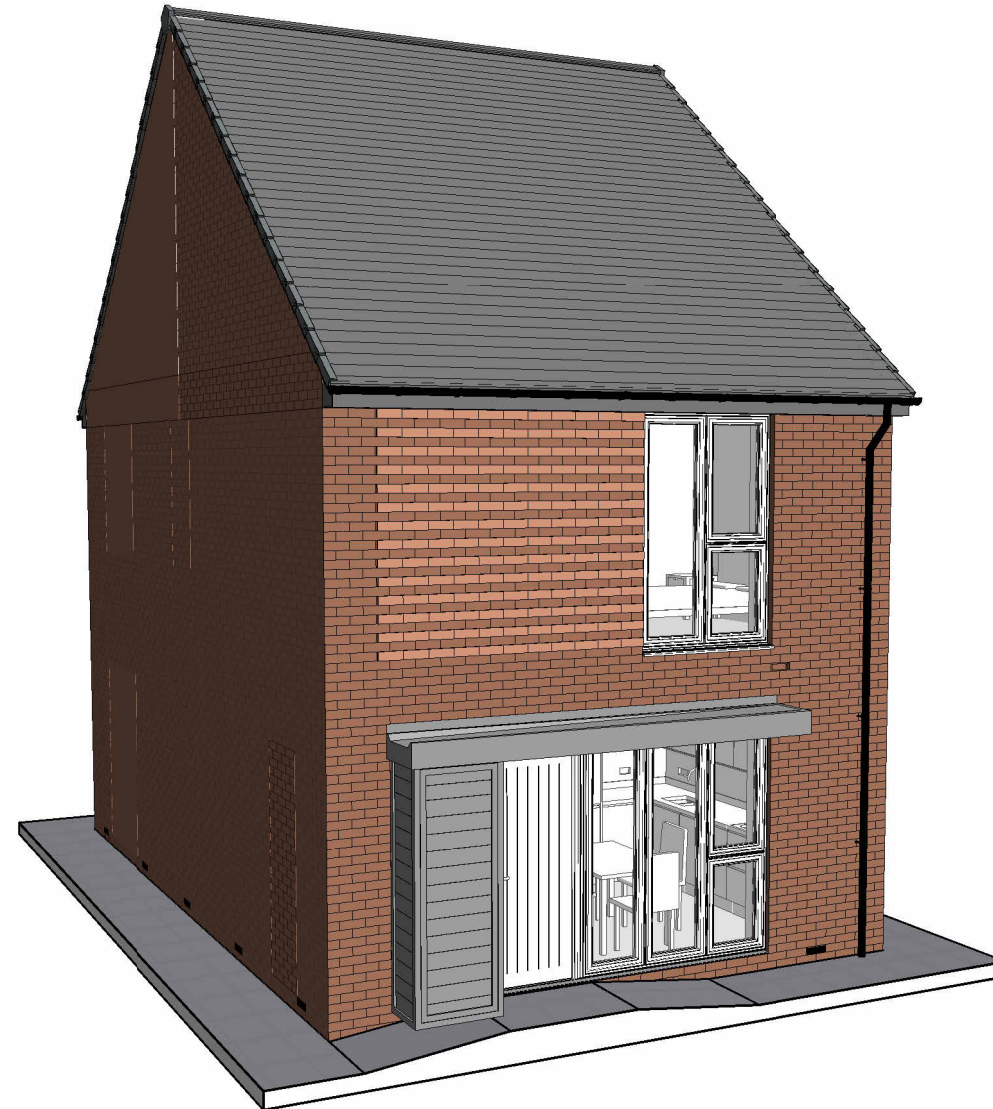


V4 Drawing Register

Sheet Number	Sheet Name	Rev	Revision Date
880-400	Cover Page & Design Risk Register	A	Feb 2024
880-410	Foundation & Sub-Floor Plans	A	Feb 2024
880-420	Floor Plans	A	Feb 2024
880-430	MEP Plans	A	Feb 2024
880-440	Elevations	A	Feb 2024
880-450	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

**880-V4-X (As)
Cover Page & Design Risk Register**

DRAWING NUMBER	DESIGNATION	DRAWN BY
880-400	X	Design
DATE	SCALE (@ A3)	REV
June 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.

880-V4-X (As)

