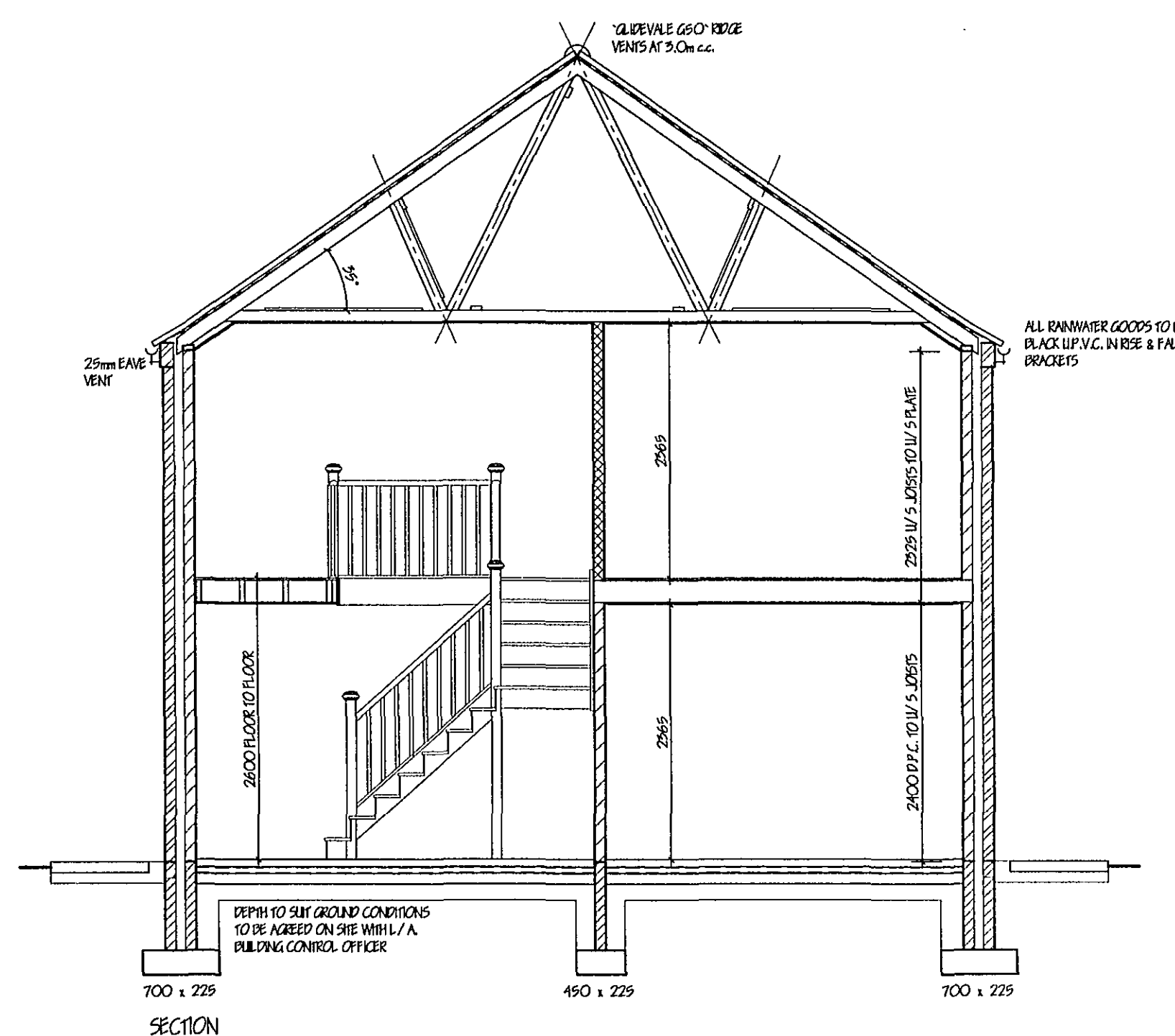




**SCOPE OF THE WORKS.**  
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

|    |                |            |      |
|----|----------------|------------|------|
| 1  | 1475 W. 150° H | 14.11/5.75 | 1800 |
| 2  | 460 W. 150° H  | 14.11/5.75 | 900  |
| 3  | FW29M-WQB      | 14.11/5.75 | 1590 |
| 4  | 460 W. 150° H  | 14.11/5.75 | 900  |
| 5  | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 6  | 1195W. 150° H  | 14.11/5.75 | 1500 |
| 7  | 1195W. 150° H  | 14.11/5.75 | 1200 |
| 8  | 1800W. 2100 H  | 14.11/5.75 | 2100 |
| 9  | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 10 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 11 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 12 | 1800W. 2100 H  | 14.11/5.75 | 2100 |
| 13 | OPENING        | 14.11/5.75 | 2590 |
| 14 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 15 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 16 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 17 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 18 | 1195W. 150° H  | 14.11/5.75 | 1500 |
| 19 | 1195W. 150° H  | 14.11/5.75 | 1500 |
| 20 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 21 | 685W. 1050° H  | 14.11/5.75 | 1090 |
| 22 | 685W. 1050° H  | 14.11/5.75 | 1060 |
| 23 | 1800W. 2100 H  | 14.11/5.75 | 2100 |
| 24 | 1475W. 150° H  | 14.11/5.75 | 1800 |
| 25 | 1475W. 150° H  | 14.11/5.75 | 1800 |

[illegible]

**COOPER  
ARCHITECTURAL  
DESIGN**

WRIGHTS MEWS, 12A PARK ROAD,  
HOLBEACH, SPALDING, Lincs PE12 7EE

Tel/Fax : 01406 423762

Mobile : 07808 125 778

Client.

MR D. HART

Project.

PROPOSED REPLACEMENT DWELLING

133 51 JAMES ROAD  
SUITON ST. JAMES  
SPALDING  
LINCS.

Drawing.

Ref. 175106

SHDC  
PLANNING & DEVELOPMENT  
20 DEC 2006

