

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 BURGLAR ALARM INSTALLATION.
- BOUNDARY FENCING TO REAR -2000MM WHERE ABOUT 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 @ 1:1 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 NIB 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 PASTEBBOARD PANEL TO FACILITATE POSSIBLE FUTURE HOST INSTALLATION. CEILING TO BE STRENGTHENED ALONG POSSIBLE FUTURE HOST 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 VALLUE (LKV) OF 30 POINTS BETWEEN VARYING SURFACES, PARTICULARLY NONMONOCHROMY 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 LKV THAT DIFFERS TO THE TREAD MATERIAL BY 30 POINTS. NOSINGS TO INCORPORATE A 55MM INSERT AND A 40MM RISER TO MEET THE GUIDANCE IN BS8300 : 2009 AND TECHNICAL BOOKLET R, SECTION 2.2.1.

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

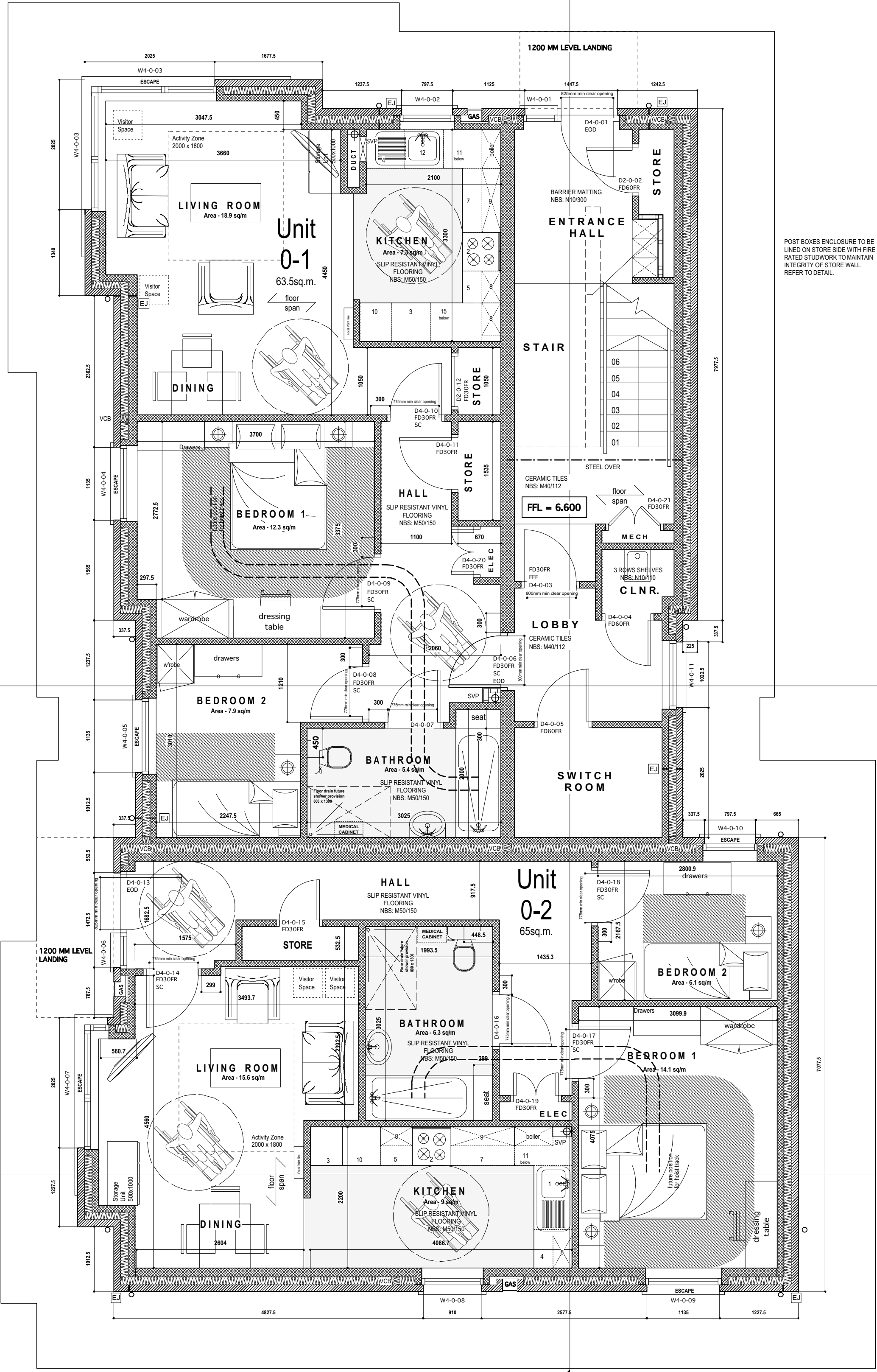
- (1) DWELLING CARBON DIOXIDE EMISSIONS RATE (DER)
- (2) SAP ENERGY RATING NOTICE PROVIDED TO NOT ONLY THE COUNCIL BUT ALSO FIXED IN THE DWELLING.
- (3) CONFIRMATION OF COMPLIANCE WITH THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG) 'ACCREDITED CONSTRUCTION DETAILS' OR EQUIVALENT LEVEL OF 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 4M3/(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 PF 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.

