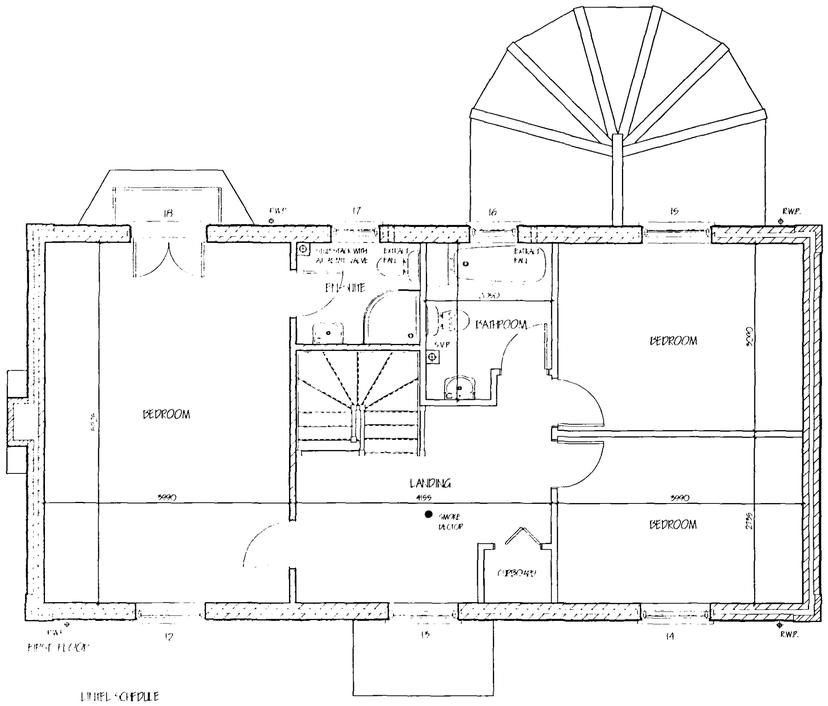
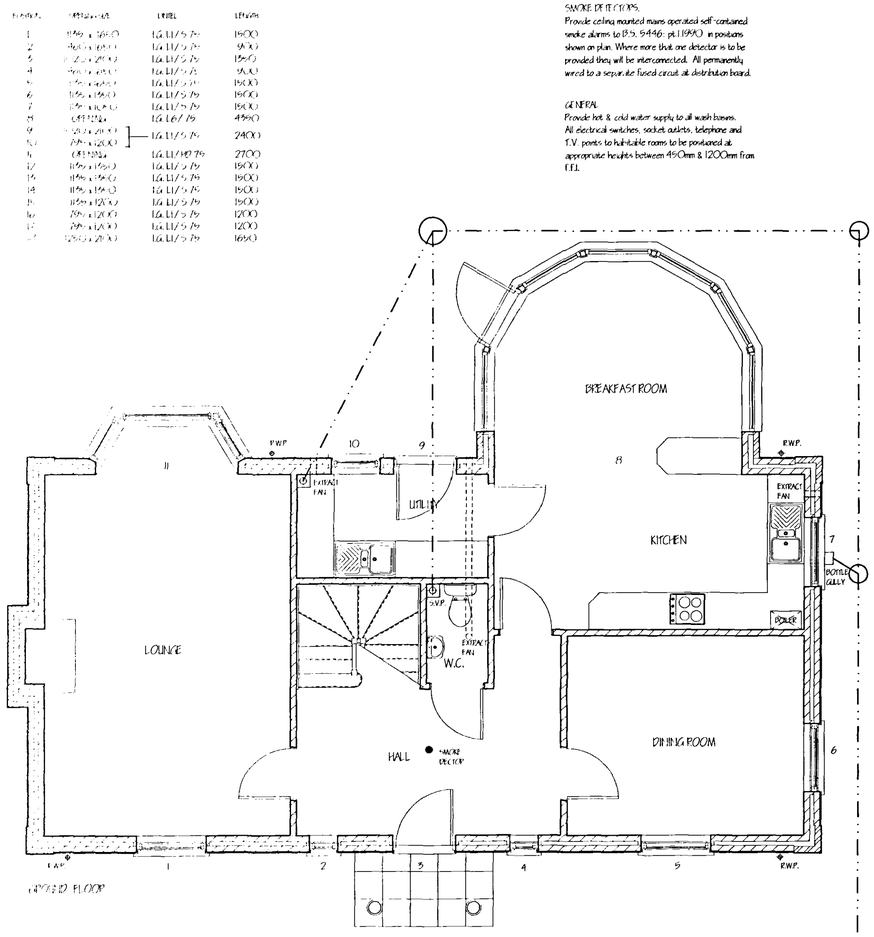


