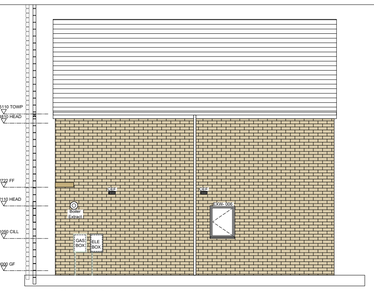


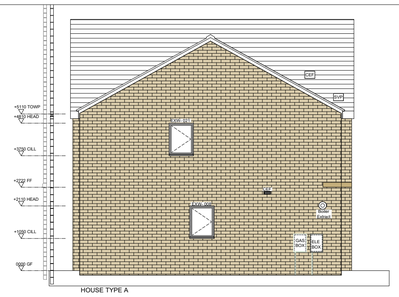
FRONT ELEVATION 1:100 @A1



REAR ELEVATION 1:100 @A1



SIDE ELEVATION 1:100 @A1



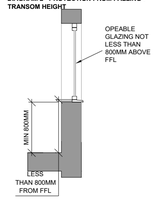
SIDE ELEVATION 1:100 @A1

EXTERNAL DOOR SCHEDULE					
REFERENCE:	LOCATION:	TYPE:	STRUCTURAL OPENING		COMMENTS:
			WIDTH:	HEIGHT:	
EXD-001	HALL	T-D1H	1022.5	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-002	HALL	T-D1	1022.5	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-003	HALL	T-D1	1022.5	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-004	LIVING AREA / DINING	T-D2	1810	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS
EXD-005	LIVING AREA / DINING	T-D3	2710	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS - WITH SIDE PANELS
EXD-006	LIVING AREA / DINING	T-D3	2710	2110	PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS - WITH SIDE PANELS

EXTERNAL WINDOW SCHEDULE						
REFERENCE:	LOCATION:	TYPE:	STRUCTURAL OPENING		EGRESS WINDOW	COMMENTS:
			WIDTH:	HEIGHT:		
EXW-001	KITCHEN	T-1	1360	1060		PART Q COMPLIANT / PAS 24/23
EXW-002	W/C	T-T2H	460	1060		PART Q COMPLIANT / PAS 24/23 PRIVACY GLASS
EXW-003	W/C	T-T2	460	1060		PART Q COMPLIANT / PAS 24/23 PRIVACY GLASS
EXW-004	KITCHEN	T-T1H	1360	1060		PART Q COMPLIANT / PAS 24/23

EXTERNAL WINDOW SCHEDULE						
REFERENCE:	LOCATION:	TYPE:	STRUCTURAL OPENING		EGRESS WINDOW	COMMENTS:
			WIDTH:	HEIGHT:		
EXW-005	KITCHEN	T-1H	1360	1060		PART Q COMPLIANT / PAS 24/23
EXW-006	LIVING AREA / DINING	T-3	797.5	1060		PART Q COMPLIANT / PAS 24/23
EXW-007	LIVING AREA / DINING	T-5	1360	1210		PART Q COMPLIANT / PAS 24/23
EXW-008	LIVING AREA / DINING	T-3H	797.5	1060		PART Q COMPLIANT / PAS 24/23
EXW-009	BEDROOM 2	T-5	1360	1210	YES	
EXW-010	BEDROOM 2	T-3	797.5	1060		
EXW-011	BEDROOM 2	T-3H	797.5	1060		
EXW-012	BEDROOM 2	T-5H	1360	1210	YES	
EXW-013	BATHROOM	T-3H	797.5	1060		PRIVACY GLASS
EXW-014	BEDROOM 1	T-5H	1360	1210	YES	
EXW-015	BEDROOM 2	T-5	1360	1210	YES	
EXW-016	BEDROOM 3	T-7H	910	1210	YES	
EXW-017	BEDROOM 1	T-5	1360	1210	YES	
EXW-018	BEDROOM 1	T-7H	910	1210		
EXW-019	BEDROOM 1	T-7	910	1210		
EXW-020	BEDROOM 1	T-5H	1360	1210	YES	
EXW-021	BATHROOM	T-3H	797.5	1060		PRIVACY GLASS