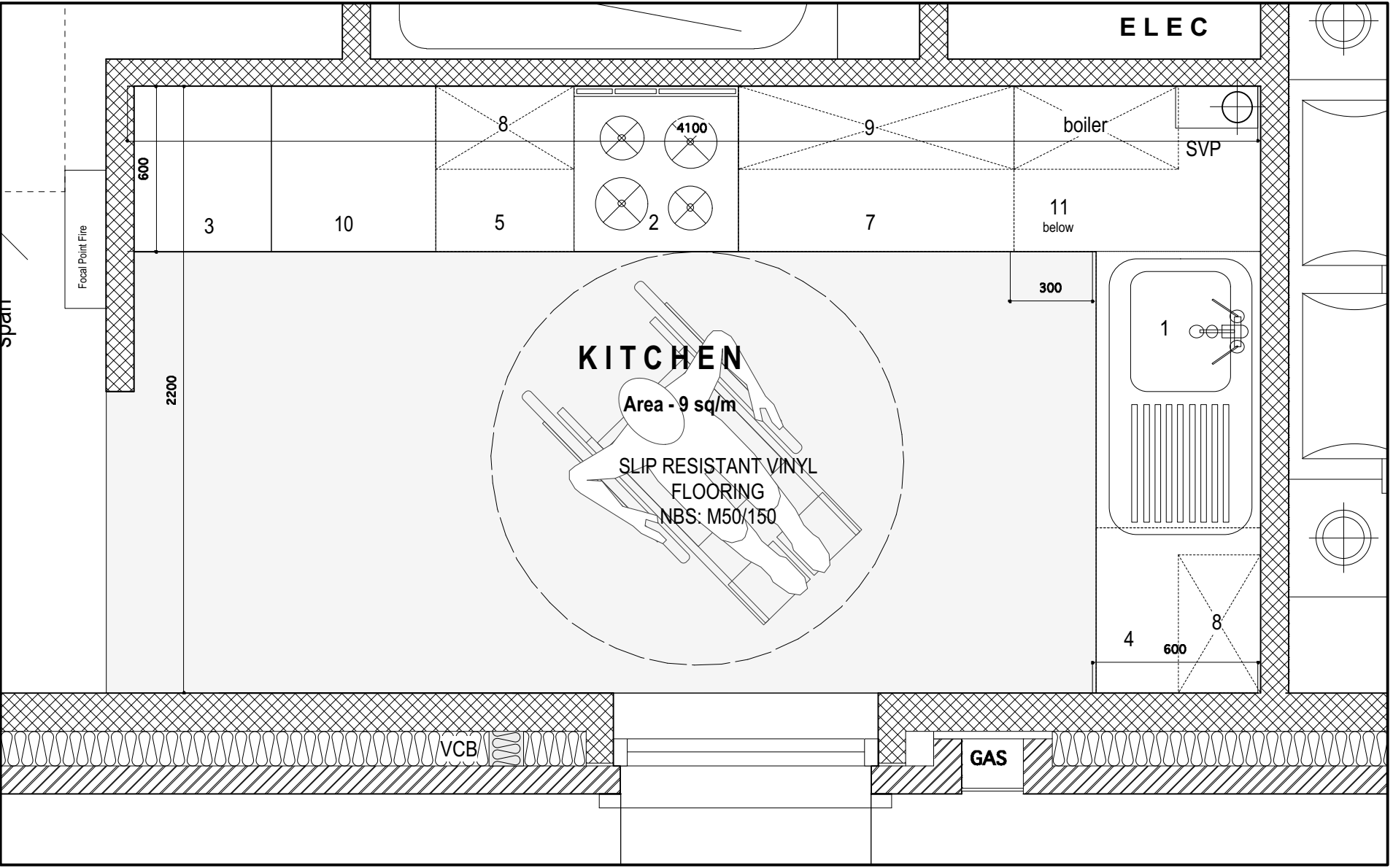
DOOR LEGEND	
E00	EASY OPENING DEVICE
VP	VISION PANEL
FFF	FREE FROM FIXINGS
FD05C	FIRE DOOR 30 MINS INTEGRITY, COMBINED SMOKE & COLD SMOKE SEAL, SELF-CLOSER
FD05C	FIRE DOOR 60 MINS INTEGRITY, COMBINED SMOKE & COLD SMOKE SEAL, SELF-CLOSER