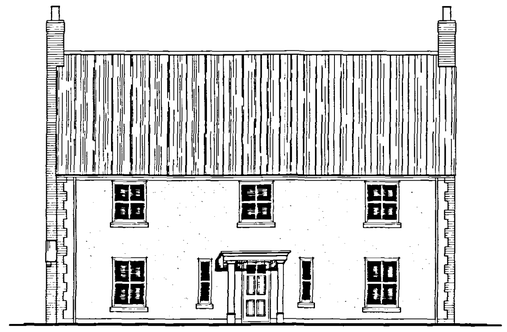
LINTEL SCHEDULE

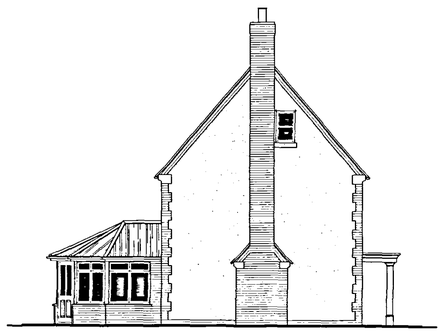
NUMBER	DIMENSIONS	LINTEL	LENGTH
1	1140 x 356(D)	1/A 111/5 7N	1600
2	940 x 140(D)	1/A 111/5 7N	900
3	1240 x 215(D)	1/A 111/5 7N	1350
4	1590 x 140(D)	1/A 111/5 7N	1600
5	1590 x 140(D)	1/A 111/5 7N	1600
6	1590 x 140(D)	1/A 111/5 7N	1600
7	1590 x 140(D)	1/A 111/5 7N	1600
8	1590 x 215(D)	1/A 1/67 7N	4590
9	1590 x 215(D)	1/A 111/5 7N	2400
10	1590 x 215(D)		
11	1590 x 215(D)	1/A 111/HD 7N	2700
12	1590 x 140(D)	1/A 111/5 7N	1600
13	1590 x 140(D)	1/A 111/5 7N	1600
14	1590 x 140(D)	1/A 111/5 7N	1600
15	1590 x 140(D)	1/A 111/5 7N	1600
16	1590 x 140(D)	1/A 111/5 7N	1200
17	1590 x 140(D)	1/A 111/5 7N	1200
18	1590 x 215(D)	1/A 111/5 7N	1650

SMOKE DETECTORS.
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.

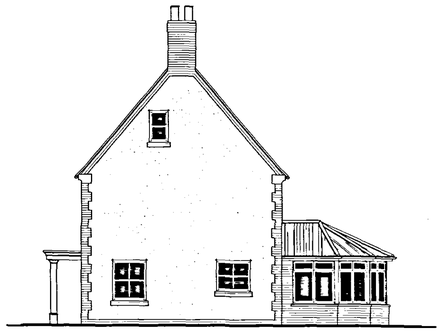
GENERAL
Provide hot & cold water supply to all wash bowls. All electrical switches, socket outlets, telephone and T.V. points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