FOUNDATION & SUB-FLOOR LEGEND

Brick Face External Wall

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

INSIDE - 100mm concrete block as engineers details

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

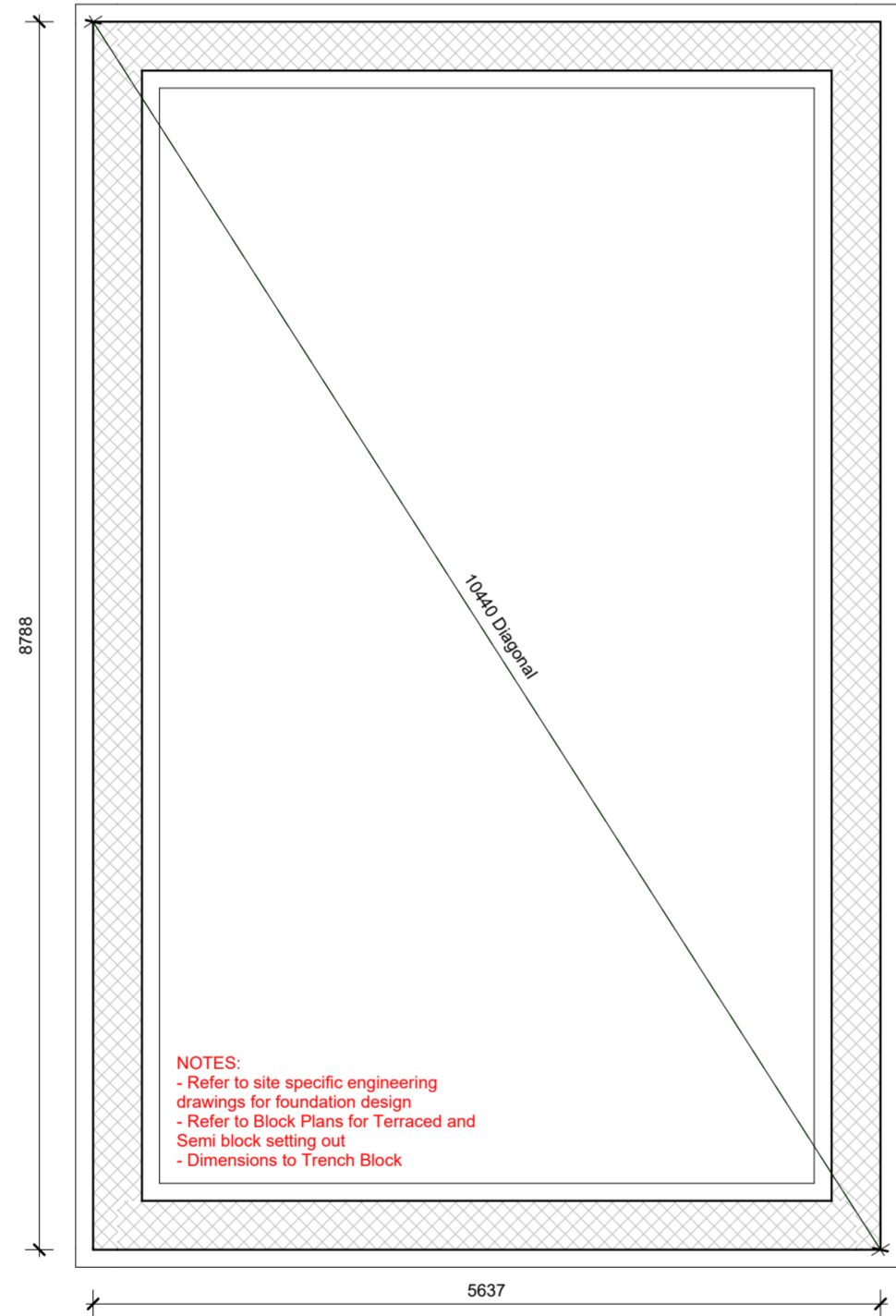
Floor Finish & Span

Extent of Floor Screen
 Span of Ground Floor Construction

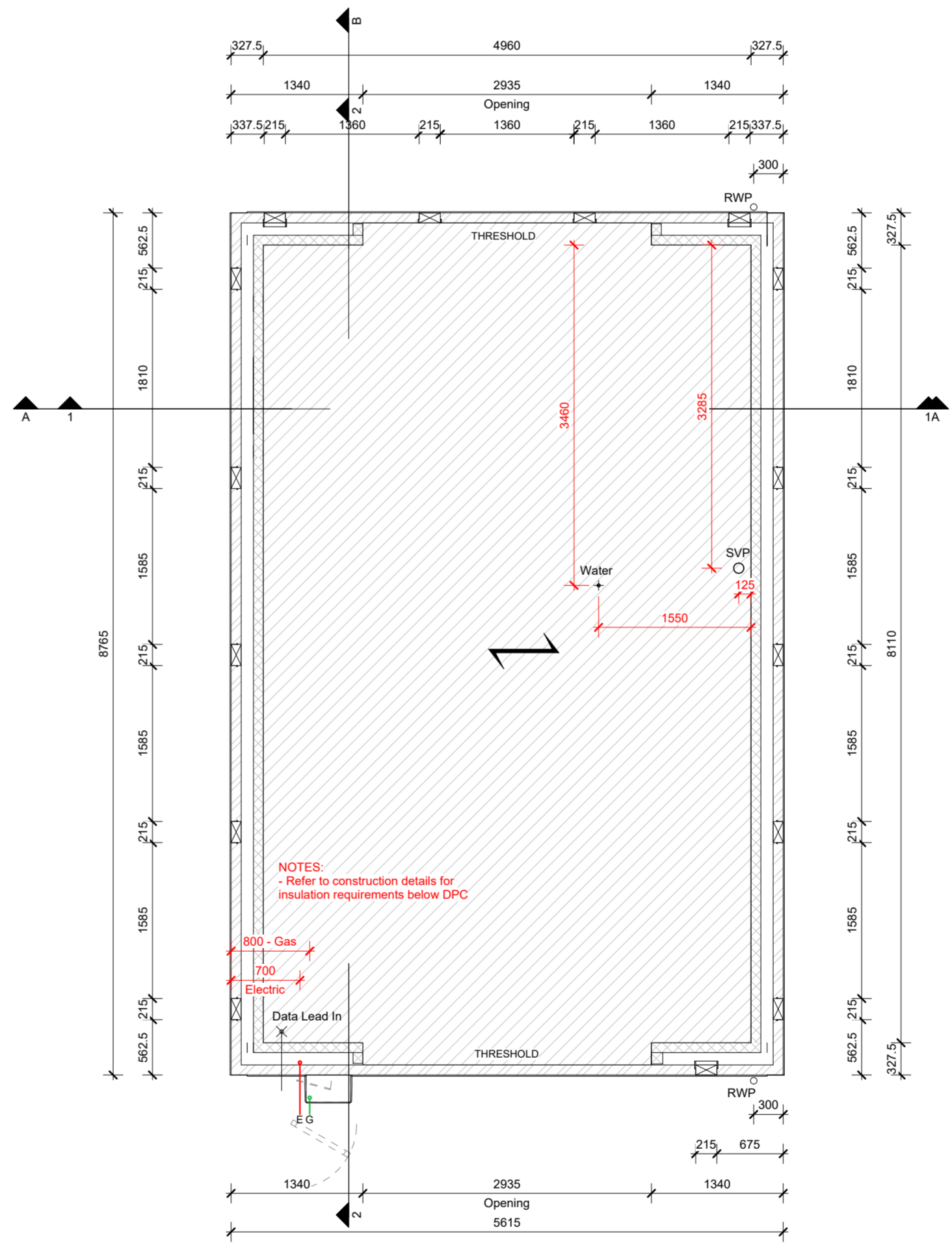
NOTES

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.

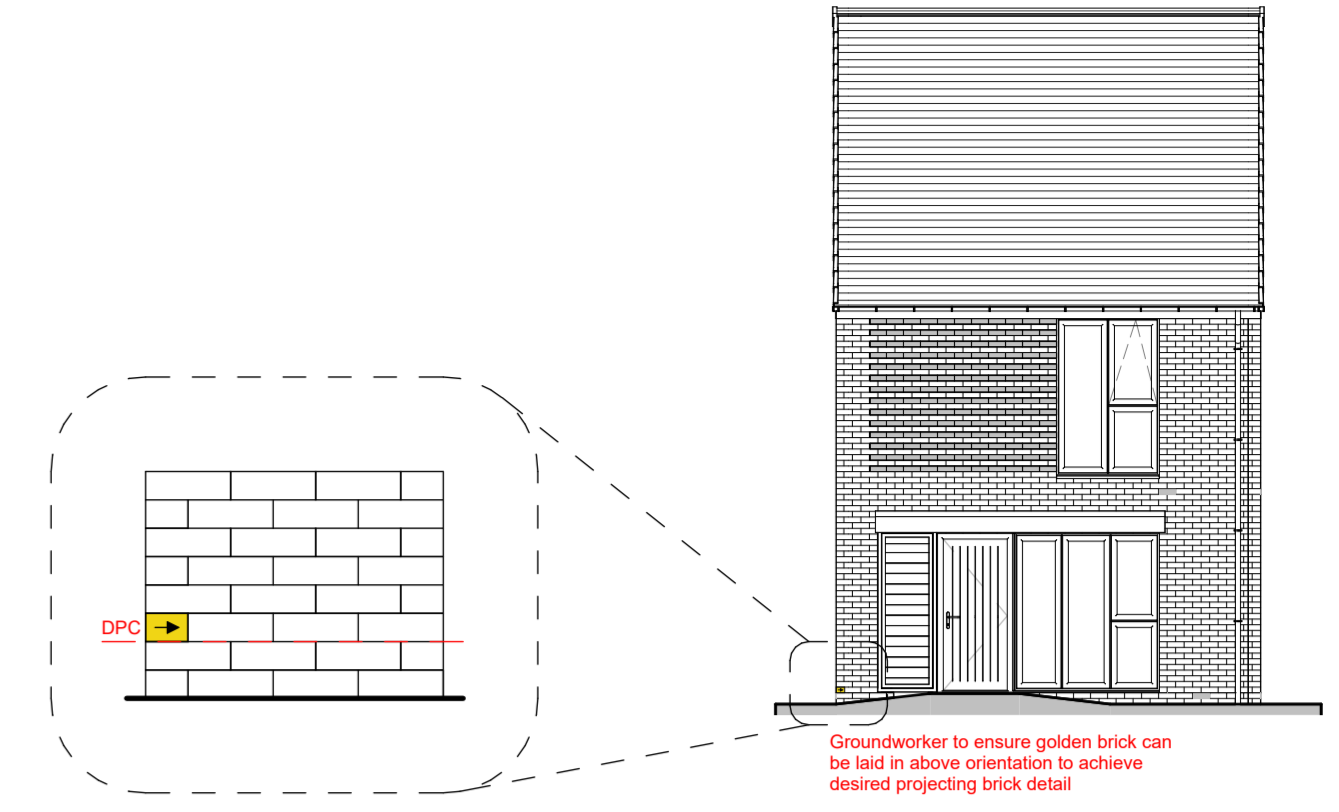
Sub-Floor Void Ventilation Schedule				
Building Area (m ²)	Building Perimeter (m)	Ventilation Required	Minimum Number of Vents Required	Number of Vents Provided
40.22 m ²	28.59	42880 mm ²	9	15
* Based on 500mm ² /m ² of Floor Area				



