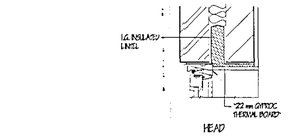
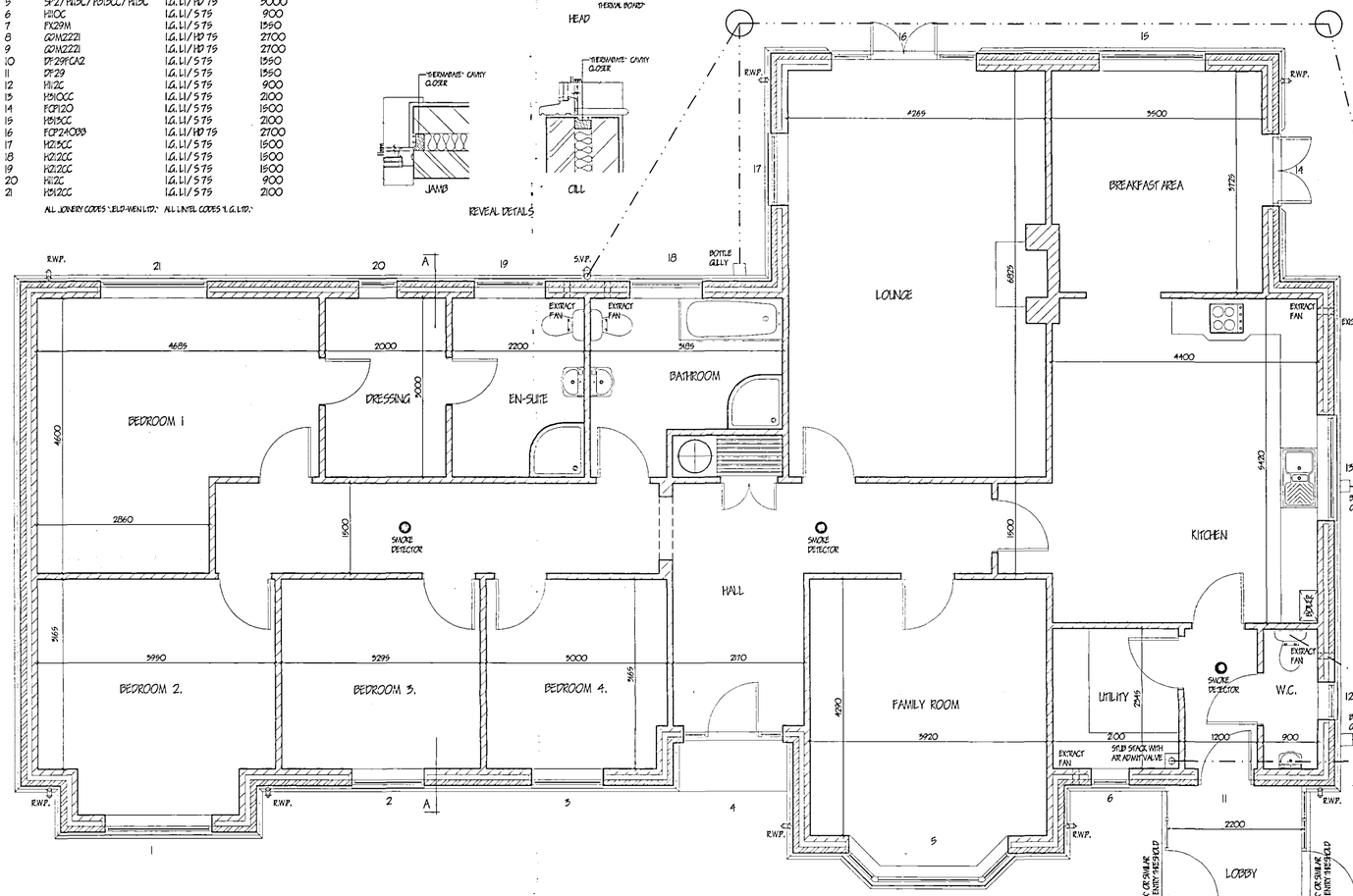
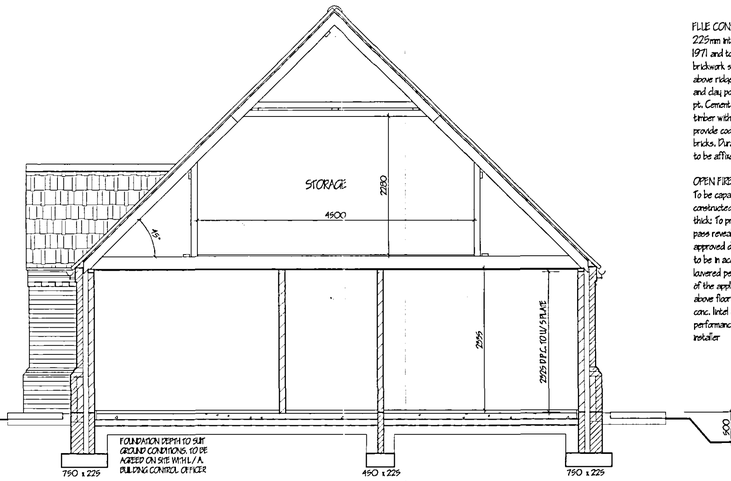
JOINERY / LINTEL SCHEDULE