|                                                                                                                                                              |                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <p style="text-align: center;">FLOOR PLANS / ELEVATIONS</p> <p style="font-size: 2em; font-weight: bold; transform: rotate(-10deg);">DETERMINED<br/>PLAN</p> |                                                               |
| <p>Scale</p> <p style="font-size: 1.5em;">1:50 1:100</p>                                                                                                     | <p>Drawing No.</p> <p style="font-size: 1.5em;">0214-05-A</p> |
| <p>Date.</p> <p style="font-size: 1.5em;">OCT. '05</p>                                                                                                       | <p>Drawn.</p> <p style="font-size: 1.5em;">J.C.</p>           |

SOUTH HOLLAND D.C.  
BUILDING CONTROL  
18 DEC 2006  
REF

**LINTELS.**  
All lintels to be manufactured by Messrs. L.G. Codes  
LI/5 75 and LI/HO 75 all to be installed in  
accordance with makers' instructions, and to have min.  
and bearing of 150mm and at external positions to have  
cavity tray D.P.C. to CP. 121. Internal lintels to be L.G.  
100 Box type. Provide Perp and weep holes and stop  
ends to cavity tray.

**FLOOR DRAINAGE**  
Inspection chamber construction to be "Osmo" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with P.S. 830/1985. Fall drainage pipes to be 110mm dia. UPVC, to P.S. 466/1985 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flange joints to correspond with joints in pipe work. Provide 65 x 100 pre-stressed concrete lited brickwork where pipes pass through walls, provide compressible filler around pipe, opening masked

**VENTILATION.**  
All windows to have opening lights to give the equivalent of 1/20th 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 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. W.C. to extract min. 6 litres per second with 15 minute overrun.

