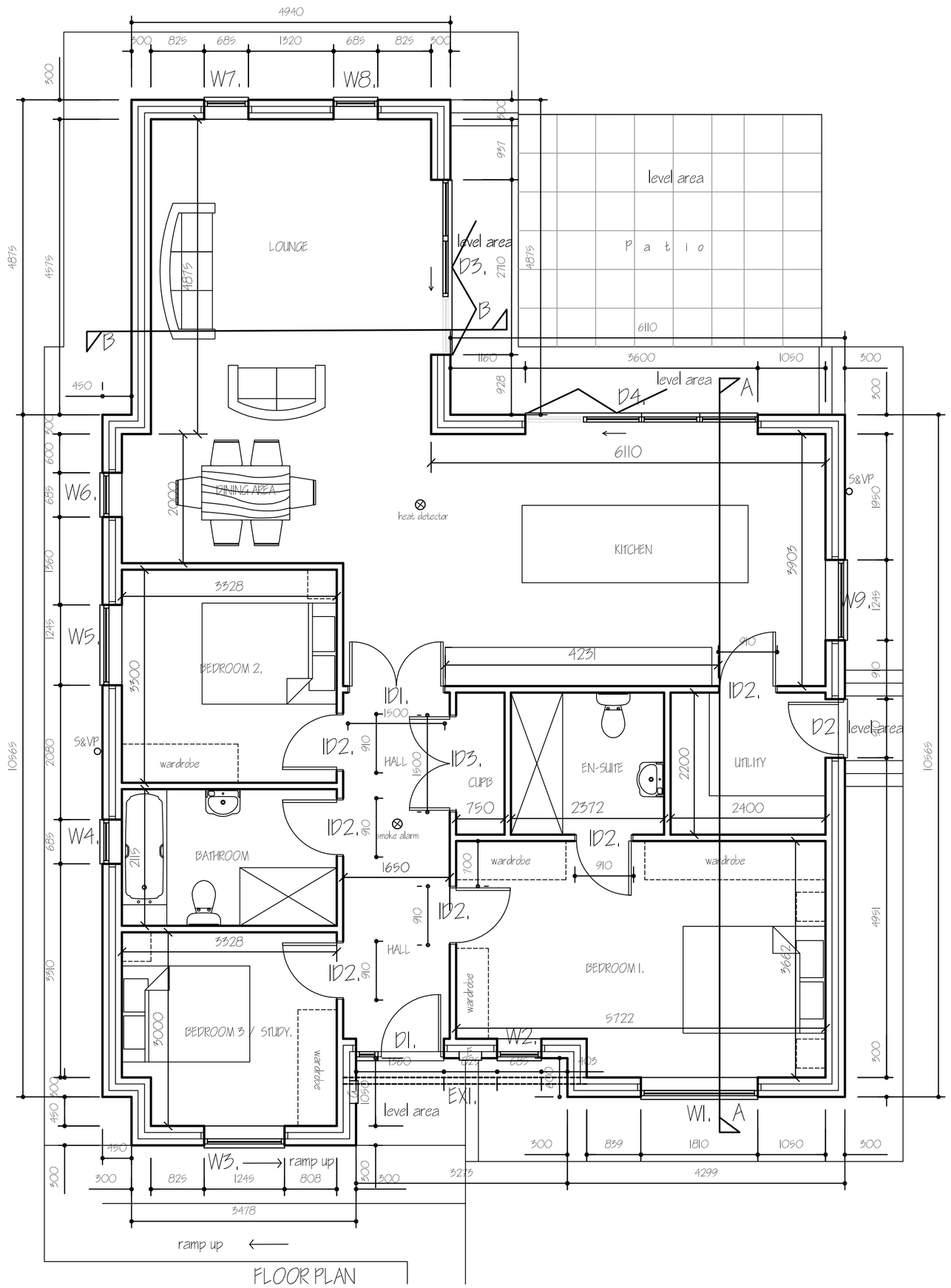



Walling ( to achieve U Value 0.28W/ m2K ) : -
302 cavity walling to consist of face brickwork to BS 5921: 1974 for clay bricks and BS 187: 1978 for calcium silicate bricks; 100 cavity; build into cavity Super Glass Super Wall 32 100mm Ht Cav in accordance with makers instructions. 100mm Tarmac Toplite 2.9 qtz blocks or similar. Cavity walls tied together using suitable stainless steel wall ties set 750 horizontally and 450 vertically to BS 1243: 1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity ( within 225mm ) : close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to CP 121. Movement joints ( if required) to be installed in brickwork and blockwork in accordance with BS: 5628, part 3, 1985 and manufacturers own design considerations.

Internal Wall Finishes :-
All internal walls of 100mm Tarmac Toplite 2.9 qtz to receive 12.5mm plasterboard and 3mm skim.

Lintels: -
All lintels to be installed in accordance with makers instructions and to have minimum end bearing of 150mm and at external positions to have cavity tray DPC to CP 121. ( See separate note ) . Internall lintels not specified are either SW/ K-100 for load bearing walls and INT/ K-100 listed for non load bearing. ( Keystone Hitherm lintels specified ) .

