

Flak ceiling lay 25.0mm dense fibre insulation total thickness, 100mm between joists & 150mm over joists to provide min. "D" value of 0.16 W/ sq.m. Sloped ceiling lay Celotex G2080 + G2420 + 25mm G2080 to provide a min. "D" value of 0.2 w/ sq.m. Ensure 5.0mm air space above all insulation. 12mm G950 plasterboard 3mm slush Akrib: Provide min. 25 x 35 noggins to all plasterboarded areas. All joists to be tapered and lashed. Provide access trap to roof spaces: opening to be lined with 25 x 25 planted slaps. Access panel to be 12mm ply with lath of 12.7mm Fretline board fixed to plate. 100mm jablette to suit surface. Provide slide bolt fastening & draught seal all round.

Provide 'Jelchew Ltd.' Mobility door frame & threshold
(FN29M-MOB) Principal entrance to building. All
External doors to be 858mm wide.

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

Place main 900mm wide forklift positioned at 20°C level and run 150cm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub soil min 120° 1m footpaths to have slight fall away from building. Gap between wall and footpath to be filled with 150cm depth of 20cm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.

Alteration pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air gap should be provided between the boiler and the trap.

SURFACE WATER DRAINAGE

115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes 10mm dia. underground pipes flexibly

At least 5.0m of drive adjacent to building is 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

All lintels to be manufactured by Messrs. I.G. Codes L1/575 and L1/HD 75 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 C.P. 121. Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 fibre line board or receive 12mm render and skim. Provide Pary-end weep holes and stop ends to cavity tray.

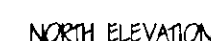
inspection chamber contribution to be the "Osmis" and installed in accordance with makers' instructions with the internal diameter drilled to the depth in accordance with P.S. B90C14936. Fall drainage pipes to be 100mm dia. UPVC, to be P.S. 466C0393 flexible jointed and to be makers' instructions to a fall of 1:70 lead and surround with 100mm pvc gravel. Where pipes pass under floors encase in 150mm pvc gravel. Where pipes pass under drives surround in 150mm concrete with flange joints to correspond with joints in pipe. Provide 65 x 100 pre-stressed concrete inlet bridges where pipes pass through walls, provide compressible flange around pipe, opening masked both sides of wall with ridgecast sheet material. Soil and vent pipes to be 100mm dia. PVC to P.S. 451H, 1889 and to extend 900mm above window head surrounding with P.V.C. bedding. Where pipes to be extended 900mm above window head to be 100mm dia. UPVC to P.S. 451H, 1889 and to extend 900mm above window head. All PVC to be P.S. 39445, 9719 concrete with no radials, pipes as every 60cm of diameter. Blaps, blowers and sink to have 75 deep seal traps. Traps to be raised on 150mm pipes with access plate to anti-siphon trap and 50mm waste. No redundant drains to be grabbed out or filled with leanm. concrete. Condensation drainage from boiler flues to discharge by min. 22mm diameter pipe work through a 75mm condensation trap. Alternatively, an additional trap should be provided externally to provide the required seal, an air cap should be provided between the boiler and the trap.

110mm dia. half round rainwater gutters to 65mm dia. rainwater pipes; 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soak away min. 5.0m to edge from dwelling. All footpaths and drives to slope away from building.

Double glaze property throughout (minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max 'U' value 2.0 W/ sq.m. K. All glazing between 6ft.1 and 800mm high and between 6ft.1 and 1500mm high in doors and side lights to be safety glass to BS. 6206. All windows/ doors to be draught sealed.

Provide a new United Gas fired condensing boiler (min SEDDUK 2000) with gas assisted condensing flue. Fit durable window guard externally to boiler flue. Provide new floor covering system complete with timer switch, suitable zone, and boiler control interlocks. Hot water system to be thermostatically controlled with timer switch and/or vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to P.S. 5422:2010. All oil storage tanks to be integrally bonded pre-silicated tank. And to be fitted with fire valve supplied in accordance with P.S.5410:1997 pbs. B2 & B3.

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.



