

VENTILATION REQUIREMENTS

Continuous Mechanical Extract Ventilation







Refer to Specialists designs for the equipment specification.











Ground - 1st Floor











13 equal risers of 211.38mm; Going = 235mm; Pitch 41.97°; Width over strings - 910mm









13 equal risers of 197.69mm; Going = 235mm; Pitch 40.07°; Width over strings - 910mm

This electrical legend is to be read in conjunction with the internal specification and M&E consultants details if applicable with any discrepancies being reported to the site manager. Doorbells, light switches, entryphones, etc. should be fixed no higher than 1200mm above FFL. TV, OR & power sockets should be fixed no lower than 450mm above FFL. All wall lights to be fitted at 2100mm above FFL.

Symbol	Description
	Flush double switch socket.
	Flush double switch socket with 2 USB points.
	External socket.
	13A flush unswitched spur.
	Flush double switched socket 200mm above kitchen work top with 2 USB points.
	Flush double switched socket 200mm above kitchen work top.

	13A Flush unswitched outlet 300mm below kitchen work top.
	Flush 30A cooker switch 200mm above kitchen work top.
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Shaver Socket.
	Heat Detector.
	Smoke Detector.
	For full lounge plate specification refer to CALA Group Internal Specification.
	For sites with FTTP refer to SD/1002

	Flush rocker light switch. Where switches are located in same wall use 2/3/4 gang switches
	Ceiling rose light point.
	LED light fitting.
	Under-stair oval bulkhead wall mounted light.
	External Wall light.
	Batten holder light fitting.
	Door bell push.
	Door bell sounder.
	Dual TV/ FM point 1xCT100 cabling (duplexer).
	Single slave phone socket 1xCAT 6 cabling.

	RJ45 data point
	HDMI port (4 & 5 beds only)
	Immersion heater switch (located in AC).
	Rad/Rail.
	Heating control programming switch
	Grid switch.
	Thermostat.
	Electrical Vehicle charging Point.

FD30

Half hour fire door with
intumescent strip.

Access zones Part M4 Cat 2:

- Dotted line denotes clear access routes for M4(2) compliance.
- Dotted hatched squared denotes 300mm nib to leading edge of entrance storey doors
- Dotted line denotes clear access routes to be minimum 750mm wide from doorway to window and around bed in principal bedroom for M4(2) compliance

- Step free access to dwelling, the level entrance landing must be min. width and depth of 1200mm.
- The entrance landing is covered for a minimum width of 900mm and a minimum depth of 600mm, with dusk to dawn lights.
- Ensure ALL entrance doors have a clear opening width of 850mm or more.
- Ensure patio doors are able to open simultaneously to achieve minimum clear opening width of 850mm.
- Door handle height must be max of 1200mm from FFL
- Principal living area: Window Handle height must be min 450mm to max of 1200mm from FFL
- All other windows: Handle height must be min 450mm to max of 1400mm from FFL
- All sockets/ switches/ stopcocks/ controls to have their centre line between 450-1200mm above floor level and a minimum 300mm (horizontally) to an internal corner.
- Consumer units are mounted so low that they are fire safe 1350-1450mm above FFL
- Thermostat are mounted btw 900-1200mm above FFL
- All walls in WC/ bathroom capable of firm fixing to support adaptations such as grab rails. 12mm WBP Plywood to be applied to the internal side of the WC partitions as reinforced walls to withstand loads of 1.5kN/m2 - ensure door linings are increased in width to accommodate. Refer to SD/110
- No Vanity units are to be specified for WC and Family Bathroom in order to comply with M4(2)

This Dwelling has been designed to
accord with Approved Document
Part M4 - Category 2.

All layouts comply with NDSS requirements

UNDERFLOOR HEATING TO GROUND FLOOR

FLOOR
Underfloor heating cliprail and pipe work to be positioned within screed directly over insulation. See WMS layouts for manifold size, and further Underfloor Heating information. See NC Design layouts for upper floor radiator positions.

