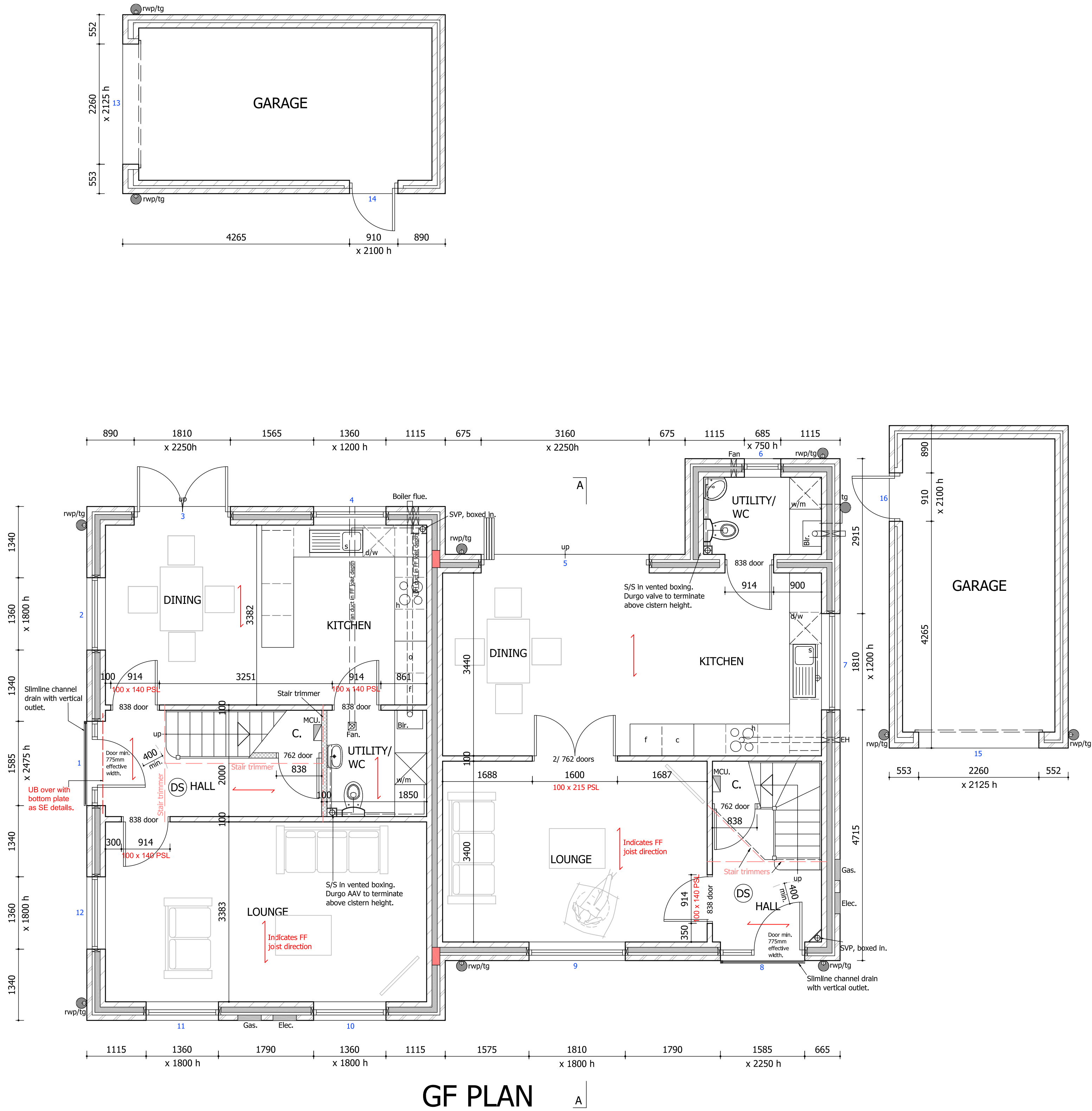


BUILDING REGS ISSUE



SMOKE DETECTORS - DS
Provide smoke detectors as indicated on plans - to be mains fed, interlinked and wired directly into consumer unit to BS 5446, Pt.1.

METER BOXES
Build in proprietary meter box/s where indicated on plan; Provide Catnic Meter box intel over with 150 end bearing; Locate electrical consumer unit @ DDA compliant level in position shown on plan.

BOILER
Position in utility as shown on plan; Boiler to be Baxi Ecobline Advance 40 Combi ErPD wall mounted and gas fired with fan assisted balanced flue ducted thro' external wall to terminate (boiler spec to be confirmed by heating engineer/ SAP Assessor); point around flue in cement mortar to finish externally. Protective metal cage not required externally due to boiler fixing height; Boiler compartment ventilation to comply with current regulations - refer to manufacturers details.

Boiler/ heating controls - To comply with the Domestic Building Services Compliance Guide, 2013 Edition. Seasonal efficiency min. 90% (to be confirmed).
Boiler/ Radiator sizes - determined by Heating Engineer.
Full programmer with separate timing to each circuit.
FF - radiators with TRV's.
Min. 2 no. space heating zones, (house area > 150m²), with independent temperature controls.
Pipe insulation < 0.045 w/m2k; Thickness equal to outside dia. of pipe up to max. 40mm.
The boiler is gas therefore the installer must be Gas Safe registered and issue commissioning certification to Designer/ LA on completion.

