

PARTY WALL CONSTRUCTION

REAR ELEVATION

WINDOWS & DOORS

ALL OPENING DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF WINDOWS. WINDOW/DOOR MANUFACTURERS DETAILS TO BE FORWARDED TO BUILDING CONTROL TO DEMONSTRATE U-VALUES CAN BE ACHIEVED. FIRE ESCAPE WINDOWS

ALL HABITABLE ROOMS TO FLOORS ABOVE GROUND FLOOR TO HAVE ESCAPE WINDOWS. AN OPENABLE WINDOW FOR ESCAPE OR RESCUE PURPOSES SHALL: - HAVE A CLEAR OPENING THAT IS AT LEAST 450mm HIGH AND 450mm WIDE, WITH AN OPENING HAVING A MIN AREA OF 0.32msq THE LOWER EDGE OF THE WINDOW OPENING SHALL BE NOT LESS

THAN 800mm, AND NOT MORE THAN 1100mm ABOVE THE FLOOR.

RIDGE +8500_

_ <u>FFL +2625</u>_

- WHERE THE OPENABLE WINDOW IS A DORMER THE ABOVE CRITERIA SHALL APPLY BUT THE WINDOW MUST BE A MAXIMUM OF 1.7M FROM THE EAVES MEASURED ALONG THE PITCH OF THE ROOF - WHERE THE OPENABLE WINDOW IS A ROOFLIGHT THE ABOVE CRITERIA SHALL APPLY EXCEPT THAT THE LOWEST PART OF THE ROOFLIGHT SHOULD BE BETWEEN 600 AND 1100mm ABOVE FLOOR LEVEL AND THE LOWEST PART OF THE ROOFLIGHT MUST BE A MAXIMUM OF 1.7M FROM THE EAVES MEASURED ALONG THE PITCH OF THE ROOF

WINDOW OPENING THE OPENING CONTROLS TO WINDOWS SHALL BE LOCATED A MAX 1900mm ABOVE FLOOR LEVEL WHERE ACCESS IS UNOBSTRUCTED, OR 1700mm WHERE REACH IS OBSTRUCTED BY KITCHEN UNITS ETC. WHERE CONTROLS CANNOT BE POSITIONED FOR SAFE ACCESS/USE, A SAFE MEANS OF REMOTE OPERATION SHOULD BE PROVIDED. ALL WINDOW OPENING LIGHTS TO OPEN THROUGH GREATER THAN

WINDOW CLEANING WHERE THE EXTERNAL FACE OF GLAZING IS DESIGNED TO BE CLEANED FROM OUTSIDE THE GLAZING SHALL BE ACCESSED FROM A SAFE PLACE HAVING A FIRM LEVEL SURFACE AND BE REACHED FROM AN AREA ADEQUATE IN SIZE FOR THE METHOD OF CLEANING. WHERE THE HEIGHT OF THE WINDOW SILL IS LESS THAN 6.0m AND ACCESS IS BY LADDER THE STANDING SURFACE MAY BE NORMAL

WHERE WINDOW CILL IS BETWEEN 6 AND 9m ABOVE GROUND LEVEL ENSURE A LEVEL HARD SURFACE BELOW, AND PROVIDE SUITABLE TYING OR FIXING POINTS TO SECURE ACCESS EQUIPMENT WILDING. WHERE SPECIALISED EQUIPMENT IS PROPOSED FOR CLEANING WINDOWS, ENSURE SUITABLE FACILITIES/FIXING POINTS ARE PROVIDED AS RECOMMENDED BY EQUIPMENT MANUFACTURER.

SAFETY GLASS (CRITICAL LOCATIONS) THE FOLLOWING SHALL BE CONSIDERED AS CRITICAL LOCATIONS:-WINDOWS - ALL AREAS OF GLAZING BELOW 800mm ABOVE FINISHED FLOOR LEVEL, AND BELOW 1500mm ABOVE FINISHED FLOOR LEVEL WHEN WITHIN 300mm OF A DOOR JAMB. GLAZING

OOR LEVEL WHEN WITHIN SOUMM OF A 1 SATISFY THE TEST REQUIREMENTS OF:-FOR GLASS - CLASS 3 OF BS EN 12600. 2. FOR PLASTIC GLAZING SHEET MATERIAL - CLASS C OF BS 6206. DOORS - ALL AREAS OF GLAZING BELOW 1500mm ABOVE FINISHED FLOOR LEVEL

. FOR GLASS - CLASS 2 OF BS EN 12600. 2. FOR PLASTIC GLAZING SHEET MATERIAL - CLASS B OF BS 6206. ★ DENOTES SAFETY GLASS LOCATIONS ON ELEVATIONS

UPVC DOUBLE GLAZED

IN AND SAP CALCULATION.

ALL WINDOWS TO BE UPVC, DOUBLE GLAZED (TO OBTAIN REQUIRED U-VALUES STATED IN SAP CALC). WINDOWS TO HAVE OPENINGS AS SHOWN ON ELEVATIONS. HINGES ON OPENINGS TO BE SLIDING FRICTION TYPE, TOP/SIDE HUNG, PROVIDE FROSTED GLASS TO ALL SANITARY ACCOMMODATION. ALL EXTERNAL DOORS & FRAMES TO BE COMPOSITE CONSTRUCTION. ALL IRONMONGERY & DOOR FURNITURE TO BE FROM A REPUTABLE & APPROVED SOURCE.

