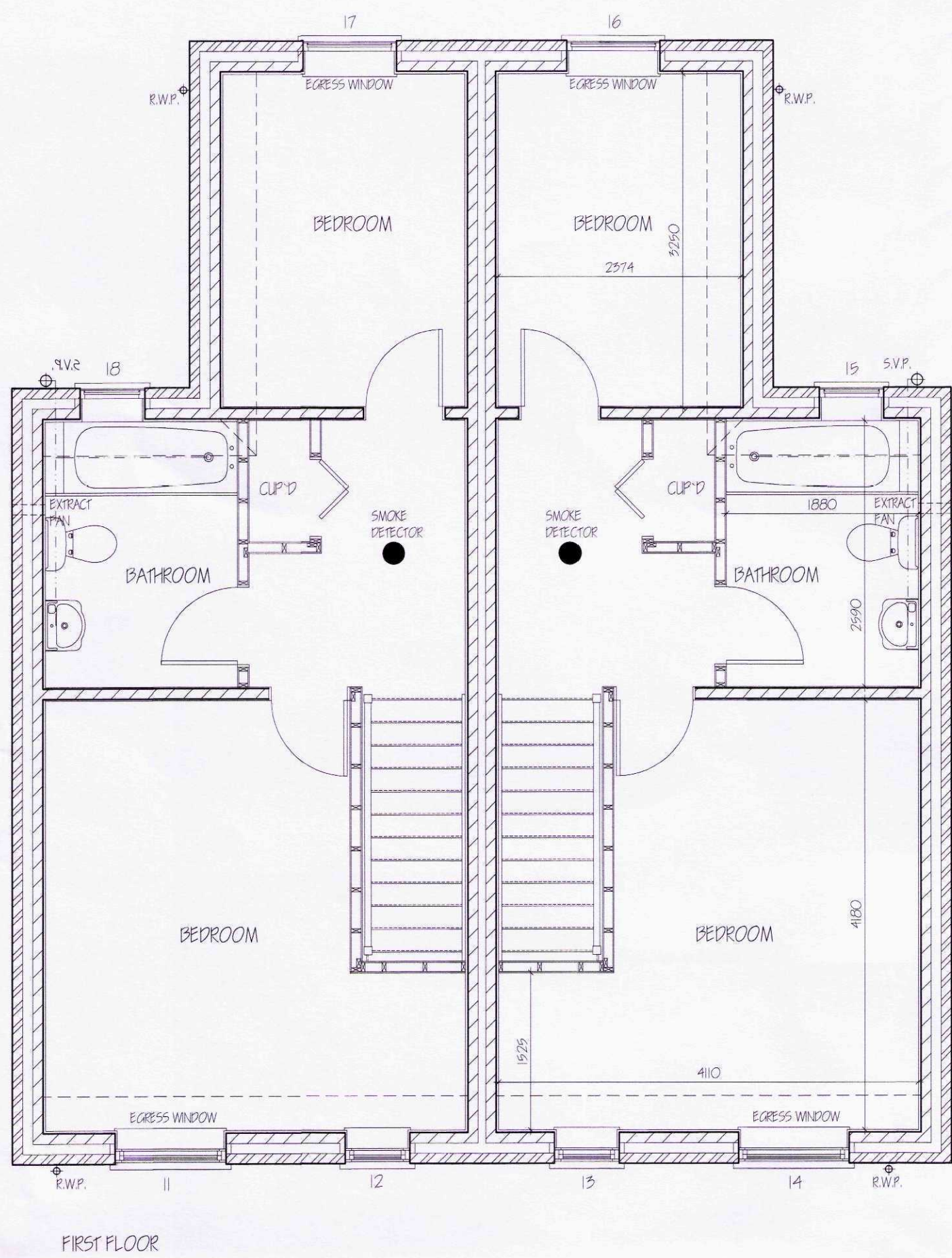
