SPACE & WATER HEATING:
LPHW radiator system with wall or floor mounted balanced flue gasl fired condensing combination boiler situated as specified on the relevant drawings. Gas fired balanced flue condensing combination boiler is to be installed strictly in accordance with B.S.5440 Parts 1 & 2 and with the manufacturers written instructions. The gas installations are to be carried out by a CORGI approved contractor in accordance with the Gas Safety (Installation and Use) Regulations. The min. boiler SEDBUK should meet the latest regulations, which state that gas fired boilers should be 86% (LPG 86%), as calculated by the SAP-2005 method. Any Balanced flue terminal within 2.0m of finished ground level is to be protected with a galvanised steel guard. Where a metal flue is taken through the roof, the base of cowlings must be a min. 300mm above the roofline. Hot water cylinders where installed to have a 200 litre capacity and be coated in a 50mm sprayed foam jacket.

Insulation of Pipes Ducts and Vessels
Provision should be made for all hot and chilled water pipe work, storage vessels (where fitted), refrigerant pipework and ventilation duct work to be suitably insulated to conserve energy.

Heating Zones
Dwellings under 150m² should be divided into at least two independent space heating zones with independent heating controls to include timer(s) & room thermostat(s), one of which should be assisgned to the living area.

Heating Controls
All radiators to have thermostatic radiator valves. Systems controlled by thermostatic radiator valves should be fitted with flow control/boiler control interlock or other devices to prevent unnecessary boiler cycling. All space heating control systems to be designed and installed in accordance with the manufacturers written instructions.

Certificates of Compliance
On completion of the installation of the approved heating system, Certificates of compliance (accredited by UKAS) or similar approved bodies must be forwarded to the Local Authority Building Control Office for their records.

Boiler Condensate Discharge Pipes:
22mm plastic discharge pipe (or manufacturer's specified size) to discharge ideally into the kitchen sink waste or other suitable appliance. If this is not practical, discharge into an outside gully or soak away via insulated pipe work is deemed acceptable.

The maximum length of externally run condensate pipe should not exceed 3 metres and should have a fall of 2.5° (44mm per metre length). Alternatively, a large diameter pipe can be used and insulated.

ELECTRICAL INSTALLATION:
All electrical work required to meet the requirements of Part P must be designed, installed and tested by a person competent to do so. Prior to completion the council must be satisfied that Part P has been complied with. This will require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

ACCESSIBLE SWITCHES & SOCKET OUTLETS:
All switches & socket outlets for lighting & other equipment in habitable rooms shall be located at appropriate heights between 450 mm & 1200mm above finished floor level.

INTERNAL LIGHTING: (Energy Efficient)
Provide and install energy efficient lighting units in all dwellings. No of units required not less than the greater of:

- 1 per 25m² of dwelling floor area or part there of; or
- 1 per 4 fixed light fittings

Units to comprise fixed lighting (either basic lighting outlets or complete luminaries) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt (i.e. fluorescent tubes and compact fluorescent lamps). Not GLS tungsten lamps with bayonet cap or Edison screw bases.

EXTERNAL LIGHTING (Fitted to the building)
Provide & install external lighting system which meets one of the following criteria:

- Lamp capacity does not exceed 150W per fitting and automatically extinguish when there is enough daylight, and when not required at night, or...,
- has sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit Watt (i.e. fluorescent or compact fluorescent lamp types).

SMOKE ALARMS:
[S] Indicates self-contained mains operated smoke alarms to B.S.5446 Part 1: 1990 and installed in accordance with Section 1 of Approved Document B of the Building Regulations 1991.

Note: If more than one self-contained smoke alarm is installed, they must be interconnected

PARTY WALL CONSTRUCTION (Part E - 2003)
275mm party wall construction, comprising of 2no. leaves of 100mm blockwork (minimum density 1,350 kg/m³) to B.S. 6073 pt 1 separated by 75mm clear cavity, closed off at intersection with external cavity walls with an approved flexible cavity closer. Both internal sides of wall to be finished with 13mm thick dense plaster (min. mass including finish to be 300 kg/m²). Incorporate polyethylene D.P.C. min. 150mm above FGL to both leaves, as main wall specification. Wall ties in party walls to be butterfly Type A approved only and fitted as main wall specification. Party wall construction to continue to full height of roof space and firestopped with mineral wool or equal approved suitable material. No plaster finish required on party walls in roof space - as long as ceilings are fitted with a finish of min. mass of 10 kg/mm². Tile battens carried over the wall are to be fully bedded in mortar or equally suitable material. Also install firestopping to eaves construction (soffit & fascia) to provide complete compartmentation between semi detached or terraced dwellings.

NOTE: All floor joists connecting into party walls are to be hung off approved joist hangers and not built-in. Steel beams bearing on party walls must have all voids around the beam filled with masonry, mortar and/or flexible sealant.