410. Foundation Plan
1 : 50

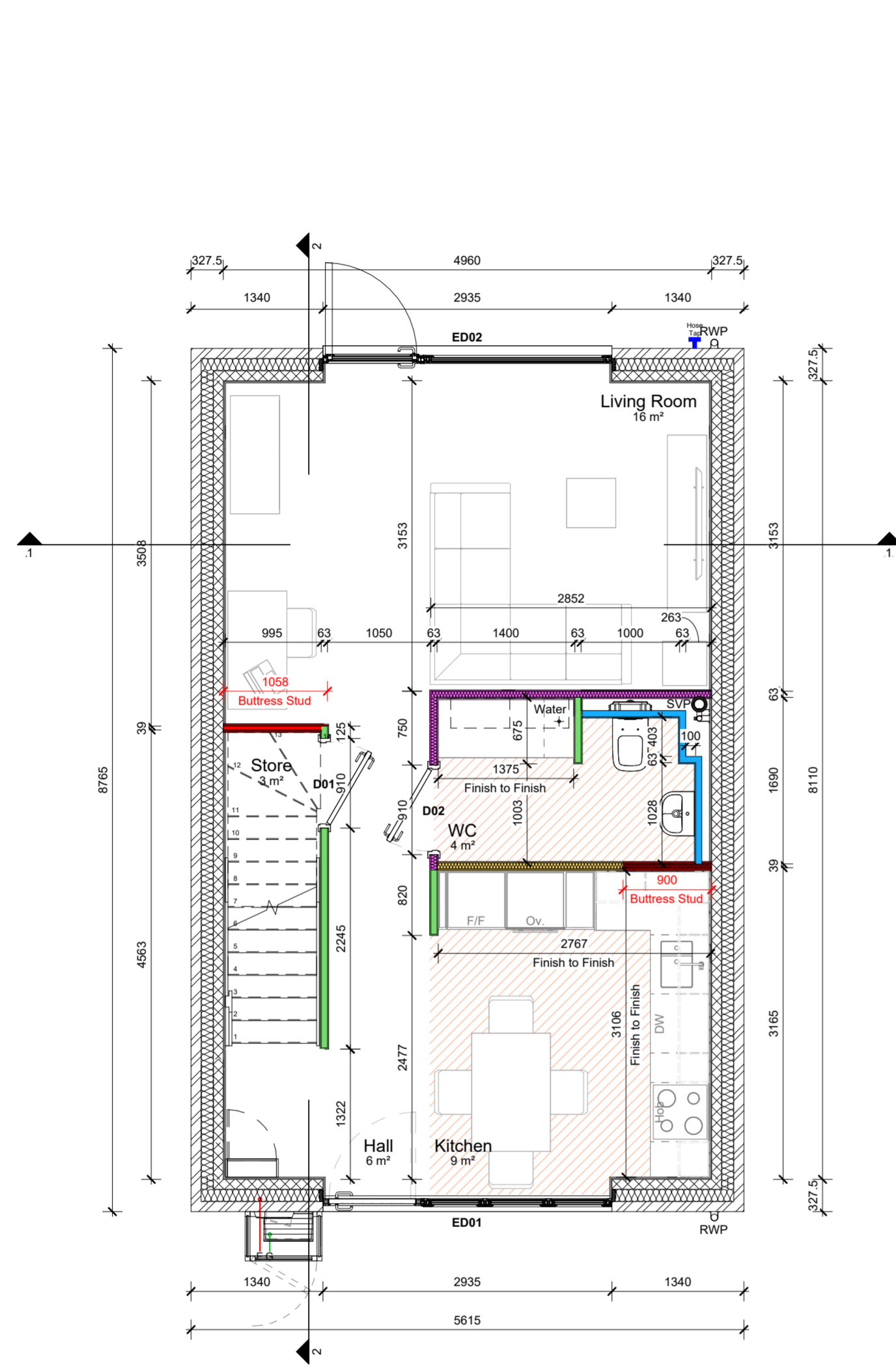


411. Sub-Floor Setting Out
1 : 50

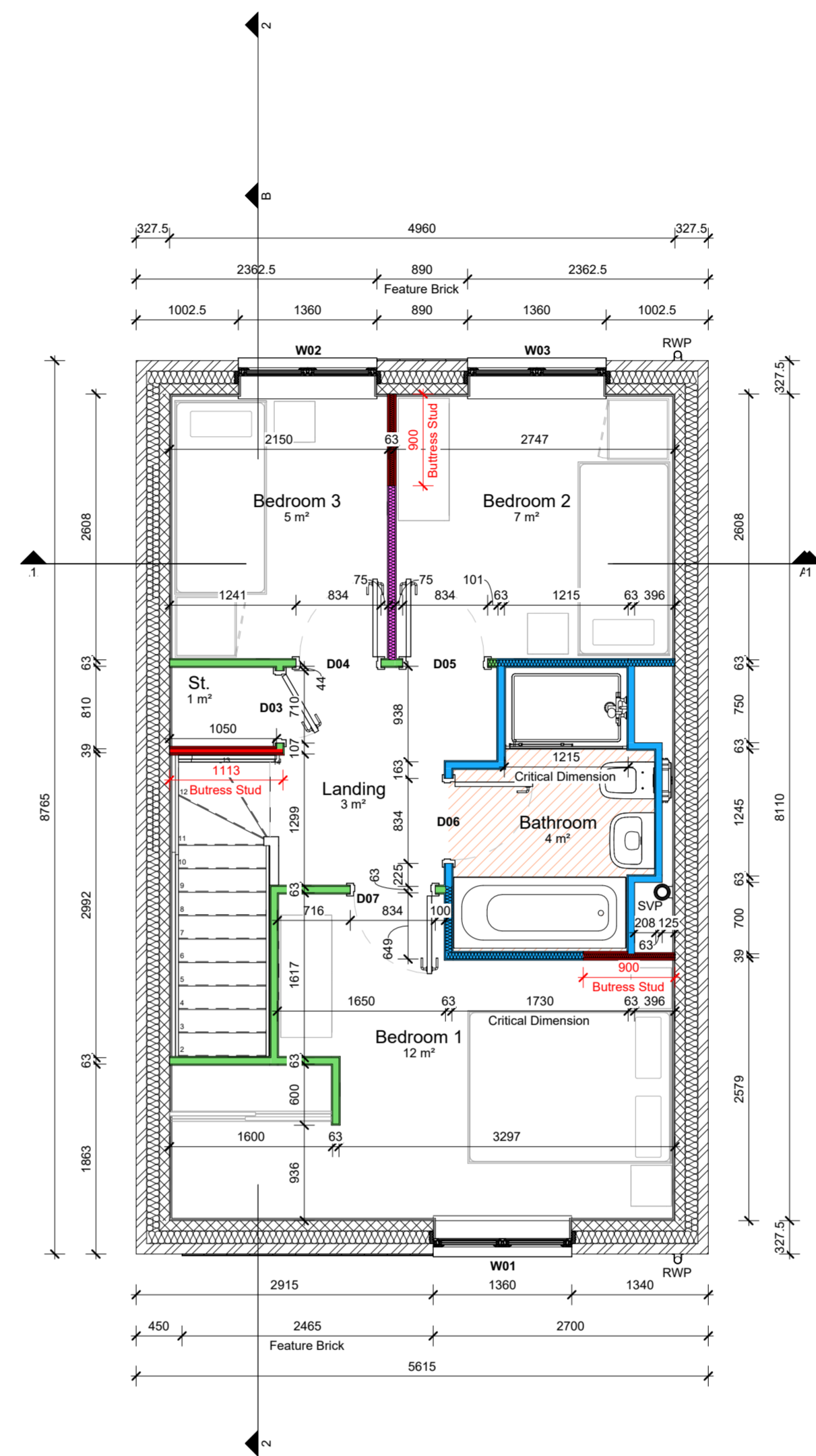


498. Golden Brick Elevation
1 : 100

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 880-V4-X (As) Foundation & Sub-Floor Plans		
DRAWING NUMBER 880-410	DESIGNATION X	DRAWN BY Design
DATE June 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>		



420. Ground Floor Setting Out
1 : 50



430. 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 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
- Palfress 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

Palfressed 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.
- Palfress 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 FL40dB 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
- Palfress 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 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.

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
880-V4-X (As) Floor Plans

DRAWING NUMBER 880-420	DESIGNATION X	DRAWN BY Design
DATE June 2023	SCALE (@ A1) As indicated	REV A

Notes:

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External Door Schedule

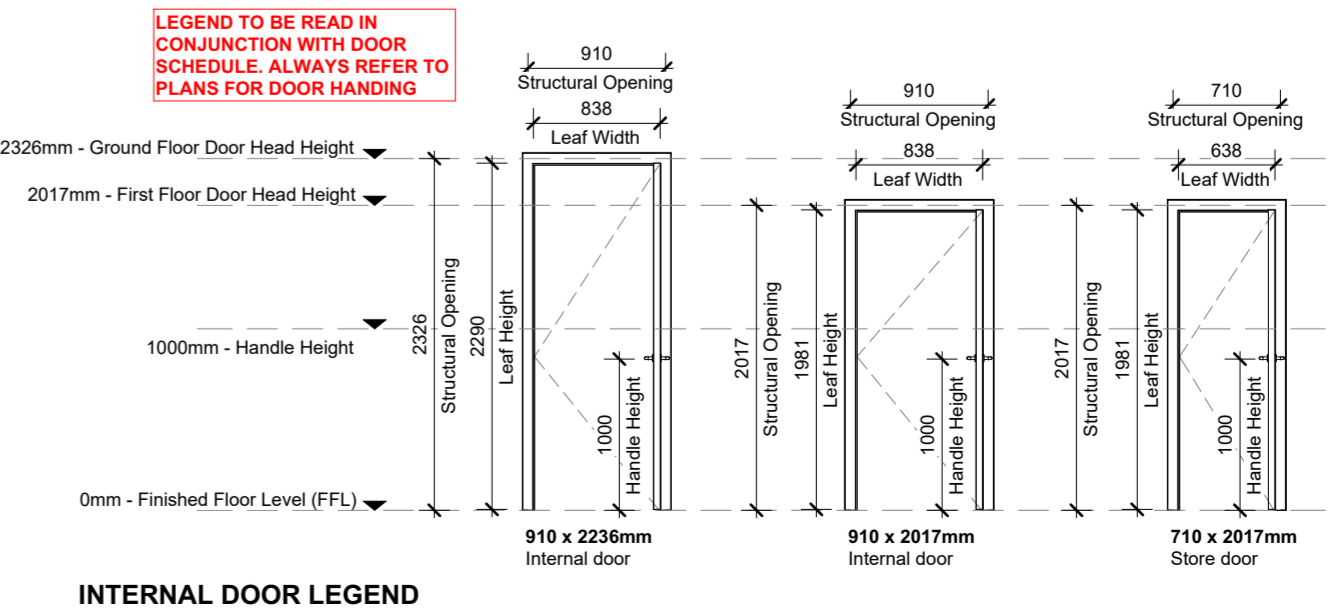
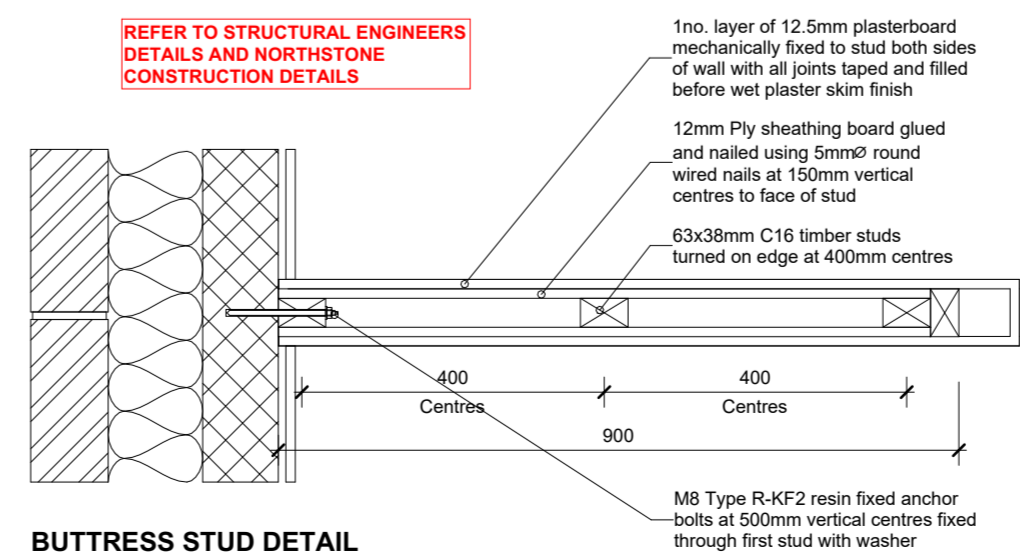
Floor	Door Ref	Width	Height	Door Width	Reveal Depth	U-Value (Door / Sidelight)	Toughened Glass	Glazing Specification	MF Width	Sidelight MF Width	MF Height	Area of Glazing	Notes
Ground Floor FFL/DPC	ED01	2935	2110	1000	50	0.45W/m²K / 0.55W/m²K	Yes	Triple Glazed	984	1919	2061	2.976 m²	Trickle Vent in Sidelight
Ground Floor FFL/DPC	ED02	2935	2110	1000	70	0.90W/m²K / 0.55W/m²K	Yes	Triple Glazed	984	1919	2061	4.843 m²	Trickle Vent in Sidelight

