

| REFERENCE: | LOCATION:        | TYPE: | STRUCTURAL OPENING WIDTH: | STRUCTURAL OPENING HEIGHT: | COMMENTS:  |
|------------|------------------|-------|---------------------------|----------------------------|--|
| 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    | KITCHEN / DINING | T-D2  | 1810                      | 2110                       | PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS |
| EXD-004    | KITCHEN / DINING | T-D2  | 1810                      | 2110                       | PART Q COMPLIANT / PAS 24/23 STANDARD DOUBLE GLAZED SAFETY GLASS |

| REFERENCE: | LOCATION:   | TYPE: | STRUCTURAL OPENING WIDTH: | STRUCTURAL OPENING HEIGHT: | EGRESS WINDOW | COMMENTS:   |
|------------|-------------|-------|---------------------------|----------------------------|---------------|---|
| EXW-001    | LIVING AREA | T-8   | 2260                      | 1510                       |               | PART Q COMPLIANT / PAS 24/23 STANDARD SAFETY GLASS BAY WINDOW |
| EXW-002    | LIVING AREA | T-8   | 2260                      | 1510                       |               | PART Q COMPLIANT / PAS 24/23 STANDARD SAFETY GLASS BAY WINDOW |
| EXW-003    | LIVING AREA | T-3   | 797.5                     | 1060                       |               | PART Q COMPLIANT / PAS 24/23                                  |
| EXW-004    | KITCHEN     | T-1   | 1360                      | 1060                       |               | PART Q COMPLIANT / PAS 24/23                                  |
| EXW-005    | KITCHEN     | T-1   | 1360                      | 1060                       |               | PART Q COMPLIANT / PAS 24/23                                  |
| EXW-006    | LIVING AREA | T-3H  | 797.5                     | 1060                       |               | PART Q COMPLIANT / PAS 24/23                                  |
| EXW-007    | BEDROOM 1   | T-5   | 1360                      | 1210                       | YES           |   |
| EXW-008    | BATHROOM    | T-4   | 685                       | 1060                       |               | PRIVACY GLASS   |
| EXW-009    | BATHROOM    | T-4H  | 685                       | 1060                       |               | PRIVACY GLASS   |
| EXW-010    | BEDROOM 1   | T-5H  | 1360                      | 1210                       | YES           |   |
| EXW-011    | BEDROOM 2   | T-5   | 1360                      | 1210                       | YES           |   |
| EXW-012    | BEDROOM 3   | T-7   | 910                       | 1210                       | YES           |   |
| EXW-013    | BEDROOM 3   | T-7H  | 910                       | 1210                       | YES           |   |
| EXW-014    | BEDROOM 2   | T-5H  | 1360                      | 1210                       | YES           |   |

**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

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.

