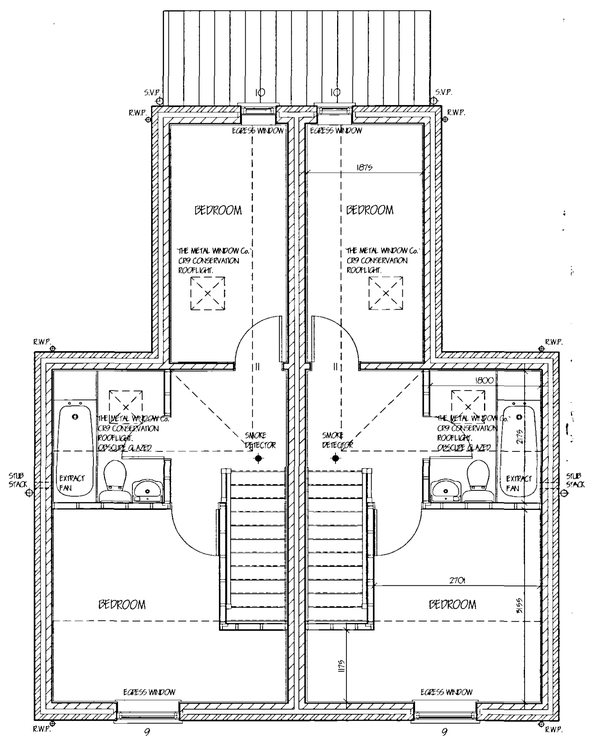
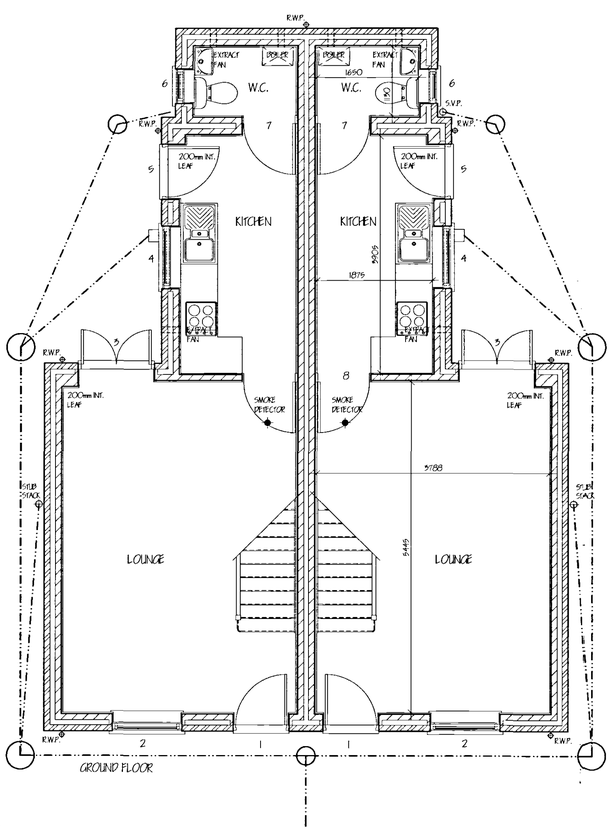


FIRST FLOOR



GROUND FLOOR

WALLING.
275 cavity walling to consist of Face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 75 cavity: build into cavity Dritherm32cavity wall batt insulation boarding in accord. with makers instructions and agreement cert' No.84/1268 & 86/1984. 100mm Tarmac Topflex GIL. 3.6 N/mm2 solid insulation blocks or similar: Cavity walls tied together using stainless steel vertical twist ties set 750 horizontally and 450 vertically all to B.S. EN 845 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. All work to be carried out in accordance with BS Code of Practice 121 Pt.1. 1979. Internal walls of 100mm Tarmac Topflex Standard solid insulation blocks.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 12.5mm Plasterboard on dabs with skim finish. 'U' value 0.28 W/m2k .
Stud walls to consist of 38 x 89 C.L.S. at 600mm c/c, both sides to be clad with 12.5mm Gyproc SoundBloc and skim. 25mm Isowool Acoustic partition roll infill between studs

LEVEL ENTRY THRESHOLD
Provide Mobility door frame & threshold. Principal entrance to building. All External doors to have minimum 775mm clear opening width.