ALL DOORS/WINDOWS TO HAVE A MAX RATED U-VALUE AS STATED

VENTILATION

ALL NATURAL AND MECHANICAL VENTILATION SYSTEMS ARE TO BE VENTILATION COMMISSIONED IN ACCORDANCE WITH THE "DOMESTIC VENTILATION COMPLIANCE GUIDE". TO BUILDING CONTROL WITHIN 5 DAYS OF COMPLETION. VENTILATION SYSTEMS TO BE FULLY TESTED IN ACCORDANCE WITH BS EN 13141-6 CLAUSE 4. VENTILATION SYSTEM TO BE FULLY COMMISSIONED AND THE DWELLING AIR FLOW RATES ARE TO BE TESTED AND THE RESULTS RECORDED. VENTILATION COMMISSIONING CERTIFICATE TO BE

MECHANICAL (INTERMITTENT EXTRACT) PROVIDE MECHANICAL VENTILATION, IN ADDITION TO NATURAL VENTILATION, TO THE FOLLOWING :-

KITCHEN – MIN. 30 L/S WHERE ADJACENT TO HOB, or 60 L/S IF LOCATED ELSEWHERE. COOKER HOOD TO BE POSITIONED 650-700mm ABOVE COOKER/HOB. UTILITY ROOM - 30 L/S BATHROOMS/ENSUITES - 15 L/S

WC'S (WITH NO SHOWER/BATH) - 6 L/S. VENTILATION TO BE PROVIDED BY MEANS OF A WALL/CEILING MOUNTED PROPELLOR TYPE FANS, WITH UPVC SLEEVE, INSECT SCREEN AND SELF CLOSING DAMPERS TO INSIDE. INCLUDE FOR DPC

CAVITY TRAY AND PVC DROP HOOD TO OUTSIDE. AIR CHANGES PER HOUR TO SANITARY ACCOMMODATION. SWITCHING TO BE INTEGRAL WITH LIGHTING CIRCUIT, WITH MIN 15 MINUTE RUN INTERNAL EN SUITES AND WCS - MECHANICAL EXTRACT FANS TO BE LIGHT OPERATED, WITH A 15 MINUTE OVERRUN & DOORS TO HAVE APPROX 13mm REMOVED FROM BOTTOM TO PROVIDE A MIN

9000mm² PERMANENTLY OPEN VENT. ANY FANS WITH AUTOMATIC CONTROLS SHOULD ALSO HAVE A MANUAL OVERRIDE ALL EXTRACT FANS TO BE POSITIONED WITHIN 400mm OF THE CEILING.

MECHANICAL

Room	Intermittent Minimum Rate		
Kitchen	30 l/s adjacent to hob(1)		
Bathroom	15 l/s		
Sanitary Accommodation	6 l/s		
Note: (1) Adjacent to a hob means either (a) incorporated within a cou	er — oker bood located over, bob, or		

) incorporated within a cooker nood located ove (b) located near ceiling within 300 mm of the c/line of hob.

NATURAL VENTILATION (RAPID VENTILATION) ALL HABITABLE ROOMS TO HAVE WINDOWS/DOORS WITH OPENING

LIGHTS EQUAL TO A MIN 1/20TH OF THE ROOM FLOOR AREA. OPENING LIGHTS TO BE CAPABLE OF OPENING A MIN 30 DEGREES (NOTE: WHERE WINDOWS ARE NOTED AS FIRE ESCAPES THEY SHOULD MET THE REQUIREMENTS OF TECHNICAL BOOKLET E). SHOULD BE 20mm ABOVE FINISHED FLOOR SCREED LEVEL

RAPID VENTILATION

Floor Area	Required Opening Provide	
20.1	30°+ opening 1/20th = 1.00	1.41
15.9	30°+ opening 1/20th = 0.80	0.95
13.3	30°+ opening 1/20th = 0.67	1.10
Bedroom 2 11.9	30°+ opening 1/20th = 0.60 0.76	
7.5	30°+ opening 1/20th = 0.38	0.76
	20.1 15.9 13.3 11.9	20.1 30°+ opening 1/20th = 1.00 15.9 30°+ opening 1/20th = 0.80 13.3 30°+ opening 1/20th = 0.67 11.9 30°+ opening 1/20th = 0.60

NATURAL VENTILATION (BACKGROUND VENTILATION NUAIRE DRYMASTER-ECO POSITIVE INPUT VENTILATION UNIT TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS IN ROOFSPACE THE FAN SHALL BE SUITABLE FOR 230 VOLT, SINGLE PHASE 50HZ

ELECTRICAL SUPPLY. GRILLES AND DIFFUSERS SHALL BE OF THE SIZE AND TYPE SPECIFIED AND MANUFACTURED BY NUAIRE, AND BE MATCHED TO THE WHOLE HOUSE VENTILATION SYSTEM

