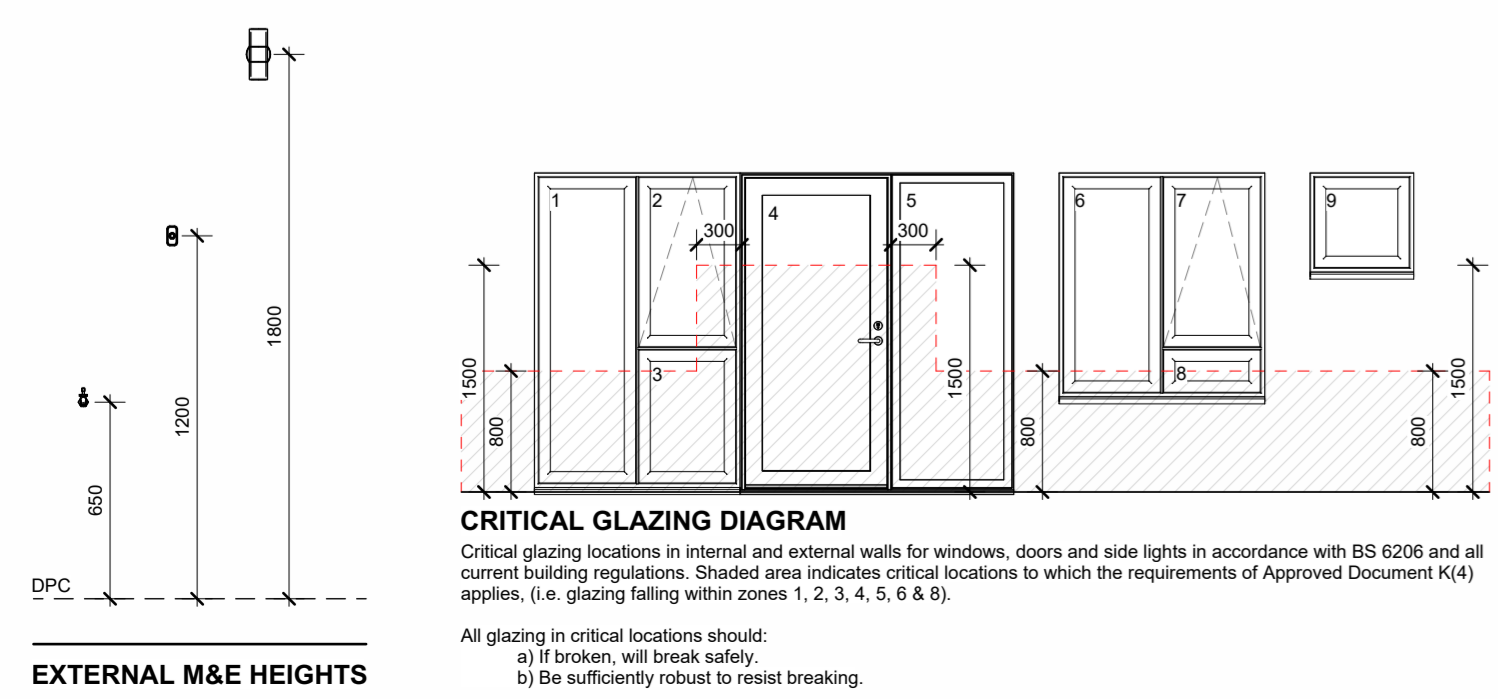
141. LHS Elevation
1 : 50



142. Rear Elevation
1 : 50



143. RHS Elevation
1 : 50



CRITICAL GLAZING DIAGRAM
Critical glazing locations in internal and external walls for windows, doors and side lights in accordance with BS 6206 and all current building regulations. Shaded area indicates critical locations to which the requirements of Approved Document K(4) applies. (i.e. glazing falling within zones 1, 2, 3, 4, 5, 6 & 8).

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 eave 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.