DIAGRAM 2 - PROTECTION FROM FALLING - TRANSOM HEIGHT



ESCAPE WINDOW NOTES
WHERE WINDOW IS TO BE USED FOR EMERGENCY EGRESS THE OPENABLE LIGHT OF THE WINDOW IS TO BE MINIMUM 450MM WIDE AND 450MM HIGH; MINIMUM AREA 0.33M2

WINDOWS, DOORS AND SIDE-LIGHT WINDOWS TO ACHIEVE A U-VALUE NOT GREATER THAN 1.4W/M2K.

SIDE & FAN-LIGHT GLASS TO BE CLEAR/ LOW IRON DOUBLE GLAZED TO ACHIEVE A G-VALUE OF 0.7

ALL GROUND FLOOR GLAZING TO MEET MINIMUM STANDARDS OF SBD (SECURE BY DESIGN) & B.R.A.D. (BUILDING REGULATIONS APPROVED DOCUMENT) PART Q PAS-24:2012 STANDARDS.

WHERE GLAZING IS TO COMPLY WITH PART Q ALL GLAZING TO BE TOUGHENED GLASS TO INNER LEAF & LAMINATE SAFETY GLASS TO OUTER LEAF; SAFETY GLAZING TO COMPLY WITH BS6206, PANELS AS INDICATED.

ALL BATHROOM, EN-SUITE AND WC WINDOWS ARE TO BE PRIVACY GLASS. PRIVACY GLASS TYPE TO BE APPROVED BY CLIENT PRIOR TO MANUFACTURE.

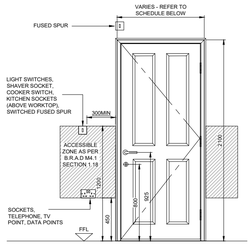
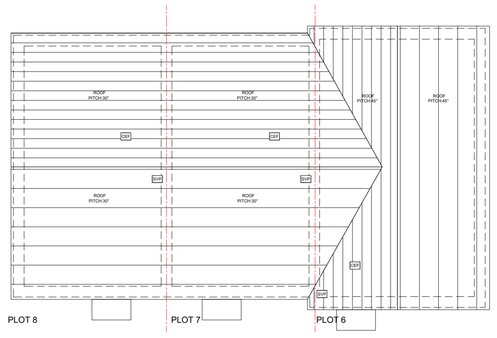


DIAGRAM 1
SAFETY GLAZING - CRITICAL LOCATIONS IN ACCORDANCE WITH B.R.A.D K4

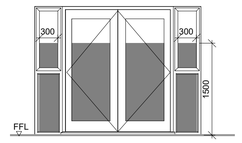
SHADED AREAS SHOW CRITICAL LOCATIONS TO WHICH REQUIREMENT K4 APPLIES

IN CRITICAL LOCATIONS GLAZING MUST BREAK SAFELY, SAFE BREAKAGE IS DEFINED IN BS EN 12600 SECTION 4 AND BS 6206



SPANDREL PANEL

ROOF PLAN 1:100 @A1



SYMBOLS KEY

- DD — DIRECT DRAIN CONNECTION
- SVP — SOIL & VENT PIPE
- WEF — WALL MOUNTED EXTRACT FAN AND DUCT ROUTE
- CEF — CEILING MOUNTED EXTRACT FAN AND DUCT ROUTE
- WEF — PROPRIETARY AIR BRICK FOR EXTRACT FAN
- M.O.E — MEANS OF ESCAPE WINDOW

WALLS KEY

PARTY WALL CONSTRUCTION: 300MM OVERALL STRUCTURAL THICKNESS - 100MM BLOCKWORK (LAID TO STANDARD COURSING), 100MM FULL FILL CAVITY BATT INSULATION, BLOCKWORK (LAID TO STANDARD COURSING), FINISHED WITH 12.5MM DRY-LINING PLASTERBOARD ON DABS WITH 3MM SKIM (BOTH SIDES).

