

PROPOSED ELEVATIONS | 1:100

PLAN KEY

- Indicative concrete foundations to load bearing walls - subject to final confirmation on site due to distances to trees
- Internal loadbearing / buttressing walls
- External facing brickwork
- Non load bearing internal walls
- Denotes structural support

Structural details to be in accordance with / subject to Structural Engineers & Manufacturers information

FIRE/SMOKE DETECTION KEY

- Denotes automatic Smoke Detector
- Denotes automatic heat detector
- Denotes carbon monoxide detector
- Denotes 30 minute fire separation
- Denotes 30 minute fire door

FD 30

Fire Alarm system to be provided in accordance with the recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard. Smoke and heat alarms should be mains operated and conform to BS EN 14604:2005 or BS 5446-2:2003. Detection should have a standby power supply, such as a battery or capacitor. The detector type (e.g. ionization chamber or optical) should take into account the type of fire that might be expected and the need to avoid false alarms.

FOUL WATER DRAINAGE KEY

- foulwater inspection chamber/manhole with access cover - invert to be determined on site
- 110mm Ø sp / svp (Hepworth or similar) internal SVP's to be boxed in
- 38-50mm above ground plastic pipework
- 100-110mm above ground plastic pipework
- 100-110mm below ground plastic pipework
- P Trap gully discharging to drains

SURFACE WATER DRAINAGE KEY

- inspection chamber for surface water drainage
- rainwater pipe to discharge into a trapped gully with grating
- Linear level threshold drain to provide level threshold to door and retaining wall
- Rodding point

Below Ground Drainage & Main Connections to be in accordance with Drainage Engineer's design details and specification

FIRST FLOOR JOISTS

Final details of the first floor joists shall be confirmed within the Manufacturers design and calculations. Joists noted as metal web (e.g. post / eco joist). Where indicative sizes are noted these are based on Domestic loadings, with joists having 97 x 47mm top and bottom chords, and spaced at 400mm centres (we would advise joist centres are no further apart than 400mm in all cases).

As a general rule maximum spans for metal web joists based on depth are as follows: **218mm = Max. span 5170mm; 253mm = Max. span 5620mm; 304mm = Max. span 6250mm**

CRITICAL GLAZING

Windows / Doors / Glazing are to be in accordance with the contractor / manufacturers details and final design.

In accordance with BS 6262: Part 4: 1994 Code of Practice for Glazing for Buildings: All glazing between finished floor level and 800mm high and between finished floor level and 1500mm high in a door, or in a side panel within 300mm of either edge of the door to be laminated or toughened glass to BS 6206:1981 with all panes marked accordingly by the manufacturer.

WATER USAGE

Water use of the dwelling should be less than 125 litres/person/day in accordance with Approved Document G. Detailed calculations cannot be provided until such time that all fittings and fixtures are known. As a general rule the plot should comply with the maximum consumption of fittings is as below:

Shower	10 l/min
Bath	185 litre capacity
Basin Taps	6 l/min
Sink Taps	8 l/min
Dishwasher	1.25 l/place setting
Washing Machine	8.17 l/kg
WC	6/4 litre for dual flush 4.5 litre for single flush

ACCESSIBILITY NOTES

1200 x 900mm level platforms provided to all entrance doors externally.

Entrance doors are to provide a minimum clear width of 800mm (structural openings shown as 1022.5mm).

Entrance threshold to have no upstand greater than 15mm.

Ground Floor WC to be Approved Document M compliant with outward opening door.

COMMISSIONING

The building services (including intermittent extract ventilation) systems should be commissioned so that at completion the system and their controls are left in working order and can operate efficiently for the purposes of the conservation of fuel and power. Commissioning Certificates are to be provided to the Building Inspector within 5 days of completion of the works or as otherwise agreed.

APPROVED DOCUMENT PART P - ELECTRICAL SAFETY

All electrical installations are to comply with I.E.E. Wiring regulations and require an appropriate BS7671 electrical installation certificate issued, in order to satisfy Approved Document P (Electrical Safety) and prove the work has been designed, installed, inspected and tested by a person competent to do so. Electrical sockets and lighting switches to be positioned in a zone 450mm above FFL and 1200mm above FFL respectively.

Final electrical details are subject to client approval prior to installation on site - Contractor is responsible for providing these layouts for approval.

Consumer units are to be mounted so that the switches are between 1350mm and 1450mm above floor level. Consideration to be given to ensure compliance with all other statutory requirements relating to consumer unit position such as British and European standards.

CHIMNEY NOTICES & INFORMATION

Fireplace & Hearth - A constructional hearth should be provided of solid, non-combustible material of least 125mm thick to project at least 300mm in front of the stove and at least 150mm either side of the fire recess; or suitable for use with the installed appliance. Note: details of solid fuel appliance to be confirmed when available.

