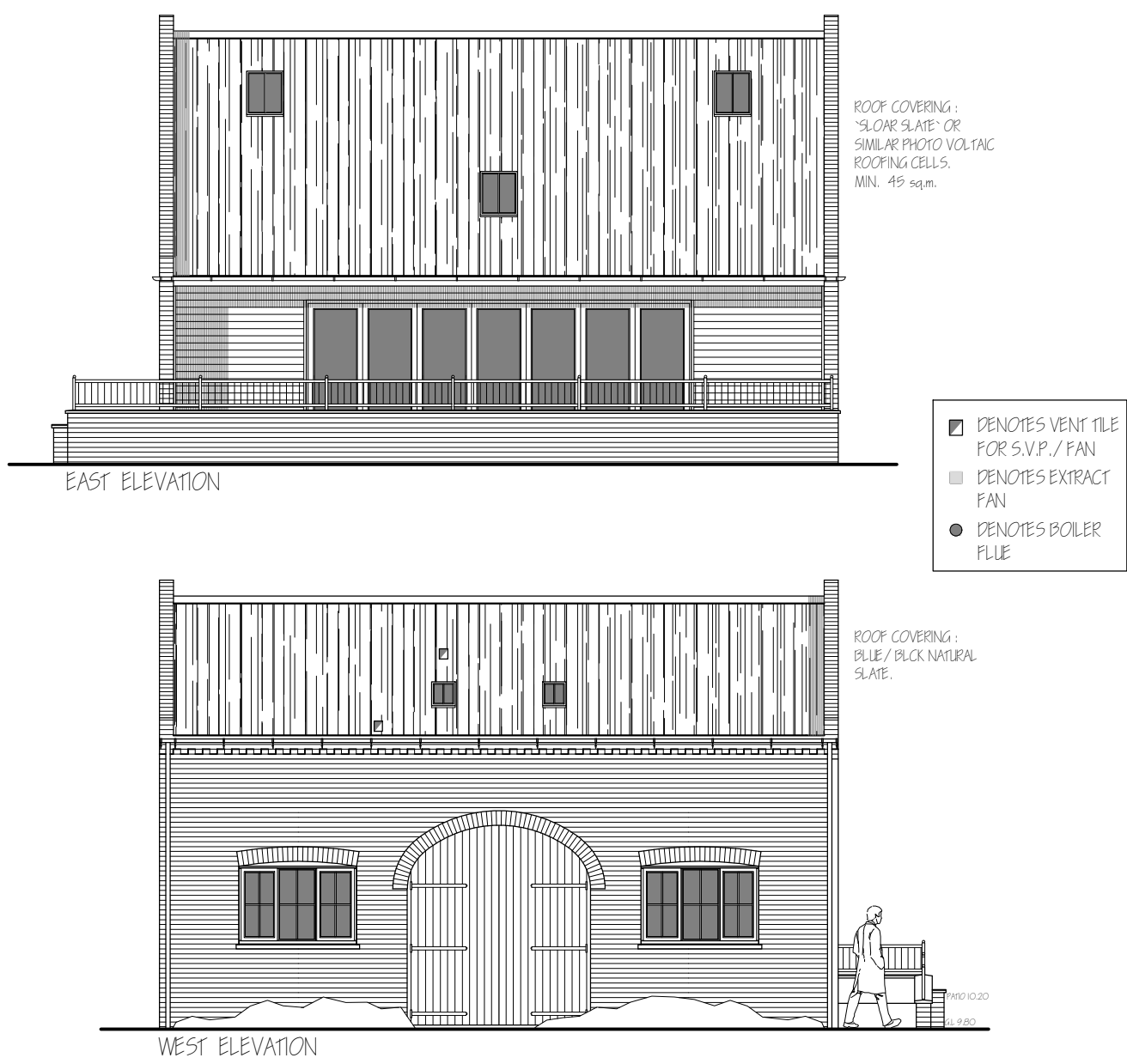




OPENING/LINTEL SCHEDULE			
POSITION	OPENING W H	LINTEL	LENGTH
1	5970 x 2100	254 x 146 x 37 I.B. + 8mm POOF PLATE	6500
2	1810 x 1200	I.G. LI / HD 100	2100
3	1810 x 1200	I.G. LI / HD 100	2100
4	910 x 1200	I.G. LI / 5100	1200
5	1020 x 2100	I.G. LI / 5100	1350
6	685 x 1050	I.G. LI / 5100	1050
7	910 x 1050	I.G. LI / 5100	1200

