

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
- Insulated 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

FD30 Denotes 30 minute fire door

Fire Alarm system to be provided in accordance with the recommendations of BS 5839-6:2004 to at least a Grade C 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.

FLOOR WATER DRAINAGE KEY

- 100mm Ø sp / s/vp (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

FLOOR AREAS
 Building Footprint = 155m²
 Perimeter = 55m
 Ground Floor Gross Internal Area = 140.0m²

Dimensions - Internal dimensions are shown for construction purposes. Following final finishing these may vary slightly on site. External dimensions are shown to external masonry.

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 WC's (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
- All finishes 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.

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.

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

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 joists). 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: 219mm = 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 6262: 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 provided the maximum consumption of fittings is as below:

Shower	10 l/min
Both	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.

BACKGROUND VENTILATION
 It is important to ensure background ventilation is calculated prior to the manufacture of windows and doors.

Additionally, Provide intermittent extract fan to the utility space with a rate no less than 30 l/s, and cooker hood extract at a rate no less than 30 l/s. The Building Inspector may request a commissioning certificate for the installation of any new fans prior to a completion certificate being issued.

Background Ventilation will be required as described below:
 3 Bedroom single storey dwelling of approx 140m², table 5.2a (Approved Document F) shows an equivalent background ventilator area of 65,000mm² + 28,000mm² (additional floor area) = 93,000mm² with any design air permeability.

The new dwelling will be subject to air pressure testing - the design rates of which will be detailed in the SAP Calculations (Assumed Design value em³/hr/m²)

It is the responsibility of the window/door manufacturer to ensure the minimum amount of background ventilation is met (e.g. using vents with an equivalent area of 5000mm² a minimum of 19 vents would be required overall in the window and door installations). Failure to meet the requirement through background vents will require the installation of further mechanical ventilation.

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 un-obstructed 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.

WINDOW SCHEDULE

W01 & W07	1247.5mm (W) x 2100mm (H)
W02	1697.5mm (W) x 2100mm (H)
W03 Square bay	2485mm (W) x 2100mm (H) x 574 (D)
W04	685mm (W) x 1275mm (H)
W05	1247.5mm (W) x 1275mm (H)
W06	1247.5mm (W) x 1050mm (H)
W08	685mm (W) x 1050mm (H)

Wall mounted boiler (fuel as specified in the SAP Calculations) - full details of the system are to be confirmed prior to installation and approved with Building Control. The choice of fuel is likely to effect the SAP Calculations and should be discussed with designers.

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

Foundations shown as 400mm wide (450mm to single skin walls) x minimum 300mm deep in situ concrete strip foundations, minimum 1m deep in clay, GEN1 (S12) mix to BS5500 for concrete. Foundations subject to Building Control inspectors 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 contractors 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

water rising main to be located within duct, distributed behind utility units to sink / 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)

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)

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

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

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

Insulation provided to internal stud walls where shown. See Specification and Construction Details for further information on the requirements. Generally, Timber / metal stud systems should include plasterboard layers with a minimum mass per unit area of 10 kg/m²; have a minimum distance of 75mm between linings (e.g. stud width); and include a minimum 25mm thick absorbent material to the cavity with a minimum density of 10 kg/m³. All joints to be well sealed.

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.

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

Emergency Egress windows and doors - window should have an un-obstructed 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.

DOOR SCHEDULE

D01	1457.5mm (W) x 2100mm (H)
D02	4060mm (W) x 2250mm (H)
D03	1922.5mm (W) x 2100mm (H)
D04	1022.5mm (W) x 2100mm (H)

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

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.

Support subject to truss manufacturers details, if further support is required - beam must be installed to engineers details.

Refer to specialist designs for Kitchen layout and finishes.

Refer to specialist designs for Bathroom layout and finishes.

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

Refer to specialist designs for Bathroom layout and finishes.