DESIGN AIR PERMEABILITY TAKEN AS 6m³(H/m²) IF THE ACTUAL TESTED AIR PERMEABILITY IS $\leq 3m^3(H/m^2)$ THEN ADDITIONAL VENTILATION MUST BE AGREED WITH THE LOCAL COUNCIL

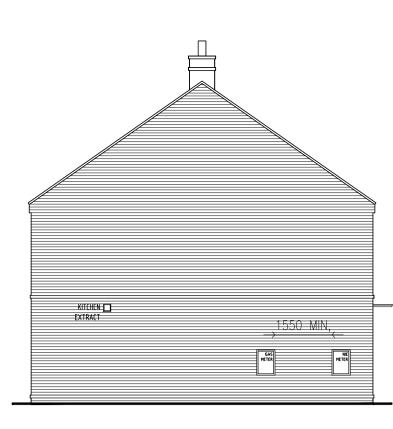
STANDARD ASSESSMENT PROCEDURE (NEW BUILD) TARGET CARBON DIOXIDE EMISSIONS RATE (TER)

APPROVED SAP 2009 SOFTWARE TO BE USED TO CALCULATE THE TER. DWELLING CARBON DIOXIDE EMISSIONS RATE (DER)

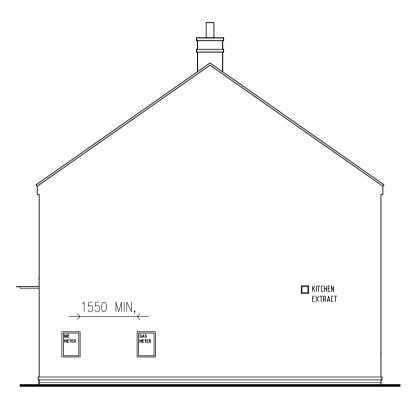
THE DER SHALL BE CALCULATED USING THE SAME SOFTWARÉ USED TO CALCULATE THE TER. TWO DER CALCULATIONS TO BE PROVIDED ONE AT THE PLAN SUBMISSION STAGE AND ONE ON COMPLETION. THE DER MUST BE LESS THAN OR EQUAL TO THE TER. WITHIN 5 DAYS OF COMPLETION OF THE DWELLING WRITTEN NOTICE S TO BE PROVIDED TO BUILDING CONTROL STATING THE AS CONSTRUCTED DER AND A LIST OF SPECIFICATIONS, WHERE THESE DIFFER FROM THE SPECIFICATION USED FOR THE DESIGN STAGE THE ENERGY RATING CALCULATED FOR THE DWELLING SHALL BE STATED ON A NOTICE FIXED WITHIN THE DWELLING (FIX ADJACENT TO THE ELECTRICAL DITRIBUTION BOARD). AN ELECTRONIC COPY OF THE "AS BUILT" CALCULATION IS TO BE FORWARDED TO THE OWNER ON COMPLETION.

AIR TESTING AT LEAST ONE DWELLING OF EACH TYPE SHALL BE AIR PRESSURE TESTED IN ACCORDANCE WITH THE AIR TIGHTNESS AND MFASUREMENT ASSOCIATION PUBLICATION "MEASURING AIR PERMEABILITY IN BUILDING ENVELOPES".

RESULTS OF AIR TESTS ARE TO BE FORWARDED IN WRITING TO BUILDING CONTROL AND SAP ASSESSOR WITHIN 5 DAYS OF THE TESTING BEING CARRIED OUT.



GALE ELEVATION BRICK FINISH 1:100 SCALE



GALE ELEVATION RENDER FINISH 1:100 SCALE

PLUMBING

INTERNAL PLUMBING INTERNAL PLUMBING ALL SANITARY PIPEWORK, FITTINGS & JOINTS, ETC. TO BE UPVC IN ACCORDANCE WITH B.S. 4514. ALL PIPES BEING FIRMLY SUPPORTED WITH OUT RESTRICTING THERMAL MOVEMENT. SOIL STACKS TO BE 100mm DIA. AND, WHERE NECESSARY, SHALL BE TAKEN UP TO TERMINATE IN THE EXTERNAL AIR, MIN. 900mm ABOVE ANY OPENING INTO A BUILDING WITHIN 3.0M, WITH A PROPRIETARY COVER WHICH DOES NOT RESTRICT AIR FLOW. ALL POINTS OF DISCHARGE INTO A SYSTEM SHALL BE FITTED WITH A WATER SEAL (TRAP) CONFORMING TO B.S. 3943. THE MINIMUM SIZE OF TRAP. & DEPTH OF SEAL FOR AN APPLIANCE SHALL BE AS OF TRAP & DEPTH OF SEAL FOR AN APPLIANCE SHALL BE A FOLLOWS:

• MAY BE REDUCED TO 40mm FOR APPLIANCES LOCATED ON GROUND FLOOR DISCHARGING INTO AN EXTERNAL GULLY. SHOWER TRAP IS TO INCORPORATE A REMOVABLE DIP TUBE. ALL TRAPS TO BE REMOVABLE. IF A TRAP FORMS PART OF AN

