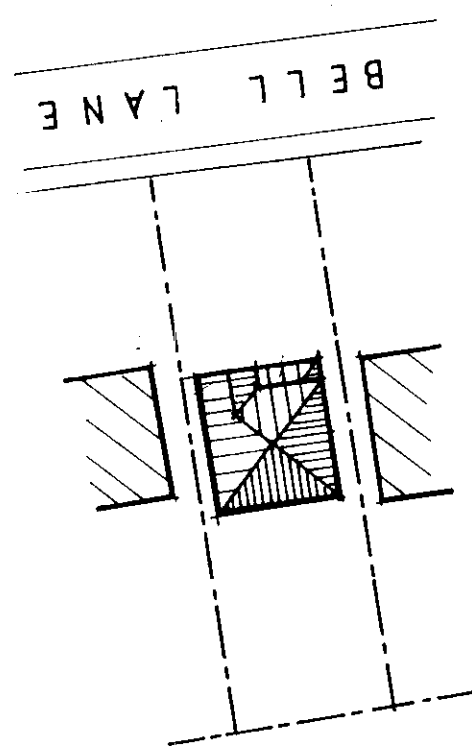
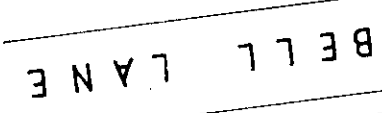




LOCATION PLAN 1:1250



STURNESTONE GARDENS

4.0 Data

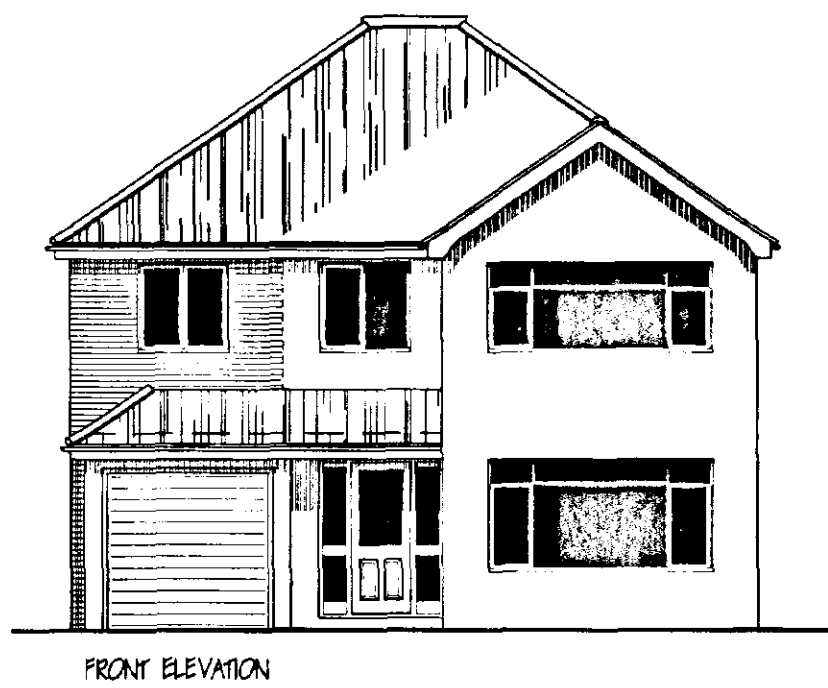
**COOPER
ARCHITECTURAL
DESIGN**

WRIGHTS MEWS, 12A PARK ROAD,
HOLEBEACH, SPALDING, Lincs PE12 7EE
Tel/Fax : 01406 423782
Mobile : 07808 125 778

Project.
30 BELL LANE
MILTON
SPALDING
LINE'S.

