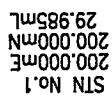
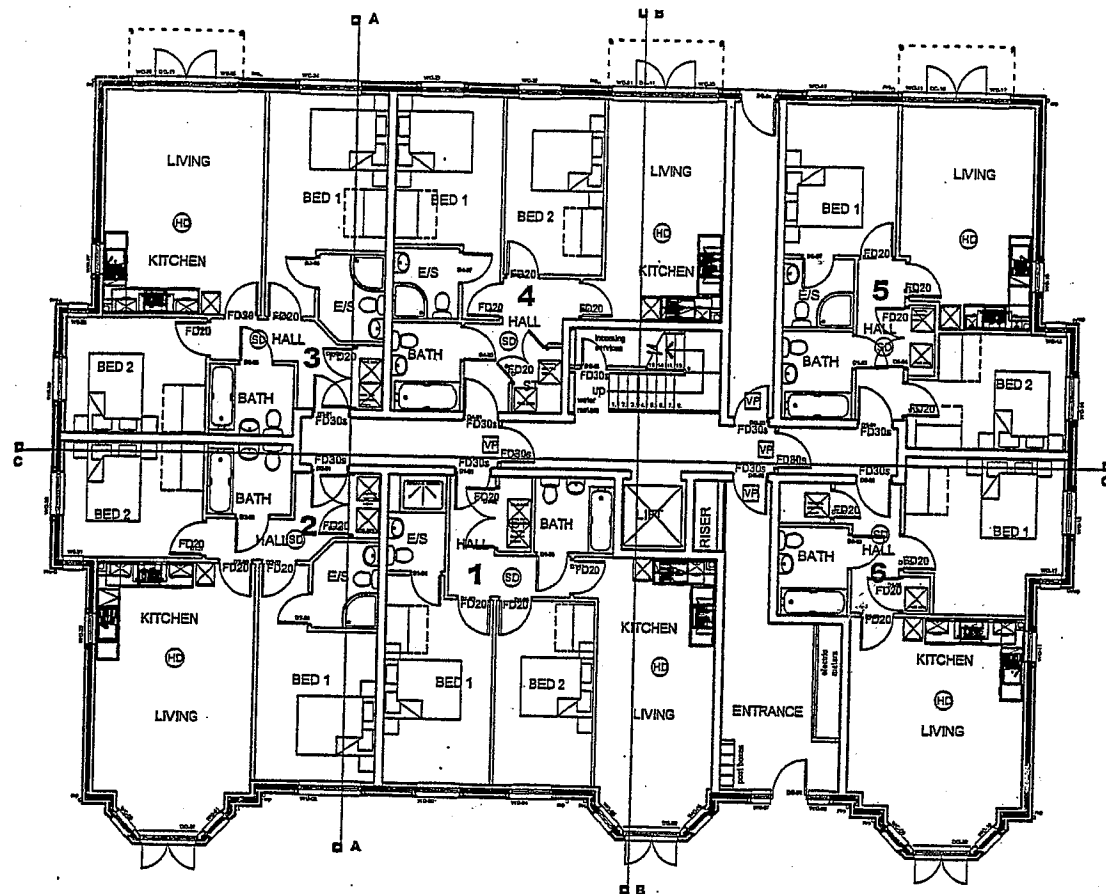


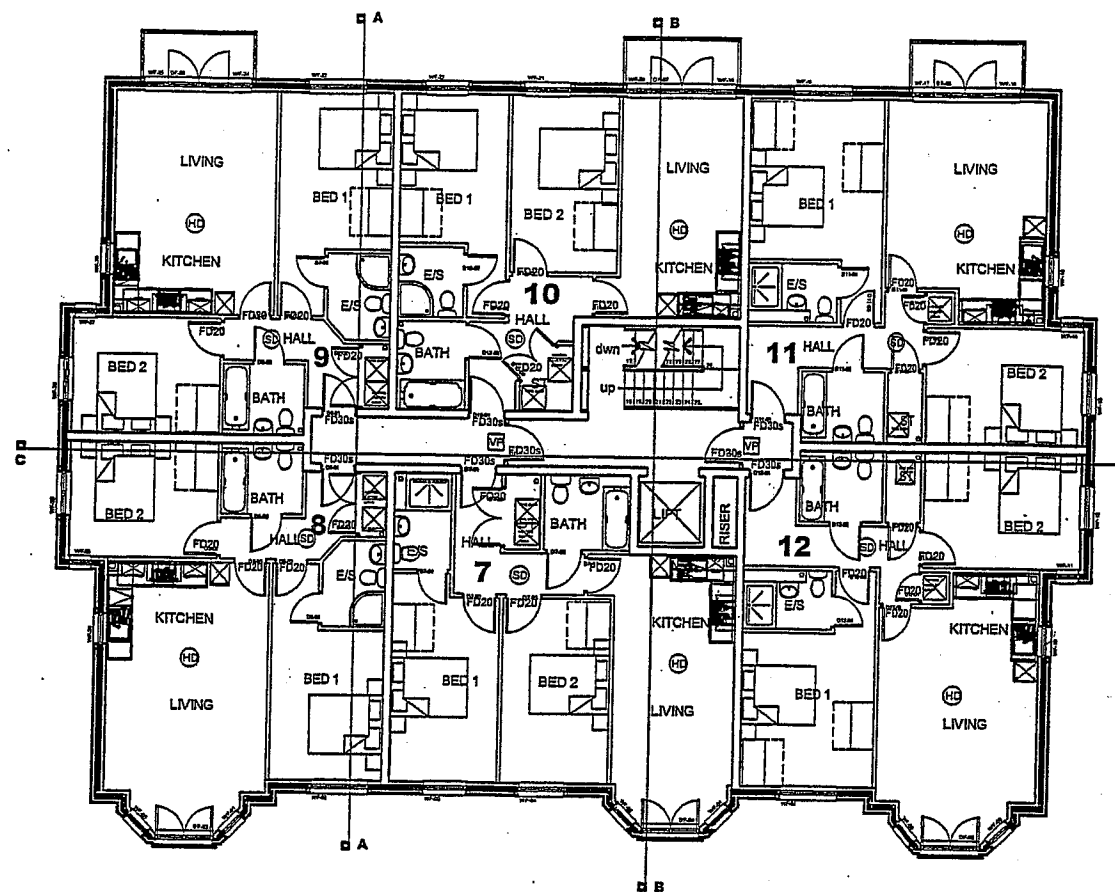
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- The drawing shall not be scaled to ascertain an dimensions. Work to specified dimensions only.
- The drawing shall not be reproduced without express written permission from AEW.
- The overlay drawings and ownership boundaries are produced under all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of these plans supplied to them.



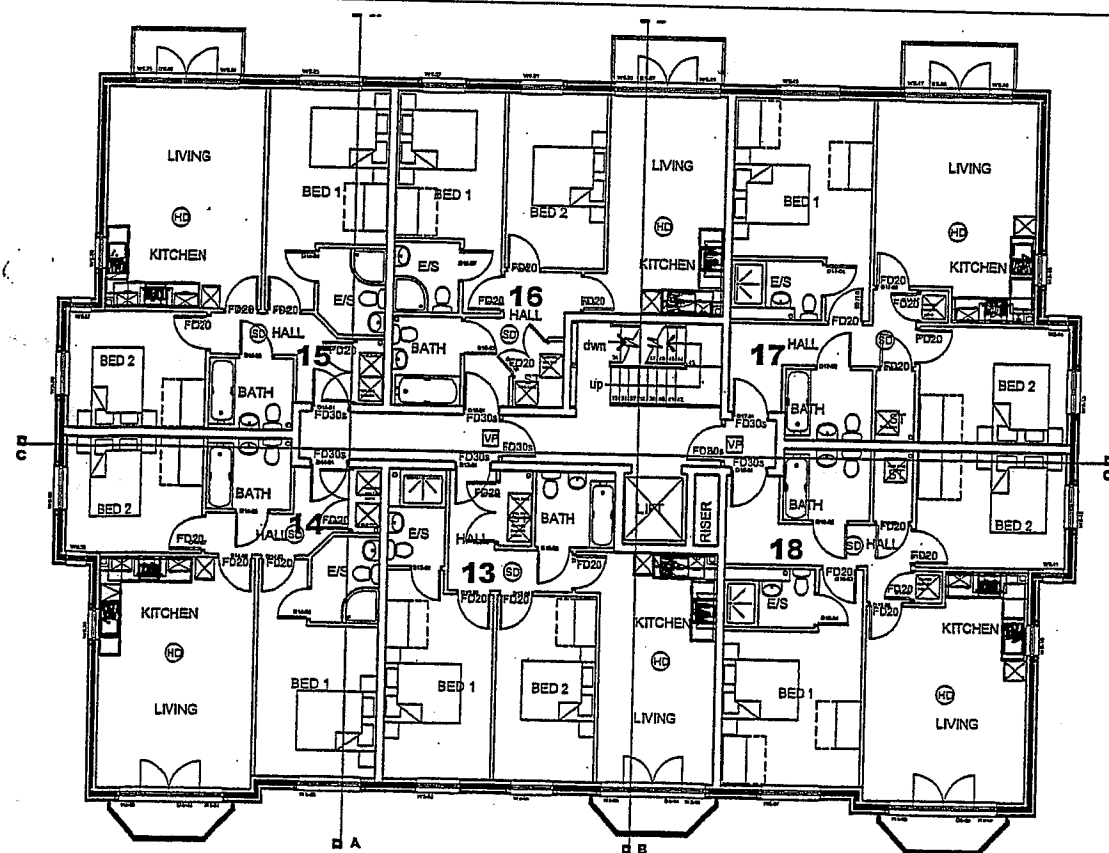
**AEW ARCHITECTS AND DESIGNERS LTD**  
CENTURY BUILDINGS, ST MARY'S PARSONAGE  
MANCHESTER M3 2DF T:0161 2144370 F:0161 2144371



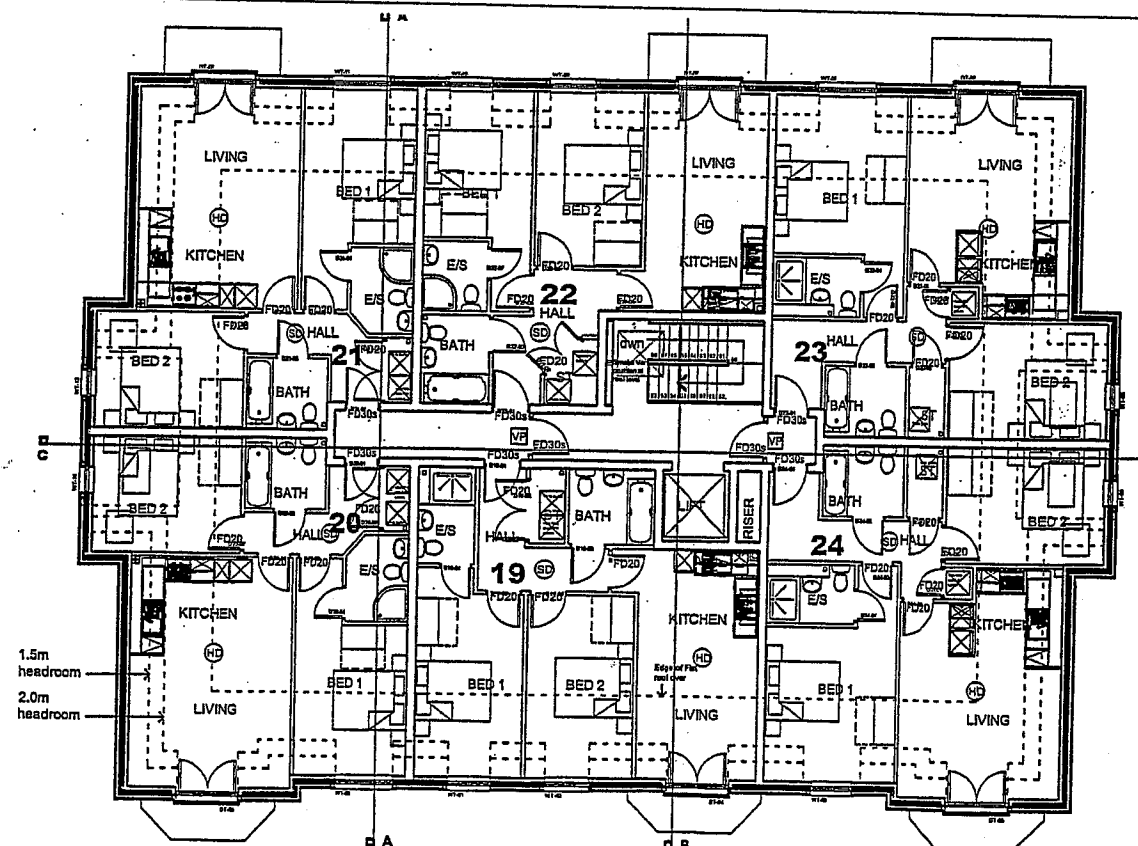
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figures only.
- This drawing shall not be reproduced without express written permission from AEV.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEV cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

## FIRE STRATEGY KEY

- VP VISION PANELS
- SD SMOKE DETECTOR/ALARM
- HD HEAT DETECTOR/ALARM
- FD30 12HR FIRE RESISTING SELF CLOSING DOOR
- FD20 20MINS FIRE RESISTING DOOR

**23. FIRE PROTECTION & MEANS OF ESCAPE**  
To comply with Part B of the current building regulations and with reference to the following codes of practice:  
Including the relevant sections of BS5588: Fire Precautions in the design, construction, and use of buildings.  
BS 5266: Emergency Lighting.  
BS 5466: Fire Safety Signs, notices and graphic symbols.  
BS 5833: Fire detection and alarm systems for buildings.  
A operable smoke ventilator is to be provided at the top of the stairwell with a remote opening device at entrance level to give a min. free area of one square metre.

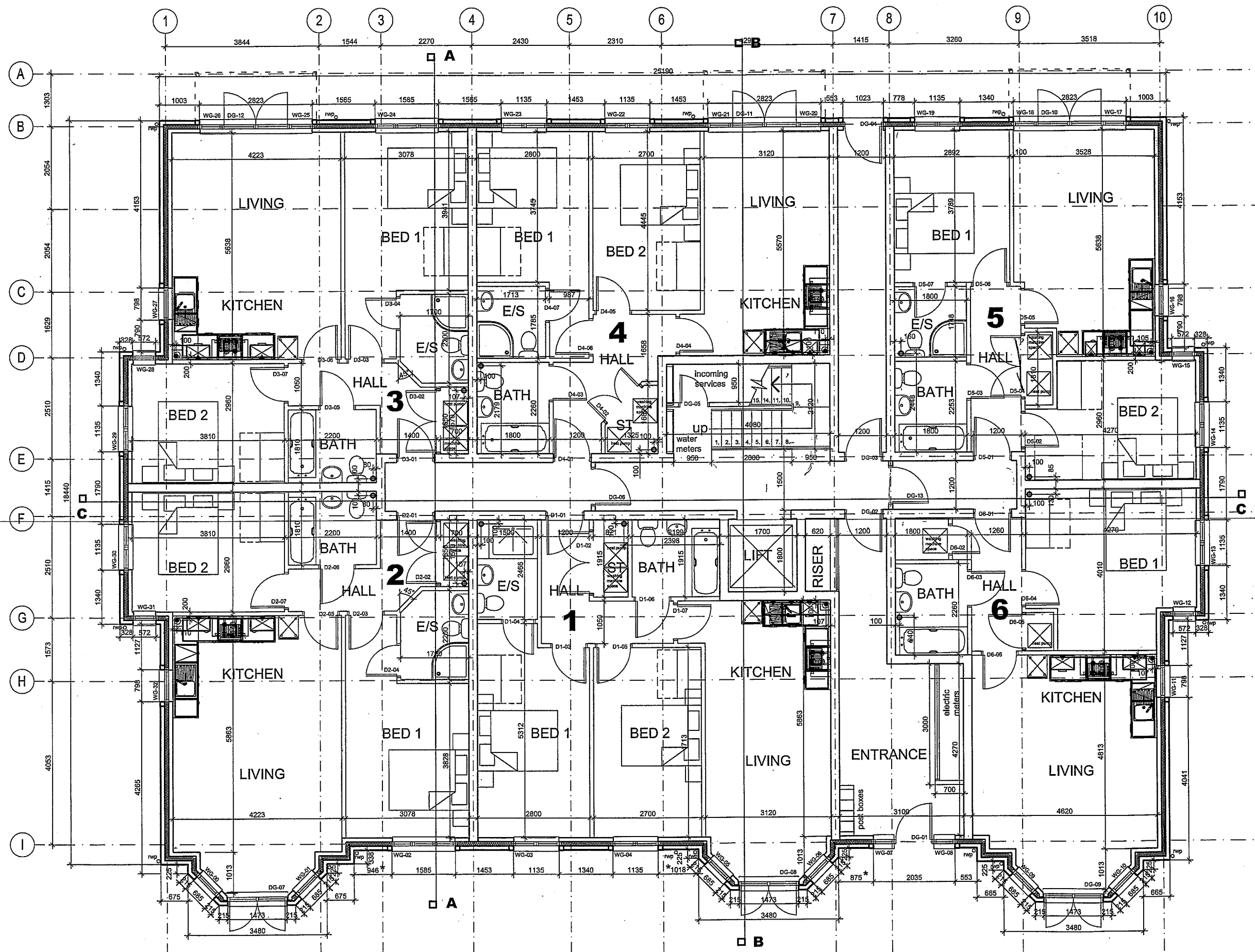
**Fire Stopping**  
Insert continuous fire barriers at party wall positions taken to the ULS of the roof structure. To be installed in strict accordance with manufacturer's instructions.

**24. INTERNAL DOORS**  
Provide FD20 to all interior doors within apartments where noted on the Fire Strategy Plans. All fire entrance doors to be FD30S and fitted with overhead door closers. Generally internal doors to be MDF lining of suitable section size and include suitable packing/mouldings throughout.

**32. FIRE ALARM SYSTEMS**  
Each Apartment is to have a self contained alarm system comprising smoke detector / sounder in hallway and rate of rise heat detector / sounder in Living-Dining-Kitchen area. These two detector / alarms are to be mains powered with battery back up and are to be interlinked.

**33. SMOKE VENTILATION**  
Main staircase requires a smoke vent of 1m2 at the roof level. The vents are to be actuated by means of smoke detectors at each floor level. On detection of smoke in the corridor, the vents on the fire floor and the vent to the stairway should open simultaneously.

| rev                                             | date         | Drawn | checked |
|-------------------------------------------------|--------------|-------|---------|
| A                                               | B            | RC    | JR      |
| General update in line with plan alterations    |              |       |         |
| Initial issue                                   |              |       |         |
| drawing name                                    | Construction |       |         |
| drawing status                                  | Preliminary  |       |         |
| client                                          |              |       |         |
| Crosby Homes Ltd.                               |              |       |         |
| project                                         |              |       |         |
| Orban<br>Alexandra Road South,<br>Whalley Range |              |       |         |
| drawing title                                   |              |       |         |
| Proposed Fire Strategy Plans                    |              |       |         |



**Ground Floor Plan**

**NOTES**

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

| rev           | date     | drawn | checked |
|---------------|----------|-------|---------|
| B             | 27.08.08 | RC    | JR      |
| A             | 27.06.08 | RC    | JR      |
| Initial Issue |          |       |         |
|               |          | RC    | JR      |

drawing stage **Construction**

drawing status **Preliminary**

client **Crosby Homes Ltd.**

project **Orban  
Alexandra Road South,  
Whalley Range**

drawing title **Proposed Ground Floor Plan**

|       |           |         |    |
|-------|-----------|---------|----|
| date  | 13.03.08  | drawn   | RC |
| scale | 1/50 @ A1 | checked | JR |

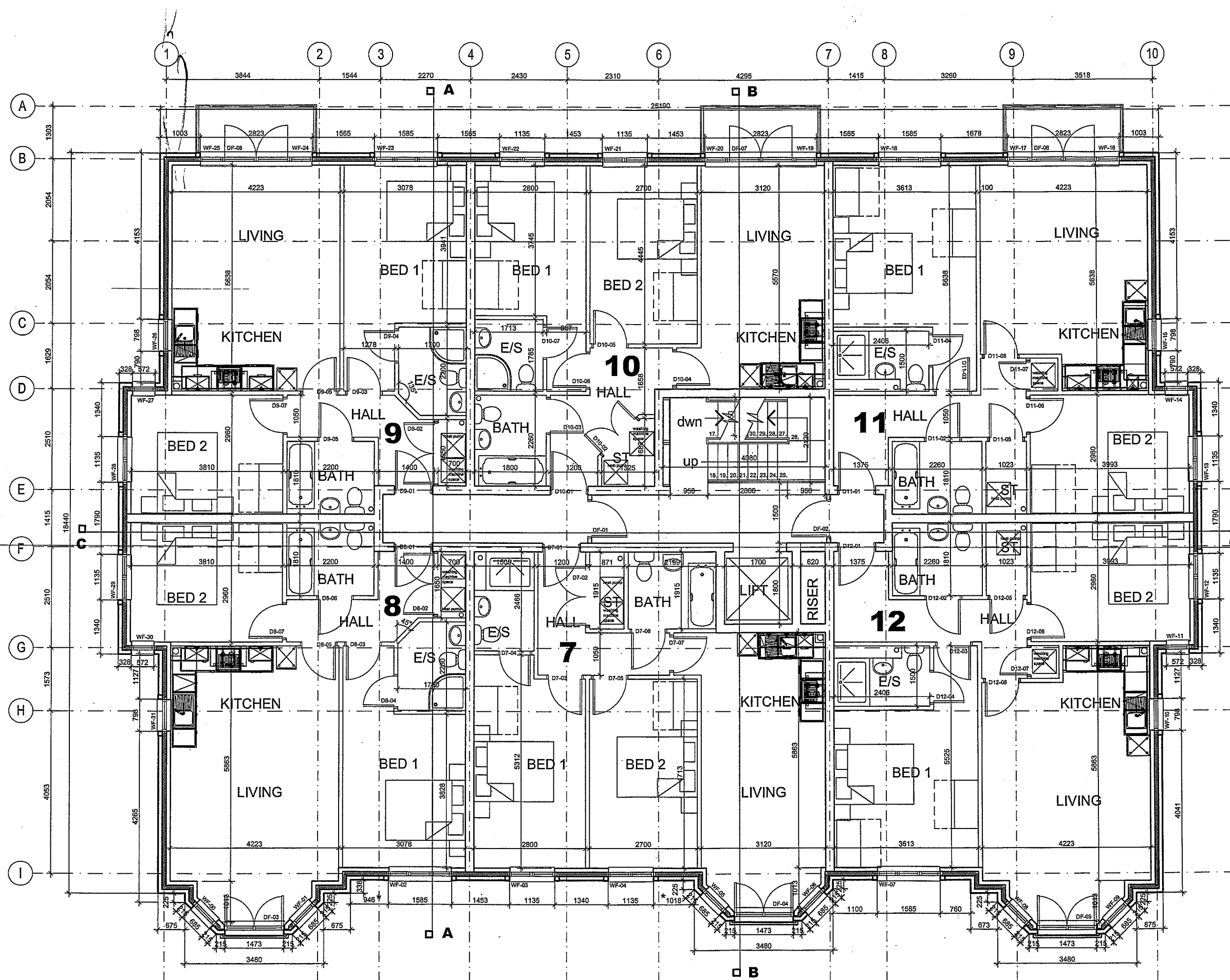
**W3184 C001 B**

AEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDINGS & STAIRWAYS  
MANCHESTER M3 2DF



# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



## First Floor Plan

| rev                                                               | date     | drawn | checked |
|-------------------------------------------------------------------|----------|-------|---------|
| B                                                                 | 27.08.08 | RC    | JR      |
| A                                                                 | 27.06.08 | RC    | JR      |
| Kitchens altered in line with specialist design                   |          |       |         |
| Door and window references up-dated in accordance with schedules. |          |       |         |
| Initial Issue                                                     |          |       |         |
|                                                                   |          | RC    | JR      |

drawing stage Construction

drawing status Preliminary

client Crosby Homes Ltd.

project Urban  
Alexandra Road South,  
Whalley Range

drawing title Proposed First Floor Plan

|       |           |         |    |
|-------|-----------|---------|----|
| date  | 13.03.08  | drawn   | RC |
| scale | 1/50 @ A1 | checked | JR |

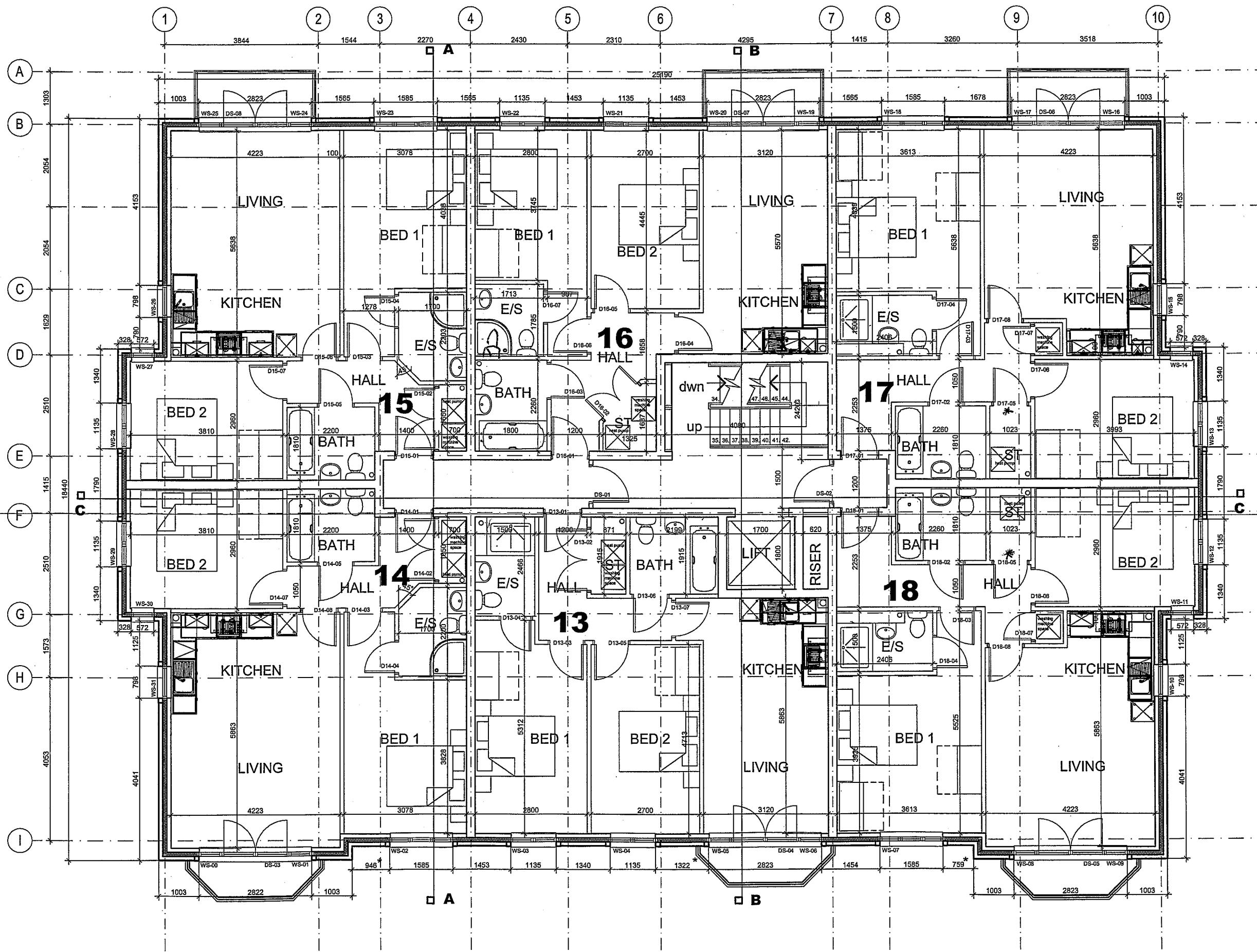
W3184 C002 B

AEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDINGS, ST. MARK'S PARSONAGE  
MANCHESTER M3 3DF Tel: 0161 2144370 Fax: 0161 2144371



# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



## Second Floor Plan

| rev           | date     | drawn | checked |
|---------------|----------|-------|---------|
| B             | 27.08.08 | RC    | JR      |
| A             | 27.08.08 | RC    | JR      |
| Initial Issue |          | RC    | JR      |

|                |                 |
|----------------|-----------------|
| drawing stage  | Detailed Design |
| drawing status | Preliminary     |

client  
Crosby Homes Ltd.

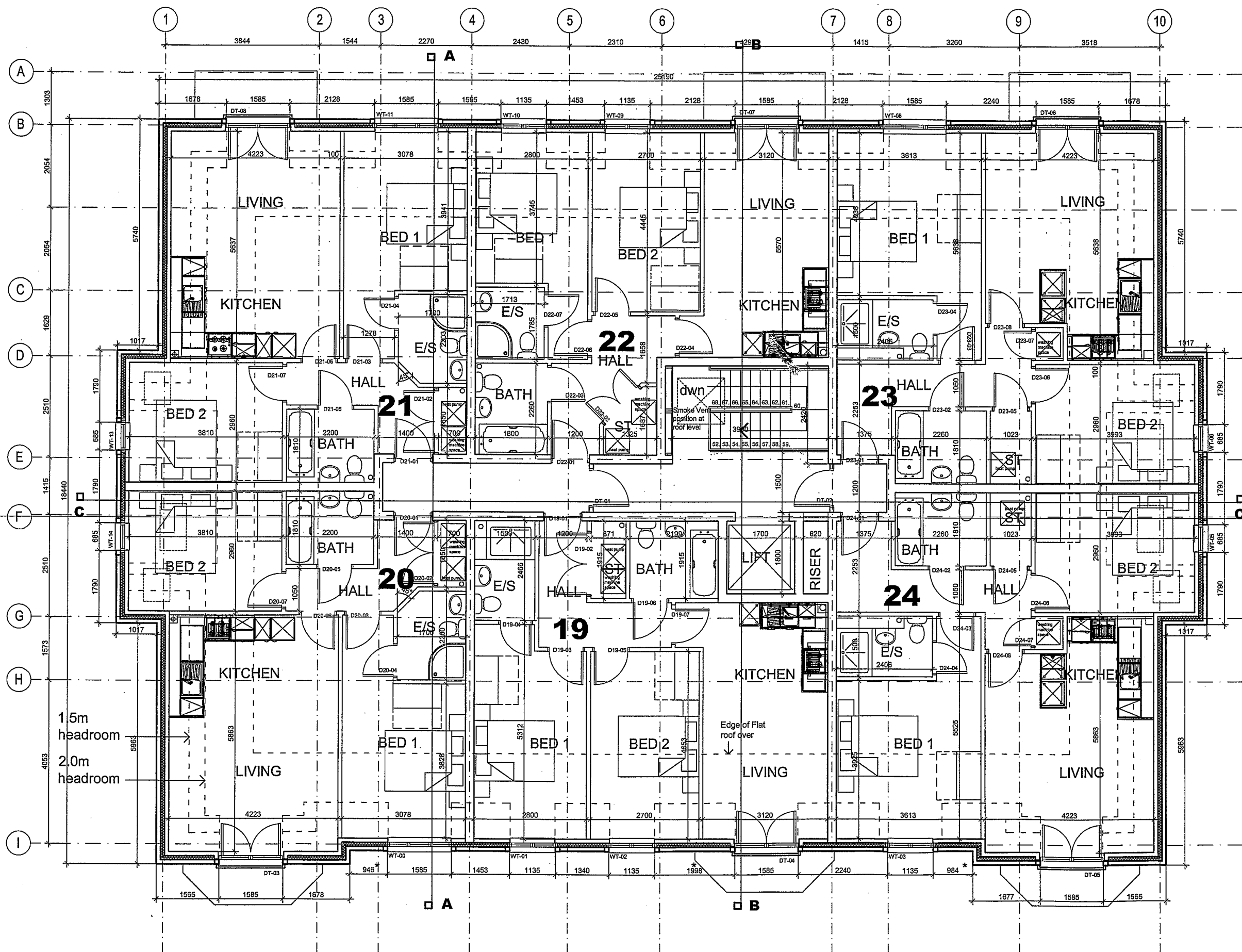
project  
Orban  
Alexandra Road South,  
Whalley Range

drawing title  
Proposed Second Floor Plan

|       |           |         |    |
|-------|-----------|---------|----|
| date  | 13.03.08  | drawn   | RC |
| scale | 1/50 @ A1 | checked | JR |

# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



## Third Floor Plan

| rev           | date       | drawn | checked |
|---------------|------------|-------|---------|
| F             | 13.02.2009 | JR    | JH      |
| E             | 09.12.2008 | RC    | JR      |
| D             | 01.12.08   | RC    | JR      |
| C             | 27.08.08   | RC    | JR      |
| B             | 10.07.08   | RC    | JR      |
| A             | 27.06.08   | RC    | JR      |
| Initial Issue |            | RC    | JR      |

|                |                   |
|----------------|-------------------|
| drawing stage  | Construction      |
| drawing status | Preliminary       |
| client         | Crosby Homes Ltd. |

|               |                                                 |
|---------------|-------------------------------------------------|
| project       | Orban<br>Alexandra Road South,<br>Whalley Range |
| drawing title | Proposed Third Floor Plan                       |

|       |           |         |    |
|-------|-----------|---------|----|
| date  | 13.03.08  | drawn   | RC |
| scale | 1/50 @ A1 | checked | JR |

W3184 C004 F

AEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDINGS, ST. MARY'S PARSONAGE  
MANCHESTER M20P 7UG TEL: 0161 275 1141 FAX: 0161 275 1142





**Front Elevation**



**Side Elevation**

**NOTES**

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

| rev                                                                                       | date     | drawn   | checked |
|-------------------------------------------------------------------------------------------|----------|---------|---------|
| C                                                                                         | 13.02.08 | JR      | JH      |
| B                                                                                         | 28.08.08 | RC      | JR      |
| A                                                                                         | 10.07.08 | RC      | JR      |
| Elevations up-dated following design team meeting. Gridlines and window references added. |          |         |         |
| Initial issue                                                                             |          |         |         |
|                                                                                           |          | RC      | JR      |
| drawing stage Construction                                                                |          |         |         |
| drawing status For Approval                                                               |          |         |         |
| client Crosby Homes Ltd.                                                                  |          |         |         |
| project Urban                                                                             |          |         |         |
| Alexandra Road South,                                                                     |          |         |         |
| Whalley Range                                                                             |          |         |         |
| drawing title Proposed Front and Side Elevations                                          |          |         |         |
| date 13.03.08                                                                             |          |         |         |
| scale 1/50 @ A1                                                                           |          |         |         |
|                                                                                           |          | drawn   | RC      |
|                                                                                           |          | checked | JR      |



**Rear Elevation**



**Side Elevation**

**NOTES**

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

| rev                                                                                       | date     | drawn | checked |
|-------------------------------------------------------------------------------------------|----------|-------|---------|
| B                                                                                         | 28.08.08 | RC    | JR      |
| A                                                                                         | 10.07.08 | RC    | JR      |
| Elevations up-dated following design team meeting. Gridlines and window references added. |          |       |         |
| Initial issue                                                                             |          | RC    | JR      |
| drawing stage Construction                                                                |          |       |         |
| drawing status For Approval                                                               |          |       |         |
| client Crosby Homes Ltd.                                                                  |          |       |         |
| project Urban Alexandra Road South, Whalley Range                                         |          |       |         |
| drawing title Proposed Rear and Side Elevations                                           |          |       |         |

date 13.03.08 drawn RC  
scale 1/50 @ A1 checked JR

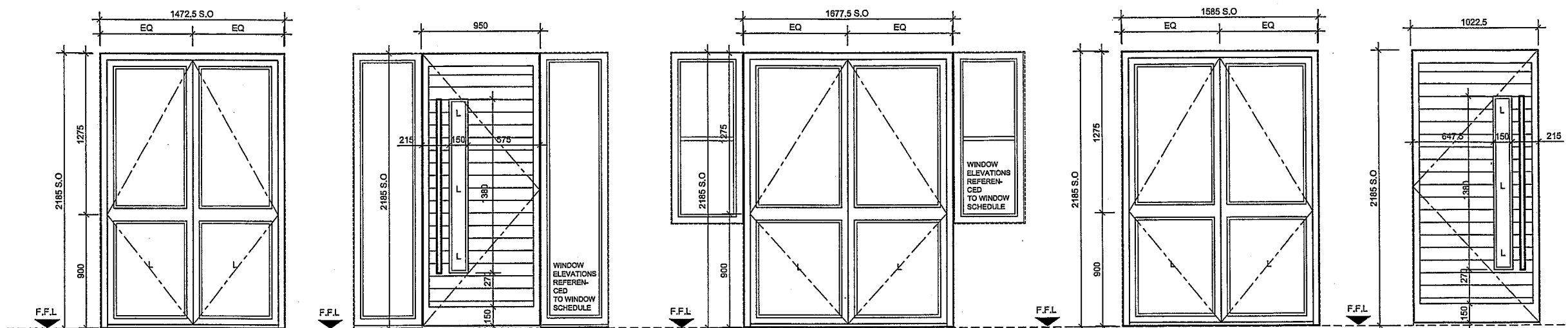
**W3184 C007 B**

NEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDING, 106, MARKET STREET, MANCHESTER M1 1PL  
0161 2144370 0161 2144371