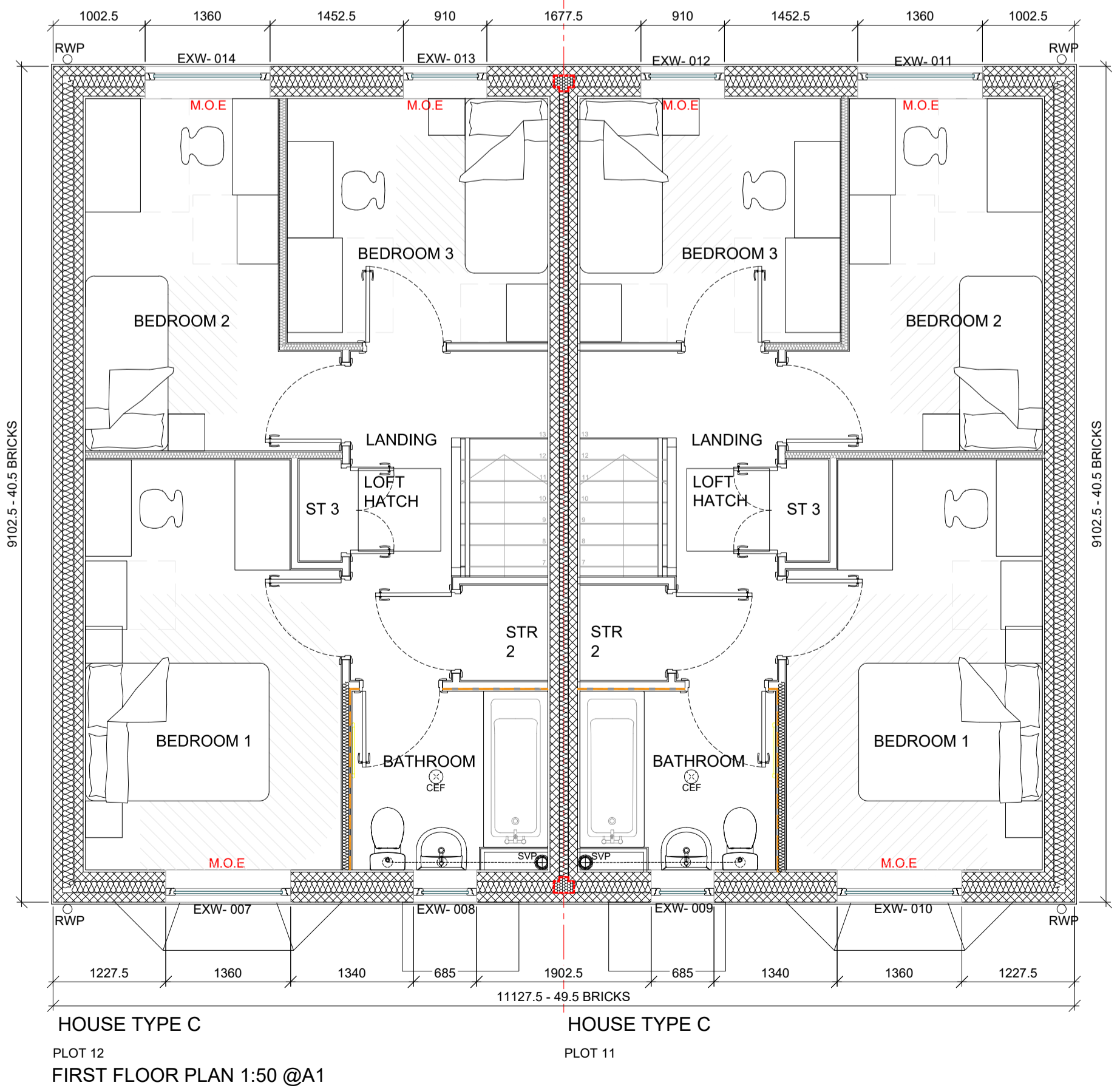
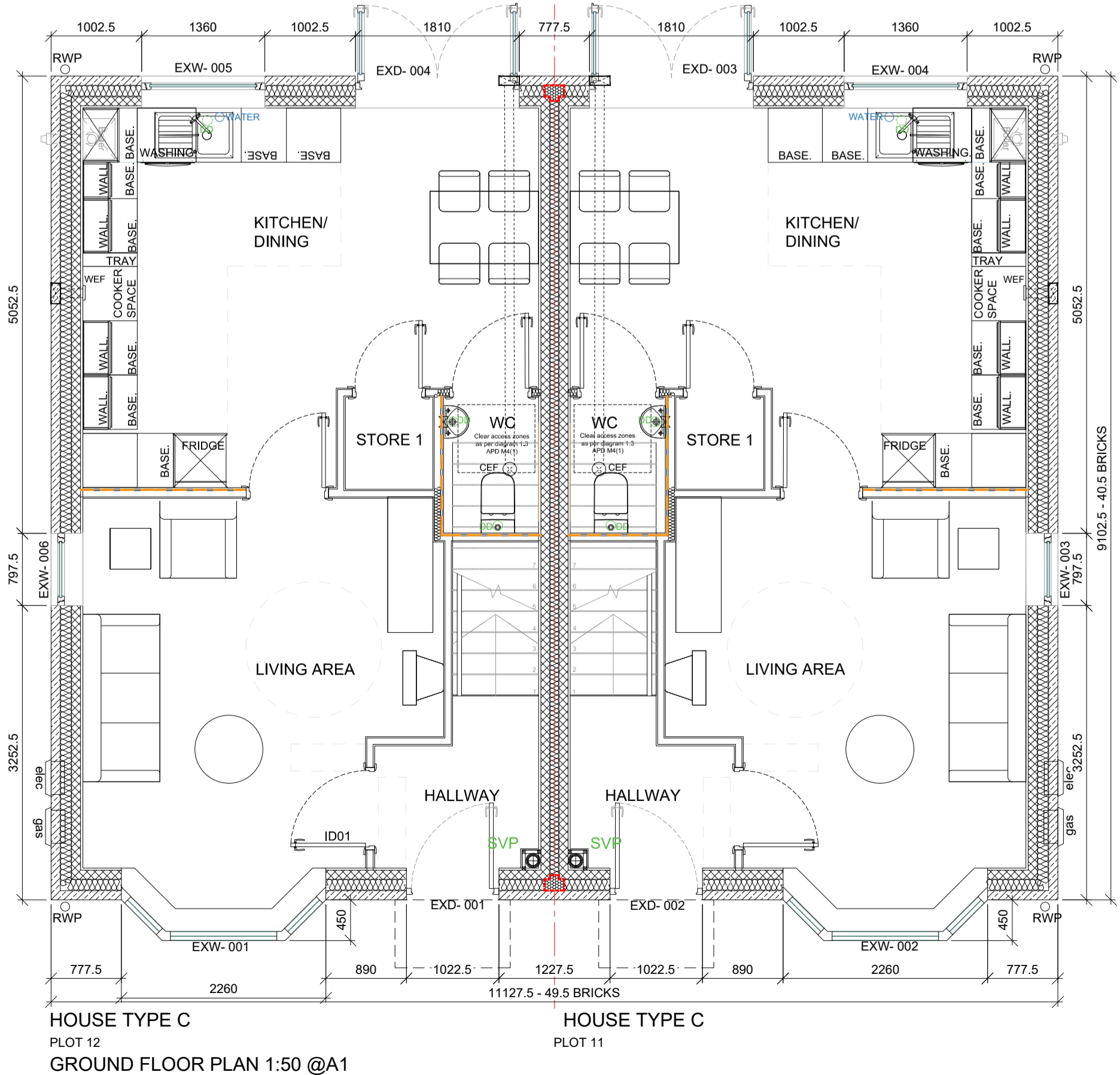
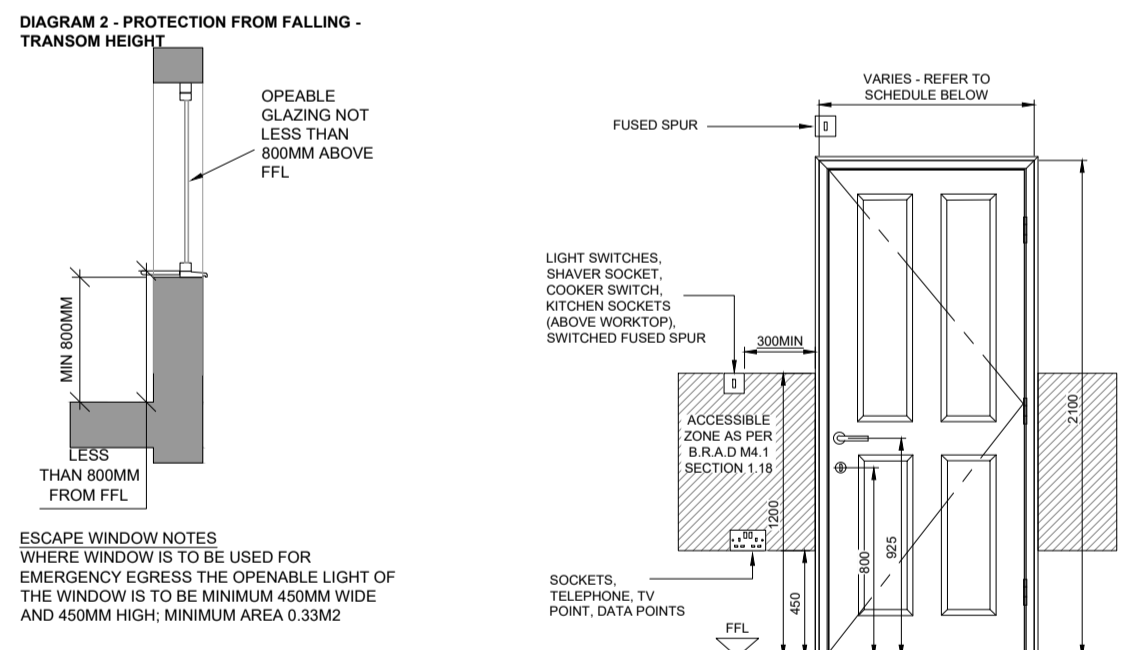
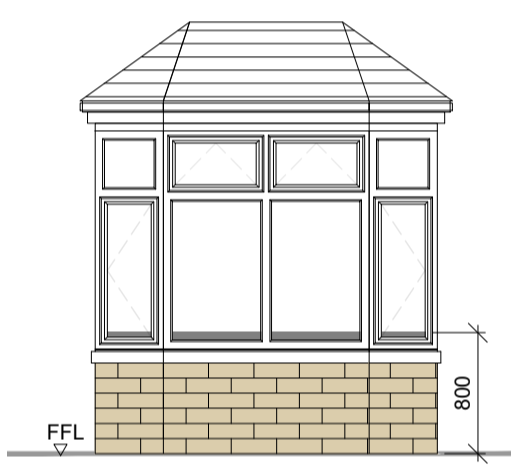
WHERE GLAZING IS TO COMPLY WITH PART Q ALL GLAZING TO BE TOUGHENED GLASS TO INNER LEAF & LAMINATE SAFETY GLASS TO OUTER LEAF; SAFETY GLAZING TO COMPLY WITH BS6206, PANELS AS INDICATED.

