

CLIENT BUILDING REGULATIONS COMPLIANCE NOTES

Fire Detection and Alarm System
Fire detection and alarm system to be installed in accordance with BS 5839 to a minimum Grade D Category LD3 standard. System to comprise mains-powered, interlinked smoke alarms to hall and landing and heat detector to kitchen.
All alarms to conform to BS EN 14604 and BS 5446-2.

Damp Proof Membrane / Damp Proof Course
Ground floor to include 1200 gauge polyethylene damp-proof membrane laid over slab, turned up at perimeter walls and lapped into damp-proof course within cavity in accordance with Approved Document C.

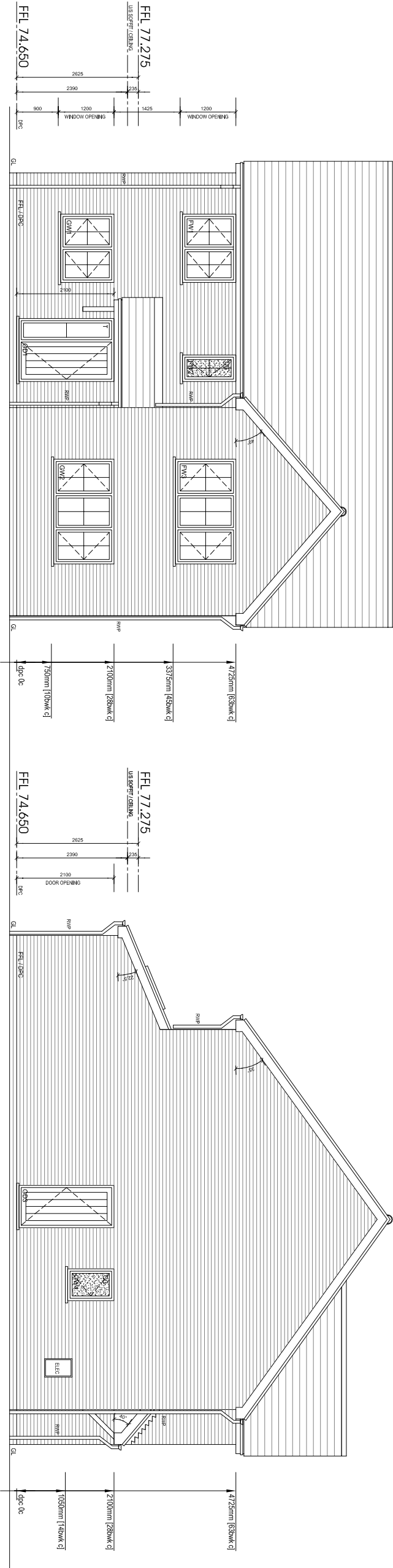
Ventilation Strategy
Ventilation in accordance with Approved Document F. System 1 – Background ventilators and intermittent extract fans. Background ventilators provided to habitable rooms. Intermittent extract fans provided to kitchen, utility, bathrooms and WC.

Access to Principal Entrance
Level or gently sloping access provided from parking area to principal entrance in accordance with Approved Document M. Maximum gradient to be 1:20 (or 1:12 where necessary) with suitable threshold detail to provide step-free access.

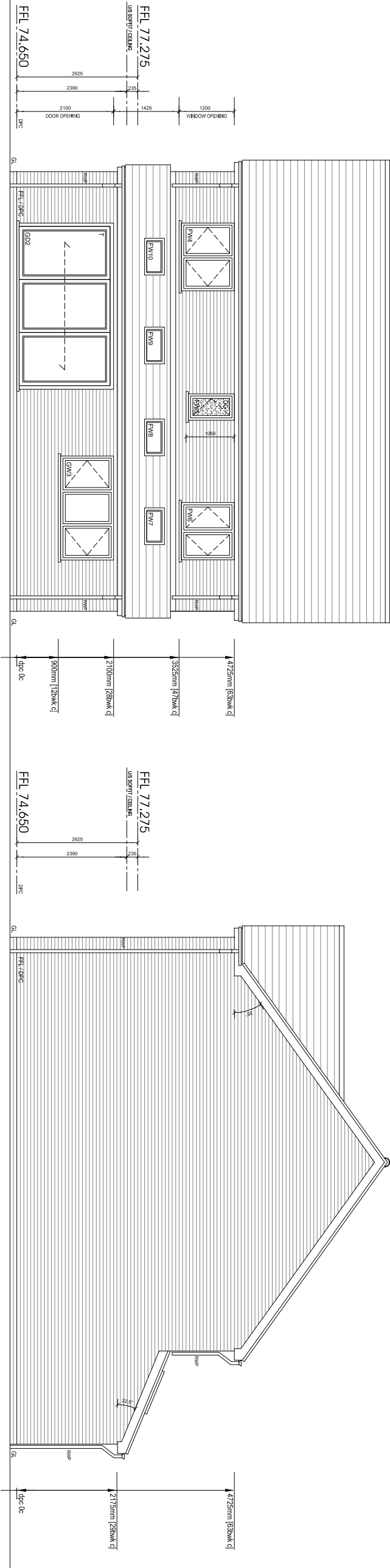
Electric Vehicle Charging
Electric vehicle charging point to be provided in accordance with Approved Document S. Each dwelling to be provided with a dedicated EV charge point (minimum 7kW) located adjacent to parking space.

Fire Service Access and Fire Safety Strategy
Fire appliance access has been considered in accordance with Approved Document B Volume 1, Diagram 13.1 and Table 13.1. Where access distances or turning facilities may not fully comply, the following compensatory measures are provided:

- An existing fire hydrant is located adjacent to the site and within 90 metres of all parts of the development.
- The dwellings are designed to provide compliant means of escape in accordance with Approved Document B Volume 1. These measures are considered to provide an appropriate level of fire safety for the development.



FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION

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14.04.26
PRELIMINARY ISSUE

Curry Design Studio Ltd		PROJECT		12 Sketchley Lane		TITLE	
				Ratcliffe Culey, Atherstone CV9 3NZ		Working - Plot 1	
						GA Elevations	
		CLIENT		Mr D.Clarke + Mr A.Blake		DRAWN MC	
		DRAWING No. 220/W13		REVISION B		CHECKED	
						DATE 01.23	
						SCALE 1:100@A3	

40 Station Rd, Wyde Green
Sutton Coldfield B73 5JY
Tel: 0121 354 9887 - 07958 309968
Email: mattcurry@blueyonder.co.uk