

225mm interval diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost; 100 face brickwork surrounded to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Infill around flue as work proceeds with 1 pt. Cement 6 pts vermiculite; Trim roof around flue, no timber within 40mm of flue; At roof / flue intersection provide code4 lead flashing and 2 course engineering bricks. Durable notice detailing performance capabilities to be affixed in building by installer

To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J. (part C 1-25). Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50 % of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 pre-stressed conc. lintel over chimney opening. Durable notice detailing performance capabilities to be affixed in building by installer

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.

All electrical work to meet the requirements of 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.

To 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.

Provide Oil fired condensing boiler (min SEDBUK 87% with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch, suitable zone and boiler control interlocks, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage cylinders to have min. 35mm thick factory applied foam insulation and pipe work to be insulated to BS. 5422:2001.

prefabricated type (2500 litre capacity). And to be fitted with fire valve system in accordance with BS.5410-1:1997 pts. B.2 & B.3. Ensure tank has advice label regarding Oil spillage and Environment Agency emergency hotline telephone number. Tanks to be sited minimum 760mm from any boundary and minimum 1800mm from any building, 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 Intels to be manufactured by Messrs. LGI. Codes L1/ S 75 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 CP. 121: Internal Intels to be LGI. 100 Box type: Provide Per-pend weep holes and stop ends to cavity tray

Inspection chamber construction to be: "Optional" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.5. 850/1995. Top drainage pipes to be 150mm dia. PVC, to be 100mm dia. flexible and connected to make a 100mm dia. fall of 1% to lead and sursumed with 100mm pipe as follows:

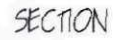
Where pipes pass under floors embed in 150cm pipe gravel. Where pipes pass under drives sursumed in 150cm concrete with flange joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete inlet brickdrippers where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with redspot stainless steel. Soil and vent pipes to be 100mm dia. PVC, to be 100mm dia. flexible and to extend 900mm above window lintel terminated with PVC ball-bun. Waste pipes to be 50mm dia. 40mm dia. if over 50mm run increase to 50mm dia. All PVC to be P.5. 949/5, 1977 complete with rodding eyes at every change of direction. Pans, basins and sinks to have 75 deep seal traps. Shower to be installed on 150mm pipework with access plate to anti-siphon trap and 50mm waste. All redundant drains to be grubbied with concrete and sealed. All drains to be 200mm dia. drainage from basins, sinks to discharge via min. 25mm diameter pipe work through a 75mm condensation trap. Alternatively an additional trap should be provided externally to provide the required seal, an air space should be provided between the boiler and the trap.

115mm 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.

All habitable rooms in the upper story of a dwelling should have a window with an unobstructed operable area of at least 0.35 sq.m. and at least 450mm wide x 750mm high (the route through the opening may be at an angle rather than straight through). The bottom of the operable area should not be more than 1100mm above floor level.

Double glaze properly throughout with timber windows (minimum 16mm air gap to all units with Low E<sup>+</sup> O.I. Glass) max U<sup>\*</sup> value 1.9 W/ sq.m. K. 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.

Windows to be changed.



### 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.

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

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.

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.

|    |               |            |      |
|----|---------------|------------|------|
| 1  | 175W x 195OH  | 1.G.VL/575 | 1800 |
| 2  | 460 W x 195OH | 1.G.VL/575 | 900  |
| 3  | PN29W-MOB     | 1.G.VL/575 | 1550 |
| 4  | 460W x 195OH  | 1.G.VL/575 | 900  |
| 5  | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 6  | 135SW x 195OH | 1.G.VL/575 | 1500 |
| 7  | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 8  | 1800W x 2100H | 1.G.VL/575 | 2100 |
| 9  | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 10 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 11 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 12 | 1800W x 2100H | 1.G.VL/575 | 2100 |
| 13 | OPENING       | 1.G.VL/575 | 2950 |
| 14 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 15 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 16 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 17 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 18 | 135SW x 195OH | 1.G.VL/575 | 1500 |
| 19 | 135SW x 195OH | 1.G.VL/575 | 1500 |
| 20 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 21 | 180SW x 195OH | 1.G.VL/575 | 1950 |
| 22 | 685W x 195OH  | 1.G.VL/575 | 1850 |
| 23 | 1245W x 2100H | 1.G.VL/575 | 1650 |
| 24 | 175SW x 195OH | 1.G.VL/575 | 1800 |
| 25 | 175SW x 195OH | 1.G.VL/575 | 1800 |

Size to remain the same.

ALL WINDOWS TO BE PURPOSE MADE IN TIMBER STAINED BROWN



**COOPER  
ARCHITECTURAL  
DESIGN**

WRIGHTS MEWS, 12A PARK ROAD,  
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MR D. HART

Project.  
PROPOSED REPLACEMENT DWELLING  
133 ST JAMES ROAD  
SUTTON ST. JAMES  
SPALDING  
LINCS.

Drawing.

FLOOR PLANS / ELEVATIONS

|                     |                       |
|---------------------|-----------------------|
| Scale<br>1:50 1:100 | Drawing No. 0214-05-A |
| Date. OCT. '05      | Drawn. J.C.           |

