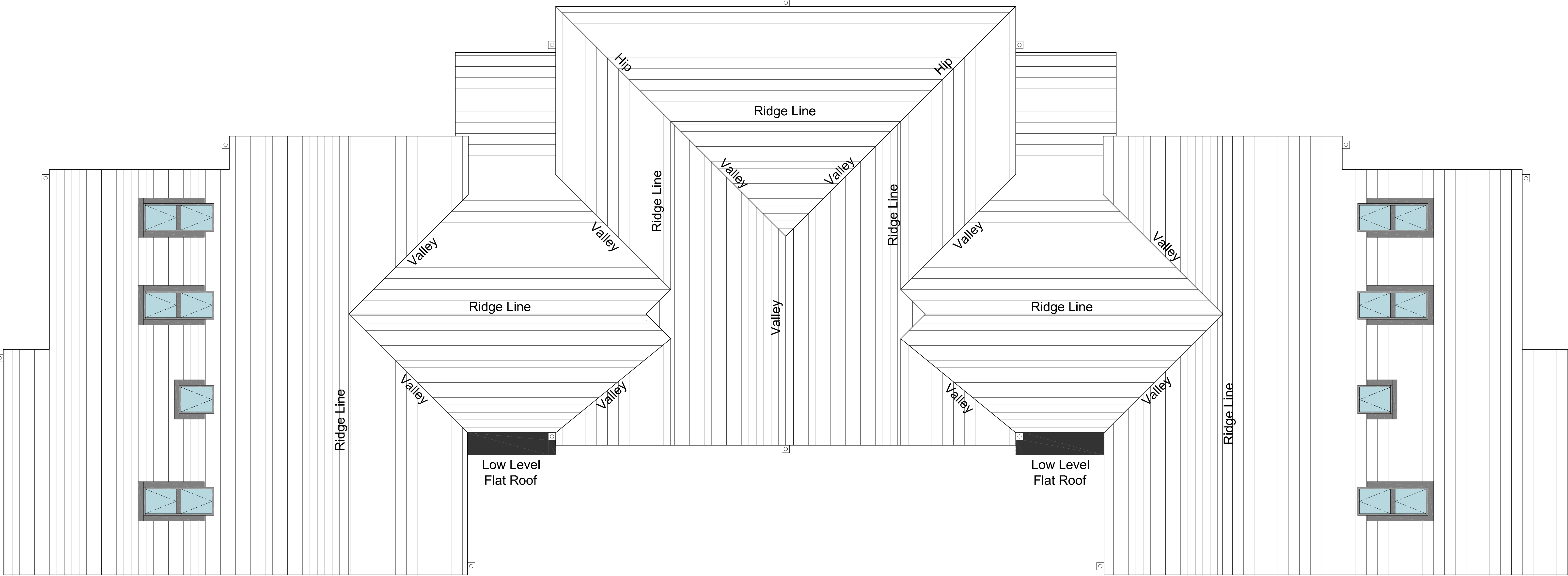
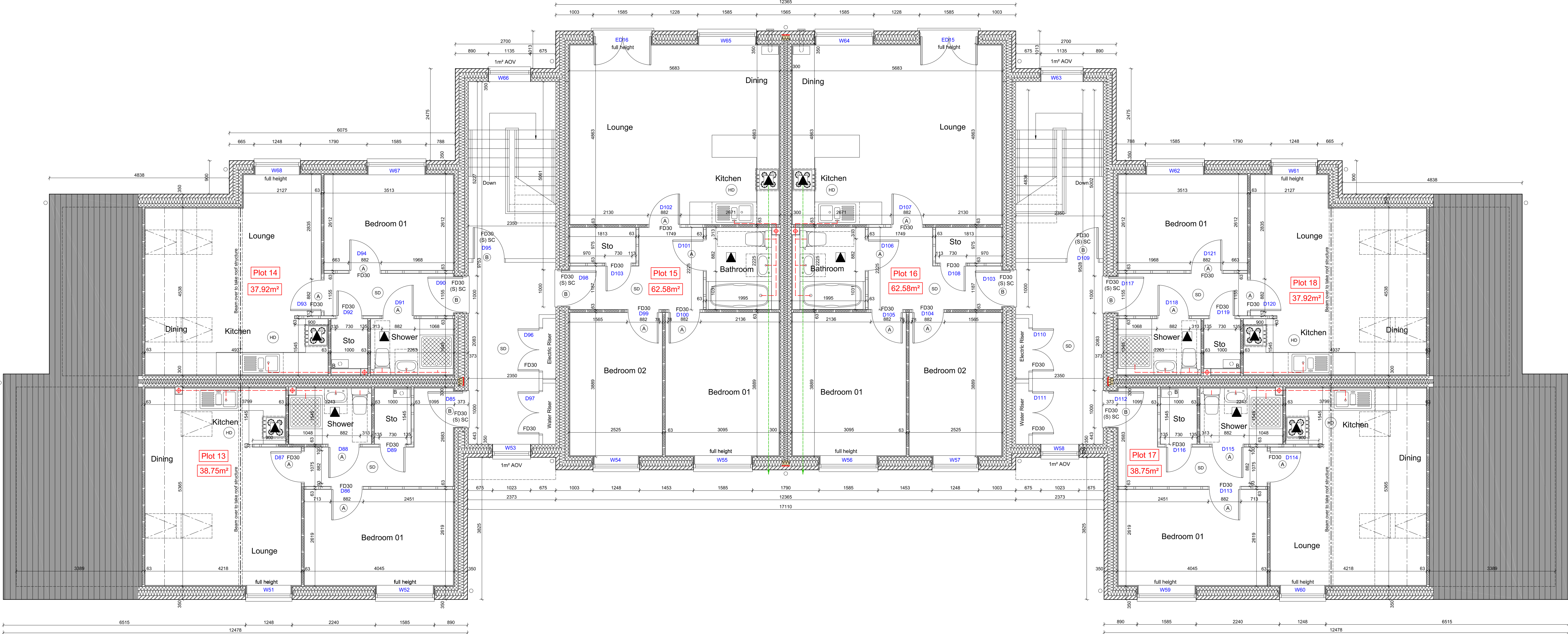