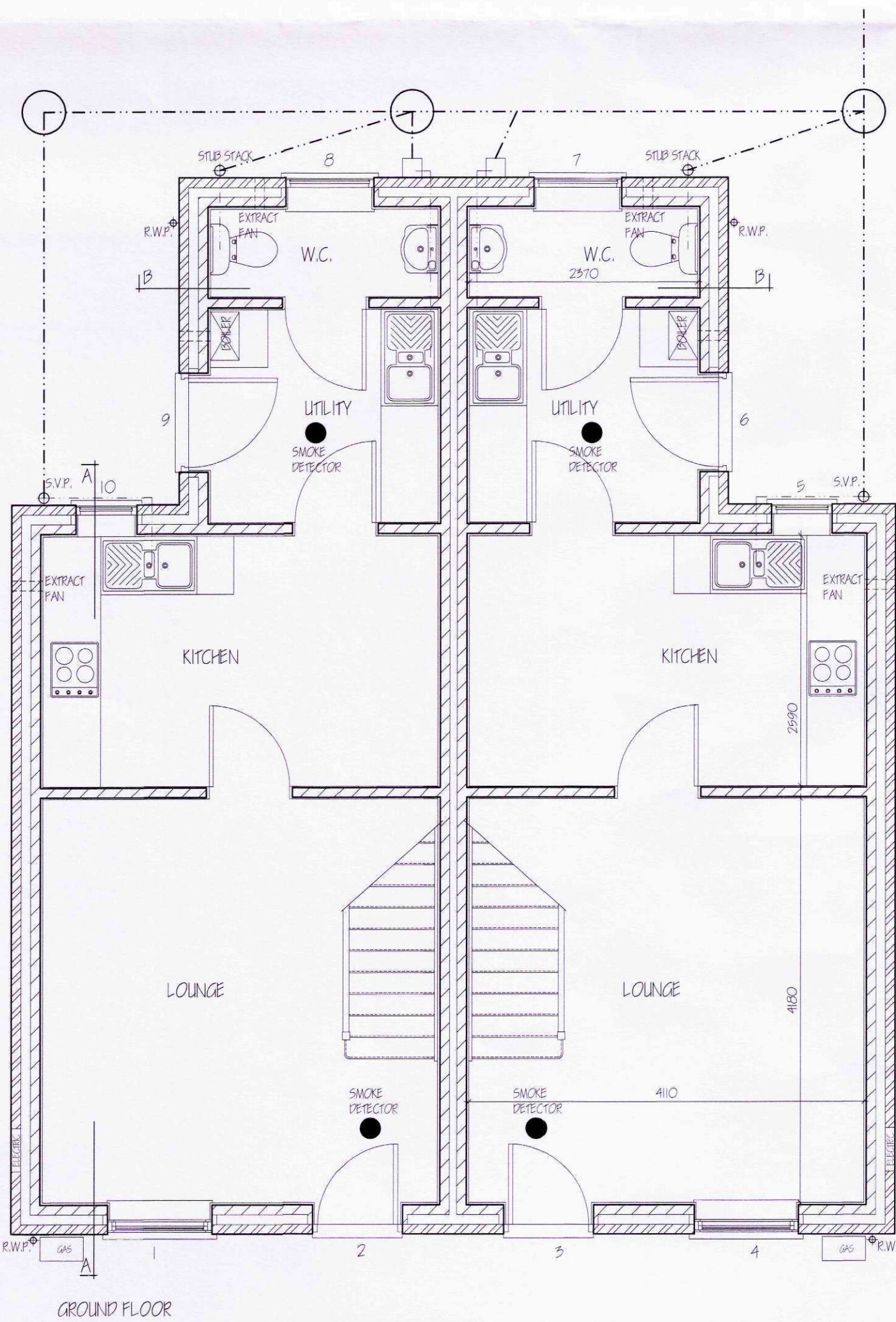