APPLIANCE THE APPLIANCE SHALL BE REMOVABLE. THE SYSTEM SHALL BE CAPABLE OF WITHSTANDING AN AIR OR SMOKE TEST OF A POSITIVE PRESSURE OF 38mm FOR AT LEAST 3 MINUTES, AND EVERY TRAP SHALL MAINTAIN A WATER SEAL OF AT LEAST 25mm. BRANCH PIPES SHALL BE AT LEAST THE SAME DIAMETER AS THE APPLIANCE TRAP, AND WHERE IT SERVES MORE THAN ONE APPLIANCE AND IS UNVENTED, IT SHALL BE OF AT LEAST THE DIA. & GRADIENT GIVEN BELOW:

APPLIANCE MIN. PIPE SIZE GRADIENT W.C. S 100 mm MIN. 1:100 WASHBASINS 50 mm MIN. 1:50

SINGULAR (SERVING ONE APPLIANCE ONLY) UNVENTED BRANCH PIPE SIZES ARE AS FOLLOWS: APPLIANCE PIPE SIZE (mm)

W.C. S	100
BATH	50
SINK	50
WHB	40

BRANCH PIPES SHALL DISCHARGE INTO A SOIL STACK IN A WAY WHICH PREVENTS CROSS-FLOW INTO ANOTHER BRANCH PIPE AND NOT LESS THAN 450/750mm ABOVE THE INVERT LEVEL AT TH FOOT OF THE STACK. RODDING POINTS SHALL BE PROVIDED TO GIVE ACCESS TO ANY LENGTH OF BRANCH PIPE WHICH CANNOT BE REACHED BY REMOVING A TRAP.

ALL PLUMBING INSTALLATIONS TO BE TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER. WATER ECONOMY

ALL WCS TO HAVE A FLUSHING CAPACITY OF 6 LITRES OR LESS. AN ADJUSTABLE FLUSHING SYSTEM TO BE INSTALLED. ALL PLUMBING INSTALLATIONS TO BE TO THE ENTIRE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

CONSERVATION OF FUEL & POWER

INSULATE ALL HEATING AND HOT WATER PIPES WITH INSULATION, COMPLYING WITH BS 5422 OF MIN. THICKNESS EQUAL TO PIPE DIAMETER AND / OR HAVING A THERMAL CONDUCTIVITY NOT EXCEEDING 0.45W/MK. PIPES WITHIN 1M OF HW CYLINDER & IN UNHEATED SPACES ARE TO BE INSULATED AS STATED ABOVE.

HOT WATER SUPPLY TO BATHS

HOT WATER SUPPLY TO BATHS TO BE LIMITED TO MAX TEMPERATAURE OF 48' USING A SUITABLY TESTED AND APPROVED IN-LINE BLENDING VALVE WITH A MAX TEMPERATURE STOP AND A SUITABLE ARRANGEMENT OF PIPEWORK. IN-LINE BLENDING DEVICE TO BE COMPATIBLE WITH THE SOURCES OF WATER AND COLD WATER SERVING THEM. UNITED FOR DESTRUCTION IN-LINE BLENDING DEVICES AND FINAL OUTLETS TO BE KEPT TO A MINIMUM.

OPERATING AND MAINTENANCE MANUAL

OVERATING AND MAINTENANCE MANUAL OWNER TO BE PROVIDED FULL OPERATIONAL AND MAINTENANCE INSTRUCTIONS SPECIFIC TO ALL THE FIXED BUILDING SERVICES INSTALLED IN THE DWELLING. THIS IS TO BE PROVIDED WITHIN 5 DAYS OF COMPLETION OF THE WORK. BUILDING CONTROL ARE TO DE NOTEED IN MUTTING THIS THE WORK. BE NOTIFIED IN WRITING THAT THIS HAS BEEN DONE. THIS MANUAL INCLUDE ALL RELEVANT INFORMATION TO ENABLE THE OWNERS TO OPERATE EFFICIENTLY ALL FIXED BUILDING SERVICES. 1.HOW TO MAKE TIME AND TEMPERATURE ADJUSTMENTS.

2. WHAT ROUTINE MAINTENANCE IS REQUIRED. 3. COPY OF THE TER & DER, INCLUDING THE DATA USED TO CALCULATE THEM. 4.ELECTRONIC COPY OF THE TER & DER DATA INOUT FILE.

