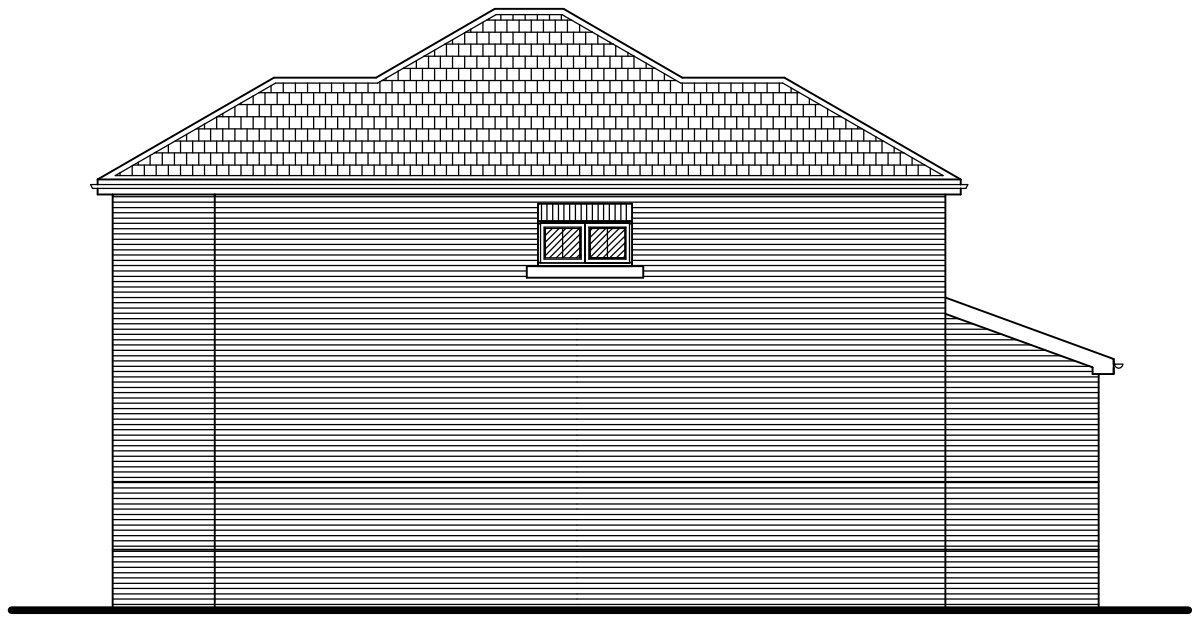
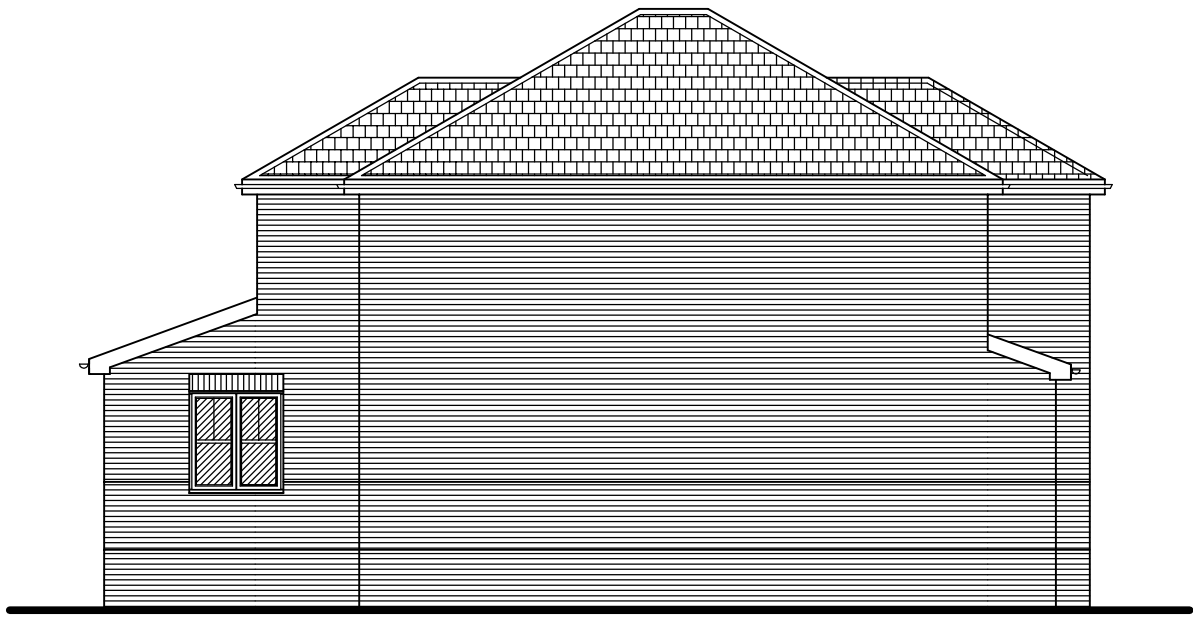




FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Electrical installation:-
All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety - Dwellings) - 2019 edition must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the Council must be satisfied that either a) an electrical installation certificate issued under a competent person scheme has been issued, or b) an appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.

In-Building Physical Infrastructure:-
The building to have provision so that in the future, copper or fibre optic cables or wireless devices capable of delivering broadband speeds greater than 50Mbps can be installed. To be installed with telephone point in hallway.

Lighting:-
All fixed light fittings to be fitted with low energy efficiency LED lighting. To achieve a luminous efficiency of greater than 45 lumens per circuit watt.

Smoke alarm:-
Provide mains operated self-contained smoke alarms that conform to BS5446 Part 1. Provide positioned within 7000mm of living room, kitchen doors and 3000mm of bedroom doors. More than one smoke alarm to be interconnected and wired to a separately fused circuit. See drawing for positions.

Hot water and heating etc.:-
Wet underfloor system to GF and Radiators to FF:-
Pipes to be GAS fired condensing central boiler, efficiency not less than 89.6% (PC99). Install hot water heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed. The heating system should be controlled by time and temperature zone control (TTC). TTC is defined as:
a) a separate plumbing circuit, either with their own programmer, or separate channels in the same programmer or
b) programmable thermostatic valves (TRVs) or communicating TRVs that are able to provide time and temperature zone control (Conventional TRVs without a timing function provide only independent temperature control). Heating engineer to provide a suitable commissioning certificate in accordance with that published as part of the benchmark code of practice upon completion (which is to be forwarded to Building Control).

Water Supply:-
Provide new hot and cold water supply to the new wash hand basins, showers and baths in new WC, bathroom and en-suite, together with sinks in new kitchen and utility. Provide new cold water supply to new W.C.'s.

Where possible water supply pipes to be run below finished floor level. Where pipes have to run in the roof space, pipes to be insulated with material with a Thermal Conductivity not exceeding 0.0045 W/mK. Wholesome or Softened Wholesome water to be provided to all washbasins, bidets fixed bath and shower in any bathrooms, also to and wash basins in or adjacent to any room containing a sanitary convenience. In addition, any area or room used for the preparation of food must contain a sink supplied with wholesome or softened wholesome water.

Hot Water System Safety:-
Vented System
For a hot water storage system that has a vented storage vessel:
a) the storage vessel has a suitable vent pipe connecting the top of the vessel to a point open to the atmosphere above the level of the water in the cold water storage cistern and over its end
b) in addition to any thermostat, either the heat source, or the storage vessel is fitted with a device that will prevent the temperature of the stored water at any time exceeding 100 deg C and
c) the hot water system has pipework that incorporates a provision for the discharge of hot water from the safety devices to an appropriate place to open to the atmosphere where it will cause no danger to persons in or about the building.
Un-Vented System
For a hot water system that has an unvented storage vessel:
a) the storage vessel has at least 2 independent safety devices, such as those that release pressure and so prevent the temperature of the stored water at any time exceeding 100 deg C in addition to any thermostat and
b) the hot water system pipework that incorporates a provision for the discharge of hot water from the safety devices visible at some point and safety concept any hot water discharge from safety devices to an atmosphere where it will cause no danger to persons in or about the building.

Conservation Of Water:-
The water consumption calculation will be provided to the local authority building control department prior to the completion of the building works. Where the operating temperature of domestic hot water in the storage vessel can exceed 60°C under normal operating conditions, the outlet from the storage vessel should be fitted with a device to ensure that the temperature supplied does not exceed 60°C. A temperature control device to be fitted to all installed baths to ensure that delivered hot water cannot exceed 43°C.

