

Code for Sustainable Homes (Nov 2010) PRE-ASSESSMENT TRACKER

Scheme Name: 10-14 Belmont Street

Developer Name: Warmhaze Ltd

CFSH Assessor: Andrew Paisley

Revision Issue	Date	Reason for issue	Author	Checked by	Approved by Project Manager
REV 1	16.07.2014	Draft for Comment	A. Paisley	A. Paisley	A. Paisley
REV 2	21.07.2014	Final	A. Paisley	A. Paisley	A. Paisley

Code for Sustainable Homes (Nov 2010) ASSESSMENT TRACKER WITH EVIDENCE REQUIREMENTS

Development Name: 10-14 Belmont Street - Warmhaze Ltd

Development Description:

10-14 Belmont Street, London, NW1

Developer Details:

Developer Name: Warmhaze Ltd
 Developer Address: 46 Great Marlborough Street, London W1F 7JW
 Tel: 020 7479 4613 Email: dyar@hallmarkstates.com

RHC Assessor Details:

Name: Andrew Paisley
 Richard Hodkinson Consultancy, Evans House, 107 Marsh Road, Pinner, HAs SPA
 Tel: 020 8429 6760 Mob:07739 340147 Email:
 Andrew@hodkinsonconsultancy.com

This Pre-Assessment is designed to track the design stage assessment through to certification. It provides the evidence requirements to be provided by the respective design team member to meet the Code criteria, and highlights the design requirements to achieve the Credits.

Targeted Design Score - This represents the design route by which to achieve the required Code rating. The design measures and evidence should therefore be provided as stated in the Evidence Required column.

Current Design Score - This represents the credits which have been fully secured through the full and correct provision of evidence for the credit to be awarded.



Revision Issue

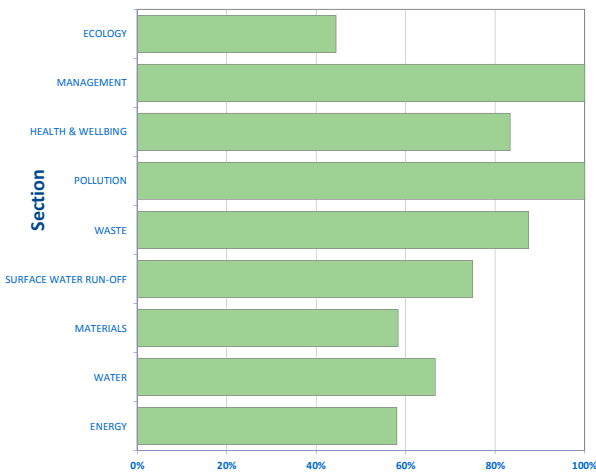
Predicted Scores

Target Design Score	68.00	Code Level Sought	Code Level 4	68	Credits Required
Current Design Score - Houses	68.32				

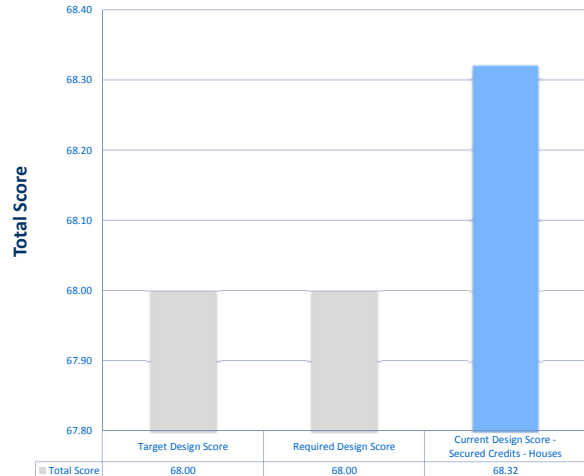
Categories

Plot / Type	Energy 1.17									Water 1.5		Materials 0.3			S.Water 0.55		Waste 0.8			Pollution 0.7		Health 1.17				Management 1.11			Ecology 1.33					Predicted Scores Total Points									
	1	2	3	4	5	6	7	8	9	Total	1	2	Total	1	2	3	Total	1	2	Total	1	2	3	4	Total	1	2	3	4	Total	1	2	3		4	5	Total						
Houses	5	4	2	1	2	2	0	1	1	21.06	3	1	6.00	7	4	3	4.20	1	2	1.65	4	2	1	5.60	1	3	2.80	2	3	1	4	11.70	3	2	2	9.99	1	0	0	1	2	5.32	68.32