Doors and Windows: -
To be UPVC by specialist manufacturer. Style as shown on elevations. All to be fitted with Argon filled double-glazed sealed units ( at least 16mm cavity) using soft low-E glass ( 0.09 ) . The windows are to offer a U value of 1.6W/ m2 K. The doors if fully glazed will offer the same, but if half glazed will offer U value of 1.8W/ m2 K.
All easily accessible doors ( inc garage doors and communal entrance doors) that provide access into a dwelling or building containing a dwelling to be a secure door. The main doors for a dwelling entrance to be fitted with either a door viewer or have clear glass within the door or to the side of the door. Doors should also be fitted with a door chain or door limiter. If a letterbox is fitted to have a max aperture of 260mm x 40mm and be located / designed to hinder any attempt use the letterbox as an access point. Any window located at ground floor level, basement level or any other easily accessible point ( including roof lights) to be a secure window. With all frames being mechanically fixed to the structure of the building.

Protected glazing areas: -
Provide toughened glass to BS 6206 ( 1981) to following areas. To all windows within 800mm of finished floor level. To all door glazing within 1500mm of finished floor level. This also applies to side screens within 300mm of door. Protected glazing to be permanently marked with BS kite mark.

Ceilings: -
Provide and fix 15mm Gyproc wallboard to all new roof ceilings. Noggs all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gyproc coving and skim finish to ceiling. To garage ceiling provide 1no. layer of 15mm Fireline board.

Wall tiling: -
Provide and fix in new kitchen, utility and bathrooms to walls and window cills and over work tops ceramic wall tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.

Joinery: -
Doors, frames, linings, skirting, architraves, window board and timber mouldings etc. to be of standard manufacturer.

Loft hatch: -
Size approx. 550 x 700, to be insulated, draught stripped and fitted with suitable fastening to compress draught seal.

Decoration: -
Allow for decorating all new surfaces; ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

New buildings to Approved document L: -
The building will be built in accordance with LABC Registered Construction details and accredited construction details.
The building when finished will be Pressure Tested ( to latest approved procedure) .
An Air Tightness Test Result of 9.00m3/ hm2 ( @50Pa) or less to be achieved.
The Target CO2 Emission Rate will be forwarded to the Local Authority when to hand.

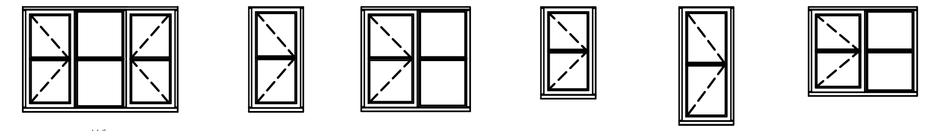
Access for all part 'M': -
Internal
Obstructions in corridors on the ground floor will be satisfied if a short length ( no more than 2000mm) of local permanent obstructions, such as a radiator, would be acceptable provided that the unobstructed width of the corridor is not less than 750mm for that length, and the local permanent obstruction is not placed opposite a door to a room if it would prevent a wheelchair user turning into or out of the room.
Also doors to habitable rooms and a room containing a w.c. on the ground floor have a minimum clear opening of 775mm when accessed by corridors or passageways whose width is not less than 1050mm.
Provide switches and socket outlets for lighting and other equipment in habitable rooms at appropriate heights between 450mm and 1200mm from finished floor level. All consumer units should be mounted so that the switches are 1350-1450mm above floor level.
External
Drives to be laid with gravel with concrete footpath around main dwelling for total accessibility. The principle access route to be min 1000mm width ramped footpath gradient 1:16 ( approx. length 10m long) leading to level area 1200mm x 1200mm. 3 No steps 175mm rise to lead down to footpaths from levelled areas. Setting down areas will be at the bottom of the ramped footpaths.
The principal entrance is to give a minimum 775mm clear opening width. Provide suitable and established level entry threshold access.

Party wall etc. act 1996:
It is the owners responsibility to be aware of the above act which protects the owner and adjoining neighbors when building in close proximity to an adjoining neighbors boundary. Information regarding the above act can be found on the Office of the Deputy Prime Minister website:

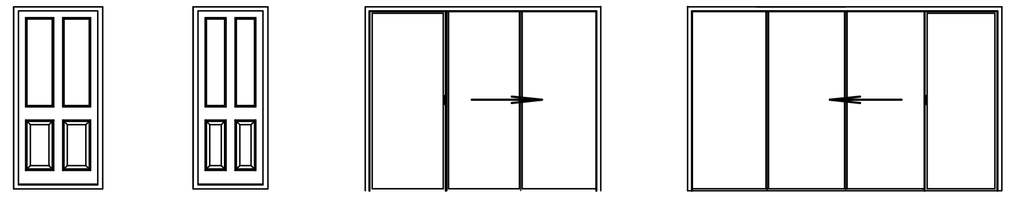
Domestic Ventilation Design Assessment for compliance with requirement F1 (1) of the Building Regulations 2010: -