POSITION	JONERY	LINEB.	LEWIS
1	YB122C	L.G. 11/ 5 TS	1500
2	YB122C	L.G. 11/ 5 TS	1500
3	YB122C	L.G. 11/ 5 TS	1650
4	FL127T	L.G. 11/ 5 TS	1650
5	YB159C	L.G. 11/ HD TS	2100
6	YB159C	L.G. 11/ 5 TS	1200
7	YH101D	L.G. 11/ 5 TS	900
8	PN22M-MOB	L.G. 11/ 5 TS	1550
9	YB122C	L.G. 11/ 5 TS	1500
10	CP120D	L.G. 11/ 5 TS	1500
11	YB122C	L.G. 11/ 5 TS	1500
12	YB122C	L.G. 11/ HD TS	2100
13	YB122C	L.G. 11/ HD TS	2100
14	YB122C	L.G. 11/ 5 TS	1500
15	YH101D	L.G. 11/ 5 TS	900

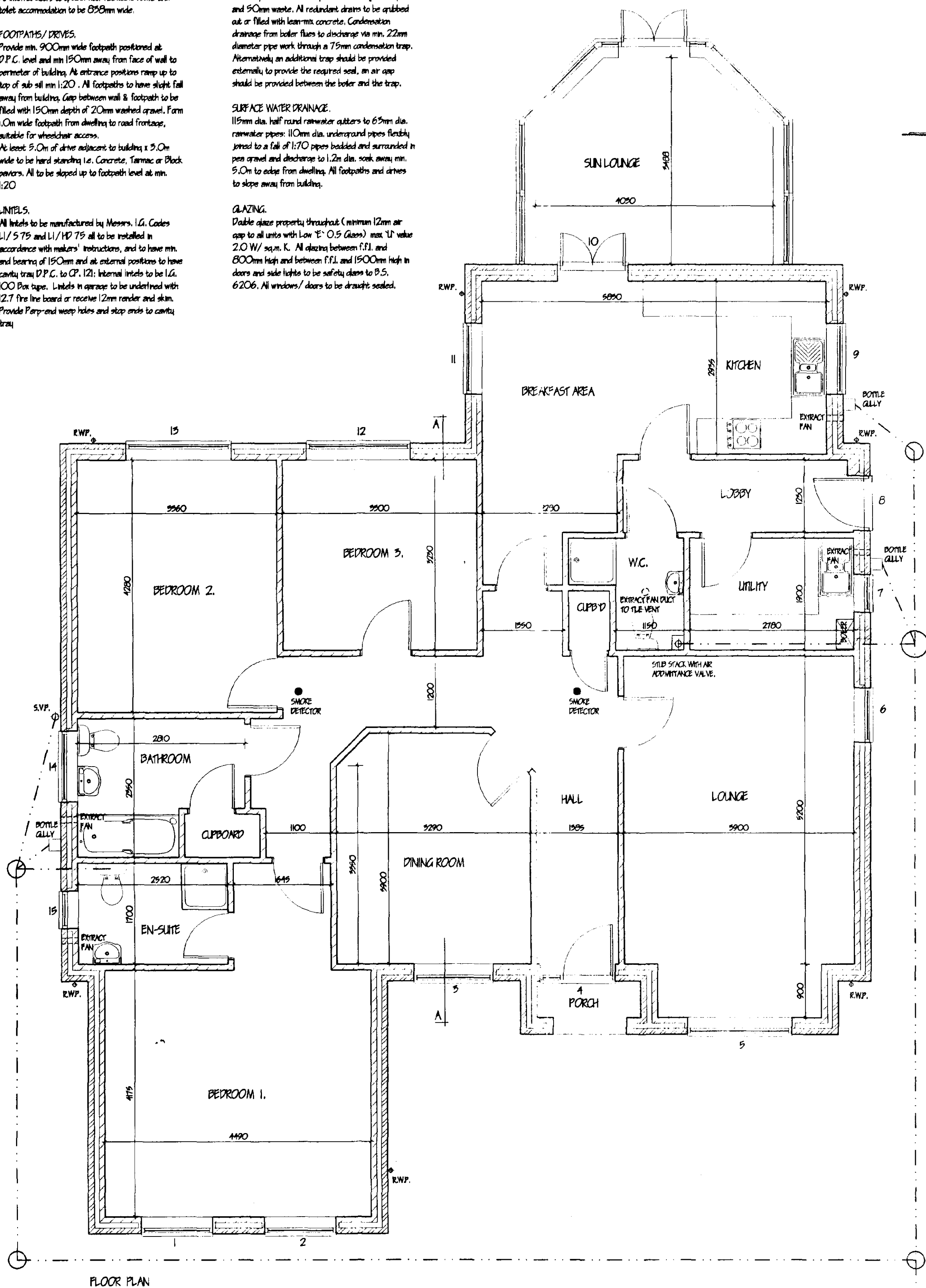
ALL JOINERY CODES: JELD-YEN LTD. ALL LUNTEL CODES: YGL LTD.

