LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes L1/ S 100 and L1/ HD 100 all to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fire line board or receive 12mm render and skim. Provide Perp-end weep holes and stop ends to cavity tray

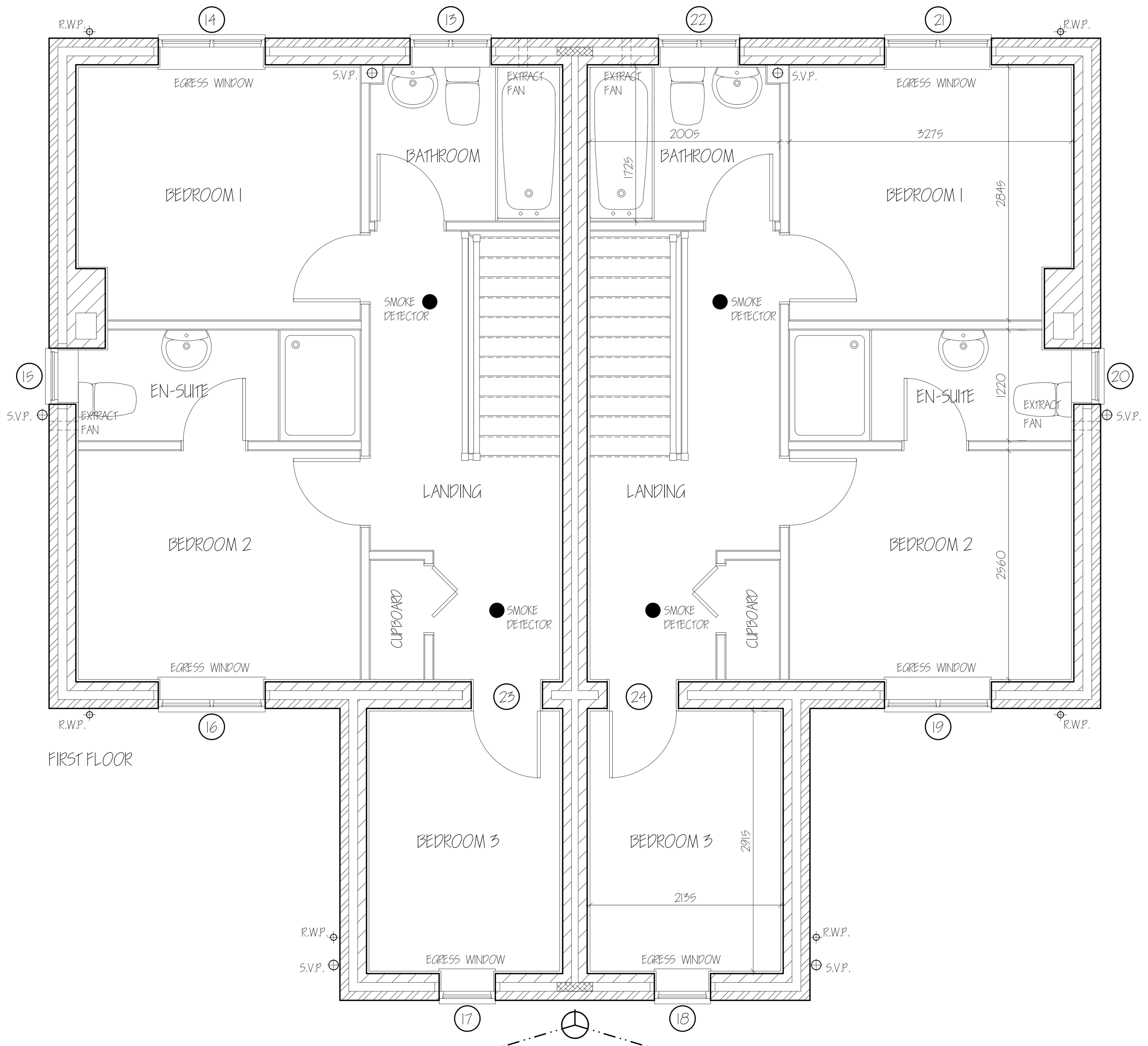
LEVEL ENTRY THRESHOLD
Provide `Jeldwen Ltd.` Mobility door frame & threshold (FN29M-MOB) Principal entrance to building. All External doors to be 838mm wide. And in all cases to provide minimum 775mm clear opening width.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width. 13No. risers of 190mm ex 25 x 225: 229 going ex 32 x 250: pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6399: Pt. 1. Balustrade to be min. 900mm high.