% of Section Credits Achieved Per Section



Total Score for both CDS and RDS



SECTION 1 - ENERGY						
Issue	Total Credits Available	Houses	Evidence Required	Source of Evidence	Date Required By	Notes
ENE 1 - MANDATORY Dwelling Emission Rate	10	5	Design Stage SAP 2012 Worksheet for all units showing performance of DER over TER under 2013 Part L1a Building Regulations. If this is done on Unit Types, please provide a Schedule which matches the Types to the plot numbers.	SAP		
			Design Stage Part L1a Building Regulations Compliance Checklists for all units. If this is done on Unit Types, please provide a Schedule which matches the Types to the plot numbers.	SAP		
			Code for Sustainable Homes SAP Reports providing the ENE1, ENE2 and ENE7 Calculations. These will need to be provided with the SAP outputs which provide the TFA of the unit.	SAP		
ENE 2 Fabric Energy Efficiency	9	4	Design Stage SAP 2012 Worksheet for all units illustrating the FEE level. If this is done on Unit Types, please provide a Schedule which matches the Types to the plot numbers.	SAP		
			Code for Sustainable Homes SAP Reports providing the ENE1, ENE2 and ENE7 Calculations. These will need to be provided with the SAP outputs which provide the TFA of the unit.	RHC		
ENE 3 Energy Display Devices	2	2	Written confirmation that energy display devices are to be provided to all units, which have the following criteria: • self-charging sensor(s) fixed to the incoming mains supply/supplies; • measure and transmit energy consumption data to a visual display unit.	Hallmark Property Group		The visual display unit must be capable of displaying the following information: • Local time; • Current mains energy consumption (kilowatts and kilowatt hours); • Current emissions (g/kg CO2); • Current tariff; • Current cost (in pounds and pence). For pre-payment customers this should be 'real time' data and for 'credit' paying customers cost should be displayed on a monthly basis. • Accurate account balance information (amount in credit or debit); • Visual presentation of data (i.e. non-numeric) to allow consumers to easily identify high and low level of usage; • Historical consumption data so that consumers can compare their current and previous usage in a meaningful way. This should include cumulative consumption data in any of the following forms day/week/month/billing period.
			Written confirmation that the energy display device display the correct information - see the Note for compliant information.	Hallmark Property Group		
ENE 4 Drying Space	1	1	Drawing or Specification Text providing the location of the drying facility, with a permanent fixing.	Hallmark Property Group		
			Drawing or Specification Text providing the line length - 1&2 bed units = 4m; 3+ bed units = 6m	Hallmark Property Group		
			Drawing or Specification Text providing the details and location of the ventilation system to be installed (Internal Only) - ventilation in heated space to have minimum extract rate of 30Litres/second and controlled by intermittent extract ventilation - defined in Part F.	M&E		
			Details of lock provided (Communal drying space only)	Hallmark Property Group		
ENE 5 Energy Labelled White Goods	2	2	Written confirmation that a copy of the EU Energy Efficiency Labelling Scheme leaflet will be provided to all units. This should also form an appendix to the Home User Guide - MAN1.	RHC		To achieve two credits, the following white goods and ratings must be provided: • A+ rated fridge-freezers; • A rated washing machines; • A rated dishwashers; AND EITHER • B rated tumble dryers or B rated washer dryers (where a washer dryer is provided, it is not necessary to also provide a washing machine) OR • An EU Energy Efficiency Labelling Scheme leaflet provided to each dwelling. RISK ITEMS • White goods sold as optional extras must be considered for this issue to ensure they meet the above energy ratings. • Washer dryers in particular, and dishwashers, must also be considered in terms of their water use - SEE WAT1.