BLOCK & LOCATION PLAN

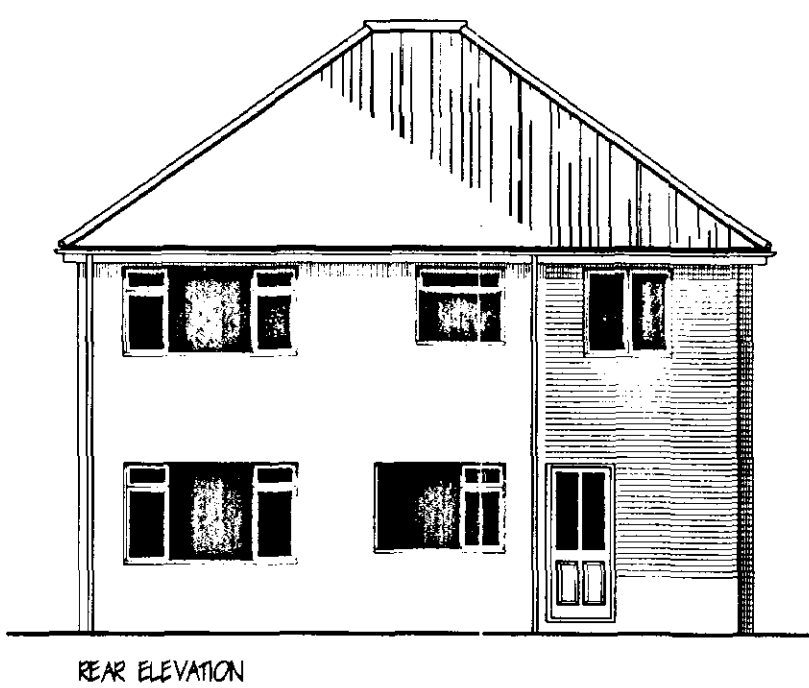
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Date.	APR 02	Drawn.	J.C.