**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 and 1200mm from FFL

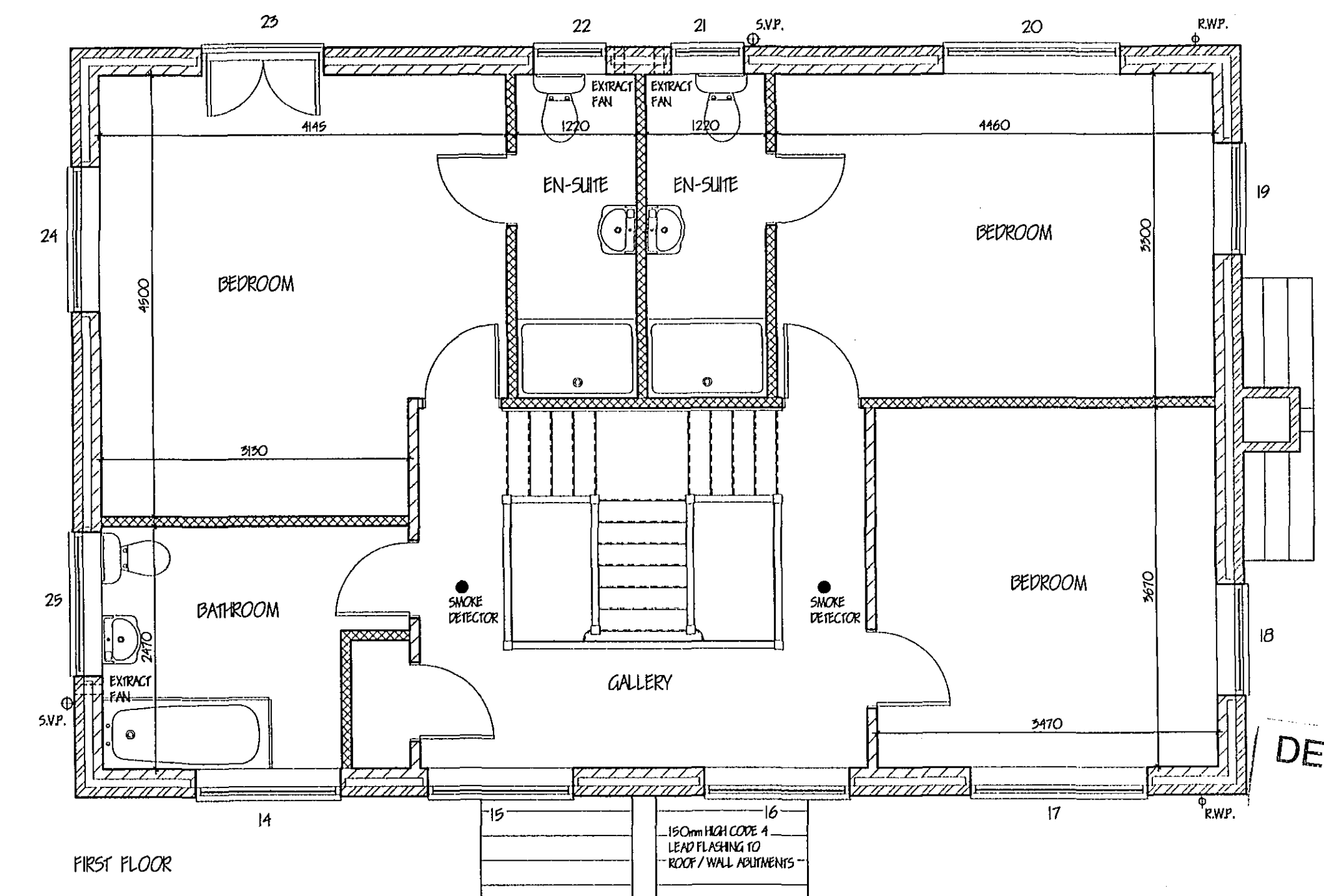
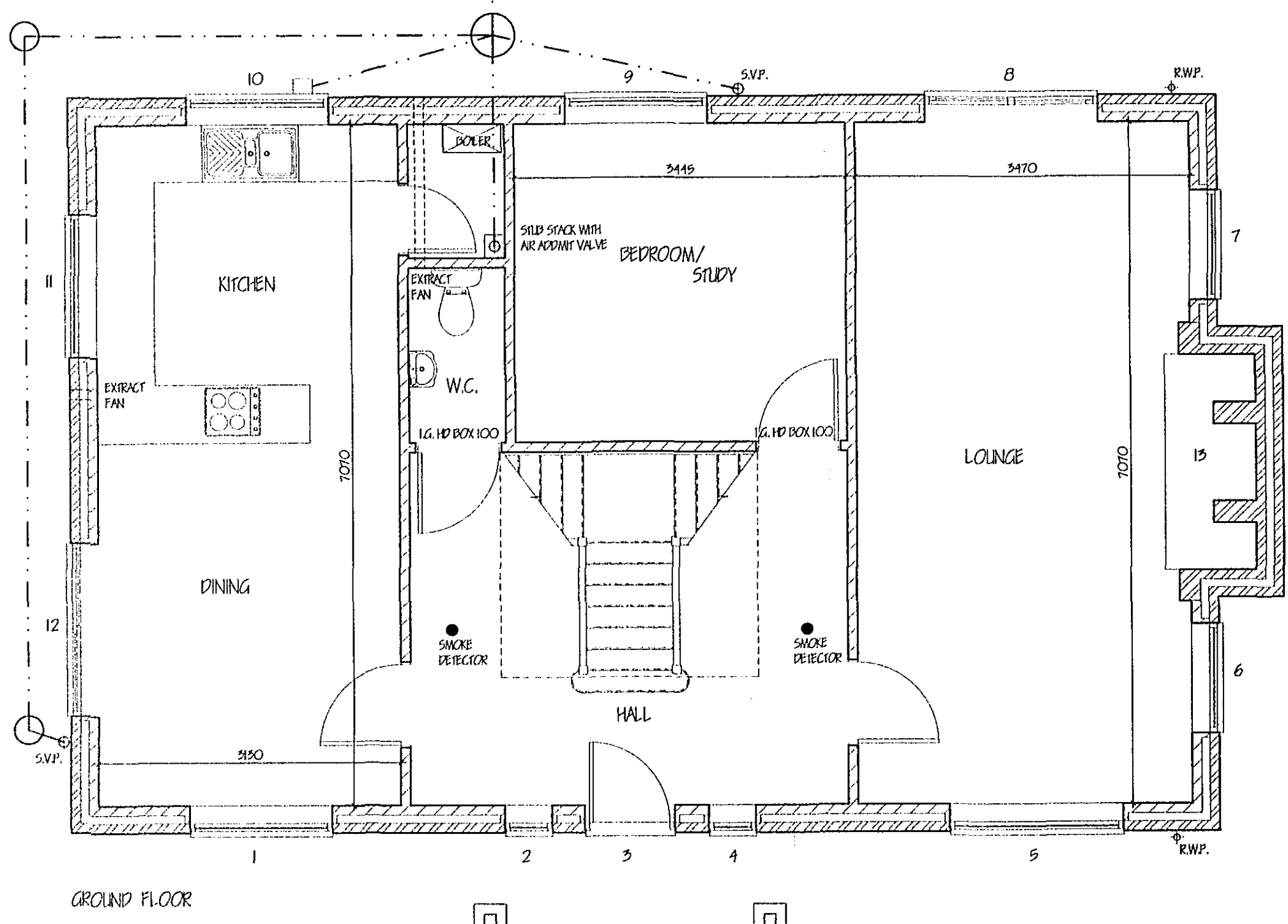
**FOOTPATHS/DRIVES.**  
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub sill min 1:20. All footpaths to have slight fall away from building, gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. Form 1.0m wide footpath from dwelling to road frontage, suitable for wheelchair access.  
At least 5.0m of free adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block paving. 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 eq. 25 x 25mm; 225 eqing eq 32 x 250; pitch 42deg. Min. head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5595:1977. Staircase to have eq 28 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. 6599: Pt. 1. Balustrade to be min. 900mm high.

**Ceilings / Insulation:**  
Roof Level: Flat ceilings lay 25.0mm glass fibre insulation under joists to thickness, 100mm between joists & 150mm over. Slope to provide min. 1" value of 0.16 W/ sq.m. Sloped ceilings lay Celotex GFS0.08 + GFS0.01 to provide a min. 1" value of 0.2 W/ sq.m. Ensure 50mm air gap over all insulation.  
12.5mm Gypsum wallboard skin Finish: Provide min. 563 363 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 painted slats. Access panel to be 12mm ply with layer of 12.7mm Fibreflex board fixed to face. 100mm Jiblock to trap face. Provide slide bolt fastening & draught seal all round.  
Mid Floor Level: 12.5mm Gypsum Sandblast skin Finish: 100mm Isovoland General Purpose roof infill between joists. Provide min. 563 x 363 noggins to all board edges. All joints to be taped and filled.

**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.

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



**SURFACE WATER DRAINAGE.**  
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.

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

**GLAZING.**  
Double glaze properly throughout with timber windows (minimum 16mm air gap to all units with Low 'E' O.I. Glass) max 'U' value 1.9 W/ sqm. 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.