**AEW**

## NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



**TYPE A**  
Extruded UPVC profile / white self coloured

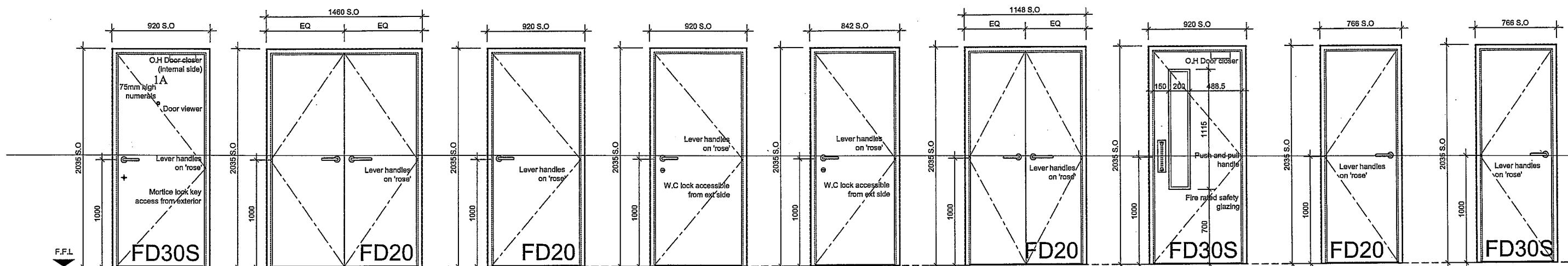
**EXTERNAL DOORS**

**TYPE B**  
H/W clad composite door leaf  
PAS 024 and SPD accredited doorsets

**TYPE C**  
Extruded UPVC profile / white self coloured

**TYPE D**  
Extruded UPVC profile / white self coloured

**TYPE E**  
H/W clad composite door leaf  
PAS 024 and SPD accredited doorsets



**TYPE F**  
Veneer finish / MDF section

**TYPE G**  
Veneer finish / MDF section

**TYPE H**  
Veneer finish / MDF section

**TYPE J**  
Veneer finish / MDF section

**TYPE K**  
Veneer finish / MDF section

**TYPE L**  
Veneer finish / MDF section

**TYPE M**  
Veneer finish / MDF section

**TYPE N**  
Veneer finish / MDF section

**TYPE P**  
Veneer finish / MDF section

## INTERNAL DOORS

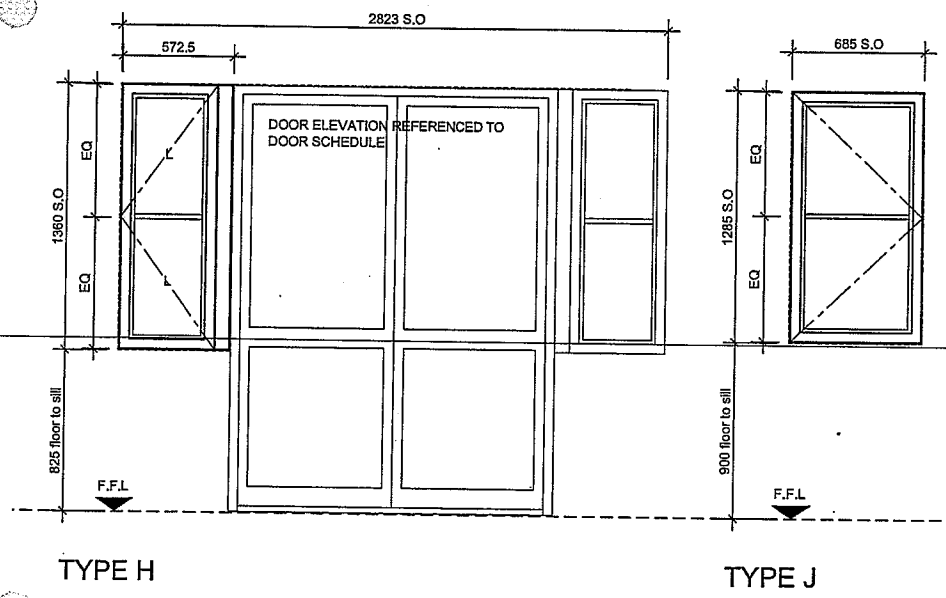
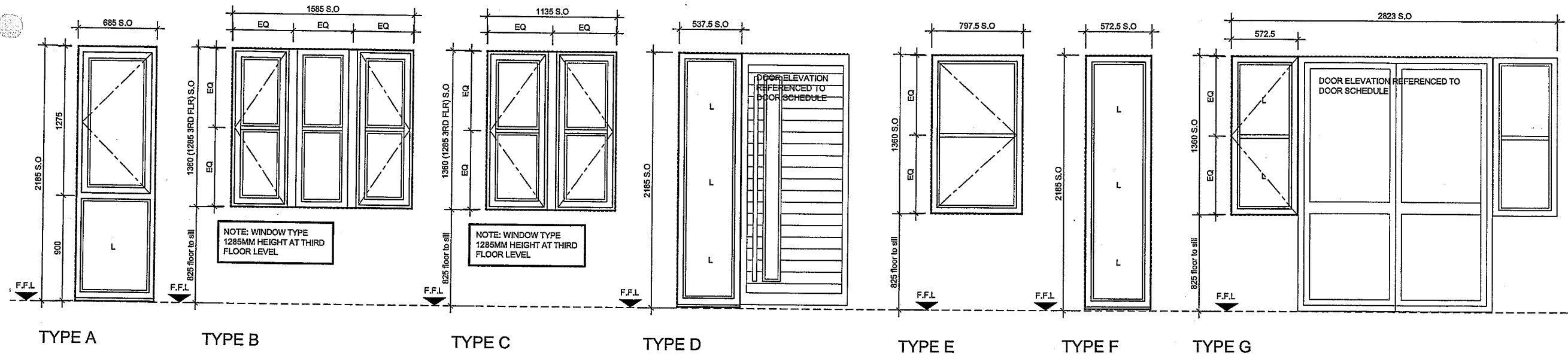
## General Notes

1. EXTERNAL ENTRANCE DOORS TO BE H/W CLAD COMPOSITE DOOR LEAFS TO SUIT OVERALL FIGURED DIMENSIONS SHOWN. HARDWOOD FRAMES AND 6.8mm LAMINATED DOUBLE GLAZING. PAS 024 AND SBD ACCREDITED DOORSETS WITH ELECTRONIC LATCH OPERATION AND KEYLESS EGRESS. PART M COMPLIANT MOBILITY THRESHOLD. BY SPECIALIST MANUFACTURER.
2. GENERALLY ALL DOOR FRAMES TO BE PAINTED SOFTWOOD UNLESS OTHERWISE INDICATED.
3. FD30S DOORS - ALLOW FOR FORMING A REBATE WITHIN THE DOOR FRAME/LINING TO RECEIVE A FIRE & SMOKE SEAL BY SEALMASTER OR OTHER SIMILAR APPROVED. FD30 DOORS TO HAVE INTUMESCENT STRIPS ONLY. REFER TO DOOR SCHEDULE FOR DOOR REFERENCES.
4. ALL DOORS TO BE 44mm MDF SECTION WITH A LIGHT OAK HARDWOOD VENEERED FACING OR OTHER SIMILAR APPROVED SUBJECT TO CLIENT CONFIRMATION.
5. VISION PANELS TO FIRE DOORS TO BE GLAZED WITH FIRE RATED 6mm PYROSHIELD CLEAR SAFETY GLASS SET IN HARDWOOD BEADS. SCREW FIXED TO FRAME AND SET WITHIN INTUMESCENT PASTE.
6. ALLOW 10mm CLEARANCE BELOW DOORS IN CARPETED AREAS.
7. ALLOW 15mm CLEARANCE BELOW DOORS IN TILED AREAS.
8. ALL IRONMONGERY POSITIONS TO BE DETERMINED SUBJECT TO THE MANUFACTURERS RECOMMENDATIONS.
9. ALL EXTERNAL DOOR/FRAME ASSEMBLIES ARE TO ACHIEVE A U VALUE NOT LESS THAN 1.7 W/M2K.
10. ALL GLAZING IN OR ADJACENT TO DOORS TO BE DOUBLE GLAZED IN 6.8mm LAMINATED SAFETY GLASS.

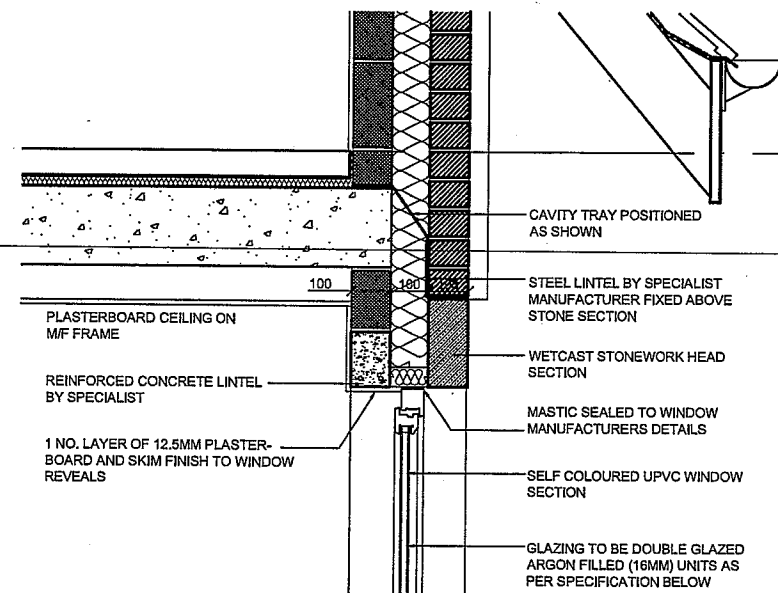
| rev            | date                                            | drawn   | checked |
|----------------|-------------------------------------------------|---------|---------|
| E              | 18.09.08                                        | RC      | JR      |
| D              | 18.09.08                                        | RC      | JR      |
| C              | 27.08.08                                        | RC      | JR      |
| B              | 25.07.08                                        | RC      | JR      |
| A              | 15.07.08                                        | RC      | JR      |
| Initial Issue  | 01.07.08                                        | RC      | JR      |
| drawing stage  | Construction                                    |         |         |
| drawing status | Preliminary                                     |         |         |
| client         | Crosby Homes Ltd.                               |         |         |
| project        | Urban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title  | Door Elevations                                 |         |         |
| date           | 01.07.08                                        | drawn   | RC      |
| scale          | 1/20 @ A1                                       | checked | JR      |

# NOTES

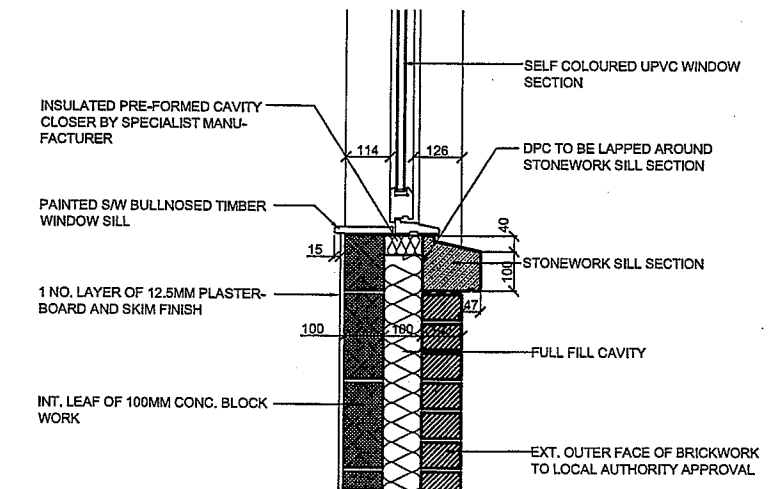
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



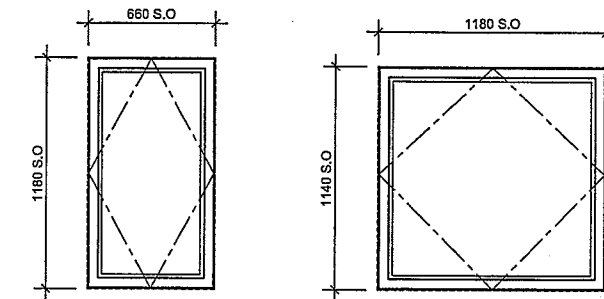
WINDOW ELEVATIONS (Scale 1:20)



HEAD DETAIL (Scale 1:10)



SILL DETAIL (Scale 1:10)

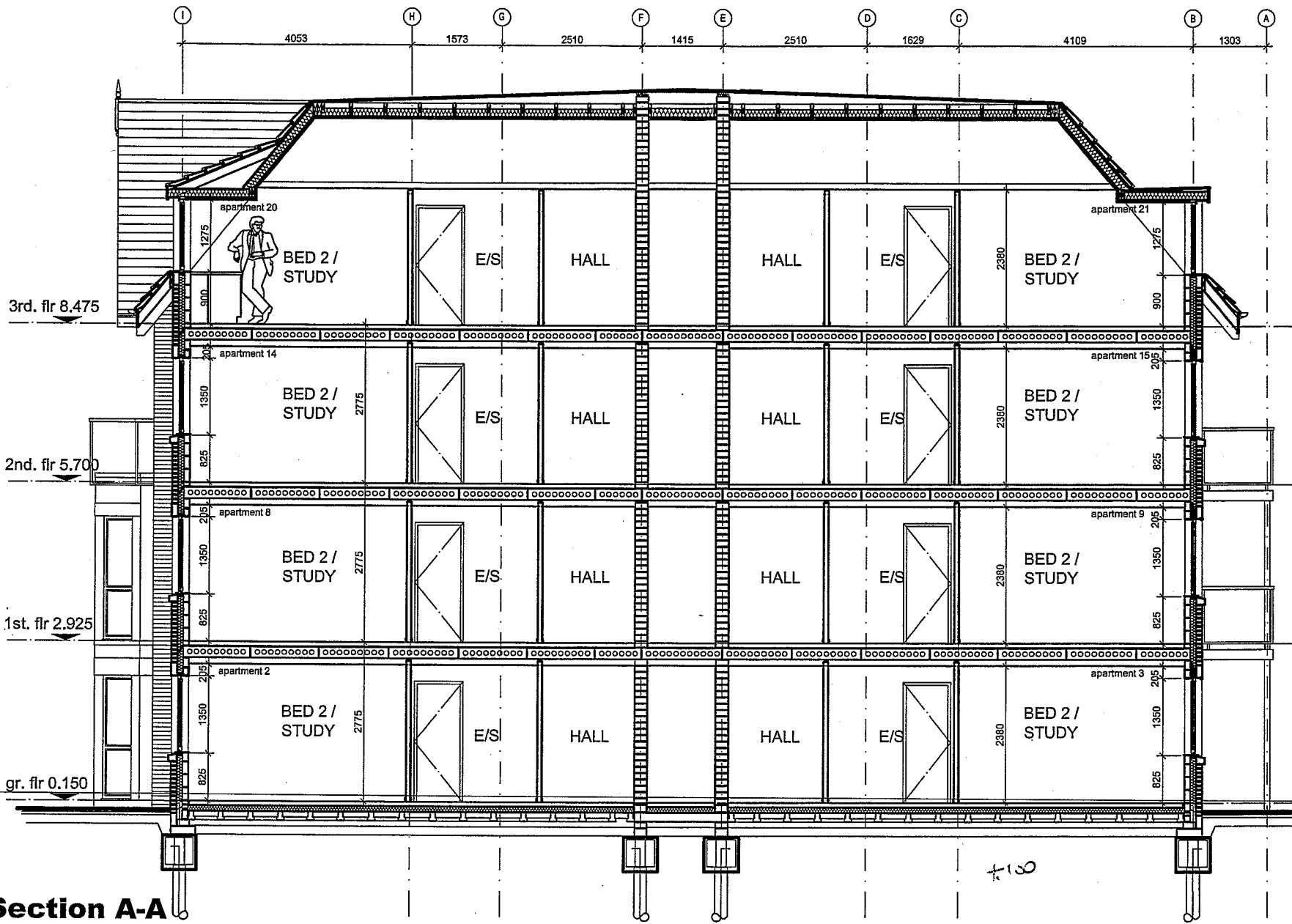


ROOFLIGHTS ELEVATION (Scale 1:20)

## General Notes

- GENERALLY ALL WINDOWS TO BE FORMED FROM SELF COLOURED REINFORCED UPVC FRAMES, INTERNALLY BEADED AND FITTED WITH SOFT COAT LOW EMISSIVITY DOUBLE GLAZED UNITS WITH 16MM ARGON FILLED GAP BY SPECIALIST MANUFACTURER.
- WINDOWS TO BE SIDE HUNG AS INDICATED.
- ALL NECESSARY FLASHINGS, HINGES LOCKING MECHANISMS AND IRONMONGERY TO PERMIT CLEANING FROM INSIDE THE BUILDING.
- ALL WINDOWS SUPPLIED ARE TO HAVE ALL NECESSARY IRONMONGERY WHICH MUST BE OF ROBUST CONSTRUCTION, HANDLES IN PARTICULAR SHOULD BE SUITABLE FOR HEAVY USE AND FITTED WITH EASY CLEAN HINGES.
- GLAZING BELOW 800mm AND WITHIN 300mm FROM ANY DOOR TO BE 6.8mm LAMINATED GLASS AS MARKED 'L'. ALL WINDOWS AT GROUND FLOOR LEVEL TO HAVE AN OUTER PANE OF 6.8mm LAMINATED GLAZING.
- ALL STRUCTURAL OPENINGS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE OF FRAMES.
- WEATHERSTRIPPING TO BE APPLIED TO ALL OPENING LIGHTS AND DOORS.
- U VALUE TO EQUAL 1.7 W/m<sup>2</sup>K (DOUBLE GLAZED)
- GENERALLY ALL WINDOW UNITS TO COMPLY WITH ALL RELEVANT CODES OF PRACTICE INCLUDING BS 6262 - '1982 CODE OF PRACTICE FOR GLAZING IN BUILDINGS', BS 6206 - '1981 SPECIFICATION FOR IMPACT PERFORMANCE REQUIREMENTS FOR FLAT SAFETY GLASS AND SAFETY PLASTICS FOR USE IN BUILDINGS' AND BS 7412.
- BS5357-1995 'CODE OF PRACTICE FOR INSTALLATION OF SECURITY GLAZING'. GROUND FLOOR WINDOWS TO BE CERTIFIED AS COMPLYING SPECIFICALLY WITH: - BS 7950:1997. AND TO HAVE 6.8MM LAMINATED GLAZING AND KEY OPERATED LOCKS.
- ALL WINDOWS TO BE 'HANDED' WHERE INDICATED.
- FIRST FLOOR WINDOWS WITHIN 1M OF A ROOF OR BALCONY SHALL HAVE 6.8MM LAMINATED GLAZING

| rev                                                                                  | date                                            | drawn   | checked |
|--------------------------------------------------------------------------------------|-------------------------------------------------|---------|---------|
| F                                                                                    | 28.10.08                                        | RC      | JR      |
| Window type L added                                                                  |                                                 |         |         |
| E                                                                                    | 18.09.08                                        | RC      | JR      |
| Notes updated in line with SBD requirements                                          |                                                 |         |         |
| D                                                                                    | 16.09.08                                        | RC      | JR      |
| Trickle-vents omitted. Window head detail up-dated.                                  |                                                 |         |         |
| C                                                                                    | 24.07.08                                        | RC      | JR      |
| Further SBD requirements added to notes panel, Arstone head profile changed to flush |                                                 |         |         |
| B                                                                                    | 15.07.08                                        | RC      | JR      |
| Positions and sizes of tricklevents added to drawing.                                |                                                 |         |         |
| A                                                                                    | 27.06.08                                        | RC      | JR      |
| Third floor window heights added. Roof-light sizes added.                            |                                                 |         |         |
| Initial Issue                                                                        | 25.06.08                                        | RC      | JR      |
| drawing stage                                                                        | Construction                                    |         |         |
| drawing status                                                                       | Preliminary                                     |         |         |
| client                                                                               | Crosby Homes Ltd.                               |         |         |
| project                                                                              | Orban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title                                                                        | Window Elevations                               |         |         |
| date                                                                                 | 25.06.08                                        | drawn   | RC      |
| scale                                                                                | 1/20 @ A1                                       | checked | JR      |



Section A-A

'Urban', Alexandra Road, Whalley Range, Manchester.  
Building Regulations Notes

**GENERAL:-**  
The Contractor is to be familiar with all relevant codes of practice and current Building Regulations.  
All sizes, levels, dimensions and setting out to be checked by the contractor before commencement on site.  
All works to comply with current Building Regulations and all relevant standards and codes of practice and be fit for their intended purpose.  
All materials and products are to be installed in accordance with manufacturer's specification and recommendations.  
The contractor is to liaise with the Local Authority to ensure that the Building Inspector visits at all appropriate times as required.  
All timbers are to be grade C16 or MS and treated as double vacuum/low pressure organic solvent before delivery to the site with all end cuts are to be treated with a compatible brush applied preservative (subject to structural engineer's specification).  
All new electrical work to comply with current I.E.E. and NICEIC regulations.  
All heating installations to comply with current design criteria and current legislation.  
All work to gas appliances, systems and pipe work to be carried out by a CORGI registered tradesman.

**1. FOUNDATIONS**  
All foundations to structural engineers design and to the complete satisfaction of the local authority.

**2. WALLS BELOW D.P.C. LEVEL**  
Generally approved engineering brickwork or trench blockwork below ground level.  
2 No. courses (150mm) of facing brickwork above external ground level extending a min. 4 No. courses (300mm) below external ground level.

**3. D.P.C. & D.P.M. LEVEL**  
Horizontal hyflow D.P.C. to BS.743 to all walls positioned a min. 150mm above the external ground level stepped where necessary.  
D.P.C. to be lapped and sealed with 1200 gauge visqueen DPM at floor slab level.

**4. GROUND FLOOR CONSTRUCTION**  
75mm sand and cement screed formed over a separation layer of building paper to BS.1521: 1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 100mm Kingspan K3 Floorboard with min. 25mm perimeter insulation over DPM as above.  
Main construction to be PCC beam and block construction as specified by structural engineer with on site grouted joints and min. 100mm ventilated void beneath. Top layer of topsoil to be removed and ground treated with weedkiller.  
Overall floor construction to achieve a min.  $0.14W/m^2K$  'U' value.

**5. FIRST, SECOND & THIRD FLOOR CONSTRUCTION**  
Min. 70mm sand and cement screed on a separation layer of building paper to BS.1521: 1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on 5mm Ethafoam insulation.  
Main construction to be 200mm wide span pre-stressed hollow core floor units as specified by structural engineer with on site grouted joints and Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units.

**6. EXTERNAL WALLS ABOVE D.P.C. LEVEL**  
Generally external walls to be formed from standard sized facing brickwork to local authority approval with min. 100mm cavity and internal leaf of 100mm Celcon Hi-Strength 7N blockwork subject to structural engineer's specification. Min. 12.5mm plasterboard and skim finish to internal leaf of blockwork. Cavity to be fully filled with 100mm Crown Diltetherm Cavity Slab 32 by Knauf Insulation to be continuous with roof insulation where applicable.  
Heads, sills and side mullions (no centre mullions) to the front and side elevation doors and windows (excluding the bay and dormer windows) are to be 150mm deep wet cast artstone sections. Sills to rear elevation windows also to be artstone. 150mm wet cast artstone feature band to the front elevation.

Overall wall construction to achieve a max.  $0.25W/m^2K$  'U' value.  
**NOTE:**  
All construction details to comply with the Part 'L' accredited construction details.

**7. PARTY WALLS**  
Party walls between apartments to be formed in 100mm concrete blockwork laid on side to form 215mm thick wall in accordance with structural engineers crushing strength specification. Block density to be 1840 kg/m<sup>3</sup> minimum. Wall type 1.1.  
Walls to be to receive a min. 12.5mm plasterboard (10kg/sq.m) and skim finish either side and to give a minimum mass of 300kg/sq.m.  
Walls to be built up to the underside of roof construction and fire-stopped with compacted fibre glass quilt or other similar approved fire-stop.

**8. INTERNAL WALLS**  
Internal walls to be formed from min. 75 x 50mm s/w studs at max. 450mm ctrs with min. 12.5mm plasterboard and skim finish either side. Noggins to be fixed staggered at mid height with head and sole plates fixed securely into floor construction.  
Minimum 25mm thick mineral wool batts of min density 100kg/m<sup>3</sup> to be fixed in all partitions.  
Moisture resistant plasterboard to be fixed in all kitchen, bathroom and en-suite areas.

**9. CAVITY CLOSERS**  
Provide Dancor Insulated DPC around window and door openings in external walls or close cavity with Thermabate 100 pre-formed insulated cavity closer by Thermabate or other similar approved.

**10. CAVITY TIES**  
Generally cavity wall ties to be positioned max. 450mm vertically and 750mm horizontally. Cavity ties spaced a max. 225mm vertically around all window and door openings.  
Cavity ties by specialist manufacturer to be bedded a min. 50mm into the mortar joint within the external and internal leaves of masonry.  
All cavity ties to BS.5623-1:2005 Code of Practice for the Use of Masonry and DD140: Part 2:1987: Recommendations for the Design of Wall Ties.

**11. CAVITY TRAYS**  
Cavity trays to be fixed over all cavity wall lintels to Type C taken from specialist manufacturer Cavity Trays Ltd or other similar approved. Cavity trays to be provided elsewhere where applicable.

**12. EXTERNAL DOORS & WINDOWS**  
All new external doors and windows to be white UPVC with 150mm Artstone surrounds where indicated. Windows generally are to be hinged to allow cleaning from inside the building.  
Doors and windows to be fully factory weather-stripped. Supplied with all necessary ironmongery which must be of robust construction, handles in particular should be suitable for heavy use. All ground floor windows and those easily accessible above ground floor to comply with BS7950.  
External doors to be in full compliance with Secured by Design requirements.  
Main entrance doors to be aluminium thermally broken frames with glazing panel and powder coated in white to match other areas of glazing.  
External windows and doors to achieve a min.  $1.7W/m^2K$  'U' value.

**13. GLAZING**  
Doors and windows to be glazed with soft coat Low E double glazed units or other similar approved with min. 16mm argon filled cavity.  
To comply with all relevant codes of practice including BS.6262: 1982 Code of Practice for glazing in buildings, BS.6206: 1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings, BS.5357: 1995 'Code of Practice for installation of security glazing'.

**14. ENTRANCE CANOPIES**  
Pitched entrance canopy to front elevation to be formed as main roof construction supported by isolated timber members to structural engineers details. No insulation required.

**15. LINTELS**  
All openings to the front elevation are to be installed with a galvanised IG single wall lintel (outer leaf) and reinforced PCC lintel to internal leaf. All other lintels to be as specified by structural engineer with min. 150mm end bearings onto loadbearing blockwork.  
All lintels to incorporate necessary stop ends and cavity trays by specialist manufacturer. Allow for 3 no evenly spaced weepholes over each opening.  
All internal lintels to be PCC lintels spanning onto loadbearing blockwork with min. 150mm blockwork end bearing subject to structural engineers design.

**16. MAIN ROOF CONSTRUCTION**  
Main roof to be a pitched structure at 50 degrees with flat sections at a nominal fall of 2 degrees.  
Dark coloured concrete interlocking roofing tiles to local authority approval on 50x25mm s/w treated timber battens on counter battens supported by 125mm x 75mm or other similar approved to form the main pitched roof with isolated s/w timber rafters and purlin sections supported by steel sections all subject to structural engineers design.  
150mm of Kingspan Thermaphix TP10 insulation to insulate the roof with 52.5mm of Kingspan Kooltherm K18 u/s or other similar approved (equal in terms of ozone depletion potential as well as insulating properties).  
All dry ridges, dry hip ridges, dry mono-ridges and dry verges to match the selected roof tile and GRP valleys and appropriate code lead flashings where necessary.  
Flat roof sections to be formed from isolated timbers supported by steel sections with Trosal type 'S' PVC waterproofing membrane with appropriate welds and seals by manufacturer over 1 No. layer protective fleece laid loose and mechanically fixed to min. 19mm plywood decking.  
Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units.  
Fascia, soffits and barge-boards are to be pre-formed UPVC in white and form a 650mm over-hang to roof structure. Min. 125mm half round black UPVC gutter fixed back to fascia with min. 75mm black UPVC downpipes positioned according to plans and elevations.  
Main roof construction to achieve a min.  $0.14W/m^2K$  'U' value.

**17. FLAT ROOF DORMER CONSTRUCTION**  
Dormer cheeks to be formed from 100 x 50mm s/w timber studs (subject to structural engineers design) spaced at max. 600mm and fixed to doubled up roof timbers with 10mm OSB sheathing boards and breather membrane over. 38 x 25mm s/w vertical studs fixed back with min. 20mm exterior grade ply fixed over. Cheeks to be dressed in min. Code No. 5 lead flashing treated with patination oil. Walls to be lined out internally with min. 1 No. layer of Gyproc wall board and plaster skin. Crown frame/term 32 insulation is to be push-fitted between the studwork.  
Dormer cheeks to achieve a min.  $0.25W/m^2K$  'U' value.

Flat roof to be formed from s/w rafters to structural engineers' details with firing pieces fixed over and falls back to main roof. Single ply roofing membrane system by Trosal or other similar approved is to be fixed over min. 20mm exterior grade ply.  
150mm of Kingspan Thermaphix TP10 insulation to insulate the roof with 38mm of Kingspan Kooltherm K18 u/s.  
Fascias are to be formed from pre-formed dark grey UPVC.  
Roof construction to achieve a min.  $0.14W/m^2K$  'U' value.

**18. PITCHED ROOF DORMER CONSTRUCTION**  
Pitched roof dormers to be formed from s/w rafters to structural engineers details and pitch to be 23 degrees.  
Roof covering and insulation to match 'main roof construction'.  
Dormer cheeks to be formed as 'flat roof dormer' construction.  
Roof construction to achieve a min.  $0.14W/m^2K$  'U' value.

**NOTE: DORMERS TO BE AS ABOVE OR PREFORMED DORMER BY SPECIALIST MANUFACTURER SUBJECT TO CLIENT CONFIRMATION.**

**19. ROOF CONSTRUCTION OVER BALCONIES / TERRACES**  
Asphalt roof covering to form falls away (Min.1:80) from building over a separation layer of building paper to BS.1521: 1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 25mm exterior grade plywood. S/w timber joists to structural engineers details spanning onto internal leaf of blockwork or proprietary joist hangers with min. 100mm Kingspan Thermaphix TP10 insulation laid between and 37.5mm (25mm insulation + 12.5mm plasterboard) Kingspan K18 fixed to u/s.  
Min Code No. 5 lead flashings to be lapped with asphalt covering and chased into brickwork. Surface water to falls away into RWP positioned adjacent to terrace/balcony areas.  
Roof construction to achieve a min.  $0.14W/m^2K$  'U' value.

**20. ACCESS STAIRS**  
To be formed in pre-cast concrete to manufacturers specifications and recommendations.  
250 going, max 170 risers (163.23approx) 900 clear width between handrails to both sides of stair 900 above pitch of stair and 1000 above landing levels. Balusters at 100c/c. Min. 2000 headroom.  
Powder coated steel balustrades with circular hardwood rails to be non-climbable and 1100 high above balcony / landing level and 900 high above nosing line on stair flights. Carpet tile finish with contrasting PVC nosings.

**21. FOUL DRAINAGE**  
In accordance with drawings and specifications prepared by the structural engineers.  
To comply with BS 8301 1985-Building Drainage.  
Form drainage runs to suit proposed layout ensuring all above and below ground drainage is fully roddable. Allow for access points above ground at all changes in direction and at each floor level. Deep seal traps to all fittings.

Below ground drainage  
Below ground drainage to be designed by the Structural Engineer and generally formed in 110 plastic and installed in accordance with manufacturers specification and recommendations. Max. fall 1:40.  
Inspection chambers to be proprietary polypropylene nominally 900 dia. c/w heavy-duty cover and frame to be installed in accordance with manufacturers specification and recommendations. Internal manholes to be fitted with screw down double seal covers and finish level with finished floor.  
Soil vent pipes to terminate at roof level min. 900mm above highest opening with a proprietary fitting or with an air admittance valve finished above overflow level of highest appliance.  
WC's to be fitted with 25mm overflows and where located away from outside walls to be fitted with integral overflows.  
Soil stacks to be fitted with Intumescent collars with a min. 1 hour fire resistance where passing through compartment floors.  
Stacks to be encased with 50x50 s/w framing with 12.5mm plasterboard and mineral wool packed tightly around to improve sound insulation.  
Deep seal traps to all fittings.  
75mm seal to sinks baths and washbasins 50mm for WCs.

**22. SURFACE WATER DRAINAGE**  
To comply with BS 6367: 1983 'Code of practice for drainage of roofs and paved areas'.  
Half round gutters laid to falls to discharge into evenly spaced UPVC downpipes.  
RWPs to discharge into roddable gullies. Gullies to be complete with hinged gratings.  
Below ground drainage to be designed by the structural engineer and to connect into proposed system or to watercourse subject to Environment Agency Approval.

**23. FIRE PROTECTION & MEANS OF ESCAPE**  
To comply with Part 6 of the current building regulations and with reference to the following codes of practice:  
Including the relevant sections of BS5588: Fire Precautions in the design, construction, and use of buildings.  
BS 5266: Emergency Lighting.  
BS 5499: Fire Safety Signs, notices and graphic symbols.  
BS 5839: Fire detection and alarm systems for buildings.  
A operable smoke ventilator is to be provided at the top of the stairwell with a remote opening device at entrance level to give a min. free area of one square metre.

**Fire Stopping**  
Insert continuous fibre barriers at party wall positions taken to the U/S of the roof structure. To be installed in strict accordance with manufacturer's instructions.

**24. INTERNAL DOORS**  
Provide FD20 to all interior doors within apartments where noted on the Fire Strategy Plans. All flat entrance doors to be FD30S and fitted with overhead door closers.  
Generally internal doors to be MDF lining of suitable section size and include suitable packing/noggins throughout.

**25. SERVICE INSTALLATIONS**  
Generally all mechanical and electrical services are to be designed by a nominated M&E consultant subject to client approval.

**Electrical**  
All incoming mains are to be situated within the ground floor landlords store where all individual meters will be located. Services rising and entering the apartment at ceiling level with the consumer unit situated in the hall or store of each apartment.

**Low Energy Lighting**  
Energy efficient light fittings to be installed in compliance with Part L1A of the Building Regulations, full guidance given in leaflet 'GIL20' issued by BRECSU.  
A minimum of 75% of light fittings to be capable of accepting only low energy lamps.  
Low energy fittings to be installed in common areas and should be automatically extinguished when not required at night (i.e. activation by movement detector or similar).

External space lighting is to be 100% dedicated low energy fittings. Security and burglar lighting to be fitted with appropriate movement and day-light sensors.

**Heating**  
Heating to the apartments is to be provided by means of a 'whole house' heat recovery ventilation system to M&E engineers design and specification.

**Water**  
Water supply to apartments to M&E engineers design and specification.

**Ventilation**  
Ventilation to the apartments is to be provided by means of a 'whole house' heat recovery ventilation system to M&E engineers design and specification.

**26. LEADWORK**  
All lead to be carried out in accordance with The Lead Association and treated with patination oil on completion.

- NOTES**
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences.
  - This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
  - This drawing shall not be reproduced without express written permission from AEW.
  - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

**27. BALCONIES**  
Powder coated steel balustrades with toughened glass infill panels are to be provided to the flat roof terrace areas and as Juliette balconies where indicated on the drawings. The three bays of external balconies to the rear elevation are to be formed from powder coated steel frame with timber decking to terrace areas subject to client approval. The front elevation balconies to be drained via external rainwater hoppers with external rain-water pipes as on the plans and elevations.  
**NOTE:** terrace area guardings to be fixed a min. 110mm above the dwarf parapet wall (measured from the top).

**28. STEELWORK**  
All steelwork subject to structural engineers design and specification. All steel to be finished with an intumescent fire protection coating or encased in a fire rated plasterboard.

**29. OMITTED**

**30. LIFT CONSTRUCTION**  
Lift to be a Schindler 3100 range lift to standard specification.  
Generally lift construction to be formed as a concrete blockwork internal shaft. Subject to structural engineers and lift manufacturers design. Lift construction to achieve min. 1 hr fire resistance.

**31. PRE-COMPLETION TESTING**  
All works undertaken are to ensure there is limited thermal bridging, air leakage and sound transmission.  
UKAS accredited acoustic testing to be carried out in accordance with Part E of the current Building Regulations and BS EN ISO 140-4: 1998 and 140-7: 1998.  
UKAS accredited air leakage testing to be carried out in accordance with Part L of the current Building Regulations and to BS EN 13829:2001.

**32. FIRE ALARM SYSTEMS**  
Each Apartment is to have a self contained alarm system comprising smoke detector / sounder in hallway and rate of rise heat detector / sounder in Living-Dining-Kitchen area. These two detector / alarms are to be mains powered with battery back up and are to be interlinked.

**33. SMOKE VENTILATION**  
Main staircase requires a smoke vent of 1m<sup>2</sup> at the roof level. The vents are to be actuated by means of smoke detectors at each floor level. On detection of smoke in the corridor, the vents on the fire floor, and the vent to the stairway should open simultaneously.

| rev                                                                                                                              | date     | drawn | checked |
|----------------------------------------------------------------------------------------------------------------------------------|----------|-------|---------|
| C                                                                                                                                | 28.11.08 | RC    | JR      |
| Smoke ventilation (note 33) added. Roof structure up-dated to tapered firing pieces and flat spanning joists.                    |          |       |         |
| B                                                                                                                                | 16.09.08 | RC    | JR      |
| Building Regulation notes up-dated in accordance with CPUK requirements. Section details up-dated in accordance with 'as built'. |          |       |         |
| A                                                                                                                                | 16.07.08 | RC    | JR      |
| Building Regulation notes up-dated in accordance with B.C.O requirements.                                                        |          |       |         |
| Initial Issue                                                                                                                    |          | RC    | JR      |

drawing status Construction  
drawing stage Preliminary

client Crosby Homes Ltd.

