

PART P - ELECTRICAL SAFETY REQUIREMENT

THE ELECTRICAL INSTALLATION FOR THIS DWELLING IS TO BE DESIGNED AND INSTALLED BY A QUALIFIED/CERTIFIED PERSON

OR //

INSTALLED BY AN ELECTRICIAN AND INSPECTED/TESTED BY ANOTHER QUALIFIED/CERTIFIED PERSON

IN EITHER CASE COMPLIANCE WITH BS7671 REQUIRED

NOTE:
COMMISSIONING OF HEATING & HOT WATER SYSTEMS AND OPERATING AND MAINTENANCE INSTRUCTIONS OF THE FIXED BUILDING SERVICES TO BE PROVIDED ON COMPLETION TO ENABLE THE OWNER/OCCUPANT TO USE THE SYSTEM EFFICIENTLY.

PROVISION FOR 'EFFICIENT LIGHTING' TO COMPLY WITH PART L1 OF THE CURRENT APPROVED BUILDING REGULATIONS DOCUMENT.
100% OF LIGHT FITTINGS NEED TO BE ENERGY EFFICIENT

ANY EXTERNAL LIGHTING SHOULD AUTOMATICALLY EXTINGUISH IN DAYLIGHT HOURS & ALSO WHEN NOT REQUIRED AT NIGHT. 150 WATTS MAX. PER FITTING

ALL LIGHT SWITCHES, POWER SOCKETS, TV SOCKETS, TELEPHONE JACK POINTS ETC. SHOULD BE POSITIONED BETWEEN 450mm-1200mm ABOVE FINISHED FLOOR NIGHT.

PLEASE NOTE THAT THE RAINWATER POSITIONS SHOWN ARE INDICATIVE ONLY AND EXACT NUMBER REQUIRED AND THEIR POSITIONS ARE TO BE ESTABLISHED ON SITE BY THE BUILDER AND APPROVED BY THE LOCAL BUILDING CONTROL

IF RAINWATER COLLECTION IS TO GO TO NEW SOAKAWAY(S) THESE SHOULD BE POSITIONED AT LEAST 5M FROM THE DWELLING AND DESIGNED IN ACCORDANCE WITH BRE DIGEST 365 BASED ON POROSITY TESTS.

ON COMPLETION OF THE DWELLING THE BUILDER MUST PROVIDE TO THE LOCAL AUTHORITY WATER EFFICIENCY AND WHOLESOME WATER CONSUMPTION CALCULATIONS IN ACCORDANCE WITH THE APPROVED DOCUMENT. THE POTENTIAL CONSUMPTION OF WHOLESOME WATER SHOULD BE SHOWN TO BE LESS THAN 125 LITRES PER PERSON PER DAY AS CALCULATED BY THE WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS.

THE HOT WATER SUPPLY TO ANY BATH SHOULD INCLUDE MEASURES TO PREVENT THE TEMPERATURE EXCEEDING 48 DEGREES CENTIGRADE.

ANY HOT TAPS ARE TO BE ON THE LEFT HAND SIDE OF THE BASIN/SINK/BATH.

HOT WATER SYSTEMS WITH STORAGE VESSELS ARE TO INCORPORATE PRECAUTIONS TO PREVENT THE STORED WATER EXCEEDING 100 DEGREES CENTIGRADE. ANY SAFETY FEATURES ARE TO BE VISIBLE IN ACCORDANCE WITH PART C.

(S/D) SMOKE DETECTOR

(H/D) HEAT DETECTOR

PROVIDE CARBON MONOXIDE ALARM TO BS EN 50292

PLEASE NOTE - ALL ROOM DIMENSIONS ARE APPROXIMATE

FIREPLACE & CHIMNEY
DETAIL & CONSTRUCTION
ALL BY THE BUILDER.
REGULATION APPROVAL
TO BE CONDITIONAL ON
THE FOLLOWING (1) OR
OTHER EQUAL & APPROVED
SPECIFICATION (1) TO PART
2 TOTAL FIREPLACE
OPENING IS APPROX
1800mm x 525mm
FLUE SYSTEM WITH
MASONRY FLUE (1)
PROVIDE FREE AREA OF 15
8 OF FIREPLACE OPENING
CONSTRUCTED IN
MASONRY FLUE.
COMBUSTION AIR SHALL BE
BY PERMANENT AIR
OPENINGS IN ADJACENT
CONSTRUCTION WITH FREE
AREA OF MIN. 50
1800mm OPENING.

THE APPROACH TO THE ENTRANCE DOOR TO BE DESIGNED,
SUPPLIED & FIXED BY THE BUILDER.
THE PATH MUST BE A MIN. 900mm WIDE & HAVE A
FIRM & EVEN SURFACE. THE APPROACH WILL IF POSSIBLE
BE 'LEVEL' WITH A MAX. GRADIENT OF 1:20 OR
'RAMPED'. IF THE LATTER INDIVIDUAL FLIGHTS TO BE A
MAX. 10M LONG @ 1:15 AND/OR 5M LONG @ 1:12 ALL
WITH TOP & BOTTOM LANDINGS. A LEVEL LANDING WILL
BE PROVIDED OUTSIDE THE ENTRANCE DOOR & THE
DOOR WILL BE FITTED WITH SPECIAL LOW THRESHOLD.

Ground Floor

FOUL WATER CONNECTION TO EXISTING MAINS DRAINAGE
DIRECTED TO FRONT OF SITE THEN TO ROAD
FULL COMPLIANCE WITH APP. DOC. PART H REQUIRED

PROPOSED SURFACE WATER
CONNECTION TO NEW SOAKAWAY
LOCATED IN REAR GARDEN

to be located at least 5m away from dwelling

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ANY OTHER
RELEVANT DRAWINGS AND THE CONSTRUCTION MANUAL.
THE BUILDER SHOULD CHECK ALL LEVELS AND SITE DIMENSIONS
BEFORE WORK STARTS AND NOTIFY SCANDIA OF ANY DISCREPANCY.

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REV	DESCRIPTION	DATE	DRN	CHK

External Finishes

Roof

Roof clad with grey concrete artificial slates

Walls

Walls to be rendered with a proprietary
through colour render
Where shown on elevations walls clad with cedar boarding.
Wall adjacent to front entrance clad
with black slate - Norstone rock panel

Doors and windows

Windows and patio doors to be grey UPVC
Front door to be timber.

scandia

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FOR OLIVER DESIGNER HOMES

SITE
RESIDENTIAL DEVELOPMENT @
WYCHWOOD CLOSE,
ALDWICK

TITLE

GROUND FLOOR PLAN

C/No. D/No. SCALE

1/50 @ A2 SHEET SIZE

JOB TECHNICIAN DRAWING NUMBER

DESIGN DRAWN CHKD DATE 1/19 X01 REV