WINDOWS AND EXTERNAL DOORS:
Provide and install timber or uPVC window units by specialist manufacturer, as indicated on the planning drawings.

All external windows and doors are to be fitted with double glazed sealed units, with minimum 16mm gap between panes which are to be Argon filled with the inner leaf of glazing to have a 'soft' Low - E coating with an emissivity value between 0.15 - 0.20. Obscured glazing should be installed to bathrooms, ensuites & W.C.

All new doors to achieve a maximum 'U' Value of 2.2 W/m²K and new windows to achieve a maximum 'U' Value of 1.8 W/m²K.

Glazing In Critical Locations:
Provide suitable safety glazing in accordance with BS6262 & BS6206 (which should be permanently marked on the glass) to areas in windows below 800mm above finished floor levels and below 1500mm above finished floor levels in doors and within 300mm in side panels in doors.

Alternatively provide annealed glass in small panes not less than 6mm thick with a width not exceeding 250mm and an area not exceeding 0.5m² each measured between glazing beads or other fixings.

Another alternative would be to provide a form of permanent screen protection. This could take the form of difficult to climb guarding at least 800mm high and should prevent a sphere of 75mm coming into contact with the glazing, through any opening. A climbable screen with horizontal rails is not suitable where guarding is required.

Where windows protrude into access routes opening restrictor hinges should be provided to limit external hazards around the perimeter of the building.

Windows - Ventilation:
All windows are to incorporate adjustable trickle ventilators to provide for background ventilation at the following rates:

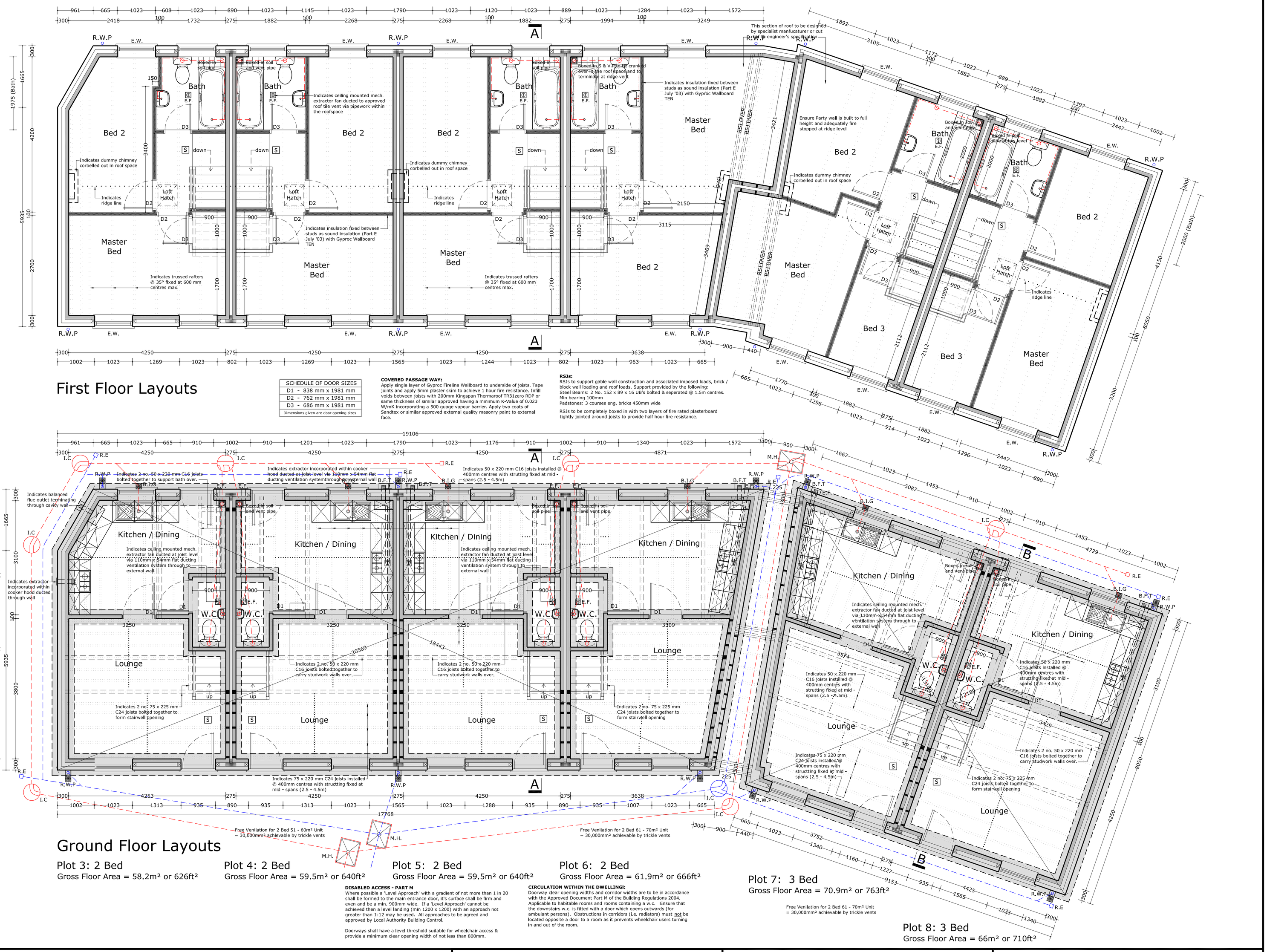
8000 mm² - Habitable rooms
4000 mm² - Kitchen, Utility, Bathroom, WC

