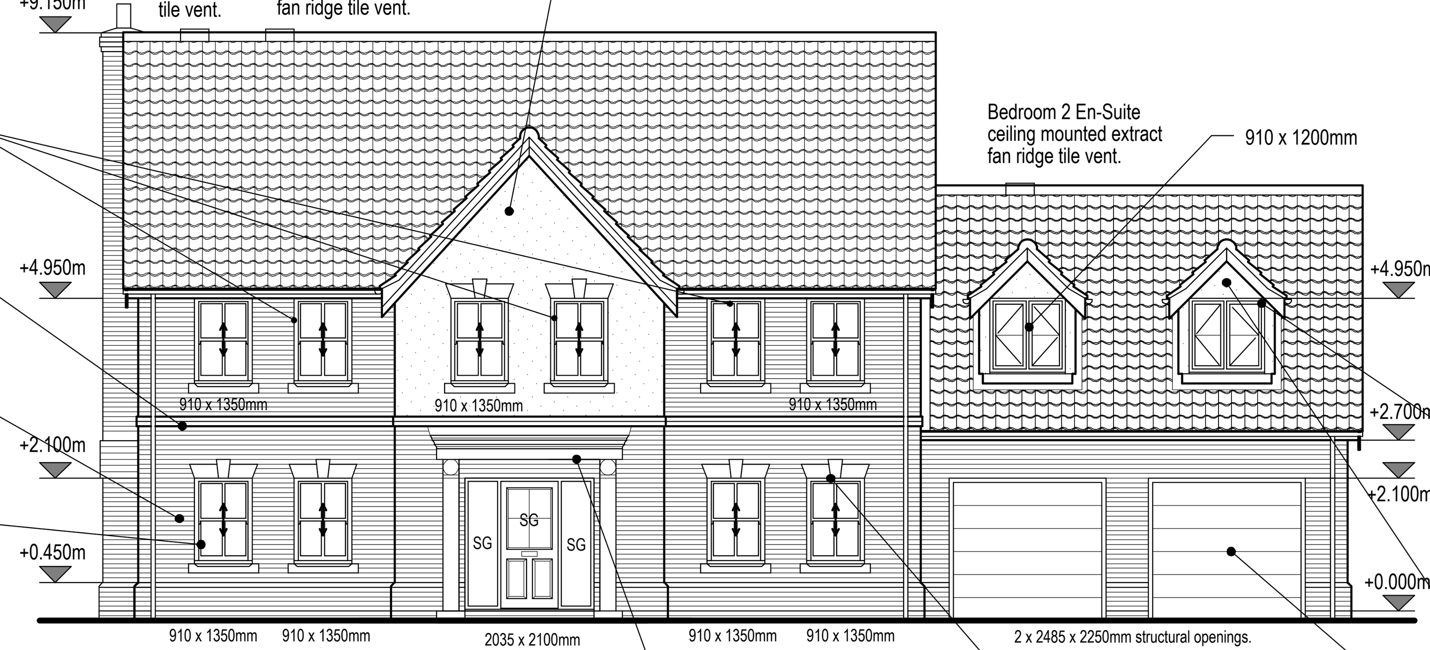