PART Q.
All easily accessible doorsets (inc.Garage & Communal Entrance) that provide access to a Dwelling or Building containing a Dwelling should be secure doorsets to the following standards:
Manufactured and Designed to meet the security requirements of British Standard Publication PAS 24:2012 or
Manufactured and Designed in accordance with Approved Document Q Appendix B.
Ground Floor, Basement and other easily accessible windows (Inc. Rooflights) should be secure windows in accordance with Approved Document Q para. 2.1 ans 2.3. Windows should be made to a design that has been shown by test to meet the security requirements of British Standard Publication PAS 24:2012

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

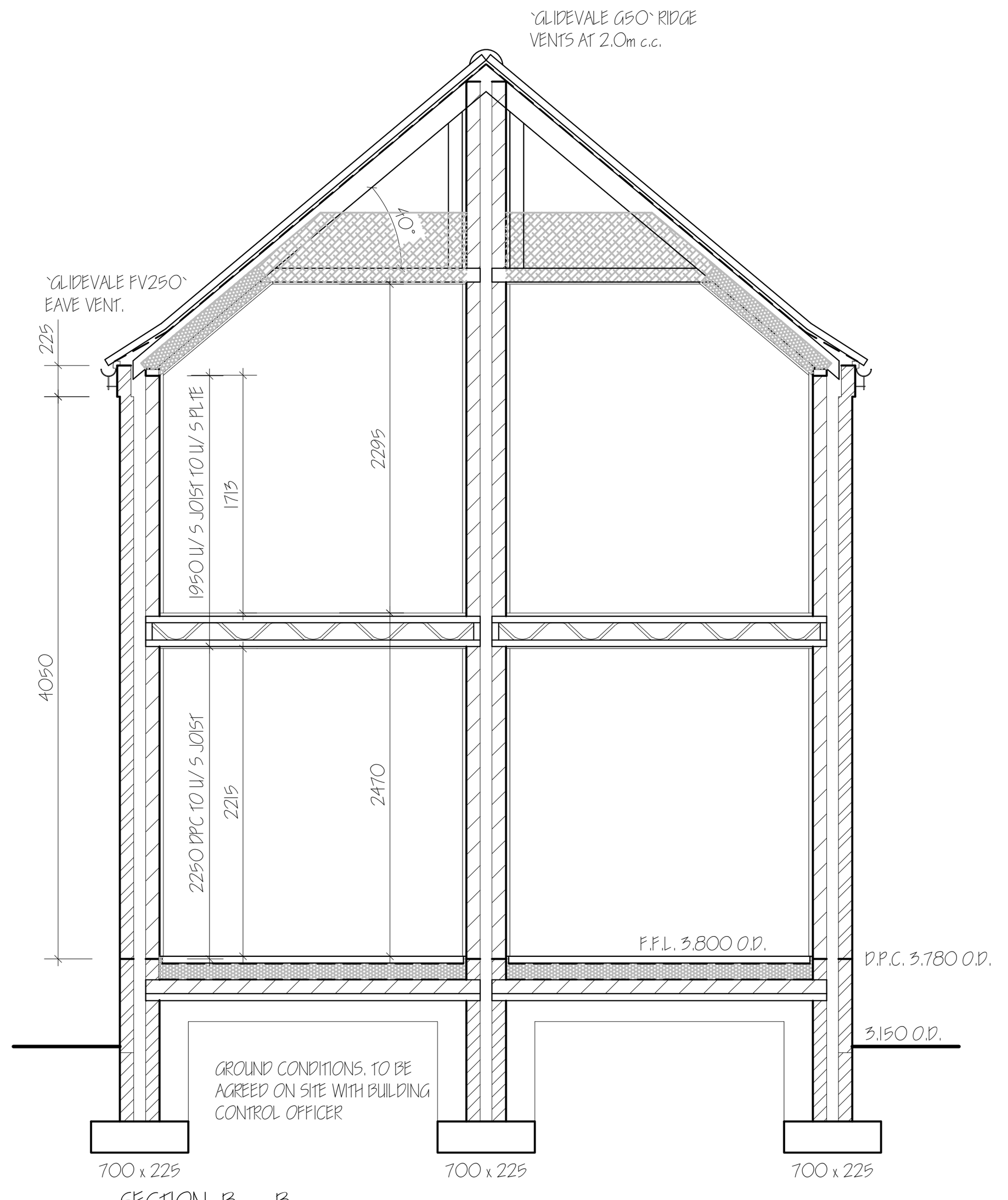
GENERAL
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.
Air pressure test results are to be submitted to an approved SAP Assessor upon completion.