POSITION	JOINERY	LINTEL	LENGTH
1	H513CC	I.G.LI/S 7 5	2100
2	H2I2CC	I.G.LI/S 7 5	1500
3	H2I2CC	I.G.LI/S 7 5	1500
4	FED16SFF	I.G.LI/S 7 5	1950
5	SP2/H13C/H513CC/H13C	I.G.LI/HD 7 5	5000
6	H10C	I.G.LI/S 7 5	900
7	FX29N	I.G.LI/S 7 5	1350
8	GDM2221	I.G.LI/HD 7 5	2700
9	GDM2221	I.G.LI/HD 7 5	2700
10	DF29FCA2	I.G.LI/S 7 5	1350
11	DF29	I.G.LI/S 7 5	1350
12	H12C	I.G.LI/S 7 5	900
13	H510CC	I.G.LI/S 7 5	2100
14	FGP120	I.G.LI/S 7 5	1500
15	H513CC	I.G.LI/S 7 5	2100
16	FGP2A093	I.G.LI/HD 7 5	2700
17	H2I3CC	I.G.LI/S 7 5	1800
18	H2I2CC	I.G.LI/S 7 5	1500
19	H2I2CC	I.G.LI/S 7 5	1500
20	H12C	I.G.LI/S 7 5	900
21	H512CC	I.G.LI/S 7 5	2100

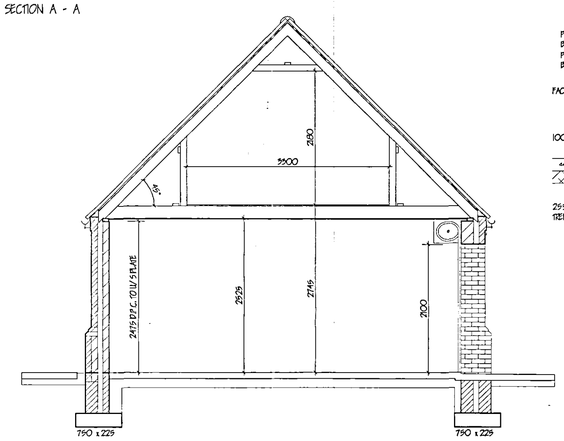
ALL JOINERY CODES 'JELD-WEN LTD.' ALL LINTEL CODES 'I. G. LTD.'



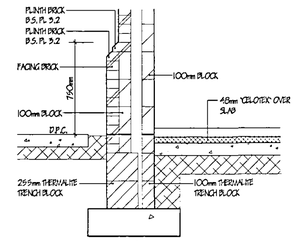




SECTION A - A



SECTION B - B



PLINTH DETAIL 1:25

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 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

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 1-25) . 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

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt1.1990 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.

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 luminas 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 luminas 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.

GLAZING.
Double glaze properly throughout with timber/ p.v.c.u windows (minimum 16mm air gap to all units with Low 'E'- 0.1 Glass) max 'U' value 1.9 W/ sq.m. K excluding garages. 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 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 extraction 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.

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler (min SEDBUK 86 %) 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.5. 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

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 flexi 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: 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 50mm waste. All redundant drains to be grubbed out or filled with leanmix 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.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 40mm 'Celotex GA4060' insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete over site:
Concrete mix GEN1 to B.S. 5328: pt1 1991: 150 blinded and consolidated hardcore : Garage floor to be as above except sand cement screed and insulation:

STAIRCASE AND BALUSTRADE.
Construct staircase as follows: 914mm o/ a strings. 14No. risers of 196mm on 25 x 225: 223 going on 52 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 an 38 x 50 shaped handwood 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 7 5 and LI/ HD 7 5 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

WALLING.
289 cavity walling to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 89 cavity: build into cavity Dritherm cavity wall batt insulation boarding in accord. with makers instructions and augment cert' No.BA/1268 & 86/1934. 100mm Tarmac Hemelite 3.9 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. 1973. External walls to have max. 'U' value of 0.35 W/ sq.m.K. Internal walls of 100mm Tarmac Hemelite solid insulation blocks.
Movement joints to be installed in blockwork in accordance with B.S. 5628 pt. 3 1985.
All to receive 13mm lightweight plaster finish. Except Garage

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

LEVEL ENTRY THRESHOLD
Provide "Jeldwen Ltd." Mobility door frame & threshold (FN29M-M00) 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.

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 drive adjacent to building x 3.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min. 1:20

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on "Dupont" Tyvek Supro membrane in accordance with BBA cert. 04/ 4101(second issue) in all cases to be lapped by minimum 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 categorig as detailed in B. S 6399. Pt 2. Twinplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 450c/ c to a pitch of 45deg. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: All structural timber to be min.SC3 grade, stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webs in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

CEILINGS / INSULATION.
Roof Level: Flat ceilings lay 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over Joists to provide max. 'U' value of 0.16 W/ sq.m.K. Sloped ceilings lay 'Celotex GA4080 + GA3040 ' to provide a max 'U' value of 0.2 w/ sq.m.K. Ensure 50mm air gap over all insulation. 12.5mm Gyproc wallboard skim finish: Provide min. 38 x 38 battens 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 slops: 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

SHDC
Planning & Development
1 1 JUL 2005
Ref: 0933/05

D	BUILDING REGS.	MAY '05
C	BUILDING REGS.	MAY. '05
B	LAYOUT	APRIL '05
A	RE-APPLICATION - REMOVE GARAGE	AUG. '04
ref:	revision	date

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Project
PROPOSED BUNGALOW
EAST BANK
SUTTON BRIDGE
SPALDING LINCS.

DETERMINED
PLAN

Client
MR & MRS A. J. WAYMAN

Drawing
FLOOR PLAN / SECTIONS

Job Ref.	Drawing No.
778-03	01-D
Date	Drawn
AUG. '04	J.C.

Scales
1:50 1:100

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