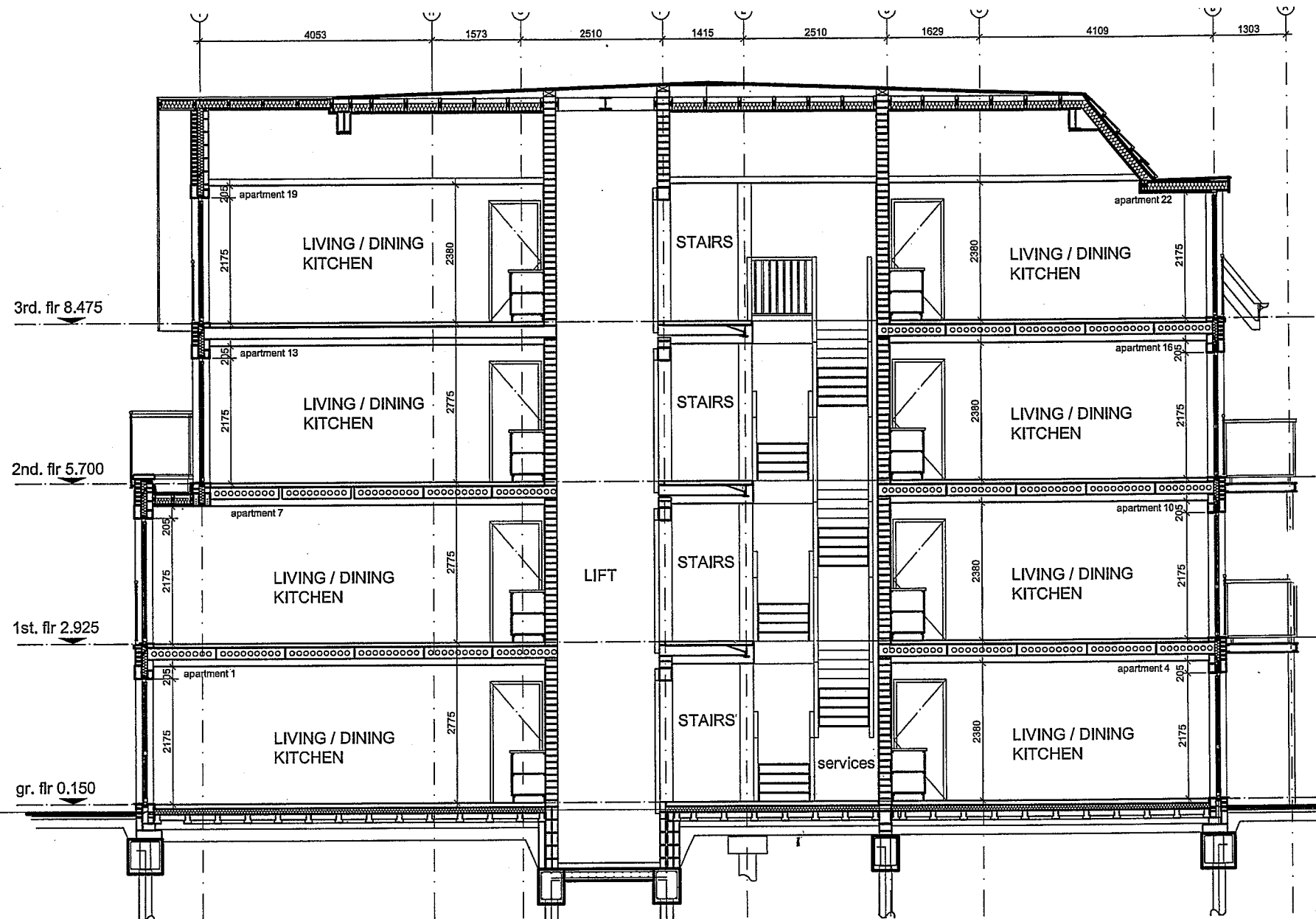
project Urban

Alexandra Road South,  
Whalley Range

drawing title

Proposed Section A-A

|       |           |         |    |
|-------|-----------|---------|----|
| date  | 28.03.08  | drawn   | RC |
| scale | 1/50 @ A1 | checked | JR |



## Section B-B

'Urban', Alexandra Road, Whalley Range, Manchester.  
Building Regulations Notes

### GENERAL:

The Contractor is to be familiar with all relevant codes of practice and current Building Regulations.  
All sizes, levels, dimensions and setting out to be checked by the contractor before commencement on site.  
All works to comply with current Building Regulations and all relevant standards and codes of practice and be fit for their intended purpose.  
All materials and products are to be installed in accordance with manufacturer's specification and recommendations.  
The contractor is to liaise with the Local Authority to ensure that the Building Inspector visits at all appropriate times as required.  
All timbers are to be grade C16 or MS and treated as double vacuum/low pressure organic solvent before delivery to the site with all end cuts are to be treated with a compatible brush applied preservative (subject to structural engineer's specification).  
All new electrical work to comply with current I.E.E. and NICEIC regulations.  
All heating installations to comply with current design criteria and current legislation.  
All work to gas appliances, systems and pipe work to be carried out by a CORGI registered tradesman.

### 1. FOUNDATIONS

All foundations to structural engineers design and to the complete satisfaction of the local authority.

### 2. WALLS BELOW D.P.C LEVEL

Generally approved engineering brickwork or trench blockwork below ground level.  
2 No. courses (150mm) of facing brickwork above external ground level extending a min. of 4 No. courses (300mm) below external ground level.

### 3. D.P.C & D.P.H LEVEL

Horizontal hyload D.P.C to BS.743 to all walls positioned a min. 150mm above the external ground level stepped where necessary.  
D.P.C to be lapped and sealed with 1200 gauge visqueen DPM at floor slab level.

### 4. GROUND FLOOR CONSTRUCTION

75mm sand and cement screed formed over a separation layer of building paper to BS.1521:1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 100mm Kingspan K3 Floorboard with min. 25mm perimeter insulation over DPM as above.  
Main construction to be PCC beam and block construction as specified by structural engineer with on site grouted joints and min. 100mm ventilated void beneath. Top layer of topsoil to be removed and ground treated with weedkiller.  
Overall floor construction to achieve a min. 0.14W/m<sup>2</sup>k 'U' value.

### 5. FIRST, SECOND & THIRD FLOOR CONSTRUCTION

Min. 70mm sand and cement screed on a separation layer of building paper to BS.1521:1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on 5mm Ethafoam Insulation.  
Main construction to be 200mm wide span pre-stressed hollow core floor units as specified by structural engineer with on site grouted joints and Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units.

### 6. EXTERNAL WALLS ABOVE D.P.C LEVEL

Generally external walls to be formed from standard sized facing brickwork to local authority approval with min. 100mm cavity and internal leaf of 100mm Celcon Hi-Strength 7N blockwork subject to structural engineer's specification. Min. 12.5mm plasterboard and skim finish to internal leaf of blockwork. Cavity to be fully filled with 100mm Crown Dritherm Cavity Slab 32 by Knauf Insulation to be continuous with roof insulation where applicable.  
Heads, sills and side mullions (no centre mullions) to the front and side elevation doors and windows (excluding the bay and dormer windows) are to be 150mm deep wet cast arstone sections. Sills to rear elevation windows also to be arstone. 150mm wet cast arstone feature band to the front elevation.

Overall wall construction to achieve a max. 0.25W/m<sup>2</sup>k 'U' value.

### NOTE:

All construction details to comply with the Part 1 'accredited construction details'

### 7. PARTY WALLS

Party walls between apartments to be formed in 100mm concrete blockwork laid on side to form 215mm thick wall in accordance with structural engineers crushing strength specification. Block density to be 1840 kg/m<sup>3</sup> minimum. Wall type 1,1.  
Walls to be to receive a min. 12.5mm plasterboard (10kg/sq.m) and skim finish either side and to give a minimum mass of 300kg/sq.m.  
Walls to be built up to the underside of roof construction and fire-stopped with compacted fibre glass quilt or other similar approved fire-stop.

### 8. INTERNAL WALLS

Internal walls to be formed from min. 75 x 50mm s/w studs at max. 450mm ctrs with min. 12.5mm plasterboard and skim finish either side. Noggins to be fixed staggered at mid height with head and sole plates fixed securely into floor construction.  
Minimum 25mm thick mineral wool batts of min density 10kg/m<sup>3</sup> to be fixed in all partitions.  
Moisture resistant plasterboard to be fixed in all kitchen, bathroom and en-suite areas.

### 9. CAVITY CLOSERS

Provide Damcor Insulated DPC around window and door openings in external walls or close cavity with Thermabate 100 pre-formed insulated cavity closer by Thermabate or other similar approved.

### 10. CAVITY TIES

Generally cavity wall ties to be positioned max. 450mm vertically and 750mm horizontally. Cavity ties spaced a max. 225mm vertically around all window and door openings.  
Cavity ties by specialist manufacturer to be bedded a min. 50mm into the mortar joint within the external and internal leaves of masonry.  
All cavity ties to BS.5628:1:2005 Code of Practice for the Use of Masonry and DD140: Part 2:1987: Recommendations for the Design of Wall Ties.

### 11. CAVITY TRAYS

Cavity trays to be fixed over all cavity wall lintels to Type C taken from specialist manufacturer Cavity Trays Ltd or other similar approved. Cavity trays to be provided elsewhere where applicable.

### 12. EXTERNAL DOORS & WINDOWS

All new external doors and windows to be white UPVC with 150mm Arstone surrounds where indicated. Windows generally are to be hinged to allow clearing from inside the building.  
Doors and windows to be fully factory weather-stripped. Supplied with all necessary ironmongery which must be of robust construction, handles in particular should be suitable for heavy use. All ground floor windows and those easily accessible above ground floor to comply with BS7950.  
External doors to be in full compliance with Secured by Design requirements.  
Main entrance doors to be aluminium internally broken frames with glazing panel and powder coated in white to match other areas of glazing.  
External windows and doors to achieve a min. 1.7W/m<sup>2</sup>k 'U' value.

### 13. GLAZING

Doors and windows to be glazed with soft coat Low E double glazed units or other similar approved with min. 16mm argon filled cavity.  
To comply with all relevant codes of practice including BS.6262 -1982 Code of Practice for glazing in buildings', BS.6208 -1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings', BS.5357- 1995 'Code of Practice for installation of safety glazing'.

### 14. ENTRANCE CANOPIES

Pitched entrance canopy to front elevation to be formed as main roof construction supported by isolated timber members to structural engineers details. No insulation required.

### 15. LINTELS

All openings to the front elevation are to be installed with a galvanised IG single wall lintel (outer leaf) and reinforced PCC lintel to internal leaf. All other lintels to be as specified by structural engineer with min. 150mm end bearings onto loadbearing blockwork.  
All lintels to incorporate necessary stop ends and cavity trays by specialist manufacturer. Allow for 3 or 4 evenly spaced weepholes over each opening.  
All internal lintels to be PCC lintels spanning onto loadbearing blockwork with min. 150mm blockwork end bearing subject to structural engineers design.

### 16. MAIN ROOF CONSTRUCTION

Main roof to be a pitched structure at 50 degrees with flat sections at a nominal fall of 2 degrees.  
Dark coloured concrete interlocking roofing tiles to local authority approval on 50x25mm s/w treated timber battens on counter battens on breathable membrane by Tyvek or other similar approved to form the main pitched roof with isolated s/w timber rafters and purlin sections supported by steel sections all subject to structural engineers design.  
150mm of Kingspan Thermapitch TP10 insulation to insulate the roof with 52.5mm of Kingspan Kooltherm K18 u/s or other similar approved (equal in terms of zone depletion potential as well as insulating properties).  
All dry ridges, dry hip ridges, dry mono-ridges and dry verges to match the selected roof tile and GRP valleys and appropriate code lead flashings where necessary.  
Flat roof sections to be formed from isolated timbers supported by steel sections with Trocal type 'S' PVC waterproofing membrane with appropriate welds and seals by manufacturer over 1 No. layer protective fleece laid loose and mechanically fixed to min. 15mm plywood decking.  
Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units.  
Fascia, soffits and barge-boards are to be pre-formed UPVC in white and form a 650mm over-hang to roof structure. Min. 125mm half round black UPVC gutter fixed back to fascia with min. 75mm black UPVC downpipes positioned accordingly to plans and elevations.  
Main roof construction to achieve a min. 0.14W/m<sup>2</sup>k 'U' value.

### 17. FLAT ROOF DORMER CONSTRUCTION

Dormer cheeks to be formed from 100 x 50mm s/w timber studs (subject to structural engineers design) spaced at max. 600mm and fixed to doubled up roof timbers with 10mm OSB sheathing boards and breather membrane over. 38 x 25mm s/w vertical studs fixed back with min. 20mm exterior grade ply fixed over. Cheeks to be dressed in min. Code No. 5 lead flashing treated with patination oil. Walls to be lined internally with min. 1 No. layer of Gyproc wall board and plaster skim. Crown frametherm 32 insulation is to be push-fitted between the studwork.  
Dormer cheeks to achieve a min. 0.25W/m<sup>2</sup>k 'U' value.

Flat roof to be formed from s/w rafters to structural engineers' details with firing places fixed over and falls back to main roof. Single ply roofing membrane system by Trocal or other similar approved is to be fixed over min. 20mm exterior grade ply.  
150mm of Kingspan Thermapitch TP10 insulation to insulate the roof with 38mm of Kingspan Kooltherm K18 u/s.  
Fascias are to be formed from pre-formed dark grey UPVC.  
Roof construction to achieve a min. 0.14W/m<sup>2</sup>k 'U' value.

### 18. PITCHED ROOF DORMER CONSTRUCTION

Pitched roof dormers to be formed from s/w rafters to structural engineers details and pitch to be 23 degrees.  
Roof covering and insulation to match 'main roof construction'.  
Dormer cheeks to be formed as 'flat roof dormer' construction.  
Roof construction to achieve a min. 0.14W/m<sup>2</sup>k 'U' value.

NOTE: DORMERS TO BE AS ABOVE OR PREFORMED DORMER BY SPECIALIST MANUFACTURER SUBJECT TO CLIENT CONFIRMATION.

### 19. ROOF CONSTRUCTION OVER BALCONIES / TERRACES

Asphalt roof covering to form falls away (Min.1:80) from building over a separation layer of building paper to BS.1521:1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 25mm external grade plywood. S/w timber joists to structural engineers details spanning onto internal leaf of blockwork or proprietary joist hangers with min. 100mm Kingspan Thermapitch TP10 insulation laid between and 37.5mm (25mm insulation + 12.5mm plasterboard) Kingspan K18 fixed to u/s.  
Min Code No. 5 lead flashings to be lapped with asphalt covering and chased into brickwork. Surface water to falls away into RWP positioned adjacent to terrace/balcony areas.  
Roof construction to achieve a min. 0.14W/m<sup>2</sup>k 'U' value.

### 20. ACCESS STAIRS

To be formed in pre-cast concrete to manufacturers specifications and recommendations.  
250 going, max 170 risers (163.23approx) 900 clear width between handrails to both sides of stair 900 above pitch of stair and 1000 above landing levels. Balusters at 100c/c. Min. 2000 headroom.  
Powder coated steel balustrades with circular hardwood rails to be non-climbable and 1100 high above balcony / landing level and 900 high above nosing line on stair flights. Carpet tile finish with contrasting PVC nosings.

### 21. FOUL DRAINAGE

In accordance with drawings and specifications prepared by the structural engineers.  
To comply with BS 8301 1985 -Building Drainage.  
Form drainage runs to suit proposed layout ensuring all above and below ground drainage is fully roddable. Allow for access points above ground at all changes in direction and at each floor level. Deep seal traps to all fittings.

### Below ground drainage

Below ground drainage to be designed by the Structural Engineer and generally formed in 110 plastic and installed in accordance with manufacturers specification and recommendations. Max. fall 1:40.  
Inspection chambers to be proprietary polypropylene nominally 900 dia. c/w heavy-duty cover and frame to be installed in accordance with manufacturers specification and recommendations. Internal manholes to be fitted with screw down double seal covers and finish level with finished floor.  
Soil vent pipes to terminate at roof level min. 900mm above highest opening with a proprietary fitting or with an air admittance valve finished above overflow level of highest appliance.  
WC's to be fitted with 25mm overflows and where located away from outside walls to be fitted with integral overflows.  
Soil stacks to be fitted with intumescent collars with a min. 1 hour fire resistance where passing through compartment floors.  
Stacks to be encased with 50x50 s/w framing with 12.5mm plasterboard and mineral wool packed tightly around to improve sound insulation.  
Deep seal traps to all fittings.  
75mm seal to sinks baths and washbasins 50mm for WCs.

### 22. SURFACE WATER DRAINAGE

To comply with BS 6367: 1983 'Code of practice for drainage of roofs and paved areas'.  
Half round gutters laid to falls to discharge into evenly spaced UPVC downpipes.  
RWPs to discharge into roddable gullies. Gullies to be complete with hinged gratings.  
Below ground drainage to be designed by the structural engineer and to connect into proposed system or to watercourse subject to Environment Agency Approval.

### 23. FIRE PROTECTION & MEANS OF ESCAPE

To comply with Part B of the current building regulations and with reference to the following codes of practice:  
Including the relevant sections of BS5588: Fire Precautions in the design, construction, and use of buildings.  
BS 5266: Emergency Lighting.  
BS 5499: Fire Safety Signs, notices and graphic symbols.  
BS 5839: Fire detection and alarm systems for buildings.  
A operable smoke ventilator is to be provided at the top of the stairwell with a remote opening device at entrance level to give a min. free area of one square metre.

### Fire Stopping

Insert continuous fibre barriers at party wall positions taken to the U/S of the roof structure. To be installed in strict accordance with manufacturer's instructions.

### 24. INTERNAL DOORS

Provide FD20 to all interior doors within apartments where noted on the Fire Strategy Plans. All flat entrance doors to be FD30S and fitted with overhead door closers. Generally internal doors to be MDF lining of suitable section size and include suitable packing/noggins throughout.

### 25. SERVICE INSTALLATIONS

Generally all mechanical and electrical services are to be designed by a nominated M&E consultant subject to client approval.

### Electrical

All incoming mains are to be situated within the ground floor landlords store where all individual meters will be located. Services rising and entering the apartment at ceiling level with the consumer unit situated in the hall or store of each apartment.

### Low Energy Lighting

Energy efficient light fittings to be installed in compliance with Part L1A of the Building Regulations. Full guidance given in leaflet 'GL20' issued by BRECSU.  
A minimum of 75% of light fittings to be capable of accepting only low energy lamps.  
Low energy fittings to be installed in common areas and should be automatically extinguished when not required at night (i.e. activation by movement detector or similar).

External space lighting is to be 100% dedicated low energy fittings. Security and burglar lighting to be fitted with appropriate movement and day-light sensors.

### Heating

Heating to the apartments is to be provided by means of a 'whole house' heat recovery ventilation system to M&E engineers design and specification.

### Water

Water supply to apartments to M&E engineers design and specification.

### Ventilation

Ventilation to the apartments is to be provided by means of a 'whole house' heat recovery ventilation system to M&E engineers design and specification.

### 26. LEADWORK

All lead to be carried out in accordance with The Lead Association and treated with patination oil on completion.

### NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain an dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

### 27. BALCONIES

Powder coated steel balustrades with toughened glass infill panels are to be provided to the flat roof terrace areas and as Juliette balconies where indicated on the drawings. The three bays of external balconies to the rear elevation are to be formed from powder coated steel frame with timber decking to terrace areas subject to client approval. The front elevation balconies to be drained via external rainwater hoppers with external rain-water pipes set on the plans and elevations.  
NOTE: terrace area guardings to be fixed a min. 1100mm above the dwarf parapet wall (measured from the top).

### 28. STEELWORK

All steelwork subject to structural engineers design and specification. All steel to be finished with an intumescent fire protection coating or encased in a fire rated plasterboard.

### 29. OMITTED

### 30. LIFT CONSTRUCTION

Lift to be a Schindler 3100 range lift to standard specification.  
Generally lift construction to be formed as a concrete blockwork internal shaft. Subject to structural engineers and lift manufacturers design. Lift construction to achieve min. 1 hr fire resistance.

### 31. PRE-COMPLETION TESTING

All works undertaken are to ensure there is limited thermal bridging, air leakage and sound transmission.  
UKAS accredited acoustic testing to be carried out in accordance with Part E of the current Building Regulations and BS EN ISO 140-4:1998 and 140-7:1998.  
UKAS accredited air leakage testing to be carried out in accordance with Part L of the current Building Regulations and to BS EN 13829:2001.

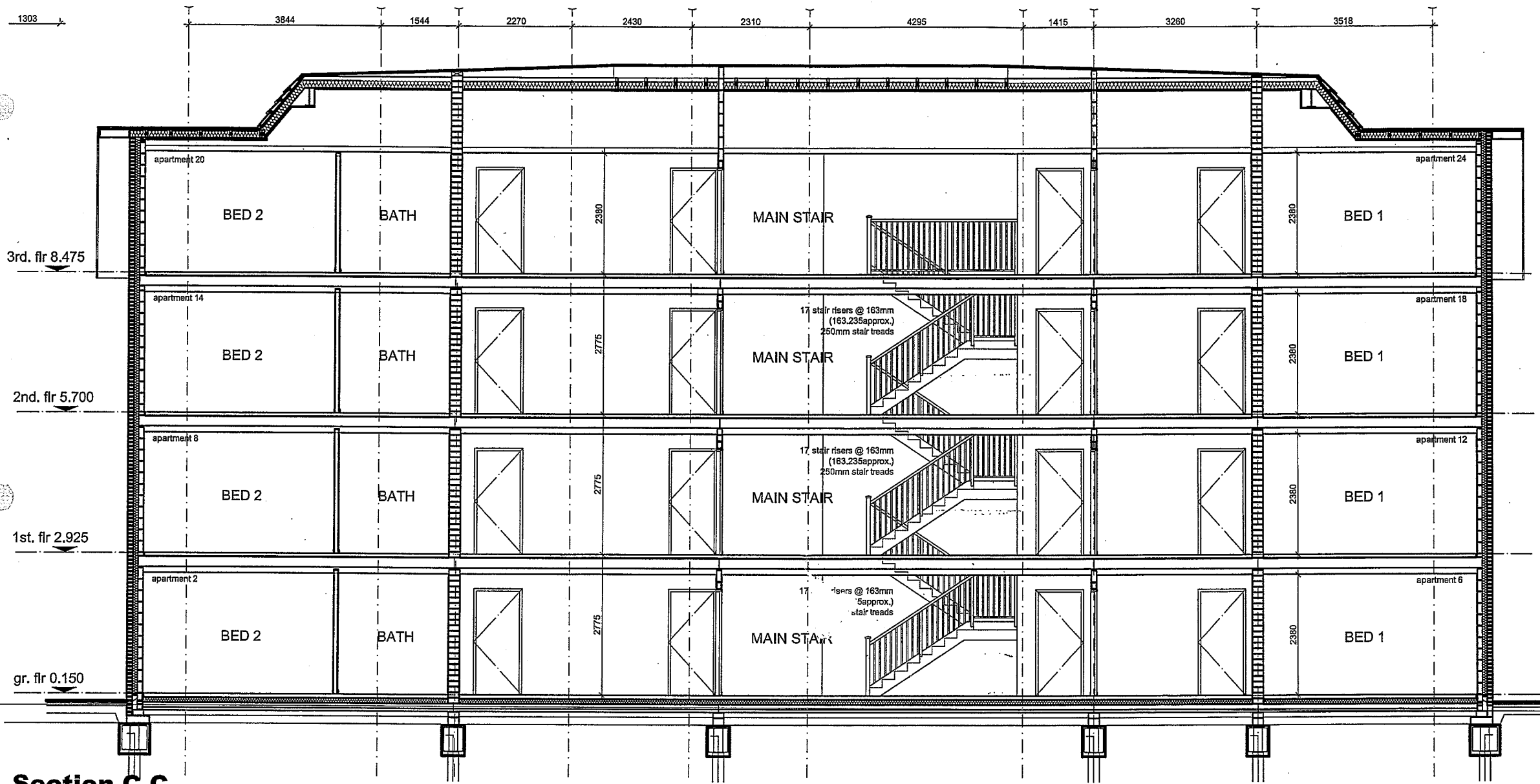
### 32. FIRE ALARM SYSTEMS

Each Apartment is to have a self contained alarm system comprising smoke detector / sounder in hallway and rate of rise heat detector / sounder in Living-Dining-Kitchen area. These two detector / alarms are to be mains powered with battery back up and are to be interlinked.

### 33. SMOKE VENTILATION

Main staircase requires a smoke vent of 1m<sup>2</sup> at the roof level. The vents are to be actuated by means of smoke detectors at each floor level. On detection of smoke in the corridor, the vents on the fire floor, and the vent to the stairway should open simultaneously.

| rev                                                                                                                              | date                                            | drawn   | checked |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------|---------|
| C                                                                                                                                | 28.11.08                                        | RC      | JR      |
| Smoke ventilation (note 33) added. Roof structure up-dated to tapered firing places and flat spanning joists.                    |                                                 |         |         |
| B                                                                                                                                | 16.09.08                                        | RC      | JR      |
| Building Regulation notes up-dated in accordance with CPUK requirements. Section details up-dated in accordance with 'as built'. |                                                 |         |         |
| A                                                                                                                                | 16.07.08                                        | RC      | JR      |
| Building Regulation notes up-dated in accordance with B.C.O requirements.                                                        |                                                 |         |         |
| Initial issue                                                                                                                    | -                                               | RC      | JR      |
| drawing stage                                                                                                                    | Construction                                    |         |         |
| drawing status                                                                                                                   | Preliminary                                     |         |         |
| client                                                                                                                           | Crosby Homes Ltd.                               |         |         |
| project                                                                                                                          | Urban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title                                                                                                                    | Proposed Section B-B                            |         |         |
| date                                                                                                                             | 28.03.08                                        | drawn   | RC      |
| scale                                                                                                                            | 1/50 @ A1                                       | checked | JR      |



## Section C-C

'Urban', Alexandra Road, Whalley Range, Manchester  
Building Regulations Notes

### GENERAL

The Contractor is to be familiar with all relevant codes of practice and current Building Regulations. All dimensions and setting out to be checked by the contractor before commencement on site.

All works to comply with current Building Regulations and all relevant standards and codes of practice and be fit for their intended purpose. All materials and products are to be installed in accordance with manufacturer's specification and recommendations. The contractor is to liaise with the Local Authority to ensure that the Building Inspector visits at all appropriate times as required. All timbers are to be grade C16 or MS and treated as double vacuum/low pressure organic solvent before delivery to the site with all end cuts are to be treated with a compatible brush applied preservative (subject to structural engineer's specification). All new electrical work to comply with current I.E.E. and NICEIC regulations. All heating installations to comply with current design criteria and current legislation. All work to gas appliances, systems and pipe work to be carried out by a CORGI registered tradesman.

### 1. FOUNDATIONS

All foundations to structural engineers design and to the complete satisfaction of the local authority.

### 2. WALLS BELOW D.P.C LEVEL

Generally approved engineering brickwork or trench blockwork below ground level. 2 No. courses (150mm) of facing brickwork above external ground level extending a min. of 4 No. courses (300mm) below external ground level.

### 3. D.P.C & D.P.M LEVEL

Horizontal hyaloid D.P.C to BS.743 to all walls positioned a min. 150mm above the external ground level stepped where necessary. D.P.C to be lapped and sealed with 1200 gauge visqueen DPM at floor slab level.

### 4. GROUND FLOOR CONSTRUCTION

75mm sand and cement screed formed over a separation layer of building paper to BS.1521: 1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 100mm Kingspan K3 Floorboard with min. 25mm perimeter insulation over DPM as above. Main construction to be PCC beam and block construction as specified by structural engineer with on site grouted joints and Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units. Overall floor construction to achieve a min. 0.14W/m2k U' value.

### 5. FIRST, SECOND & THIRD FLOOR CONSTRUCTION

Min. 70mm sand and cement screed on a separation layer of building paper to BS.1521: 1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 100mm Kingspan K3 Floorboard with min. 25mm perimeter insulation over DPM as above. Main construction to be 200mm wide span pre-stressed hollow core floor units as specified by structural engineer with on site grouted joints and Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units.

### 6. EXTERNAL WALLS ABOVE D.P.C LEVEL

Generally external walls to be formed from standard sized facing brickwork to local authority approval with min. 100mm cavity and internal leaf of 100mm Celcon HF-Strength 7N blockwork subject to structural engineer's specification. Min. 12.5mm plasterboard and skim finish to internal leaf of blockwork. Cavity to be fully filled with 100mm Crown Ditherm Cavity Slab 32 by Knauf Insulation to be continuous with roof insulation where applicable. Heads, sills and side mullions (no centre mullions) to the front and side elevation doors and windows (excluding the bay and dormer windows) are to be 150mm deep wet cast arstone sections. Sills to rear elevation windows also to be arstone. 150mm wet cast arstone feature band to the front elevation.

Overall wall construction to achieve a max. 0.25W/m2k U' value.

### NOTE:

All construction details to comply with the Part L accredited construction details.

### 7. PARTY WALLS

Party walls between apartments to be formed in 100mm concrete blockwork laid on side to form 215mm thick wall in accordance with structural engineers crushing strength specification. Block density to be 1840 kg/m<sup>3</sup> minimum. Wall type 1.1. Walls to be to receive a min. 12.5mm plasterboard (10kg/sq.m) and skim finish either side and to give a minimum mass of 300kg/sq.m. Walls to be built up to the underside of roof construction and fire-stopped with compacted fibre glass quilt or other similar approved fire-stop.

### 8. INTERNAL WALLS

Internal walls to be formed from min. 75 x 50mm s/w studs at max. 450mm c/s with min. 12.5mm plasterboard and skim finish either side. Noggins to be fixed staggered at mid height with head and sole plates fixed securely into floor construction. Minimum 25mm thick mineral wool batts of min density 10kg/m<sup>3</sup> to be fixed in all partitions. Moisture resistant plasterboard to be fixed in all kitchen, bathroom and en-suite areas.

### 9. CAVITY CLOSERS

Provide Damcor Insulated DPC around window and door openings in external walls or close cavity with Thermabate 100 pre-formed insulated cavity closer by Thermabate or other similar approved.

### 10. CAVITY TIES

Generally cavity wall ties to be positioned max. 450mm vertically and 750mm horizontally. Cavity ties spaced a max. 225mm vertically around all window and door openings. Cavity ties by specialist manufacturer to be bedded a min. 50mm into the mortar joint within the external and internal leaves of masonry. All cavity ties to BS.5628-12005 Code of Practice for the Use of Masonry and DD140: Part 2:1997: Recommendations for the Design of Wall Ties.

### 11. CAVITY TRAYS

Cavity trays to be fixed over all cavity wall lintels to Type C taken from specialist manufacturer Cavity Trays Ltd or other similar approved. Cavity trays to be provided elsewhere where applicable.

### 12. EXTERNAL DOORS & WINDOWS

All new external doors and windows to be white UPVC with 150mm Aristone surrounds where indicated. Windows generally are to be hinged to allow cleaning from inside the building. Doors and windows to be fully factory weather-stripped. Supplied with all necessary ironmongery which must be of robust construction, handles in particular should be suitable for heavy use. All ground floor windows and those easily accessible above ground floor to comply with BS7950. External doors to be in full compliance with Secured by Design requirements. Main entrance doors to be aluminium thermally broken frames with glazing panel and powder coated in white to match other areas of glazing. External windows and doors to achieve a min. 1.7W/m2k U' value.

### 13. GLAZING

Doors and windows to be glazed with soft coat Low E double glazed units or other similar approved with min. 16mm argon filled cavity. To comply with all relevant codes of practice including BS.6262:1982 Code of Practice for glazing in buildings, BS.6206:1981 Specification for impact performance requirements for flat safety glass and safety plastics for use in buildings, BS.5357:1995 Code of Practice for installation of security glazing.

### 14. ENTRANCE CANOPIES

Pitched entrance canopy to front elevation to be formed as main roof construction supported by isolated timber members to structural engineers details. No insulation required.

### 15. LINTELS

All openings to the front elevation are to be installed with a galvanised JG single lintel (outer leaf) and reinforced PCC lintel to internal leaf. All other lintels to be as specified by structural engineer with min. 150mm end bearings onto loadbearing blockwork. All lintels to incorporate necessary stop ends and cavity trays by specialist manufacturer. Allow for 3 no evenly spaced weepholes over each opening. All internal lintels to be PCC lintels spanning onto loadbearing blockwork with min. 150mm blockwork end bearing subject to structural engineers design.

### 16. MAIN ROOF CONSTRUCTION

Main roof to be a pitched structure at 50 degrees with flat sections at a nominal fall of 2 degrees. Dark coloured concrete interlocking roofing tiles to local authority approval on 50x25mm s/w treated timber battens on counter battens on breathable membrane by Tyvek or other similar approved to form the main pitched roof with isolated s/w timber rafters and purlin sections supported by steel sections all subject to structural engineers design. 150mm of Kingspan Thermapitch TP10 insulation to insulate the roof with 52.5mm of Kingspan Kooltherm K18 u/s or other similar approved (equal in terms of ozone depletion potential as well as insulating properties). All dry ridges, dry hip ridges, dry mono-ridges and dry verges to match the selected roof tile and GRP valleys and appropriate code lead flashings where necessary. Flat roof sections to be formed from isolated timbers supported by steel sections with Trocal type 'S' PVC waterproofing membrane with appropriate welds and seals by manufacturer over 1 No. layer protective fleece laid loose and mechanically fixed to min. 19mm plywood decking. Gypsum based ceiling board (min. 8kg/m<sup>2</sup>) fixed to metal frame support system providing a min. 100mm void below floor units. Fascia, soffits and barge-boards are to be pre-formed UPVC in white and form a 650mm over-hang to roof structure. Min. 125mm half round black UPVC gutter fixed back to fascia with min. 75mm black UPVC downpipes positioned accordingly to plans and elevations. Main roof construction to achieve a min. 0.14W/m2k U' value.

### 17. FLAT ROOF DORMER CONSTRUCTION

Dormer cheeks to be formed from 100 x 50mm s/w timber studs (subject to structural engineers design) spaced at max. 600mm and fixed to doubled up roof timbers with 10mm OSB sheathing boards and breather membrane over. 38 x 25mm s/w vertical studs fixed back with min. 20mm exterior grade ply fixed over. Cheeks to be dressed in min. Code No. 5 lead flashing treated with petroleum oil. Walls to be lined out internally with min. 1 No. layer of Gypsol wall board and plaster skin. Crown framebeam 32 insulation is to be push-fitted between the studwork. Dormer cheeks to achieve a min. 0.25W/m2k U' value.

Flat roof to be formed from s/w rafters to structural engineers' details with firing pieces fixed over and fatts back to main roof. Single ply roofing membrane system by Trocal or other similar approved is to be fixed over min. 20mm exterior grade ply. 150mm of Kingspan Thermapitch TP10 insulation to insulate the roof with 38mm of Kingspan Kooltherm K18 u/s. Fascias are to be formed from pre-formed dark grey UPVC. Roof construction to achieve a min. 0.14W/m2k U' value.

### 18. PITCHED ROOF DORMER CONSTRUCTION

Pitched roof dormers to be formed from s/w rafters to structural engineers details and pitch to be 23 degrees. Roof covering and insulation to match 'main roof construction'. Dormer cheeks to be formed as 'flat roof dormer' construction. Roof construction to achieve a min. 0.14W/m2k U' value.

NOTE: DORMERS TO BE AS ABOVE OR PREFORMED DORMER BY SPECIALIST MANUFACTURER SUBJECT TO CLIENT CONFIRMATION.

### 19. ROOF CONSTRUCTION OVER BALCONIES / TERRACES

Asphalt roof covering to form falls away (Min. 1:80) from building over a separation layer of building paper to BS.1521: 1972 (1994) Grade B1F or polythene sheet min. 500 gauge (125 micron) on min. 25mm external grade plywood. S/w timber joists to structural engineers details spanning onto internal leaf of blockwork or proprietary joist hangers with min. 100mm Kingspan Thermapitch TP10 insulation laid between and 37.5mm (25mm insulation + 12.5mm plasterboard) Kingspan K18 fixed to u/s. Min Code No. 5 lead flashings to be lapped with asphalt covering and chased into blockwork. Surface water to fall away into RWP positioned adjacent to terrace/balcony areas. Roof construction to achieve a min. 0.14W/m2k U' value.

### 20. ACCESS STAIRS

To be formed in pre-cast concrete to manufacturers specifications and recommendations. 250 going, max 170 risers (163.23approx) 900 clear width between handrails to both sides of stair 900 above pitch of stair and 1000 above landing levels. Balusters at 100/c. Min. 2000 headroom. Powder coated steel balustrades with circular hardwood rails to be non-climbable and 1100 high above balcony / landing level and 900 high above nosing line on stair flights. Carpet tile finish with contrasting PVC nosings.

### 21. FLOOR DRAINAGE

In accordance with drawings and specifications prepared by the structural engineers. To comply with BS 8301 1985-Building Drainage. Form drainage runs to suit proposed layout ensuring all above and below ground drainage is fully roddable. Allow for access points above ground at all changes in direction and at each floor level. Deep seal traps at all fittings.

### Below ground drainage

Below ground drainage to be designed by the Structural Engineer and generally formed in 110 plastic and installed in accordance with manufacturers specification and recommendations. Max. fall 1:40. Inspection chambers to be proprietary polypropylene nominally 800 dia. c/w heavy-duty cover and frame to be installed in accordance with manufacturers specification and recommendations. Internal manholes to be fitted with screw down double seal covers and finish level with finished floor. Soil vent pipes to terminate at roof level min. 900mm above highest opening with a proprietary fitting or with an air admittance valve finished above overflow level of highest appliance. WCs to be fitted with 25mm overflows and where located away from outside walls to be fitted with internal overflows. Soil stacks to be fitted with intumescent collars with a min. 1 hour fire resistance where passing through compartment floors. Stacks to be encased with 50x50 s/w framing with 12.5mm plasterboard and mineral wool packed tightly around to improve sound insulation. Deep seal traps at all fittings. 75mm seal to sinks baths and washbasins 50mm for WCs.

### 22. SURFACE WATER DRAINAGE

To comply with BS 8367: 1983 Code of practice for drainage of roofs and paved areas. Half round gutters laid to falls to discharge into evenly spaced UPVC downpipes. RWPs to discharge into roddable gullies. Gullies to be complete with hinged gratings. Ground drainage to be designed by the structural engineer and to connect into

### 23. FIRE PROTECTION & MEANS OF ESCAPE

To comply with Part B of the current building regulations and with reference to the following codes of practice: Including the relevant sections of BS5588: Fire Precautions in the design, construction, and use of buildings. BS 5268: Emergency Lighting. BS 5499: Fire Safety Signs, notices and graphic symbols. BS 5839: Fire detection and alarm systems for buildings. A openable smoke ventilator is to be provided at the top of the stairwell with a remote opening device at entrance level to give a min. free area of one square metre.

### Fire Stopping

Insert continuous fibre barriers at party wall positions taken to the U/S of the roof structure. To be installed in strict accordance with manufacturer's instructions.

### 24. INTERNAL DOORS

Provide FD20 to all interior doors within apartments where noted on the Fire Strategy Plans. All flat entrance doors to be FD30S and fitted with overhead door closers. Generally internal doors to be MDF lining of suitable section size and include suitable packing/noggins throughout.

### 25. SERVICE INSTALLATIONS

Generally all mechanical and electrical services are to be designed by a nominated M&E consultant subject to client approval.

### Electrical

All incoming mains are to be situated within the ground floor landlords store where all individual meters will be located. Services rising and entering the apartment at ceiling level with the consumer unit situated in the hall or store of each apartment.

### Low Energy Lighting

Energy efficient light fittings to be installed in compliance with Part L1A of the Building Regulations, full guidance given in leaflet 'GIL20' issued by BRECSU. A minimum of 75% of light fittings to be capable of accepting only low energy lamps. Low energy fittings to be installed in common areas and should be automatically extinguished when not required at night (i.e. activation by movement detector or similar).

External space lighting is to be 100% dedicated low energy fittings. Security and burglar lighting to be fitted with appropriate movement and day-light sensors.

### Heating

Heating to the apartments is to be provided by means of a 'whole house' heat recovery ventilation system to M&E engineers design and specification.

### Water

Water supply to apartments to M&E engineers design and specification.

### Ventilation

Ventilation to the apartments is to be provided by means of a 'whole house' heat recovery ventilation system to M&E engineers design and specification.

