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/ second
W.C. Dual flush Full 6 litre 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 48 deg.C.

GLAZING.
Double glaze properly throughout with timber/ p.v.c.u windows BFRC rating in BAND C or better.
All windows and doors to have min. 'U' value of 1.6 W/ m2K or better.
All excluding garage.
All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

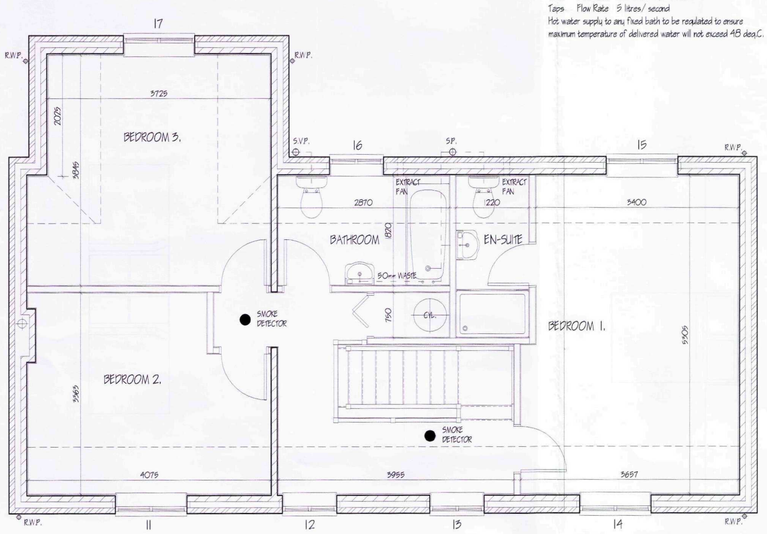
VENTILATION.
All windows to have opening lights that open to
30 degrees or more and to provide the equivalent of 1/ 20th the floor area of each room. Should opening lights be to less than 30 degrees provide the equivalent of 1/ 10th the floor area of each room. Background ventilation to windows to provide a minimum total of 60,000 mm. sq. permanent free air ventilation per dwelling. Based upon a minimum of 9,000 mm. sq per habitable room and 2,500 mm. sq per kitchen, utility room, bathroom, en-suite, wet room and cloak room.
The following rooms to have in addition to the above wall mounted mechanical extractor fan (Specific Fan Power (SFP) to be no worse than 0.5W/(l/s) Recommended extract rates:
Kitchen min. 60 litres per second.
Utility rooms min. 30 litres per second.
Bathroom/ En-suite min. 15 litres per second, which may be operated intermittently.
W.C. min. 6 litres per second with 15 minute over-run.
Flow rate test results to be deposited with L.A Building Control no more that 5 days after final test.

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.

MULTI FUEL BURNER
Hetas Approved Multifuel Burner to be on a min. 840mm square constructional hearth min 125mm thick. Flue to be of suitable diameter in relationship to burner output. Base of stack to have non-combustible inspection plate and condensation collection vessel. Provide permanent ventilation to boiler of 550mm square per KW. by air brick in external wall.
Trim roof around flue, no timber within 40mm of flue. At roof/ chimney intersection provide 150mm high code 4 lead flashing and 2 course engineering bricks.
Provide Mains Powered Carbon Monoxide Detector to BS EN50291:2001 in all rooms containing solid fuel appliances. Durable notice detailing performance capabilities to be affixed in building by installer.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5839-6-2004 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

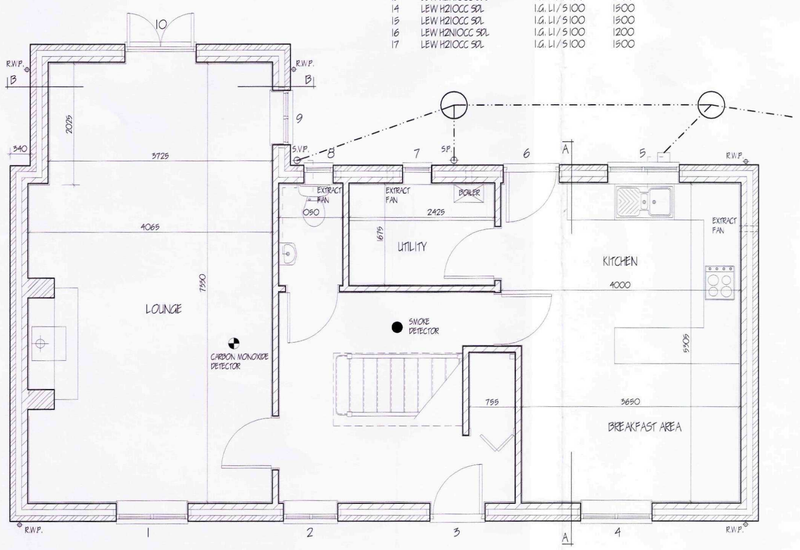
ELECTRICAL INSTALLATIONS.
All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion of the works the Local Authority must be satisfied that either:-
An electrical 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.