Notice plates for hearths and flues (requirement J4) where a hearth, fireplace (including a fire box), fire chimney is provided or extended (including cases where a flue is provided as part of the refurbishment work), information essential to the correct application and use of these facilities should be permanently posted in the building (next to electric consumer unit, chimney/hearth or next to the water stop cock). A way of meeting this requirement would be to provide a notice plate as shown in diagram 14 (adjacent) conveying the following information:

EMERGENCY ESCAPE WINDOWS

Bedroom windows are to be escape windows (as and where shown on plans). Emergency Egress windows and doors - window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor. Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

IMPORTANT SAFETY INFORMATION

This sheet must be retained or conserved

Person who drew the sheet	Drawn by
Person who checked the sheet	Checked by
Person who approved the sheet	Approved by
Person who issued the sheet	Issued by
Person who received the sheet	Received by
Person who returned the sheet	Returned by
Person who disposed of the sheet	Disposed of by

Steel beam to support masonry buttressing wall above. Beam to be concealed within floor void.

Calculations to be provided for all structural support beams / lintels to openings greater than 3m. Should steel be used full engineers calculations should be provided prior to installation. Lintels generally to have minimum end bearings of 150mm.

If rear doors are to have a level terrace externally it will be necessary to provide level threshold drainage channels.

See notes on Critical Glazing for low level screens / windows.

Lintels to be Galvic CG 50/100 standard duty lintels assuming standard lengths and loadings (to manufacturers detail and approval) or similar approved (e.g. IG).

Walls below ground to comprise structural blockwork bed in mortar - see construction details. External bricks upto DPC to be engineer brickwork.

Internal load bearing walls to be constructed from suitable foundations. Walls to be concrete blockwork (see construction details).

Timber staircase to a maximum pitch of 42° with balustrade at 900mm high. Guarding to landing to be 900 - 1100mm high. Ensure guarding is installed so as not to allow a 100mm sphere pass through.

Masonry cavity wall construction to external walls (see construction details).

Installation of stove subject to client confirmation - full details to be provided to building control. Installation in accordance with Approved Document J by a HETAS approved installer.

SVP boxed in. Boxing in of soil vent pipes to comprise timber studwork, lined using 2 No. layers of Gyproc Wallboard, with mineral wool insulation to cavities to improve sound insulation.

Denotes Metal web Joists to first floor - depth varies, see plan notes - @ 400mm c/c. Full details to be provided by manufacturer.

All strapping / noggin / intermediate supports / strutting to be in accordance with joist manufacturers full design details.

Eco Joists allow for ease of distribution of services throughout the floor void (reducing on site work).

Foundations shown as 400mm wide (450mm to single skin walls) - minimum 300mm deep in situ concrete strip foundations, minimum 1m deep in clay, GEN1 (S12) mix to BS8500 for concrete. Foundations subject to Building control inspector approval prior to pouring concrete in relation to distances to existing removed / proposed / remaining trees. See Notes on site plan adjacent.

Trench fill foundations may be utilised subject to ensuring suitable depth for the floor building up and prevent cold bridging. Coarsing subject to contractor preference.

Subject to Building Control confirmation in accordance with NHBC standards (building near trees) prior to commencement of pouring concrete, and if necessary any structural engineers details / design.

Gas and Electric meter positions / entry points subject to confirmation with the Contractor on site.

External ground built up at main entrance door to enable 900 x 1200mm minimum level platform to entrance, with floor access into the dwelling.

Ramps shall be no steeper than 1 in 12 gradient.

Ramps to have an unobstructed width of 900mm minimum, and surfaces are to be firm and even (handings to be minimum 1200mm clear).

Main entrance to incorporate a level threshold with level threshold drainage channel and DPC tray or suitable system to prevent water ingress DPC to be stepped accordingly.

GENERAL NOTES

- SAP calculations are to be in accordance with assessors calculations and information. LDC should be informed by the assessor of any necessary changes to the drawings to conform to their spec.
- Obscure glazing to be installed to bathrooms and WCs (in the form of etched glass)
- Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and specification.
- Entrance doors are to provide a minimum clear width of 800mm (structural openings shown as 1022.5mm). Entrance threshold to have no upstand greater than 15mm.
- All internal Ground Floor doors shown as 910 x 2100mm structural openings. First floor internal doors generally shown as 910 x 2100mm structural opening or as noted on the plans, although 810mm structural opening may be provided to contractors / clients approval.
- Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and specification.
- For Interior Design details and specification see clients consultant drawings and information.
- Entrance doors are to be in accordance with the clients / occupants instructions and preferences. These are to be discussed with the contractor to ensure a satisfactory solution can be met prior to the works starting.