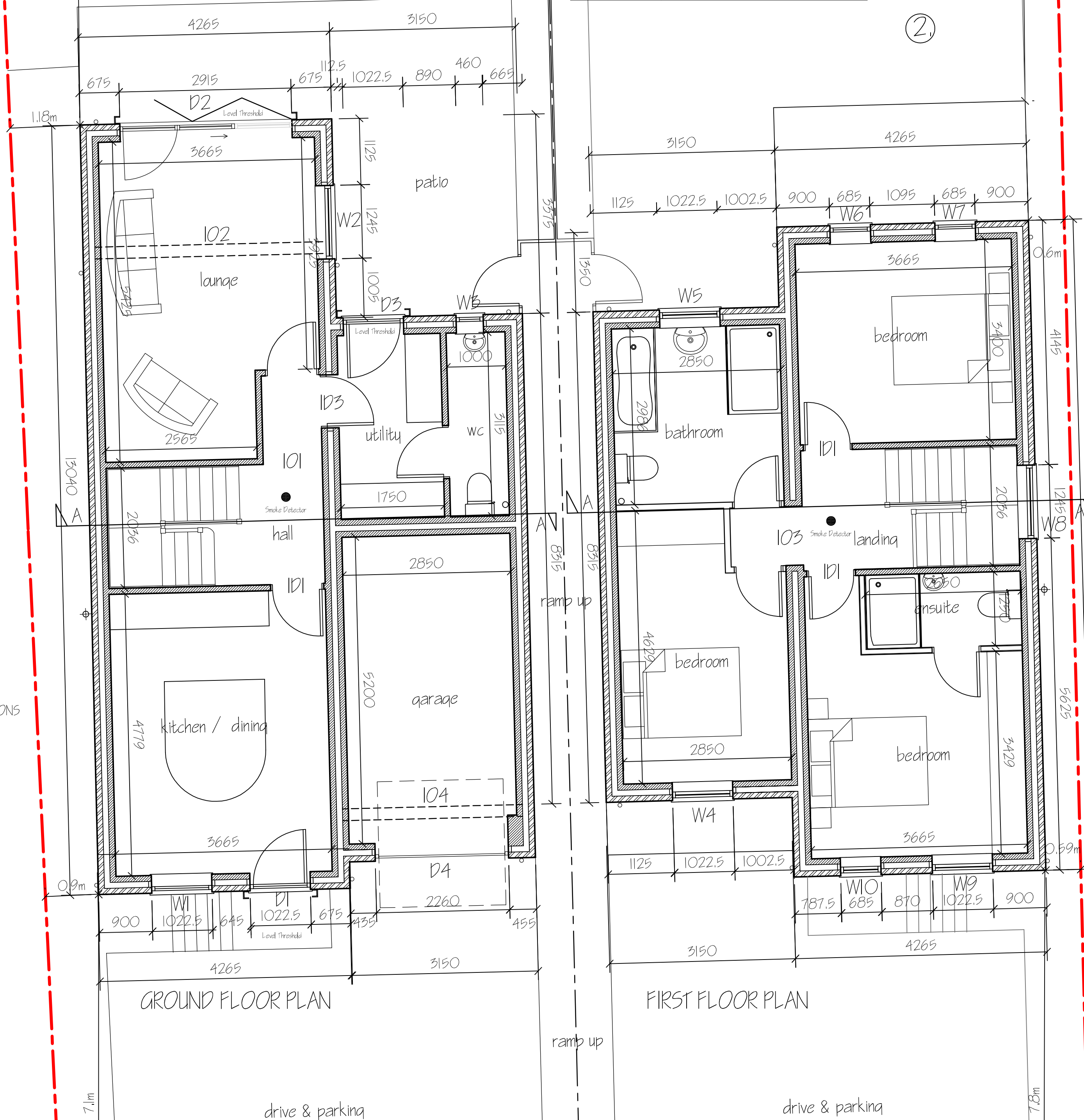
Water G Calculation compliance:-
Kitchen Taps - flow rate 6.00 litres / min
Multiple Taps - flow rate 6.00 litres / min
Shower - flow rate 9.00 litres / min
Bath - capacity 150 litres
Toilets - 4.00 Full Flush & 2.60 Part Flush
Washing Machine - 8.17 litres / kg dry load
Dishwasher - 1.25 litres / per place setting
On completion of works confirmation of the above by means of invoice stating manufacturers and type used to be sent to SHCC Building Control so the final calculation can be undertaken.
Condition 7 on the Planning Permission states the water consumption of the dwellings should not exceed the requirements of 110 litres per person per day.