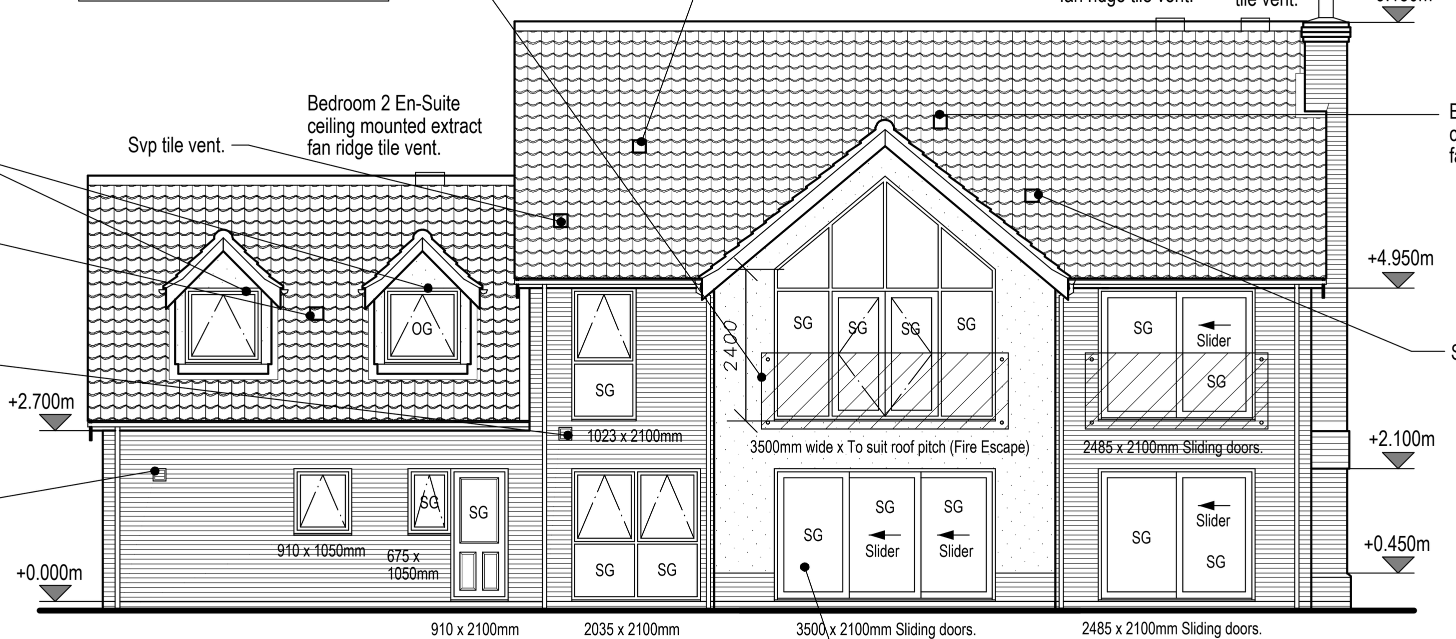