ALL HEATING INSTALLATION TO BE IN ACCORDANCE WITH THE DOLG. PUBLICATION "DOMESTIC HEATING COMPLIENCE GUIDE" WHETHER

HEATING AND HOT WATER SYSTEMS SHALL BE DESIGNED, INSTALLED AND COMMISSIONED SUCH THAT IT AND ITS CONTROLS ARE HANDED OVER IN EFFICIENT WORKING ORDER. ALL FIXED BUILDING SERVICES TO BE COMMISSIONED IN ACCORDANCE WITH THE PROCEDURES GIVEN IN THE DCLG PUBLICATION "DOMESTIC HEATING COMPLIANCE GUIDE" AND THE MANUFACTURERS COMMISIONING PROCEDURES. NOTICE CONFIRMING PROPER COMMISSIONING SHALL BE PROVIDED AND COPY GIVEN TO THE OWNER WITHIN 5 DAYS OF COMPLETION OF COMMISSIONING. NOTICE TO BE SIGNED BY A SUITABLY QUALIFIED PERSON. BUILDING CONTROL ARE TO BE NOTIFIED IN ING THAT THIS HAS BEEN DONE

IF THE INSTALLER IS NOT REGISTERED WITH A COMPETANT PERSON SCHEME THEY SHOULD NOTIFY BUILDING CONTROL BEFORE STARTING THE WORK.

INCOMING MAINS GAS SUPPLY TO BE LAID IN ACCORDANCE WITH GAS SUPPLIERS RECOMMENDATIONS BY APPROVED SPECIALIST SUB CONTRACTOR. LOCATION OF INCOMING SUPPLY TO BE AGREED WITH GAS SUPPLIER AND TERMINATE AT AN EXTERNAL METER BOX IN LOCATION TO BE

COMBI-BOILER (NEW BUILD)

MAINS GAS

BOILERS TO BE CONDENSING TYPE AND TO HAVE A SEASONAL EFFICIENCY RATING OF NOT LESS THAN:--A - 88% (SEDBUK 2009) OR 90% (SEDBUK 2005) IF FIRED BY DIL/MAINS GAS/LPG - 86% (SEDBUK 2009) OR 86% (SEDBUK 2005) IF AN DIL-FIRED COMBI BOILER. REFER TO SAP CALCULATION FOR MIN EFFICIENCY BOILER IS REQUIRED TO ACHIEVE FOR THIS DESIGN. ALL BOILER FLUES TO BE LOCATED AS SHOWN ON PLANS AND ELEVATIONS, AND SHOULD BE INSTALLED. BOILER FLUE TO BE INSTALLED IN FULL ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. BOILER CONDENSATE DRAIN TO DISCHARGE TO NEAREST DRAINAGE

SYSTEM CIRCULATION SYSTEMS FOR SPACE HEATING AND DOMESTIC HOT WATER PRIMARY CIRCUITS SHOULD HAVE FULLY PUMPED SYSTEMS. WHERE ADVISED BY BOILER MANUFACTURER AN AUTOMATIC BYPASS

VALVE SHOULD BE PROVIDED IN CONJUNCTION WITH ANY REQUIREMENTS FOR A MINIMUM PIPE LENGTH SPECIFIED IN THE MANUFACTURERS INSTRUCTIONS. COMMISSIONING

SYSTEM PREPARATION AND WATER TREATMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE 'DOMESTIC HEATING COMPLIANCE GUIDE' AND BS 7593. ON COMPLETION THE BOILER/HOT WATER SYSTEM AND AL ASSOCIATED ELEMENTS ARE TO BE COMMISSIONED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS SPECIFIC TO THE INSTALLED SYSTEMS. INSTALLER IS TO PROVIDE A FULL EXPLANATION ON HOW TO INSTALLER IS TO PROVIDE A FULL EXPLANATION ON HOW TO OPERATE THE SYSTEM AND PROVIDE A USER MANUAL FOR CLIENT. WHERE A GAS BOILER IS PROVIDED, IT SHALL BE INSTALLED BY AN INSTALLER LISTED ON THE "GAS SAFE REGISTER". WHEN INSTALLATION IS COMPLETE THE INSTALLER IS TO OBTAIN A BUILDING REGULATION COMPLIANCE CERTIFICATE FOR THE CONTRACTOR/CLIENT.

UNVENTED HOT WATER STORAGE SYSTEMS ENTED HOT WATER STORAGE SYSTEMS BE INSTALLED IN ACCORDANCE WITH BS 6700+ A1 or BS EN 12897.

UNVENTED SYSTEMS MUST BE INSTALLED BY A SUITABLY QUALIFIED PERSON AND HAVE A MIN OF TWO FACTORY FITTED SAFETY DEVICES (IN ADDITION TO ANY THERMOSTAT) INSTALLED THAT:-- PREVENT THE STORED WATER EXCEEDING 100 DEGREES C CONTROL THE WORKING PRESSURE AND RELIVEVE EXCESS SYSTEM SHOULD ALSO ALLOW ANY DISCHARGES (FOR TEMPERATURE AND PRESSURE CONTROL) TO BE CONVEYED SAFELY TO WHERE IT CAN BE READILY SEEN WITHOUT CAUSING DANGER TO PEOPLE IN OR AROUND THE DWELLING.