All windows to have opening lights to give the equivalent of $1/20$ th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. WC to extract min. 6 litres per second with 15 minute overrun.

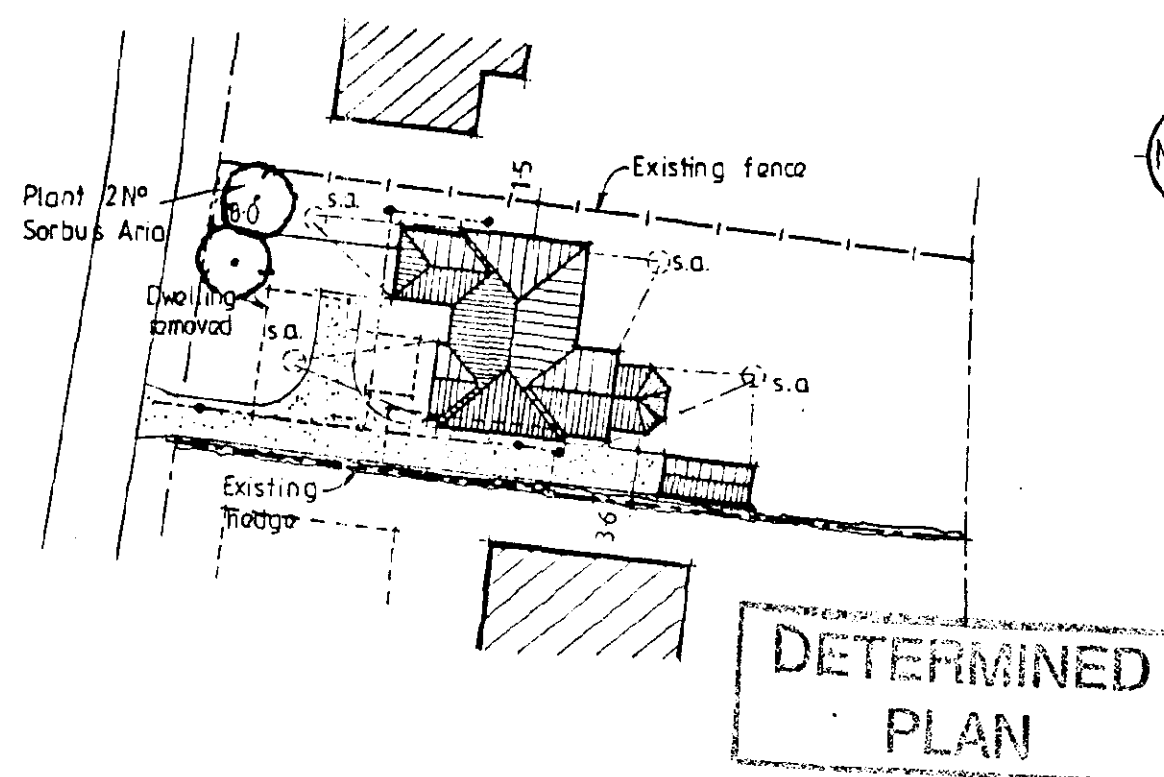
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

To Kitchen and all Bedrooms provide energy efficient light fittings capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit. External lighting to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