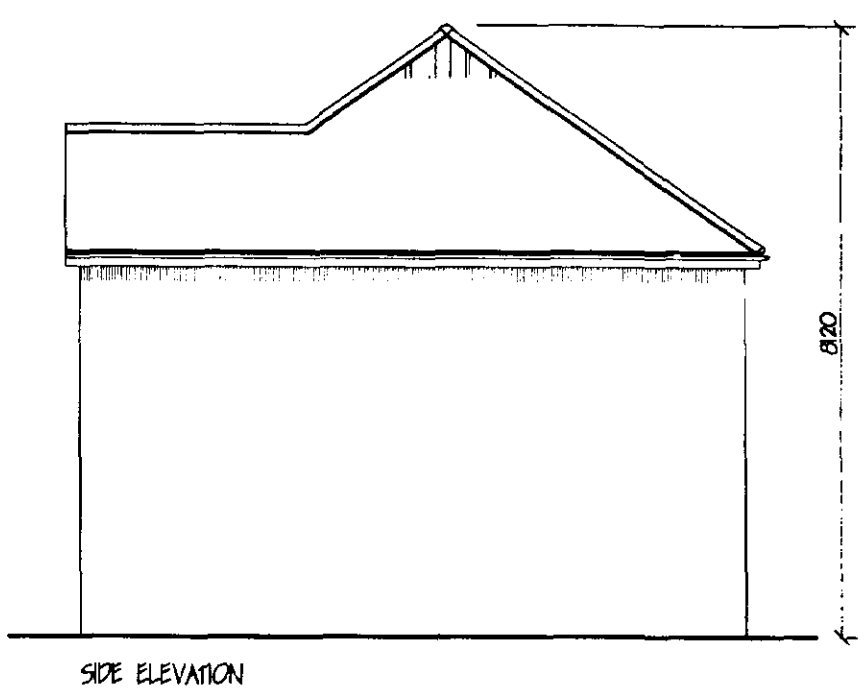
FRONT ELEVATION



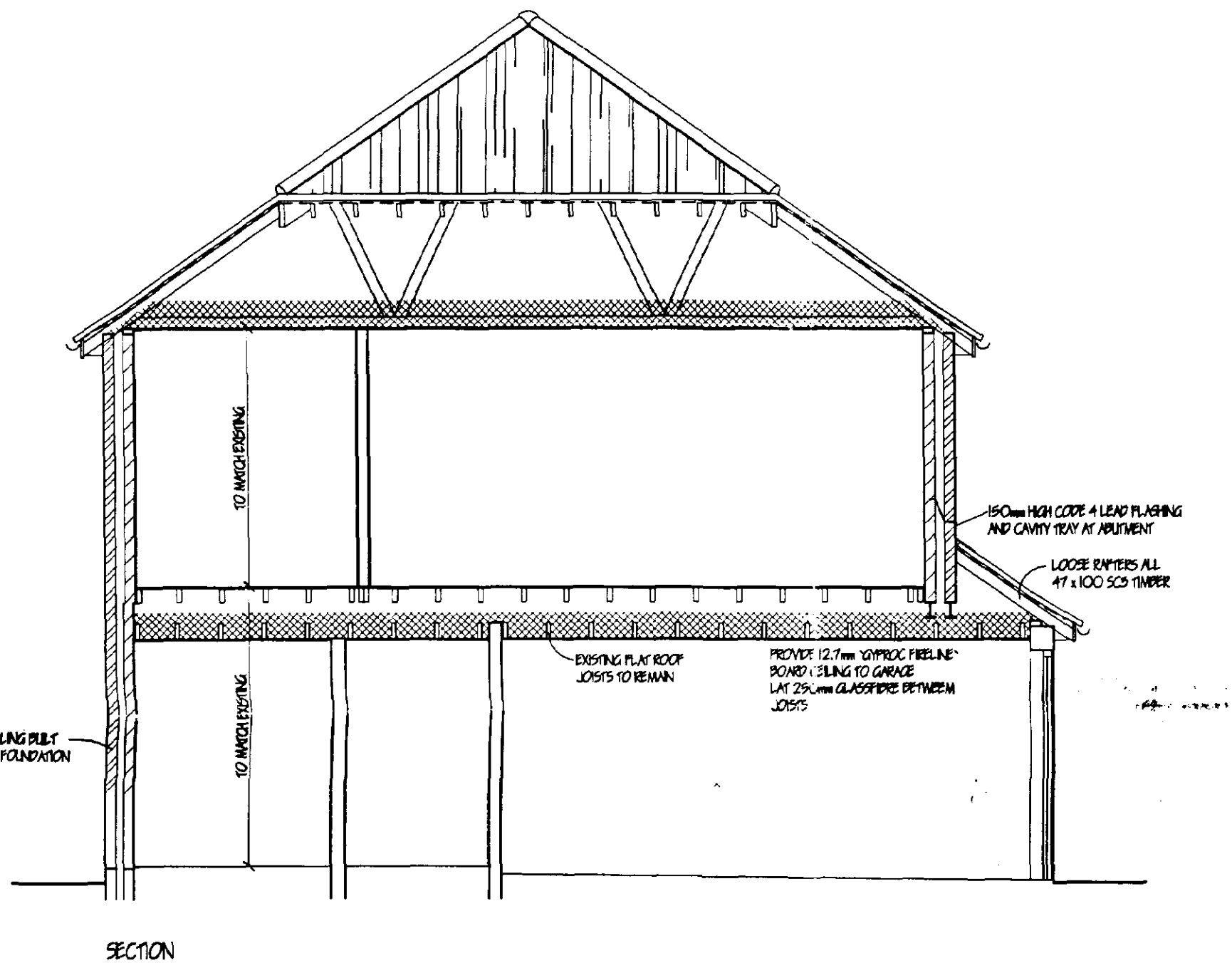
SIDE ELEVATION



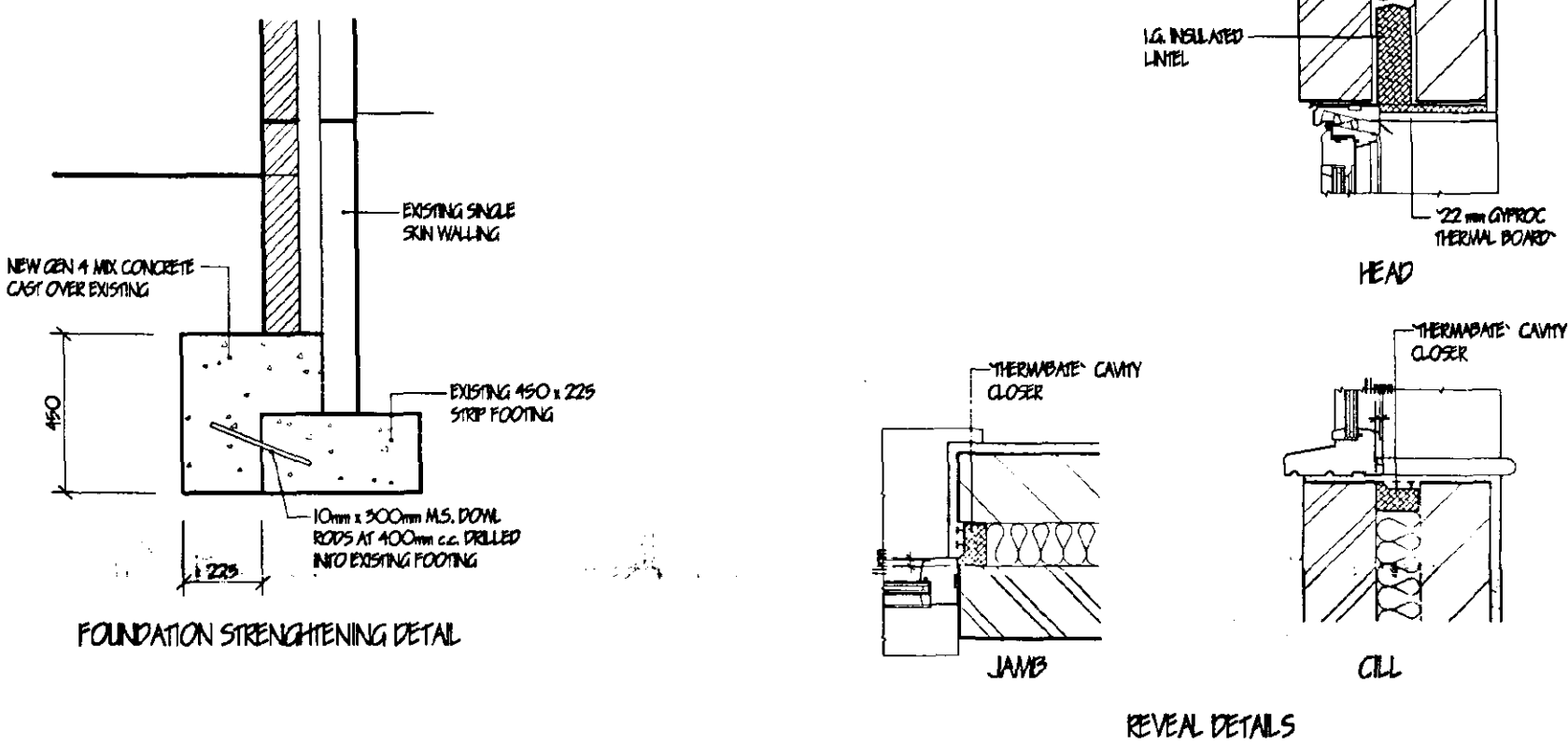
REAR ELEVATION



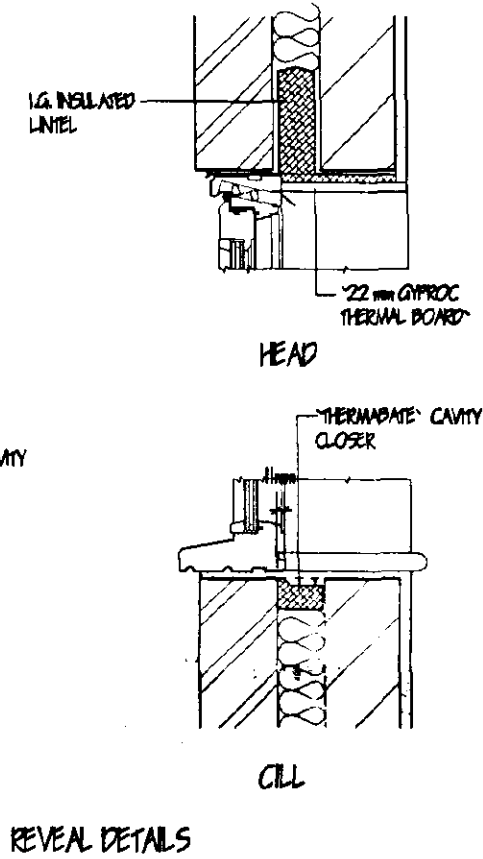
SIDE ELEVATION



SECTION



FOUNDATION STRENGTHENING DETAIL



REVEAL DETAILS

FIRST FLOOR CONSTRUCTION
19mm T&G. flooring grade chipboard on 47 x 125 SCS grade joists stamped 'DRI' or 'D' to indicate moisture content of 20% or less all in accordance with BS 4978. at 4000/c. 30 x 5 galvannead steel anchor and lateral restraint straps to joist at max. 1.5m c/c straps to be run over min. 2No. 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.

FOUNDATIONS.
See Detail

LINTELS.

All lintels to be manufactured by Messrs. I.G. Cables U/S and U/H 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 C.P. 121. Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlaid with 12.7 Fire line board or receive 12mm render and skim. Provide Pary-and weep holes and stop ends to cavity tray

FLOOR DRAINAGE
Eucare System

SURFACE WATER DRAINAGE.
Eucare System

GLAZING.

Double glass property throughout (minimum 12mm air gap to all units with Low 'E' 0.5 Glass) max. 'U' value 2.0 W/ sqm. K. At eaves between F.F. and 800mm high and between F.F. 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 extractor fan. Kitchen to extract min. 60 litres per second. Bathrooms to extract min. 30 litres per second. Bedrooms 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 wall mounted Gas fired condensing boiler (min SEDBUK 78X) 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. Heating Engineer to provide a suitable Commissioning Certificate in accordance with that published as part of the Benchmark Code of Practice upon completion