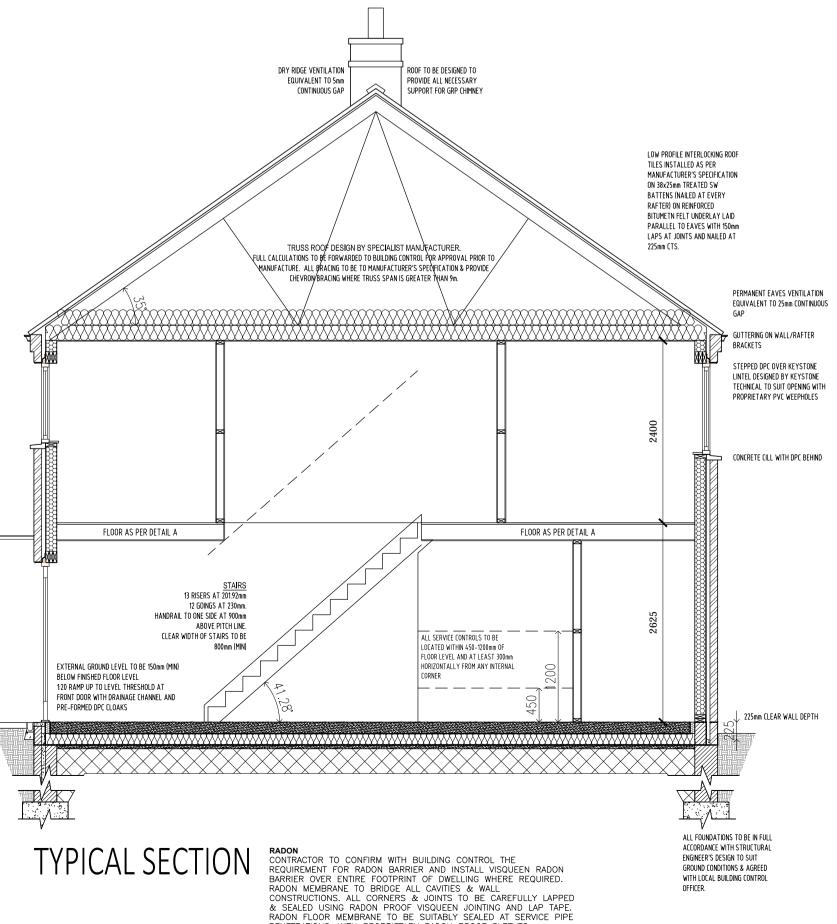
SPACE/WATER HEATING CONTROLS SPACE/WATER HEATING CONTROLS TO COMPLY WITH THE DOMESTICHEATING COMPLIANCE GUIDE. SYSTEM TO BE FITTED WITH BOILER CONTROL INTERLOCK WITH CONTROLS WIRED SO THAT BOILER AND PUMP ARE SWITHCED OFF

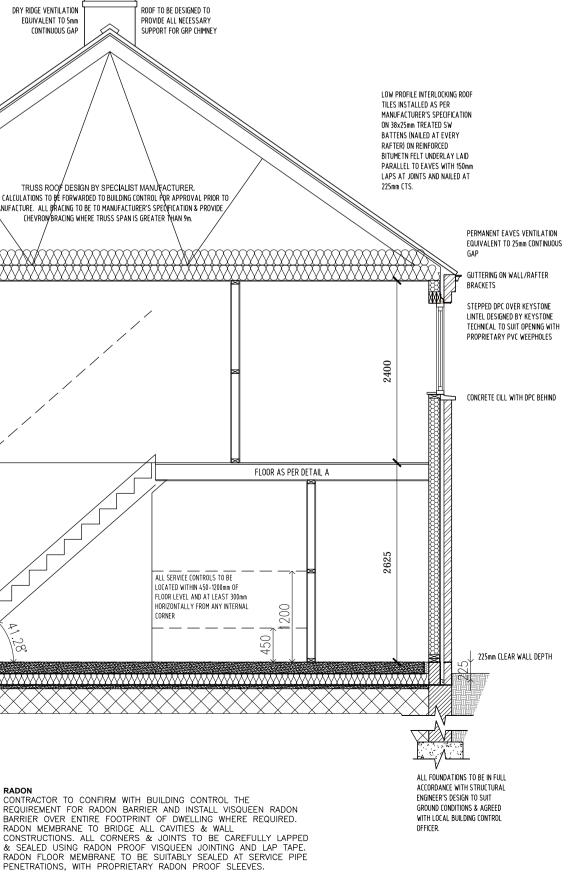
WHEN THERE IS NO DEMAND FOR EITHER SPACE HEATING OR HOT WATER. DWELLINGS UP TO 150Msq TO BE DIVIDED INTO A MIN TWO SPACE HEATING ZONES WITH INDEPENDANT TEMPERATURE CONTROL. ONE TO

BE ASSIGNED TO THE LIVING AREA. SEPARATE TEMPERATURE CONTROL OF EACH ZONE TO BE PROVIDED USING A ROOM THERMOSTAT (OR PROGRAMMABLE ROOM THERMOSTAT) PLACED WITHIN A ROOM IN EACH ZONE, AND INDIVIDUAL THERMOSTATIC RADIATOR VALVES TO ALL RADIATORS IN

OTHER ROOMS (EXCEPT BATHROOMS).