FIRST FLOOR



GROUND FLOOR



BRICK - 185 FARMHOUSE ANTIQUE
TILE - ENGLISH GARDEN WALL BOND 1:3
PANTILE - NATURAL RED

SPACE HEATING.

Provide Gas Fired combination boiler in position shown (min SEDBUK/PCDF90X) with delay start thermostat and weather compensator.

Fan assisted balanced Flue. Fit durable wire guard externally to boiler flue. Provide timer switch. Zone and temperature controls to minimum two zones, boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch. All hot water pipe work to be insulated to BS 5422:2001.

Heating Engineer to provide L/A Building Control with a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion.

All unvented hot water systems and packages to be fitted with a minimum of two independent safety devices, these shall be in addition to any thermostats provided on the system.

The system or package shall be indelibly marked with the following details, which shall remain visible after installation.

- The Manufacturer's name and contact details.
- The Model reference details.
- The rated storage capacity of the storage water heater.
- The operating pressure of the system and the operating pressure of the expansion valve.
- Relevant operating data on each of the safety devices fitted.
- The maximum primary circuit pressure and flow temperature of indirect hot water storage system units or packages.

WATER

Provision is to be made for wholesome water to be drawn off wherever drinking water is drawn off. Also to any wash basin, bidet, fixed bath or shower in any room containing a sanitary convenience.

Water of suitable quality is to be provided to all sanitary fittings with flushing devices. Pressure, flow rate and reliability to be sufficient for operation of all sanitary appliances.

Potable water is to be supplied by any statutory water undertaker or licensed water supplier.

Potential consumption of wholesome water is to be limited to be not more than 125 litres per person per day. Water efficiency calculations are to be submitted to L/A Building Control not later than 5 days after work is completed.

Recommendations:

- Bath 140 litre max capacity
- Showers Flow Rate 10 litres/second
- W.C. Dual Flush Full Flush Half 4 litre
- Taps Flow Rate 5 litres/second
- Hot water supply to any fixed bath to be regulated to ensure maximum temperature of delivered water will not exceed 43 deg.C.

SMOKE DETECTORS.

Provide ceiling mounted mains operated self-contained Smoke Alarms to BS 5859-6:2004 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

ELECTRICAL INSTALLATIONS.

All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion of the works the Local Authority must be satisfied that either:-

An electrical installation certificate issued under a competent persons scheme has been issued.