EXTERNAL WALL CONSTRUCTION (STONE BLOCK): FACING STONE EFFECT BLOCKS REFER TO BLOCK ELEVATIONS FOR SPEC, 125MM FULL FILL CAVITY BATT INSULATION, CAVITY WALL TIES TO ENGINEERS DETAILS, BLOCKWORK (LAID TO STANDARD COURSING) , FINISHED WITH 12.5MM DRY-LINING PLASTERBOARD ON DABS WITH 3MM SKIM.

A - INTERNAL WALL CONSTRUCTION: 101MM OVERALL THICKNESS - 70MM TIMBER STUDS @ 600MM C/C'S, FINISHED WITH 12.5MM WALLBOARD WITH 3MM SKIM (EITHER SIDE).

B - INTERNAL WALL CONSTRUCTION: 101MM OVERALL THICKNESS - 70MM TIMBER STUDS @ 600MM C/C'S, 25MM ISOVER ACOUSTIC PARTITION ROLL TO WALL CAVITY - BETWEEN BATHROOMS AND HABITABLE ROOMS AND BATHROOMS FINISHED WITH 12.5MM WALLBOARD WITH 3MM SKIM (EITHER SIDE).

C - INTERNAL WALL PATRESSING: 119MM OVERALL THICKNESS - 18MM WBP OR MARINE PLYWOOD TO KITCHEN / BATHROOM SIDE PLASTERBOARD TO BATHROOM AREAS TO BE MOISTURE RESISTANT; GYPROC MOISTURE RESISTANT OR EQUIVALENT.

ELEVATIONS KEY

- STONE EFFECT BLOCKS - TYPE TO BE DETERMINED
- PRECAST ARTSTONE BAND & WINDOW HEADS / CILLS, COLOUR TO BE CONFIRMED.
- UPVC CASEMENT DOUBLE GLAZED WINDOW/FRENCH DOOR, COLOUR: RAL 707?
- GRP CANOPY AND ASSOCIATED FLASHING, COLOUR TO MATCH WINDOWS
- UPVC SOFFIT, FASCIA AND RAIN WATER GOODS, COLOUR RAL 707?
- THIN EDGE GREY INTERLOCKING CONCRETE ROOF TILES, COLOUR RAL 707?
- CONTINUOUS DRY VERGE, COLOUR TO MATCH ROOF TILES.
- CEF — PROPRIETARY ROOF VENT TILE FOR EXTRACT FAN
- SVP — PROPRIETARY ROOF VENT TILE FOR SVP
- WEF — PROPRIETARY AIR BRICK, COLOUR TO MATCH BRICKWORK
- GAS — GAS METER BOX, DARK GREY COLOURED
- ELEC — ELECTRIC METER BOX, DARK GREY COLOURED
- BOILER EXTRACT — BOILER FLUE

MAIN ENTRANCE DOORS TO BE COMPOSITE DOORS WITH A GLAZED VISION PANEL, COLOUR: TO DESIRED PREFERENCE

STAGE 1 INFORMATION / COMMENTS

STAGE 2 CONSTRUCTION ✓

NOTES

1. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORKS. WHERE APPLICABLE, DIMENSIONS AND DETAILS ARE TO BE READ IN CONJUNCTION WITH SPECIALIST CONSULTANTS' DRAWINGS AND/OR OTHER SPECIFICATIONS; ANY DISPARITY IS TO BE BROUGHT TO THE ATTENTION OF CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORKS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH BBA BUILDING REGULATION NOTES AND ALL RELEVANT REFERENCED DETAILS.

3. FOR ELEMENTAL U-VALUES REFER TO BBA BUILDING REGULATION NOTES, SECTION L1A; SUBJECT TO THE M&E CONSULTANTS SAP CALCULATIONS.