### 26. LEADWORK

All lead to be carried out in accordance with The Lead Association and treated with petroleum oil on completion.

### 27. BALCONIES

Powder coated steel balustrades with toughened glass infill panels are to be provided to the flat roof terrace areas and as Juliette balconies where indicated on the drawings. The three bays of external balconies to the rear elevation are to be formed from powder coated steel frame with timber decking to terrace areas subject to client approval. The front elevation balconies to be drained via external rainwater hoppers with external rain-water pipes as on the plans and elevations. NOTE: terrace area guardings to be fixed a min. 1100mm above the dwarf parapet wall (measured from the top).

## NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

### 28. STEELWORK

All steelwork subject to structural engineers design and specification. All steel to be finished with an intumescent fire protection coating or encased in a fire rated plasterboard.

### 29. OMITTED

### 30. LIFT CONSTRUCTION

Lift to be a Schindler 3100 range lift to standard specification. Generally lift construction to be formed as a concrete blockwork internal shaft. Subject to structural engineers and lift manufacturers design. Lift construction to achieve min. 1 hr fire resistance.

### 31. PRE-COMPLETION TESTING

All works undertaken are to ensure there is limited thermal bridging, air leakage and sound transmission. UKAS accredited acoustic testing to be carried out in accordance with Part E of the current Building Regulations and BS EN ISO 140-4: 1998 and 140-7: 1998. UKAS accredited air leakage testing to be carried out in accordance with Part L of the current Building Regulations and to BS EN 13829:2001.

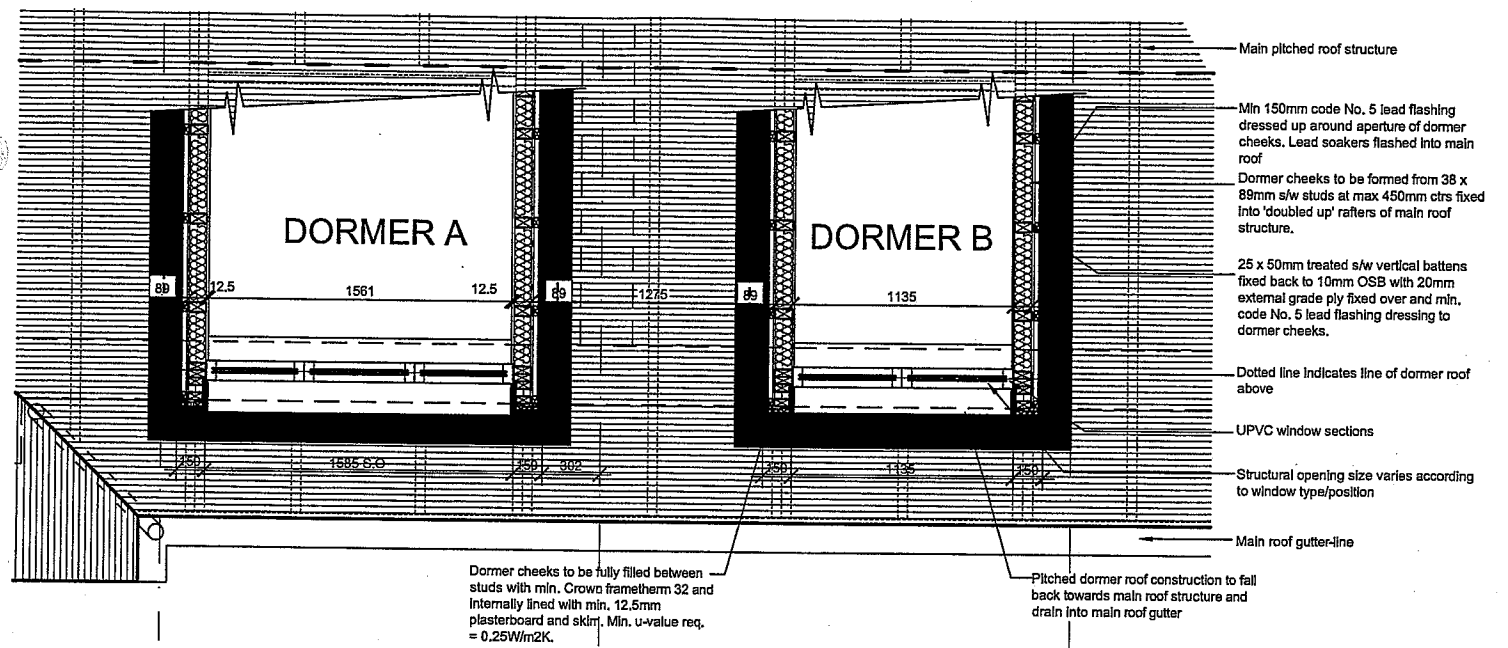
### 32. FIRE ALARM SYSTEMS

Each Apartment is to have a self contained alarm system comprising smoke detector / sounder in hallway and rate of rise heat detector / sounder in Living-Dining-Kitchen area. These two detector / alarms are to be mains powered with battery back up and are to be interlinked.

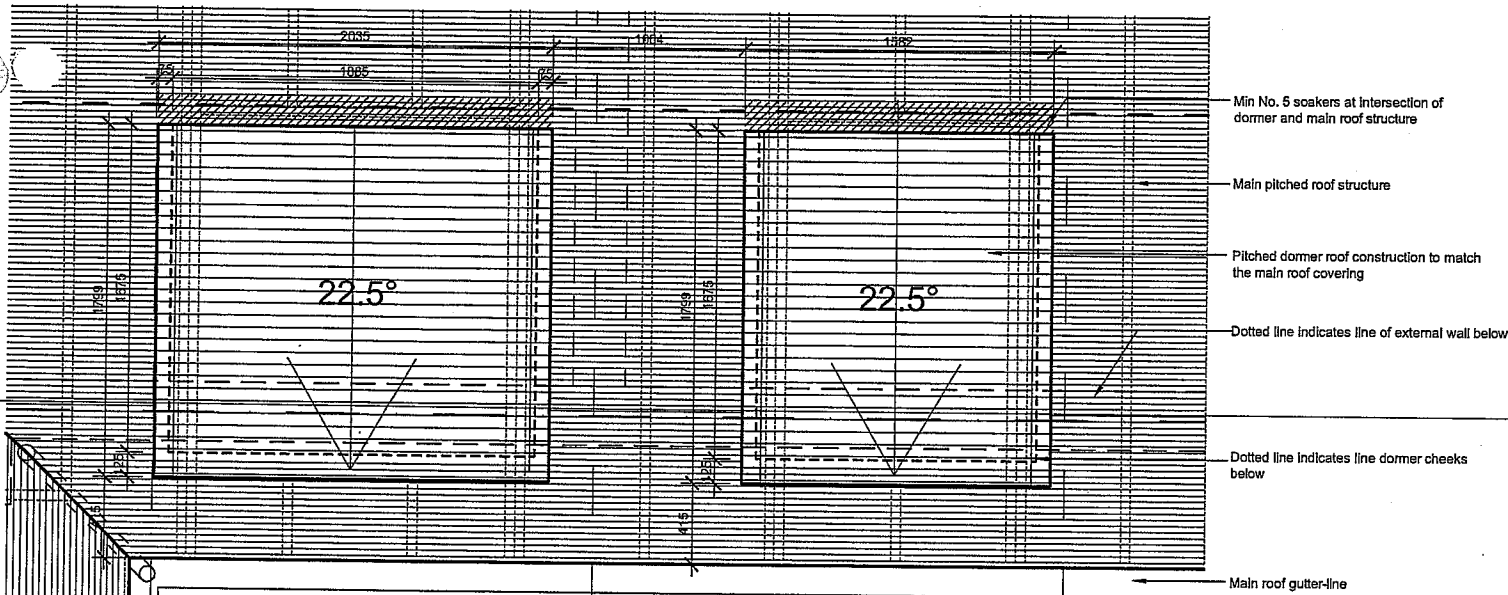
### 33. SMOKE VENTILATION

Main staircase requires a smoke vent of 1m2 at the roof level. The vents are to be actuated by means of smoke detectors at each floor level. On detection of smoke in the corridor, the vents on the fire floor, and the vent to the stairway should open simultaneously.

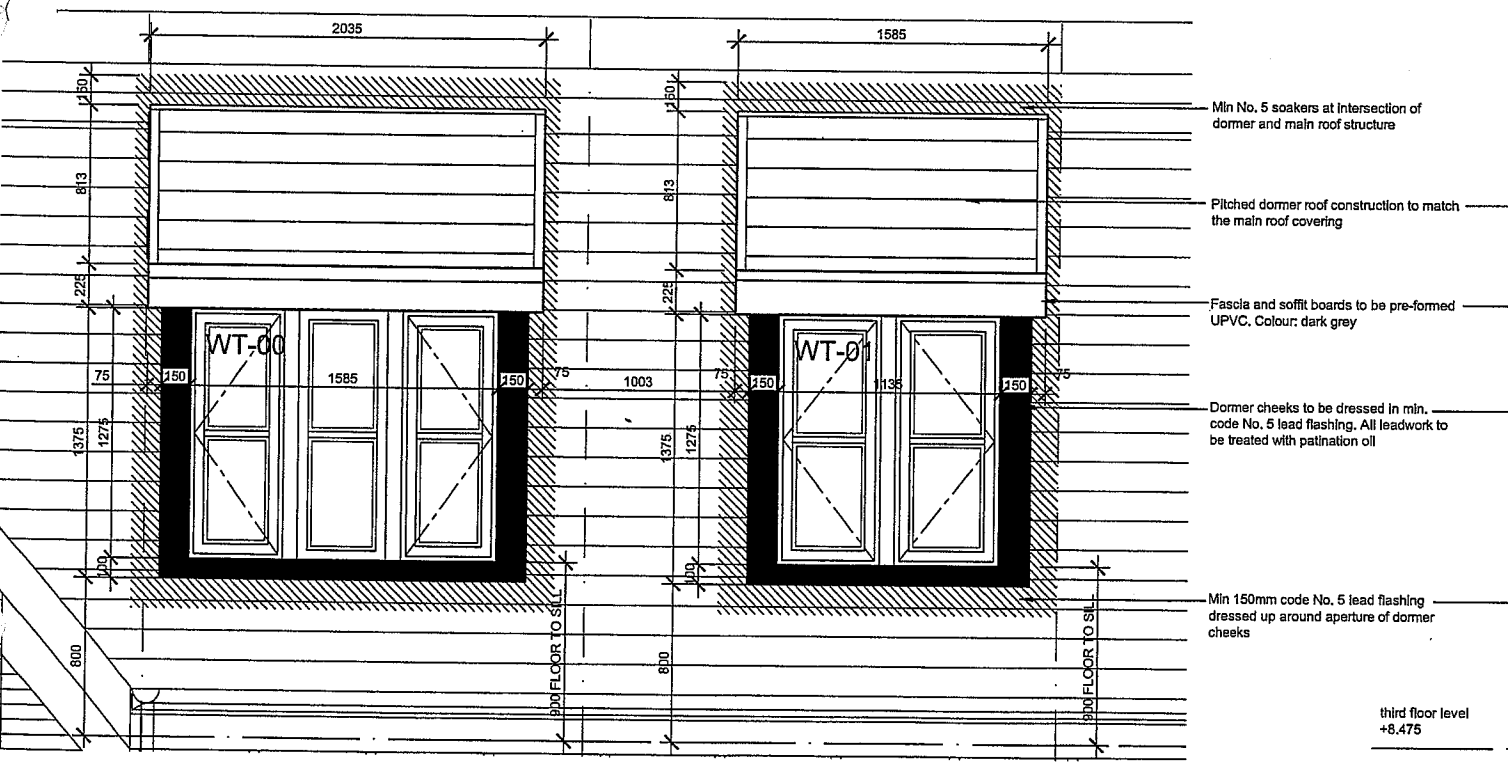
| rev                                                                                                                            | date                                            | drawn   | checked |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------|---------|
| C                                                                                                                              | 26.11.08                                        | RC      | JR      |
| Roof updated to tapered firing pieces on level joists, note 33 added                                                           |                                                 |         |         |
| B                                                                                                                              | 16.09.08                                        | RC      | JR      |
| Building Regulation notes up-dated in accordance with CPUK requirements. Section details up-dated in accordance with as built. |                                                 |         |         |
| A                                                                                                                              | 16.07.08                                        | RC      | JR      |
| Building Regulation notes up-dated in accordance with B.C.O requirements.                                                      |                                                 |         |         |
| Initial issue                                                                                                                  | -                                               | RC      | JR      |
| drawing stage                                                                                                                  | Construction                                    |         |         |
| drawing status                                                                                                                 | Preliminary                                     |         |         |
| client                                                                                                                         | Crosby Homes Ltd.                               |         |         |
| project                                                                                                                        | Urban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title                                                                                                                  | Proposed Section C-C                            |         |         |
| date                                                                                                                           | 28.03.08                                        | drawn   | RC      |
| scale                                                                                                                          | 1/50 @ A1                                       | checked | JR      |



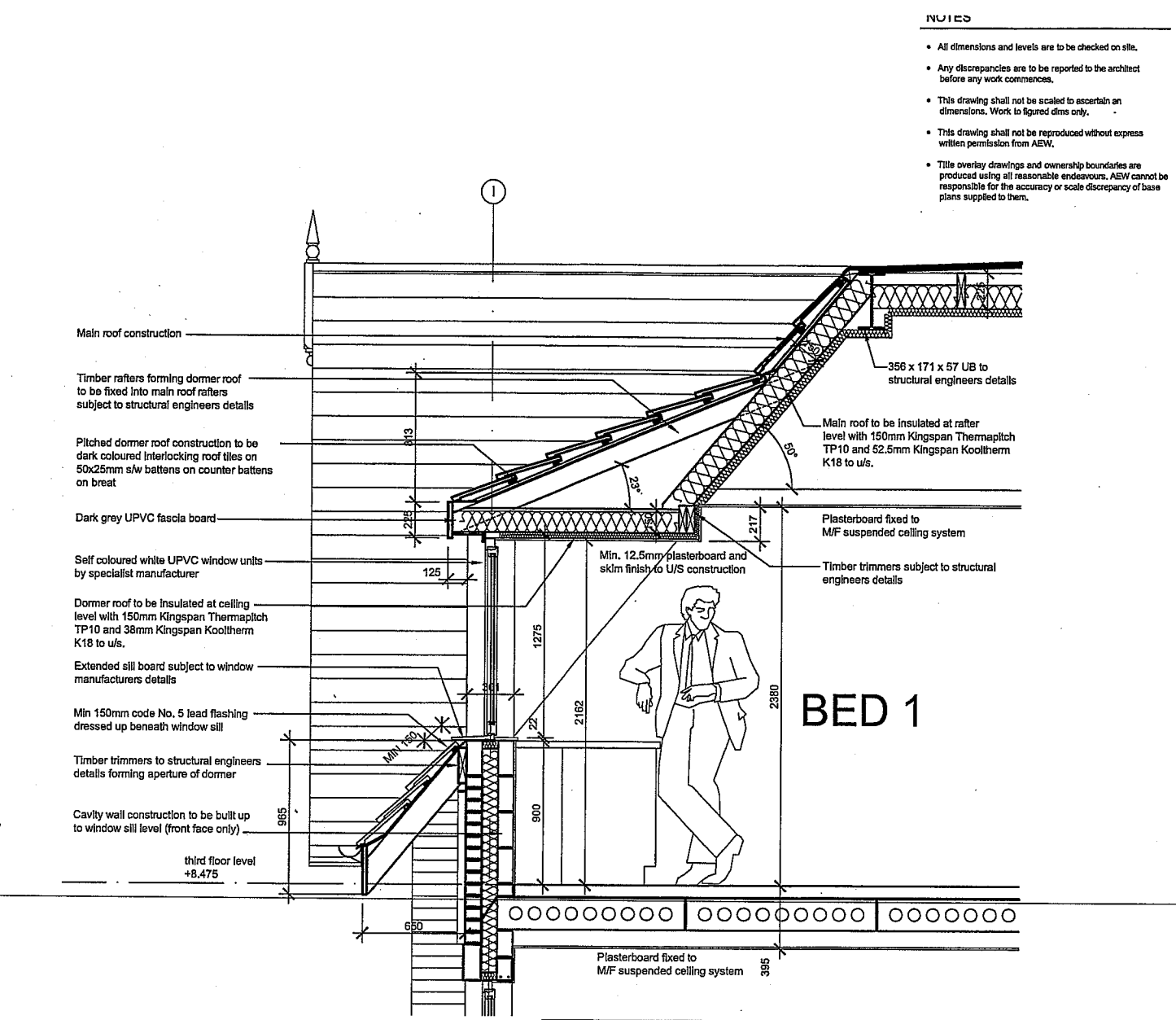
DORMER PLAN DETAIL



DORMER ROOF PLAN DETAIL



FRONT ELEVATION

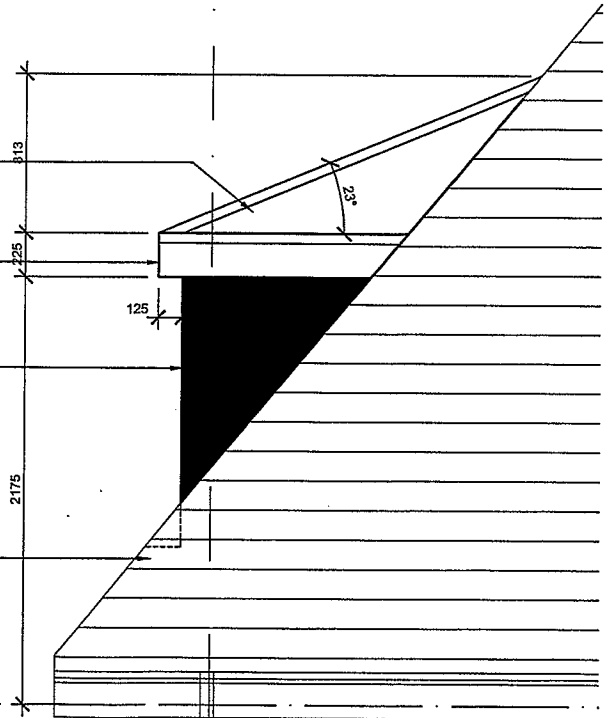


TYPICAL SECTION THRO'

**NOTE: LEAD DRESSING TO DORMER CHEEKS/WALLS SUBJECT TO CLIENT CONFIRMATION.**

**2 NO. DORMER 'A' TYPES & 2 NO. DORMER 'B' TYPES ALL TO THE FRONT ELEVATION**

**REAR ELEVATION DORMERS TO BE FLAT ROOFED. SEE DWG W3184 / C23**



SIDE ELEVATION

- NOTES**
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences.
  - This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
  - This drawing shall not be reproduced without express written permission from AEW.
  - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

| rev                                                                     | date      | drawn   | checked |
|-------------------------------------------------------------------------|-----------|---------|---------|
| A                                                                       | 25.11.08  | RC      | JR      |
| General specification up-dated to show 20mm ext grade ply and 10mm OSB. |           |         |         |
| Initial Issue                                                           |           |         |         |
| -                                                                       | 07.06.08  | RC      | JR      |
| drawing stage Construction                                              |           |         |         |
| drawing status For Comment / Preliminary                                |           |         |         |
| client Crosby Homes Ltd.                                                |           |         |         |
| project Urban Alexandra Road South, Whalley Range                       |           |         |         |
| drawing title Pitched Roof Dormer Details                               |           |         |         |
| date                                                                    | 05.06.08  | drawn   | RC      |
| scale                                                                   | 1/20 @ A1 | checked | JR      |

### DORMER PLAN DETAIL

### DORMER ROOF PLAN DETAIL

## FRONT ELEVATION

### SIDE ELEVATION

TYPICAL SECTION THROU'

NOTE: LEAD DRESSING TO DORMER  
CHEEKS/WALLS SUBJECT TO CLIENT  
CONFIRMATION.

3 NO. DORMER 'C' TYPES  
2 NO. DORMER 'A' & 'B' TYPES AS  
FLAT ROOF DORMERS - DIMENSIONS  
DWG W3184 / C22 TO REAR ELEVATION

FRONT ELEVATION DORMERS TO BE  
PITCHED ROOFS. SEE DWG W3184 / C22

| rev                                                                     | date     | drawn | checked |
|-------------------------------------------------------------------------|----------|-------|---------|
| A                                                                       | 25.11.08 | RC    | JR      |
| General specification up-dated to show 20mm ext grade ply and 10mm OSB. |          |       |         |
| Initial Issue                                                           |          |       |         |
| -                                                                       | 07.08.08 | RC    | JR      |

drawing stage **Construction**drawing status **For Comment / Preliminary**

client

Crosby Homes Ltd.

---

project .

Orban  
Alexandra Road South,

Whalley Range

drawing title

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

### Flat Roof Dormer Details

---

data 05.08.08 drawn RC

scale 1/20 @ A1 checked JR

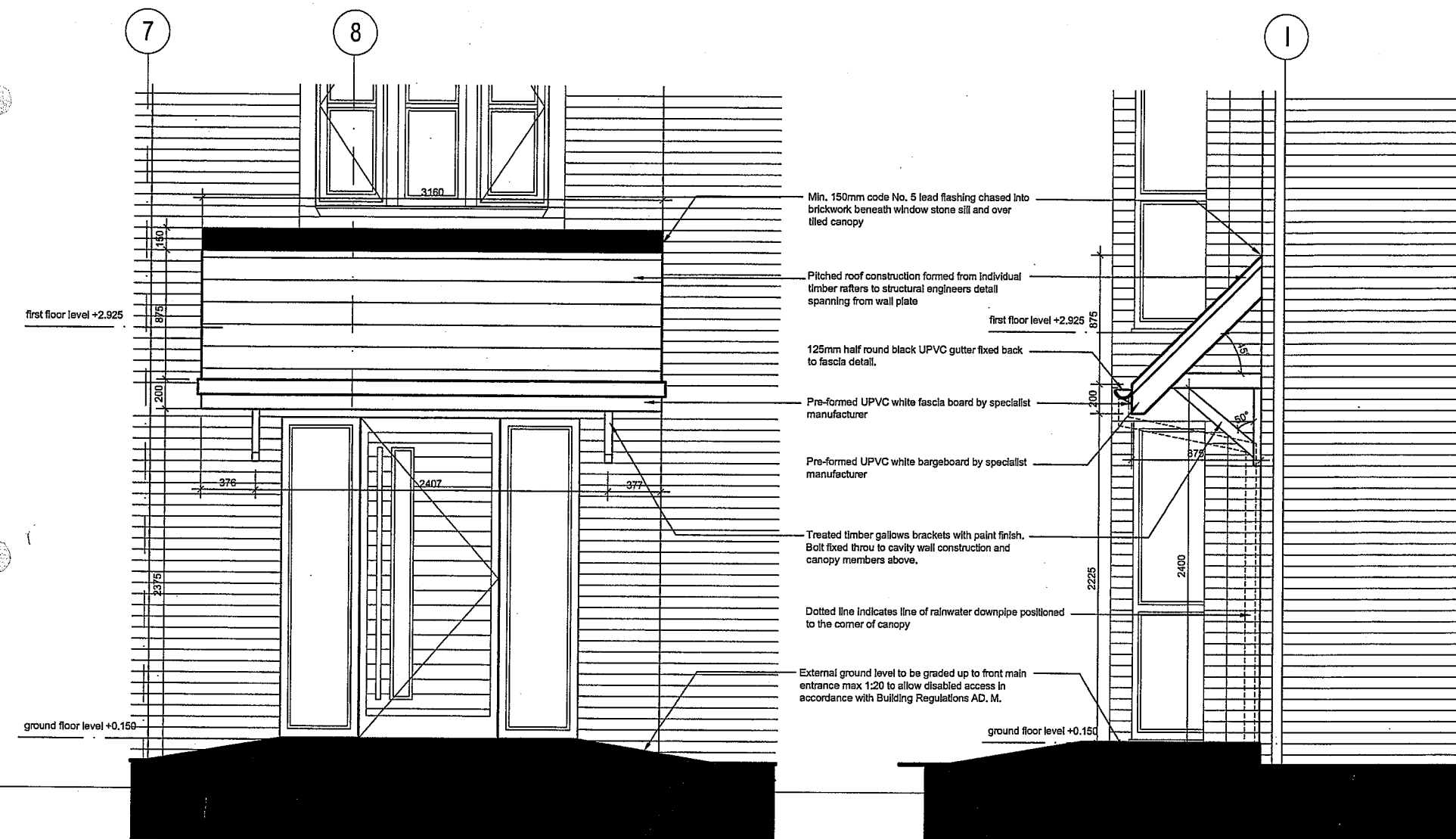
Job No DWG No Rev  
**W3184 C23 A**

NEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDING 6, ST MARK'S PARSONAGE  
MANCHESTER M3 2DF T0161 2144370 F0161 2144371

**A**

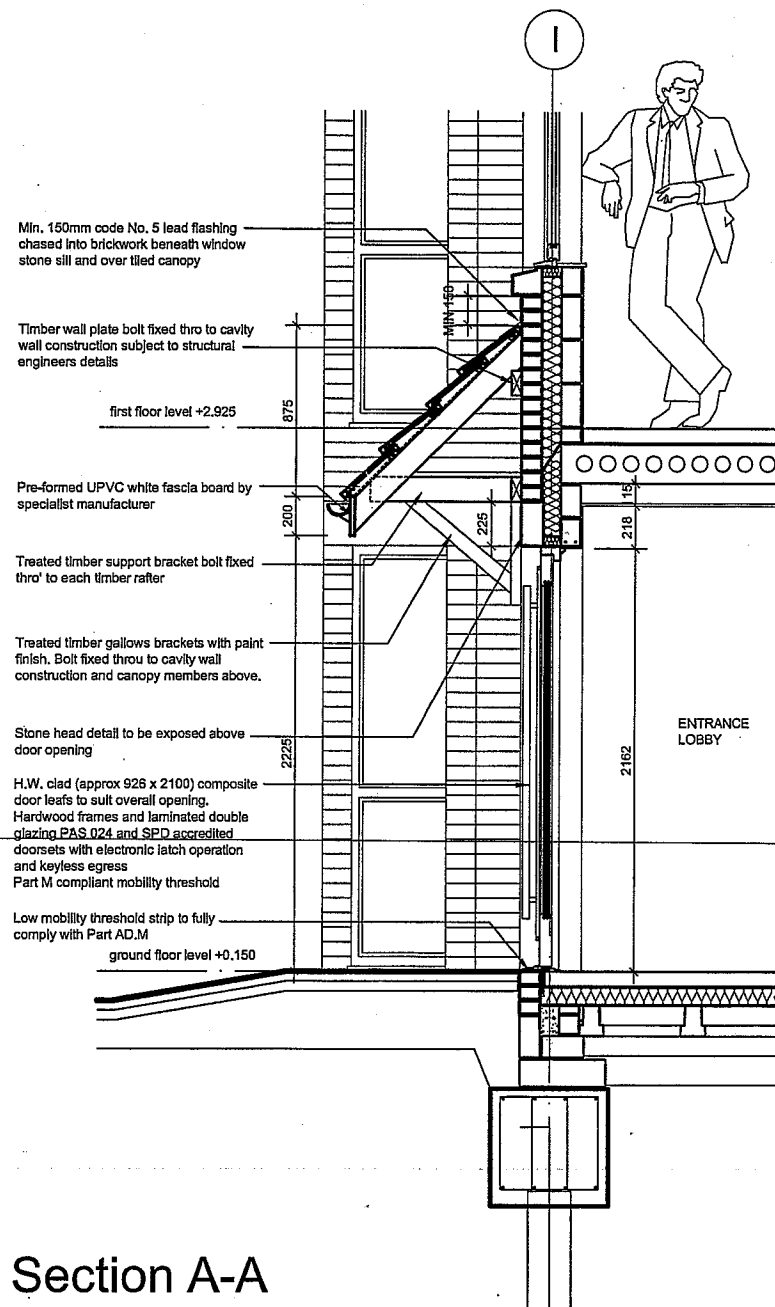
# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain an dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

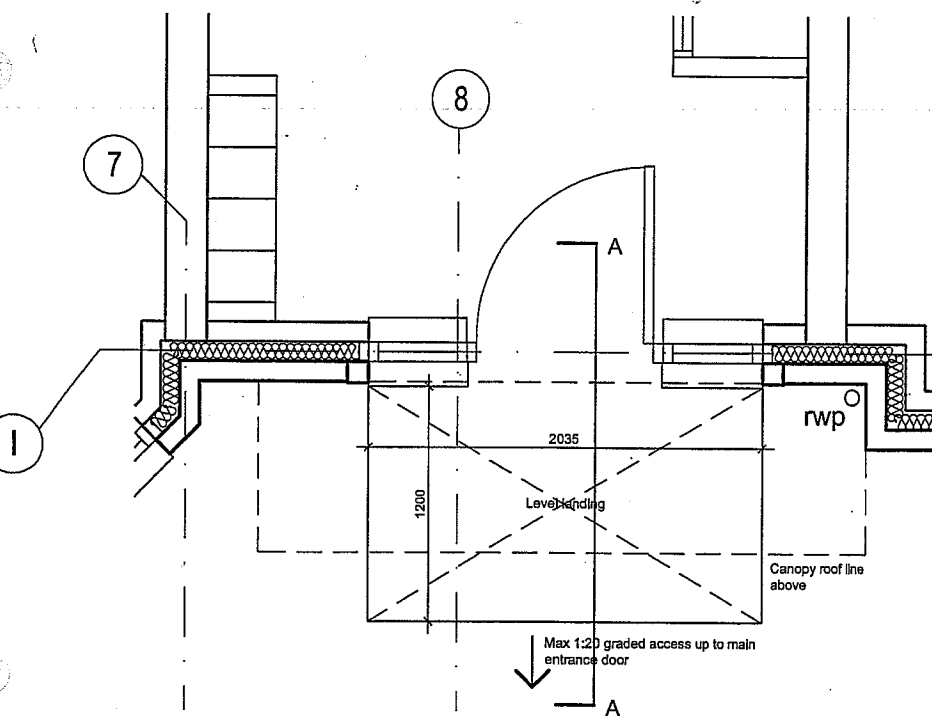


Front Elevation

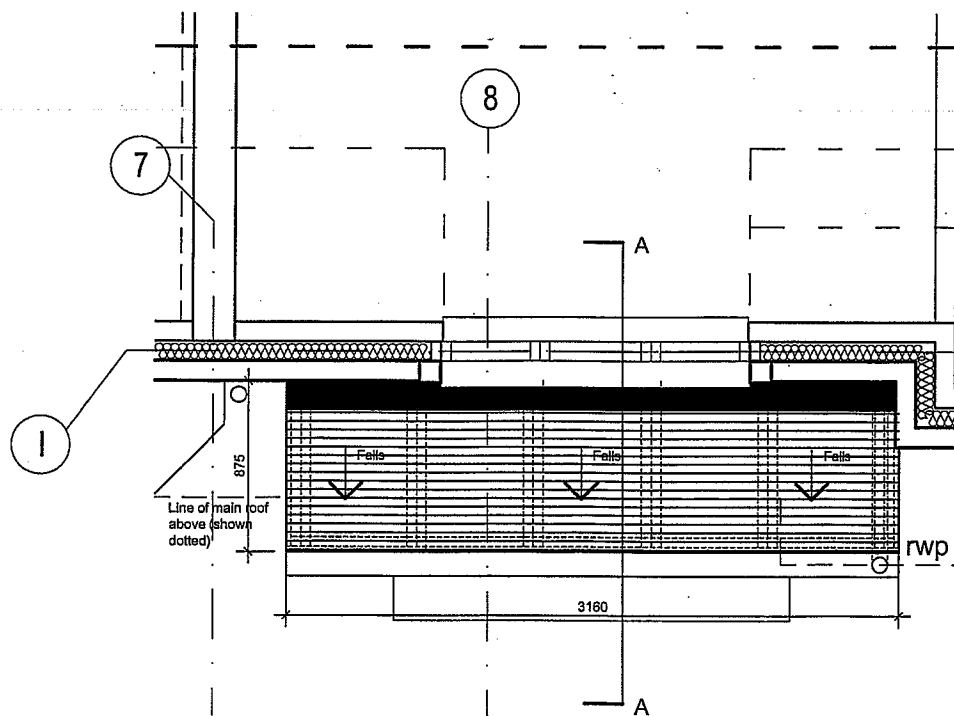
Side Elevation



Section A-A

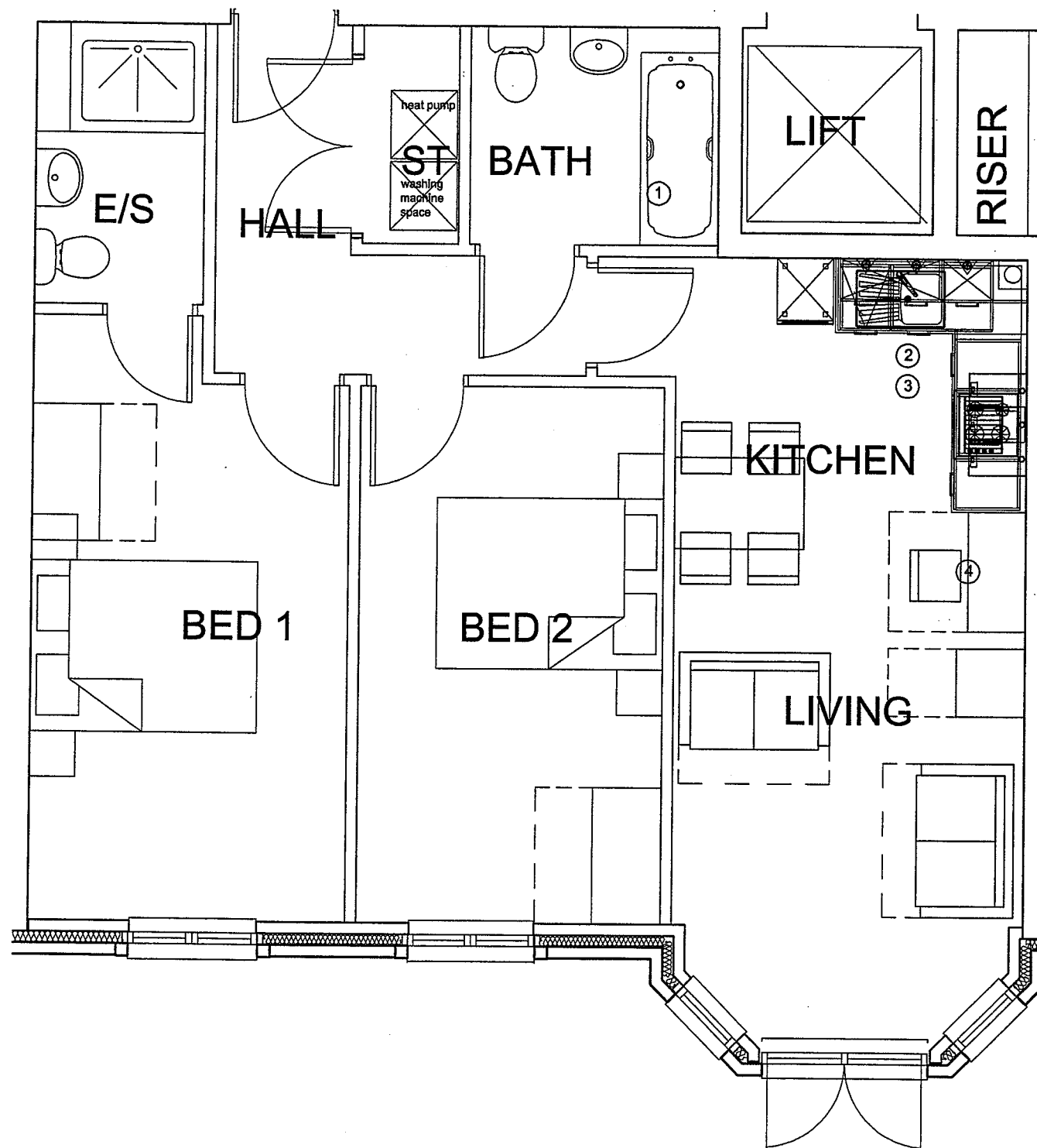


Ground Floor Plan



Roof Plan

| rev                                             | date     | drawn | checked |
|-------------------------------------------------|----------|-------|---------|
| A                                               | 08.09.08 | RC    | JR      |
| Floor detail arrangement up-dated.              |          |       |         |
| Initial issue                                   |          |       |         |
| RC JR                                           |          |       |         |
| drawing stage                                   |          |       |         |
| Construction                                    |          |       |         |
| drawing status                                  |          |       |         |
| For Comment / Preliminary                       |          |       |         |
| client                                          |          |       |         |
| Crosby Homes Ltd.                               |          |       |         |
| project                                         |          |       |         |
| Orban<br>Alexandra Road South,<br>Whalley Range |          |       |         |
| drawing title                                   |          |       |         |
| Entrance Canopy Details                         |          |       |         |
| date                                            |          |       |         |
| 30.07.08                                        |          |       |         |
| scale                                           |          |       |         |
| 1/20 @ A1                                       |          |       |         |
| drawn                                           |          |       |         |
| RC                                              |          |       |         |
| checked                                         |          |       |         |
| JR                                              |          |       |         |

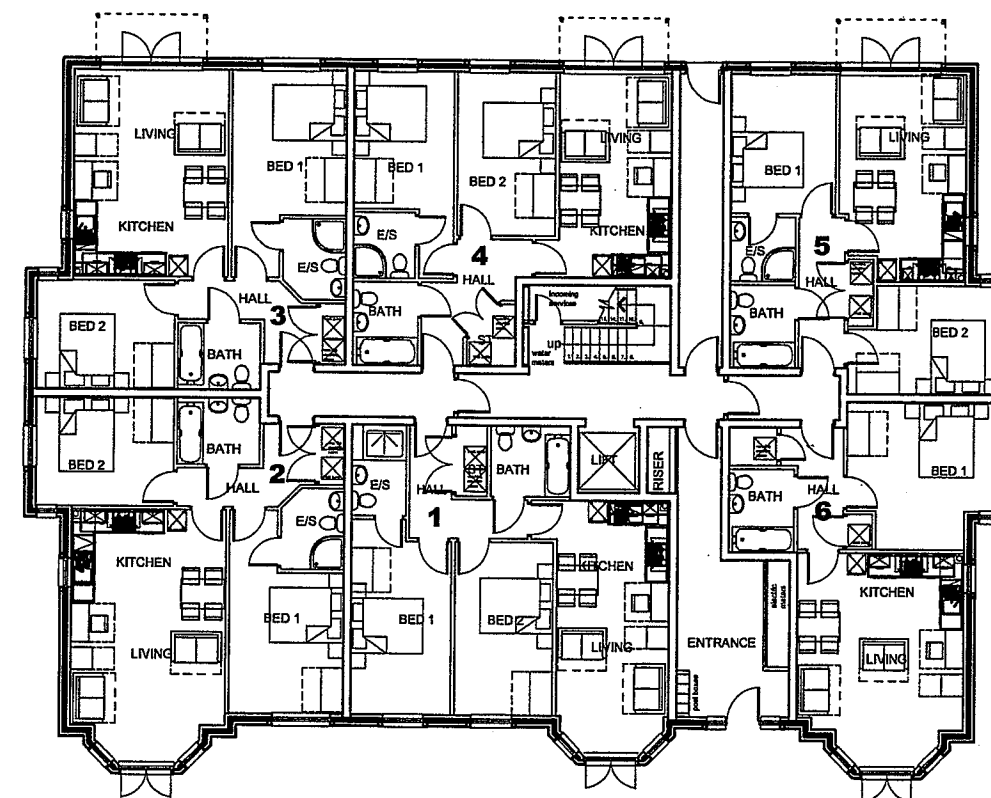


# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- This overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

