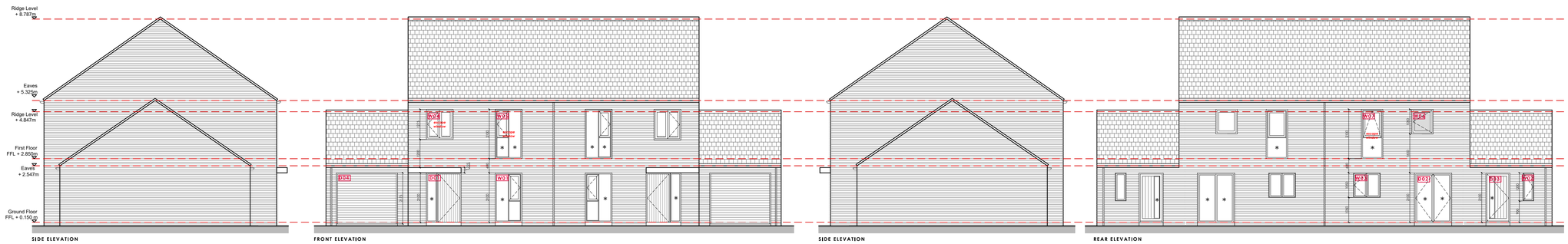


SIDE ELEVATION | FRONT ELEVATION | SIDE ELEVATION | REAR ELEVATION

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	
(H)	Denotes automatic Smoke Detector
(K)	Denotes automatic heat detector
(CM)	Denotes carbon monoxide detector
	Denotes 30 minute fire seperation
FD30	Denotes 30 minute firedoor

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
SP / SVP	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
G	P Trap gulley discharging to drains

SURFACE WATER DRAINAGE KEY	
	inspection chamber for surface water drainage
RWP	rainwater pipe to discharge into a trapped gulley with grating.
	Linear level threshold drain to provide level threshold to door and retaining wall
RG	Rodding point

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

FLOOR AREAS

Building Footprint = 90m²
Perimeter = 39.1m
Ground Floor Gross Internal = 60.4m²
(Garage G.I.F.A = 16.4m²)
First Floor Gross Internal Area = 53.3m²

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. posi / 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 B.S. 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 provided 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 duel 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 two storey dwelling of approx 113m², table 5.2a (Approved Document F) shows an equivalent background ventilator area of 65,000mm² + 14,000mm² (additional floor area)= 79,000mm² with any design air permeability.

The new dwelling will be subject to air pressure testing - the design rate of which will be detailed in the SAP Calculations **(Assumed Design value 6m³/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 18 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