4. ALL SETTING-OUT DIMENSIONS ARE TAKEN TO/FROM BLOCKWORK TO FACE OF STUD.

5.THIS DRAWING TO BE USED IN CONJUNCTION WITH SUPPLIERS JOIST, STAIRS, TRUSS AND KITCHEN LAYOUTS AND WITH COMPANY STANDARD DETAILS

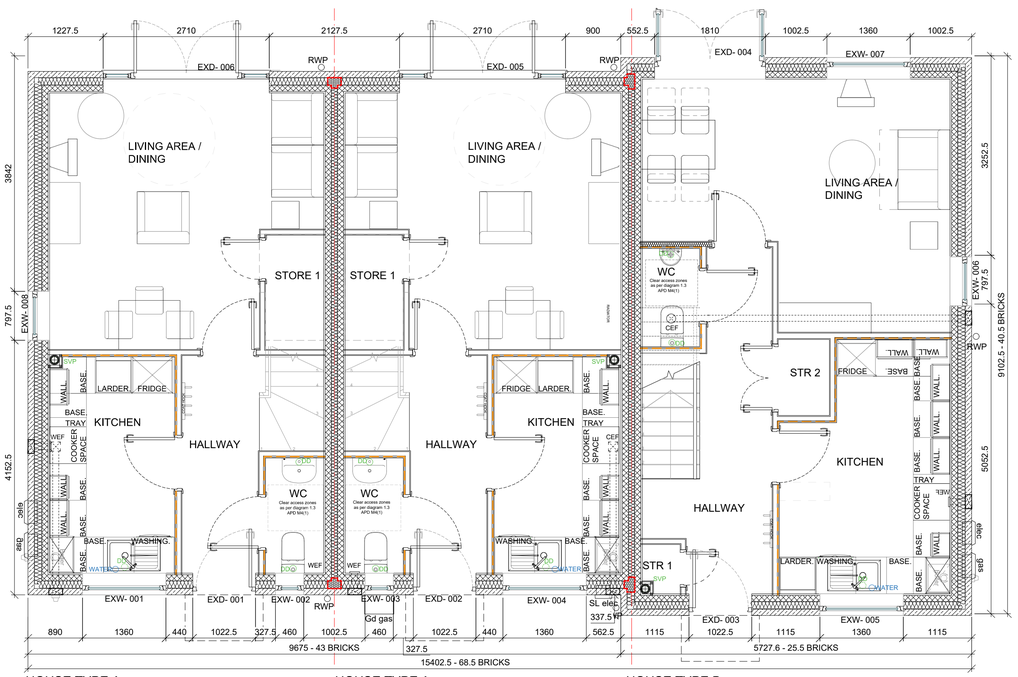
6. ALL WALL OPENING CAVITIES, EG WINDOW AND DOOR REVEALS, EAVES & VERGE, ARE TO BE CLOSED OFF TO ACHIEVE MIN. FR30/15, IN ACCORDANCE WITH B.R.A.D. B1

7. SVP AND PIPEWORK SHALL BE ENCASED AND ALL CASINGS SHALL BE INSULATED WITH SOUND DEADENING MATERIAL. SVPS AND DURGO VALVES TO TERMINATE ABOVE THE ROOF WHERE POSSIBLE AND FULLY ACCESSIBLE TO AVOID FUTURE DAMAGE TO TILING.

8. INTERNAL SOIL PIPES TO BE WRAPPED IN MINIMUM 25MM MINERAL FIBRE QUILT AND FIRE STOPPED WHERE IT PASSES THROUGH INTERMEDIATE FLOORS AND BE ENCASED FULL HEIGHT WITH 1 LAYER 12.5MM PLASTERBOARD ON 38X38MM SW FRAMING IN ALL CASES.

