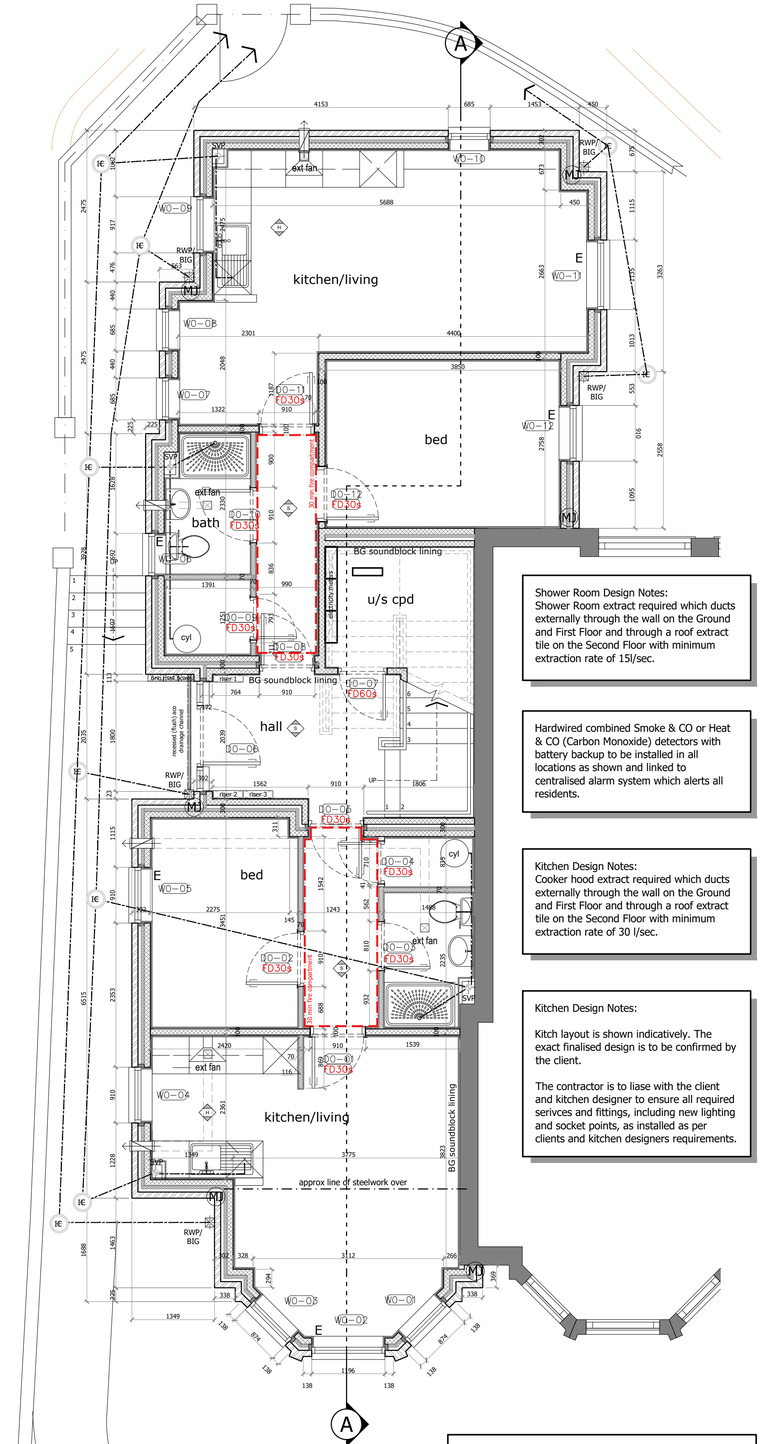

Shower Room Design Notes:
Shower Room extract required which ducts externally through the wall on the Ground and First Floor and through a roof extract tile on the Second Floor with minimum extraction rate of 15l/sec.

Hardwired combined Smoke & CO or Heat & CO (Carbon Monoxide) detectors with battery backup to be installed in all locations as shown and linked to centralised alarm system which alerts all residents.

Kitchen Design Notes:
Cooker hood extract required which ducts externally through the wall on the Ground and First Floor and through a roof extract tile on the Second Floor with minimum extraction rate of 30 l/sec.