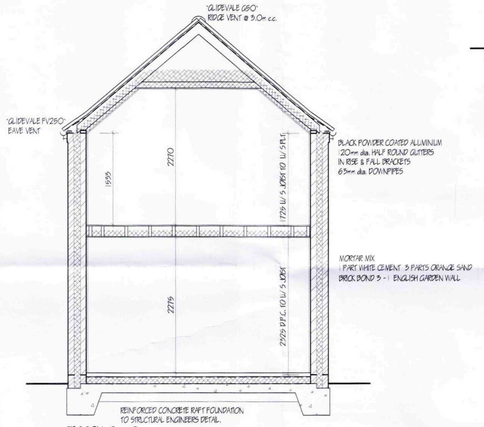
FIRST FLOOR PLAN

JOINERY / LINTEL SCHEDULE

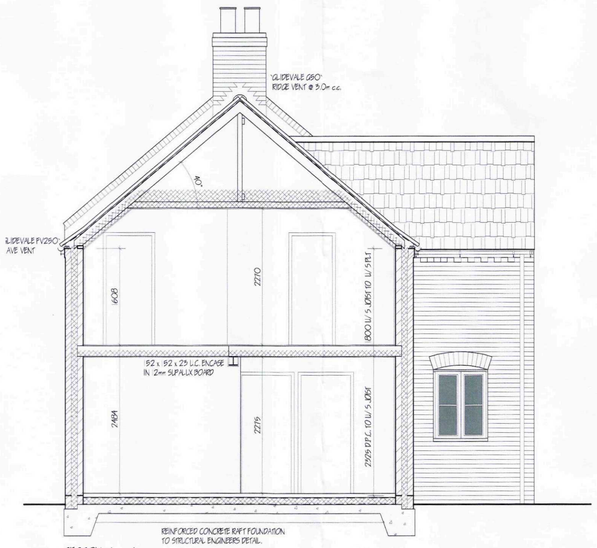
POSITION	JOINERY	LINTEL	LENGTH
1	LEW H21/2CC SOL	I.G. LI/S 100	1800
2	LEW H2N1/2CC SOL	I.G. LI/S 100	1200
3	FN/29M-MOB 29/ORT+DS	I.G. LI/S 100	1350
4	LEW H21/2CC SOL	I.G. LI/S 100	1800
5	LEW H21/2CC SOL	I.G. LI/S 100	1800
6	FN/29M-MOB 29/ORT+DS	I.G. LI/S 100	1350
7	LEW HNIC SOL-A	I.G. LI/S 100	900
8	LEW HNIC SOL-A	I.G. LI/S 100	900
9	LEW H2N1/2CC SOL	I.G. LI/S 100	1200
10	PP1X	I.G. LI/S 100	1800
11	LEW H21/2CC SOL	I.G. LI/S 100	1800
12	LEW H2N1/2CC SOL	I.G. LI/S 100	1200
13	LEW H2N1/2CC SOL	I.G. LI/S 100	1200
14	LEW H21/2CC SOL	I.G. LI/S 100	1800
15	LEW H21/2CC SOL	I.G. LI/S 100	1800
16	LEW H2N1/2CC SOL	I.G. LI/S 100	1200
17	LEW H21/2CC SOL	I.G. LI/S 100	1800