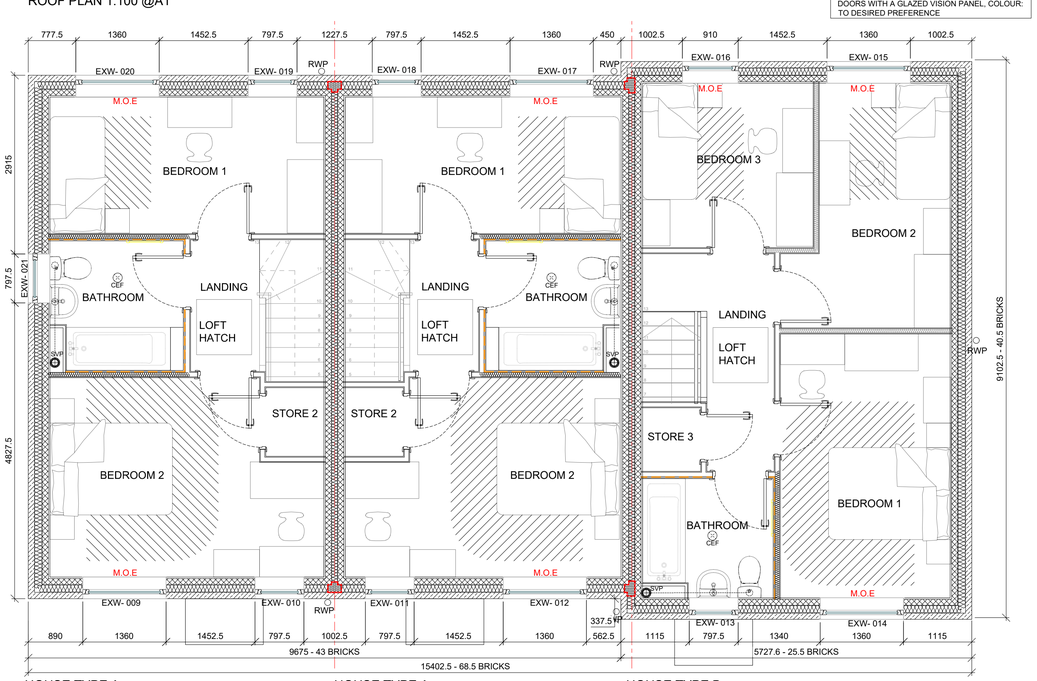
9. ALL DRAINAGE RUNS TO FIRST FLOOR TO BE DISCHARGED TO SOIL STACK VIA FLOOR VOID. NO BOXING / PIPE WORK ABOVE FLOOR.

10. REFER TO MANUFACTURER'S LITERATURE FOR MINIMUM REQUIRED DISTANCES FROM INSIDE FACE OF SUPPORT TO THE NEAREST EDGE OF THE HOLE WHEN NOTCHING AND DRILLING JOISTS.



HOUSE TYPE A PLOT 8 | HOUSE TYPE A PLOT 7 | HOUSE TYPE B PLOT 6

GROUND FLOOR PLAN 1:50 @A1



HOUSE TYPE A PLOT 8 | HOUSE TYPE A PLOT 7 | HOUSE TYPE B PLOT 6

FIRST FLOOR PLAN 1:50 @A1

REV	COMMENT	DATE	DR	CH
E	Artstone band removed from rear and side elevations, band to return 600mm around side	30/11/22	SA	MH
D	RWP pipes on HT B reduced to 1	26/10/22	SA	MH
C	Alterations to kitchens and Direct Drain / Water Pipe positions	16/03/22	HM	MH
B	Construction drawing. Brick rod and key update. Mid terrace Gas and Elec boxes shown	04/02/22	HM	MH
A	First Issue	17/01/22	HM	MH

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BBA
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CLIENT

urban

JOB TITLE

NEWSOME PONDS
NEWSOME ROAD

BLOCK 3 - PLOTS 6 - 8
HOUSE TYPES B, A, A

Drawn: SA Scale: AS @ A1
Date: OCT 21 Checked: MH

DWG No: 571/07(03)006 REV: E