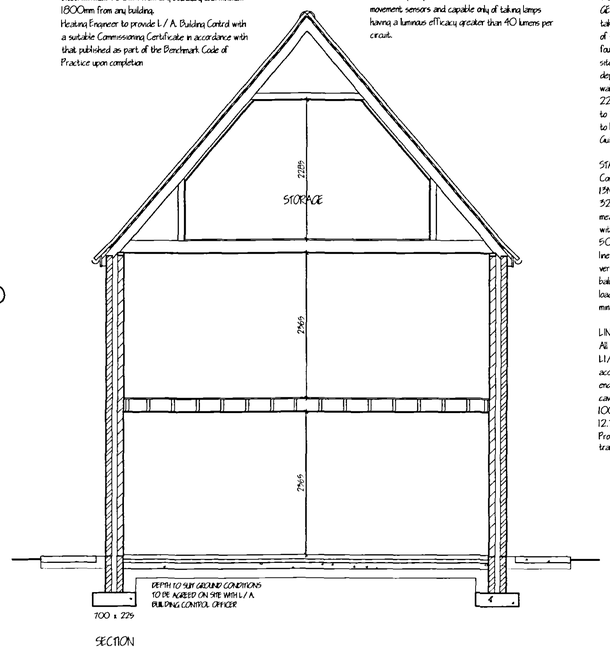



WEST ELEVATION


NORTH ELEVATION


EAST ELEVATION


SOUTH ELEVATION



SECTION

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK 95%) 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 B.S. 5422:2001.
All oil storage tanks to be integrally bunded prefabricated type (2500 litre capacity). And to be fitted with fire valve system in accordance with B.S.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

ELECTRICAL INSTALLATIONS.
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.

LIGHTING.
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.

FIRST FLOOR CONSTRUCTION
19mm T&G flooring grade chipboard on 47 x 195 SC3 grade joists stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978, at 400c/c: 50 x 9 galvanised. steel anchor and lateral restraint straps to joist at max. 1.9m c/c straps to be run over min. 3No. joists with solid bridging beneath. Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m. Provide 2No. joists bolted together under all first floor walls where not supported on block work below.
All joists where built into external wall to receive mastic seal all round

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 285 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt1 1991. All foundations taken down to bear on load bearing strata min. depth of 450mm below ground level to underside of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a minimum depth of 1000mm below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation. In all cases foundations are to be in accord with N.H.B.C. Foundation Practice Guidance Notes.

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 900mm clear width. 13No. risers at 200mm ex 25 x 225: 225 opens 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 1/1 5 7N and 1/1 HD 7N 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

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround 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 & pts vermiculite: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 5 lead flashing and 2 course crunnerring bricks. Durable notice detailing performance capabilities to be affixed in building by installer

OPEN FIRE.
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 1-29). Appliance to be in accordance with building regulations. Provide louvered 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

LEVEL ENTRY THRESHOLD
Provide level entry threshold to principal entrance of building. All External doors to be 838mm wide. And in all cases to provide minimum 770mm 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 wall 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 drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

VENTILATION.
All windows to have opening lights that open to 30 degrees or more 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 49,000 mm/ mm permanent trickle ventilation per dwelling. All 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

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter restated to the depth in accordance with B.S. 65CK:1999. 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 to drawing where pipes pass through walls, provide compressible filler around pipe, opening marked both sides of wall with rubber sheet material: Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminations with PVC bellow. 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: Baths, basins and sink to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 40mm w.c.to. 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 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 0.33 sq.m. and at least 450mm wide x 450mm high (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 / p.v.c.u windows (minimum 24mm Argon filled gap to all units with Low E' 0.1 Glass) max 'U' value 1.6 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. Provide suitable manifestation to glazing in entrance frame.

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.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
WOODBINE COTTAGE HOCKLESGATE
FLEET SPALDING LINC'S PE12 6LF
Tel : 01406 426899
Mobile : 07808 125 778

RECEIVED
Planning & Development
29 JUL 2008
Ref. 0843/08

Client.
S & R BINGHAM

Project.
DWELLING & GARAGE IN CONJUNCTION WITH EXISTING NURSERY
SARAFGATE
QUADRING
SPALDING
LINC'S.

Drawing.
FLOOR PLANS - SECTION - ELEVATIONS

Scale	1:50 1:100	Drawing No.	0429-01
Date.	APRIL '08	Drawn.	J.C.