Key : Notes apply to each apartment

- Provide securely fixed retractable clothes line with minimum 4m of line over each bath.
- Provide 3 number recycling bins in each kitchen located in floor cupboard. Minimum individual size 15 litres each but total capacity 60 litres minimum.
- Information leaflet on EU Energy Efficiency Labelling scheme of efficient white goods is to be provided in each kitchen. Fridge Freezers are to be A+ rated.
- Space in bedroom for future home office if required.



| rev            | date                                            | drawn   | checked |
|----------------|-------------------------------------------------|---------|---------|
| Initial Issue  |                                                 | RC      | JR      |
| drawing stage  | Construction                                    |         |         |
| drawing status | Preliminary                                     |         |         |
| client         | Crosby Homes Ltd.                               |         |         |
| project        | Urban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title  | Typical Apartment Layout                        |         |         |
| date           | 28.01.09                                        | drawn   | RC      |
| scale          | 1/20 @ A1                                       | checked | JR      |

W3184 C025

AEW ARCHITECTS AND DESIGNERS LTD  
100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 1926, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1946, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414, 3416, 3418, 3420, 3422, 3424, 3426, 3428, 3430, 3432, 3434, 3436, 3438, 3440, 3442, 3444, 3446, 3448, 3450, 3452, 3454, 3456, 3458, 3460, 3462, 3464, 3466, 3468, 3470, 3472, 3474, 3476, 3478, 3480, 3482, 3484, 3486, 3488, 3490, 3492, 3494, 3496, 3498, 3500, 3502, 3504, 3506, 3508, 3510, 3512, 3514, 3516, 3518, 3520, 3522, 3524, 3526, 3528, 3530, 3532, 3534, 3536, 3538, 3540, 3542, 3544, 3546, 3548, 3550, 3552, 3554, 3556, 3558, 3560, 3562, 3564, 3566, 3568, 3570, 3572, 3574, 3576, 3578, 3580, 3582, 3584, 3586, 3588, 3590, 3592, 3594, 3596, 3598, 3600, 3602, 3604, 3606, 3608, 3610, 3612, 3614, 3616, 3618, 3620, 3622, 3624, 3626, 3628, 3630, 3632, 3634, 3636, 3638, 3640, 3642, 3644, 3646, 3648, 3650, 3652, 3654, 3656, 3658, 3660, 3662, 3664, 3666, 3668, 3670, 3672, 3674, 3676, 3678, 3680, 3682, 3684, 3686, 3688, 3690, 3692, 3694, 3696, 3698, 3700, 3702, 3704, 3706, 3708, 3710, 3712, 3714, 3716, 3718, 3720, 3722, 3724, 3726, 3728, 3730, 3732, 3734, 3736, 3738, 3740, 3742, 3744, 3746, 3748, 3750, 3752, 3754, 3756, 3758, 3760, 3762, 3764, 3766, 3768, 3770, 3772, 3774, 3776, 3778, 3780, 3782, 3784, 3786, 3788, 3790, 3792, 3794, 3796, 3798, 3800, 3802, 3804, 3806, 3808, 3810, 3812, 3814, 3816, 3818, 3820, 3822, 3824, 3826, 3828, 3830, 3832, 3834, 3836, 3838, 3840, 3842, 3844, 3846, 3848, 3850, 3852, 3854, 3856, 3858, 3860, 3862, 3864, 3866, 3868, 3870, 3872, 3874, 3876, 3878, 3880, 3882, 3884, 3886, 3888, 3890, 3892, 3894, 3896, 3898, 3900, 3902, 3904, 3906, 3908, 3910, 3912, 3914, 3916, 3918, 3920, 3922, 3924, 3926, 3928, 3930, 3932, 3934, 3936, 3938, 3940, 3942, 3944, 3946, 3948, 3950, 3952, 3954, 3956, 3958, 3960, 3962, 3964, 3966, 3968, 3970, 3972, 3974, 3976, 3978, 3980, 3982, 3984, 3986, 3988, 3990, 3992, 39

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain an dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



|       |           |         |    |
|-------|-----------|---------|----|
| scale | 1/50 @ A1 | checked | JR |
|-------|-----------|---------|----|

W3184 C005 C

NEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDING 8, ST MARY'S PARSONAGE  
MANCHESTER M3 2DF TEL 0161 2144370 F01612144371



# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

150MM BEAM AND BLOCK FLOORING  
75MM SAND/CEMENT SCREED

40MM KINGSPAN K3 FLOORBOARD  
INSULATION

215 THK. BLOCKWORK  
WALLS 7.0N BLOCKS.

215MM BLOCKWORK

215MM BLOCKWORK

VISQUEEN DPM ON TOP OF  
LIFT PIT BASE AND  
PROTECTED BY FURTHER  
LAYER OF CONCRETE

RIW 2 COAT COLD APPLIED DPM IN  
ACCORDANCE WITH MANUFACTURER'S  
INSTRUCTIONS TO EXT FACE OF LIFT  
PIT WALL AND ON TO TOE OF LIFT  
PIT BASE. FORM LAPS WITH DPMS TO  
GROUND FLOOR SLAB AND TO TOE OF  
LIFT PIT BASE USING RIW  
SHEETSEAL 226

LIFT PIT  
DEPTH TO  
LIFT  
MANUFACTURERS  
REQUIREMENTS

450 X 600 DEEP R.C. GROUND BEAM

200MM DEEP REINFORCED CONCRETE  
SLAB WITH T16 BARS SPANNING IN  
TWO DIRECTIONS TOP AND BOTTOM

| rev           | date     | drawn | checked |
|---------------|----------|-------|---------|
| A             | 01/01/07 | XYZ   | XYZ     |
| Initial Issue |          |       |         |

drawing stage **Construction**

drawing status

client

Crosby Lend Lease  
CPUK

project

Orban

drawing title

Lift Pit  
Waterproofing

| date  | 25/06/08 | drawn   | JR |
|-------|----------|---------|----|
| scale | NTS @ A4 | checked | JR |

Job No  
DWG No  
**W3184 C012**

AEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDINGS, ST MARY'S PARSONAGE  
MANCHESTER M3 2DF T:0161 2144370 F:0161 2144371



# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

100MM DENSE CONCRETE BLOCKWORK LAID ON SIDE TO FORM 215MM PARTY WALL MIN. DENSITY 1840 KG/M3 WITH 1 NO. LAYER OF 12.5MM PLASTERBOARD AND PLASTER SKIM FINISH EITHER SIDE

NOTE:  
PARTY WALL CONSTR. SUBJECT TO ACOUSTIC CONSULTANTS RECOMMENDATIONS

MIN. 10MM COMPRESSIBLE MASTIC JOINT AT JUNCTION OF EXTERNAL CAVITY WALL

INTERNAL LEAF OF CAVITY WALL CONSTR. TO BE BUILT INTO PARTY WALL WITH S/S WALL STARTER SYSTEM BY ANCON OR OTHER SIMILAR APPROVED SUBJECT TO S.E.'S DETAILS.

CAVITY FULLY FILLED WITH 100MM CROWN DRITHERM CAVITY SLAB 32 BY KNAUF INSULATION

12.5MM PLASTERBOARD AND SKIM FINISH

CAVITY WALL TIES TO BE POSITIONED 225MM VERTICALLY AROUND ALL DOOR AND WINDOW STRUCTURAL OPENINGS

STONework SURROUNDS

103MM FACING BRICKWORK TO L.A. APPROVAL

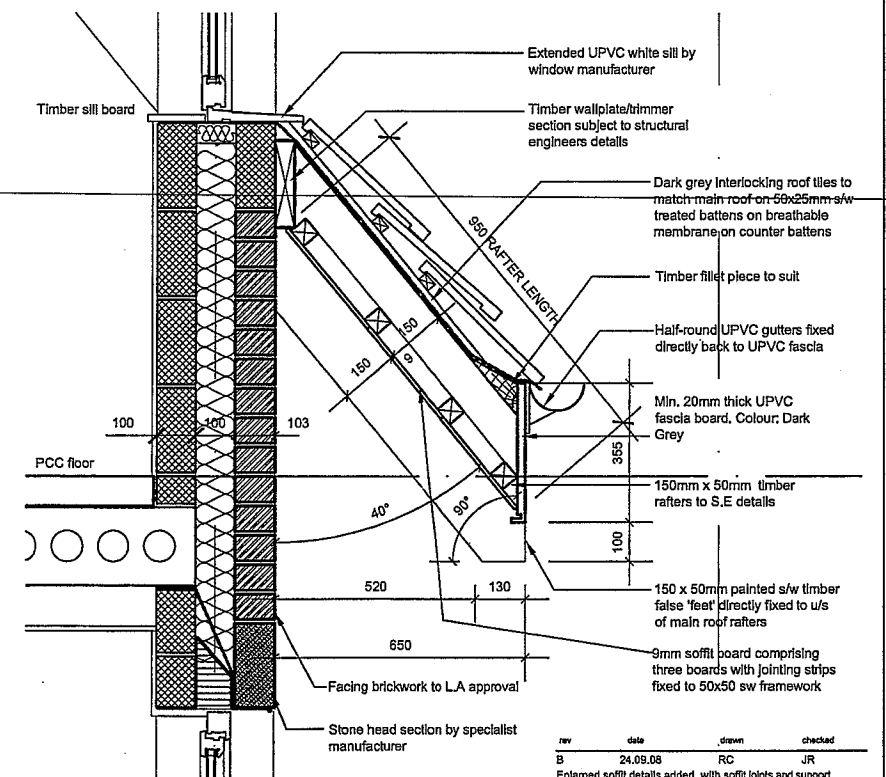
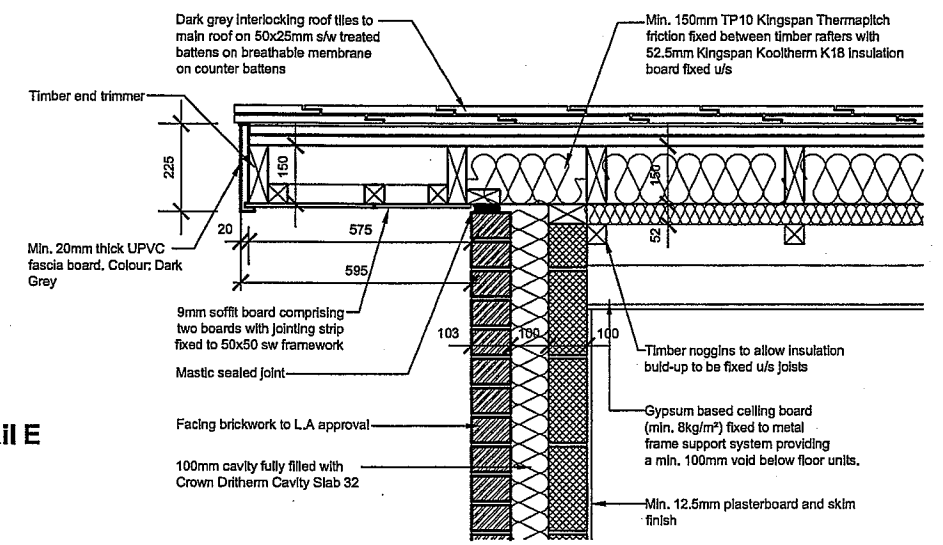
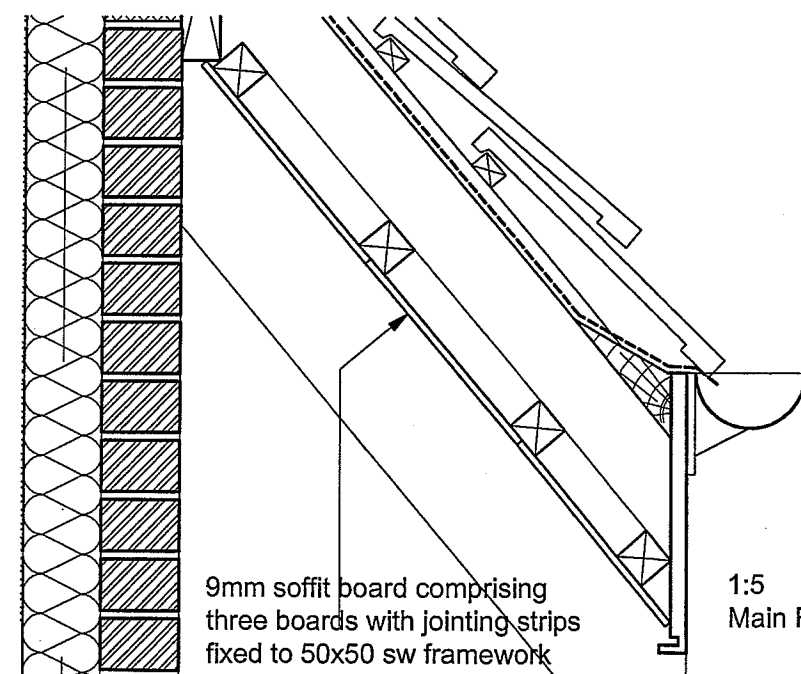
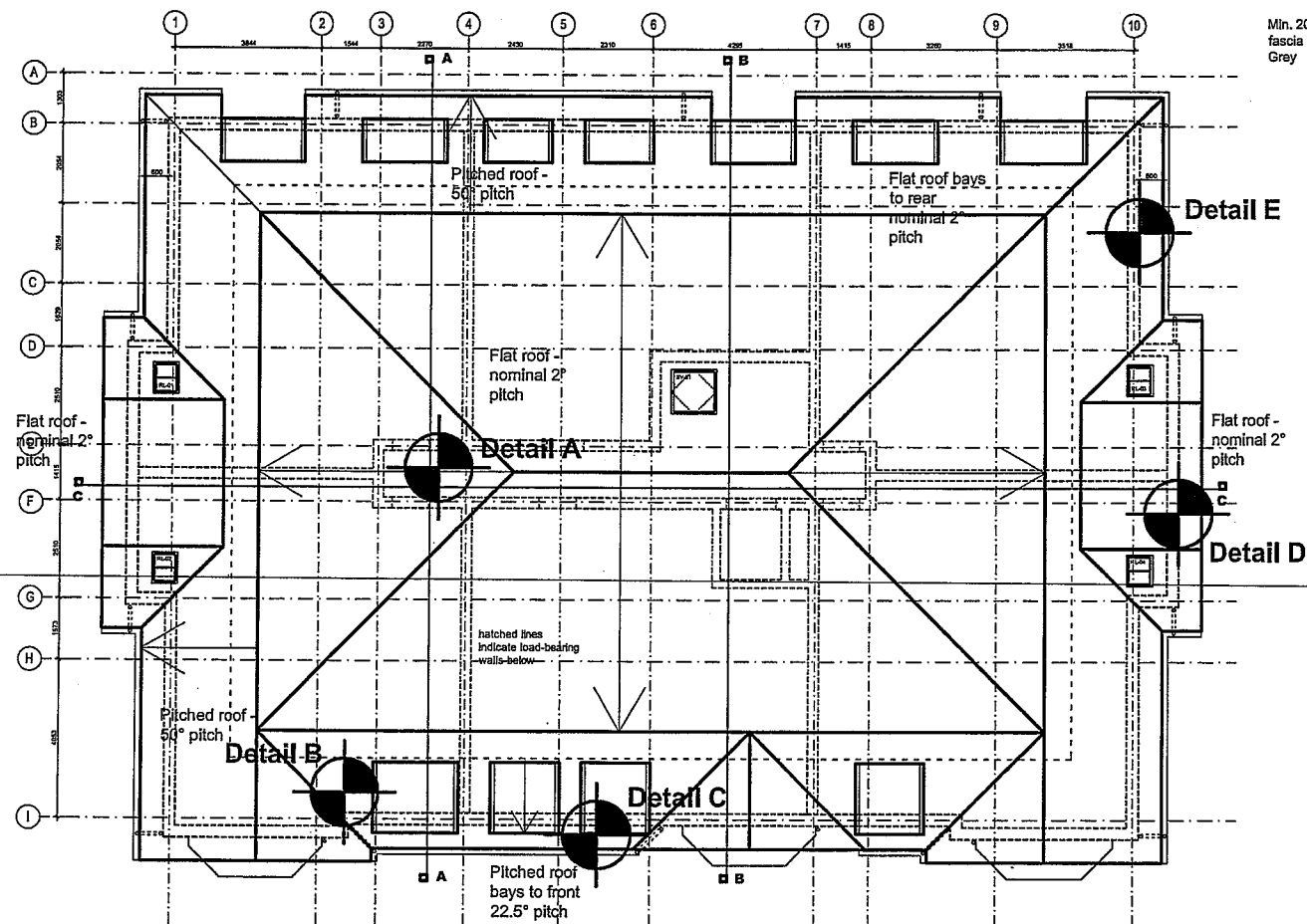
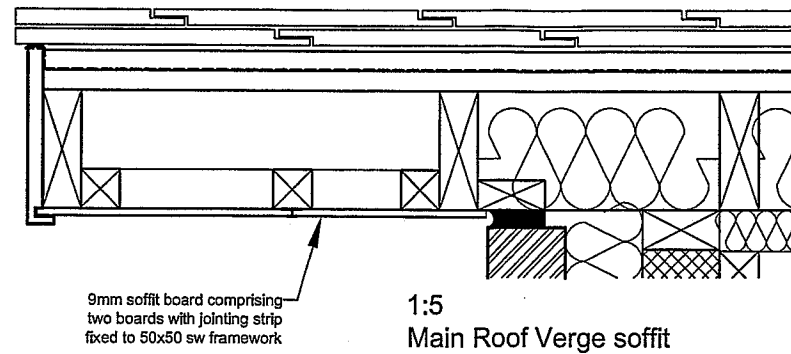
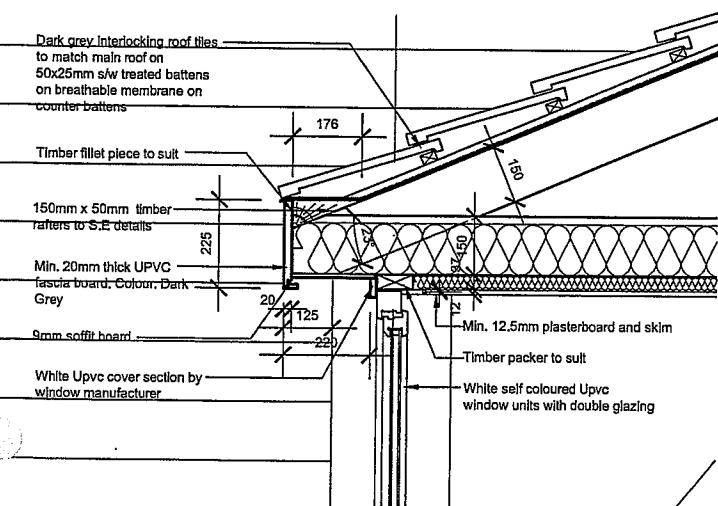
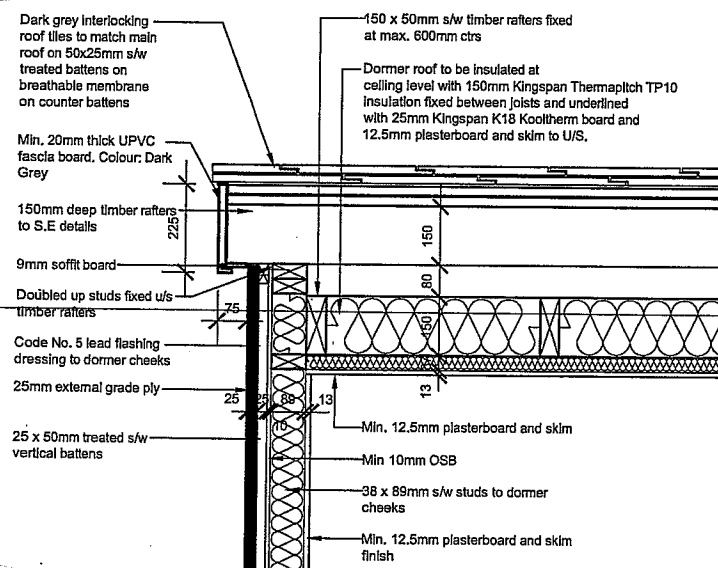
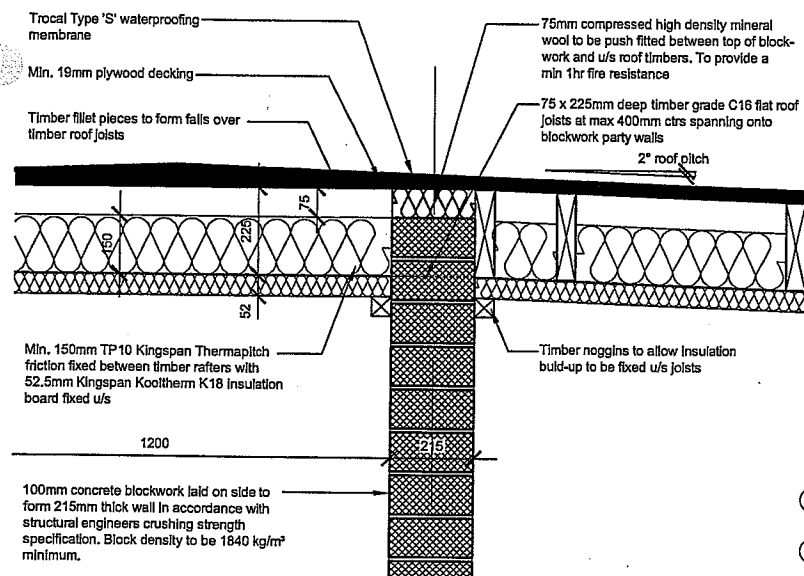
| rev            | date                                             | drawn | checked |
|----------------|--------------------------------------------------|-------|---------|
| Initial Issue  | 15.07.08                                         | RC    | JR      |
| drawing stage  | Construction                                     |       |         |
| drawing status | Preliminary                                      |       |         |
| client         | Crosby Homes Ltd.                                |       |         |
| project        | Orban,<br>Alexandra Road South,<br>Whalley Range |       |         |
| drawing title  | Party Wall Detail                                |       |         |

date 15/07/08 drawn RC  
scale 1/10 @ A4 checked JR

Job No  
**W3184 C016**

AEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDINGS, ST MARY'S PARSONAGE  
MANCHESTER M3 2DF T:0161 2144370 F:0161 2144371





- NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours, AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

| rev                                                                     | date     | drawn | checked |
|-------------------------------------------------------------------------|----------|-------|---------|
| B                                                                       | 24.09.08 | RC    | JR      |
| Enlarged soffit details added, with soffit joints and support framework |          |       |         |
| A                                                                       | 13.08.08 | RC    | JR      |
| Further detailed information and roof key plan added, initial issue     |          |       |         |
| -                                                                       | 21.07.08 | JR    | JR      |

drawing stage **Construction**

drawing status Preliminary

Crosby Homes Ltd.

project

Orban  
Alexandra Road South,  
Whalley Range

drawing title

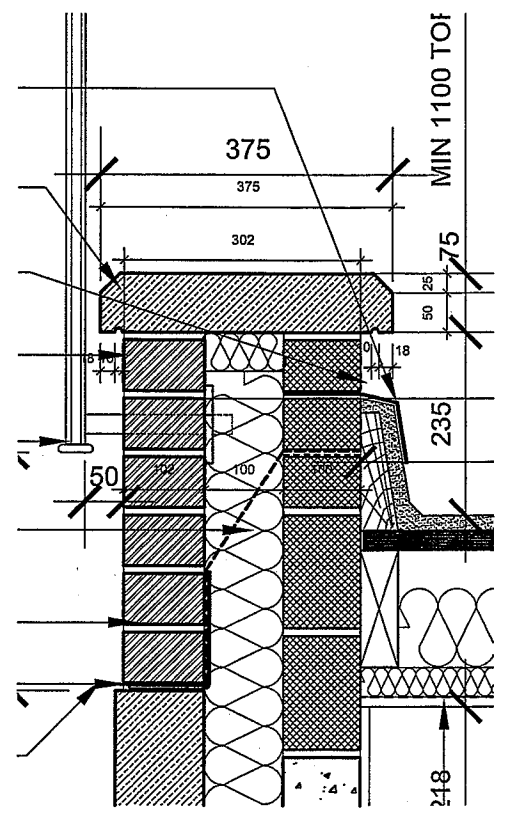
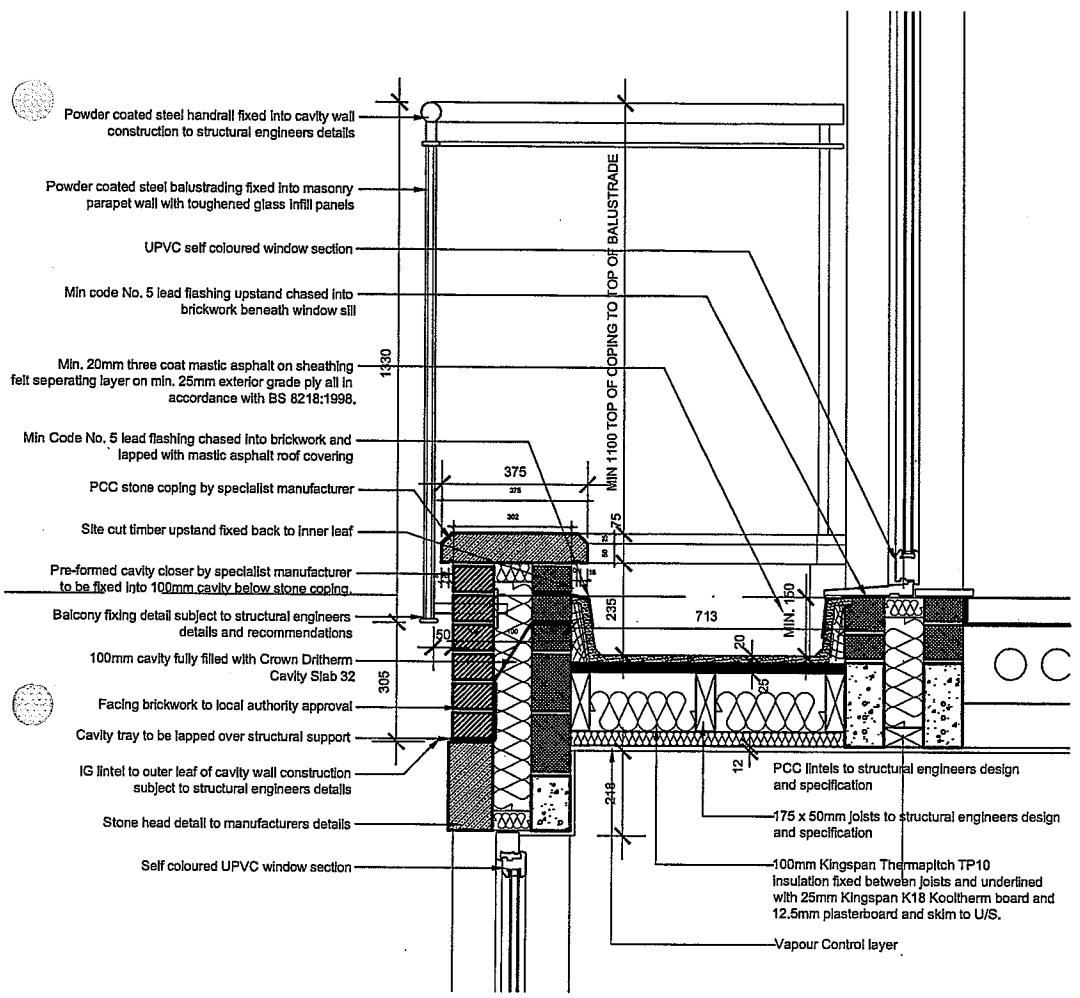
### Roof Details

date 21-07-08 drawn JR  
scale 1/10 @ A1 checked .



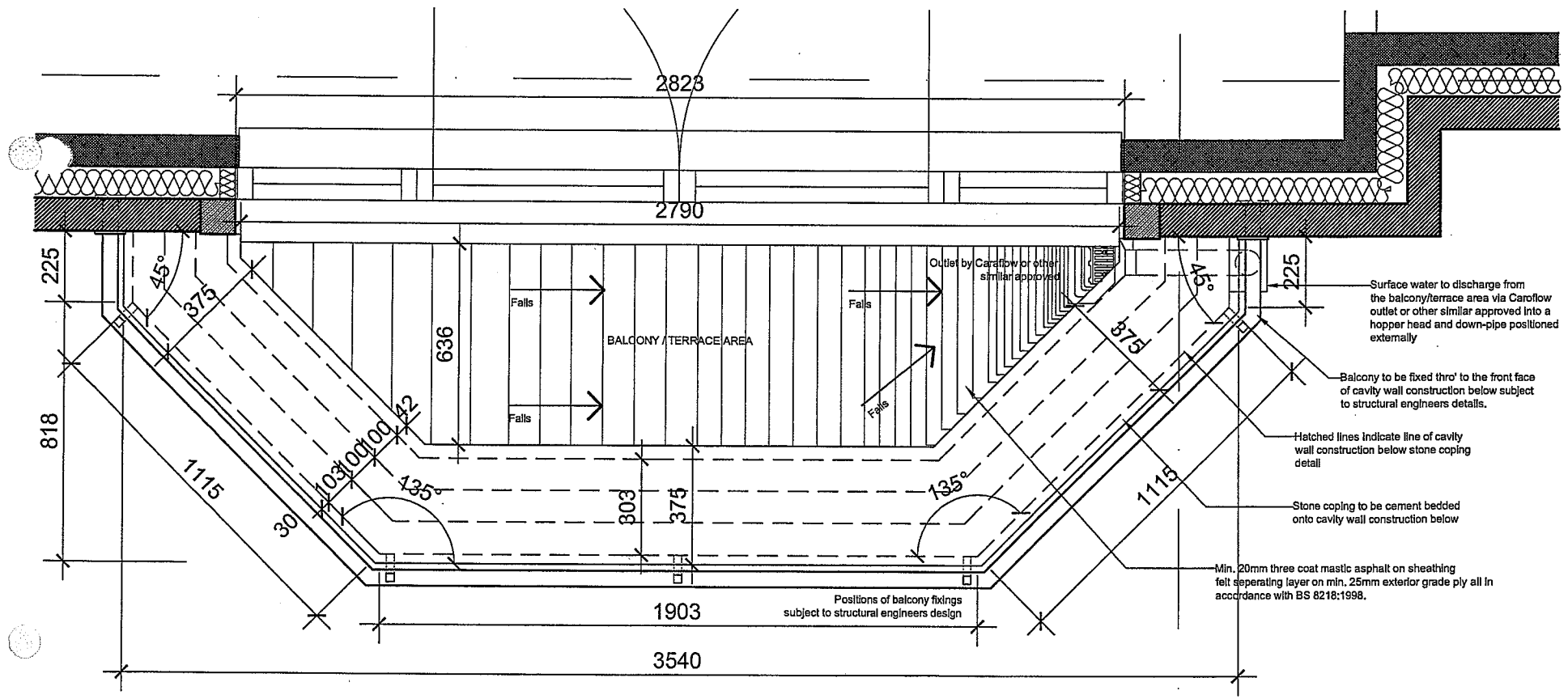
# NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain an dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



**Stone coping detail**

**Section thro'**



**Detail Plan**

| rev                                             | date     | drawn | checked |
|-------------------------------------------------|----------|-------|---------|
| B                                               | 13.10.08 | RC    | JR      |
| Timber joist sizes added                        |          |       |         |
| A                                               | 28.08.08 | RC    | JR      |
| Timber upstands incorporated to balcony detail. |          |       |         |
| Initial Issue                                   |          |       |         |
| -                                               | 01.08.08 | RC    | JR      |

drawing stage Construction

drawing status For Comment / Review

client Crosby Homes Ltd.

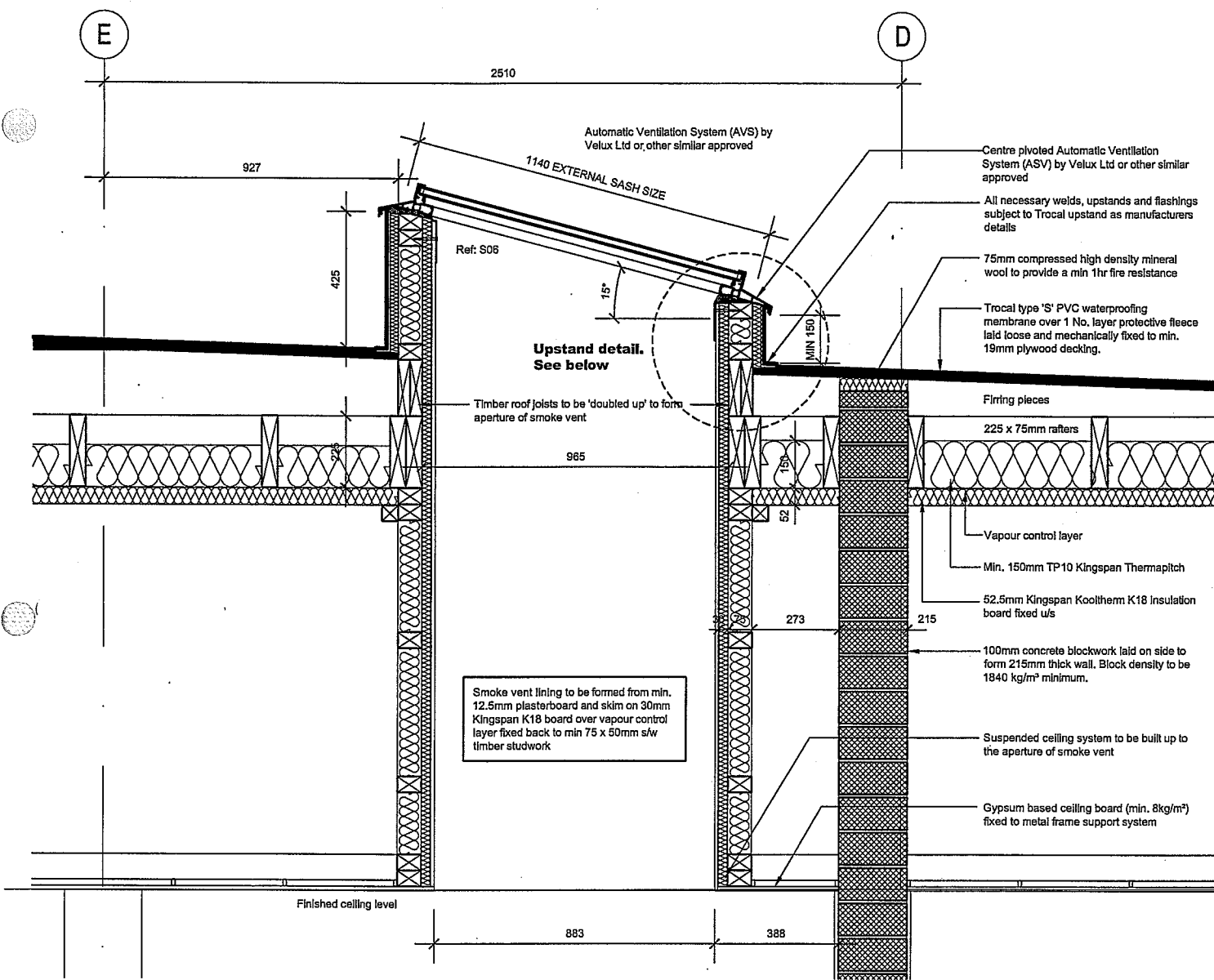
project Urban Alexandra Road South, Whalley Range

drawing title 2nd Floor Balcony Details

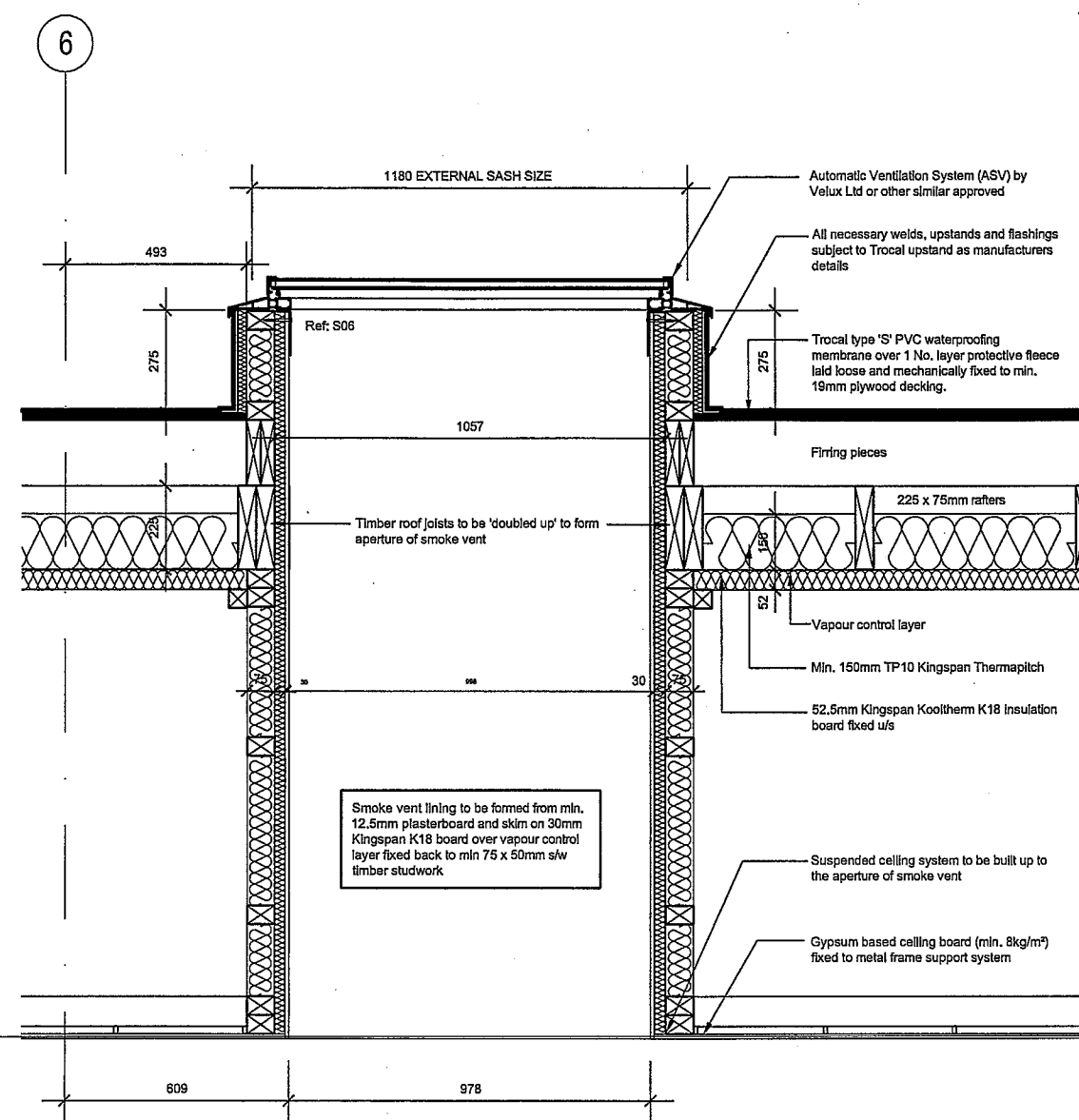
|       |          |         |    |
|-------|----------|---------|----|
| date  | 24.07.08 | drawn   | RC |
| scale | 1/5 @ A1 | checked | JR |