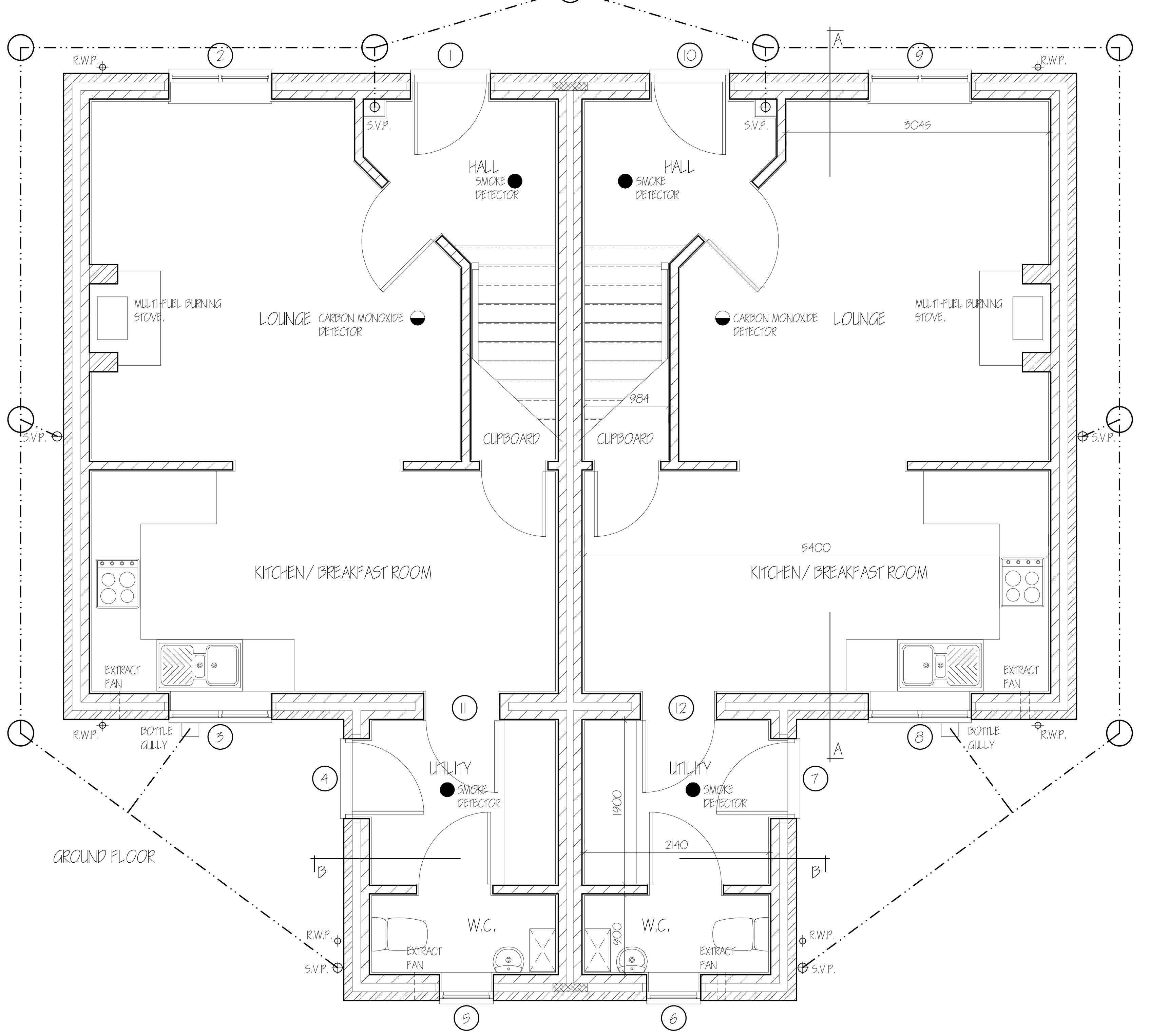
FIRST FLOOR

JOINERY/ LINTEL SCHEDULE

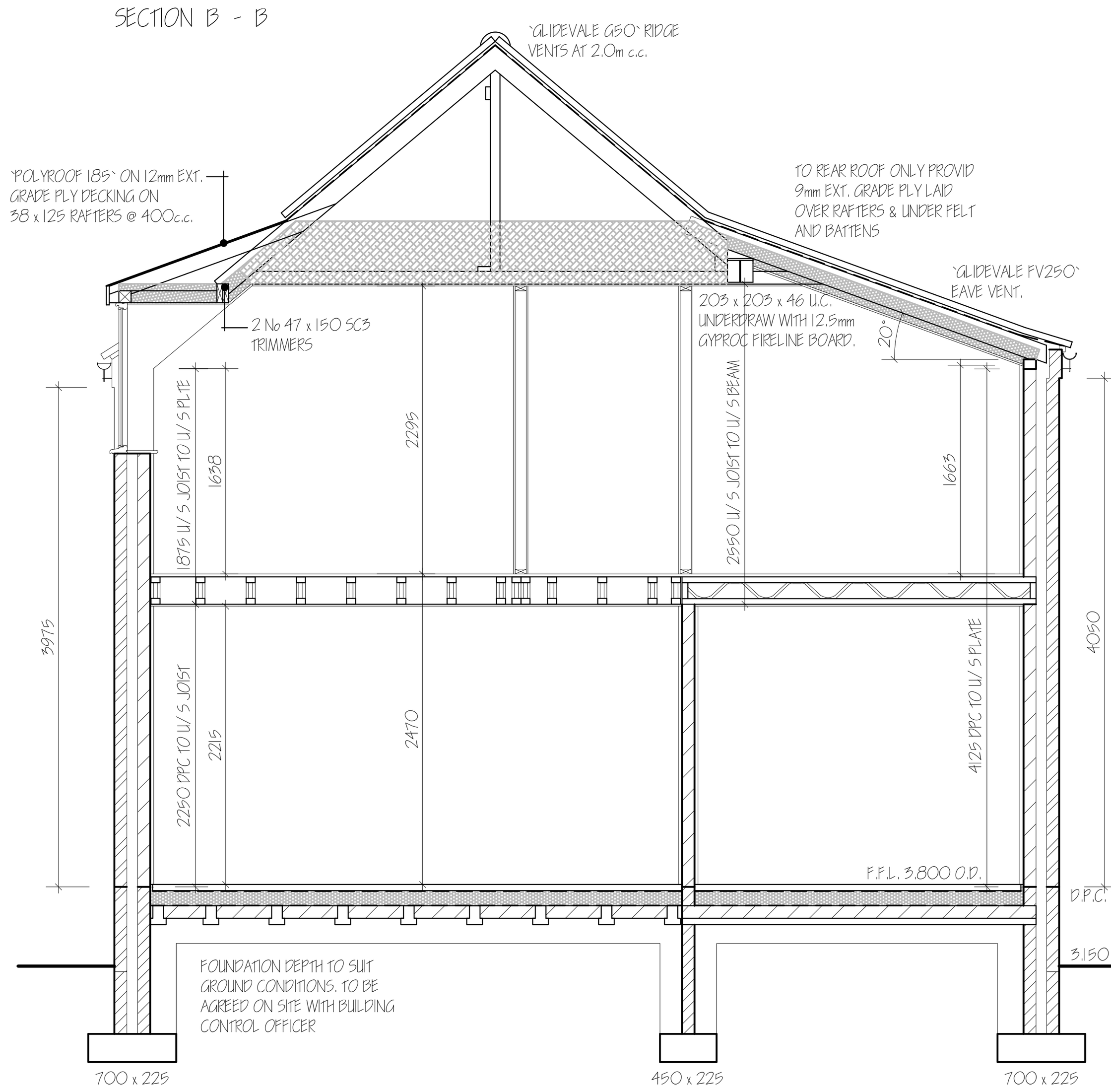
POSITION	OPENING WIDTH	x	HEIGHT	`JELDWEN` CODE	LINTEL	LENGTH
1	932	x	2100	FN29M-MOB	I.G. L1/ S 100	1350
2	1200	x	1350	LEWH213CC	I.G. L1/ S 100	1500
3	1200	x	1050	LEWH210CC	I.G. L1/ S 100	1500
4	932	x	2100	FN29M-MOB	I.G. L1/ S 100	1350
5	630	x	1050	LEWH110CC	I.G. L1/ S 100	1050
6	630	x	1050	LEWH110CC	I.G. L1/ S 100	1050
7	932	x	2100	FN29M-MOB	I.G. L1/ S 100	1350
8	1200	x	1050	LEWH210CC	I.G. L1/ S 100	1500
9	1200	x	1350	LEWH213CC	I.G. L1/ S 100	1500
10	932	x	2100	FN29M-MOB	I.G. L1/ S 100	1350
11	910	x	2100	INT. DOOR	I.G. L1/ S 100	1350
12	910	x	2100	INT. DOOR	I.G. L1/ S 100	1350
13	910	x	1050	LEWH2N10CC	I.G. L1/ S 100	DORMER
14	1200	x	1200	LEWH212CC	I.G. L1/ S 100	DORMER
15	630	x	1050	LEWH110CC	I.G. L1/ S 100	1050
16	1200	x	1200	LEWH212CC	I.G. L1/ S 100	DORMER
17	630	x	1050	LEWH110CC	I.G. L1/ S 100	1050
18	630	x	1050	LEWH110CC	I.G. L1/ S 100	1050
19	1200	x	1200	LEWH212CC	I.G. L1/ S 100	DORMER
20	630	x	1050	LEWH110CC	I.G. L1/ S 100	1050
21	1200	x	1200	LEWH212CC	I.G. L1/ S 100	DORMER
22	910	x	1050	LEWH2N10CC	I.G. L1/ S 100	DORMER
23	910	x	2100	INT. DOOR	I.G. L1/ S 100	1350
24	910	x	2100	INT. DOOR	I.G. L1/ S 100	1350



