

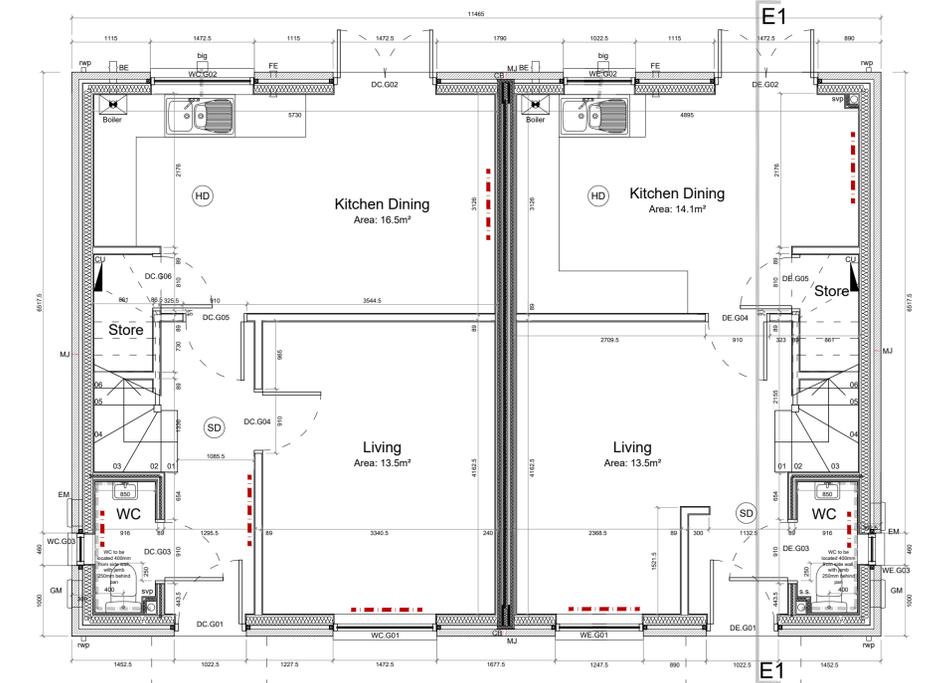
First Floor Plan

Party wall construction to be as Robust Detail E-WT-1:

- minimum 240mm between wall linings, 50mm gap between studs
- continuous 60mm mineral wool insulation batts to each leaf
- continuous mineral wool insulated cavity
- no connection between leaves, and all joints staggered and sealed
- wall linings to be 19mm plank and 12.5mm wall board plus skim, all to achieve 22kg/m2 to each side
- service boxes to be lined with plasterboard as Robust Detail requirements
- cavity barriers installed at junctions with external walls and other party walls

External wall construction to be as follows:

- 102.5mm external brick face
- 51mm clear cavity with loose cavity ties
- continuous breather membrane
- 9mm sheathing board
- 140mm insulated timber frame inner leaf
- vapour control layer
- 12.7mm plasterboard with 3mm skim finish



Ground Floor Plan Plot 45 - Stonesdale

Plot 46 - Birkdale

01 Proposed Floor Plans Scale 1:50 @ A1

House Type E Birkdale

Plot No.s	Quantity	Door Ref	Location	S.O. Width	S.O Height	Door Size	Notes
28,29,30,31,36,37,41,46,48,70	10 units	DE.G01	Entrance	1022.5	2110	see note	External door
		DE.G02	Dining	1472.5	2110	see note	External patio door
		DE.G03	WC	910	2100	826x2040	Lockable
		DE.G04	Kitchen	910	2100	826x2040	
		DE.G05	Store	810	2100	726x2040	
		DE.F01	Bathroom	910	2100	826x2040	Lockable
		DE.F02	Bedroom 2	910	2100	826x2040	
		DC.F03	Bedroom 1	910	2100	826x2040	

Notes

All dimensions in mm
 All openings to be site measured prior to manufacture
 Allow suitable space at bottom of door to maintain ventilation following fitting of floor finishes (typically 20mm prior to fitting of floor covering material)
 Refer to floor plans and plot orientation for hinge locations
 Allow for future settlement in external openings to suit timber frame construction

03 Birkdale Door Schedule Scale 1:50 @ A1

See dwg 206 for Stonesdale door schedule
 See dwgs 272 and 274 for Stonesdale and Birkdale window schedules