OR

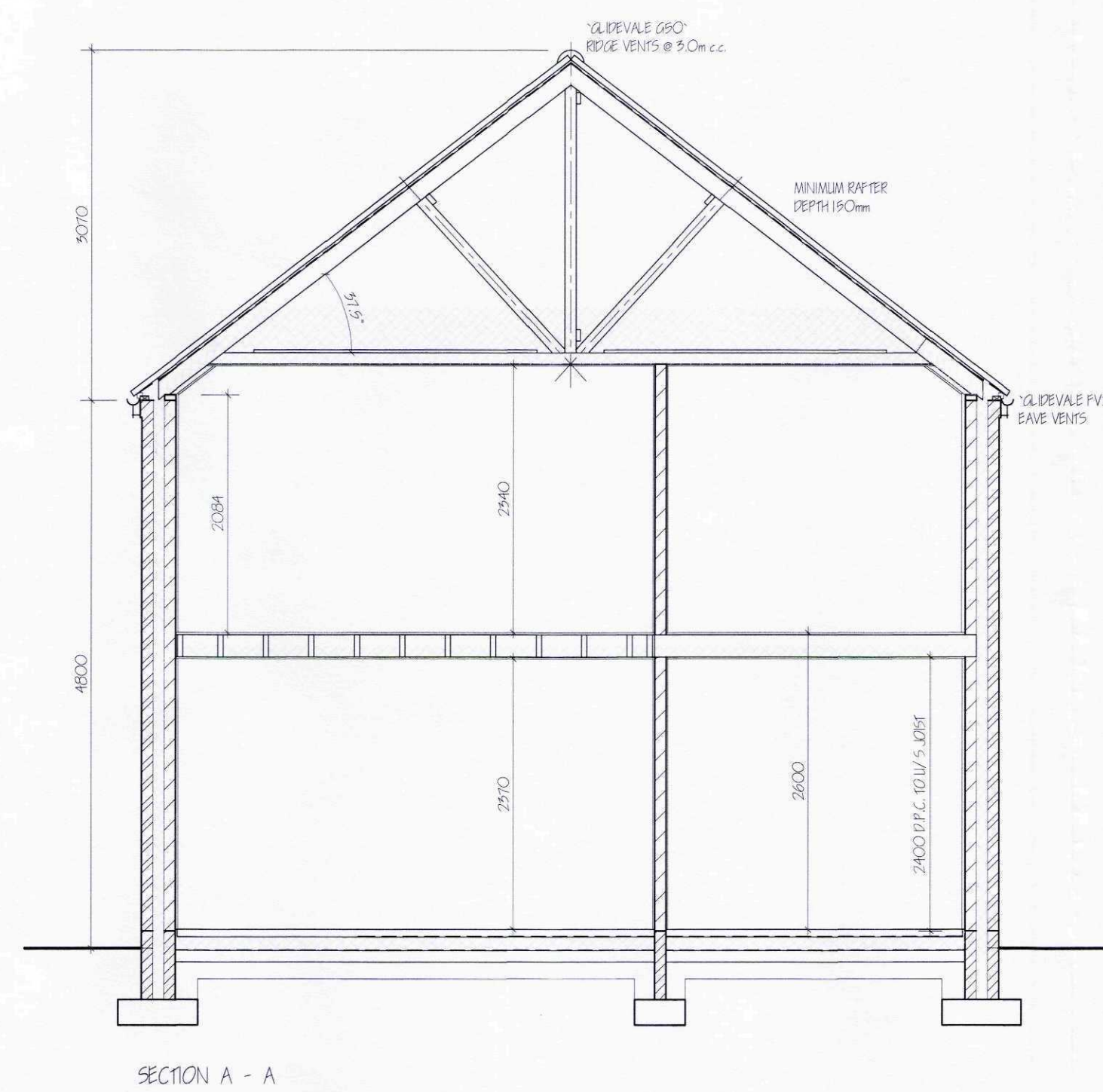
An appropriate installation certificate has been issued for the work and that it has been signed by a person competent to do so.