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CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
2105-V1-N (As) Elevations

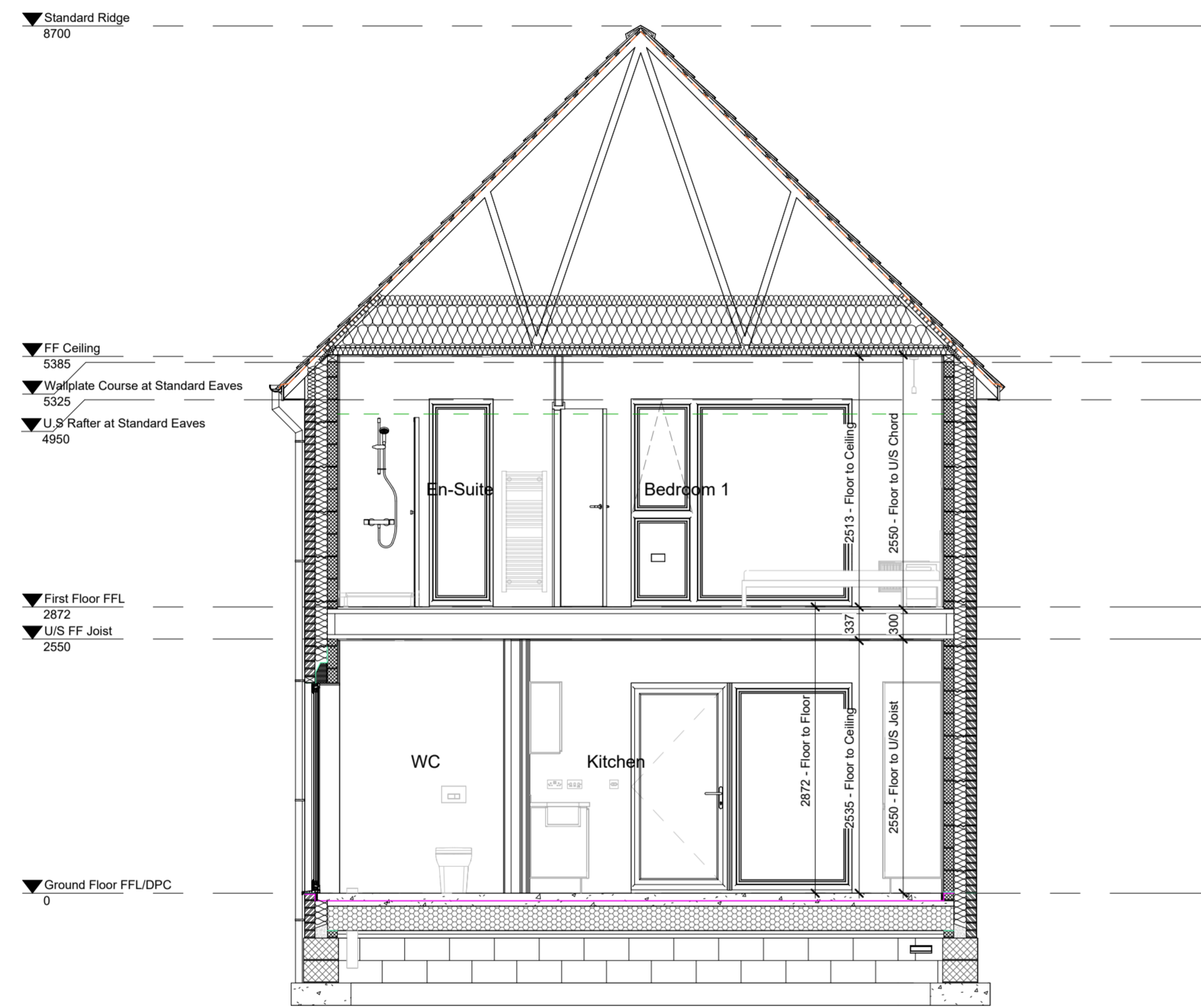
DRAWING NUMBER 2105-140	DESIGNATION N	DRAWN BY Design
DATE May 2023	SCALE (@ A1) As indicated	REV A