TIME CONTROL OF SPACE AND WATER HEATING SHOULD BE PROVIDED BY:-- A FULL PROGRAMMER WITH SEPARATE TIMING TO EACH CURCUIT 2 OR MORE SEPARATE TIMERS PROVIDING TIMING TO EACH CURCUIT OR PROGRAMMABLE ROOM THERMOSTATS TO THE HEATING CURCUITS WITH SEPARATE TIMING OF THE HOT WATER CIRCUIT. WHERE HOT WATER IS PRODUCED INSTANTANEOUSLY WITH A COMBINATION BOILER, TIME CONTROL IS ONLY REQUIRED FOR SPACE HEATING ZONES.





INTERNAL WALLS WITHIN DWELLING

STUD WALLS BETWEEN BEDROOMS AND BATHROOMS, BEDROOMS AND OTHER ROOMS TO BE CONSTRUCTED AS FROM MIN 75mm DEEP STUDS WITH 12.5mm PLASTERBOARD TO BOTH SIDES (MIN MASS OF 10kg/Msg). PROVIDE MIN 25mm LAYER OF UNFACED MINERAL WOOL (MIN DENSITY 10kg/m3) BETWEEN STUDS. ALL JOINTS TO BE WELL SEALED.

SOUND TESTING

SOUND TESTING CONTRACTOR IS TO ALLOW FOR COSTS OF PRE-COMPLETION TESTING WITHIN THEIR TENDER FIGURE. PRE-COMPLETION TESTING IS TO BE CARRIED OUT IN ACCORDANCE WITH REGULATION 48 OF TECHNICAL BOOKLET G OF THE BUILDING REGULATIONS, AND SPECIFIC DWELLINGS TO BE TESTED ARE TO BE AGREED BETWEEN THE CONTRACTOR AND BUILDING CONTROL. TESTING TO BE CARRIED OUT USING THE APPROVED PROCEDURE AS SET OUT IN APPENDIX B OF TECHNICAL BOOKLET G AND THE RESULTS PROVIDED TO THE COUNCIL WITHIN 5 DAYS OF TESTING. TESTING IS BE CARRIED OUT BEFORE INTERNAL DECORATION OR TESTING IS BE CARRIED OUT BEFORE INTERNAL DECORATION OR SOFT FLOOR FINISHES HAVE BEEN APPLIED. FAILED TEST

CONTRACTOR TO TAKE ALL NECESSARY REMEDIAL TREATMENT WITHIN THE AREAS WHICH FAILED THE SOUND TEST (NOTE: A FAILED TEST MAY RESULT IN ADDITIONAL UNITS REQUIRING TESTING).

FIRE REGULATIONS (DOMESTIC)

FIRE DETECTION

PROVIDE SMOKE ALARMS COMPLYING WITH BS 5446 PART 1:2000 AND HEAT ALARMS COMPLYING WITH BS 5446 PART 2:2003. SMOKE AND HEAT ALARMS TO BE INSTALLED IN ACCORDANCE WITH BS 5839 PART 6:2013.

SELF CONTAINED SMOKE/HEAT ALARMS SHALL BE PROVIDED ON EACH STOREY OF THE DWELLING NOT MORE THAN: 3.0M FROM EVERY BEDROOM DOOR

7.5M FROM EVERY DOOR TO A LIVING ROOM OR KITCHEN 15.0M FROM ANY OTHER SMOKE ALARM

7.5M FROM ANY POINT WITHIN THE MAIN HABITABLE ROOM 5.3M FROM ANY POINT WITHIN THE KITCHEN

SELF CONTAINED SMOKE/HEAT ALARMS SHALL BE PERMANENTLY WIRED TO EITHER:-1. A REGULARLY USED LIGHTING CIRCUIT or 2. A CIRCUIT WHICH IS SEPARATELY FUSED AT THE DISTRIBUTION BOARD AND SERVES ONLY SMOKE AND HEAT ALARMS AND IS NOT CONNECTED TO A RESIDUAL CURRENT DEVICE WHICH IS ALSO USED

BY ANOTHER CIRCUIT. WHERE MORE THAN 1 NO. SMOKE/HEAT ALARM IS TO BE PROVIDED THEY SHALL BE CONNECTED SO THAT ALL SOUNDERS ARE ACTIVATED IN THE EVENT OF ONE BEING ACTIVATED. THE MAXIMUM NUMBER OF SMOKE/HEAT ALARMS WHICH MAY BE INTERCONNECTED NUMBER OF SMOKE/HEAT ALARMS WHICH MAY BE INTERCONNECTED SHOULD NOT EXCEED THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS SHALL BE POSITIONED ON THE CEILINGS NOT LESS THAN 300mm FROM ANY WALL OR LIGHT FITTING, OR NOT LESS THAN 300mm FROM A HEATER. THEY SHOULD BE POSITIONED TO BE EASILY AND SAFELY ACCESSIBLE.