# NOTES

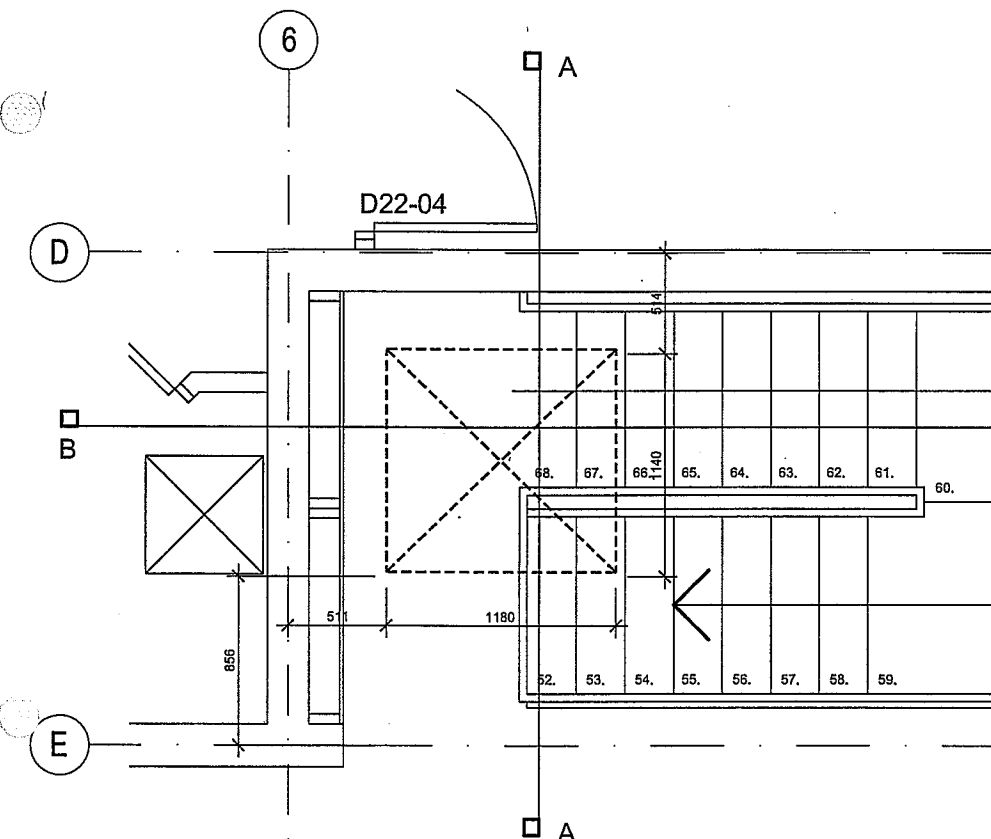
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



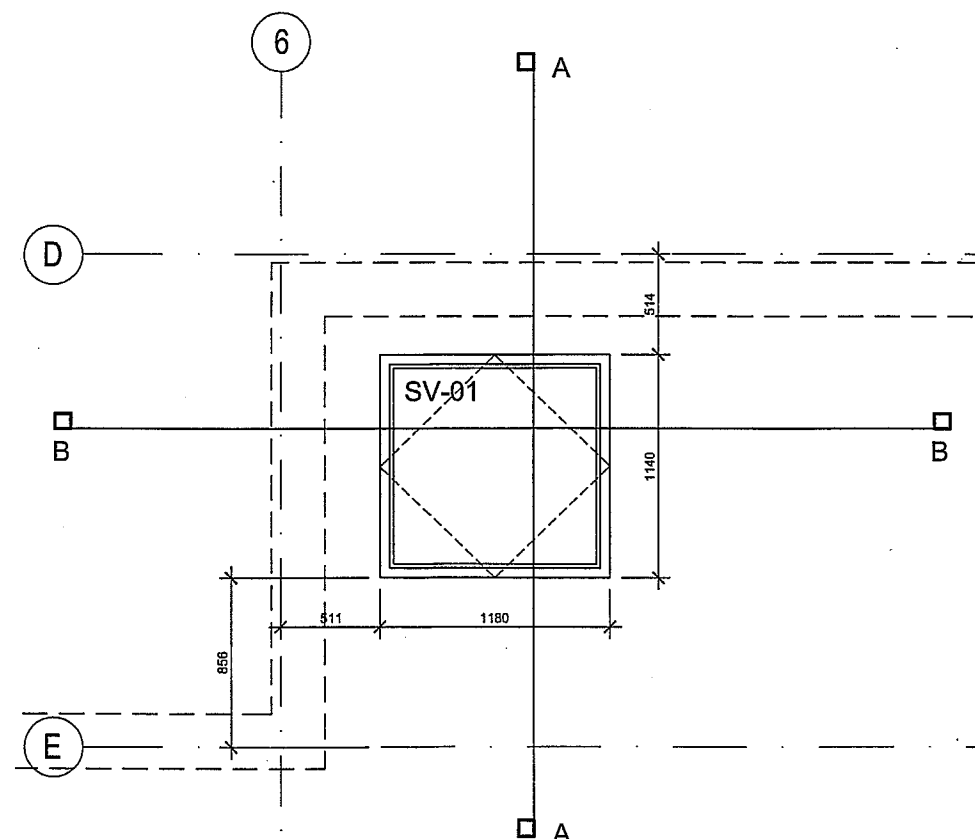
Section A-A



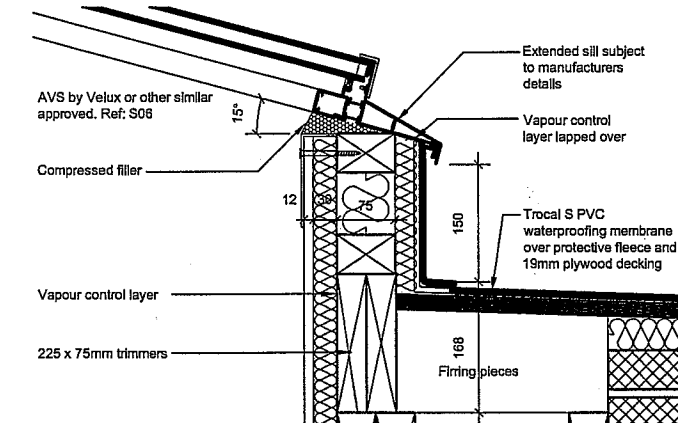
Section B-B



Third Floor detail plan



Roof detail plan



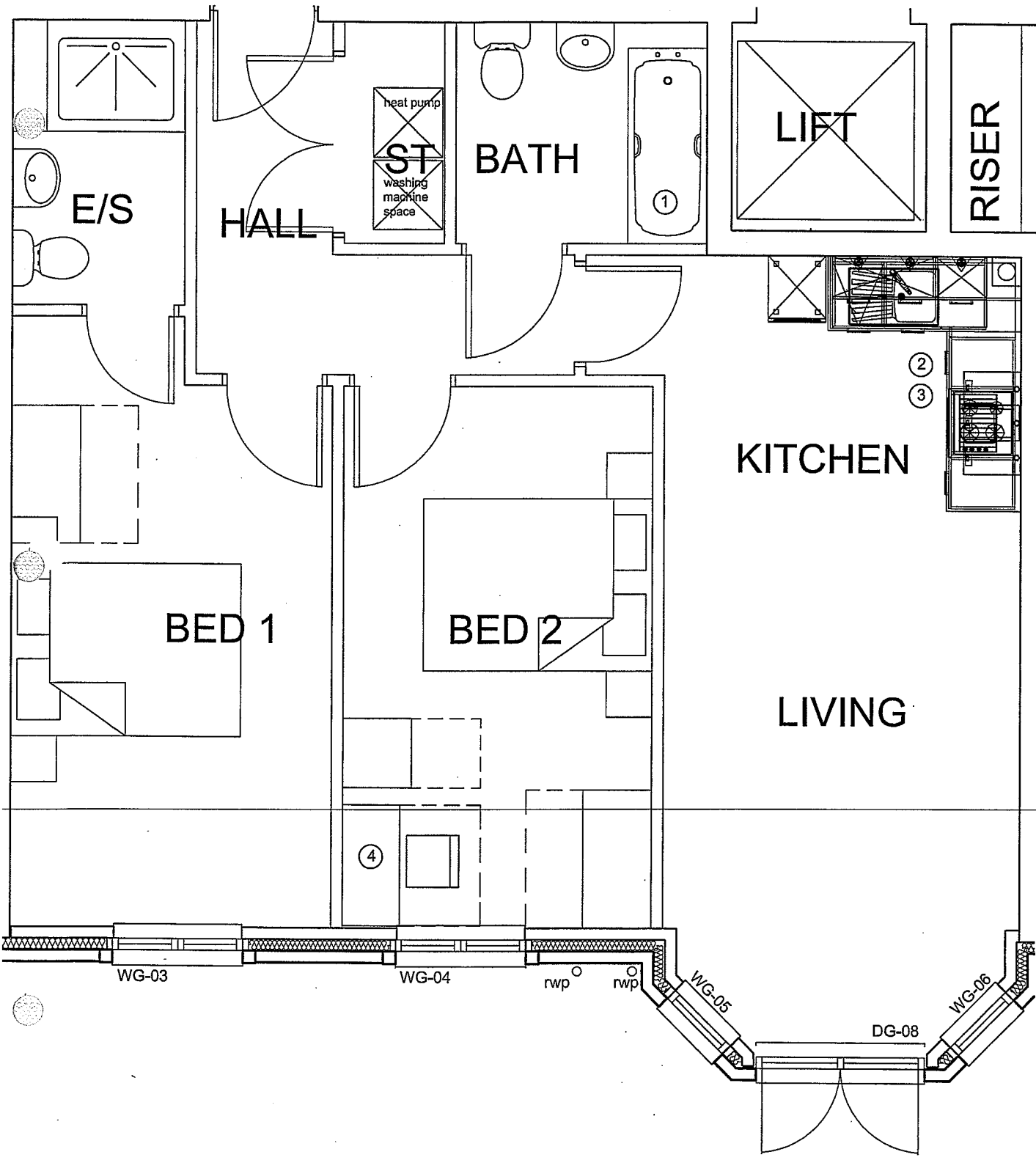
Upstand detail  
1:5

| rev            | date                                            | drawn   | checked |
|----------------|-------------------------------------------------|---------|---------|
| Initial issue  | 08.12.08                                        | RC      | JR      |
| drawing stage  | Construction                                    |         |         |
| drawing status | Construction                                    |         |         |
| client         | Crosby Homes Ltd.                               |         |         |
| project        | Orban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title  | Smoke Vent Details                              |         |         |
| date           | 28.03.08                                        | drawn   | RC      |
| scale          | 1:20/1:10 @ A1                                  | checked | JR      |

W3184 C024

AEW ARCHITECTS AND DESIGNERS LTD  
CENTURY BUILDING, 55, ST. MARK'S PARADE  
MANCHESTER M3 2DF. Tel: 0161 2144370 Fax: 0161 2144371

AEW

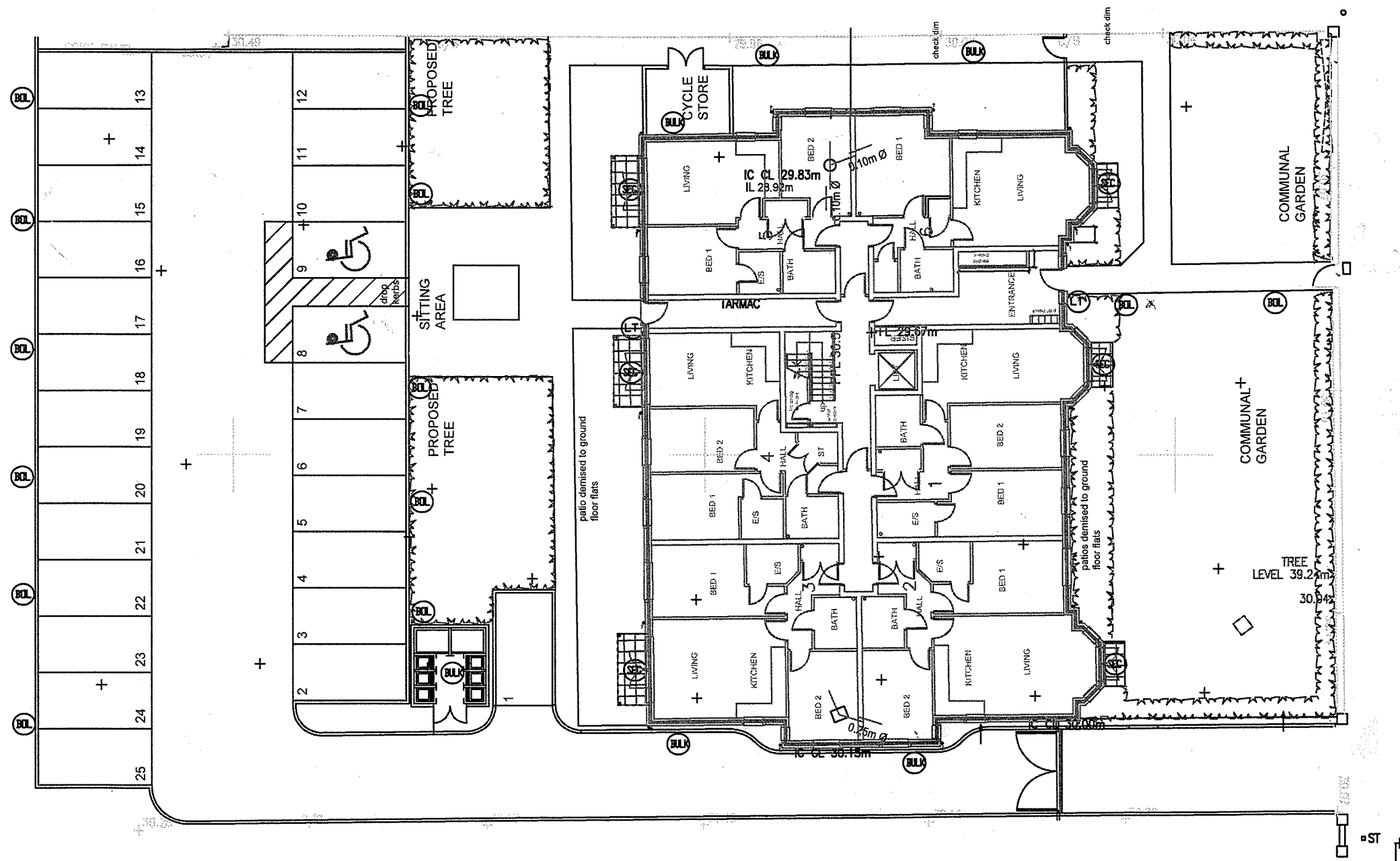


- NOTES
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences.
  - This drawing shall not be scaled to ascertain dimensions. Work to figured dims only.
  - This drawing shall not be reproduced without express written permission from AEW.
  - Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

Key : Notes apply to each apartment

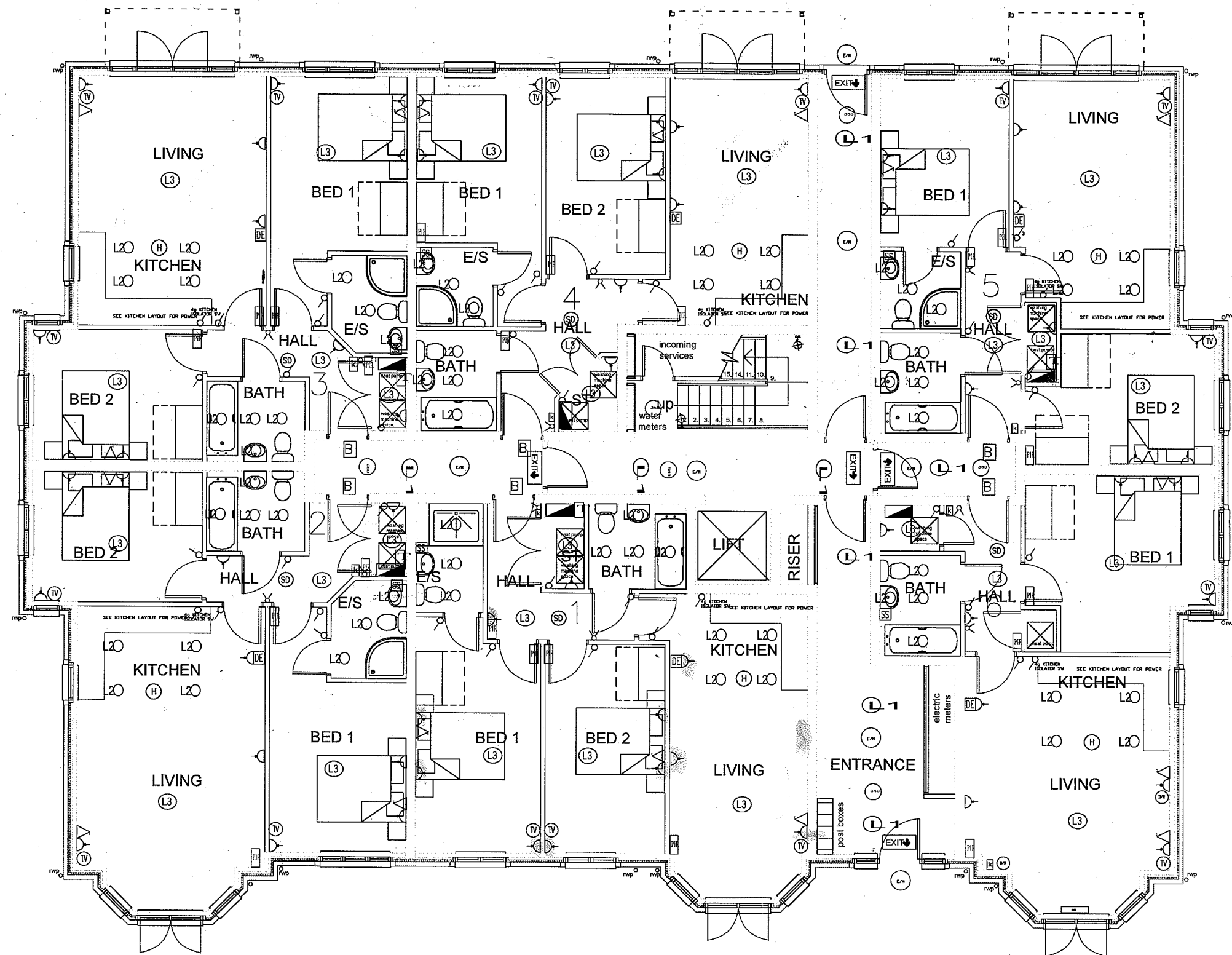
1. Provide securely fixed retractable clothes line with minimum 4m of line over each bath.
  2. Provide 3 number recycling bins in each kitchen located in floor cupboard. Minimum individual size 15 litres each but total capacity 60 litres minimum.
  3. Information leaflet on EU Energy Efficiency Labelling scheme of efficient white goods is to be provided in each kitchen. Fridge Freezers are to be A+ rated.
  4. Space in bedroom for future home office if required.
- 5

| rev            | date                                            | drawn   | checked |
|----------------|-------------------------------------------------|---------|---------|
| Initial Issue  |                                                 | RC      | JR      |
| drawing stage  | Construction                                    |         |         |
| drawing status | Preliminary                                     |         |         |
| client         | Crosby Homes Ltd.                               |         |         |
| project        | Orban<br>Alexandra Road South,<br>Whalley Range |         |         |
| drawing title  | Typical Apartment Layout                        |         |         |
| date           | 28.01.09                                        | drawn   | RC      |
| scale          | 1/20 @ A1                                       | checked | JR      |



- LT FRONT DOOR LIGHT
- BOLL BOLLARDS
- SEC SECURITY LIGHTS
- BULL WALL MOUNTED BULKHEAD LIGHT

|                                                                                                                                                                   |                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| CLIENT<br>CROSBY LEND LEASE                                                                                                                                       |                       |
| OUTSIDE LIGHTING & DUCT LAYOUT                                                                                                                                    |                       |
| DRAWING SIZE<br><b>A3</b>                                                                                                                                         | SCALE<br>1:200        |
| REV<br><b>A</b>                                                                                                                                                   | DWG NO<br>AGH/ORB/005 |
| <b>AGHELECTRICAL</b><br>The Gateways, Manchester Rd, Bolton<br>Telephone: 01204558775<br>Fax: 01204558776<br>Email: enquiries@aghelectrical.com                   |                       |
| STATUS<br>PLANNING <input type="checkbox"/> TENDER <input type="checkbox"/><br>CONSTRUCTION <input checked="" type="checkbox"/> AS BUILT <input type="checkbox"/> |                       |



Ground Floor Plan

| SYMBOL KEY |                                |                 |  |
|------------|--------------------------------|-----------------|--|
| L2         | RECESSED LOW ENERGY DOWN LIGHT | CONSUMER UNIT   |  |
| L1         | 2X15W RECESSED PL DOWN LIGHT   | FAN ISOLATOR    |  |
| L3         | LOW ENERGY PENDANT             | KITCHEN FAN     |  |
| 2D         | 2D BULKHEAD                    | BATHROOM FAN    |  |
| W          | WALL LIGHT                     | SMOKE DETECTOR  |  |
| S          | LIGHT SWITCH                   | HEAT DETECTOR   |  |
| 2W         | 2WAY LIGHT SWITCH              | SOUNDER         |  |
| 2G         | 2 GANG SOCKET OUTLET           | LIGHTING SENSOR |  |
| F          | FUSED SPUR                     | ALARM PANEL     |  |
| 1G         | 1GANG SOCKET OUTLET            | BELL BOX        |  |
| TV         | TV POINT                       | KEYPAD          |  |
| BT         | BT POINT                       | DOOR CONTACT    |  |
| CAT 5      | CAT 5 POINT                    | PIR DETECTOR    |  |
| DE         | DOOR ENTRY HANDSET             | TV BOOSTER      |  |
| SS         | SHAVER SOCKET                  | 360 DEG SENSOR  |  |

| SYMBOL KEY |                         |    |              |
|------------|-------------------------|----|--------------|
| FL         | FLOURECENT LIGHT        | DR | DOOR RELEASE |
| 2.5KW      | 2.5KW PANEL HEATER      | ML | MAG LOCK     |
| 1.5KW      | 1.5KW PANEL HEATER      |    |              |
| 0.75KW     | 0.75KW PANEL HEATER     |    |              |
| TV         | TV ARIEAL               |    |              |
| SKY        | SKY DISH Containment    |    |              |
| 900mm      | 900mm Tray              |    |              |
| 150mm      | 150mm Low Voltage Cable |    |              |
| 50mm       | 50mm Tray               |    |              |
| FA         | Fire alarm panel        |    |              |
| MCP        | MANUAL CALL POINT       |    |              |
| Towel Rail | Towel Rail              |    |              |
| CE         | COMBINED EMERGENCY      |    |              |
| EXIT       | EMERGENCY EXIT          |    |              |
| EB         | EMERGENCY BULKHEAD      |    |              |

|                                   |          |                       |
|-----------------------------------|----------|-----------------------|
| CLIENT<br>CROSBY LAND LEASE       |          |                       |
| GROUND FLOOR<br>ELECTRICAL LAYOUT |          |                       |
| DRAWING SIZE<br>A3                | REV<br>C | SCALE<br>1:50         |
| Andrew Hall                       |          | DWG NO<br>AGH/ORB/001 |

**AGH**ELECTRICAL

The Gateways, Manchester Rd, Bolton

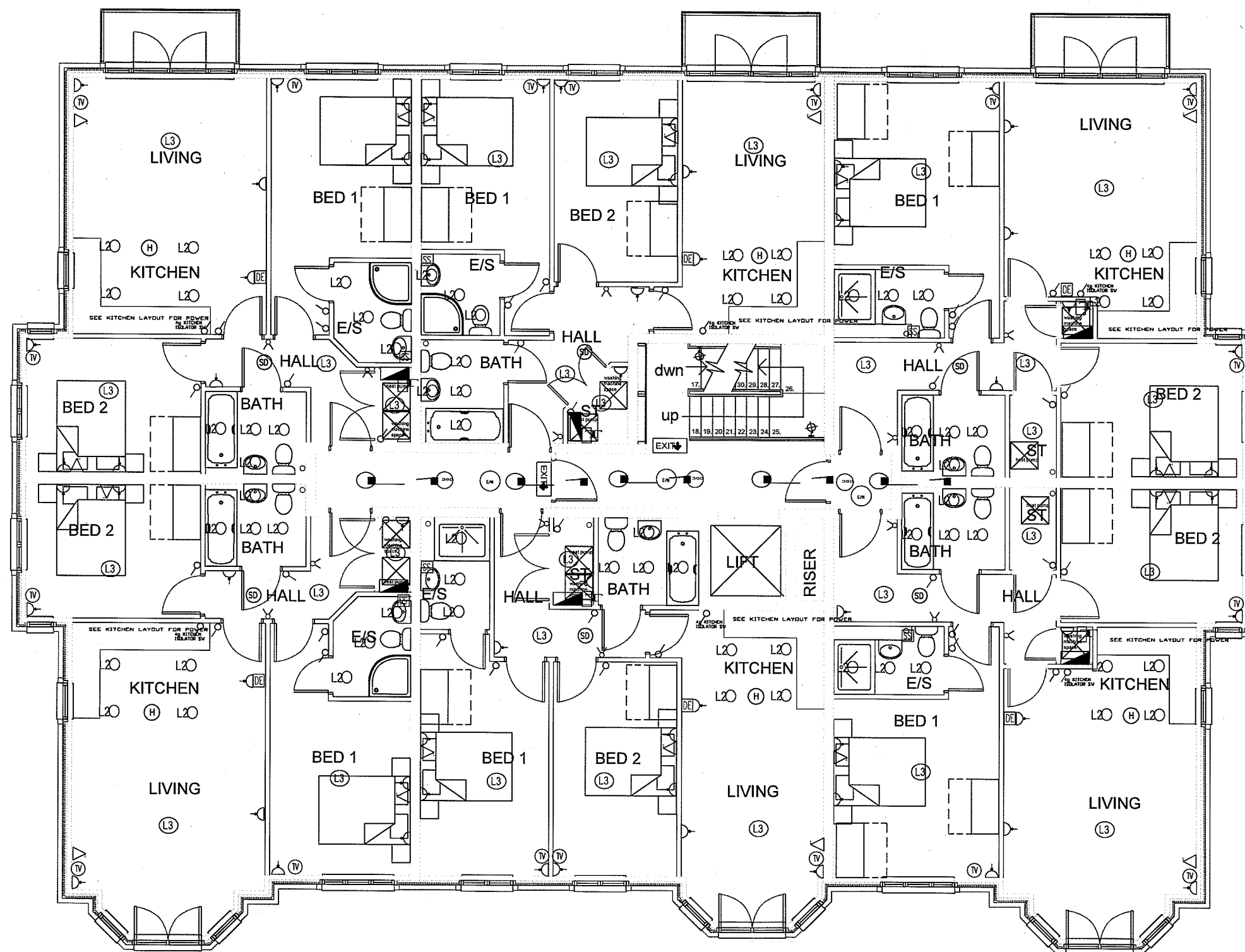
Telephone: 01204558775

Fax: 01204558776

Email: enquiries@aghelectrical.com

STATUS

|              |                                     |          |                          |
|--------------|-------------------------------------|----------|--------------------------|
| PLANNING     | <input type="checkbox"/>            | TENDER   | <input type="checkbox"/> |
| CONSTRUCTION | <input checked="" type="checkbox"/> | AS BUILT | <input type="checkbox"/> |



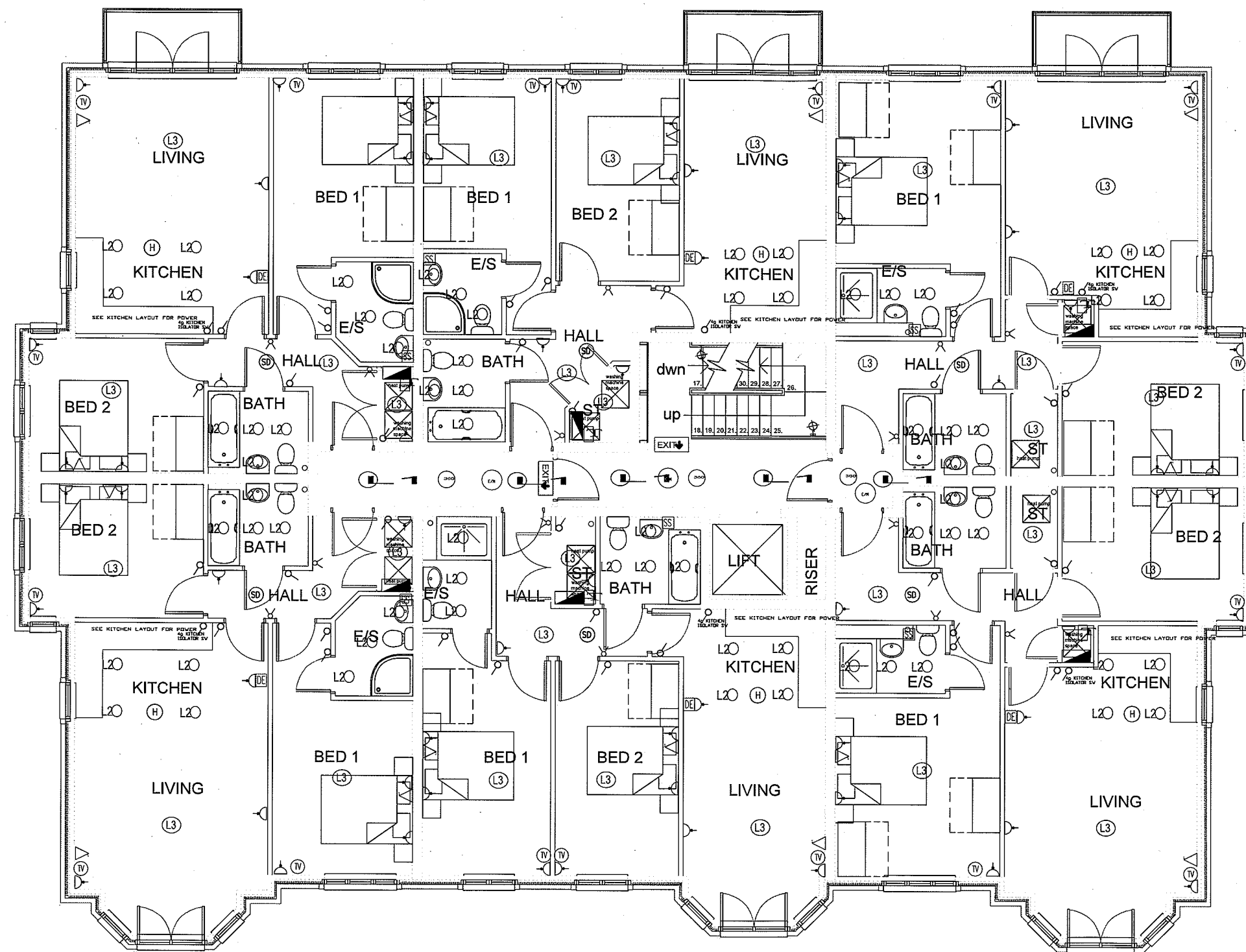
| SYMBOL KEY |                                |     |                 |
|------------|--------------------------------|-----|-----------------|
| L2         | RECESSED LOW ENERGY DOWN LIGHT |     | CONSUMER UNIT   |
| L1         | 2X18w RECESSED PL DOWN LIGHT   |     | FAN ISOLATOR    |
| L3         | LOW ENERGY PENDANT             |     | KITCHEN FAN     |
| 2D         | 2D BULKHEAD                    |     | BATHROOM FAN    |
| W          | WALL LIGHT                     | SD  | SMOKE DETECTOR  |
| LS         | LIGHT SWITCH                   | H   | HEAT DETECTOR   |
| 2WS        | 2WAY LIGHT SWITCH              | S   | SOUNDER         |
| 2GO        | 2 GANG SOCKET OUTLET           | LS  | LIGHTING SENSOR |
| FSP        | FUSED SPUR                     | AP  | ALARM PANEL     |
| 1GO        | 1GANG SOCKET OUTLET            | B   | BELL BOX        |
| TV         | TV POINT                       | K   | KEYPAD          |
| BT         | BT POINT                       | DC  | DOOR CONTACT    |
| C5         | CAT 5 POINT                    | PIR | PIR DETECTOR    |
| DEH        | DOOR ENTRY HANDSET             | TB  | TV BOOSTER      |
| SS         | SHAVESOCKET                    | 360 | 360 DEG SENSOR  |

| SYMBOL KEY |                      |  |  |
|------------|----------------------|--|--|
|            | FLOURECENT LIGHT     |  |  |
|            | 2.5KW PANEL HEATER   |  |  |
|            | 1.5KW PANEL HEATER   |  |  |
|            | 0.75KW PANEL HEATER  |  |  |
|            | TV ARIEAL            |  |  |
| SKY        | SKY DISH Containment |  |  |
|            | 900mm                |  |  |
|            | 150mm                |  |  |
|            | 150mm                |  |  |
|            | 50mm                 |  |  |
| FA         | Fire alarm panel     |  |  |
| MCP        | MANUAL CALL POINT    |  |  |
|            | Towel Rail           |  |  |
|            | COMBINED EMERGENCY   |  |  |
| EXIT       | EMEGENCY EXIT        |  |  |

|                               |     |                    |
|-------------------------------|-----|--------------------|
| CLIENT                        |     |                    |
| CROSBY LAND LEASE             |     |                    |
| FIRST FLOOR ELECTRICAL LAYOUT |     |                    |
| DRAWING SIZE                  | REV | SCALE              |
|                               |     | 1:50               |
| Andrew Hall                   | C   | DWG NO AGH/ORB/002 |

**AGH ELECTRICAL**  
The Gateways, Manchester Rd, Bolton  
Telephone: 01204558775  
Fax: 01204558776  
Email: enquiries@aghelectrical.com

|              |                                     |          |                          |
|--------------|-------------------------------------|----------|--------------------------|
| STATUS       |                                     |          |                          |
| PLANNING     | <input type="checkbox"/>            | TENDER   | <input type="checkbox"/> |
| CONSTRUCTION | <input checked="" type="checkbox"/> | AS BUILT | <input type="checkbox"/> |