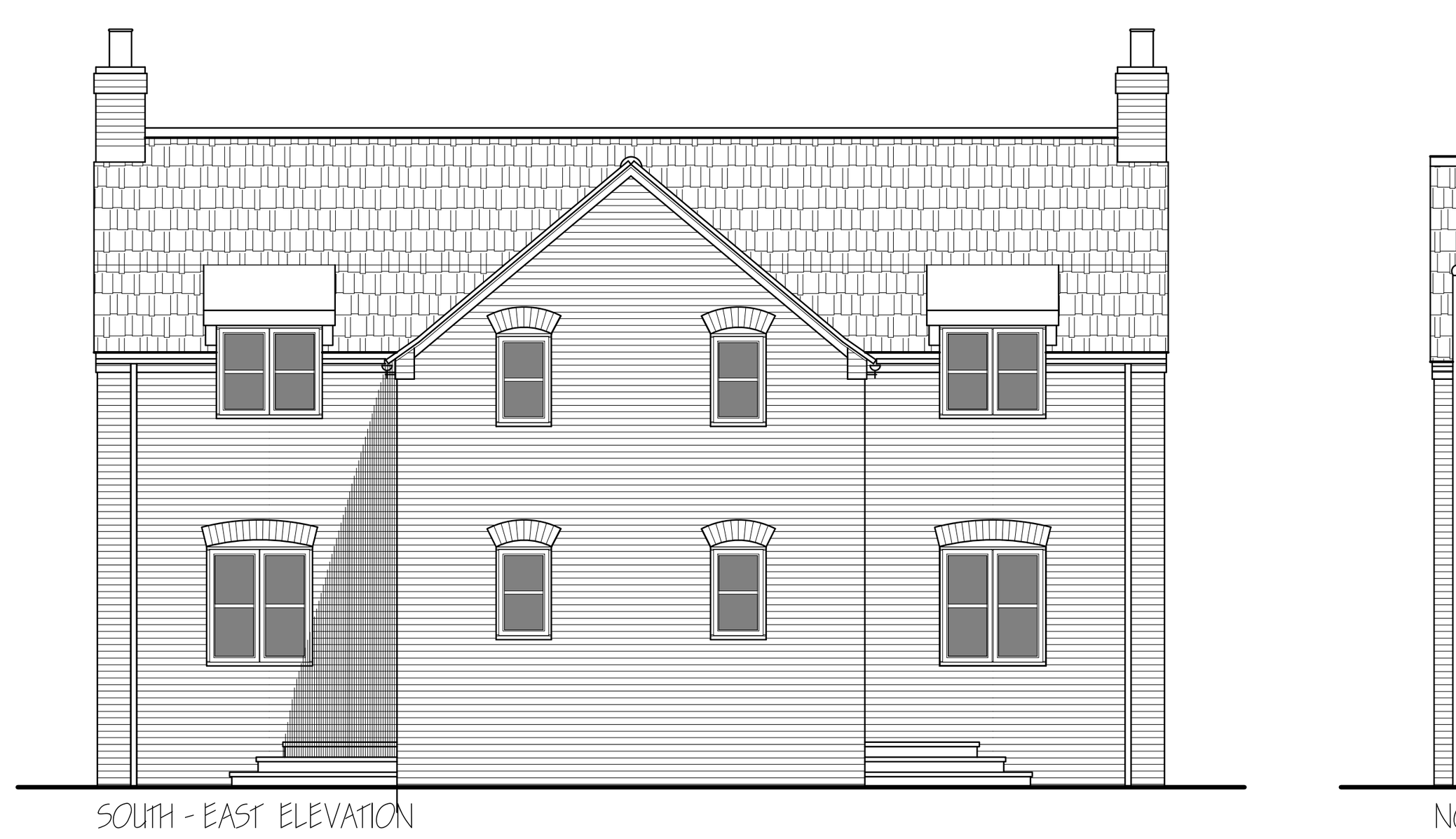
SECTION B - B



GROUND FLOOR



SECTION A - A


SOUTH - EAST ELEVATION


NORTH - EAST ELEVATION

BRICK `AAB` EPWORTH
TILE `SANDTOFT` PANTILE TERRACOTTA.



NORTH - WEST ELEVATION


SOUTH - WEST ELEVATION

SPACE HEATING.
Provide Gas fired combination boiler in position shown (min SEDBUK/ PCDF90%) with delay start thermostat and weather compensator
Fan assisted balanced flue. Fit durable wire guard externally to boiler flue.
The heating system should be controlled by time and temperature zone controls with compatible delayed start thermostat. Time and Temperature control is defined as either A. Separate plumbing circuits, either with their own programmer, or separate channels in the same programmer Or B. Programmable TRV`s or communicating TRV`s that are able to provide time and temperature function.
Hot water system to be thermostatically controlled with timer switch.
Hot Water Storage - 2501 HWSC declared loss, no greater than 1.67kWh/ 24hrs.
All hot water pipe work to be insulated to B.S. 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.