WINDOW SCHEDULE

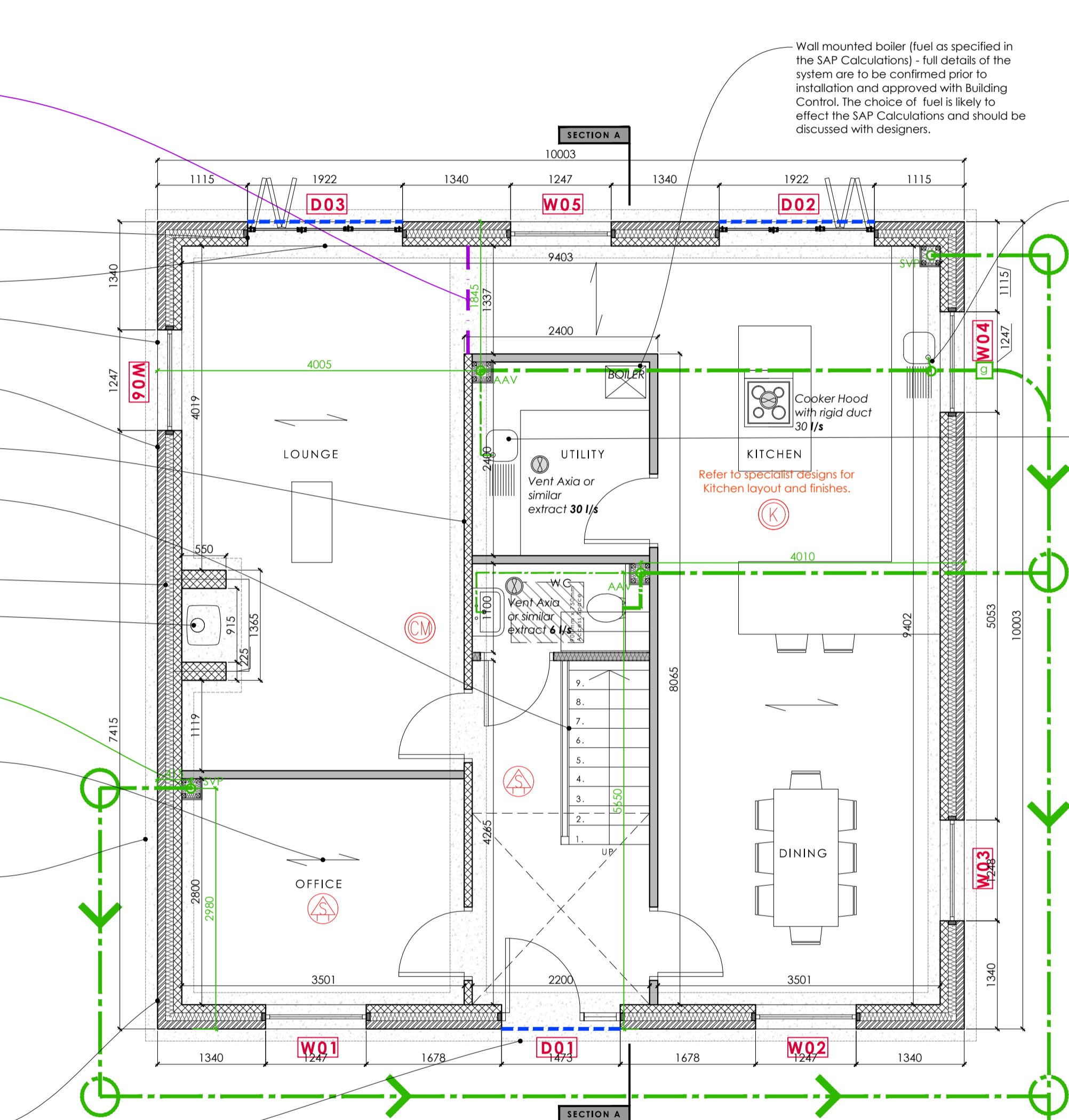
W01, W02, W03, W05 & W06	1247.5mm [W] x 2250mm [H]
W04	1247.5mm [W] x 1200mm [H]
W12	1247.5mm [W] x 1350mm [H]
W07, W09 & W13	1247.5mm [W] x 2100mm [H]
W08	1472.5mm [W] x 1350mm [H]
W10 & W11	685mm [W] x 1125mm [H]

DOOR SCHEDULE

D01	1472.5mm [W] x 2250mm [H]
D02 & D03	1922.5mm [W] x 2250mm [H]