Front (South) Elevation

NOTE:
All Svp tile vents to be installed 900mm min. above the window heads.

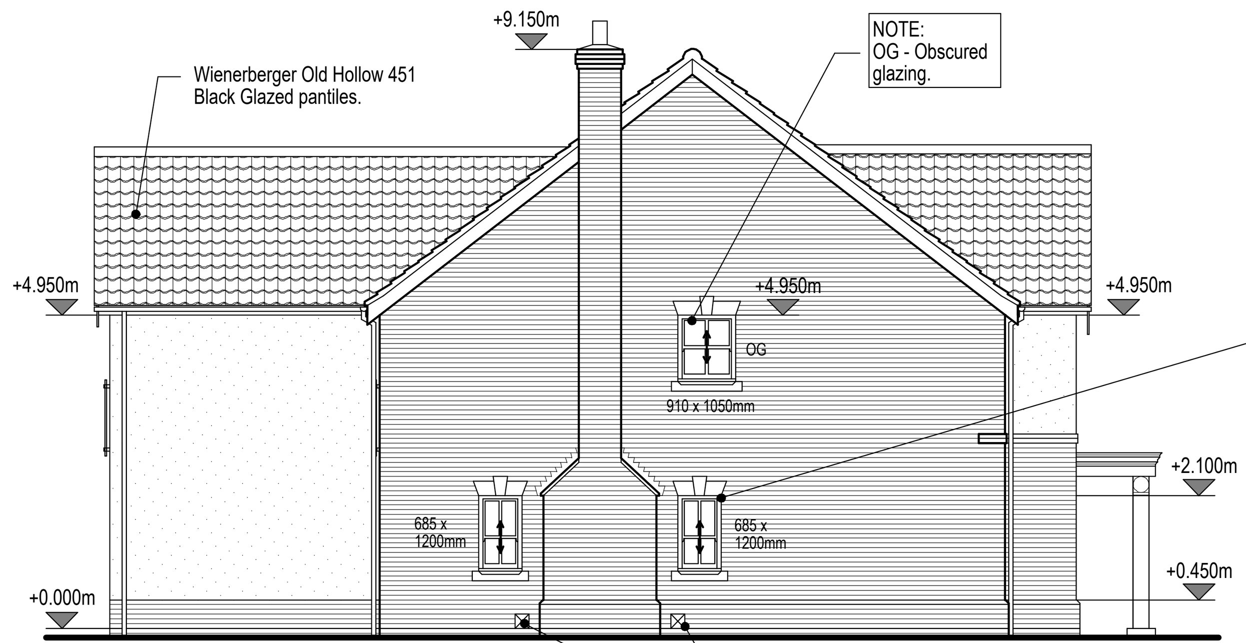
Side (East) Elevation

NOTE:
Selected glazed juliet balcony to be 1100mm high above FFL & to achieve a min. 0.74kN/m of force onto the balcony to comply with BS 6180:2011.



Rear (North) Elevation

NOTE:
SG - Provide safety glazing or laminated glazing to the windows & doors between FFL & 800mm above for windows & between FFL & 1500mm above for doors & sidelights as shown shaded to comply with Document K of the Building Regulations.



NOTE:
OG - Obscured glazing.

Side (West) Elevation

NOTE:
Selected air bricks / vents to be installed within the lounge for ventilation for the proposed woodburner in accordance with the HETAS approved installer.

NOTE
Provide weep holes in the outer leaf of the cavity wall at max. 450mm centres, min. 2 per opening.

Cavity trays and weep holes to comply with BS 5628 Pt 3:1985.

WINDOWS & DOORS

Selected UPVC framed windows to patterns as indicated on proposed elevations.

All windows are to be double glazed units (4-16-4) and Argon gas filled or similar approved.

Ensure back edge of frame is set back 30mm minimum into the cavity from back edge of the external brick / block outer leaf and to be silicone sealed internal and externally.

All windows to be made to a design to meet the security requirements of British Standards PAS 24:2012 and in accordance with Approved Document Q of the Building Regulations.

U-Value of windows are not to be greater than 1.4 W/m²K.

An external door access is to be provided into the building with a minimum clear opening width of 775mm, Threshold to be a maximum 15mm high.

All door sets must be designed to resist unauthorised access, door sets to be manufacturer to meet the security requirements of British Standards publication PAS 24:2012 and in accordance with Approved Document Q of the Building Regulations.

Door set to be provided with a door chain or door limiter, together with a door viewer.

Letter plates to have a maximum aperture of 260 x 40mm and to be located to hinder anyone attempting to remove keys by inserting objects though the letter plate. Letter plates to meet the requirements of the Door and Hardware Federation's (DHF) technical specification TS 008:2012.

All frames to be mechanically fixed to the structure of the building.

U-Value of doors are not to be greater than 1.6 W/m²K.

NOTE:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEER'S CALCULATIONS & DRAWINGS.

PRELIMINARY (SUBJECT TO BUILDING CONTROL APPROVAL

REVISION:

SCALE BARS:

1:100	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m

DRAWINGS:-

The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be scaled from.
The contractor / builder should take and verify all dimensions on site before proceeding with any works.
All dimensions shown on the drawings are for Planning purposes only.

GENERAL:-

All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Papers, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.

It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.

PARTY WALL ACT 1996:-

Attention is drawn to the Party Wall Act 1996. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

CDM 2015 REGULATIONS:-

Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only; the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way; in order that a Health & Safety File and construction plan, is provided for the HSE; in order to reduce risks through the design processes of construction etc.

PROJECT: RESIDENTIAL DEVELOPMENT, LAND OFF HALL LANE, EAST TUDDENHAM, NORFOLK.

CLIENT: ORCHARD HOMES LTD.

DRAWING TITLE: HOUSE TYPE - PLOT 2 PROPOSED ELEVATIONS.

Studio | 35 ARCHITECTURAL DESIGN STUDIO

ORCHARD HOMES

BUILDING REGULATION SUBMISSION

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