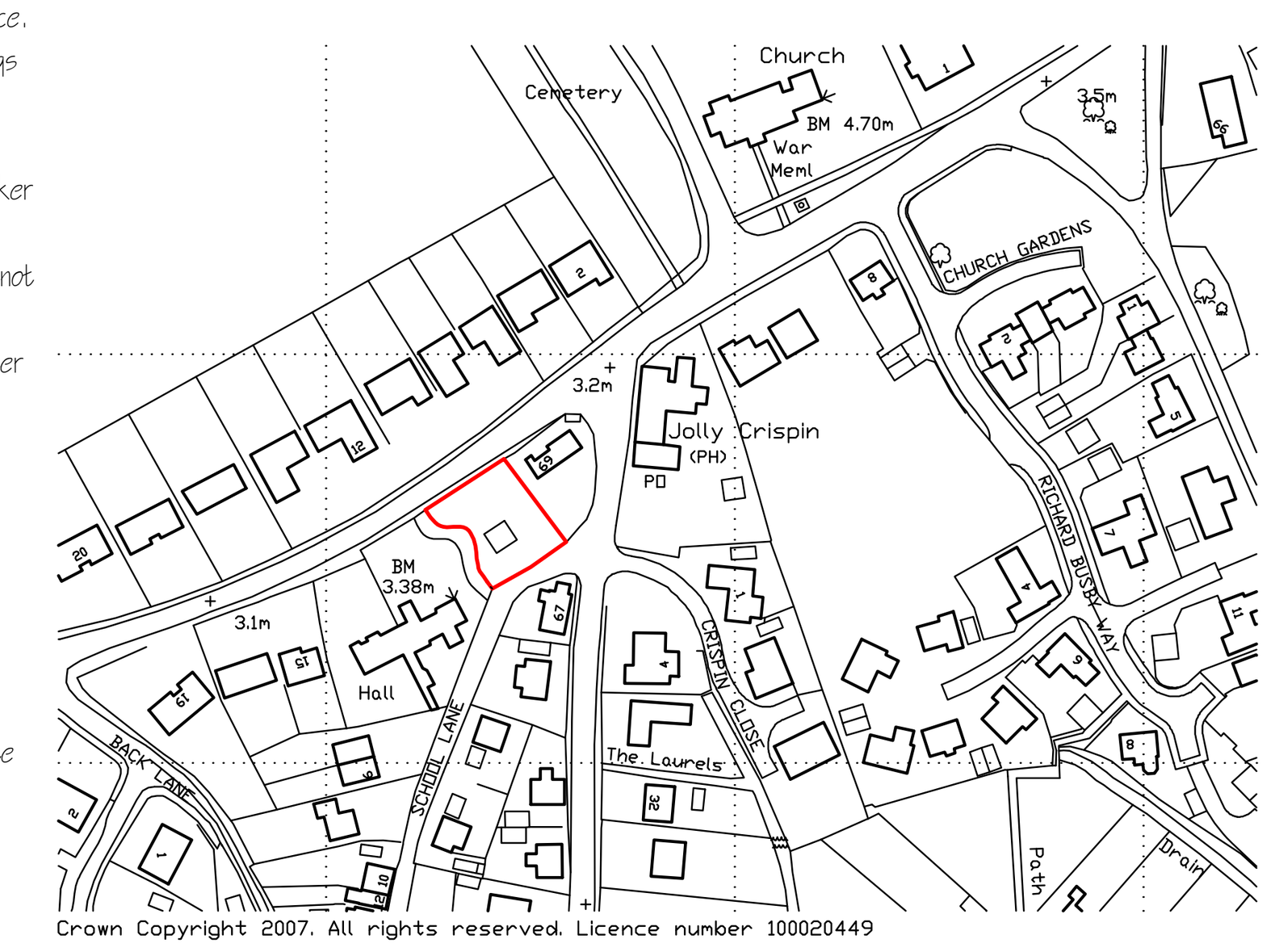
All un-vented hot water systems and packages to be fitted with a minimum of two independent safety devices, these shall be in addition to any thermostats provided on the system.
The system or package shall be indelibly marked with the following details, which shall remain visible after installation.
a. The Manufacturers name and contact details.
b. The Model reference details.
c. The rated storage capacity of the storage water heater.
d. The operating pressure of the system and the operating pressure of the expansion valve.
e. Relavant operating data on each of the safety devices fitted.
f. The maximum primary circuit pressure and flow temperature of indirect hot water storage system units or packages.