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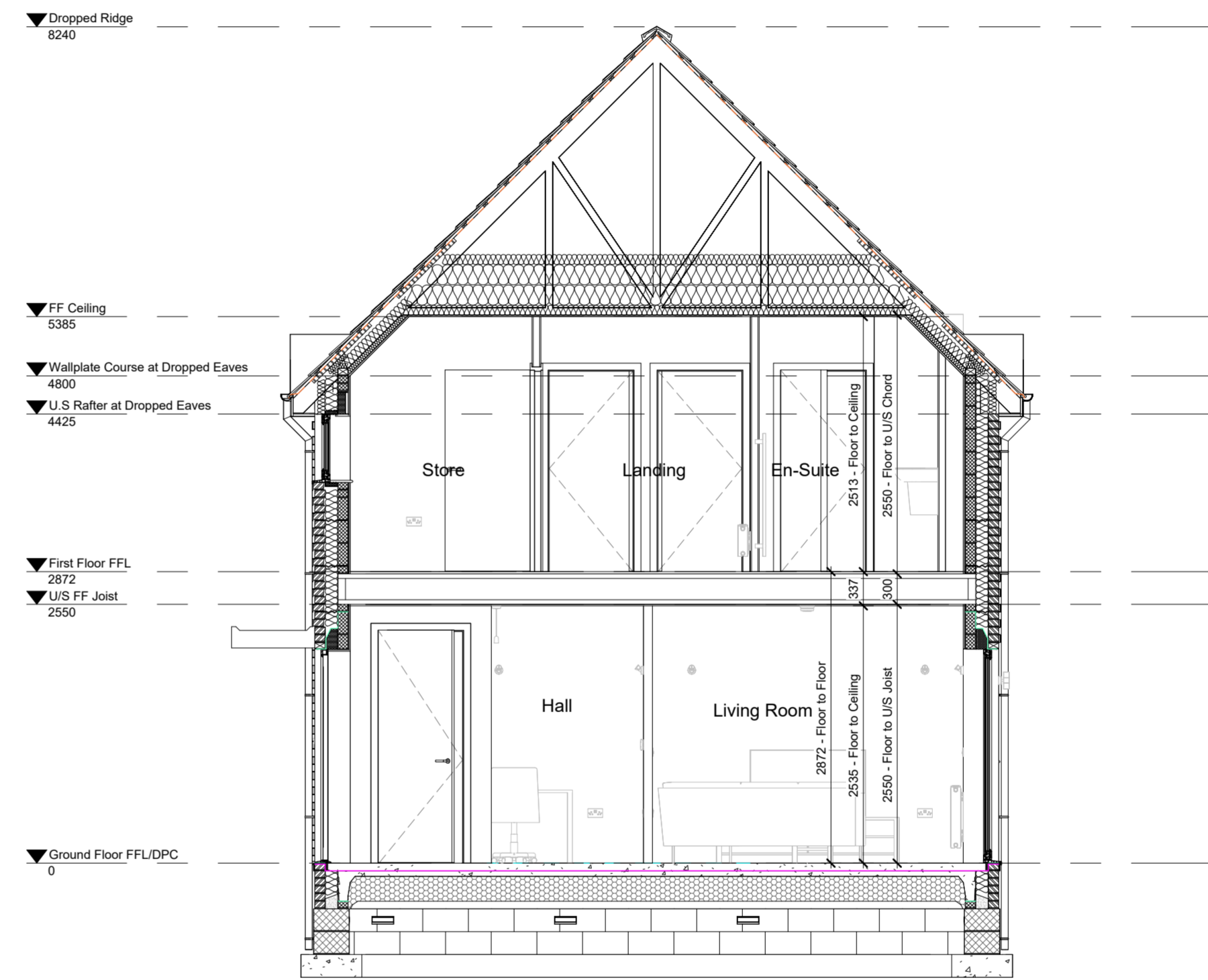
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MEMBRANE KEY	
	Damp Proof Course (DPC)
	Damp Proof Membrane (DPM)
	Roof Underlay
	Breather Membrane



150. Section A-A
1 : 50



151. 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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CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**2105-V1-N (As)
Sections**

DRAWING NUMBER 2105-150	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.
 - 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.**