LIGHTING.

To Kitchen and 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 PIR-Dusk or movement sensors and capable only of taking lamps having a luminous efficacy greater than 40 lumens per circuit.

GENERAL.

All electrical installations to be in accordance with the latest I.E.E. Regulations. 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.

Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on under felt to B.S. 747 (type IF) and in all cases to be lapped by 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 category as detailed in B.S. 6999, Pt 2. Timberlake 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 6000/c to a pitch to match existing. 38 x 100 ridge rafter binder. 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvannead metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c. Notes provide solid bracing beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia battens 6mm c/c. grade plywood soffits complete with 100mm wide continuous air gap and fly proof screen. All structural timber to be min. SCS grade, stamped 'DRI' or 'D' to indicate moisture content of 20% or less all in accordance with BS 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the web in accordance with Truss Plate Assoc. tech. bulletin sheet 4.

FIRE ESCAPE WINDOWS.

All habitable rooms in the upper storey of a dwelling shall have a window with an unobstructed area of at least 0.25 sqm, and at least 150mm wide x 450mm 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

CEILING.

Flat ceiling has 250mm glass fibre insulation total thickness. 100mm between joists & 150mm over joists to provide max. 'U' value of 0.16 W/ sqm.K. Ensure 50mm air gap over all insulation. 12.7mm Gyproc plasterboard 5mm skin finish. Provide min. 38 x 38 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 plasterboard. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm double to top surface. Provide slide bolt fastening & draught seal all round

WALLING.

285 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks. 85 cavity: build into cavity. Dithorm cavity wall batt insulation boarding in accord. with makers instructions and asperment cert! No. B4/1268 & B6/1584. 100mm Tarmac. Hermetite solid insulation blocks or similar: Cavity walls tied together using galvannead iron twist ties set 900 horizontally and 450 vertically to B.S. 1249:1978 wall ties positioned at 300 vertical centres at all unbanded courses of cavity. Close cavities with 'Thermabate' preformed closer and provide between felt DPC to C.P. 121. All work to be carried out in accordance with BS Code of Practice 12. Part 1:1979. External walls to have max. 'U' value of 0.25 W/ sqm.K. All to receive 10mm S/C render and 5mm skim. Stud internal wall of 38 x 89mm c/c studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glass fibre infill between studs.

SUB STRUCTURE WALLING.

100mm dense concrete blocks to B.S. 6073 p41 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.

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 drawings 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 work.

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 work 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.