			Written confirmation all appliances available for purchase with the dwelling are compliant with the assessment criteria	Hallmark Property Group		
			Product details (make, manufacturer of the white goods to be provided, ensuring it meets the required energy rating - see Notes for the respective required energy rating for the white goods which are assessed under this credit. If this is unknown at the time, a formal letter stating the required energy rating will be met.	Hallmark Property Group		
ENE 6 External Lighting	2	2	Drawings clearly showing location, the control method and the type of fitting of all external lighting. The control method will ensure the lighting is not on when the space is unoccupied.	Hallmark Property Group		
			Drawing or Specification Text confirming that all lights will be greater than 40 lumens per circuit watt.	M&E		
			Drawing or Specification Text confirming the types of light fitting	M&E		
			Security Lighting - to deter burglars only Drawing or Specification Text confirming the maximum wattage of 150W, and controlled by both PIR & Daylight Cut Off sensors.	M&E		
ENE 7 Low or Zero Carbon Technologies	2	0	Code for Sustainable Homes SAP Reports providing the ENE1, ENE2 and ENE7 Calculations. These will need to be provided with the SAP outputs which provide the TFA of the unit.	SAP		
			Evidence that the specified technology (LZC) are EITHER Certified under the Microgeneration Certification Scheme OR Certified under the CHPQA standard (as applicable)	M&E		
ENE 8 Cycle Storage	2	1	Accommodation schedule illustrating the number of bedrooms per unit	Hallmark Property Group		For 2 credits - alter depending on score • 1 bed dwellings: 1 space per dwelling • 2 and 3 bed dwellings: 2 spaces per dwelling • 4+ bed dwellings: 4 spaces per dwelling Space requirements • 1 cycle: 2m long x 0.75m wide • 2 cycles: 2m long x 1.5m wide • 4 cycles: 2m long x 2.5m long Access • Direct access to a public right of way from the cycle store - with no access through the dwelling. • Communal stores be within 100mm of front door of block of flats. Secure entrance lock Houses or communal stores outside of the block of flats structure - Permanent mortice deadlock or mortice sash lock that conforms to BS3621:2007. If the door is less than 44mm thick that a 'Sold Secure' Silver Standard padlock with hasp and staple that are coach bolted through the structure. Communal stores within a block - must meet the requirements of 21.2 - 21.6 & 21.8 - 21.13 of the SBD New Homes 2010, and not to include windows. Secure fixing - Ground anchor certified to 'Sold Secure' Silver Standard Secure Stand - allows wheel and frame to be locked to it; galvanised steel bar construction of at least 3mm; minimum foundation depth of 300mm with welded T-bar set in concrete
			Drawing or Specification Text providing the location, type, access and size of cycle storage - see Notes for space and access requirements.	Hallmark Property Group		
			Drawing or Specification Text providing details of any security measures - secure fixing, Secure entrance lock and/or Secure stand - see Notes for definition of security measures requirements - these meet Clause 35 of SBD. Houses/Individual Solid enclosed structure = secure entrance lock OR secure fixing/secure stand Non solid structures (eg. Garden shed) = secure lock AND secure fixing/secure stand Flats All instances require - secure entrance lock AND secure fixing/secure stand	Hallmark Property Group		
ENE9 Home Office	1	1	Drawings or Specification text providing the location of and sufficient space for the Home Office. A wall of at least 1.8m is needed to locate Home Office and services.	Hallmark Property Group		
			Drawings or Specification text giving of Home Office services • 2 double power sockets • 2 points telephone points if no broadband available - one point if broadband is available.	Hallmark Property Group		
			Drawings or Specification text giving that adequate ventilation can be provided (openable window)	Hallmark Property Group		
			Drawings or Specification text providing evidence that a daylighting factor of at least 1.5% is achieved.	RHC		

