

Kitchen units and appliance spaces - Ref: N11-310, 320, 340, 350 - Apartment 0-1												
KITCHEN UNITS / APPLIANCES REQUIRED BY DSD												ADDITIONAL UNITS
Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit	Unit
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Required	1	1	1	1	1	1	1	1	1	1	1	1
0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B	0-1 - 3P2B

DOOR LEGEND	
EOD	EASY OPENING DEVICE
VP	VISION PANEL
FF	FIRE FROM FIXINGS
FD30SC	FIRE DOOR 30 MINS INTEGRITY, COMBINED SMOKE & COLD SMOKE SEAL, SELF-CLOSER
FD60SC	FIRE DOOR 60 MINS INTEGRITY, COMBINED SMOKE & COLD SMOKE SEAL, SELF-CLOSER

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SECURE BY DESIGN FEATURES:

- ENTRANCE DOORS PAS 23/ 24 SECURITY STANDARD WITH MIN 3 POINT LOCKING SYSTEM.
- WINDOWS TESTED TO BS 7950 1997
- SECURITY LIGHTING AT ENTRANCE DOORS PR ACTIVATED
- ADDITIONAL ELECTRIC POINT TO BE PROVIDED IN HALL TO FACILITATE FUTURE BURGALAR ALARM INSTALLATION.
- BOUNDARY FENCING TO REAR - 2000MM WHERE ABUT OPEN SPACE, 1800 MM HIGH AT REAR GARDEN DIVISIONS AND 1000MM HIGH RAILINGS AT FRONT AS DEFENSIBLE SPACE.

LIFETIME HOMES FEATURES:

- 1.2M WIDE RAMPED ACCESS PATHS @ 1 TO 20 GRADIENT OR 1 TO 12 WHERE LEVELS DICTATE.
- 1.5M WHEELCHAIR TURNING CIRCLES TO BE ACCOMMODATED IN HALL, KITCHEN / DINING, LIVING ROOM ON GROUND FLOOR AND IN MAIN BEDROOM ON FIRST FLOOR.
- BATHROOM AND WC DOORS TO OPEN OUTWARDS WITH SPECIAL LOCKS OPENABLE FROM THE OUTSIDE.
- BATHROOM AND WC LAYOUT TO MATCH REQUIREMENTS OF LIFETIME HOMES INCLUDING TOILETS 500MM FROM SIDE-ON WALL, 1100MM MIN. FREE FLOOR SPACE IN FRONT OF TOILET AND 700MM TO THE SIDE.
- DOOR WIDTHS TO HAVE A MINIMUM CLEAR OPENING WIDTH OF 750MM.
- 300MM NB TO THE SIDE OF THE LEADING EDGE OF ALL DOORS AT GROUND FLOOR LEVEL
- BEDROOM ADJACENT TO BATHROOM TO HAVE A SECTION CONSTRUCTED OF REMOVABLE STUDWORK AND PLASTERBOARD PANEL TO FACILITATE POSSIBLE FUTURE HOIST INSTALLATION. CEILING TO BE STRENGTHENED ALONG POSSIBLE FUTURE HOIST ROUTE.
- HEIGHTS OF ALL ELECTRICAL SWITCHES AND SOCKETS TO BE 1.00M ABOVE FLOOR LEVEL (EXCEPT THOSE OVER WORKTOPS IN KITCHENS - TO BE 150MM ABOVE WORKTOP)
- LEVEL DECK SHOWER FORMER (1300 X 800MM) TO BE FITTED DURING CONSTRUCTION IN FUTURE SHOWER SPACE AS INDICATED ON PLANS.
- 25% OF CARPARK SPACES TO BE 3300MM WIDE.

LEVEL APPROACH: (AS TAKEN FROM TECHNICAL BOOKLET R)

A LEVEL APPROACH SHALL HAVE -

(A) AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 1500 MM.