GROUND FLOOR PLAN

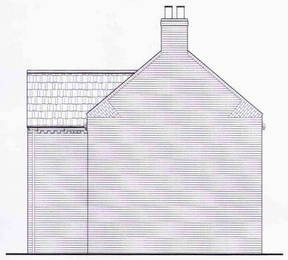


SECTION B - B

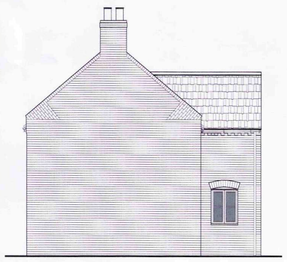


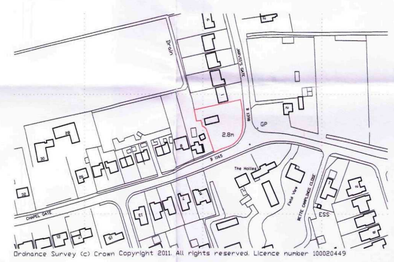
SECTION A - A

NORTH - WEST ELEVATION

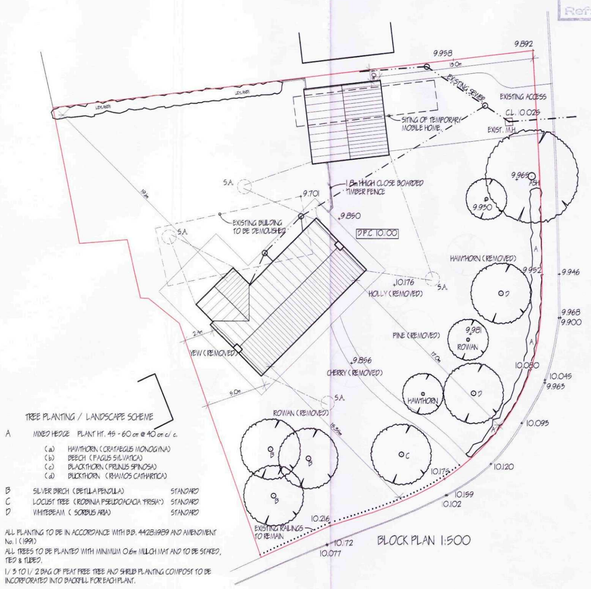

SOUTH - WEST ELEVATION

SOUTH - EAST ELEVATION


NORTH - EAST ELEVATION



LOCATION PLAN 1:2500



TREE PLANTING / LANDSCAPE SCHEME
A MIXED HEDGE PLANT HT. 45 - 60 cm @ 4/5 cm c/ c.
(a) HAWTHORN (CRATAEGUS MONOGYNA)
(b) BEECH (FAGUS SILVATICA)
(c) BLACKTHORN (PRUNUS SPINOSA)
(d) BLACKTHORN (RHAMNUS CATHARTICA)
B SILVER BIRCH (BETULA PENDULA) STANDARD
C LOCUST TREE (ROBINIA PSEUDOACACIA 'FRISIA') STANDARD
D WHITEBEAM (SORBUS ARIA) STANDARD
ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND AMENDMENT No. 1 (1991)
ALL TREES TO BE PLANTED WITH MINIMUM 0.6m WIDTH WAY AND TO BE STAKED, TIED & FILLED.
1/ 3 TO 1/ 2 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH PLANT.

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.

ACCREDITED DETAILS VERSION 1.

Pitched Roof/ Ventilated Loft/ Eave	MCI-RE-01
Pitched Roof/ Between & Under Rafter Insulation/ Ventilated Rafter/ Eave	MCI-RE-05
Pitched Roof/ Ventilated Loft/ Gable	MCI-RG-01
Pitched Roof/ Between & Under Rafter Insulation/ Ventilated Rafter/ Gable	MCI-RG-05
Ground Bearing Floor/ Concrete & Screed/ Insulation Below Slab	MCI-GF-02
Masonry Partition Wall/ External Abutment	MCI-IW-05
Masonry Partition Wall Head	MCI-IW-04
Timber Stud Partition / External Abutment	MCI-IW-05
Timber Stud Partition Wall Head	MCI-IW-06
Timber Intermediate Floor	MCI-IF-02
Windows & Doors. Other Lintels	MCI-WD-03
Windows & Doors. Cills	MCI-WD-04
Windows & Doors. Jambs	MCI-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.

Planning 2012
23 MAR 2012
Ref: 0239-12

RESULT OF AIR PRESSURE TEST TO BE 5.0 m^3/ hr/ m^2@50 PASCALS OR BELOW.

revision	date	init.	revision details.
A	DEC.'11	J.C.	LAYOUT/ ELEVATIONS

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Client.
MR & MRS D J MOORE

Project.
PROPOSED REPLACEMENT DWELLING
2 CHAPELGATE
SUTTON ST JAMES
LINCS
PE12 0EE

Drawing.
FLOOR PLAN - SECTION - ELEVATIONS
BLOCK & LOCATION PLANS

Scale 1:50 1:100	Drawing No. 1145-01-A
Date. OCT. '11	Drawn. J.C.