Issue	Total Credits Available	Houses	Evidence Required	Source of Evidence	Date Required By	Notes
SECTION 2 - WATER						
WAT 1 - MANDATORY Indoor Water Use	5	3	Drawings providing the location of all sanitaryware - baths, showers, basins and taps and WC's.	Hallmark Property Group		
			Product details (make, manufacturer, and water use data) of the baths, showers, taps (kitchen and basin), WC's and any water using white goods (where applicable) to be provided in the units.	RHC		
			Location, size and details of any rainwater and greywater collection systems in the dwelling - If Applicable	Hallmark Property Group		
WAT 2 External Water Use	1	1	Drawings or Specification text providing the size and location of the rainwater collection system.	Hallmark Property Group		Size <ul style="list-style-type: none"> Private garden - 1&2 bedrooms = 150L minimum Private garden - 3+ bedrooms = 200L minimum Communal space - 1L/m2 of land allocated to the dwelling, with a minimum of 200L, and a maximum of 30L/dwelling (if more than 6 dwellings) Location Connected to a downpipe associated to the dwelling.
			Written confirmation that the rainwater collection system meets the following criteria: <ul style="list-style-type: none"> No open access at the top of the collector (a child-proof lid is allowed); Provision of a tap; Connection to the rainwater downpipes with an automatic overflow into the conventional rainwater drainage system; A means of detaching the rainwater downpipe and access provision to enable the interior to be cleaned; It must be stable and adequately supported; and The material must be durable and opaque to sunlight. 	Hallmark Property Group		
SECTION 3 - MATERIALS						
MAT 1 - MANDATORY Environmental Impact of Materials	Roof	3	B	1	Drawings or Specification text providing the exact material build up of the building elements listed to the left. This must show the material thickness through the detail.	Hallmark Property Group
	External Walls	3	A	2		
	Internal Walls	3	B	1		
	Floors	3	B	1		
	Windows	3	A	2		
MAT 2 Responsible Sourcing of Materials - Basic Building Elements <small>Frame, floors, roof, external walls, internal walls, foundations & staircase (structure)</small>	6	4	Drawings or Specification text providing the exact material build up of the building elements listed to the left. This must show the material thickness through the detail.	Hallmark Property Group		
			Certified Materials A letter of intent from the developer confirming the product shall be sourced from suppliers capable of providing certification to the level required for the particular tier claimed. OR a copy of the relevant certificate(s) as appropriate <ul style="list-style-type: none"> A copy of the timber scheme certificate (including CoC) BES6001 Certificate (or compliant sector standard certificate) EMAS Certificate ISO14001 Certificate 	Hallmark Property Group		
			Re-used Materials Documentation (trade information or a letter from the developer) stating specific materials to be re-used.	Hallmark Property Group		