APPROVED DOCUMENT Q

Windows & Doors to be certified to PAS24 in accordance with Approved Document Q



GROUND FLOOR PLAN

PROPOSED PLANS | 1:50

GENERAL NOTES

- SAP calculations are to be in accordance with assessors calculations and information. LDC should be informed by the assessor of any necessary changes to the drawings to conform to their spec.
- Obscure glazing to be installed to bathrooms and WCs (in the form of etched glass)
- Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and specification.
- Entrance doors are to provide a minimum clear width of 800mm (structural openings shown as 1022.5mm). Entrance threshold to have no upstand greater than 15mm.
- All internal Ground Floor doors shown as 910 x 2100mm structural openings. First floor internal doors generally shown as 910 x 2100mm structural opening or as noted on the plans, although 810mm structural opening may be provided to contractors / clients approval.
- Any structural steel elements are to be strictly in accordance with the Structural Engineers and Steelwork Fabricators details and specification.
- For Interior Design details and specification see clients consultant drawings and information.
- Entrance doors are to be in accordance with the clients / occupants instructions and preferences. These are to be discussed with the contractor to ensure a satisfactory solution can be met prior to the works starting.

WINDOW SCHEDULE

W01, W02, W03, W05 & W06	1247.5mm [W] x 2250mm [H]
W04	1247.5mm [W] x 1200mm [H]
W12	1247.5mm [W] x 1350mm [H]
W07, W09 & W13	1247.5mm [W] x 2100mm [H]
W08	1472.5mm [W] x 1350mm [H]
W10 & W11	685mm [W] x 1125mm [H]

DOOR SCHEDULE

D01	1472.5mm [W] x 2250mm [H]
D02 & D03	1922.5mm [W] x 2250mm [H]

APPROVED DOCUMENT Q

Windows & Doors to be certified to PAS24 in accordance with Approved Document Q

Water rising main to be located within duct, distributed behind kitchen units to sink / dishwasher. Pipes below insulated floor to be insulated using proprietary foam insulation in accordance with BS 5422 to give 12-18 hours protection against freezing (insulation thickness dependant upon pipe size/material)

Secondary water feed to be brought from incoming water feed to supply utility sink and washing machine. Pipes below insulated floor to be insulated using proprietary foam insulation in accordance with BS 5422 to give 12-18 hours protection against freezing (insulation thickness dependant upon pipe size/material)

Extract ventilation to be commissioned pre completion with test certificates approved by Building Control

Denotes indicative span of Pre-fabricated roof trusses (to be in accordance with the manufacturers details and design)

If Building Control and/or roof truss manufacturer do not require any internal load bearing walls for roof support and stability then all first floor internal walls can be constructed from studwork (see typical detail) load bearing walls are indicative only. Plywood faced buttressing studwork may be required to provide stability for external walls.

Radiators throughout or as otherwise agreed - Radiators sizes and positions to be confirmed with the subcontractor prior to installation. All radiators to incorporate TRVs.

Emergency Egress windows and doors - window should have an unobstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through) - a minimum clear opening size of 450mm x 750mm would suffice. The bottom of the openable area should be not more than 1100mm above the finished floor level (and if lower than 800mm fixed guarding should be installed in addition). Windows should be designed such that they will remain in the open position without needing to be held by a person making their escape. Locks (with or without removable keys) and stays may be fitted to egress windows, subject to the stay being fitted with a release catch, which may be child resistant.

Foul drainage to be discharged to mains sewer. Refer to ADC drainage design.

REVISIONS

Rev L	General Internal Amends	09.08.2022
Rev K	Amends to FF Windows	25.07.2022
Rev J	Amends to Window openings	15.06.2022
Rev H	Drainage Dims Added	22.03.2022
Rev G	Amends to Chimney Size	15.03.2022
Rev F	Amends to Dimms	07.02.22
Rev E	Amends to Title	01.02.22
Rev D	Internal Dimms Added	31.01.22
Rev C	Amends to Chimney	20.12.21
Rev B	House Type Changed from C	27.10.21
Rev A	Building Control	13.04.21

DRAWING ISSUES AND REVISIONS

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PROJECT Residential Development
Willingham Road
Market Rasen

DATE Feb 2021
TITLE House Type 4
Plans & Elevations
SCALE As Shown
ORIGINAL SIZE A1 (Landscape)
DRAWING NUMBER LDC3371-BR-10L

This drawing is the copyright of LD Design Consultancy and may not be reproduced without written consent. The contractor is responsible for checking dimensions on site prior to commencement and reporting back to LD Design Consultancy immediately if any errors are found. The drawing is to be used in strict accordance with manufacturers instructions and current codes of practice.

All details and specifications on this drawing and in relation to the specific project should be adhered to. If any deviation occur the contractor / client should inform LD Design Consultancy immediately as we cannot be held responsible for errors resulting from unapproved detail and specification changes.

Subject to Structural Engineers Details

Subject to Building Control Approval

Subject to Manufacturers Details