STUD PARTITIONS
75 x 50 rs sw studs @ max. 400 c/c, p/s to blockwork and nail to timber to fix.
75 x 50 rs sw head and sole plates fixed as above.
75 x 50 rs sw noggins @ max. 1200 vertical c/c; Incl. for additional noggins as required for fixing of radiators, electrical fittings etc.
100 quilt insulation packed in between all studs.
12.5 Gyproc Wallboard 10 both sides; Tape/fill all joints; 1 coat Thistle Board Finish.

Form racking partitions where shown at FF level to give lateral restraint to external walls; provide double stud at interface with inner leaf and fix with Rawl M10 R-Kem+ anchors @ 225 vertica c/c into centre of each block (not into mortar joints); line one side with 1.25 ply or OSB fixed @ 150 c/c.

INTERNAL DRAINAGE
All to connect to 100 dia. uPVC SVP or S/S as shown with adaptor bosses @ appropriate levels - refer to drawings for layout & additional information relating to termination of stack at head; WC wastes - 100 dia. uPVC. All other wastes - 38 dia. white uPVC with 75 deep seal anti-siphonage traps; Conceal all visible wastes internally with boxed skirting; Whb wastes to connect to stack min. 200 above or below WC branch connection to prevent siphonic action; Kitchen and utility waste and boiler condensate to connect direct to external gullies.

EXTRACT FANS
NOTE: Air extraction rates to be tested & form completed in line with Approved Document F Volume 1: Dwellings 2021 Edition; Appendix C.

Kitchen
Proprietary extractor hood ducted thro' cavity wall with grille to terminate externally.
Duct size: 102mm dia.
Exchange rate: Min. 30 l/sec.
Operated via switched spur.
NOTE: If extractor hood is not fitted use DX400 fan ducted to external air, terminated with grille & with same extraction capacity as above.

Utility/ GF WC
Ducted thro' cavity wall with grille to terminate externally.
Duct size: 102mm dia.
Exchange rate: Min. 30 l/sec.
Operated via light switch with fused spur override externally above door.

Bathroom
Ref: CNF 170 ducted via flexi-duct to terminate @ proprietary roof tile vent.
Duct size: 102mm dia.
Exchange rate: Min. 15 l/sec.
Operated via light switch.
Fan to be above shower cullide and low voltage.

STAIRCASE,
GF to FF height - 2797, check on site; 14 risers @ 199.78mm.
Treads 225mm; 50mm min. width on winders at newel position; winders to be equal on centre line (right hand unit only).
Pitch 41.5 degrees.
900mm wide timber staircase with closed risers.
Min. headroom 2000.
Provide handrails 900 above pitch line & landings; Max. baluster spacing 100 c/c; Incl. for newels posts / caps; handrails; capping rails; balusters and spacers etc. - all to match staircase & all as shown on drawing.
Batten out soffit of staircase in rs sw battens and clad with 12.5 Gyproc Wallboard; Tape/fill all joints.
1 coat Thistle Board Finish.
Form u/stair cupboard at GF level as detailed under stud partition note.

PART M COMPLIANCE.
Form ramped approach to main entrance; 1:12 max. gradient (5m max. ramp length) with min. 900 x 1200 top and bottom level landings- refer to site plan, (all subject to site check).

Level access with max. 15mm threshold provided at entrance.

All ground floor door openings fitted with suitable width doors to give 775 minimum clear width when in open position; Compliance in respect of ground floor circulation - refer to drawings.

Any radiator positions to be agreed with LA, on site to achieve a corridor width of not less than 750mm over a maximum 2 metre length, where applicable.

Compliance in respect of ground floor WC provision

In respect of electrical fittings - all switches & socket outlets to be located at appropriate heights between the range of 450 & 1200mm above finished floor level.

LIGHTING.
Internal lighting to be in accordance with Para. 2.15 of Approved Document L1A 2013 and the Domestic Building Services Compliance Guide, CLG, 2010 Edition.

PART P - ELECTRICAL.
All electrical work required to meet the requirement of Part P1 (Electrical Safety - Dwellings), 2006 Edition will be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works, the Designer/ LA will need to be satisfied that Part P1 has been complied with and will require a copy of an appropriate BS7671 Electrical Installation Certificate issued for the work by a person competent to do so.

REGULATION 40
1) This regulation applies where paragraph L1 of Schedule 1 imposes a requirement in relation to building work.
2) The person carrying out the work shall not later than 5 days after the work has been completed provide to the owner sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances.

No.	Date	Revision	Initial
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ALPHA DESIGN

Architectural Services
Member of the Chartered Institute of
Architectural Technologists

Tel: 01900 829199

Project

PROPOSED RESIDENTIAL
DEVELOPMENT,
PHASE 4,
KEEKLE RISE,
CLEATOR MOOR

Client

HIGH GRANGE
DEVELOPMENTS LTD.

Drawing

DWELLING TYPE E+ -
GROUND FLOOR PLAN

Scale 1:50 @ A1 Drawn GB

Checked Date JAN. 2025

Drawing No.

06/11/542 - 4 / 11

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