MAT3 Responsible Sourcing of Materials Finishing (MAT3) Building Elements <small>Staircase (finishing aspects), windows, external and internal doors, skirtings, panelling, furniture, fascias and other significant uses.</small>	3	3	Recycled Materials Documentation stating specific recycled materials AND A letter of intent to use supplies who can provide an EMS certificate (or equivalent) for the recycling process must be provided.	Hallmark Property Group		
			Where non certified timber is used Written confirmation from the suppliers confirming that: <ul style="list-style-type: none"> All timber will come from a legal source All timber species and sources to be used in the development are not listed on any of the CITES appendices for endangered or threatened species (Appendix I,II or III*) * Or in the case of Appendix of the CITES list, it will not be sourced from the country seeking to protect this species as listed in Appendix III.	Hallmark Property Group		
SECTION 4 - SURFACE WATER RUN-OFF						
SUR 1 - MANDATORY Management of surface water run-off from developments	2	1	Code for Sustainable Homes SUR1 Template to be fully completed by an appropriate drainage engineer, signed and returned.	DRAINAGE ENGINEER		
			Flood Risk Assessment confirming risk of flooding from all sources of flooding	DRAINAGE ENGINEER		
			Drawings showing the pre-development drainage for the site (natural or constructed)	DRAINAGE ENGINEER		
			Drawings showing proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels	DRAINAGE ENGINEER		
SUR 2 Flood Risk	2	2	Low Flood Risk A Flood Risk Assessment (prepared according to good practice guidance as outlined in Development and Flood Risk: A practice guide companion to PPS25) which shows that there is a low risk of flooding from all sources.	DRAINAGE ENGINEER		
			Medium or High Flood Risk A Flood Risk Assessment (prepared according to good practice guidance as outlined in Development and Flood Risk: A practice guide companion to PPS25) which shows that there is either a medium or high risk of flooding from all sources.	DRAINAGE ENGINEER		
			AND Site plans indicating the design flood level, the range of ground levels of the dwellings, car parking areas and site access (lowest to highest), showing that the criteria (finished floor levels of all habitable rooms and access routes being at least 600mm above the design flood level) are met, along with any notes explaining the function of any areas lying below the design flood level	DRAINAGE ENGINEER		
			AND Confirmation from the local planning authority that the development complies with PPS25 and is appropriately flood resilient and resistant, and has managed any residual risk safely.	DRAINAGE ENGINEER		
			Where the site is under protection of flood defences and the flood risk category of the site is reduced Written confirmation from the Environment Agency of the reduction in flood risk category*. * Note: There are many defences, owned by third parties, which, owing to their location, act as a defence by default, e.g. motorway and railway embankments, walls. Confirmation is required that these defences will remain in place for the lifetime of the development if a significant risk is predicted.	DRAINAGE ENGINEER		