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
First Floor FFL	W01	1360	2110	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	2.096 m²	
First Floor FFL	W02	1360	1510	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	1.438 m²	
First Floor FFL	W03	1360	1510	Yes	0.55W/m²K	70	No	Yes	Yes	Triple Glazed	1.438 m²	

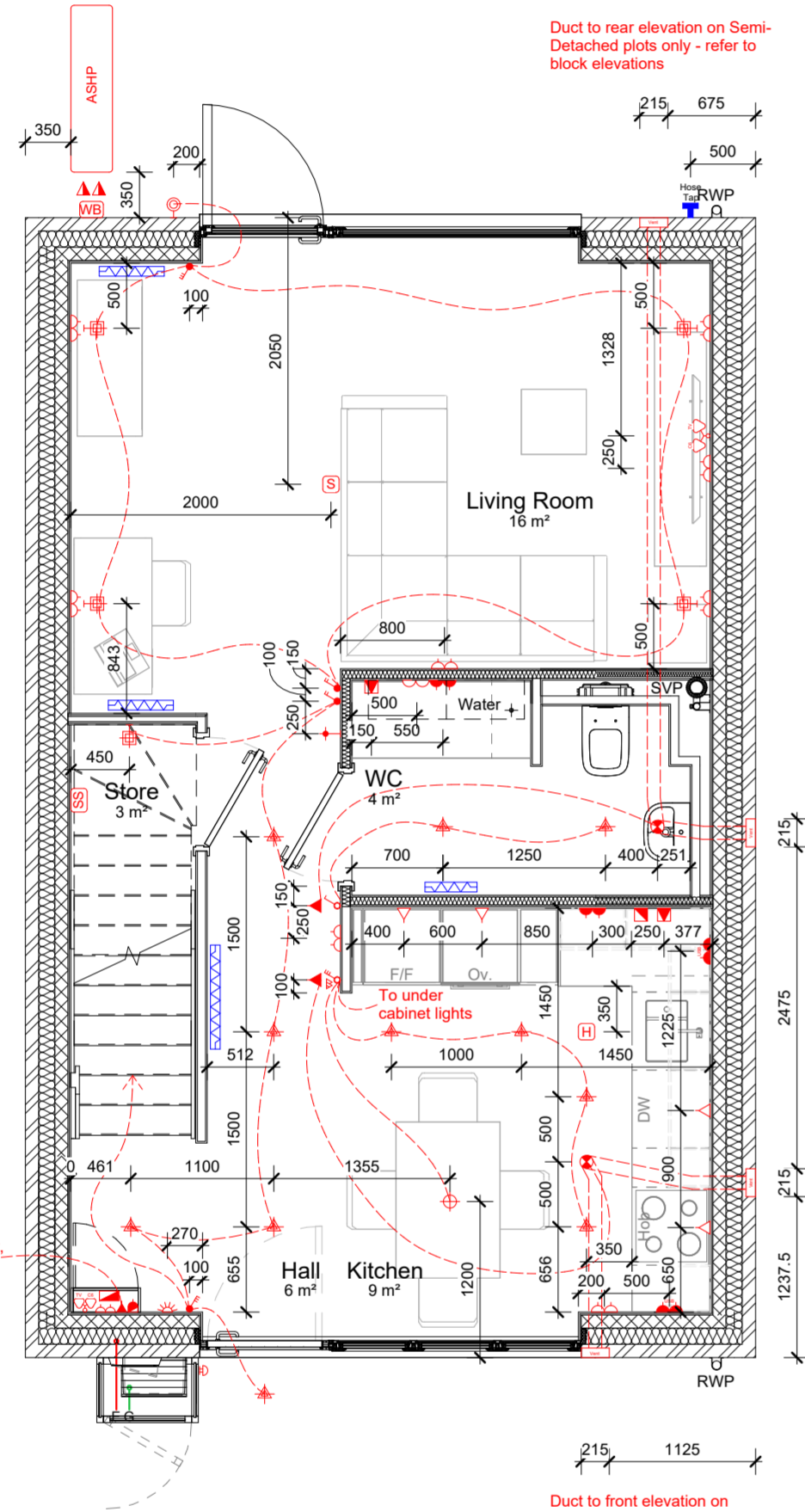
Internal Door Schedule

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	Hall	Store	910	2326	838	96	Not Fire Rated	No	
Ground Floor FFL/DPC	D02	Hall	WC	910	2326	838	96	Not Fire Rated	No	
First Floor FFL	D03	Landing	St.	710	2017	638	96	Not Fire Rated	No	
First Floor FFL	D04	Bedroom 3	Landing	834	2017	762	96	Not Fire Rated	No	
First Floor FFL	D05	Bedroom 2	Landing	834	2017	762	96	Not Fire Rated	No	
First Floor FFL	D06	Bathroom	Landing	834	2017	762	96	Not Fire Rated	No	
First Floor FFL	D07	Bedroom 1	Landing	834	2017	762	96	Not Fire Rated	No	

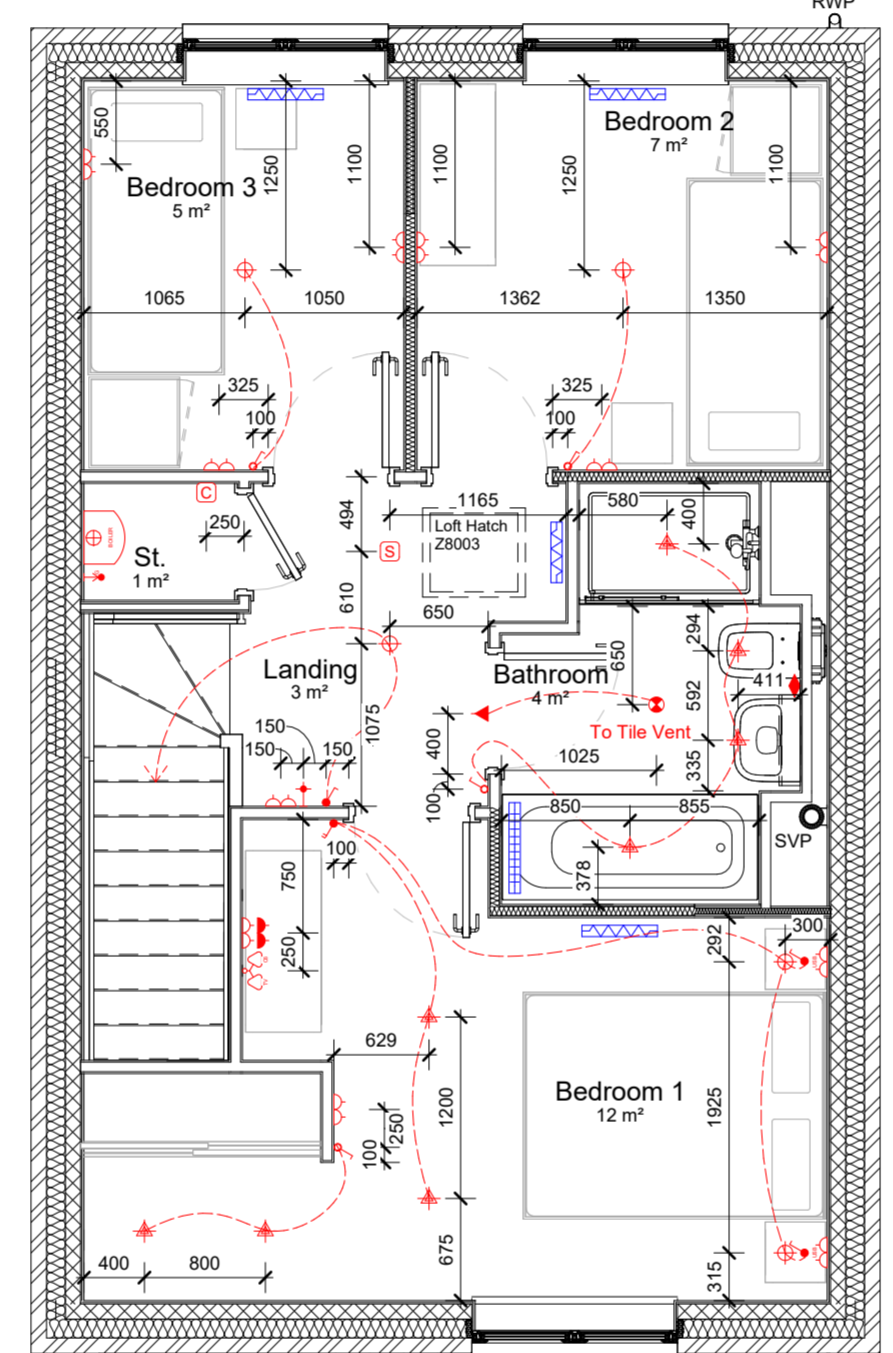


Electrical Fixture Schedule	
Electrical Item	Quantity
Door Bell Push	1
External Wall Light	1
IP65 Rated External Whisper Box	1
Recessed spot light	1
Recessed spot light	1
Rotary Pole Isolator Switch	2
WC	
Ceiling mounted fan CV2-GIP	1
Double Socket	1
Kitchen gang plate with appliance names	1
Recessed spot light	2
Unswitched single socket	2
Kitchen	
13A Unswitched Fused Spur	4
Ceiling mounted fan CV2-GIP	1
Cooker Control Box	1
Double Socket	2
Double Socket with USB	2
Heat Detector	1
Kitchen gang plate with appliance names	1
Pendant light	1
Recessed spot light	4
Hall	
13A Switched Fused Spur	2
Consumer Unit M&E - Refer to Detail	1
Door Bell Sounder	1
Double Socket	1
Recessed spot light	4
Single gang light switch - single way	1
Triple gang light switch - two way	1
Wondwall switch	1
Wondwall thermostat	1
Store	
Internal Wall Light	1
Panasonic Smart Control Switch for ASHP	1
Living Room	
2-Way Data Module with CAT6 & TV Inserts	1
Double gang light switch - two way	2
Double Socket	6
Internal Wall Light	4
Smoke Detector	1
Triple gang light switch - two way	1
Bedroom 3	
Double Socket	3
Pendant light	1
Single gang light switch - single way	1
Bedroom 2	
Double Socket	3
Pendant light	1
Single gang light switch - single way	1
St	
Carbon Monoxide Detector	1
Landing	
13A Switched Fused Spur	1
Double Socket	1
Pendant light	1
Single gang light switch - single way	1
Single gang light switch - two way	1
Smoke Detector	1
Wondwall thermostat	1
Bathroom	
Ceiling mounted fan CV2-GIP	1
Recessed spot light	3
Shaver Socket	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	4
Single gang light switch - single way	1
Single gang light switch - two way	2