Vent Axia or similar extract 30 l/s

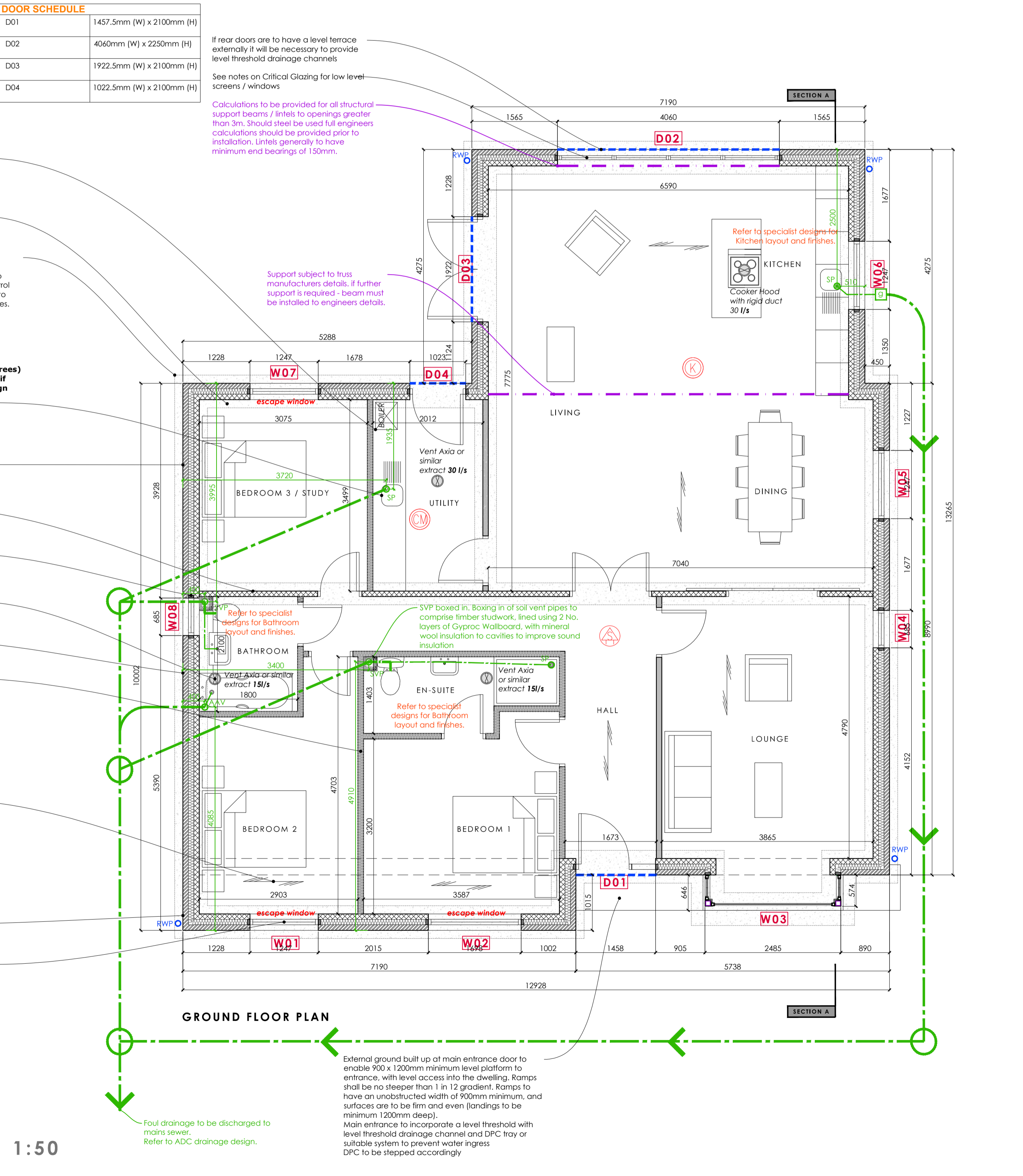
Vent Axia or similar extract 150/s

Vent Axia or similar extract 150/s

Refer to specialist designs for Bathroom layout and finishes.

External ground built up of main entrance door to enable 900 x 1200mm minimum level platform to entrance, with level 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 (landings to be minimum 1200mm deep).

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



PROPOSED PLANS | 1:50

Subject to Structural Engineers Details

Subject to Building Control Approval

Subject to Manufacturers Details

Rev E | General Internal Amends | 09.08.2022
 Rev D | Amends to Window openings | 15.06.2022
 Rev C | Drainage Dims Added | 22.03.2022
 Rev B | Client Amends | 20.12.21
 Rev A | House Type Changed from D1 | 27.10.21

DRAWING ISSUES AND REVISIONS

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 Willingham Road
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 Plans & Elevations
SCALE As Shown
ORIGINAL SIZE A1 (Landscape)
DRAWING NUMBER LDC3371-BR-12E

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