Issue	Total Credits Available	Houses	Evidence Required	Source of Evidence	Date Required By	Notes
SECTION 5 - WASTE						
WAS 1 - MANDATORY Storage of non-recyclable waste & recyclable household waste	4	4	Completed IDP Checklist	Hallmark Property Group		
			Drawings showing the following the location, volume and type of the external storage	Hallmark Property Group		LA storage volume requirements should be followed unless they are less than the volumes required by BS5906, as stated below: • 1 bed unit - 100Litres • 2 bed unit - 170Litres • 3 or more beds - add an additional 70L per bedroom (eg. 3 beds = 240L) Bins to be on hardstanding and have a compliant turning circle as required by the IDP Checklist.
			Detailed documentary evidence stating location, number, types of the internal; storage	Hallmark Property Group		Must be located in a fixed dedicated position in a kitchen cupboard, within 10m of the waste bin, and be at least 30L in capacity
			Website information from the Local Authority to the following: • Types of waste/recycling collected • Frequency of collection • Confirmation to Pre- or Post- collection sorting.	RHC		
WAS 2 Construction Site Waste Management	3	2	Minimising Waste SWMP to contain the following: Target benchmarks for resource efficiency Procedures and commitments to minimise non-hazardous waste for at least 3 Waste Groups, and appropriate monitoring Procedures for minimising hazardous waste Monitoring, measuring, and reporting of hazardous & non-hazardous waste production in accordance with the defined Waste Groups.	Hallmark Property Group		
			Diverting Waste from Landfill SWMP to include procedures and commitments to sort and divert waste from landfill, through either: Re-use on site Re-use on other sites Salvage/reclaim for re-use Return to the supplier - 'Take Back' scheme Recovery and recycling using approved waste contractors Composting	Hallmark Property Group		
			SWMP to include a target of at least 85% of non-hazardous waste (by weight of volume) construction waste to be diverted from landfill	Hallmark Property Group		
WAS 3 Composting	1	1	Drawings or Specification text showing the location and size of internal storage which must be separate from the waste and recycling bin and be at 7L.	Hallmark Property Group		
			Drawings or Specification text showing the location and size of the external storage, and its distance from the entrance door of the house/block of flats - can not exceed 30m.	Hallmark Property Group		
			Completed Checklist IDP	Hallmark Property Group		
			Confirmation that an information leaflet will be supplied to all units - to be included in the Home User Guide.	Hallmark Property Group		If the LA operate a food waste collection scheme, the website information should be provided. If a home composting facility is to be used the leaflet must contain the following information: • How composting works and why it is important • What materials can be composted • Where the composting facility is provided - internal and external • Troubleshooting information
SECTION 6 - POLLUTION						
POL 1 Global Warming Potential (GWP) of Insulants	1	1	Drawings or Specification text detailing the manufacturer and type of insulation to be used in the following areas: • Roofs, including loft access • All walls, including lintels and acoustic insulation • All floors • Hot water cylinder and other thermal stores, including cold water tank • Pipe work • External doors.	M&E		
			Drawings or Specification text confirming that all the insulation above has a GWP of less than 5.	Hallmark Property Group		
POL 2 NOx Emissions	3	3	Details of the primary and any secondary heating systems and flue type.	M&E		
			Dry NOx levels and/or Boiler Class of the primary and any secondary heating systems.	RHC		
SECTION 7 - HEALTH AND WELL-BEING						
HEA 1 Daylighting	Kitchen - 2%	1	1	DWG formatted floor plans & elevations	Hallmark Property Group	
				Living - 1.5%	DWG formatted Site Plan	Hallmark Property Group
	Dining - 1.5%	Window Schedule		Hallmark Property Group		
	Home Office - 1.5%	Average Daylighting Factor Calculations and View of the Sky calculations		RHC		
	View of the Sky - 80%	Calculations to be signed by the developer, confirming that the calculations accurately reflect the dwelling as designed		Hallmark Property Group		
HEA 2 Sound Insulation	4	3	Sound Testing A letter confirming the intent to: • Meet the relevant sound insulation performance levels of at least a +3dB improvement over Part E • Use a UKAS or ANC registered acoustician to carry out the testing.	Hallmark Property Group		
HEA 3 Private Space	1	1	Accommodation schedule for the development, outlining the number of bedrooms per unit.	Hallmark Property Group		
			DWG formatted drawings showing the outdoor space	Hallmark Property Group		Private space must meet 1.5m ² /bedroom it serves - Garden, balcony, terrace or patio. Communal space must meet 1m ² /bedroom it serves - communal garden, terrace, balcony, or patio.
			DWG formatted Site Plan to show that the outdoor space is only accessible to the occupants of the unit(s) it serves.	Hallmark Property Group		
			Completed Checklist IDP	Hallmark Property Group		
HEA 4 Lifetime Homes	4	4	Completion of the Lifetime Homes Checklist confirming that all 16 of the Lifetime Homes design criteria have been met - and to be signed by the architect or developer.	Hallmark Property Group		
			Detailed documentary evidence demonstrating access routes subject to steeply sloping gradients at pre development and completion	Hallmark Property Group		
			Where an exemption from Lifetime Homes criteria 2 and/ or 3 is sought: Confirmation from the developer that all other design criteria are met	Hallmark Property Group		