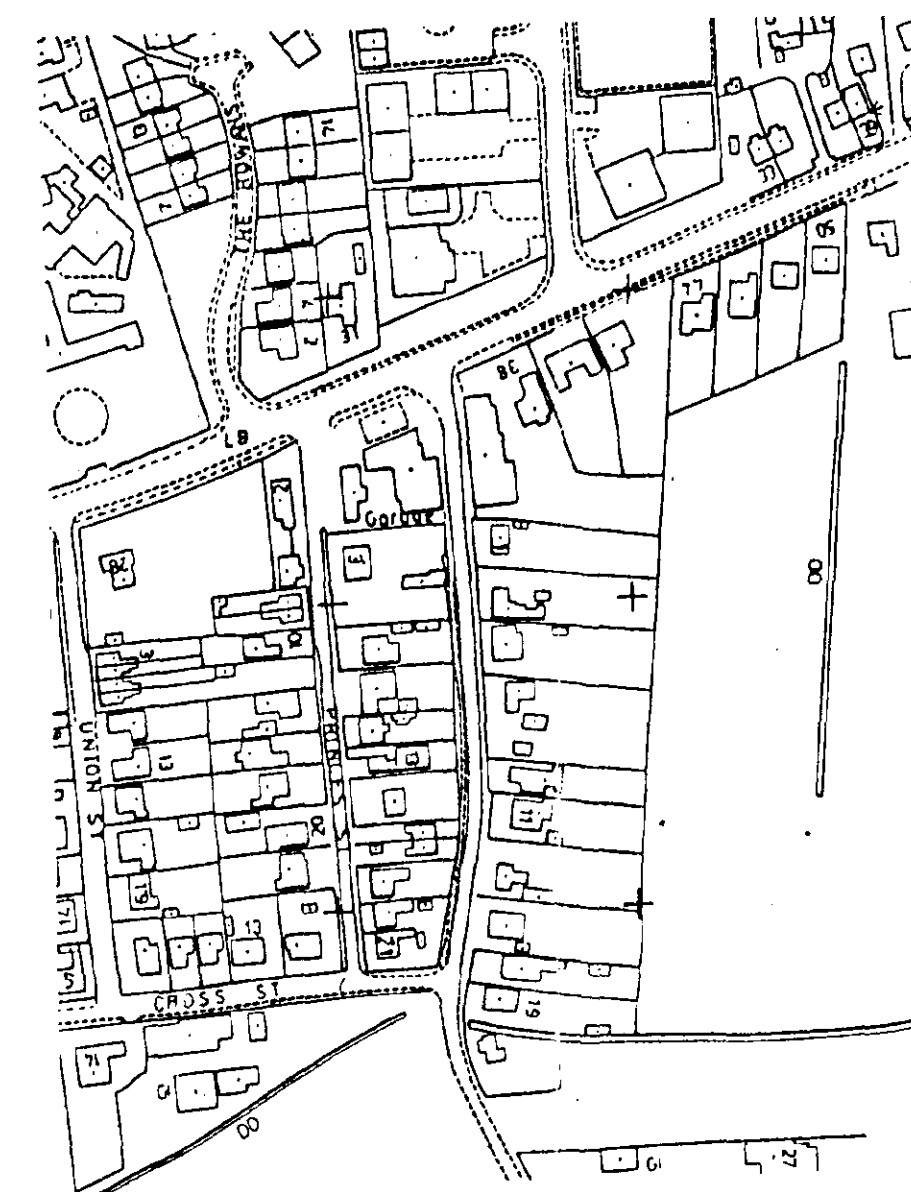
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.



FLOOR PLAN



BLOCK PLAN 1:500



LOCATION PLAN : 2500

The drawing is to show the general idea of what is intended 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.

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 shown dimensions shall be checked by the Division / Contractor and will be his responsibility from commencement of site works.

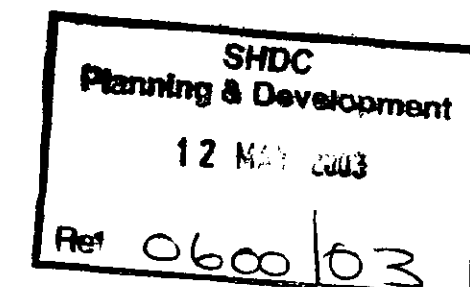
The works will not be supervised or inspected on site by C.A.D. or any representative thereof, it is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

Copies of this drawing must be made only with the written permission of Cooper Architectural Design.

All materials to be now 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.

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.

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.

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COOPER
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Client. MR & MRS Z. STEA

Project:
PROPOSED REPLACEMENT DWELLING
13 BRANCHES LANE
HOLBEACH
SPALDING
Lincs.

Drawing.

FLOOR PLAN / ELEVATIONS / SECTION

Score	90.100	Drawing No.	0210-01
Date	Feb. '05	Drawn	J.C.