Roofplan Layout



Proposed Second Floor Plan

**Principle Entrance**  
Minimum 1200 x 1200mm level access is to be provided in front of principle entrances (external). Entrance doors to provide minimum clear opening width of 775mm over an accessible threshold in accordance with Approved Document M. Include provision for channel drain or required.

**Windows and Doors**  
**Measurements of all openings are to be taken on site and checked prior order/manufacture.** Window and door supplier/manufacture to carry out background ventilation calculations using size of dwelling and room sizes as shown and to confirm ticks were specification in accordance with Approved Document F. All windows are to be provided with trickle vents to provide adequate levels of background ventilation in accordance with Approved Document F (refer to Construction Specification); windows within WC and Bathroom areas are to contain obscure glazing, having an obscuration rating of not less than 4 in the Pilkington Glass range or equivalent obscure by rating where applicable. All ground floor windows and doors to be sufficiently robust and fitted with hardware (as per manufacturer's standard details) in full accordance with Approved Document C and Secured By Design requirements. Window manufacturer to provide U10(contaminant calculations upon request for any full height glazing elements to upper levels for submission to Building Control for approval where applicable. All windows to habitable rooms to the ground and first floors are to be emergency egress windows, which have an unobstructed operable area of at least 0.33m², and at least 1000mm high and 600mm wide in accordance with Approved Document B. The bottom of the operable area should be no more than 1100mm above finished floor level.

**Rainwater Goods**  
Rainwater to be collected and discharged via system comprising black uPVC gutters and downpipes connecting into drainage system designed by consulting engineer. Rainwater downpipes to be flush fitted to the building face (i.e. with no gap behind). Colour of all external waste pipes, gutters and downpipes to be black uPVC.