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 (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 property throughout with timber windows (PERC rating in BSI20 G or better). If double glazing is to be value of double glazed powdercoat finish.
All windows and doors to have min. 1" value of 1.4 W/m² or better, i.e. "Saint-Gobain Glass UK Ltd PLANITERMIN TOTAL" with 16mm argon.
All glazing between f.p. and 800mm high and between f.p. and 1500mm high in doors and side lights to be safety glaze to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.

All windows to have opening lights that open to 50 degrees or more and to provide the equivalent of 1/20th the floor area of each room. Should opening lights be to less than 50 degrees provide the equivalent of 1/10th the floor area of each room. Background ventilation to windows to provide a minimum total of 60,000 mm. sq. permanent free air ventilation per dwelling. Braced upon a minimum of 9,000 mm. sq. per habitable room and 2,500 mm. sq. per kitchen, utility room, bathroom, or-suite, wet room and cloak room.

The following rooms to have in addition to the above wall mounted mechanical extractor fan (Specific Fan Power (SFP) to be no worse than 0.5W/l/s) Recommended extract rates:

Kitchen min. 6.0 litres per second.

Utility rooms min. 5.0 litres per second.

Bathroom/ En-suite min. 15 litres per second, which may be operated intermittently.

of the Benchmark Code of Practice upon completion.

All un-vented hot water systems and packages to be fitted with a minimum of two independent safety devices, these shall be in addition to any thermostats provided in the system.

The system or package shall be labelled manually with the following details, which shall remain visible after installation.

- a. The Manufacturers name and contact details.
- b. The Model reference details.
- c. The rated storage capacity of the storage water heater.
- d. The operating pressure of the system and the operating pressure of the expansion valve.
- e. Relevant operating data on each of the safety devices fitted.
- f. The maximum primary circuit pressure and flow temperature of indirect hot water storage system units or packages.

Electrical Engineer to provide L/A Building Control with a suitable Commissioning Certificate upon completion.

SPACE HEATING.

Proven Gas Fired Combustion boiler in position shown
(Mini SEPBUK / PCD90X3) with delay start thermostat and
weather compensated boiler. Fit durable wire award entrance to
boiler floor.

The heating system should be controlled by time and temperature
zone controls with compatible delayed start thermostat. Time and
Temperature control is defined as either A. Separate planning
circuits, either with their own program, or separate dials in
the same program. Or B. Programmable TRVs or communicating
TRVs that are able to provide time and temperature function.
Hot water system to be thermostatically controlled with timer
switch.

Hot Water Storage - 250l HWSC declared loss, no greater than
1.67kWh/24hrs.

All hot water pipe work to be in accordance to BS, S422, 2001.

Central Heating power provide 1.4kW. Pulsating Control with a suitable
Circulating Pump. Circulate in accordance with that published as

the installation, value or Pressure point (compressor).

All unvented hot water systems and packages to be fitted with a minimum of two independent safety devices. These shall be in addition to any thermostats provided on the system.

The system or package shall be indelibly marked with the following details, which shall remain visible after installation.