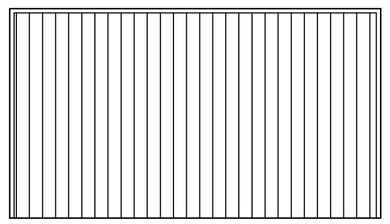
| Ref | Opening Description | Room Description | Minimum Ventilator Required | Ventilator Positions | Ventilators Per Position | Background Ventilation ( mm2) | Total Required Ventilation ( mm2) |
|---|---|---|---|---|---|---|---|
| D1 | Front Door Screen | Hall | | 1 | 1 | 2900 | 2900 |
| W3 | Window | Bedroom 3 | 5000 | 1 | 2 | 5000 | 10000 |
| W4 | Window | Bathroom | 2900 | 1 | 1 | 5000 | 5000 |
| W5 | Window | Bedroom 2 | 5000 | 1 | 1 | 5000 | 5000 |
| W6 | Window | Dining Area | 5000 | 1 | 1 | 5000 | 5000 |
| W7, W8, D3 | Bi-fold Door & Windows | Lounge | 5000 | 3 | 5 | 5000 | 25000 |
| D4, W9 | Bi-fold Door | Kitchen | 5000 | 2 | 6 | 5000 | 30000 |
| W1 | Window | Master Bedroom | 5000 | 1 | 3 | 5000 | 15000 |
| | | | | | Total Ventilator EA provided to meet whole house dwelling background Ventilation Compliance | | 97900 |

WINDOWS

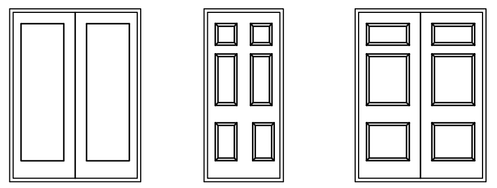



EXTERNAL DOORS




INTERNAL DOORS




Opening schedule: -

| D/ W | EXTERNAL SIZE | Lintel Type | Size | Notes |
|---|---|---|---|---|
| D1 | 1360w x 2100h | HT/ HD 100 | 1700mm | Level Threshold. |
| D2 | 910w x 2100h | HT/ S-100 | 1200mm | |
| D3 | 2710w x 2100h | HT/ HD 100 | 3050mm | |
| D4 | 3600w x 2100h | BEAM | | See Structural Calcs |
| W1 | 1810w x 1200h | HT/ HD 100 | 2190mm | |
| W2 | 685w x 1200h | HT/ S-100 | 1000mm | |
| W3 | 1245w x 1200h | HT/ S-100 | 1550mm | |
| W4 | 685w x 1050h | HT/ S-100 | 1000mm | |
| W5 | 1245w x 1200h | HT/ S-100 | 1550mm | |
| W6 | 685w x 1200h | HT/ S-100 | 1000mm | |
| W7 | 685w x 1550h | HT/ S-100 | 1000mm | |
| W8. | 685w x 1550h | HT/ S-100 | 1000mm | |
| W9. | 1245w x 1050h | HT/ S-100 | 1550mm | |
| ID1 | 1500w x 1950h | SW/ K-100 | 1700mm | |
| ID2. | 900w x 1950h | INT/ K-100 | 1200mm | |
| ID3. | 1500w x 1950h | SW/ K-100 | 1800mm | |
| EXI. | 5275w x 2100h | BEAM | | See Structural Calcs |

LABC Registered Construction Details Masonry:-

| Detail Reference | Description |
|---|---|
| E6/100FF/10-P3 | Steel Lintel with perforated steel base plate |
| E3/MCFF4 | Window Sill |
| E4/MCFF4 | Window Jamb |
| E5/MCFF16 | Ground Floor ( normal) |
| E12/NCFF4 | Gable ( insulation at ceiling level) |
| E16/NCFF4 | Corner ( normal) |
| E17/NCFF4 | Corner ( inverted) |
| E10 | Eaves ( insulation at ceiling level) |

| ref: | revision | date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| E. | RAMP POSITION REVISED DUE TO SITE POSITION. | NOV' 17. |
| D | BUILDING REGULATIONS AMENDMENTS | JULY '17. |
| C. | WINDOW LABELS AMENDED | MAY 17. |
| B | INTERNAL ALTERATIONS | MAY '17. |
| A | AMENDMENTS FOLLOWING MEETING WITH MARK D. | MAY '17. |


**G. R. MERCHANT LTD.**
**I.ENG AMICE FIWO**

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**Tel: 01406 490800**
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**Project**
RESIDENTIAL DEVELOPMENT
OFF FEN ROAD,
HOLBEACH,
SPALDING, LINCS, PE12 8QA.

**Client**
D. BROWN BUILDING CONTRACTORS LTD.

**Drawing**
PLOT 4.
FLOOR PLAN, WINDOW DETAILS AND CONTRUCTION NOTES - PROPOSED

**Job Ref.** 2920-16.
**Drawing No.** 24E.
**Date** APRIL 2010?.
**Drawn** S.D.
**Scales** 1/ 50. ( unless otherwise stated) .

**DO NOT SCALE FROM THIS DRAWING**


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