Front Elevation Plot 45

Plot 46

Side Elevation Plot 46

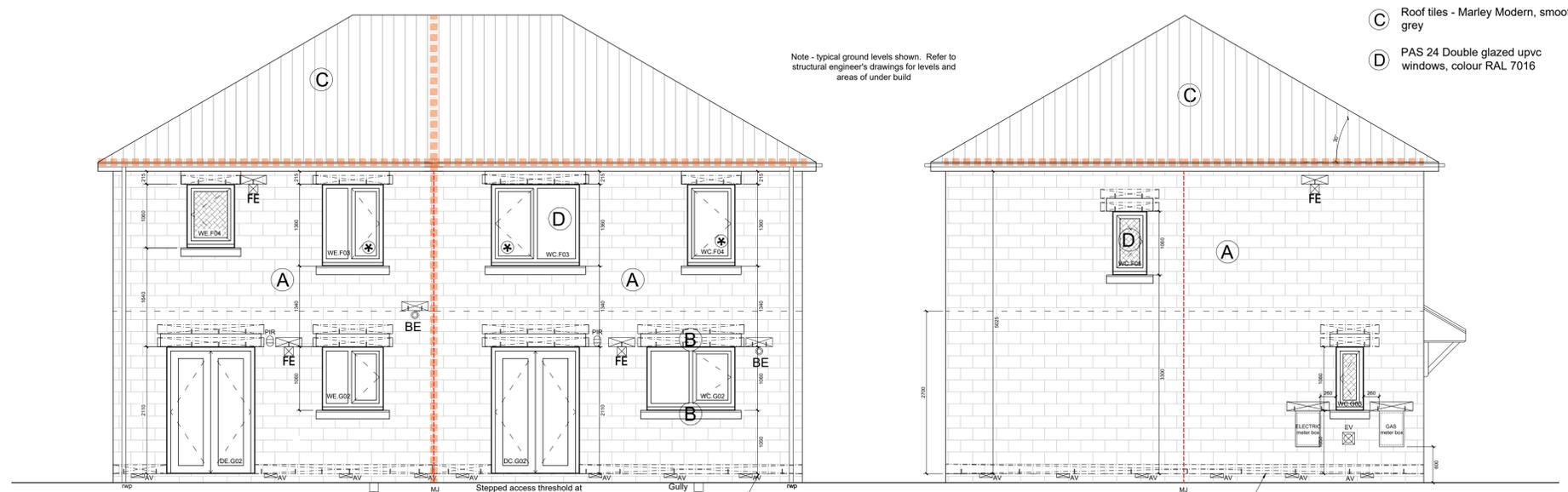
Level access threshold at main entrance. DPC to be stepped where required to maintain min. 150mm clearance to external ground level

Artstone cills and heads to have slip plane dpcs and cavity trays in accordance with manufacturer's recommendations

DPC provided at min 150mm above external level

DPC provided at min 150mm above external level

Refer to dwgs 101-104 for final location of EV charging points on individual plots



Rear Elevation Plot 46

Plot 45

Side Elevation Plot 45

Stepped access threshold at patio door entrances. DPC and cavity trays min 150mm above external floor level

DPC provided at min 150mm above external level

Note - typical ground levels shown. Refer to structural engineer's drawings for levels and areas of under build

02 Proposed Elevations Scale 1:50 @ A1

	Indicates loft access hatch minimum 726 X 520 with pre manufactured insulation and draught proof strips		Consumer unit
	Fire rated cavity barrier - to be provided to external wall around all openings (windows and doors etc.) and at eaves, and at all junctions with party walls and other locations shown thus		Wall mounted utility box location with cavity tray and weepholes over
	Plan location of fire rated cavity barrier		Semi-buried utility box location
	Telescopic air vent at 1200mm centres with cavity tray/ DPC and weepholes (@900mm ctrs) over		Drainage run
	Indicates cavity tray with weepholes (@450m ctrs) over windows and doors		Radiator
	Boiler extract (to be fanned draught located min. 300mm from all openings in external wall and boundaries) with cavity tray and weepholes over		Smoke detector
	Fan extract location with cavity tray and weepholes over		Combined CO and heat detector
	Obscure glazed window - Stippolyte pattern		Escape type window to have an unobstructed opening of at least 450mm (height and width) and be at least 0.33m² in area. The bottom of the openable area must be no more than 1100mm high from finished floor level. handles are not to be key lockable on these windows
	Wall mounted external PIR light		Electric vehicle charging point - refer to drawings 101-104 for locations on plot by plot basis
	Consumer unit		ADDITIONAL ITEMS TO NOTE - Refer also to Employer's requirements for additional information on items shown - Movement joint locations to be confirmed by Engineer - Internal doors generally to be FD30 unless otherwise stated

- Schedule of Materials**
- A Reconstituted stone - details to be confirmed
 - B Artstone cills and heads - Yorkstone buff semi dry Rylstone by GB Architectural
 - C Roof tiles - Marley Modern, smooth grey
 - D PAS 24 Double glazed upvc windows, colour RAL 7016

General Notes

01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
 02: All dimensions are in millimetres unless noted otherwise.
 03: All dimensions should be verified on site before proceeding with the work.
 04: TADW Architects shall be notified in writing of any discrepancies.
 05: © TADW Limited (UK) 2015

Issue	Description	Date	Drawn	Checked
C9	Meter height added	10.2.23	MH	AM
C8	Changed to construction issue	10.10.22	MH	AM
P7	Movement joints added	16.9.22	MH	AM
P6	External water meters removed, door schedule notes amended, levels note added, kitchen peninsula omitted	11.8.22	MH	AM
P5	Door schedule added, plots 47-48 moved to dwg 228	10.5.22	MH	BB
P4	Plots 45-46 brought back. GF WC windows omitted. Materials amended	17.3.22	MH	BB
P3	Plots 45-46 moved to dwg 203	21.12.21	MH	BB
P2	General amendments to suit initial feedback	21.12.21	MH	BB
P1	Issued for comment	6.12.21	MH	BB

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Client Yorkshire Housing / The Casey Group

Job Broad Oak Farm Linthwaite

Title House Type E/C - Birkdale Variant / Stonesdale Plots 45-46

Scale 1:50 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

Drawing Status
 P - Planning | T - Tender | C - Construction | R - As Record

For Construction

Job Number	Drawing Number	Issue
911277	219	C9

House Type E/C - Birkdale / Stonesdale Plots 45-46

See dwg 232 for roof plans and 258 for section E1