LIGHTING

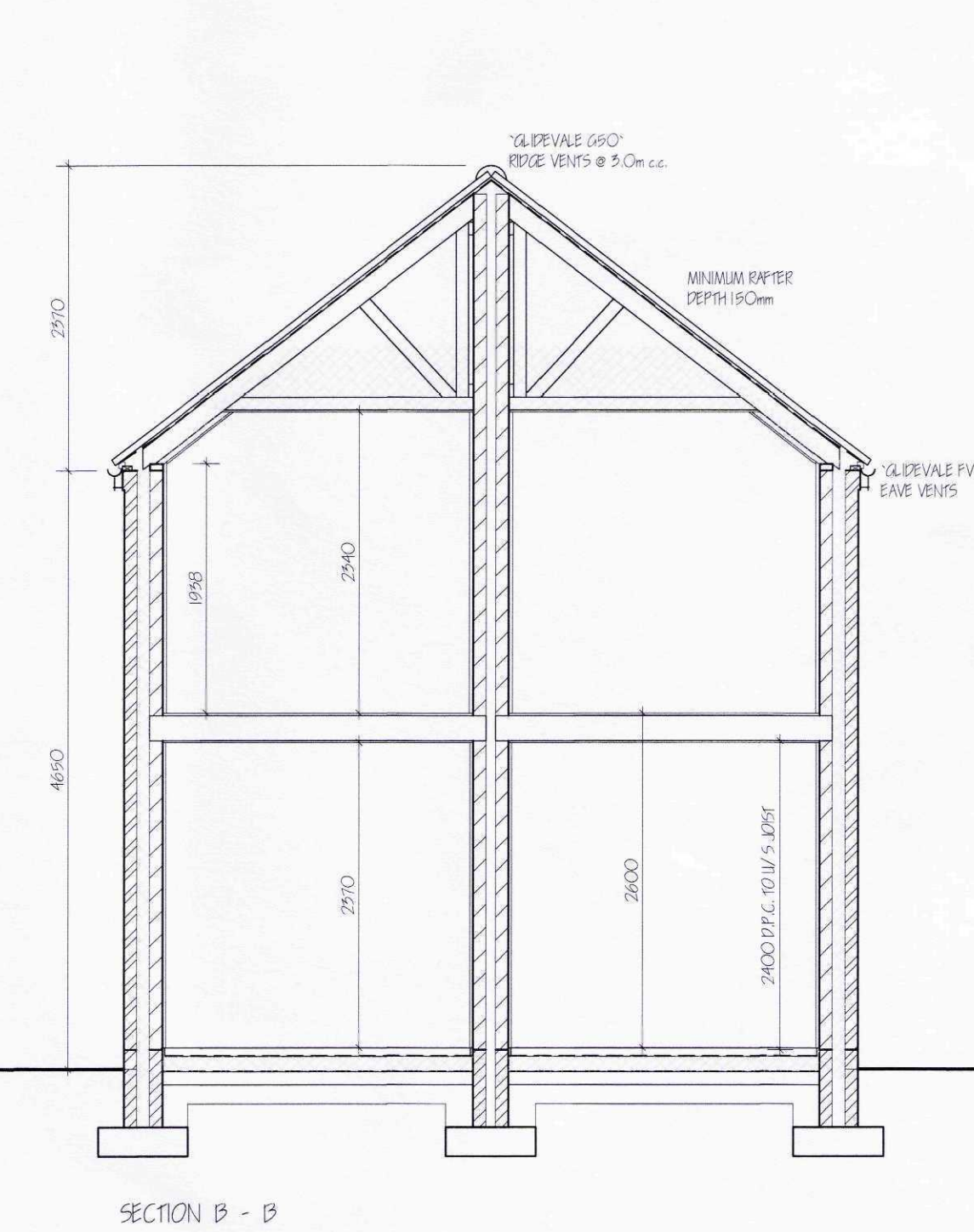
To all habitable rooms provide energy efficient light fittings capable of only of taking lamps having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.

External lighting is to be fitted with Dawn/Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit.