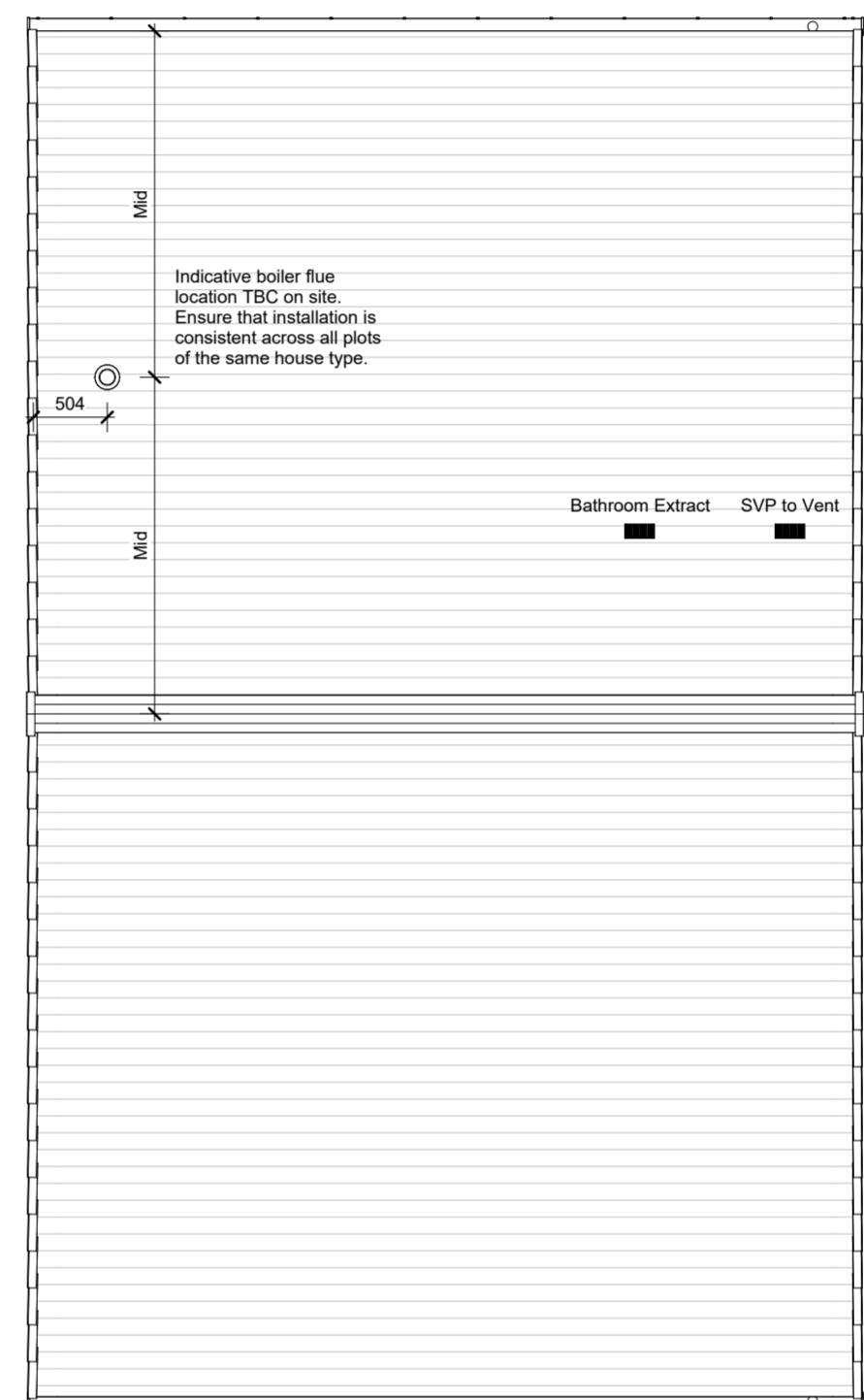
Ventilation Fixture Schedule	
Ventilation Item	Quantity
Single air brick for CV2-GIP fan	2
Flat Edge Tile Vent for Concrete Tiles	2
Boiler Flue Terminal and Flashing Kit	1



425. Ground Floor MEP
1 : 50

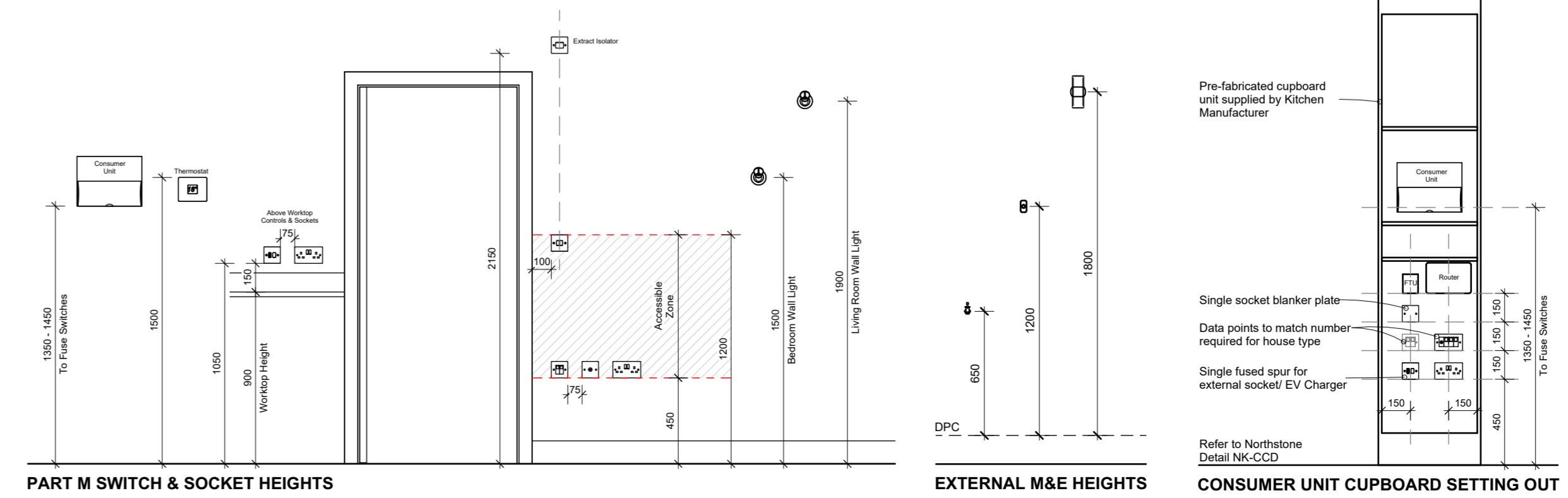
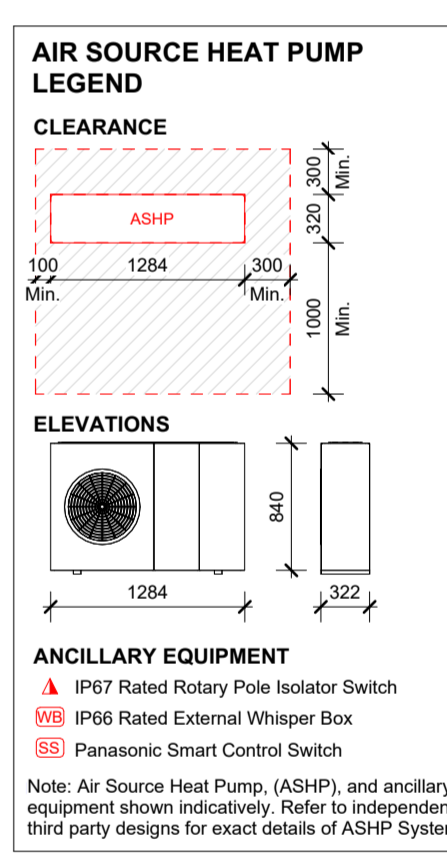