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

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.
At least 9.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width. 13No. risers of 200mm ex 25 x 225; 225 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.

LINTELS.
All lintels to be manufactured by Messrs. I.G. Codes LI/S 100 and LI/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

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC., to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lintel bridging where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with ridged sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 50mm waste. All redundant drains to be grubbed out or filled with lean-mix concrete. Condensation drainage from boiler flues to discharge via 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 gap should be provided between the boiler and the trap.



SURFACE WATER DRAINAGE.
115mm dia. half round cast iron rainwater gutters to 76mm dia cast iron 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.

EGRESS WINDOWS.
All habitable rooms in the upper story of a dwelling should have a window with an unobstructed openable area of at least 0.33 sq.mm. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through) Th bottom of the openable area should not be more than 1100mm above floor level

GLAZING.
Double glaze property throughout with timber windows (minimum 24mm Argon filled gap to all units with Low 'E' 0.1 Glass) max 'U' value 1.6 W/ sq.m.K 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 total of 60,000 sq/ mm permanent free air ventilation per dwelling. Placed upon a minimum of 9,000 sq/ mm per habitable room and 2,500 sq/ mm per kitchen, utility room, bathroom, en-suite and cloak room. The following rooms to have in addition to the above wall mounted mechanical extractor fan to provide the following 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.

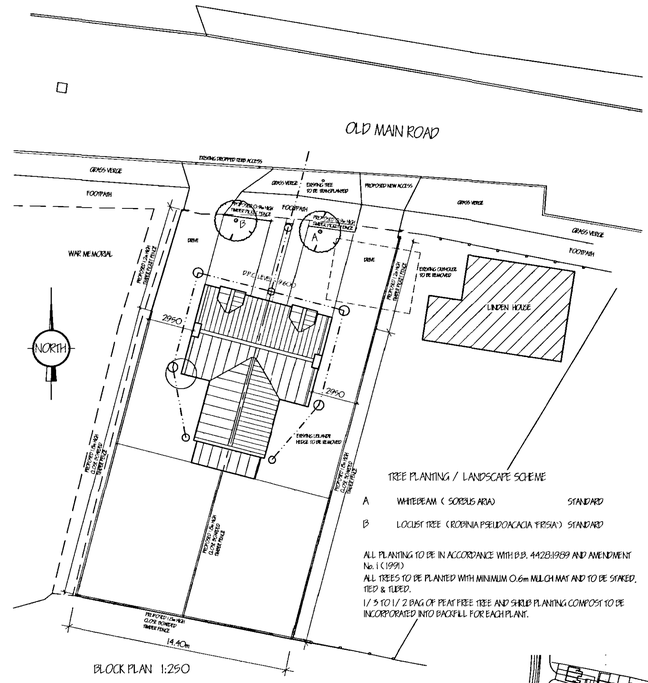
HOT WATER AND SPACE HEATING.
Provide Gas fired combination boiler in position shown (min SEDBUK 90%)
Fan assisted balanced flue. Fit durable wire guard externally to boiler flue. Provide timer switch, full zone control with thermostat to each floor level. and boiler control interfaces, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. 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.

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.

PITCHED ROOF CONSTRUCTION.
Sandtoft "Greenwood" clay pantiles to B.S. EN 1304 :2005, on 25 x 38 softwood treated battens on "Tyvek SUPRO" to BBA cert 94/ 3094 in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. head lap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in B. S 6399. Pt 2.
CUT ROOF to consist of:
25 x 200 SC5 grade timber Ridge board
47 x 125 SC5 grade timber Jack rafters at 400mm c.c.
38 x 125 SC5 grade timber Ceiling joist
2 No 50 x 225 SC5 grade timber " B x 175 M.S. Purlins
Fitch plate Purlins
All rafters to be strapped to wall plate by 30 x 2.5 galvanised metal straps. Provide lateral restraint straps at max. 1.5m c/ c. over minimum 3 No rafters.
Note: provide solid brickwork beneath straps: 47 x 100 wall plate bedded on sand and cement:
All structural timber to be min SC5 grade stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Timber supports are to be provided beneath water storage tanks over 450 ceiling joists. At roof/ parapet abutment provide 150mm high code 4 lead flashing.