ALL SMOKE/HEAT ALARMS TO BE FITTED WITH BACK UP PROVIDED BY EITHER BATTERY OR A CAPACITOR. CARBON MONOXIDE DETECTION

PROVIDE CARBON MONOXIDE ALARMS COMPLYING WITH BS EN 50291 TO ALL ROOMS CONTAINING A COMBUSTION APPLIANCE (BOILER. WOOD BURNING STOVE, AGA etc). IF BOILER IS LOCATED IN A CUPBOARD OR INFREQUENTLY USED SPACE, THE DETECTOR SHOWN BE LOCATED JUST OUTSIDE THIS AREA WHERE ALARM CAN BE HEARD

ALARMS SHOULD BE FITTED WITH BATTERIES DESIGNED FOR THE WORKING LIFE OF THE ALARM AND SHOULD HAVE A WARNING DEVICE TO SIGNAL WHEN THE ALARM REQUIRES REPLACEMENT. MAINS WIRED TYPE "A" ALARMS MAY BE USED AS AN ALTERNATIVE, IF FITTED WITH A SENSOR FAILURE WARNING DEVICE.

WHERE FIXED TO CEILING THEY SHOULD BE MIN 300mm FROM WALL AND BETWEEN 1.0-3.0M HORIZONTALLY FROM THE APPLIANCE. WHERE FIXED TO WALL IT SHOULD BE ABOVE DOOR/WINDOW HEIGHT, A MIN 150mm BELOW CEILING AND BETWEEN 1.0-3.0M HORIZONTALLY FROM THE APPLIANCE..

FIRE PREVENTION

FIRE DOORS

WHERE NOTED ON PLAN FIRE DOORS ARE TO BE PROVIDED. FACH DOOR SHOULD HAVE THE PERFORMANCE AS NOTED ON PLAN AND BE FITTED WITH AN AUTOMATIC SELF CLOSING DEVICE. FIRE DOORS SHOULD BE CLASSED IN ACCORDANCE WITH BS EN CEILINGS

ALL CEILINGS WITHIN DWELLING TO BE MIN 12.5mm PLASTERBOARD WITH SKIM FINISH TO ACHIEVE 30 MIN. MODIFIED FIRE RESISTANCE.

WALL AND CEILING LININGS

THE SURFACE LINING OF A WALL AND CEILING SHALL HAVE A CLASSIFICATION NOT LOWER THAN THE FOLLOWING: CLASS 3: ROOMS NOT EXCEEDING 30M2 CLASS 1: ALL OTHER ROOMS

CLASS 0: CIRCULATION SPACES

SPECIFICATION REFER TO OUTLINE SPECIFICATION DOCUMENT BY CARREKMASTAY DEVELOPMENTS

NOTES TO CONTRACTOR

- DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS GIVEN TO BE CHECKED ON SITE
- AND ANY DISCREPANCIES BROUGHT TO THE IMMEDIATE ATTENTION OF THE CLIENT TIMBER FRAME DWELLING. - SPECIALIST SUPPLIER
- TO PROVIDE DESIGN CERTIFICATE CONFIRMING THE STRUCTURAL ADEQUACY OF THE TIMBER FRAME
- TIMBER FRAME TO BE SUPPLIED A REPUTABLE MANUFACTURER TOGETHER WITH A FULL DESIGN DRAWING PACKAGE SUBMITTED TO BUILDING CONTROL FOR APPROVAL IN GOOD TIME PRIOR TO MANUFACTURE TOGETHER WITH STANDARD DETAILS, FIXING SCHEDULE, AND MANUFACTURER'S RECOMMENDATIONS IN RELATION TO PROPRIETARY ITEMS
- WHERE THE TIMBER FRAME DESIGN RELIES ON PLASTERBOARD TO TAKE RACKING FORCES, THOSE WALLS MUST BE CLEARLY DEFINED AND INCLUDE THE TYPE AND SPACING OF FIXINGS REQUIRED.

ACCREDITED DETAILS

- CONSTRUCTION IN ACCORDANCE WITH DCLG ACCREDITED DETAILS OR THE EQUIVALENT.
- UPON COMPLETION, A SIGNED COPY OF EACH ACCREDITED DETAIL AND CONSTRUCTION CHECKLIS WILL BE PROVIDED TO BUILDING CONTROL AS

HAVING BEEN COMPLETED SATISFACTORILY.

PRELIMINARY DRAWING SUBJECT TO ALL STATUTORY APPROVALS. NO WARRANTY IS IMPLIED OR GIVEN IN RELATION TO THESE DRAWINGS UNTIL ALL NECESSARY APPROVALS ARE RECEIVED, ANY PRIOR INSTRUCTION TO PROCEED WITH CONSTRUCTION/MANUFACTURE IS ENTIRELY AT THE RISK THE CLIENT. REF. FP/2019/0947/MAST

		TED 07 /05 /10	
A REV	BUILDING CONTROL LET AMENDMENT	IER 07/05/19	JUN'19 DATE
		17	
			J
	nd archit		
	: INFO@ALANMCDO		
PROJE	CT		
	oposed Resid dmore Road,		opment
DRAWIN	ig title		
	INTERPORT	Α	
CLIENT	• • •		
	arrickmacstay	Developmer	
DRAWIN 1 E			REVISION A
	501/W03.2		A
DATE			SCALE

© Copyright. This drawing, its concept and design content are protected by copyright and wust not be copied or used by any third parties without prior written perwission to do so.