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SECTION 8 - MANAGEMENT						
MAN 1 Home User Guide (HUG)	3	3	Written confirmation that the Home User Guide will be provide to all occupants at handover.	Hallmark Property Group		Part 1 - Operational Issues a. Environmental strategy/design and features b. Energy c. Water Use d. Recycling and Waste e. Sustainable DIY f. Emergency Information g. Links, References and Further Information h. Provision of Information in Alternative Formats Part 2 - Site and Surroundings a. Recycling and Waste b. Sustainable (Urban) Drainage Systems (SUDS) c. Public Transport d. Local amenities e. Responsible Purchasing f. Emergency Information g. Links, References and Further Information.
			Completed, signed and returned MAN1 Checklist confirming that the Home User Guide will cover all the information required within Part 1 and Part 2 of the Checklist.	Hallmark Property Group		
MAN 2 Considerate Constructors Scheme	2	2	Written confirmation that registration with the Considerate Constructor Scheme has taken place no later that the commencement of the construction.	Hallmark Property Group		
			Written confirmation that a score of at least 35 is to be achieved under the CCS, and that no section will score than 7.	Hallmark Property Group		
MAN 3 Construction Site Impacts	2	2	A completed copy of Checklist MAN3 (signed and dated) detailing the procedures that will be employed to minimise construction site impacts. These include the following:	Hallmark Property Group		The commitment to monitor, report and set targets covers the following requirements: • Confirmation that measurements will be taken monthly, recorded, and displayed on site • Targets for consumption used on site to be set and displayed - on a time basis • Graphical analysis to be carried out and illustrated in the site office to show how actual and projected projections relate • A nominated site operative is responsible for monitoring and gathering all information.
			Commitment to monitor, report and set targets for CO2 production of energy use arising from site activities			
			Commitment to monitor and report CO ₂ or energy arising from commercial transport to and from the site			
			Commitment to monitor, report and set targets for water consumption arising from site activities			
			Commitment to adopt best practice policies in respect of air (dust) pollution arising from site activities			
			Commitment to adopt best practice policies in respect of water (ground and surface) pollution occurring on the site			
80% of site timber is reclaimed, re-used or responsibly sourced						
MAN 4 Security	2	2	Written confirmation that an ALO/CPDA has been contacted for advice to ensure the requirements of Section 2 - Physical Security of Secured by Design - New Homes are met.	Hallmark Property Group		
			Written confirmation of the commitment to follow the advice provided by the ALO/ CPDA to achieve Section 2 - Physical Security of Secured by Design - New Homes.	Hallmark Property Group		
SECTION 9 - ECOLOGY						
ECO 1 Ecological Value of Site	1	1	A completed copy of the CSH Ecological Report by a suitably qualified ecologist	ECOLOGIST		
			Text describing (on drawings, in the specification or in the Ecology Report*) or illustrations identifying the construction zone and how any areas of ecological value outside the construction zone will remain undisturbed in accordance with the ecologists recommendations.	HYBRID		
ECO 2 Ecological Enhancement	1	0	A completed copy of the CSH Ecological Report by a suitably qualified ecologist	ECOLOGIST		
			Written statement of outlining how all the Key recommendations and 30% of the Additional recommendations will be incorporated into the design	ECOLOGIST		
			The planting schedule showing the Key and Additional recommendations in the CSH Ecology Report	LANDSCAPE ARCHITECT		
ECO 3 Protection of Ecological Features	1	0	Confirmation that all the Key and at least 30% of the Additional recommendations outlined in the CSH Ecology report are to be included in the development.	Hallmark Property Group		
			A completed copy of the CSH Ecological Report by a suitably qualified ecologist.	ECOLOGIST		
			Where ecological features are being removed and are of low ecological value: A copy of the ecologists report highlighting the information set out in the format outlined in the Code for Sustainable Homes Ecology Report Template.	ECOLOGIST		
			Where ecological features are being removed for health and safety and/or conservation reasons: Written evidence from an appropriate statutory body / arbiculturalist confirming the requirement to remove any features.	ECOLOGIST		
ECO 4 Change of Ecological Value of Site	4	1	A completed copy of the CSH Ecological Report by a suitably qualified ecologist.	ECOLOGIST		
			Written statement of outlining how all the Key recommendations and 30% of the Additional recommendations will be incorporated into the design.	ECOLOGIST		
			The planting schedule showing the recommendations in the CSH Ecology Report.	LANDSCAPE ARCHITECT		
			Confirmation that all necessary recommendations outlined in the CSH Ecology report are to be included in the development to achieve the stated ecological improvement.	Hallmark Property Group		
ECO 5 Building Footprint	2	2	DWG formatted floor plans & elevations to enable footprint and floor area calculations to be carried out - RHC will carry out the calculations.	Hallmark Property Group		
			DWG formatted Site Plan	Hallmark Property Group		