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

| 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. |
|           | EXTERNAL WALL CONSTRUCTION (RENDER): 20MM THROUGH COLOUR RENDER ON 100MM BLOCKWORK; 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 SOVER 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 PATTERNS: 110MM OVERALL THICKNESS - 18MM WBP OR MARINE PLYWOOD TO KITCHEN / BATHROOM SIDE. PLASTERBOARD TO BATHROOM AREAS TO BE MOISTURE RESISTANT; GYPROC MOISTURE RESISTANT OR EQUIVALENT.   |

| SYMBOLS KEY |  |
|-------------|--|
|             | DIRECT DRAIN CONNECTION                    |
|             | SOIL & VENT PIPE                           |
|             | WALL MOUNTED EXTRACT FAN AND DUCT ROUTE    |
|             | CEILING MOUNTED EXTRACT FAN AND DUCT ROUTE |
|             | PROPRIETARY AIR BRICK FOR EXTRACT FAN      |
|             | MEANS OF ESCAPE WINDOW                     |

| ELEVATIONS KEY |   |
|----------------|---|
|                | STONE EFFECT BLOCKS - NEWLAY PITCHED CALDER BUFF  |
|                | 20MM THICK THROUGH COLOUR RENDER COLOUR - OFF WHITE   |
|                | PRECAST ARTSTONE BAND & WINDOW HEADS / CILLS, COLOUR BUFF   |
|                | UPVC CASEMENT DOUBLE GLAZED WINDOW/FRENCH DOOR, COLOUR: RAL 7016                                    |
|                | GRP CANOPY AND ASSOCIATED FLASHING, COLOUR TO MATCH WINDOWS   |
|                | UPVC SOFFIT, FASCIA AND RAIN WATER GOODS, COLOUR: RAL 7016  |
|                | THIN EDGE GREY INTERLOCKING CONCRETE ROOF TILES, COLOUR: ANTHRACITE                                 |
|                | CONTINUOUS DRY VERGE, COLOUR TO MATCH ROOF TILES  |
|                | PROPRIETARY ROOF VENT TILE FOR EXTRACT FAN  |
|                | PROPRIETARY ROOF VENT TILE FOR SVP  |
|                | PROPRIETARY AIR BRICK, COLOUR TO MATCH BRICKWORK  |
|                | GAS METER BOX, DARK GREY COLOURED   |
|                | ELECTRIC METER BOX, DARK GREY COLOURED  |
|                | BOILER FLUE   |
|                | MAIN ENTRANCE DOORS TO BE COMPOSITE DOORS WITH A GLAZED VISION PANEL, COLOUR: TO DESIRED PREFERENCE |



**EXTERNAL WINDOW & DOOR NOTES**

FOR IRONMONGERY DETAILS REFER TO CONTRACTORS' PROPOSAL & CLIENT AGREED SPECIALIST SUPPLIERS SCHEDULE & SPECIFICATION.

ENSURE WINDOW/DOOR HANDING IS CORRECT FOR THE RELEVANT PLOT PRIOR TO MANUFACTURE; REFER TO GA ELEVATIONS & SITE PLAN (09) SERIES.

FOR CILL, HEAD AND JAMB DETAILS REFER TO BBA DRAWINGS (21) SERIES

ALL VOIDS BETWEEN WINDOW/DOOR FRAMES AND MASONRY TO BE FILLED WITH SPRAY APPLIED MIN. CLASS 'D' CLOSED CELL FOAM.