Kitchen units and appliance spaces - Ref: N11-310, 320, 340, 350 - Apartment 0-1														
KITCHEN UNITS / APPLIANCES REQUIRED BY DSD										ADDITIONAL UNITS				
Required	Size Unit (1)	Counter space (2)	Fridge Freezer (3)	Washing Machine (4)	Dishwasher (5)	Base Unit (6)	Base Unit (7)	Wall Unit (8)	Wall Unit (9)	Usable Corner Space Base Unit (10)	Usable Corner Space Base Unit (11)	Usable Corner Space Base Unit (12)	Usable Corner Space Base Unit (13)	Total length of worktop, base & counter
0-1 - 3P2B	1	1	1	1	1	1	1	1	1	1	1	1	1	2500
0-1 - 3P2B	1	1	1	1	1	1	1	1	1	1	1	1	1	3500

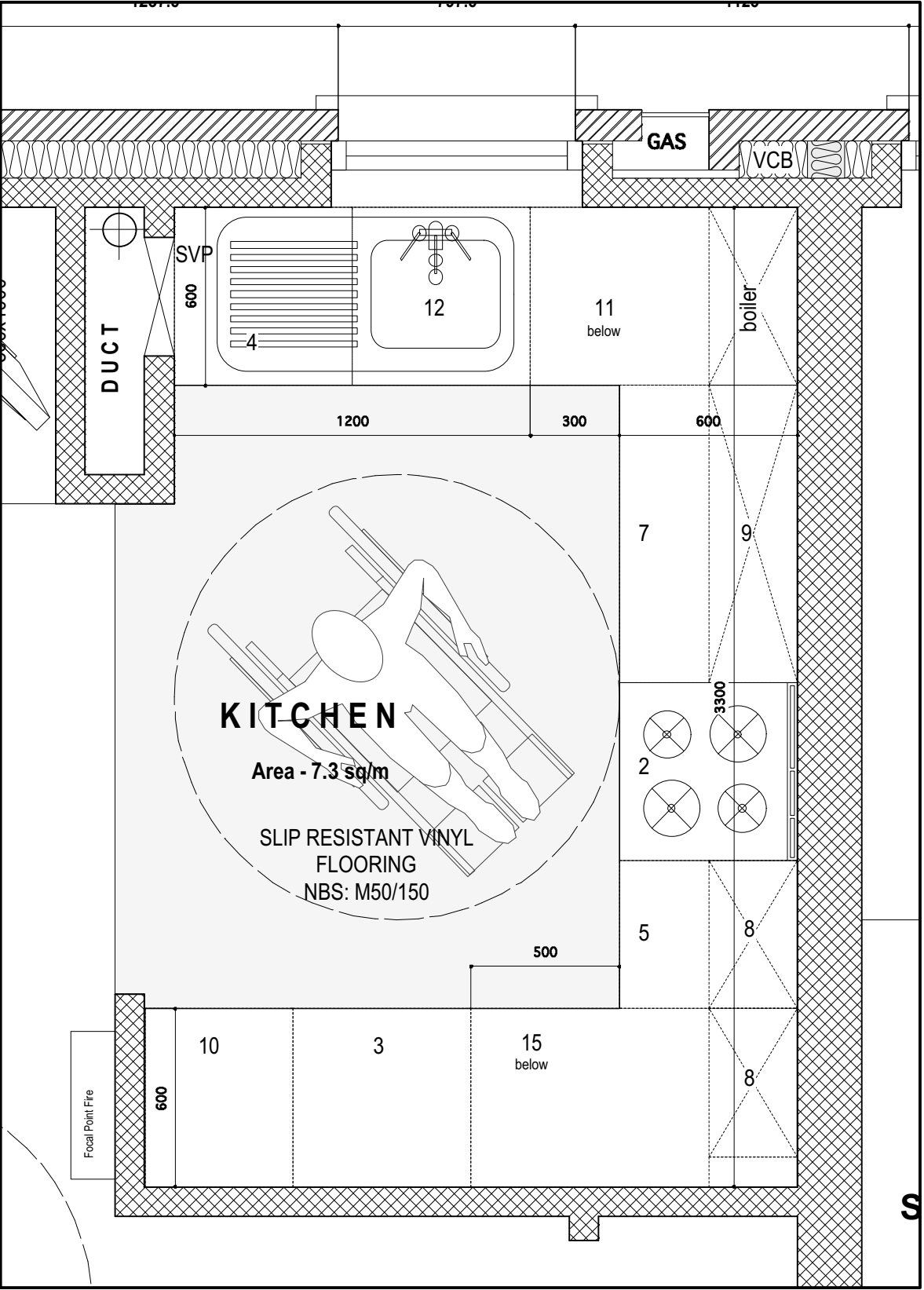


Kitchen units and appliance spaces - Ref: N11-310, 320, 340, 350 - Apartment 0-3														
KITCHEN UNITS / APPLIANCES REQUIRED BY DSD										ADDITIONAL UNITS				
Required	Size Unit (1)	Counter space (2)	Fridge Freezer (3)	Washing Machine (4)	Dishwasher (5)	Base Unit (6)	Base Unit (7)	Wall Unit (8)	Wall Unit (9)	Usable Corner Space Base Unit (10)	Usable Corner Space Base Unit (11)	Usable Corner Space Base Unit (12)	Usable Corner Space Base Unit (13)	Total length of worktop, base & counter
0-3 - 3P2B	1	1	1	1	1	1	1	1	1	1	1	1	1	3000

SITE 4
GROUND FLOOR PLAN 1:50



UNIT 0-2 - KITCHEN
PLAN 1:20



UNIT 0-1 - KITCHEN
PLAN 1:20

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 NO. 2148-025	SCALE(S) 1:50@A1	DATE DRAWN 22-06-12	DRAWN BY DMcC	CHECKED BY HMcC	SHEET SIZE A1 L
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155-157 DOWGALL PASS
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71 CLARENDON ST
LDBERRY
BT4 6TB
T 028 7136 2762 F 028 7126 9829

E INFO@RPPARCHITECTS.CO.UK
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