WHERE A LEVEL APPROACH HAS A CROSSFALL IT SHALL BE NOT STEEPER THAN 1 IN 40. THE SURFACE OF A LEVEL APPROACH SHALL -

(A) BE FIRM;

(B) REDUCE THE RISK OF SLIPPING;

(C) HAVE SIMILAR SURFACE FRICTIONAL CHARACTERISTICS ALONG ITS LENGTH; AND

(D) HAVE AN EVEN SURFACE FINISH.

2.5 NOTWITHSTANDING THE REQUIREMENTS OF PARAGRAPH 2.4 (D) -

(A) WHERE FORMLESS MATERIALS ARE USED AS SURFACING, ANY UNDULATIONS SHALL BE NOT MORE THAN 3 MM MEASURED FROM A POINT BELOW A 1000 MM STRAIGHT EDGE; AND

(B) WHERE PAVING UNITS ARE USED AS SURFACING MATERIAL, ANY DIFFERENCE IN LEVEL BETWEEN THE UNITS AT THE JOINTS, SHALL BE NOT MORE THAN 5 MM.

2.6 WHERE PAVING UNITS ARE USED AS SURFACING MATERIAL AND HAVE -

(A) RECESSED FILLED JOINTS, THE JOINTS SHALL BE NOT MORE THAN 10 MM WIDE AND 5 MM DEEP; AND

(B) UNFILLED JOINTS, THE JOINTS SHALL BE NOT MORE THAN 5 MM WIDE.

SURFACE SPREAD OF FLAME:

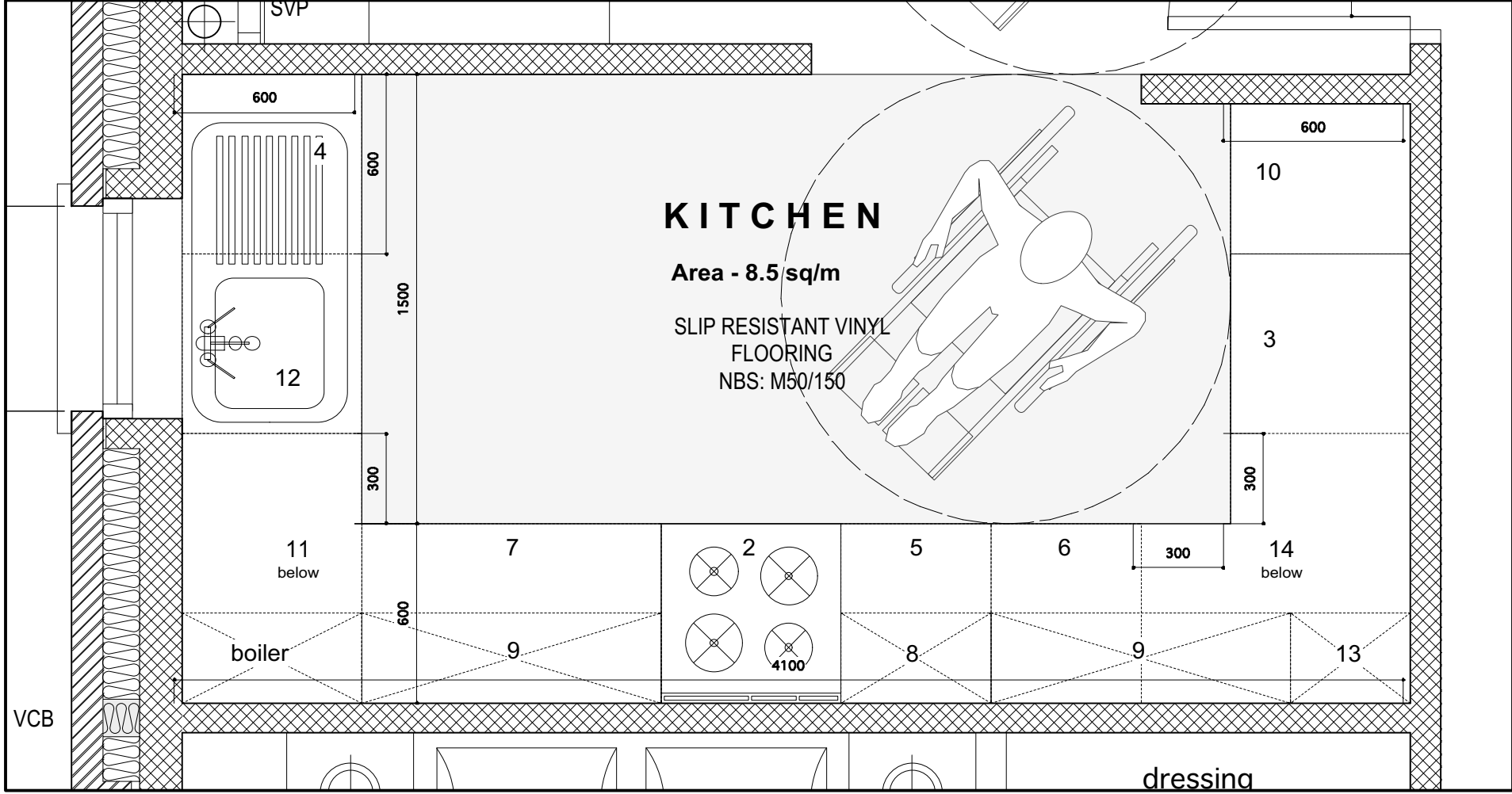
SPREAD OF SURFACE FLAME FOR WALLS & CEILINGS TO COMMUNAL AREAS TO BE:

- CLASS 0 TO CIRCULATION AREAS
- CLASS 1 ELSEWHERE

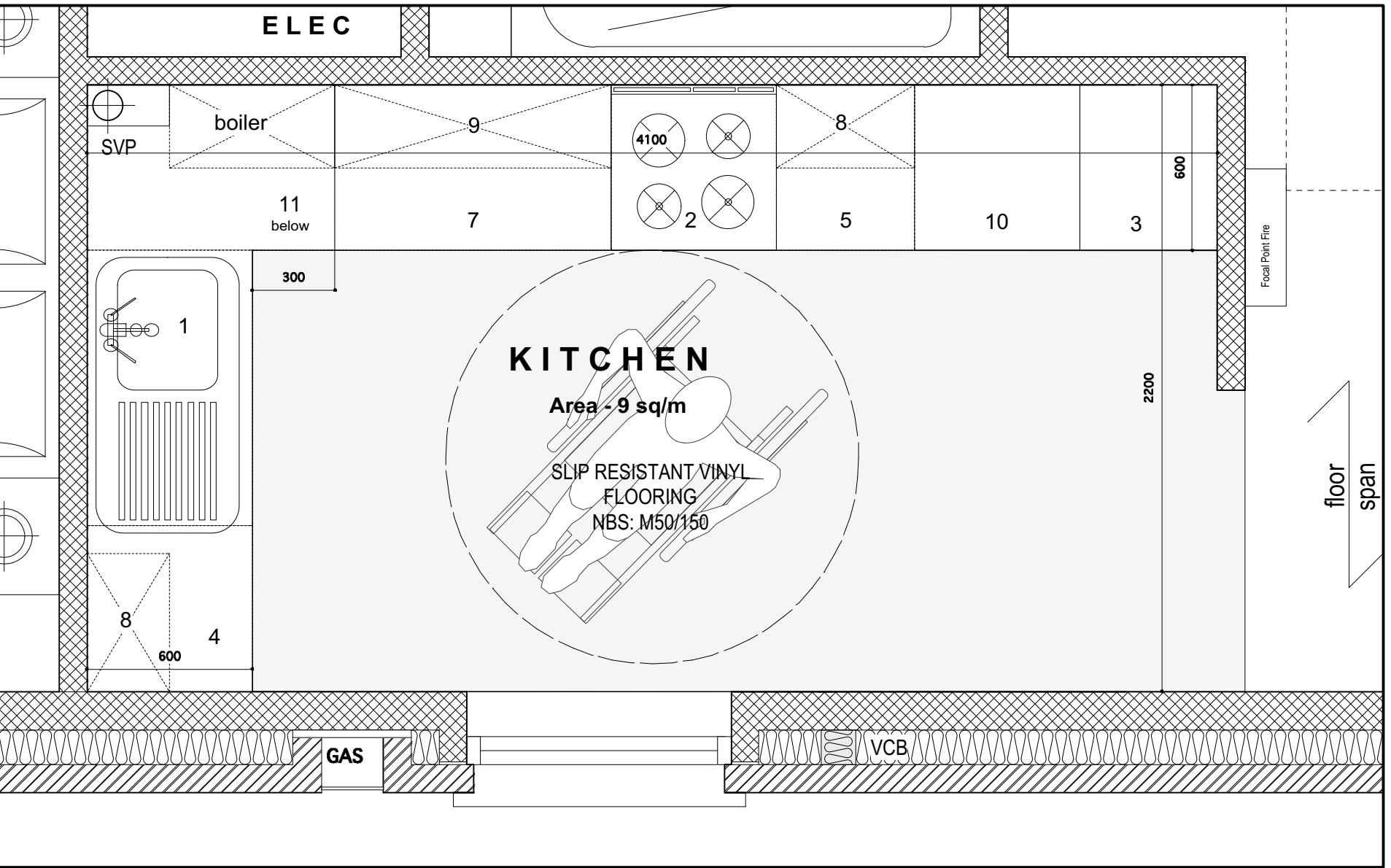
VISUAL CONTRAST TO COMMUNAL AREAS:

FINISHES TO BE CHOSEN TO ENSURE THAT THERE IS A VARIANCE IN LIGHT REFLECTANCE VALUE (LRV) OF 30 POINTS BETWEEN VARYING SURFACES, PARTICULARLY FROM WORKTOPS TO DOORS, IN ACCORDANCE WITH THE REQUIREMENTS OF TECHNICAL BOOKLET R SECTION 1.1

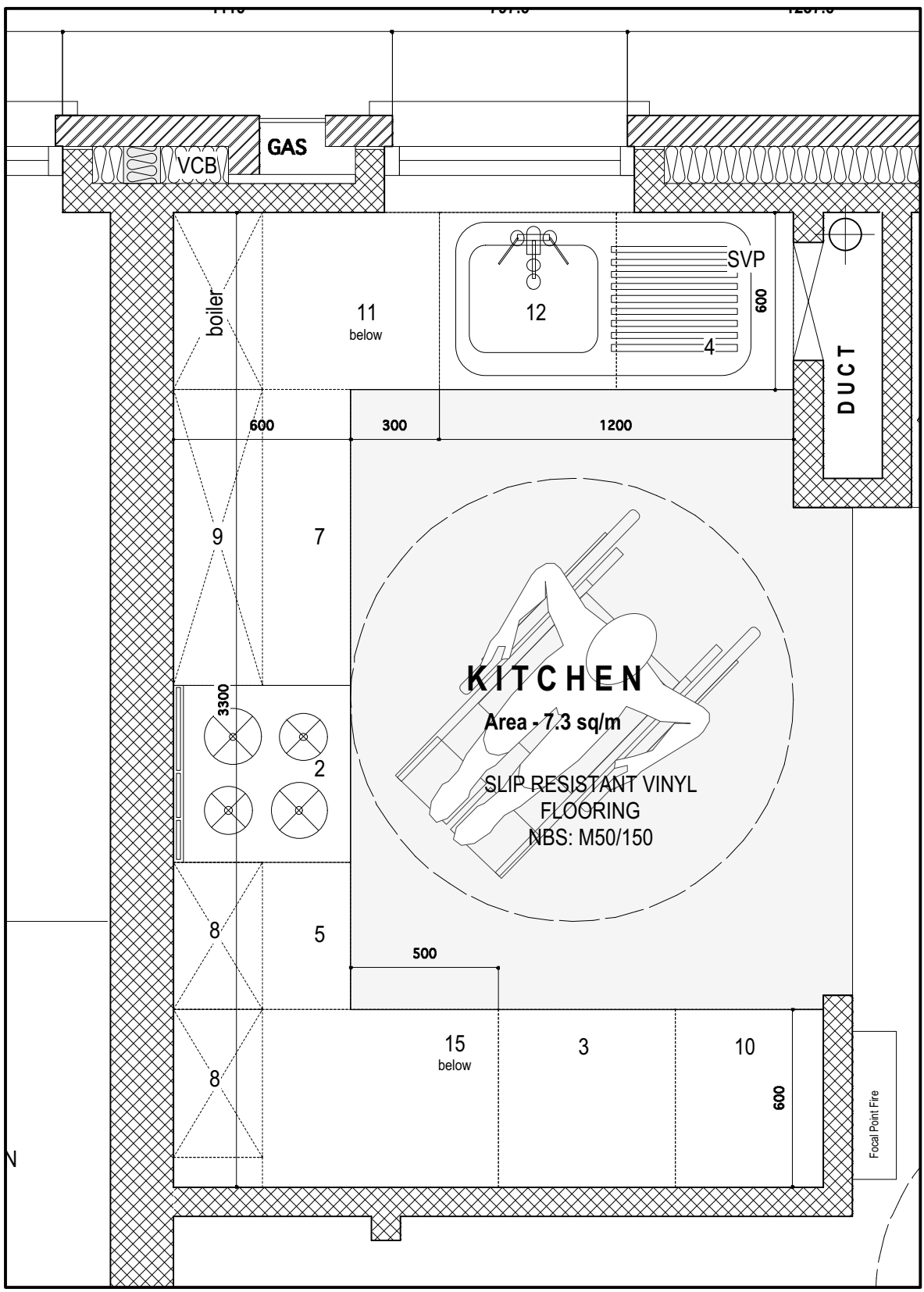
PROVIDE PROPRIETARY STEP NOSINGS WHICH ARE DISTINGUISHABLE THROUGH CONTRASTING BRIGHTNESS, WITH AN LRV THAT DIFFERS TO THE TREAD MATERIAL BY 30 POINTS. NOSINGS TO INCORPORATE A 55MM INSERT AND A 40MM RISER TO MEET THE GUIDANCE IN BS5300 : 2009 AND TECHNICAL BOOKLET R, SECTION 2.2.1.



UNIT 0-1 - KITCHEN
PLAN 1:20



UNIT 0-3 - KITCHEN
PLAN 1:20



UNIT 0-2 - KITCHEN
PLAN 1:20

BUILDER'S COMPLETION CHECK LIST:

THE FOLLOWING IS A SUMMARY OF THE INFORMATION THAT MUST BE SUBMITTED TO THE DISTRICT COUNCIL (AND WHERE MENTIONED TO OTHER PARTIES) AT COMPLETION TO SATISFY NOT ONLY PART F BUT ALSO PART L.

(1) DWELLING CARBON DIOXIDE EMISSIONS RATE (DER)

(2) SAP ENERGY RATING NOTICE PROVIDED TO NOT ONLY THE COUNCIL BUT ALSO FIXED IN THE DWELLING.

(3) CONFIRMATION OF COMPLIANCE WITH THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG) 'ACCREDITED CONSTRUCTION DETAILS' OR EQUIVALENT LEVEL OF PERFORMANCE. IN OTHER WORDS THE BUILDER IS REQUIRED TO DEMONSTRATE THAT AN APPROPRIATE SYSTEM OF SITE INSPECTION IS IN PLACE TO ENSURE THAT THE CORRECT CONSTRUCTION STANDARDS (FROM THE DCLG AS QUOTED ABOVE) ARE ACHIEVED TO AVOID THERMAL BRIDGING.