ALL EXTERNAL WINDOW/DOOR ABUTMENTS TO PERIMETER OF WINDOWS/DOORS TO RECEIVE CONTINUOUS COMPRESSION FIT BACKING-RODS AND MASTIC SEALANT, COLOUR TO MATCH WINDOW FRAMES.

STRUCTURAL OPENING DIMENSIONS ON WINDOW/DOOR SCHEDULE TO MASONRY OPENINGS. WINDOW/DOOR MANUFACTURER TO ALLOW FOR FITTING TOLERANCE FROM MANUFACTURE SIZE TO MASONRY OPENING; STEEL LINTEL TOE TO BE ALLOWED FOR!

ALL FIRE ESCAPE WINDOWS TO COMPLY WITH B.R.A.D. B1 SECTION 2.11 FOR EMERGENCY EGRESS. LOCKS, (WITHOUT REMOVABLE KEYS) AND STAYS MAY BE FITTED TO EGRESS WINDOWS, SUBJECT TO THE STAY BEING FITTED WITH A CHILD RESISTANT RELEASE CATCH.

LETTER PLATES TO HAVE A MAXIMUM APERTURE OF 260X40MM AND SUITABLY LOCATED TO HINDER ATTEMPTS TO REMOVE KEYS WITH STICKS AND/OR INSERT HANDS.

ALL WINDOWS/DOORS TO COMPLY WITH B.R.A.D. PARTK (GLAZING TO CRITICAL AREAS).

EXTERNAL DOORS WITH GLAZING BELOW 1500MM FROM FFL & EXTERNAL WINDOWS WITHIN 300MM OF A DOOR REQUIRE SAFETY GLAZING THAT IS SUFFICIENTLY ROBUST TO ENSURE THAT THE RISK OF BREAKAGE IS LOW OR WILL BREAK IN A SAFE MANNER - B.R.A.D. K4.

EXTERNAL WINDOWS WITH GLAZING BELOW 800MM FROM FFL REQUIRES SAFETY GLAZING THAT IS SUFFICIENTLY ROBUST TO ENSURE THAT THE RISK OF BREAKAGE IS LOW OR WILL BREAK IN A SAFE MANNER - B.R.A.D. K4.

TRANSOM HEIGHTS TO SATISFY B.R.A.D. K2 WITH REGARDS TO PROTECTION FROM FALLING AND B.R.A.D. B1 SECTION 2.11 FOR EMERGENCY EGRESS. FOR DETAILS OF MINIMUM TRANSOM/CILL HEIGHT REQUIREMENTS PLEASE REFER TO DIAGRAM 2

**STAGE 1**  
INFORMATION / COMMENTS

**STAGE 2**  
CONSTRUCTION

- NOTES**
- 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.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH BBA BUILDING REGULATION NOTES AND ALL RELEVANT REFERENCED DETAILS.
  - FOR ELEMENTAL U-VALUES REFER TO BBA BUILDING REGULATION NOTES, SECTION L1A; SUBJECT TO THE M&E CONSULTANTS SAP CALCULATIONS.
  - ALL SETTING-OUT DIMENSIONS ARE TAKEN TO/FROM BLOCKWORK TO FACE OF STUD.
  - THIS DRAWING TO BE USED IN CONJUNCTION WITH SUPPLIERS JOIST, STAIRS, TRUSS AND KITCHEN LAYOUTS AND WITH COMPANY STANDARD DETAILS.
  - 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
  - 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.
  - 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.
  - ALL DRAINAGE RUNS TO FIRST FLOOR TO BE DISCHARGED TO SOIL STACK VIA FLOOR VOID. NO BOXING / PIPE WORK ABOVE FLOOR.
  - 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.

| REV | COMMENT  | DATE     | DR | CH |
|-----|--|----------|----|----|
| F   | Stone changed to block & render                    | 07/08/24 | SA | JD |
| E   | EXW-08/09 amended to 685mm with on window schedule | 16/04/24 | SA | JD |
| D   | Artstone band removed from rear                    | 30/11/22 | SA | MH |
| C   | Minor alterations to kitchen                       | 16/03/22 | AH | MH |
| B   | Construction drawing. Brick rod and key update     | 04/02/22 | HM | MH |
| A   | First Issue  | 17/01/22 | HM | MH |

**BBA**  
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**urban**

JOB TITLE  
**NEWSOME PONDS**  
**NEWSOME ROAD**  
**BLOCK 5 - PLOTS 11 - 12**  
**HOUSE TYPES C C**

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

DWG No: 571/07(03)008 REV: F