- a. The Manufacturers name and contact details.
- b. The Model reference details.
- c. The rated storage capacity of the storage water heater.
- d. The operating pressure of the system and the operating pressure of the expansion valve.
- e. Relevant operating data on each of the safety devices fitted.
- f. The maximum primary circuit pressure and flow

PART C

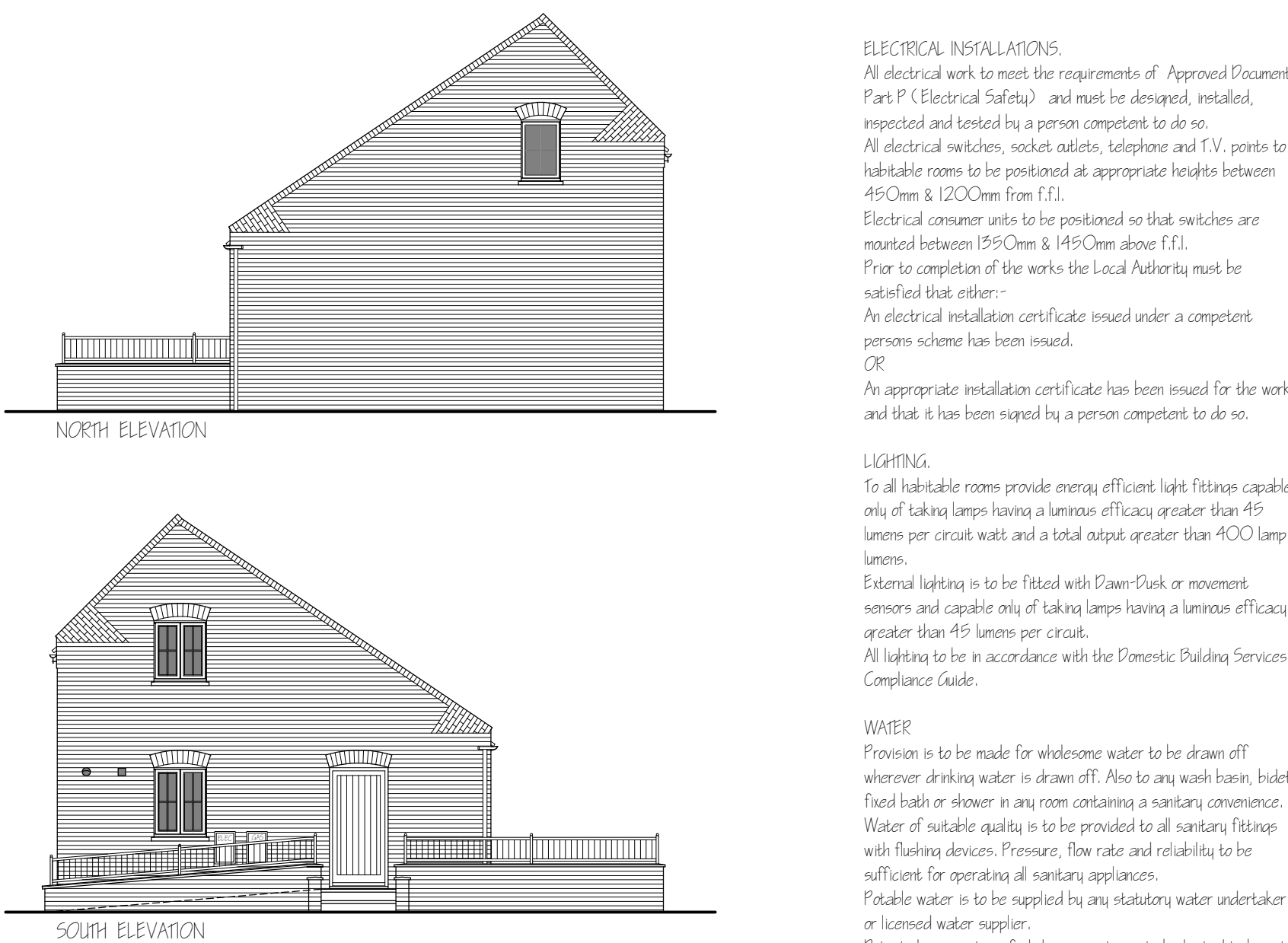
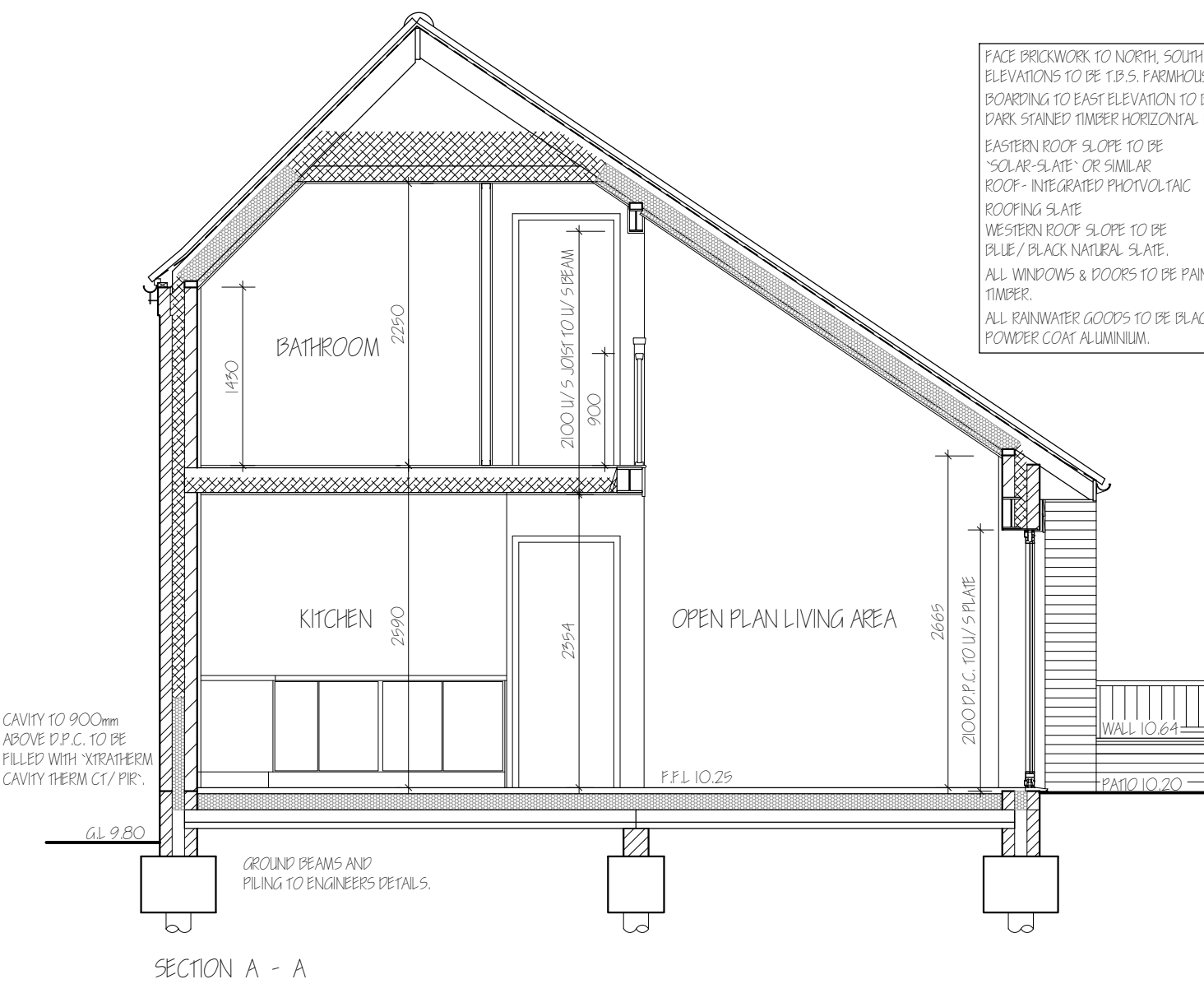
All easily accessible doorsets (i.e. Garage & Communal Entrance) that provide access to a Dwelling or Building containing a Dwelling should be secure doorsets to the following standards:

Manufactured and Designed to meet the security requirements of British Standard Publication PAS 24:2012 or Manufactured and Designed in accordance with Approved Document Q Appendix B.

Ground Floor, Basement and other easily accessible windows (i.e. Rooflights) should be secure windows in accordance with Approved Document Q para. 2.1 to 2.9. Windows should be made to a design that has been shown by test to meet the security requirements of British Standard Publication PAS 24:2012

units or packages.

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.I.
Air pressure test results are to be submitted to an approved SAP Assessor upon completion.



ELECTRICAL INSTALLATIONS.

All electrical work to meet the requirements of Approved Document Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person to do so.

All electrical switches, socket outlets, telephone and TV points to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

Electrical consumer units to be positioned so that switches are mounted between 1500mm & 1490mm above f.f.l.

Prior to completion of the works the Local Authority must be satisfied that either:-

An electrical installation certificate issued under a competent person's 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 habitable rooms provide energy efficient light fittings capable of taking lamps having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens.
External lighting is to be fitted with Dawn-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 45 lumens per circuit.
All lighting to be in accordance with the Domestic Building Services Compliance Guide.

WATER
Provision is to be made for wholesome water to be drawn off wherever drinking water is drawn off. Also to any wash basin, bide-fitted bath or shower in any room containing a sanitary convenience. Water of suitable quality is to be provided to all sanitary fittings with flushing devices. Pressure, flow rate and reliability to be sufficient for operating all sanitary appliances.
Potable water is to be supplied by any statutory water undertaker or licensed water supplier.

than 5 days after work is completed.
Recommendations:
Bath 140 litre max capacity
Floor 750 mm min depth of

LABC CONSTRUCTION DETAILS
Available at -
www.labc.co.uk/registration-schemes/constructiondetails

E15MCF4	-	Lintel
E3MCF4	-	Gill
E4MCF4	-	Jamb
E5MCF9	-	Beam & Block Floor
E9MCF22	-	Floor Slab, Ins. Under
E6MCF4	-	Intermediate Floor
E10MCF4	-	Eave - Flat Ceiling
E11MCF4	-	Eave - Sloped Ceiling
E12MCF4	-	Gable - Pitched Roof
E16MCF4	-	Corner - Full Fill
E17MCF4	-	Inverted Corner - Full Fill
E18MCF7	-	Party Wall - Ext. Wall Junction
PIRCF2	-	Party Wall - Floor Junction
P4PMCF2	-	Party Wall - Roof Junction

XTRATHERM[®] ACCREDITED DETAILS
Available at -
[www.xtratherm.com/technical-information/thermalbridging/
xtratherm-accredited-details-library](http://www.xtratherm.com/technical-information/thermalbridging/xtratherm-accredited-details-library)

XT-FF-E5-MCI-GF-O2-0015 -	Floor Slab, Ins. Under
XT-FF-E12-MCI-RG-O1-0015 -	Intermediate Floor
XT-FF-E10-MCI-RE-O1-0015 -	Eave - Flat Ceiling
XT-FF-E16-XT-CRN-O1-0015 -	External Corner

DETAIL CHECK LIST SHEETS, DULY SIGNED,
TOGETHER WITH NOTIFICATION OF ANY CHANGES TO
SPECIFICATION ARE TO BE SUBMITTED TO AN
APPROVED SAP ASSESSOR UPON COMPLETION.

RESULT OF AIR PRESSURE TEST
TO BE 5.0 m³/hr/m²@50 PASCALS
OR BELOW.

ROOM DIMENSIONS ARE INTERNAL
OF WALL FINISHES

revision	date	init.	revision details.
A	JULY 15	J.C.	FIRST FLOOR WINDOWS TO WEST REMOVED
B	JUNE 16	J.C.	BUILDING REGS.
C	JUNE 16	J.C.	BOXES WINDOW NOTE ADDED TO GF. BEDROOM
D	AUG 16	J.C.	EXTERNAL BOXES-FANS-ETC.



**COOPER
ARCHITECTURAL
DESIGN**

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Client. KAY WEIJERS

Project.
PROPOSED DWELLING
THE RIVER BANK
SPALDING
LINCS
PE11 3AA

Drawing.

FLOOR PLANS - SECTIONS - ELEVATIONS

Scale 1:50 1:100 @ All	Drawing No. 1415-01-D
Date. MAY 14	Drawn. J.C.