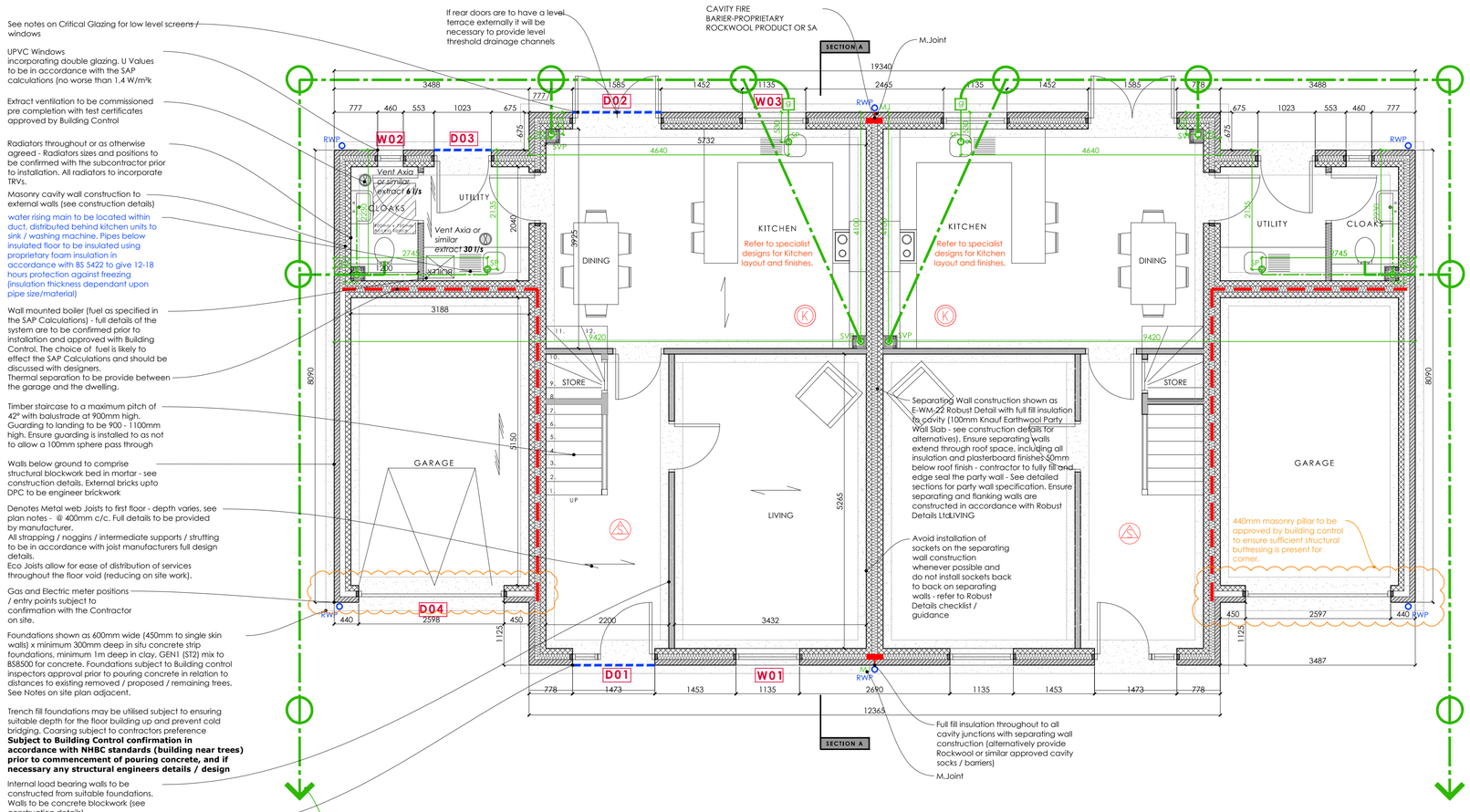
Bedroom windows are to be escape windows (as and where shown on plans). Emergency Egress windows and doors - window should have an un-obstructed openable area that is at least 0.33m² and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight through). 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 & W05	1135mm (W) x 2100mm (H)
W02	460mm (W) x 1200mm (H)
W03	1135mm (W) x 1050mm (H)
W04	1135mm (W) x 1275mm (H)
W06	910mm (W) x 1050mm (H)
W07	910mm (W) x 2100mm (H)

DOOR SCHEDULE

D01	1457.5mm (W) x 2100mm (H)
D02	1585mm (W) x 2100mm (H)
D03	1022.5mm (W) x 2100mm (H)
D04	2597.5mm (W) x 2175mm (H)



GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLANS | 1:50

Rev F | General Internal Amends | 09.08.2022
Rev E | Amends to Garage Opening | 24.05.2022
Rev D | Drainage Dims Added | 22.03.2022
Rev C | Floor Areas Amended | 09.02.22
Rev B | Client Amends | 20.12.21
Rev A | House Type Changed from F | 27.10.21

DRAWING ISSUES AND REVISIONS

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PROJECT	Residential Development Willingham Road Market Rasen
DATE	Feb 2021
TITLE	House Type 7 Ground Floor Plan & Elevations
SCALE	As Shown
ORIGINAL SIZE	A1 (Landscape)
DRAWING NUMBER	LDC3371-BR-14F

Subject to Structural Engineers Details

Subject to Building Control Approval

Subject to Manufacturers Details