(4) RESULTS OF AIR PERMEABILITY AND AIR PRESSURE TESTING. NOTE THAT AN AIR PERMEABILITY OF ANY (W/M2) @ 50 PA HAS BEEN USED IN THE DESIGN CALCULATIONS AND THAT THIS RATE MUST BE ACHIEVED BY TEST ON COMPLETION OF THE DWELLING.

(5) NOTICE CONFIRMING THAT ALL FIXED SERVICES HAVE BEEN PROPERLY COMMISSIONED SIGNED BY A SUITABILITY QUALIFIED PERSON AND A COPY GIVEN TO THE BUILDING OWNER AS WELL AS THE DISTRICT COUNCIL.

(6) CONFIRMATION THAT THE BUILDING OWNER HAS BEEN GIVEN SUFFICIENT INFORMATION OF SPECIFIC APPARATUS/SYSTEMS INSTALLED, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, TO ENABLE THE DWELLING AND ITS SERVICES TO BE OPERATED AND MAINTAINED IN AN ENERGY EFFICIENT MANNER.

(7) CONFIRMATION THAT A DURABLE NOTICE PLATE HAS BEEN FIXED AT AN APPROPRIATE LOCATION IN THE DWELLING (UNDER REGULATION L5), FOR EACH HEARTH, FIREPLACE AND FLUE STATING:-

- LOCATION
- TYPE OF APPLIANCE THAT CAN BE ACCOMMODATED
- TYPE, SIZE AND MANUFACTURER OF FLUE OR LINER

EXAMPLE OF A NOTICE PLATE CAN BE SEEN IN TECHNICAL BOOKLET L PARAGRAPHS 1.46 - 1.48. DWELLING OWNER TO BE MADE AWARE OF THE SAME.

INTERNAL FINISHES

WALLS -

SAND / CEMENT AND PLASTER SKIM FINISH. PROVIDE 150X150MM CERAMIC WALL TILING AS FOLLOWS: 3 COURSE OF SELECTED COLOURED TILES AROUND WORKTOPS IN KITCHENS (INC. BEHIND APPLIANCES) 3 COURSES OF WHITE TILES AROUND BATHS AND 2 COURSES ABOVE WHIPS.

SHOWERS FULLY TILED TO 2M HIGH AROUND TRAY IN WHITE TILES.

FLOOR

KITCHEN/DINING, WC / BATHROOM AND HALL - 3.5MM SAFETY VINYL SHEET

LOBBIES, STORES, WARDROBES & LIVING ROOM - CONCRETE SEALER

CEILINGS

12.5MM SUSPENDED PLASTERBOARD, 5MM BONDING AND 3MM SKIM FINISH

TIMBER

SKIRTING - 19 X 94MM MOULDED REDWOOD

ARCHITRAVE - 19 X 64MM MOULDED REDWOOD

WINDOW CILLS - 19MM THICK ROUNDED HARDWOOD

DOOR FRAMES - AS PER DRAWING NO. 2148-AA-2-030

FINISH - 1 PRIMER + 2 LUTCS + 1 FULL GLOSS WHITE FINISH

TENDER

LETTER	DATE	TEXT
E	19/09/16	Additional M&E cupboards / risers added
D	26/11/12	TENDER ISSUE
C	23/11/12	Additional information for billing
B	28/09/12	DPG revisions. Drawing title revised.
A	10/08/12	Updated for DPG submission

JOB NO. 2148

PROJECT
CHOICE Housing
Donard Street, Newcastle

DRAWING
Apartments - Site 2
Ground Floor Plan

DRAWING NO. 2148-018
SCALE(S) 1:50@A1
DATE DRAWN 22-06-12
DRAWN BY DMCC
CHECKED BY HMC

155-157 DOWGALL PASS
BELFAST
BT1 1DT
T 028 9024 5777 F 028 9024 6864

71 CLARENDON ST
LDBERRY
BT4 7ER
T 028 7136 2762 F 028 7126 9829

E INFO@RPPARCHITECTS.CO.UK
W RPPARCHITECTS.CO.UK

RPP
ARCHITECTS

SITE 2
GROUND FLOOR PLAN 1:50