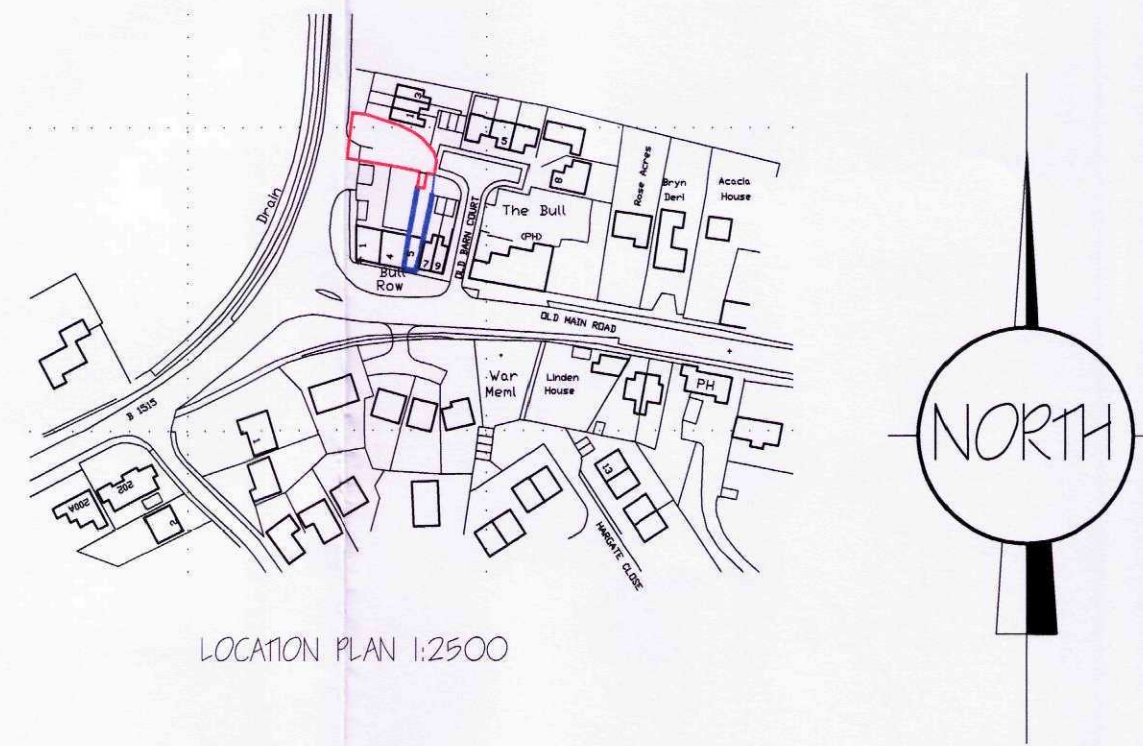
All lighting to be in accordance with the Domestic Building Services Compliance Guide.



SECTION A - A



SECTION B - B



LOCATION PLAN 1:2500



BLOCK PLAN - PROPOSED 1:250

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone. All dimensions shall be taken from site from actual work, under no circumstances shall measurements be taken from the drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Site and Work Places.
The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ACCREDITED DETAILS VERSION 1.

- Pitched Roof / Ventilated Loft / Eave MCH-RE-01
- Pitched Roof / Between & Under Rafters MCH-RE-05
- Insulation / Ventilated Rafters / Eave MCH-RE-01
- Pitched Roof / Ventilated Loft / Gable MCH-RE-05
- Insulation / Ventilated Rafters / Gable MCH-RE-05
- Ground Bearing Floor / Concrete & Screed / Insulation MCH-GR-02
- Below Slab MCH-GR-02
- Masonry Partition Wall / External Abutment MCH-W-03
- Masonry Partition Wall Head MCH-W-04
- Timber Stud Partition / External Abutment MCH-W-05
- Timber Stud Partition Wall Head MCH-W-06
- Timber Intermediate Floor MCH-F-02
- Windows & Doors, Other Linels MCH-WD-03
- Windows & Doors, Cills MCH-WD-04
- Windows & Doors, Jambes MCH-WD-05

ACCREDITED DETAIL CHECK LIST SHEETS, DULY SIGNED, TOGETHER WITH NOTIFICATION OF ANY CHANGES TO SPECIFICATION ARE TO BE SUBMITTED TO AN APPROVED SAP ASSESSOR UPON COMPLETION.

RESULT OF AIR PRESSURE TEST TO BE 4.0 m³ / hr / m² @ 50 PASCALS OR BELOW.

revision	date	init.	revision details.
A	DEC 19	J.C.	PARKING
B	MAR 14	J.C.	FENCING - LANDSCAPE
C	APR 14	J.C.	BUILDING REGS.
D	MAY 14	J.C.	AMEND TO SAP
E	MAY 15	J.C.	AMEND FOR VARIATION OF CONDITION 2.



Client:
NIGEL MORRIS BUILDERS LTD

Project:
PROPOSED PAIR OF SEMI-DETACHED COTTAGES
FLEET ROAD
FLEET HARGATE
LINCS.
PE12 8LH

Drawing.

FLOOR PLANS - SECTIONS - ELEVATIONS

Scale 1:50 1:100	Drawing No. 1355-01-E
Date. SEPT. 13	Drawn. J.C.