Kitchen Design Notes:

Kitch layout is shown indicatively. The exact finalised design is to be confirmed by the client.

The contractor is to liase with the client and kitchen designer to ensure all required serivces and fittings, including new lighting and socket points, as installed as per clients and kitchen designers requirements.

Ground Floor Plan
Scale 1:50

All steelwork and foundations are to be designed by a structural engineer. Calculations to be submitted to building control for approval prior to fabrication. Dimensioned size and depth of foundations shown is indicative. Exact size, depth and requirement for reinforcement to be in accordance with the structural engineers design and calculations and building control officers recommendations.

E - Escape window large enough to escape through with an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area is not more than 1100mm above the floor.

Internal SVPs encased with SW frame insulated with 25mm fibreglass insulation. SVPs to have access hatch within framing at 500mm AFFL

Where SVPs penetrate the concrete floor they are to have fire collars providing 60 mins fire protection

Movement joints to structural engineers specification

First Floor Plan
Scale 1:50

All new electrical fittings, circuits and equipment to be protected by a Residual Circuit Device (RCD) which is installed as part of the home circuit board (distributor board).

Specification and locations of all electrical fittings, circuits and equipments is shown indicative only. It is the responsibility of the Electrical sub-contractor and Main Contractor to ascertain the suitability of each element for the zone where it is installed and revise accordingly, if required, to ensure the latest installation and safety regulations are satisfied.

Third Floor Plan
Scale 1:50

Pre-SAP Calculation Target Elemental
U-Values:
Ground Floor (p/a ratio 0.54) 0.18 W/m2K
External Walls 0.22 W/m2K
Pitched Roof (insul rafter level) 0.14 W/m2K

Adjustments to the elemental U-Value and appropriate related spec items may be required once the SAP calculations have been completed.

All dimensions to be checked on site. Figured dimensions to be read in preference to scaled from drawings.

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All works based on these drawings must conform with current building regulations and LA approvals

All discrepancies to be notified to the Architect

Project Status:

BUILDING REGULATIONS

THIS DRAWING IS ISSUED FOR THE ABOVE PURPOSE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS PERMISSION OF CB3 DESIGN LTD

ALL STRUCTURAL SIZES OF TIMBER/STEEL etc. ARE SHOWN INDICATIVELY ONLY. REFERENCE SHOULD BE MADE TO STRUCTURAL ENGINEERS DESIGN AND CALCULATIONS FOR ALL STRUCTURAL SIZES.

Health & Safety:
Please note CDM 2015 applies to all construction work including domestic projects. If further clarification is required please refer to "CDM 2015: what domestic clients need to do" a useful guidance document prepared by the Association for Project Safety.

Key:

Note: These building regulations drawings are based on client supplied existing drawings and their accuracy cannot be validated. Therefore, all dims must be checked on site to ensure accuracy and compliance prior to any works commencing. Any and all discrepancies must be communicated to the architect, structural engineer and building control without delay.

Electrical Installation.
All electrical works including earthed equipotential bonding of all items of ductwork, pipework, equipment and other extraneous conductive parts shall be installed by a certifier of construction works and is a full member of the NICEIC and must provide all appropriate certificates to meet the recommendations of the latest revision of Requirements for Electrical Installations, IEE Wiring Regulations & BS 7671:2001 and which will be submitted to Building Control for approval upon completion.

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Date	Rev	Description	Init.
24.09.19	F	false chimney to side elevation removed	KJL
11.09.19	E	Drawing revised and notes added in relation to drainage, ventilation, escape windows and fire doors, electric hot water cylinders and movement joints noted, project status changed	GD
02.09.19	D	gas boilers removed, to be electric throughout	KJL
02.07.19	C	false chimney to rear elevation removed	KJL
12.06.19	B	General revisons and updates, additional notes added.	SAB
21.05.19	A	General revisons and updates, additional notes added.	SAB

Revisions

Job Title:
Proposed Development at
39a Daisy Bank Rd
Manchester

Drawing Title:
PRELIMINARY FLOOR PLANS

Client:
Julian Craddock

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RIAS

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Scale:	Date:	Drawn by:	Checked:
1:50 @A1	2019.05.01	SAB	KL

Job No:	Drawing No:
18.CRA.002	201_F

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