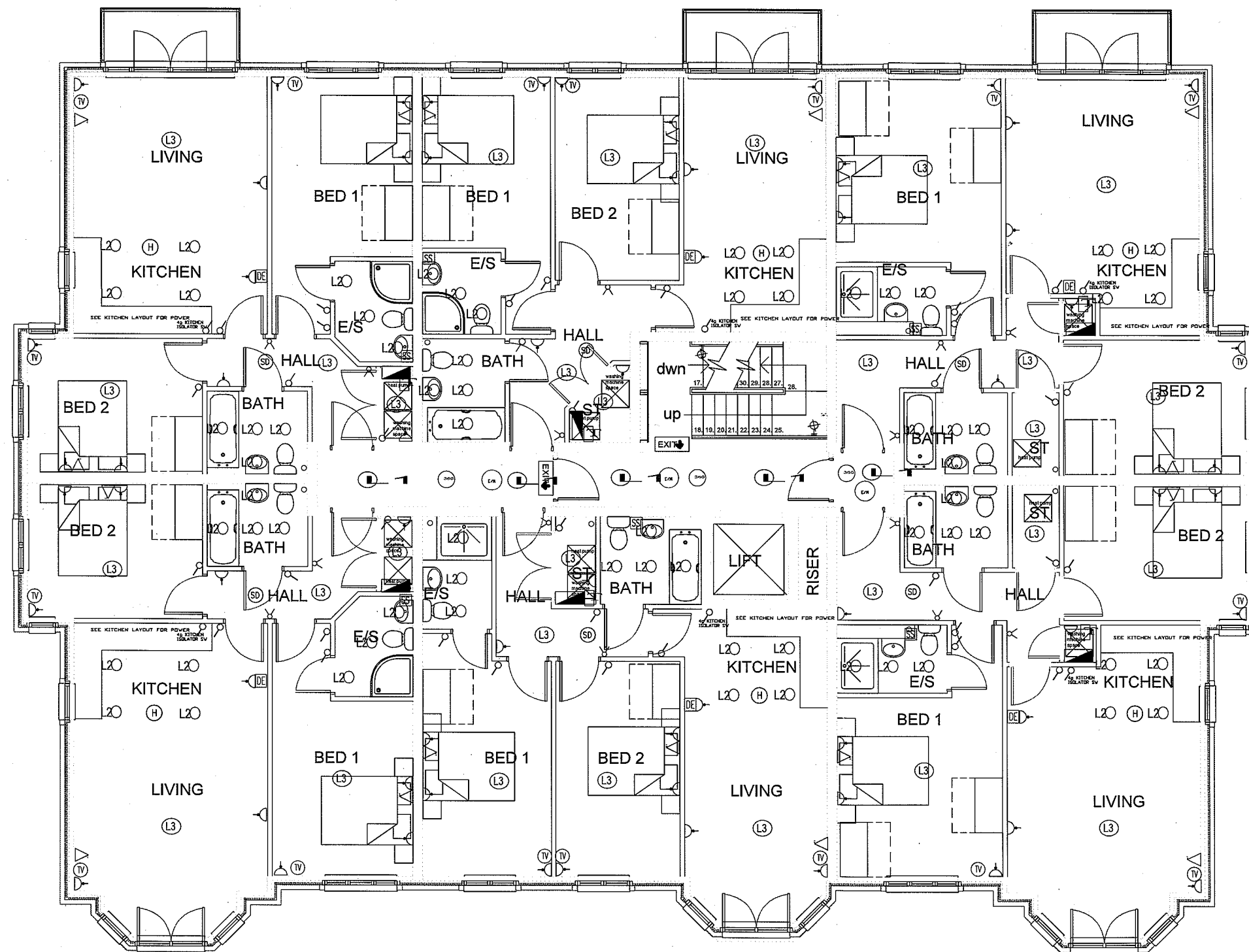


SECOND FLOOR

| SYMBOL KEY |                                |                 |  |
|------------|--------------------------------|-----------------|--|
| L2         | RECESSED LOW ENERGY DOWN LIGHT | CONSUMER UNIT   |  |
| L1         | 2X18w RECESSED PL DOWN LIGHT   | FAN ISOLATOR    |  |
| L3         | LOW ENERGY PENDANT             | KITCHEN FAN     |  |
| 2D         | 2D BULKHEAD                    | BATHROOM FAN    |  |
| W          | WALL LIGHT                     | SMOKE DETECTOR  |  |
| S          | LIGHT SWITCH                   | HEAT DETECTOR   |  |
| 2S         | 2WAY LIGHT SWITCH              | SOUNDER         |  |
| 2G         | 2 GANG SOCKET OUTLET           | LIGHTING SENSOR |  |
| F          | FUSED SPUR                     | ALARM PANEL     |  |
| 1G         | 1GANG SOCKET OUTLET            | BELL BOX        |  |
| TV         | TV POINT                       | KEYPAD          |  |
| BT         | BT POINT                       | DOOR CONTACT    |  |
| CAT 5      | CAT 5 POINT                    | PIR DETECTOR    |  |
| DE         | DOOR ENTRY HANDSET             | TV BOOSTER      |  |
| SS         | SHAVESOCKET                    | 360 DEG SENSOR  |  |

| SYMBOL KEY |                      |  |  |
|------------|----------------------|--|--|
| FL         | FLOURECENT LIGHT     |  |  |
| 2.5KW      | 2.5KW PANEL HEATER   |  |  |
| 1.5KW      | 1.5KW PANEL HEATER   |  |  |
| 0.75KW     | 0.75KW PANEL HEATER  |  |  |
| TV         | TV ARIEAL            |  |  |
| SKY        | SKY DISH Containment |  |  |
| 900mm      | 900mm Tray Cable     |  |  |
| 150mm      | 150mm Tray Cable     |  |  |
| 50mm       | 50mm Tray Cable      |  |  |
| FA         | Fire alarm panel     |  |  |
| MC         | MANUAL CALL POINT    |  |  |
| T          | Towel Rail           |  |  |
| CE         | COMBINED EMERGENCY   |  |  |
| EXIT       | EMERGENCY EXIT       |  |  |

|                                                                                                                                                                                      |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| CLIENT<br>CROSBY LAND LEASE                                                                                                                                                          |                       |
| SECOND FLOOR<br>ELECTRICAL LAYOUT                                                                                                                                                    |                       |
| DRAWING SIZE<br>REV                                                                                                                                                                  | SCALE<br>1:50         |
| Andrew Hall                                                                                                                                                                          | DWG NO<br>AGH/ORB/003 |
| <h1>AGH ELECTRICAL</h1> <p>The Gateways, Manchester Rd, Bolton<br/>         Telephone: 01204558775<br/>         Fax: 01204558776<br/>         Email: enquiries@aghelectrical.com</p> |                       |
| STATUS<br>PLANNING <input type="checkbox"/> TENDER <input type="checkbox"/><br>CONSTRUCTION <input checked="" type="checkbox"/> AS BUILT <input type="checkbox"/>                    |                       |



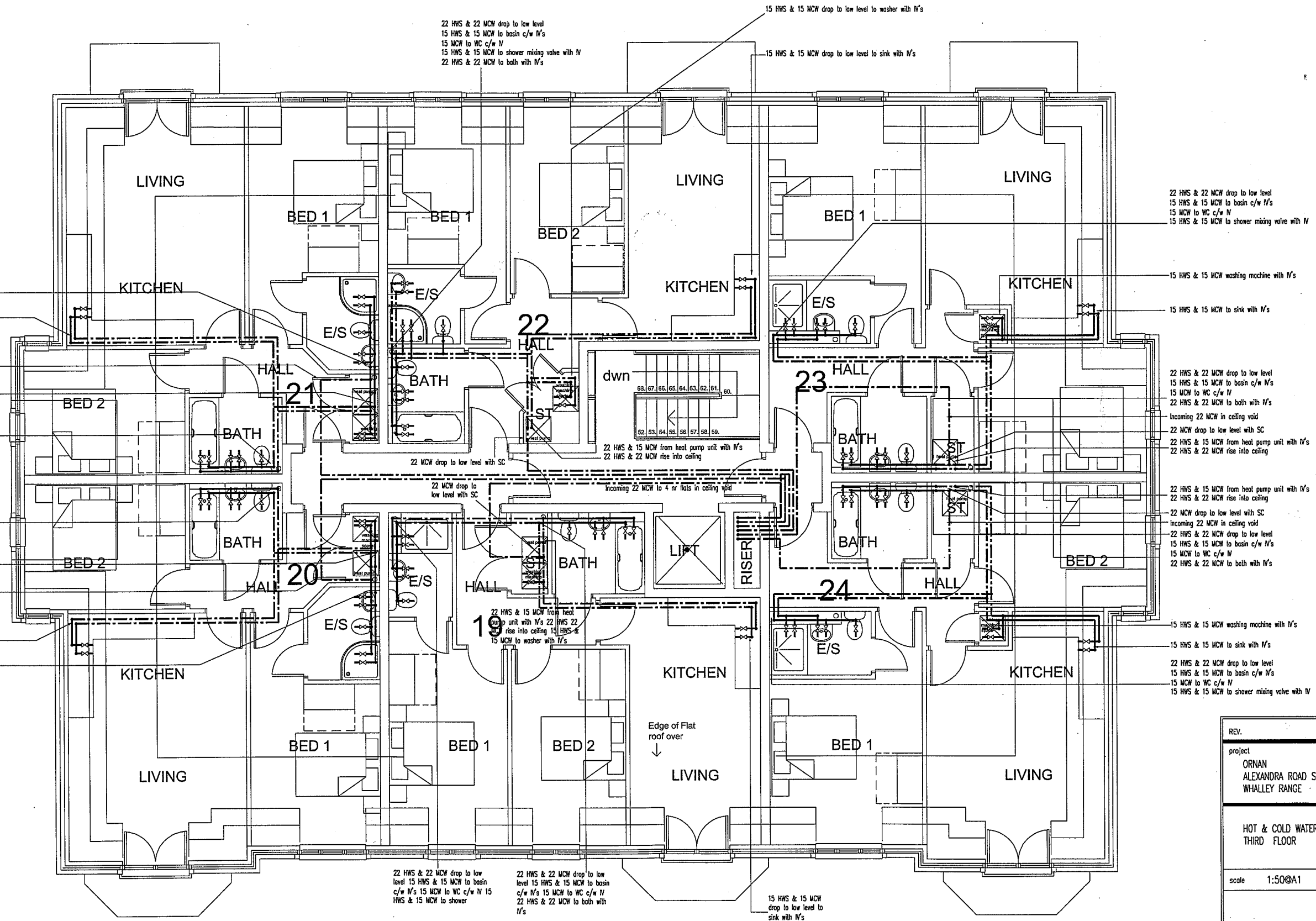
THIRD FLOOR

| SYMBOL KEY           |                                |                 |
|----------------------|--------------------------------|-----------------|
| L2                   | RECESSED LOW ENERGY DOWN LIGHT | CONSUMER UNIT   |
| L20                  | 2X18w RECESSED PL DOWN LIGHT   | FAN ISOLATOR    |
| L3                   | LOW ENERGY PENDANT             | KITCHEN FAN     |
| 2D                   | 2D BULKHEAD                    | BATHROOM FAN    |
| WALL LIGHT           |                                | SMOKE DETECTOR  |
| ⋈                    | LIGHT SWITCH                   | HEAT DETECTOR   |
| Y                    | 2WAY LIGHT SWITCH              | SOUNDER         |
| 2 GANG SOCKET OUTLET |                                | LIGHTING SENSOR |
| FUSED SPUR           |                                | ALARM PANEL     |
| 1GANG SOCKET OUTLET  |                                | BELL BOX        |
| TV                   | TV POINT                       | KEYPAD          |
| BT POINT             |                                | DOOR CONTACT    |
| CAT 5 POINT          |                                | PIR DETECTOR    |
| DE                   | DOOR ENTRY HANDSET             | TV BOOSTER      |
| SS                   | SHAVESOCKET                    | 360 DEG SENSOR  |

| SYMBOL KEY        |                     |  |
|-------------------|---------------------|--|
| —                 | FLOURECENT LIGHT    |  |
| —                 | 2.5KW PANEL HEATER  |  |
| —                 | 1.5KW PANEL HEATER  |  |
| —                 | 0.75KW PANEL HEATER |  |
| TV                | TV                  |  |
| SKY               | SKY DISH            |  |
| Containment       | Containment         |  |
| 900mm             | 900mm               |  |
| Plaster Cable     | Plaster Cable       |  |
| Tray              | Tray                |  |
| 150mm             | 150mm               |  |
| Low Voltage Cable | Low Voltage Cable   |  |
| Tray              | Tray                |  |
| 50mm              | 50mm                |  |
| FA                | Fire alarm panel    |  |
| MCP               | MANUAL CALL POINT   |  |
| Towel Rail        | Towel Rail          |  |
| ⊗                 | COMBINED EMERGENCY  |  |
| EXIT              | EMERGENCY EXIT      |  |

|                                                                                                                         |                                                                       |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| CLIENT                                                                                                                  |                                                                       |
| CROSBY LAND LEASE                                                                                                       |                                                                       |
| THIRD FLOOR ELECTRICAL LAYOUT                                                                                           |                                                                       |
| DRAWING SIZE                                                                                                            | SCALE                                                                 |
| REV                                                                                                                     | 1:50                                                                  |
| Andrew Hall                                                                                                             | DWG NO AGH/ORB/004                                                    |
| <h1>AGH</h1> <b>ELECTRICAL</b>                                                                                          |                                                                       |
| The Gateways, Manchester Rd, Bolton<br>Telephone: 01204558775<br>Fax: 01204558776<br>Email: enquiries@aghelectrical.com |                                                                       |
| STATUS                                                                                                                  |                                                                       |
| PLANNING                                                                                                                | <input type="checkbox"/> TENDER <input type="checkbox"/>              |
| CONSTRUCTION                                                                                                            | <input checked="" type="checkbox"/> AS BUILT <input type="checkbox"/> |

THIRD FLOOR



|                                                                                                                                             |               |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| REV.                                                                                                                                        |               |
| project                                                                                                                                     |               |
| ORNAN<br>ALEXANDRA ROAD SOUTH<br>WHALLEY RANGE                                                                                              |               |
| HOT & COLD WATER<br>THIRD FLOOR                                                                                                             |               |
| scale 1:50@A1                                                                                                                               | date OCT.2008 |
| <b>O M G</b><br>PLUMBING & HEATING LTD.<br>BOLD TRADING ESTATE<br>LUNTS HEATH ROAD<br>WIDNES WA8 5RZ<br>TEL 0151 420 4710 FAX 0151 420 8344 |               |
| drawing no. M8                                                                                                                              | rev. —        |

REV.

project

ORMAN  
ALEXANDRA ROAD SOUTH  
WHALLEY RANGE

SECOND FLOOR

scale

1:50@A1

date

OCT.2008

drawing no.

M6

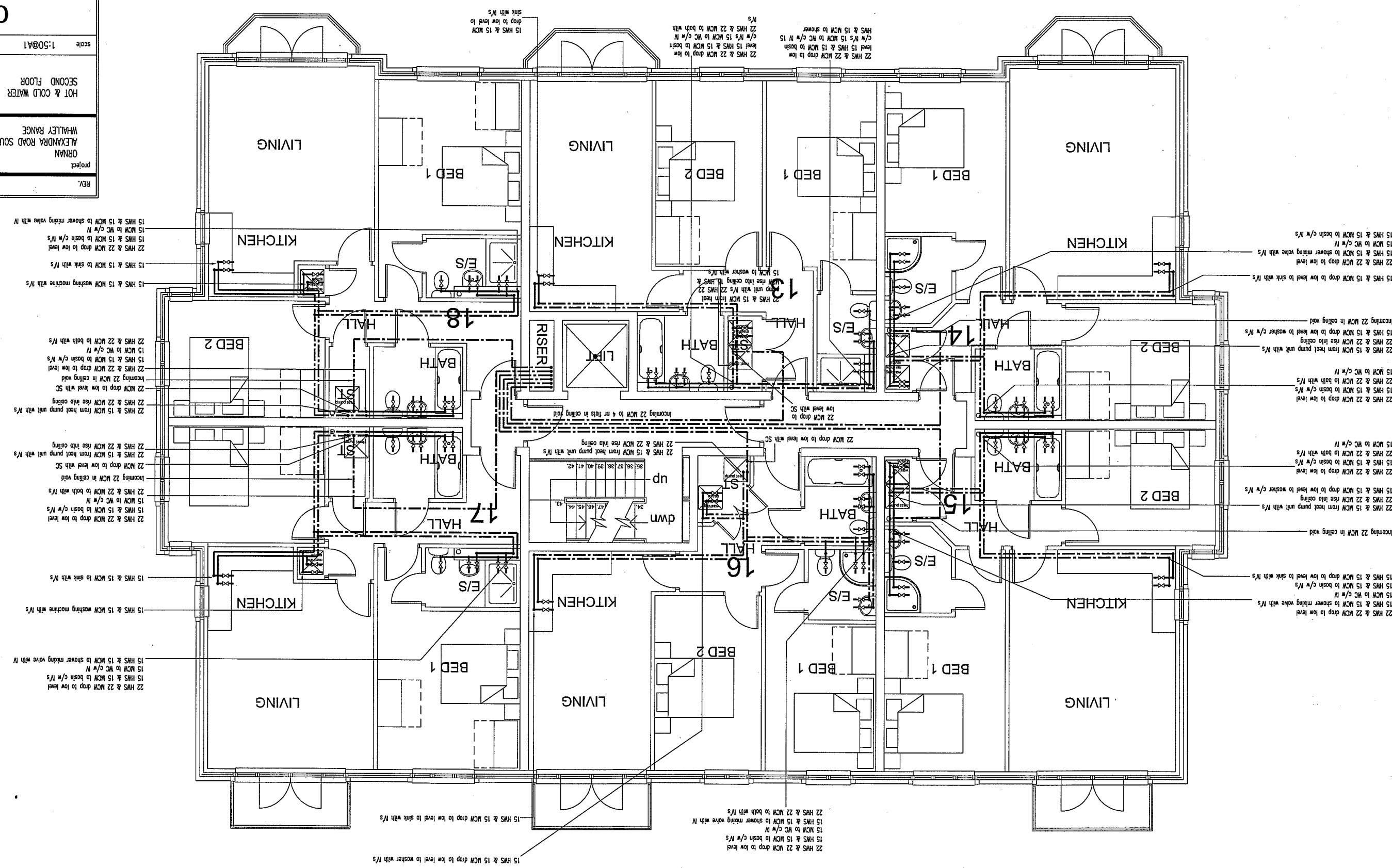
PLUMBING & HEATING LTD.

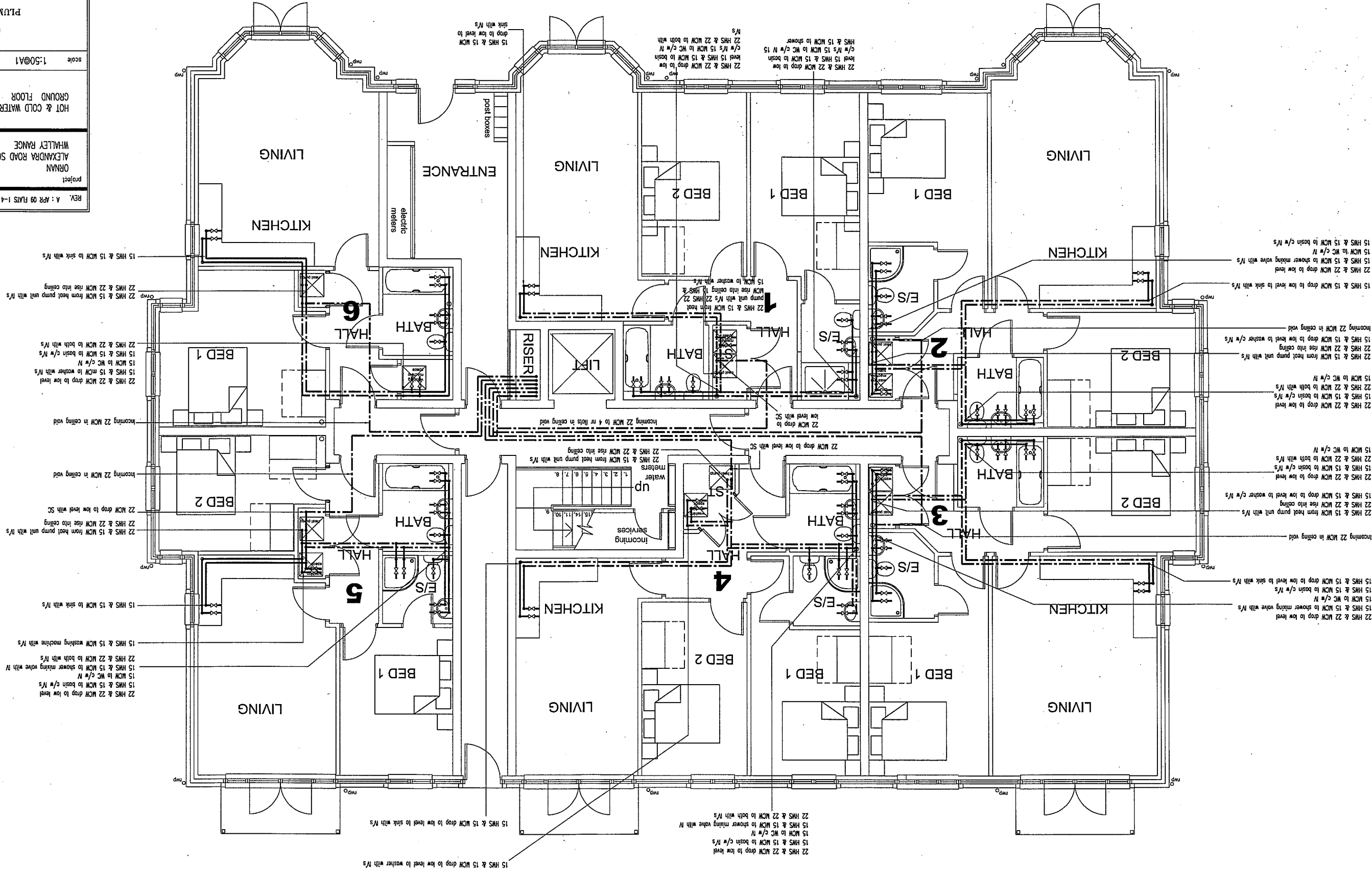
BOLD TRADING ESTATE

LUNTS HEATH ROAD

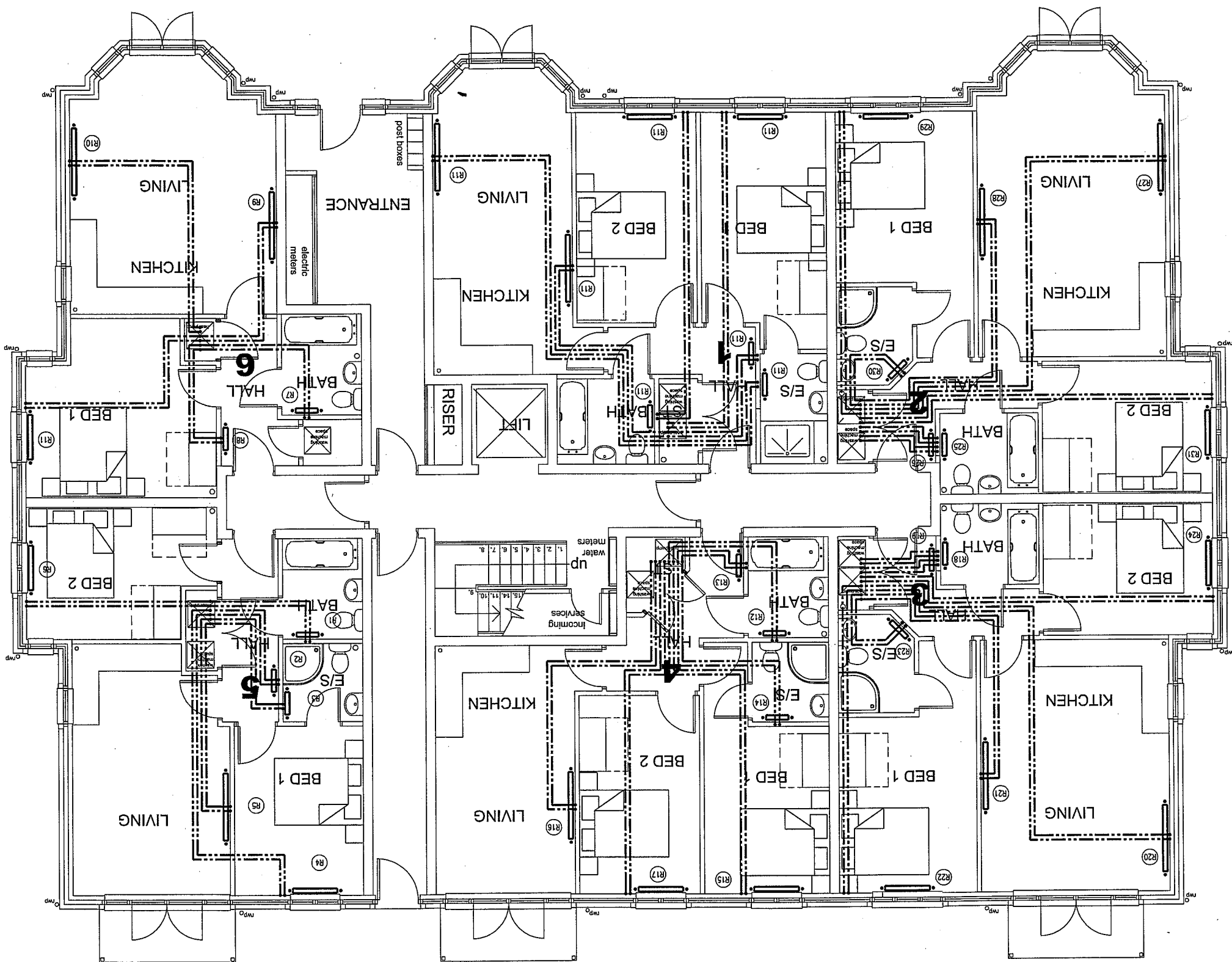
WIDNES WAB 6RZ

TEL 0151 420 4710 FAX 0151 420 8344





|                                     |               |
|-------------------------------------|---------------|
| REV. A                              |               |
| drawing no. M2                      |               |
| TEL 0151 420 4710 FAX 0151 420 8344 |               |
| WIDNES WA8 5RZ                      |               |
| LUNTS HEATH ROAD                    |               |
| BOLD TRADING ESTATE                 |               |
| PLUMBING & HEATING LTD.             |               |
| <b>O M G</b>                        |               |
| scale 1:50@A1                       | date OCT.2008 |
| HOT & COLD WATER                    |               |
| GROUND FLOOR                        |               |
| ORMAN ALEXANDRA ROAD SOUTH          |               |
| WHALLEY RANGE                       |               |
| REV. A : APR 09 FLATS 1-4 ADDED     |               |



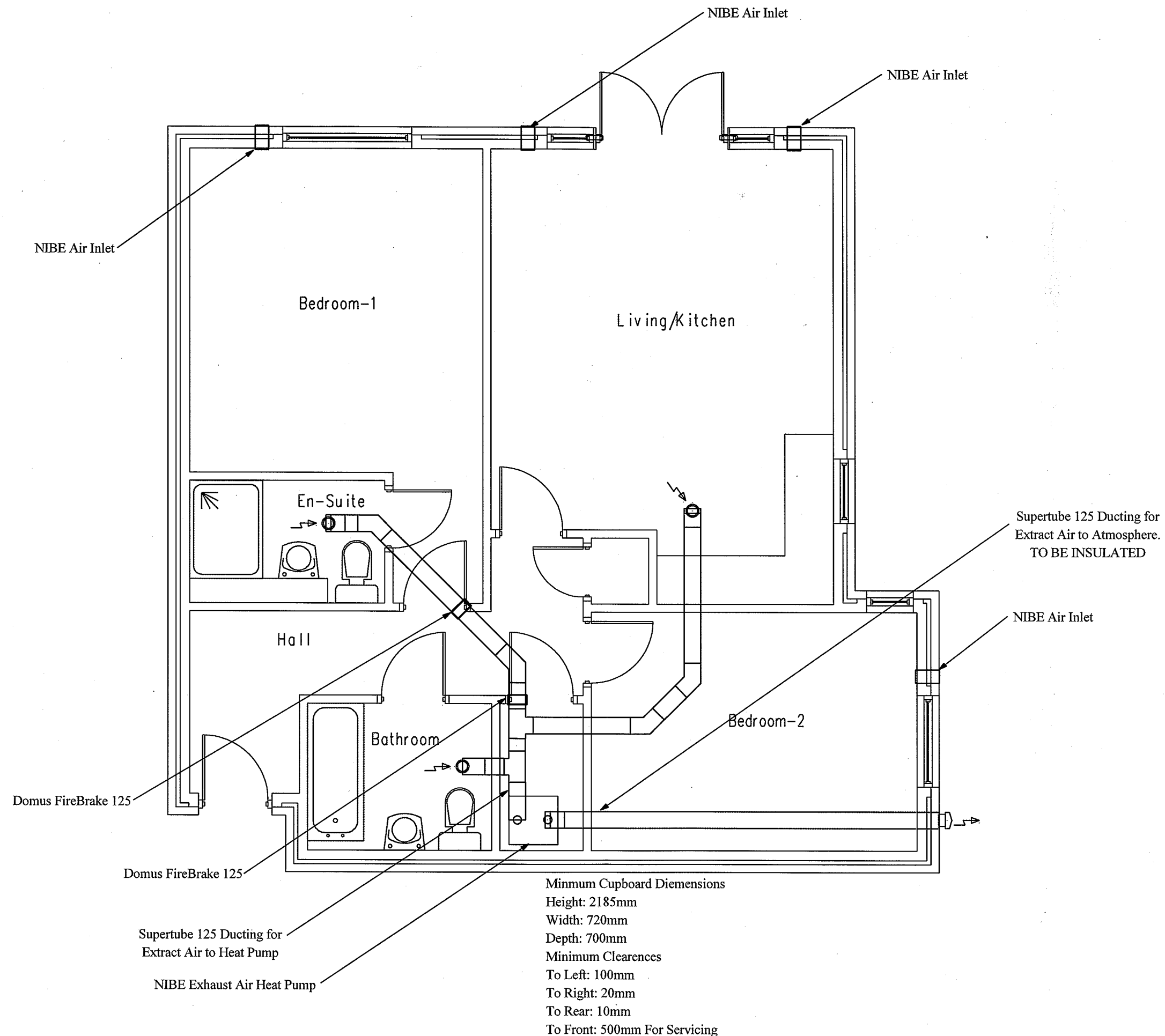
15 Htg F&R to each radiator from manifold above heat pump boiler

|                                     |               |
|-------------------------------------|---------------|
| drawing no. M1                      |               |
| TEL 0151 420 4710 FAX 0151 420 8344 |               |
| WIDNES WAB 5RZ                      |               |
| LUNTS HEATH ROAD                    |               |
| BOLD TRADING ESTATE                 |               |
| PLUMBING & HEATING LTD.             |               |
| O M G                               |               |
| scale 1:50@A1                       | date OCT.2008 |
| LPHW HEATING                        |               |
| GROUND FLOOR                        |               |
| WHALLEY RANGE                       |               |
| ORBAN                               |               |
| ALEXANDRA ROAD SOUTH                |               |
| REV. A : JAN 09 AS INSTALLED        |               |

B : APR 09 PHASE 2 RATS 1-4 ADDED

| SCHEDULE OF RADIATORS |                 |                 |        |        |            |        |       |      |  |
|-----------------------|-----------------|-----------------|--------|--------|------------|--------|-------|------|--|
| RAO No                | MANUF. LOCATION | STYLE           | LENGTH | HEIGHT | TYPE       | OUTPUT | CONVS |      |  |
| R1                    | Myson           | Flat 5 Bath     | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R2                    | Myson           | Flat 5 Hall     | 600mm  | 600mm  | SS 60 80G  | 455W   | 15mm  | 180C |  |
| R3                    | Myson           | Flat 5 En Suite | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R4                    | Myson           | Flat 5 Bed 1    | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm  | 180C |  |
| R5                    | Myson           | Flat 5 Living   | 1100mm | 600mm  | SX 60 110G | 1414W  | 15mm  | 180C |  |
| R6                    | Myson           | Flat 5 Bed 2    | 600mm  | 600mm  | SX 50 80G  | 882W   | 15mm  | 180C |  |
| R7                    | Myson           | Flat 6 Bath     | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R8                    | Myson           | Flat 6 Hall     | 500mm  | 500mm  | SS 50 50G  | 355W   | 15mm  | 180C |  |
| R9                    | Myson           | Flat 6 Living   | 1100mm | 600mm  | SX 60 110G | 1414W  | 15mm  | 180C |  |
| R10                   | Myson           | Flat 6 Living   | 1400mm | 600mm  | SX 60 140G | 2230W  | 15mm  | 180C |  |
| R11                   | Myson           | Flat 6 Bed 1    | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm  | 180C |  |
| R12                   | Myson           | Flat 6 Bath     | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R13                   | Myson           | Flat 6 Hall     | 500mm  | 500mm  | SS 50 50G  | 355W   | 15mm  | 180C |  |
| R14                   | Myson           | Flat 6 En Suite | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R15                   | Myson           | Flat 4 Bed 1    | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm  | 180C |  |
| R16                   | Myson           | Flat 4 Living   | 1100mm | 600mm  | SX 60 110G | 1414W  | 15mm  | 180C |  |
| R17                   | Myson           | Flat 3 Bath     | 500mm  | 1170mm | Towel Rail | 882W   | 15mm  | 180C |  |
| R18                   | Myson           | Flat 3 Hall     | 500mm  | 500mm  | SS 50 50G  | 355W   | 15mm  | 180C |  |
| R19                   | Myson           | Flat 3 Living   | 1100mm | 600mm  | SX 60 110G | 1414W  | 15mm  | 180C |  |
| R20                   | Myson           | Flat 3 Living   | 1400mm | 600mm  | SX 60 140G | 2230W  | 15mm  | 180C |  |
| R21                   | Myson           | Flat 3 Bed 1    | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm  | 180C |  |
| R22                   | Myson           | Flat 3 En Suite | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R23                   | Myson           | Flat 3 Bed 2    | 600mm  | 600mm  | SX 50 80G  | 882W   | 15mm  | 180C |  |
| R24                   | Myson           | Flat 3 Bed 2    | 600mm  | 600mm  | SX 50 80G  | 882W   | 15mm  | 180C |  |
| R25                   | Myson           | Flat 2 Bath     | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R26                   | Myson           | Flat 2 Hall     | 500mm  | 500mm  | SS 50 50G  | 355W   | 15mm  | 180C |  |
| R27                   | Myson           | Flat 2 Living   | 1100mm | 600mm  | SX 60 110G | 1414W  | 15mm  | 180C |  |
| R28                   | Myson           | Flat 2 Living   | 1400mm | 600mm  | SX 60 140G | 2230W  | 15mm  | 180C |  |
| R29                   | Myson           | Flat 2 Bed 1    | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm  | 180C |  |
| R30                   | Myson           | Flat 2 En Suite | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R31                   | Myson           | Flat 2 Bed 2    | 600mm  | 600mm  | SX 50 80G  | 882W   | 15mm  | 180C |  |
| R32                   | Myson           | Flat 1 Bath     | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R33                   | Myson           | Flat 1 Hall     | 500mm  | 500mm  | SS 50 50G  | 355W   | 15mm  | 180C |  |
| R34                   | Myson           | Flat 1 Living   | 1100mm | 600mm  | SX 60 110G | 1414W  | 15mm  | 180C |  |
| R35                   | Myson           | Flat 1 Living   | 1400mm | 600mm  | SX 60 140G | 2230W  | 15mm  | 180C |  |
| R36                   | Myson           | Flat 1 Bed 1    | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm  | 180C |  |
| R37                   | Myson           | Flat 1 En Suite | 500mm  | 1170mm | Towel Rail | 355W   | 15mm  | 180C |  |
| R38                   | Myson           | Flat 1 Bed 2    | 600mm  | 600mm  | SX 50 80G  | 882W   | 15mm  | 180C |  |

Select radiators to have Underlay TRV & L3, TRV to be larger pool  
Radiators to be removed for positioning conductor to ensure all radiators will fit into their intended position PRIOR to ordering.