Rapid ventilation (ie an opening window) to be provided as follows:

Habitable rooms and separate WCs:
- Where window opens 30° or more - 1/20th of floor area
- Where windows open less than 30° - 1/10th of floor area

Kitchen, Utility and Bathroom:
- Opening window (no minimum size)

Windows and doors are to be set back in reveal to cloak any vertically installed insulated D.P.C.s by at least 30mm. All windows to provide a minimum 1/10th daylight of the room floor area. To limit infiltration, all doors, windows, loft hatches and other openings to be sealed with draught seals or similar.



First Floor Layouts

SCHEDULE OF DOOR SIZES
D1 - 838 mm x 1981 mm
D2 - 762 mm x 1981 mm
D3 - 686 mm x 1981 mm
Dimensions given are door opening sizes

COVERED PASSAGE WAY:
Apply single layer of Gyproc Fireline Wallboard to underside of joists. Tape joints and apply 5mm plaster skim to achieve 1 hour fire resistance. Infill voids between joists with 200mm Kingspan Thermaroof TR31zero RDP or same thickness of similar approved having a minimum K-Value of 0.023 W/mK incorporating a 500 guage vapour barrier. Apply two coats of Sandtex or similar approved external quality masonry paint to external face.

RSJs:
RSJs to support gable wall construction and associated imposed loads, brick / block wall loading and roof loads. Support provided by the following:
Steel Beams: 2 No. 152 x 89 x 16 UB's bolted & seperated @ 1.5m centres.
Min bearing 100mm
Padstones: 3 courses eng. bricks 450mm wide

RSJs to be completely boxed in with two layers of fire rated plasterboard tightly jointed around joists to provide half hour fire resistance.

Ground Floor Layouts

Plot 3: 2 Bed
Gross Floor Area = 58.2m² or 626ft²

Plot 4: 2 Bed
Gross Floor Area = 59.5m² or 640ft²

Plot 5: 2 Bed
Gross Floor Area = 59.5m² or 640ft²

Plot 6: 2 Bed
Gross Floor Area = 61.9m² or 666ft²

Plot 7: 3 Bed
Gross Floor Area = 70.9m² or 763ft²

Plot 8: 3 Bed
Gross Floor Area = 66m² or 710ft²

DISABLED ACCESS - PART M
Where possible a 'Level Approach' with a gradient of not more than 1 in 20 shall be formed to the main entrance door, it's surface shall be firm and even and be a min. 900mm wide. If a 'Level Approach' cannot be achieved then a level landing (min 1200 x 1200) with an approach not greater than 1:12 may be used. All approaches to be agreed and approved by Local Authority Building Control.

Doorways shall have a level threshold suitable for wheelchair access & provide a minimum clear opening width of not less than 800mm.

CIRCULATION WITHIN THE DWELLING:
Doorway clear opening widths and corridor widths are to be in accordance with the Approved Document Part M of the Building Regulations 2004. Applicable to habitable rooms and rooms containing a w.c. Ensure that the downstairs w.c. is fitted with a door which opens outwards (for ambulant persons). Obstructions in corridors (i.e. radiators) must not be located opposite a door to a room as it prevents wheelchair users turning in and out of the room.

This drawing has been prepared for the purpose of obtaining Planning and or Building Regulation Approvals only. The contractor is responsible for taking and checking all dimensions on site prior to commencement and reporting back any discrepancies to the client and the architectural consultant. All materials specified on this drawing are to be used in strict accordance with manufacturers written instructions and current codes of practice. Variations to the specifications within these drawings or associated documents are at the contractor's own risk. This drawing is the copyright of DesignQube By Steven Brown Ltd and must not be reproduced without written consent.
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DLR Developments	Client
Northgate Social Club, Louth	Site Address
Proposed Residential Development Terraced Block of 6	Project Title
Proposed Floor Plans	Drawing
SAB	Drawn By
1 : 50	Scale
September 2007	Date
DQ-037-BR01	Drawing Number
-	Revisions
A1	Original Paper Size

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