435. First Floor MEP
1 : 50



439. Roof Plan
1 : 50

M&E LEGEND	
LIGHTING	
External Wall Light	External Wall Light
Internal Wall Light	Internal Wall Light
Pendant Light	Pendant Light
Recessed Spot Light	Recessed Spot Light
Bulkhead Light	Bulkhead Light
SWITCHES	
Single Gang Switch	Single Gang Switch
Double Gang Switch	Double Gang Switch
Triple Gang Switch	Triple Gang Switch
Single Two-Way Switch	Single Two-Way Switch
Double Two-Way Switch	Double Two-Way Switch
Triple Two-Way Switch	Triple Two-Way Switch
Wondwall Switch	Wondwall Switch
13A Switched Fused Spur	13A Switched Fused Spur
13A Unswitched Fused Spur	13A Unswitched Fused Spur
Kitchen Gang Plate	Kitchen Gang Plate
Cooker Control Box	Cooker Control Box
SOCKETS	
Single Socket - Low Level	Single Socket - Low Level
Unswitched Single Socket - Low Level	Unswitched Single Socket - Low Level
5 Amp Socket	5 Amp Socket
Double Socket - Low Level	Double Socket - Low Level
Double Socket - Low Level With USB	Double Socket - Low Level With USB
Single Socket - Worktop Level	Single Socket - Worktop Level
Double Socket - Worktop Level	Double Socket - Worktop Level
Double Socket - Worktop Level With USB	Double Socket - Worktop Level With USB
External IP65 Rated Socket	External IP65 Rated Socket
Shaver Socket	Shaver Socket
MISC. ELECTRICAL	
Consumer Unit	Consumer Unit
Central Heating Room Thermostat	Central Heating Room Thermostat
Data Module with TV Point Insert	Data Module with TV Point Insert
Data Module with CAT6 Socket Insert	Data Module with CAT6 Socket Insert
Door Bell Sounder	Door Bell Sounder
Door Bell Push	Door Bell Push
FIRE & GAS PROTECTION	
Carbon Monoxide Detector	Carbon Monoxide Detector
Heat Detector	Heat Detector
Smoke Detector	Smoke Detector
Sprinkler Head	Sprinkler Head
VENTILATION	
Ceiling Mounted Fan	Ceiling Mounted Fan
Brick Vent - Plan	Brick Vent - Plan
Brick Vent - Elevation	Brick Vent - Elevation
Tile Vent	Tile Vent
HEATING & PLUMBING	
Central Heating Boiler	Central Heating Boiler
Gas Point	Gas Point
Radiator	Radiator
Towel Rail	Towel Rail
Boiler Flue Terminal	Boiler Flue Terminal
External Tap	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	
ANY MEP PLAN EXTRACTS MUST BE REPORTED TO NORTHSTONE TECHNICAL TEAM	



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

Rev Description Date

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PROJECT
Gen2 House Type Portfolio

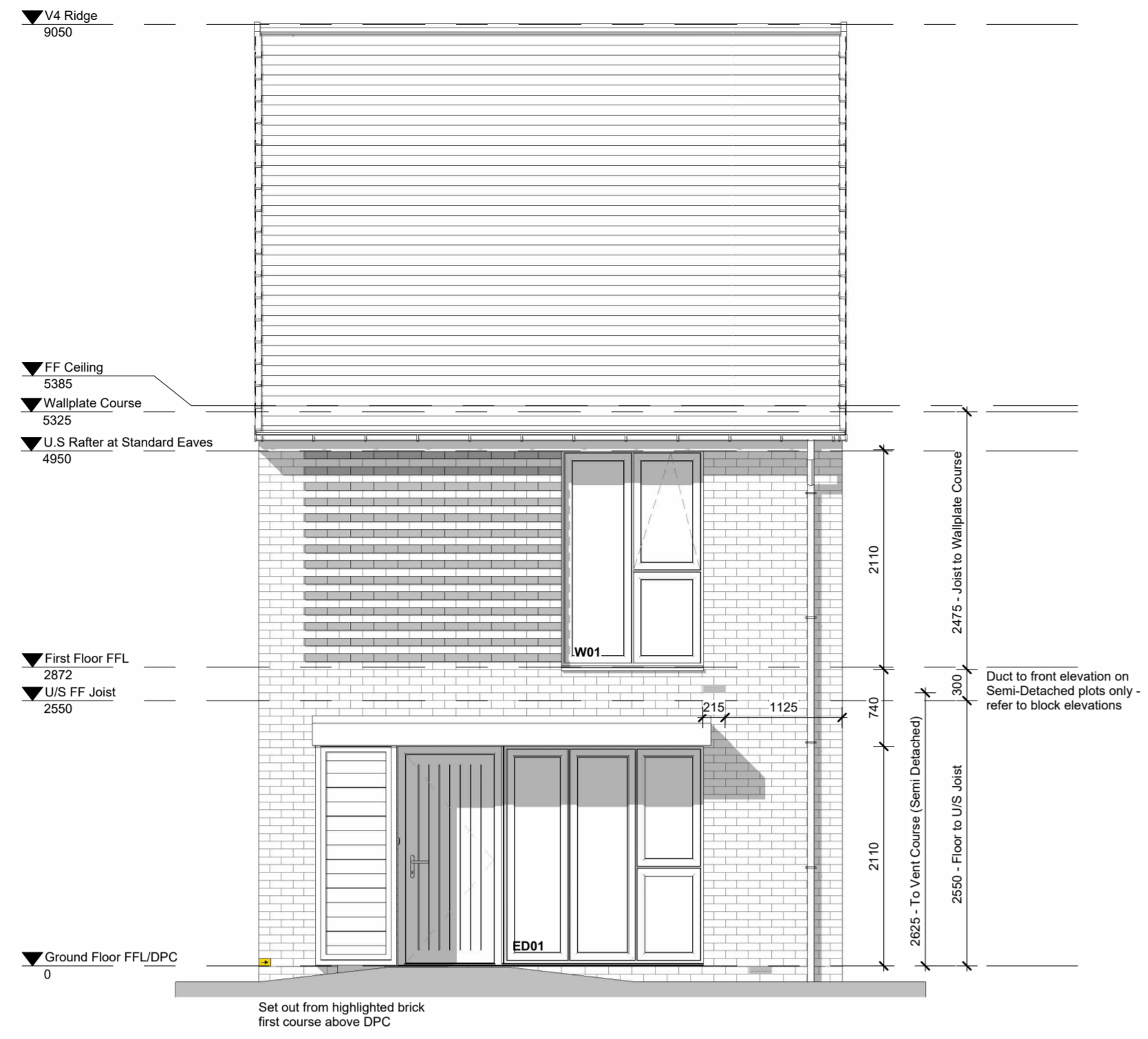
DRAWING NAME
**880-V4-X (As)
MEP Plans**

DRAWING NUMBER 880-430	DESIGNATION X	DRAWN BY Design
DATE June 2023	SCALE (@ A1) As indicated	REV A

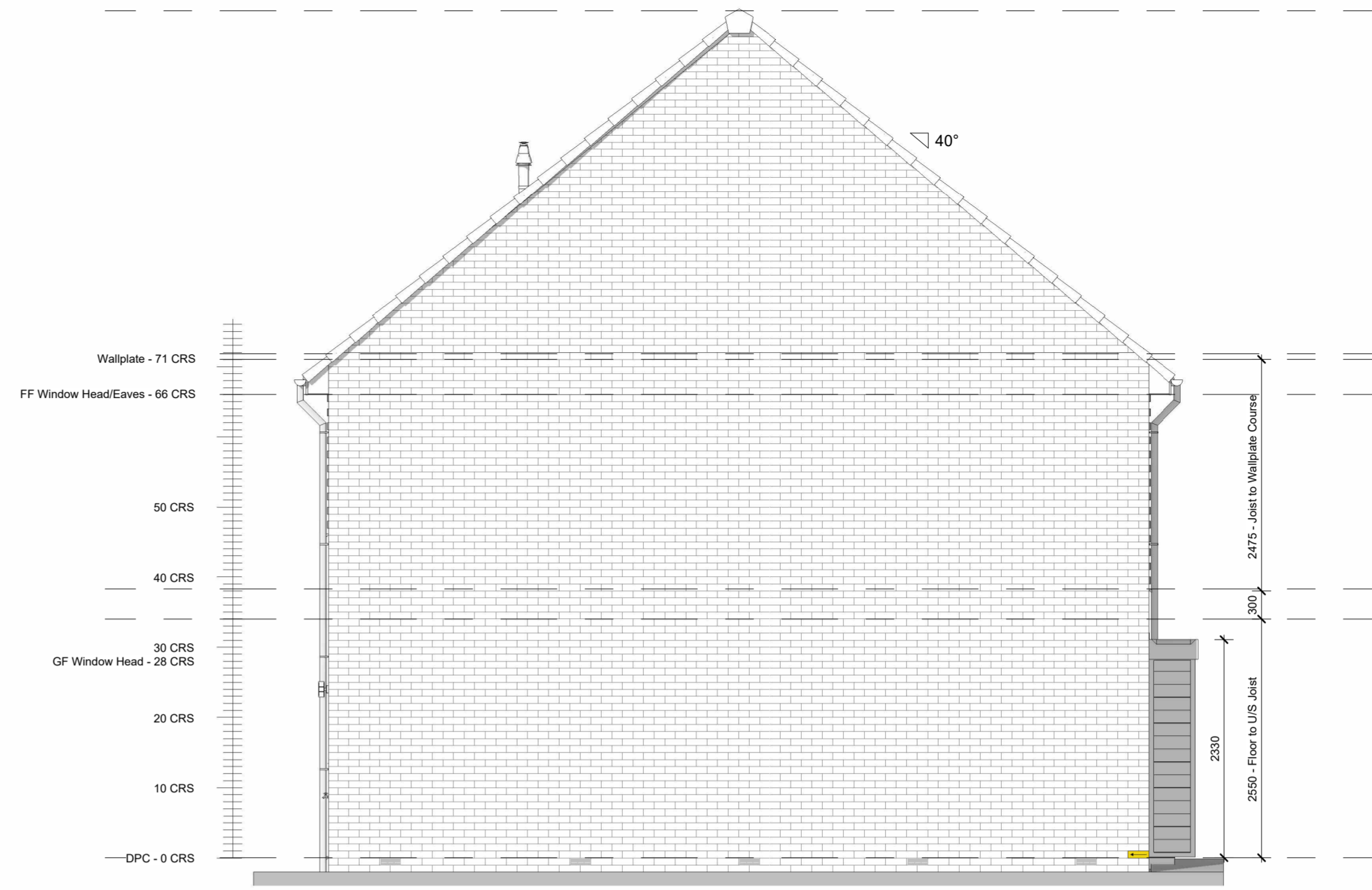
Notes:

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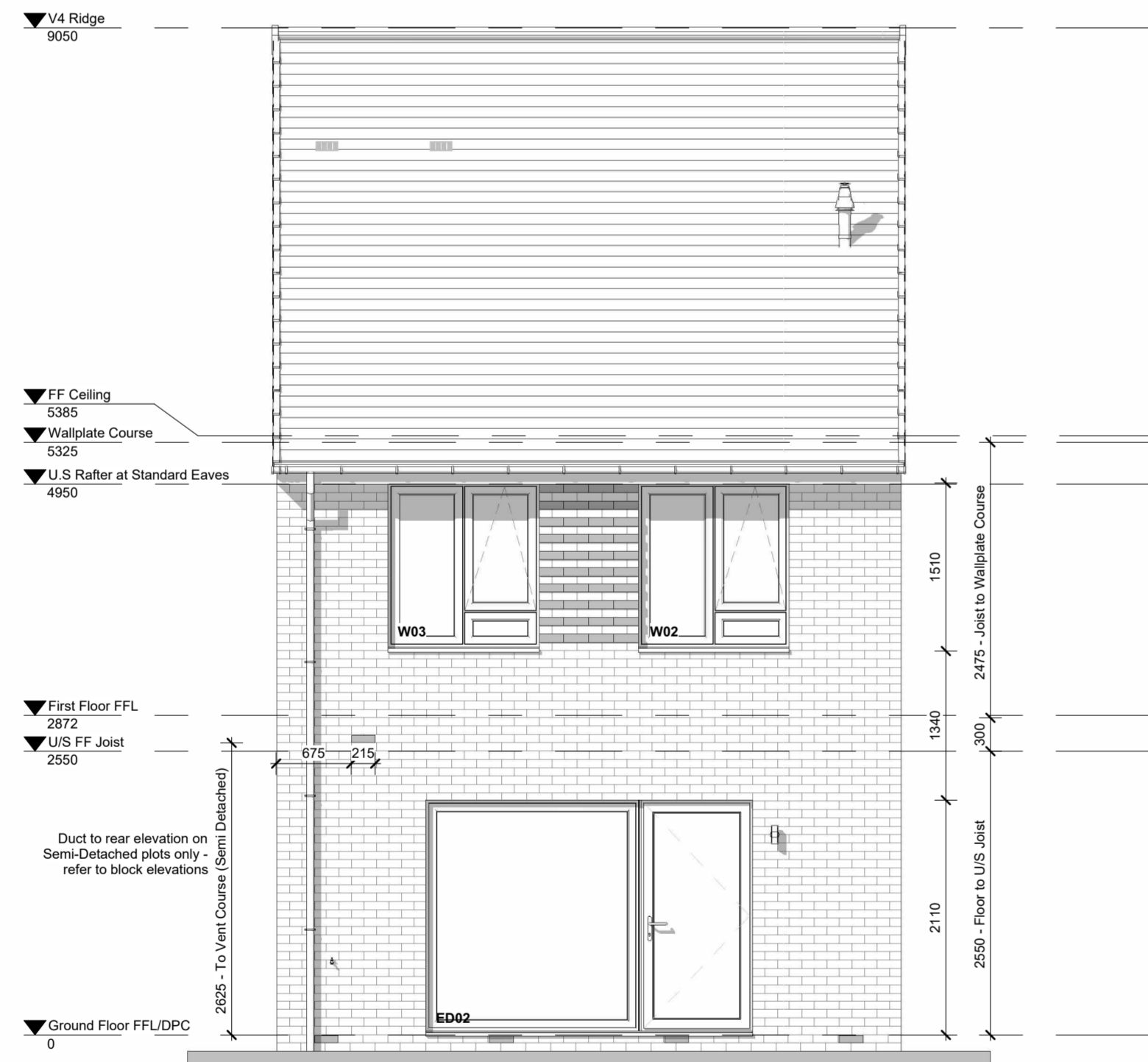
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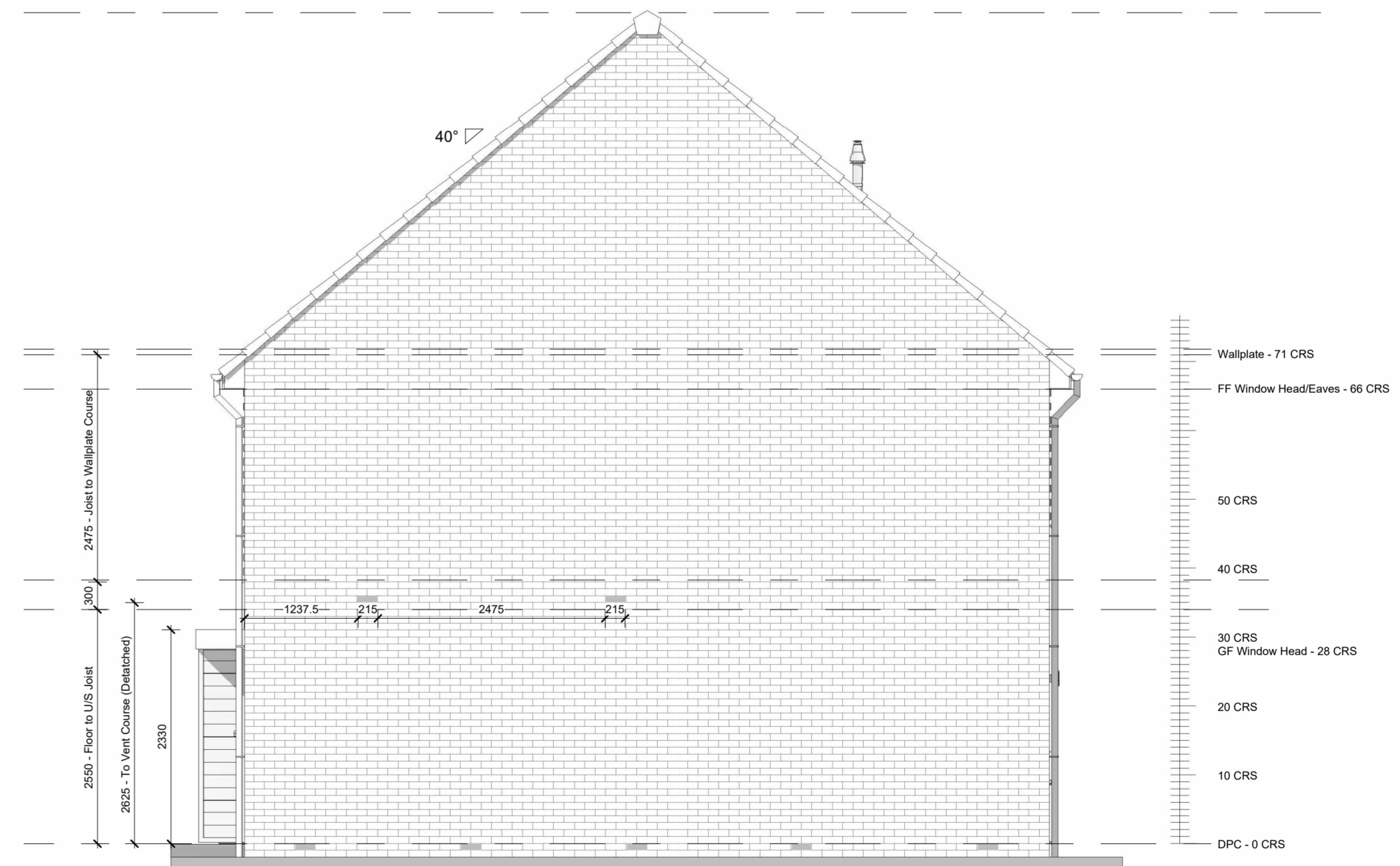
440. Front Elevation
1 : 50



441. LHS Elevation
1 : 50



442. Rear Elevation
1 : 50



443. RHS Elevation
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

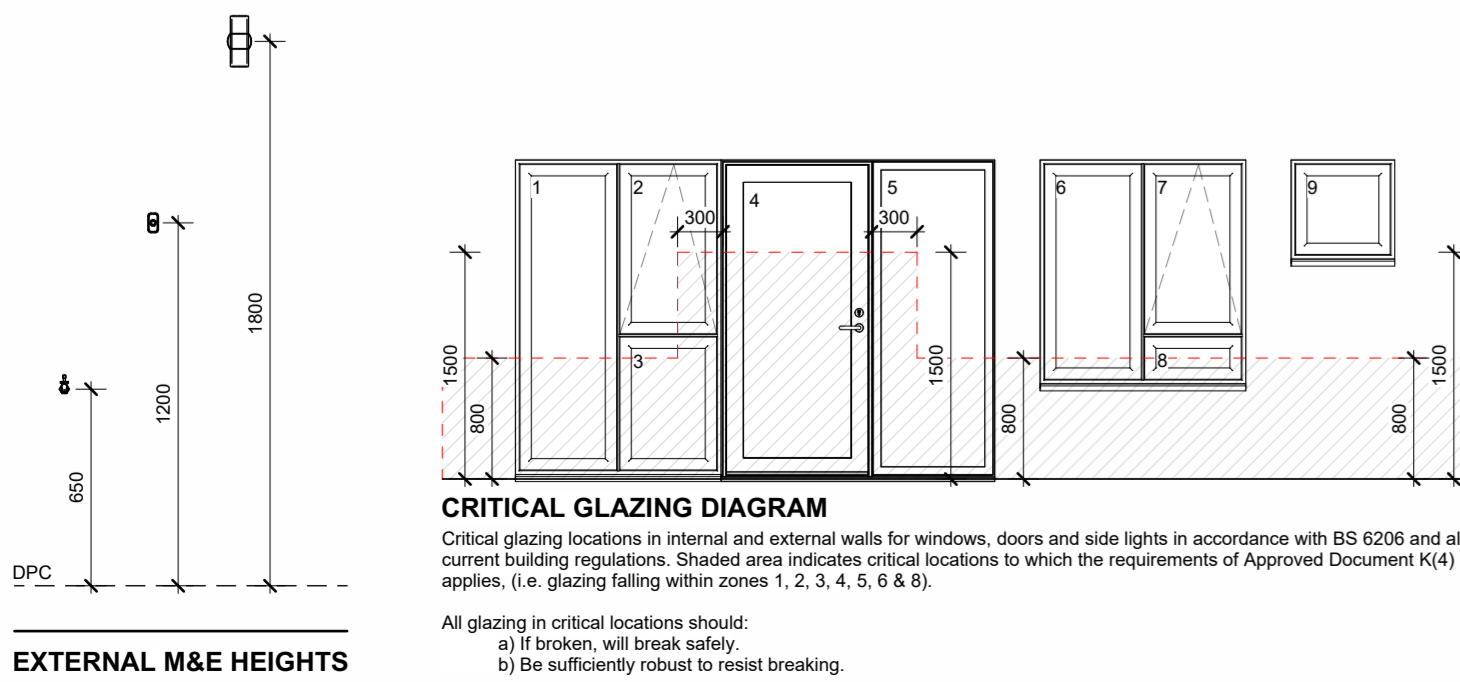
DRAWING NAME
**880-V4-X (As)
Elevations**