EXTERNAL MATERIAL SCHEDULE:-
WALLS :- CREST KNAVESMIRE - BUFF
HEADERS & SPLASH :- CREST SELBOURNE - RED
ROOF :- SANDTOFT SHIRE PANILES - RUSTIC
WINDOWS :- WHITE UPVC
CLLS :- ISO STONE TO FRONT AND SIDE ELEVATIONS

Domestic Ventilation Design Assessment for compliance with requirement F1 (1) of the Building Regulations 2010:-					
Ref	Channel Description	Room Description	Minimum Ventilation Required	Ventilators Per Position	Background Ventilation (mm2)
W1	Window	Kitchen	9000	2	9000
W2	Window	Lounge	9000	2	9000
W3	Window	WC	2500	1	2500
W4	Window	Bedroom	9000	1	9000
W5	Window	Bedroom	2500	1	9000
W6	Window	Bedroom	9000	1	9000
W7	Window	Bedroom	9000	1	9000
W8	Window	Landing	9000	2	9000
W9	Window	Bedroom	9000	1	9000
W10	Window	Bedroom	9000	1	9000
D2	Br-Fold Doors	Lounge	9000	3	9000
Total Ventilator EA provided to meet whole house dwelling background Ventilation Compliance					77500

Opening Schedule:-					
D / W	EXTERNAL SIZE	Lintel Type	Size	Notes	Secure Design
D1	1022.5w x 2100h	HT / HP + 100	1950mm	Level Threshold	Yes
D2	2915w x 2100h	HT / HP + 100	5900mm	Level Threshold	Yes
D3	1022.5w x 2100h	HT / HP + 100	1950mm	Level Threshold	Yes
D4	2260w x 2250h	HT / HP + 100	2650mm	Level Threshold	
W1	1022.5w x 1950h	HT / HP + 100	1950mm		Yes
W2	1245w x 1950h	BEAM	1450mm	By Structural Engineer	Yes
W3	460w x 1050h	HT / HP + 100	750mm		Yes
W4	1245w x 1200h	HT / HP + 100	1650mm		
W5	1245w x 1200h	HT / HP + 100	1650mm		
W6	685w x 1200h	HT / HP + 100	1095mm		Yes
W7	685w x 1200h	HT / HP + 100	1095mm		Yes
W8	1245w x 600h	HT / HP + 100	1650mm		
W9	1245w x 1200h	HT / HP + 100	1650mm		
W10	685w x 1200h	HT / HP + 100	1095mm		
D1	900w x 1950h	SW / K-100	1200mm		
D3	900w x 1950h	HT / HP + 100	1200mm		
D1	1000w x 2400h	HT / HP + 100	1950mm		
D2	3665w x 2600h	BEAM	3870mm	By Structural Engineer	
D3	1000w x 2500h	HT / HP + 100	1950mm		
D4	2850w x 2600h	BEAM	3050mm	By Structural Engineer	

LABC Registered Construction Details Masonry:-	
Detail Reference	Description
HTP-100F-G-092-011	Steel Lintel with perforated steel base plate
EW-MCFF4	Window Sill
EW-MCFF4	Window Lintel
EW-MCFF4	Ground Floor (Normal)
EW-MCFF4	Intermediate Floor within a dwelling
EW-MCFF4	Cable (insulation at ceiling level)
EW-MCFF4	Corner (Normal)
EW-MCFF4	Corner (Inverted)



First Floor Studwork partitions:-
Form stud walls in 58 x 89 CL5 softwood studs at 600mm centers with 58 x 89 CL5 head and side plates and nogging at 1200mm centers. Clad with 12.5mm Gypsum SoundBloc, scrim, tape joints and skin finish. Pack 25mm thick board Acoustic partition roll between studs.