**KEY (FLOOR PLANS):**  
Extraction fan to be ducted to external air. All extraction fan and pipe outlets/grilles/vents, whether within the roof or walls are to match the colour of surface in which they terminate and are to be located 300mm away (i.e. below, above and horizontally) from any external opening.  
Broken green arrow provides indicative ground floor extraction fan duct route to external.  
Termination of duct to be located such that re-entry to a building, or ingestion into nearby building is minimised and away from external openings and the balcony/flat aprone flat terminal outlet. Extraction fans for the first floor are to terminate at either a roof tile vent or the external wall (away from external openings) as above.  
All heat detectors (HD) and smoke detectors (SD) to be Grade 5, interlinked and provide a 120dB level of protection in accordance with the latest BS 5839-1, to be positioned a minimum of 300mm away from all walls and light fixtures.  
Rainwater downpipe position; rainwater to be discharged via 60mm diameter black uPVC round rainwater downpipes and gully connecting into drainage system to Building Control satisfaction.  
1000mm soil and vent pipe to be ducted to external air located a minimum 900mm above nearest opening light; to be located either on the external face of the building or if external, insulated with treated softwood framing and 2 no. layers of 12.5mm plasterboard receiving a plaster skim finish with the pipe either forming a stud stack fitted with an air resistance valve or terminating on a roof tile vent.  
Back inlet gully connecting into drainage system to Building Control satisfaction.  
Location of combi condensing boiler hidden within wall cupboard unit to be installed, commissioned and certified by a registered Gas Safe Engineer. Efficiency of boiler to be achieved as specified within the SAP calculations.  
Location of incoming water main.  
Radiator position within the WC on the Principal Storey.

**Switches and Sockets Heights**  
Switches and socket outlets for lighting and other equipment in habitable rooms are to be at appropriate heights between 400mm and 1200mm from finished floor level.

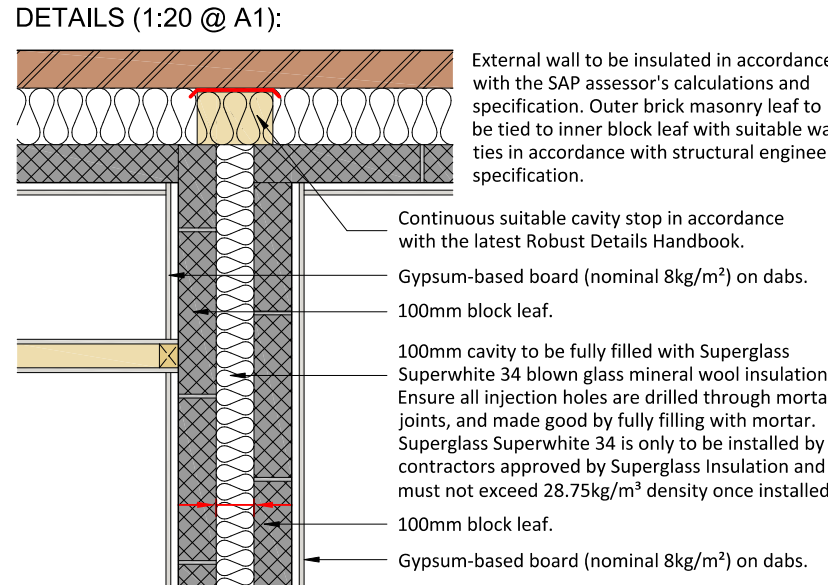
**Notes:**  
1. All dimensions minimum unless otherwise stated.  
2. 4.5mm minimum lead 1500mm is preferred.  
3. Bays should not project into access zones in such a way as to impede access.  
Doors providing access into the dwelling to have minimum clear opening width of 775mm, with short obstruction (no more than 20mm).  
Note: For dwellings, the clear opening width is taken from the face of the door stop on the latch side to the face of the door when open at 90°.

**Entrance Storey Downward and Corridor Widths (in accordance with Approved Document M)**  
Doorway Clear Opening Width: 750mm or wider (use 838mm wide door).  
Corridor Clear Passageway Width: 900mm (when approached head-on).  
Location of combi condensing boiler hidden within wall cupboard unit to be installed, commissioned and certified by a registered Gas Safe Engineer. Efficiency of boiler to be achieved as specified within the SAP calculations.

**Overall Door Casing Sizes:**  
Allow for 2mm fitting tolerance and 15mm under door clearance.

**WC on the Principle Storey Access Zones:**  
Oblique transfer: 450° x 400° x 200mm.  
Frontal transfer: 450° x 400° x 200mm.

**Notes:**  
1. All dimensions minimum unless otherwise stated.  
2. 4.5mm minimum lead 1500mm is preferred.  
3. Bays should not project into access zones in such a way as to impede access.



| REV | DATE     | AMENDMENT                                                                                      | BY | CHKD |
|-----|----------|------------------------------------------------------------------------------------------------|----|------|
| A   | 14/02/23 | Staircase amended to incorporate rear door. Boiler positions added to Second Floor Apartments. | GG | GG   |