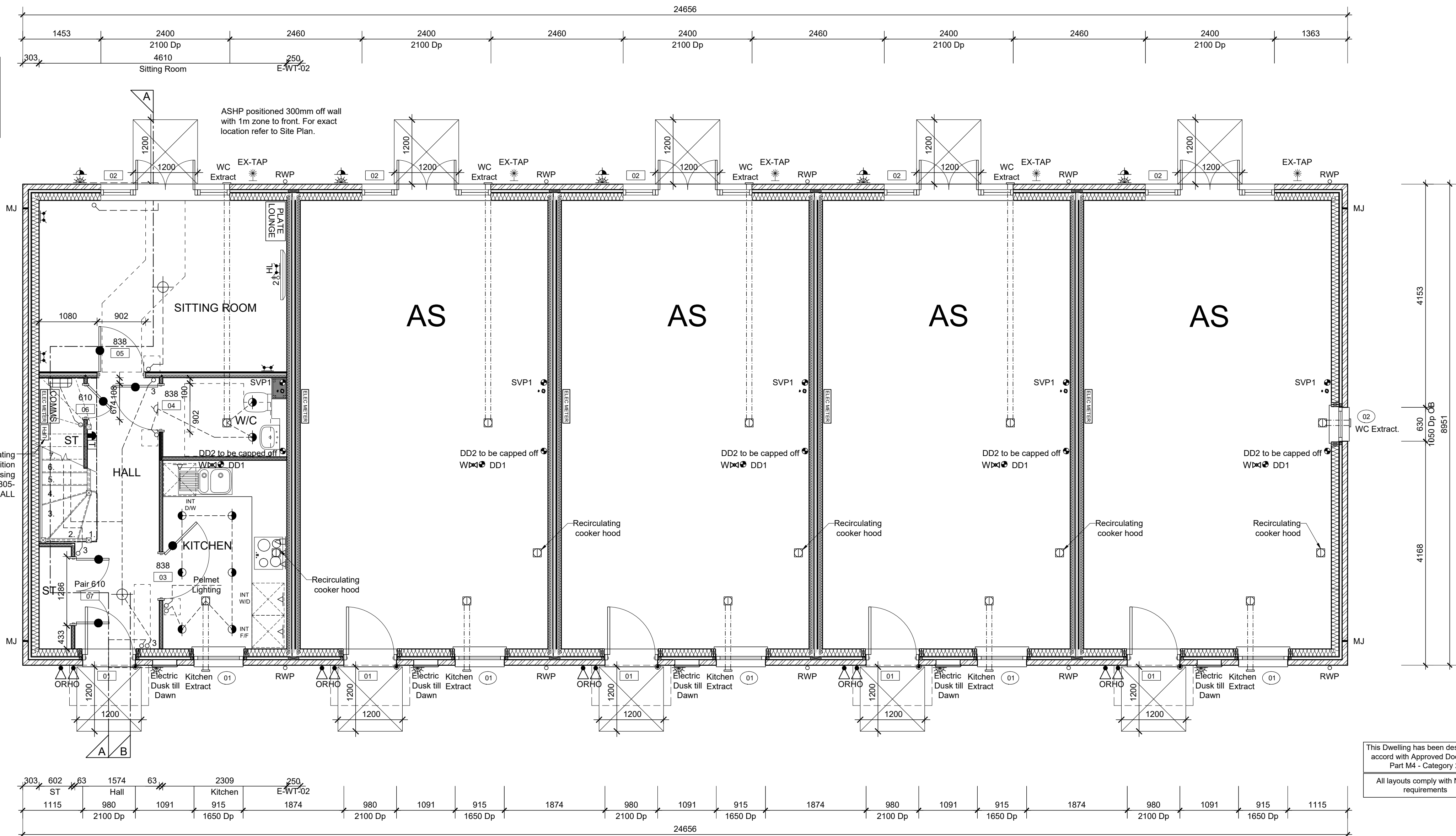
STEEL SHEET BEHIND INTERNAL
ELECTRIC METER

ELECTRIC METER
A steel sheet, a minimum of 1mm thick and earthed, should be fixed behind the service cable, cut-out and meter, covering the full length. This is to prevent electric shock whilst drilling through wall. Provide FD30 door to cupboard.

For Plot 137-141 EVC point
refer to Site Plan

GROUND FLOOR LAYOUT

SCALE 1:50



<p>This Dwelling has been designed in accordance with Approved Document Part M4 - Category 2.</p>
<p>All layouts comply with NDSS requirements</p>

NOTES:

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

This drawing may not be reproduced in any part or form without written consent.

All copyrights reserved

Sub-Contractors **MUST** ensure that they have the latest issue drawing before they commence work on site.

This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

SPECIFICATION A

AFFORDABLE

A	28/08/24	Updated to external electric meter.
Rev	Date	Description

CALA

JOB TITLE

Netherhall Gardens

DRAWING TITLE

Block 9 Plots 137-141

HT3.1

Ground Floor Layout

Timber Frame Construction

SCALE 1:50 @ A1 DATE Feb 2024 DRAWN TS

00256-076-NETHERHALL A