SMOKE/ HEAT DETECTORS.
Provide ceiling mounted mains operated self-contained Smoke Alarms to BS 5839-6-2004 in positions shown on plan.
Provide ceiling mounted mains operated self-contained Rate of Rise Alarms to BS 54-5 Type `R` in positions shown on

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.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.
Electrical consumer units to be positioned so that switches are mounted between 1350mm & 1450mm above f.f.l.
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.

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 operating 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 litre/ minute
W.C. Dual flush Full 6litre Half 4 litre
Taps Flow Rate 5 litres/ minute
Hot water supply to any fixed bath to be regulated to ensure maximum temperature of delivered water will not exceed 48 deg.C.by the use of an in-line blending valve or other appropriate device.



LOCATION PLAN 1:2500

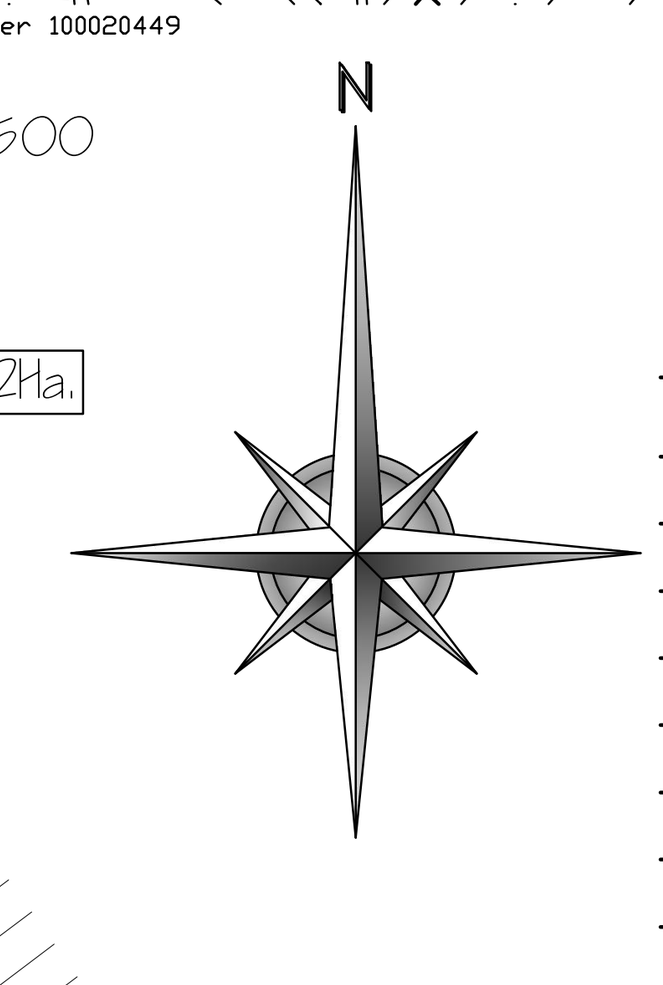
TREE PLANTING / LANDSCAPE SCHEME

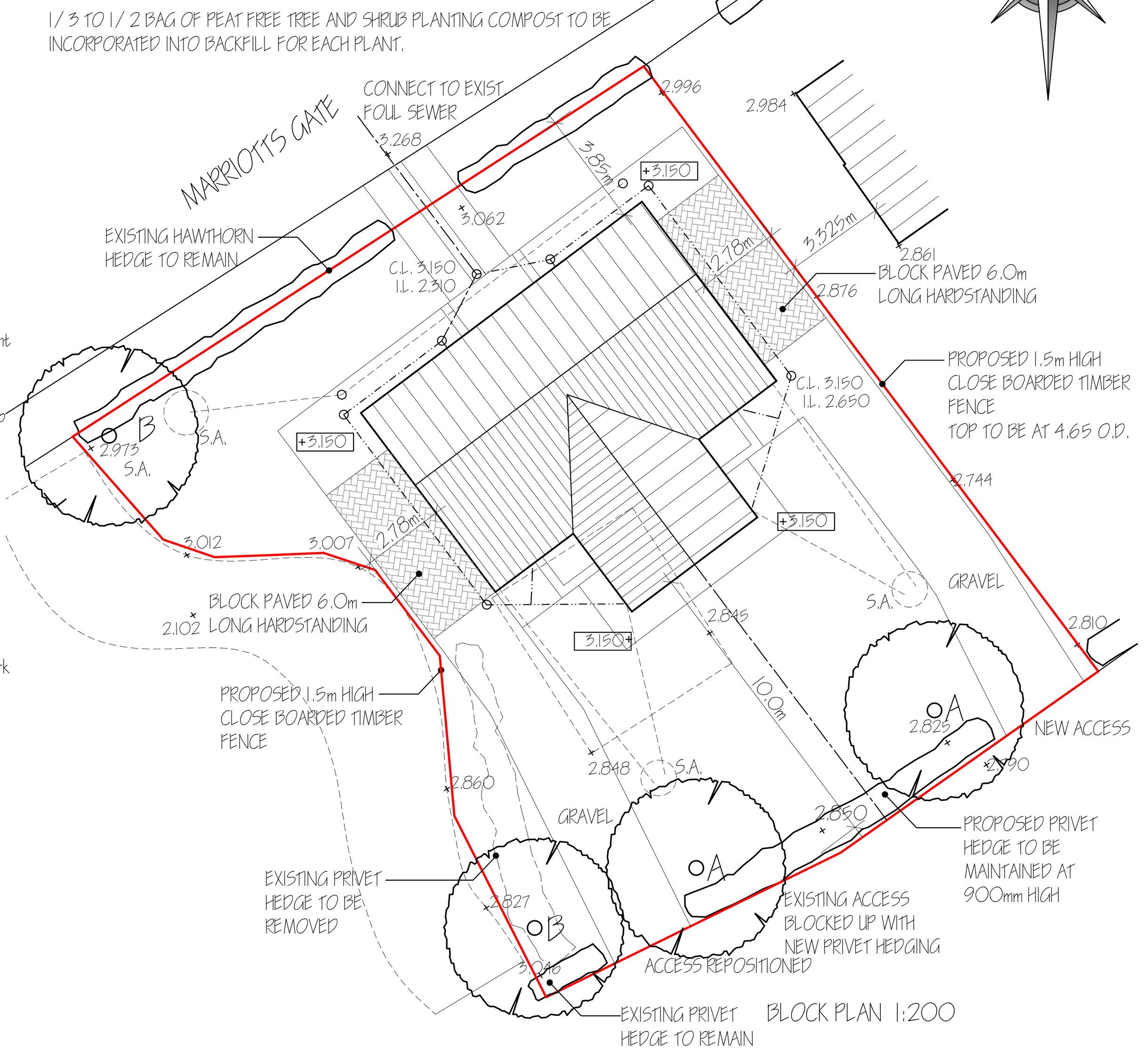
A	SILVER BIRCH (BETULA PENDULA)	STANDARD
B	WHITEBEAM (SORBUS ARIA)	STANDARD

ALL PLANTING TO BE IN ACCORDANCE WITH B.B. 4428:1989 AND AMENDMENT No. 1 (1991)
ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED & TUBED.
1/ 3 TO 1/ 2 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH PLANT.

F.F.L. 3.800

SITE AREA 0.052Ha.





BLOCK PLAN 1:200

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 scaled from this 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 Sites 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.

LIGHTING.