**Client: CROSBY HOMES**

**Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOTS 11, 17, 23**

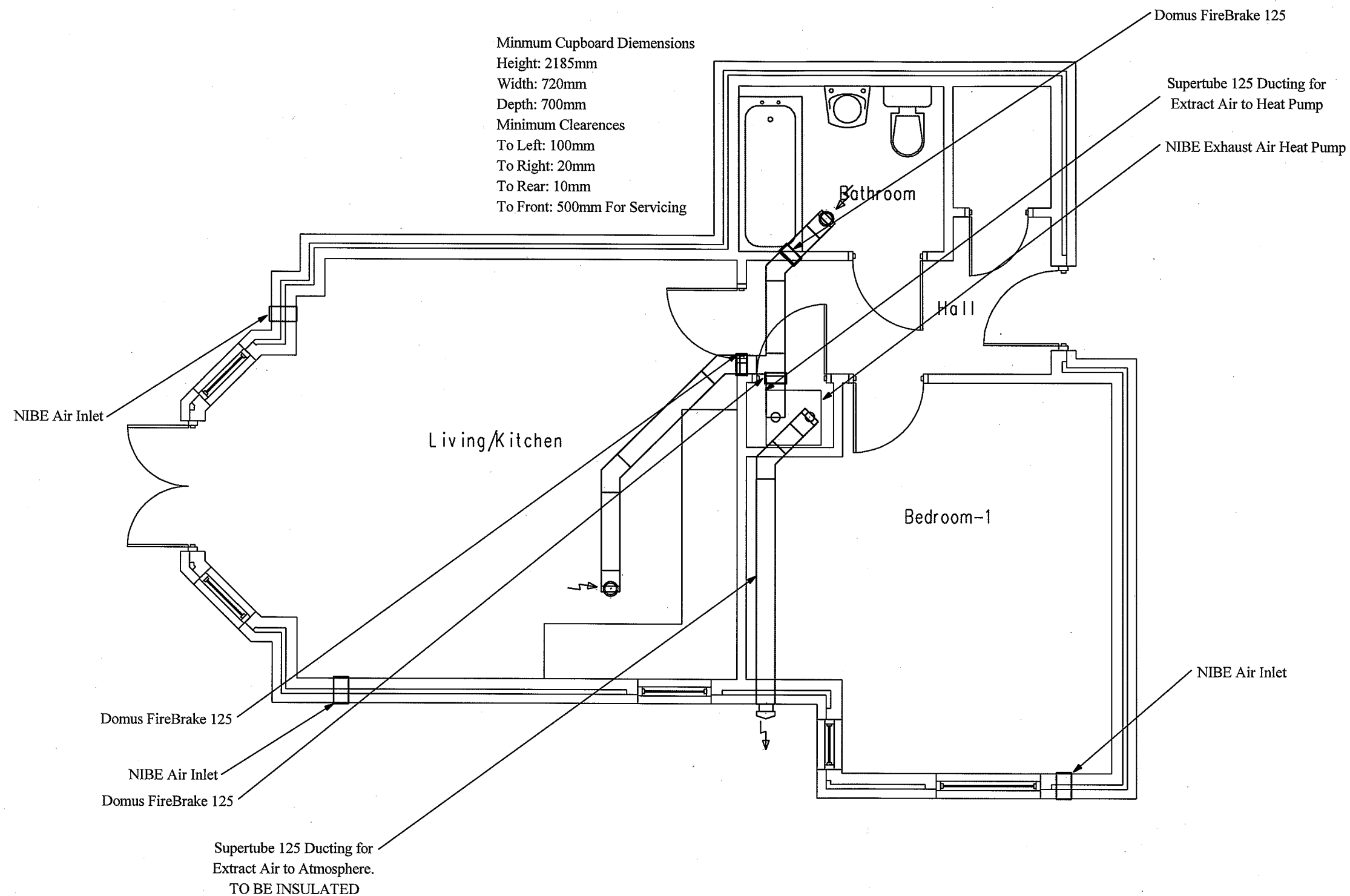
**Scale: 1:50**

**Date: OCT 2008**

POLYPIPE VENTILATION LIMITED  
 BEARWALDEN HOUSE, ROYSTON ROAD  
 WENDENS AMBO, SAFRON WALDEN, ESSEX  
 CB11 4JX TEL 01799 540 602

**DOMUS**

**Drawing No: 7463/M7**



Client: CROSBY HOMES

Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOT 6

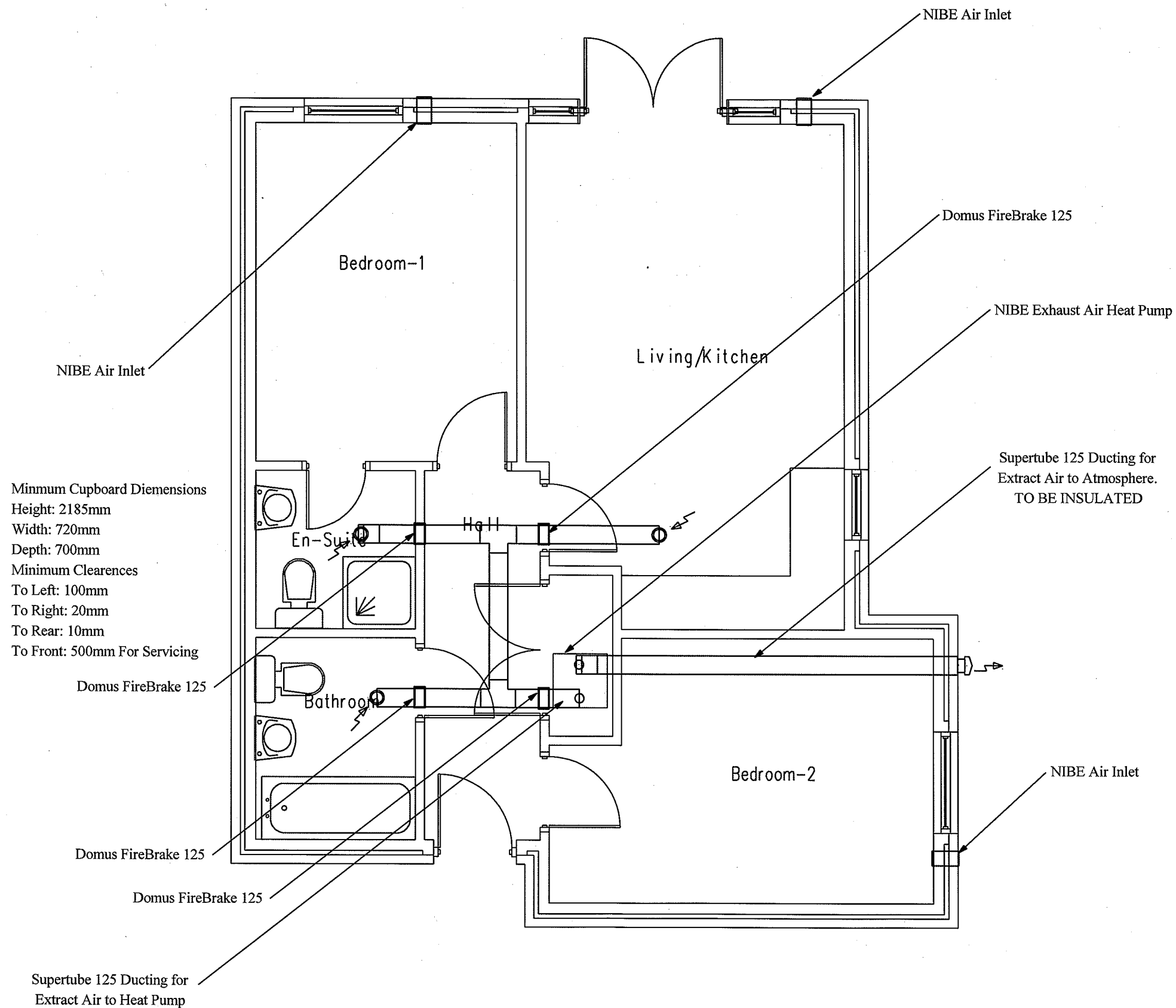
Scale: 1:50

Date: OCT 2008

POLYPIPE VENTILATION LIMITED  
 BEARWALDEN HOUSE, ROYSTON ROAD  
 WENDENS AMBO, SAFRON WALDEN, ESSEX  
 CB11 4JX TEL 01799 540 602

**DOMUS**

Drawing No: 7463/M6



Client: CROSBY HOMES

Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOT 5

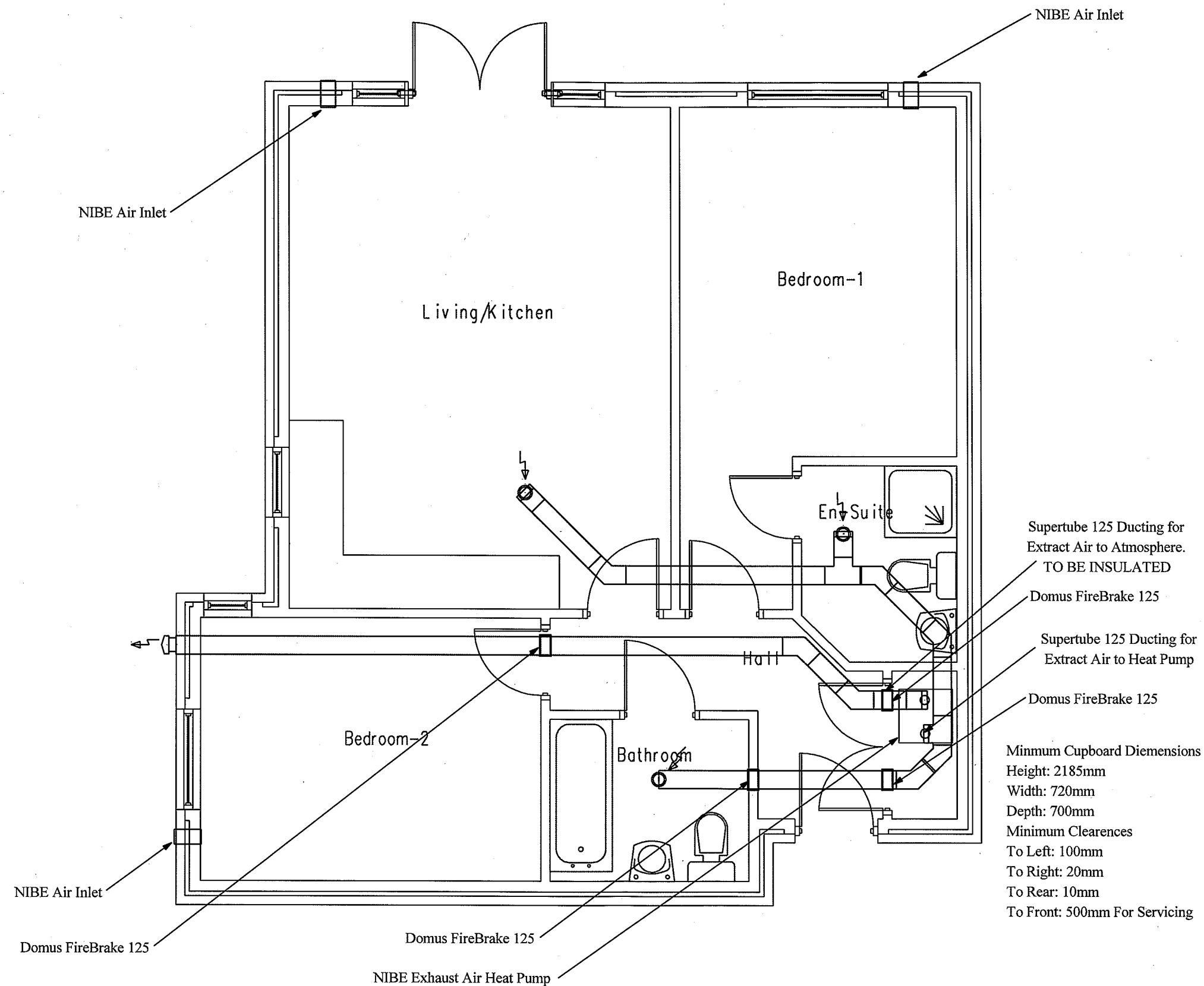
Scale: 1:50

Date: OCT 2008

POLYPIPE VENTILATION LIMITED  
 BEARWALDEN HOUSE, ROYSTON ROAD  
 WENDENS AMBO, SAFRON WALDEN, ESSEX  
 CB11 4JX TEL 01799 540 602

**DOMUS**

Drawing No: 7463/M5



**Client: CROSBY HOMES**

**Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOTS 3, 9, 15, 21**

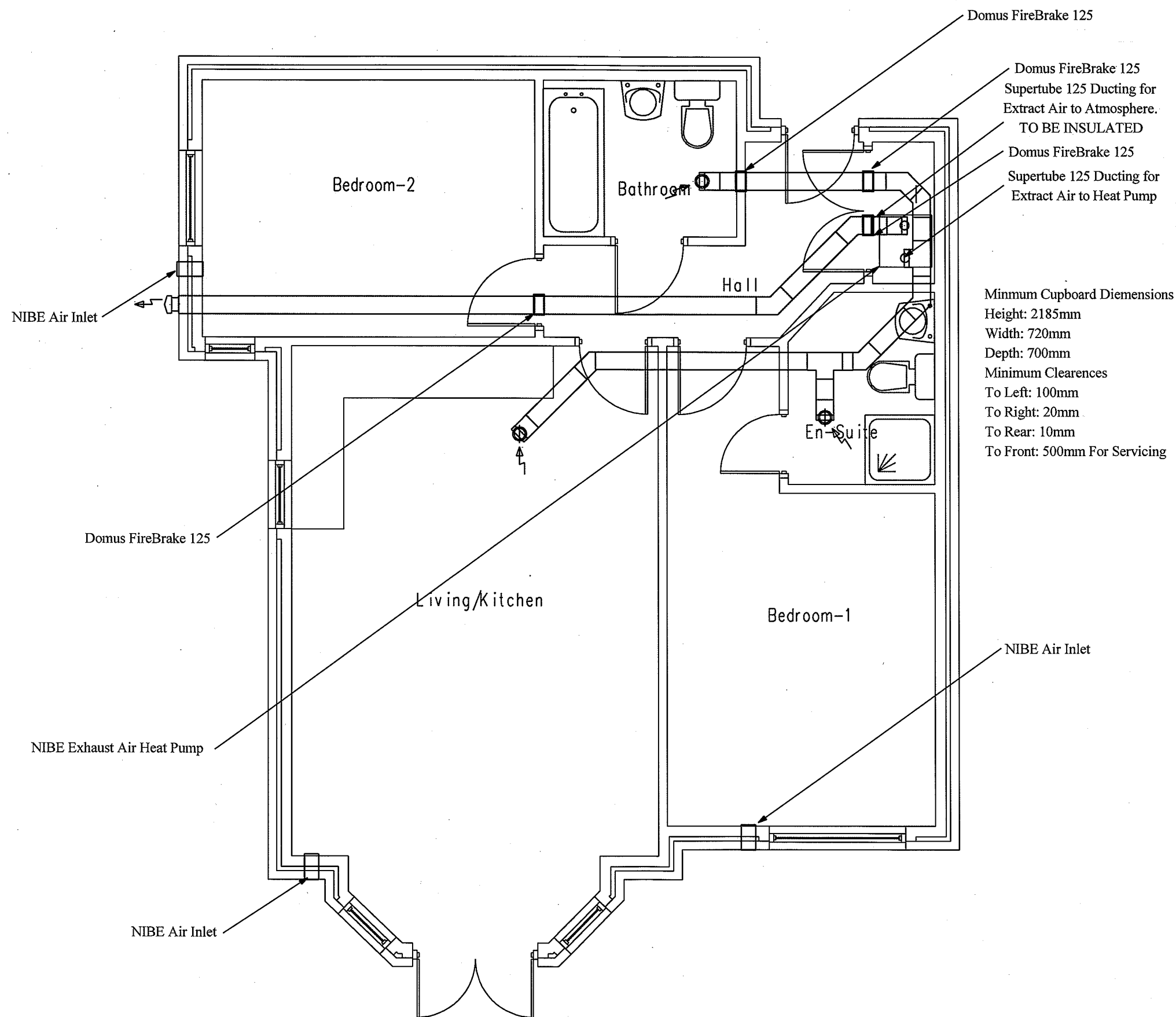
**Scale: 1:50**

**Date: OCT 2008**

POLYPIPE VENTILATION LIMITED  
BEARWALDEN HOUSE, ROYSTON ROAD  
WENDENS AMBO, SAFRON WALDEN, ESSEX  
CB11 4JX TEL 01799 540 602

**domus**

**Drawing No: 7463/M3**



Client: CROSBY HOMES

Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOTS 2, 8, 14, 20

Scale: 1:50

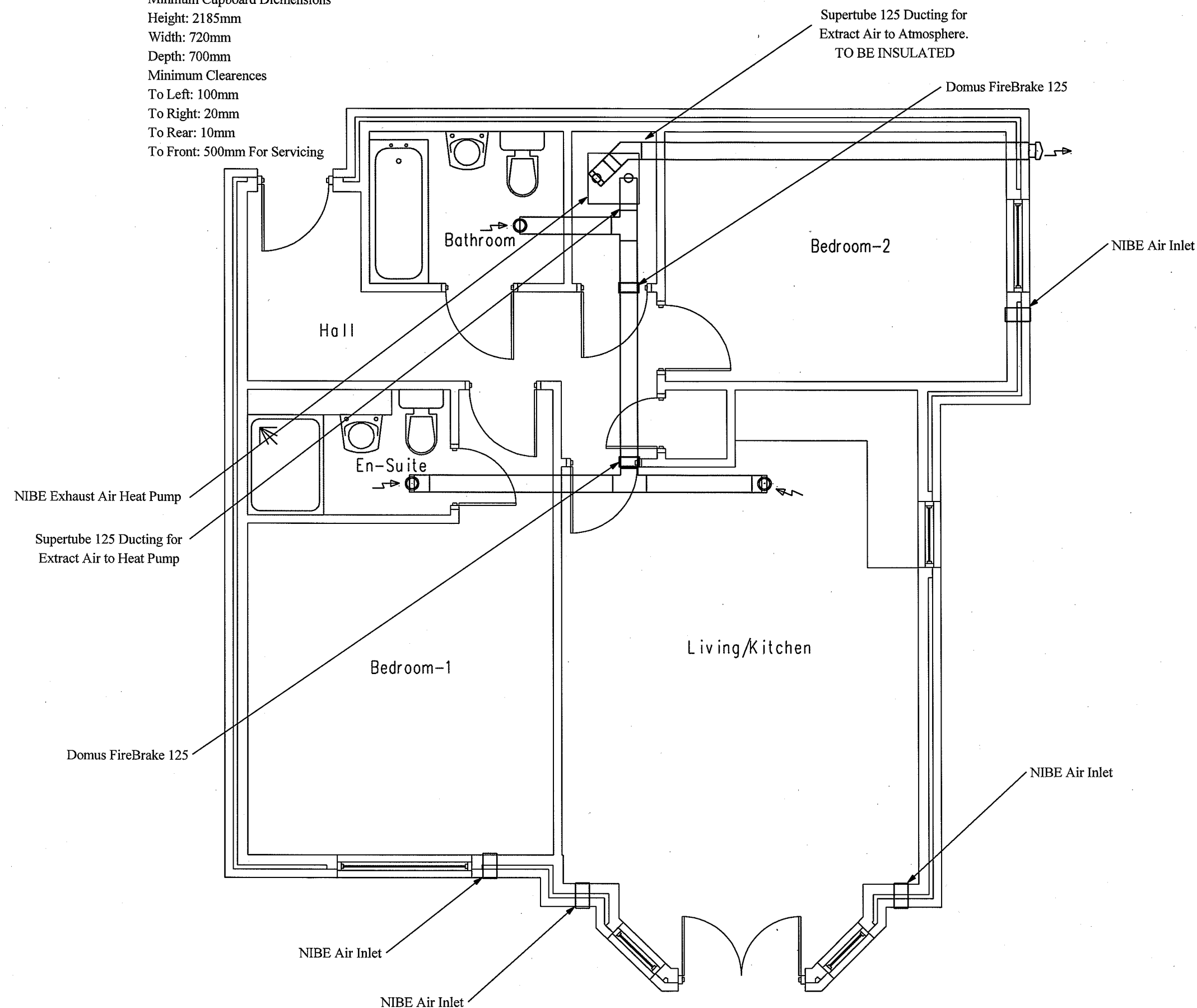
Date: OCT 2008

POLYPIPE VENTILATION LIMITED  
 BEARWALDEN HOUSE, ROYSTON ROAD  
 WENDENS AMBO, SAFRON WALDEN, ESSEX  
 CB11 4JX TEL 01799 540 602

**DOMUS**

Drawing No: 7463/M2

Minimum Cupboard Diemensions  
Height: 2185mm  
Width: 720mm  
Depth: 700mm  
Minimum Clearances  
To Left: 100mm  
To Right: 20mm  
To Rear: 10mm  
To Front: 500mm For Servicing



Client: CROSBY HOMES

Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOTS 12, 18, 24

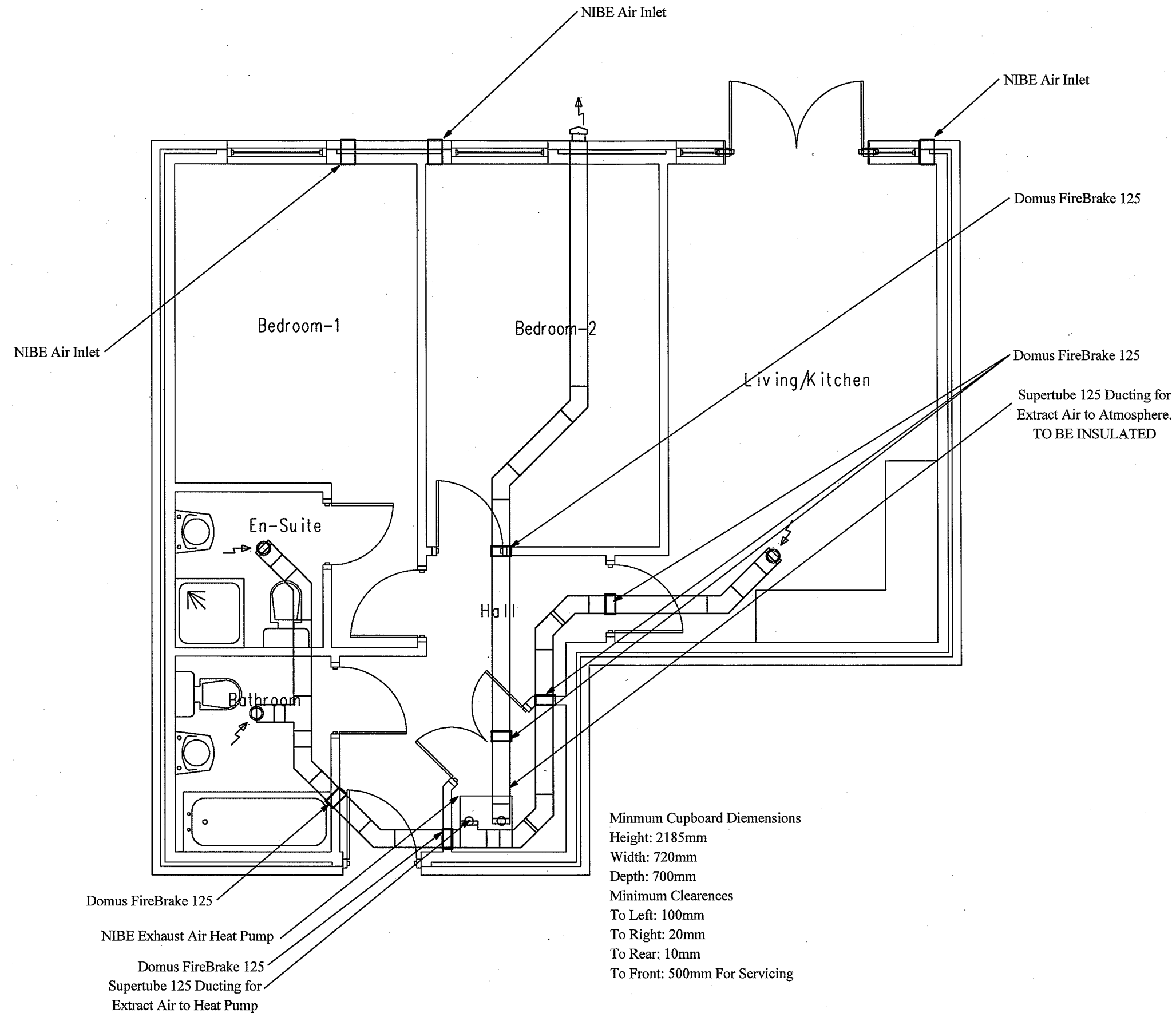
Scale: 1:50

Date: OCT 2008

POLYPIPE VENTILATION LIMITED  
BEARWALDEN HOUSE, ROYSTON ROAD  
WENDENS AMBO, SAFRON WALDEN, ESSEX  
CB11 4JX TEL 01799 540 602

**DOMUS**

Drawing No: 7463/M8



**Client: CROSBY HOMES**

**Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOTS 4, 10, 16, 22**

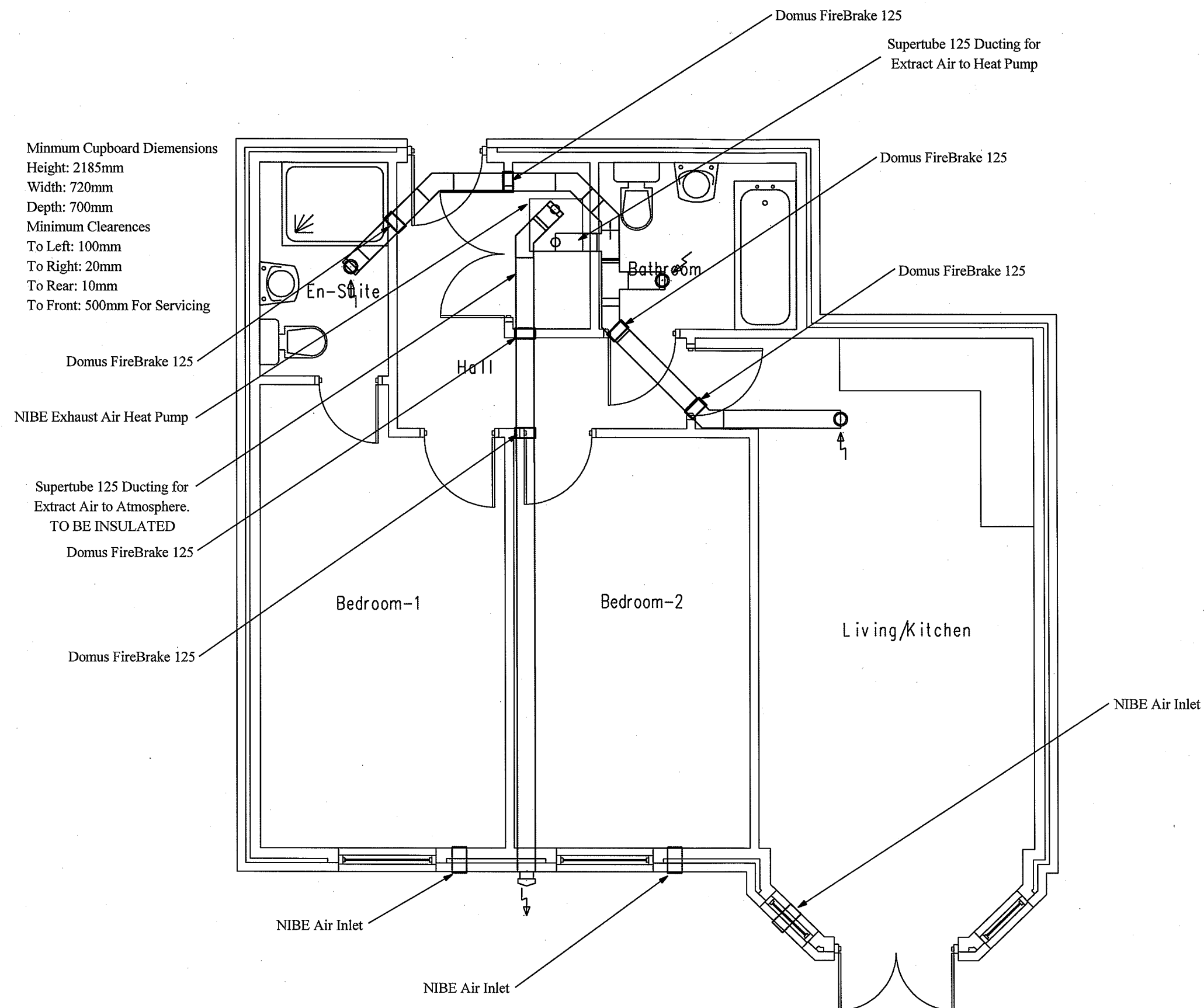
**Scale: 1:50**

**Date: OCT 2008**

POLYPIPE VENTILATION LIMITED  
 BEARWALDEN HOUSE, ROYSTON ROAD  
 WENDENS AMBO, SAFRON WALDEN, ESSEX  
 CB11 4JX TEL 01799 540 602

**DOMUS**

**Drawing No: 7463/M4**



Client: CROSBY HOMES

Project: ORBAN, ALEXANDRA ROAD SOUTH. PLOTS 1, 7, 13, 19

Scale: 1:50

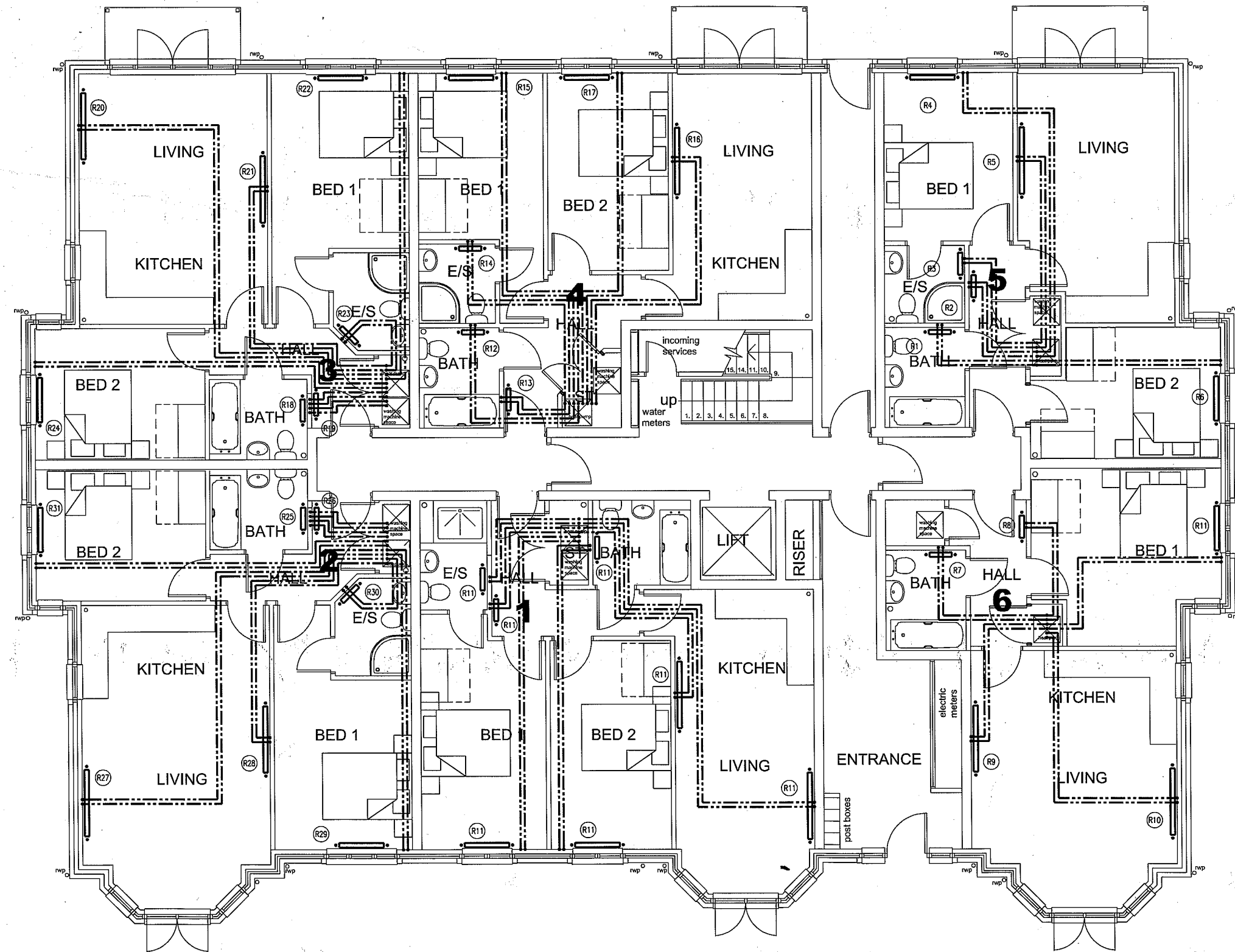
Date: OCT 2008

POLYPIPE VENTILATION LIMITED  
 BEARWALDEN HOUSE, ROYSTON ROAD  
 WENDENS AMBO, SAFRON WALDEN, ESSEX  
 CB11 4JX TEL 01799 540 602

**DOMUS**

Drawing No: 7463/M1

15 Hg F&R to each radiator from manifold above heat pump boiler



| RAD No | MANUF | LOCATION        | STYLE  | LENGTH | HEIGHT | TYPE       | OUTPUT | CONNS     |
|--------|-------|-----------------|--------|--------|--------|------------|--------|-----------|
| R1     | Myson | Flat 5 Bath     | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R2     | Myson | Flat 5 Hall     | Select | 600mm  | 600mm  | SS 60 60G  | 545W   | 15mm TBOE |
| R3     | Myson | Flat 5 En Suite | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R4     | Myson | Flat 5 Bed 1    | Select | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm TBOE |
| R5     | Myson | Flat 5 Living   | Select | 1100mm | 600mm  | SX 50 140G | 1414W  | 15mm TBOE |
| R6     | Myson | Flat 5 Bed 2    | Select | 800mm  | 500mm  | SX 50 80G  | 882W   | 15mm TBOE |
| R7     | Myson | Flat 6 Bath     | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R8     | Myson | Flat 6 Hall     | Select | 500mm  | 500mm  | SS 50 50G  | 385W   | 15mm TBOE |
| R9     | Myson | Flat 6 Living   | Select | 1100mm | 600mm  | SS 50 110G | 1414W  | 15mm TBOE |
| R10    | Myson | Flat 6 Bed 1    | Select | 1400mm | 600mm  | SX 60 140G | 2290W  | 15mm TBOE |
| R11    | Myson | Flat 6 Bed 2    | Select | 500mm  | 500mm  | SS 50 100G | 770W   | 15mm TBOE |
| R12    | Myson | Flat 4 Bath     | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R13    | Myson | Flat 4 Hall     | Select | 600mm  | 600mm  | SS 60 60G  | 545W   | 15mm TBOE |
| R14    | Myson | Flat 4 En Suite | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R15    | Myson | Flat 4 Bed 1    | Select | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm TBOE |
| R16    | Myson | Flat 4 Living   | Select | 1100mm | 600mm  | SX 50 110G | 1414W  | 15mm TBOE |
| R17    | Myson | Flat 4 Bed 2    | Select | 800mm  | 500mm  | SX 50 80G  | 882W   | 15mm TBOE |
| R18    | Myson | Flat 3 Bath     | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R19    | Myson | Flat 3 Hall     | Select | 500mm  | 500mm  | SS 50 50G  | 385W   | 15mm TBOE |
| R20    | Myson | Flat 3 Living   | Select | 1100mm | 600mm  | SS 50 110G | 1414W  | 15mm TBOE |
| R21    | Myson | Flat 3 Bed 1    | Select | 1400mm | 600mm  | SX 60 140G | 2290W  | 15mm TBOE |
| R22    | Myson | Flat 3 Bed 2    | Select | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm TBOE |
| R23    | Myson | Flat 3 En Suite | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R24    | Myson | Flat 3 Bath     | Select | 800mm  | 500mm  | SX 50 80G  | 882W   | 15mm TBOE |
| R25    | Myson | Flat 2 Bath     | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R26    | Myson | Flat 2 Hall     | Select | 500mm  | 500mm  | SS 50 50G  | 385W   | 15mm TBOE |
| R27    | Myson | Flat 2 Living   | Select | 1100mm | 600mm  | SS 50 110G | 1414W  | 15mm TBOE |
| R28    | Myson | Flat 2 Bed 1    | Select | 1400mm | 600mm  | SX 60 140G | 2290W  | 15mm TBOE |
| R29    | Myson | Flat 2 Bed 2    | Select | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm TBOE |
| R30    | Myson | Flat 2 En Suite | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R31    | Myson | Flat 2 Bed 2    | Select | 800mm  | 500mm  | SX 50 80G  | 882W   | 15mm TBOE |
| R32    | Myson | Flat 1 Bath     | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R33    | Myson | Flat 1 Hall     | Select | 500mm  | 500mm  | SS 50 50G  | 385W   | 15mm TBOE |
| R34    | Myson | Flat 1 Living   | Select | 1100mm | 600mm  | SS 50 110G | 1414W  | 15mm TBOE |
| R35    | Myson | Flat 1 Bed 1    | Select | 1400mm | 600mm  | SX 60 140G | 2290W  | 15mm TBOE |
| R36    | Myson | Flat 1 Bed 2    | Select | 1000mm | 500mm  | SS 50 100G | 770W   | 15mm TBOE |
| R37    | Myson | Flat 1 En Suite | ~      | 500mm  | 1170mm | Towel Rail | 385W   | 15mm TBOE |
| R38    | Myson | Flat 1 Bed 2    | Select | 800mm  | 500mm  | SX 50 80G  | 882W   | 15mm TBOE |

Select radiators to have Danfoss TRV & LSV; TRV to be tamper proof  
Radiators to be removed twice for painting; contractor to ensure all radiators will fit into their intended position PRIOR to ordering;  
contractor to co-ordinate radiator positions with electrical accessories

B : APR 09 PHASE 2 FLATS 1-4 ADDED

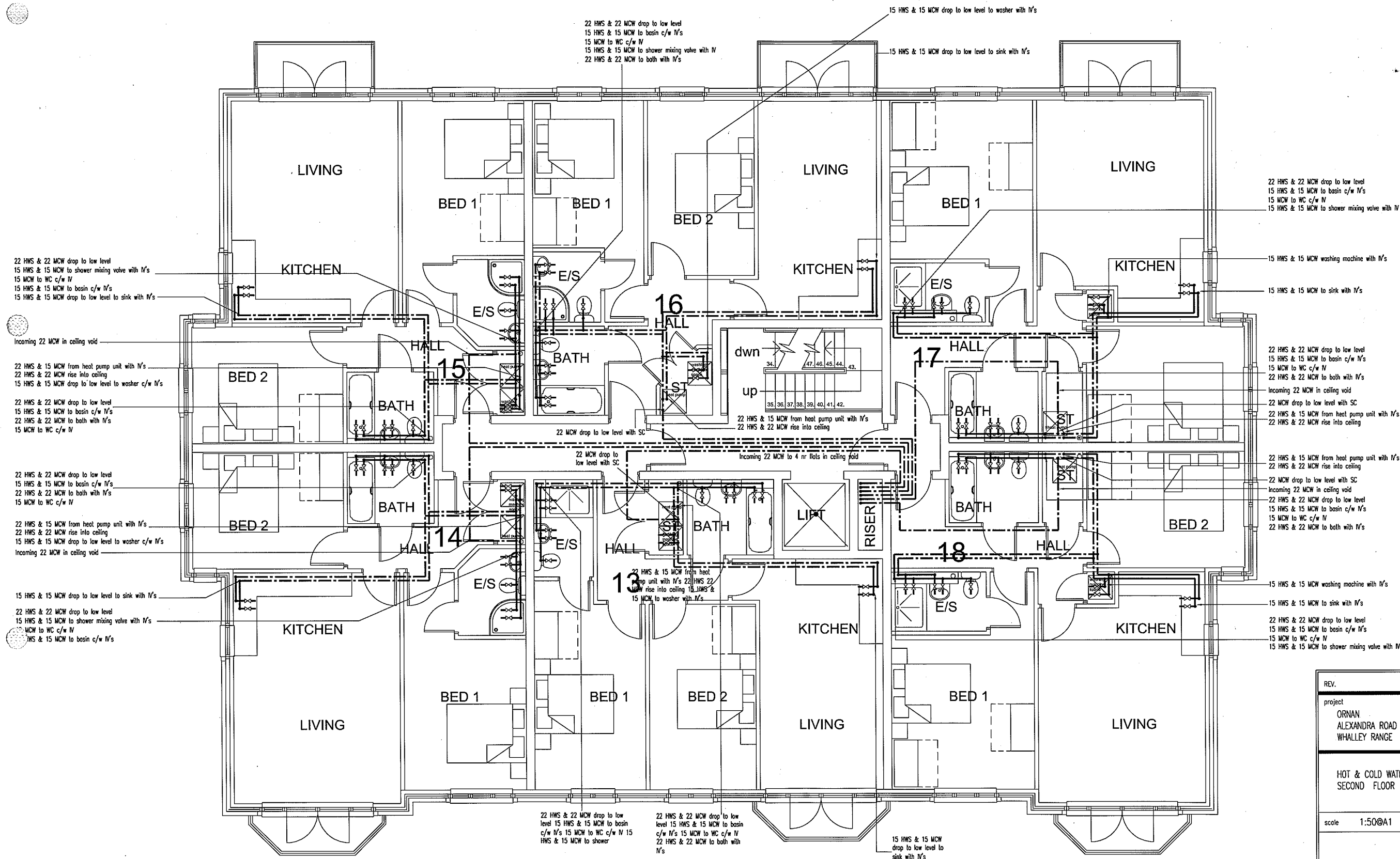
|                                                                                                                                             |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| REV. A : JAN 09 AS INSTALLED                                                                                                                |                                                |
| project                                                                                                                                     | ORBAN<br>ALEXANDRA ROAD SOUTH<br>WHALLEY RANGE |
| LPHW HEATING<br>GROUND FLOOR                                                                                                                |                                                |
| scale 1:50@A1                                                                                                                               | date OCT.2008                                  |
| <b>O M G</b><br>PLUMBING & HEATING LTD.<br>BOLD TRADING ESTATE<br>LUNTS HEATH ROAD<br>WIDNES WA8 5RZ<br>TEL 0151 420 4710 FAX 0151 420 8344 |                                                |
| drawing no. M1                                                                                                                              | rev. B                                         |

GROUND FLOOR





SECOND FLOOR



| REV.                                                                                                                                        |                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| project                                                                                                                                     | ORNAN<br>ALEXANDRA ROAD SOUTH<br>WHALLEY RANGE |
| HOT & COLD WATER<br>SECOND FLOOR                                                                                                            |                                                |
| scale                                                                                                                                       | 1:50@A1                                        |
| date                                                                                                                                        | OCT.2008                                       |
| <b>O M G</b><br>PLUMBING & HEATING LTD.<br>BOLD TRADING ESTATE<br>LUNTS HEATH ROAD<br>WIDNES WA8 5RZ<br>TEL 0151 420 4710 FAX 0151 420 8344 |                                                |
| drawing no.                                                                                                                                 | M6                                             |
| rev.                                                                                                                                        | —                                              |