DORMER CONSTRUCTION
Form 40 deg. pitch dormer a shown on plan: roof covering as main roof on 38 x 100 rafters and ceiling joists at 400 c/ c on 100 x 100 head plate:
12.7mm plasterboard and skim to ceiling with 100mm glass fibre insulation laid between joists and 150mm laid over joists: Form external walls and cheeks of code 4 lead on breather paper fixed to 9mm ext. grade ply on 47 x 75 timber studs at 400 c/ c: 75mm "Celotex tuff-R GA5075 insulation board: finish internally with 12.7mm Gyproc wallboard and skim.



BLOCK PLAN 1:250

CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 400mm glass fibre insulation total thickness. 200mm between joists & 200mm over Joists to provide a 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 80mm "Celotex" tuff-R GA5080 between rafters and 40mm "Celotex" f-Break TB5040 under rafters with taped joints to provide a 'U' value of 0.20 w/ m. sq.K.
12.5mm Gyproc wallboard skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round
Mid Floor Level: 12.5mm Gyproc SoundBloc skim finish. 100mm Isowool General Purpose roll infill between joists. Provide min. 38 x 38 noggins to all board edges. All joints to be taped and filled.

LIGHTING.
To all rooms 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.

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.



LOCATION PLAN 1:2500

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.

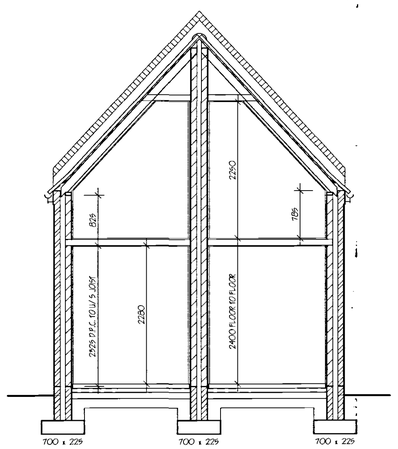
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

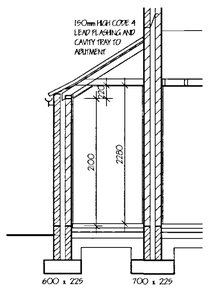
JOINERY / LINTEL SCHEDULE

POSITION	JOINERY		LINTEL	LENGTH
1	2100 x 910	DOOR FRAME	I.G. LI/ 575	1350
2	1350 x 1175	WINDOW	I.G. LI/ 575	1500
3	2100 x 1245	DOOR FRAME	I.G. LI/ 575	1650
4	1050 x 1025	WINDOW	I.G. LI/ 575	1350
5	2100 x 910	DOOR FRAME	I.G. LI/ 575	1350
6	1050 x 575	WINDOW	I.G. LI/ 575	900
7	2100 x 910	DOOR FRAME	I.G. LI/ 575	1350
8	2100 x 910	DOOR FRAME	I.G. BOX 100	1200
9	1050 x 1175	WINDOW	DORMER	
10	1050 x 575	WINDOW	I.G. LI/ 575	900
11	2100 x 910	DOOR FRAME	I.G. BOX 100	1200

ALL JOINERY PURPOSE MADE







SHDC
Planning & Development
12 SEP 2008
Ref: 0991/08

revision	date	init.	revision details.
A	MAY '08	J.C.	BUILDING REGS.
B	AUG '08	J.C.	PLANNING CONDS.

COOPER ARCHITECTURAL DESIGN
WOODBINE COTTAGE HOCKLESGATE
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Client.
KENI DEVELOPMENTS

Project.
PROPOSED PAIR OF SEMI-DETACHED HOUSES
OLD MAIN ROAD
FLEET HARGATE
SPALDING
LINCS.
SUPERSEDED

Drawing.

Scale	1:50 1:100	Drawing No.	0625-02-B
Date.	JAN. '08	Drawn.	J.C.