To all habitable rooms provide energy efficient light fittings capable 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.

LABC CONSTRUCTION DETAILS
Available at -
www.labc.co.uk/ registration-schemes/ constructiondetails

E1MCFF4	-	Lintel
E3MCFF4	-	Cill
E4MCFF4	-	Jamb
E5MCFF9	-	Beam & Block Floor
E5MCFF22	-	Floor Slab. Ins. Under
E6MCFF4	-	Intermediate Floor
E10MCFF4	-	Eave - Flat Ceiling
E11MCFF4	-	Eave - Sloped Ceiling
E12MCFF4	-	Gable - Pitched Roof
E16MCFF4	-	Corner - Full Fill
E17MCFF4	-	Inverted Corner - Full Fill
E18MCFF7	-	Party Wall - Ext. Wall Junction
P1PCFF2	-	Party Wall - Floor Junction
P4PMCFF2	-	Party Wall - Roof Junction

`XTRATHERM` ACCREDITED DETAILS
Available at -
www.xtratherm.com/ technical-information/ thermalbridging/ xtratherm-accredited-details-library

XT-FF-E5-MCI-GF-02-0015 -	Floor Slab. Ins. Under
XT-FF-E12-MCI-RG-01-0015 -	Intermediate Floor
XT-FF-E10-MCI-RE-01-0015 -	Eave - Flat Ceiling
XT-FF-E16-XT-CRN-01-0015 -	External Corner

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 $5.0\ m^3/hr/m^2$ @50 PASCALS OR BELOW.

ROOM DIMENSIONS ARE INTERNAL OF WALL FINISHES

revision	date	init.	revision details.
A	SEPT. '16	J.C.	BUILDING REGS.

PRELIMINARY

COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
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Tel: 01775 711174
Mobile : 07808 125 778
E-MAIL : c.a.d@btconnect.com

Client.
MR S BARKER

Project.
PAIR OF SEMI-DETACHED 3 BEDROOM HOUSES
MARRIOTS GATE
LUTTON
LINCS
PE12 9HN

Drawing.
FLOOR PLANS - ELEVATIONS
BLOCK & LOCATION PLAN

Scale	1:50 1:100 @ A1	Drawing No.	1609-01-A
Date.	MARCH '16	Drawn.	J.C.