Loft hatch:-
Size approx. 590 x 700, to be insulated, draught stripped and fitted with suitable fastening to compress draught seal.

Fire escape windows:-
All habitable rooms in the upper story's of a house should have a window with an unobstructed openable area that is at least 0.35m2 and at least 450mm x 750mm (the route through the opening may be at an angle rather than straight through). The bottom of the openable area should be not more than 1100mm above the floor.

Fire Protection to Beams & Lintels:-
All exposed steel beams and lintels to be encased in 2 No. layers of 12.5mm plasterboard with staggered joints and wire bridges at 100mm centres all fixed in strict accordance with manufacturer's instructions. All to be finished with skim coat plaster.

Wallings (to achieve U-Value 0.29W/m2K):-
502 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 Hi Cav in accordance with makers instructions. 100mm Tarmac Toplite 2.9 gti blocks or similar. Cavity walls tied together using suitable stainless steel wall ties set 750 horizontally and 450 vertically to BS 1245: 1978 wall ties positioned at 500 vertical centres at all unbonded courses of cavity (width 225mm); close cavities with "Termalate" performed closer and provide bottom felt DPC to CP 123. Movement joints (if required) to be installed in brickwork and blockwork in accordance with BS 5625, part 3, 1995 and manufacturers own design considerations.

Internal Wall Finishes:-
All internal walls to 100mm Tarmac Toplite 2.9 gti to receive 12.5mm plasterboard and 5mm skim.

Ceilings:-
Provide and fix 15mm Gypsum wallboard to all new roof ceilings. Provide and fix 15mm Gypsum SoundBloc to all new non-roof ceilings (i.e. Ceiling between two floors) and within floor provide full fill fibreglass insulation. Nails all perimeters and board joints prior to fixing plasterboard too fully support sheeting. Fix Gypsum ceiling and arch or skim finish to ceiling. To garage ceiling provide 2 No layers of plasterboard with staggered joints.

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

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

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 H-Form, LABC Registered & Accredited Construction details and accredited construction details. The building when finished will be Pressure Tested (to latest approved procedure). An Air Tightness Test Result of 5.00m3/h/m2 (250Pa) or less to be achieved. The Target CO2 Emission Rate will be forwarded to the Local Authority when to hand.

Access for all part 'W':-
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 1950-1450mm above floor level. External
Drives to be laid with gravel with concrete footpath around main driveway for total access. The principle access route to be min 1000mm width ramped footpath gradient 1:16 (approx. length 18m long) leading to level area 1200mm x 1200mm. 6 No steps 185mm rise and 205mm going to lead down to footpaths from levelled areas. Setting down areas will be at the bottom of the ramped footpaths. Areas above 600mm will require curbing. 1000mm above finished floor level. Balustrades to be of vertical type and are not to be able to permit passage of a 100mm diameter sphere between them. All balustrades to be capable of withstanding 0.36 kn/m horizontal force. The principal entrance is to be a minimum 775mm clear opening width. Provide suitable and established level entry threshold access.

F	CLIENTS AMENDMENTS	DEC '2020.
E	BUILDING REGULATIONS AMENDMENTS	APR '20.
D	BUILDING REGULATIONS APPLICATION	MAR '2020.
C	CLIENTS AMENDS & PLANNING APP.	OCT '19.
B	CLIENTS AMENDMENTS	SEPT '19.
A	CLIENTS AMENDMENTS	SEPT '19.
ref: revision		date
G. R. MERCHANT LTD.		
I.ENG AMICE FIWO		
		
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS		
4 Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel 01406 498080 Fax: 01406 426744 E-Mail: gr.merchant@btconnect.com		
Project		
3 BEDROOM HOUSES & GARAGES OFF KENZIE DRIVE, SUTTON BRIDGE, SPALDING, LINC'S, PE12 9SW.		
Client		
D. BROWN (BUILDING CONTRACTORS) LTD.		
Drawing		
PLOTS 1 & 2 (HAND'D) FLOOR PLANS & ELEVATIONS.		
Job Ref.		Drawing No.
3550-19.		02F.
Date		Drawn
SEPTEMBER 2019.		S.D.
Scales		
1/50 & 1/100		
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