DRAWING NUMBER 880-440	DESIGNATION X	DRAWN BY Design
DATE June 2023	SCALE (@ A1) As indicated	REV A

Notes:

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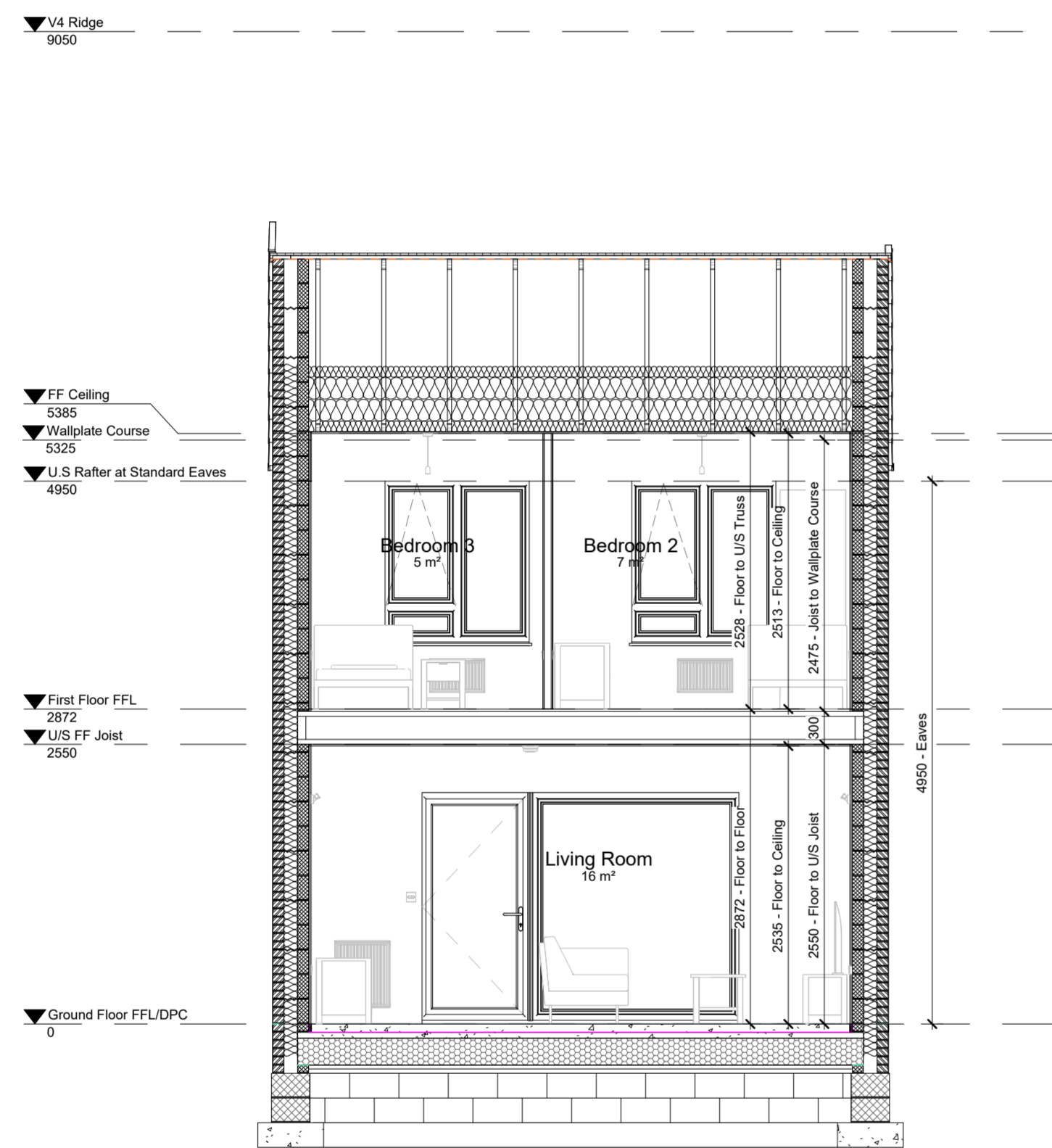
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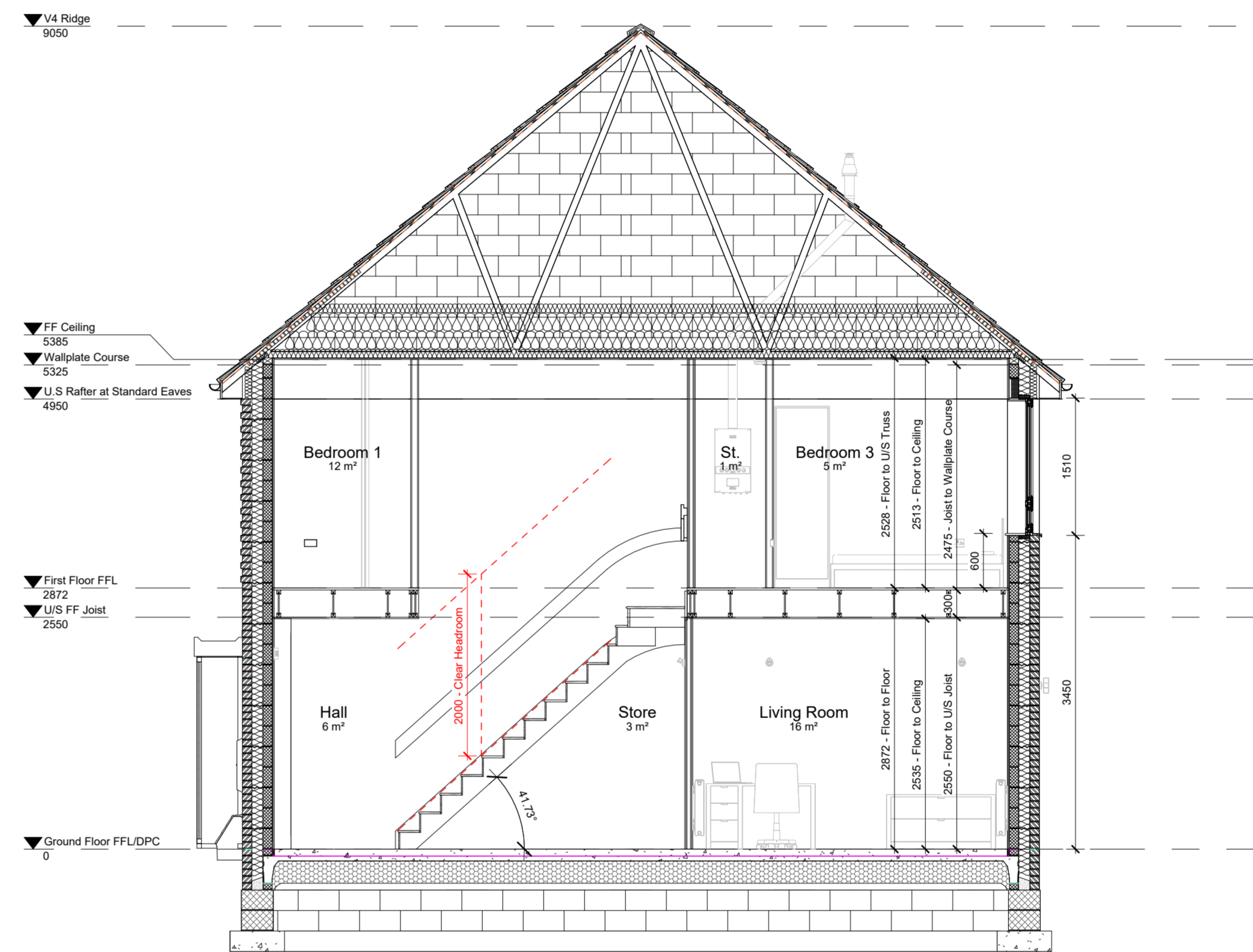
- Notes:**
- Schedules to be read in conjunction with all project specification documents, floor plans and elevations
 - Structural opening size includes any sidelights
 - Frame set back is taken from front face of brick
 - Refer to manufacturer's information for detailed intel schedules
 - All accessible 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 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.

EXTERNAL M&E HEIGHTS

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



450. Section A-A
1 : 50



451. 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
Peel L&P
Salford
M50 2TG

CONSTRUCTION

PROJECT
Gen2 House Type Portfolio

DRAWING NAME
**880-V4-X (As)
Sections**

DRAWING NUMBER 880-450	DESIGNATION X	DRAWN BY Design
DATE June 2023	SCALE (@ A1) 1 : 50	REV A

Notes:

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