PITCHED ROOF CONSTRUCTION.

revision	date	init.	revision details.



Client: MR N. THACKER

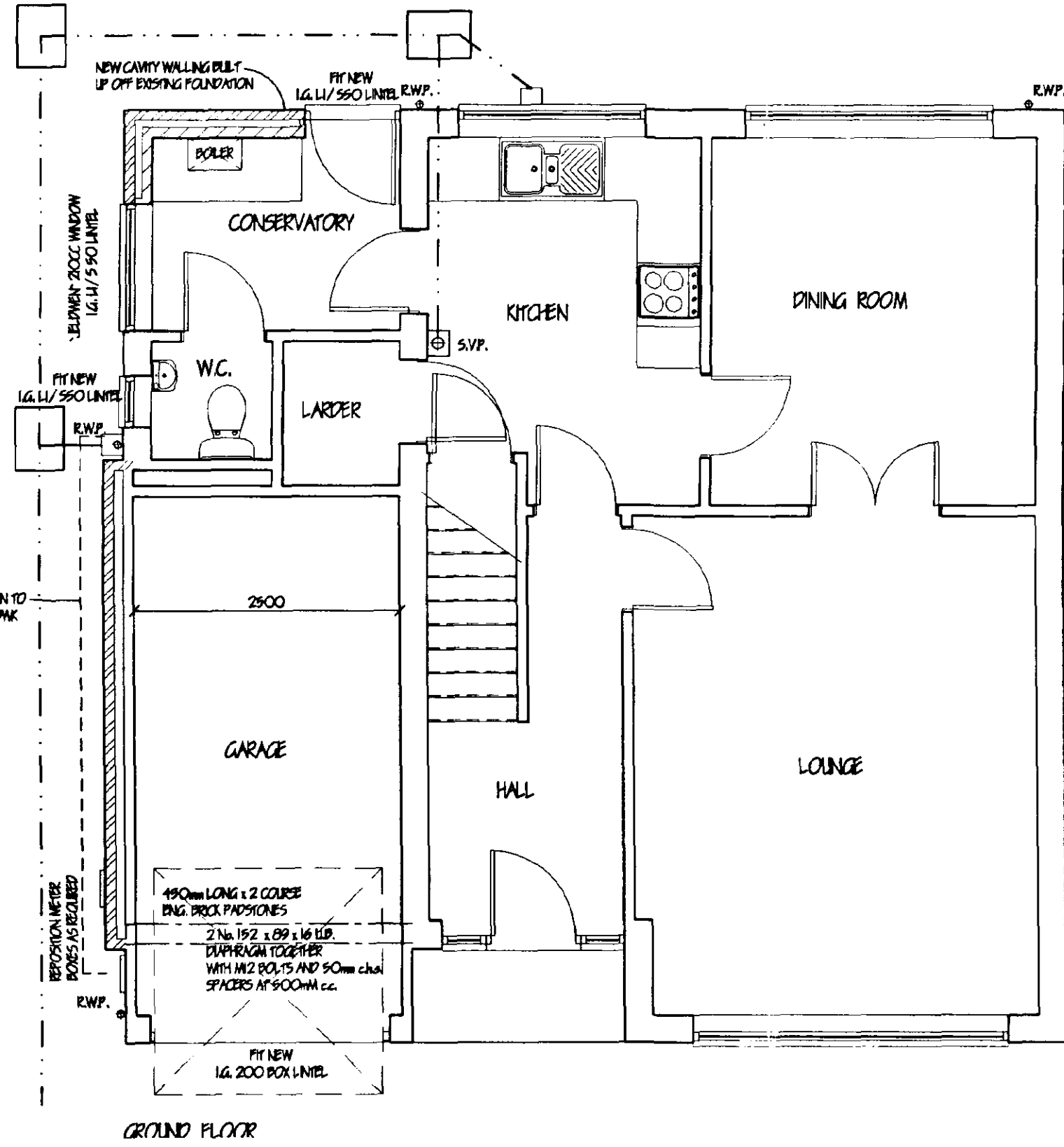
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30 BELL LANE
MOLLTON
SPALDING
Lincs

Drawing:

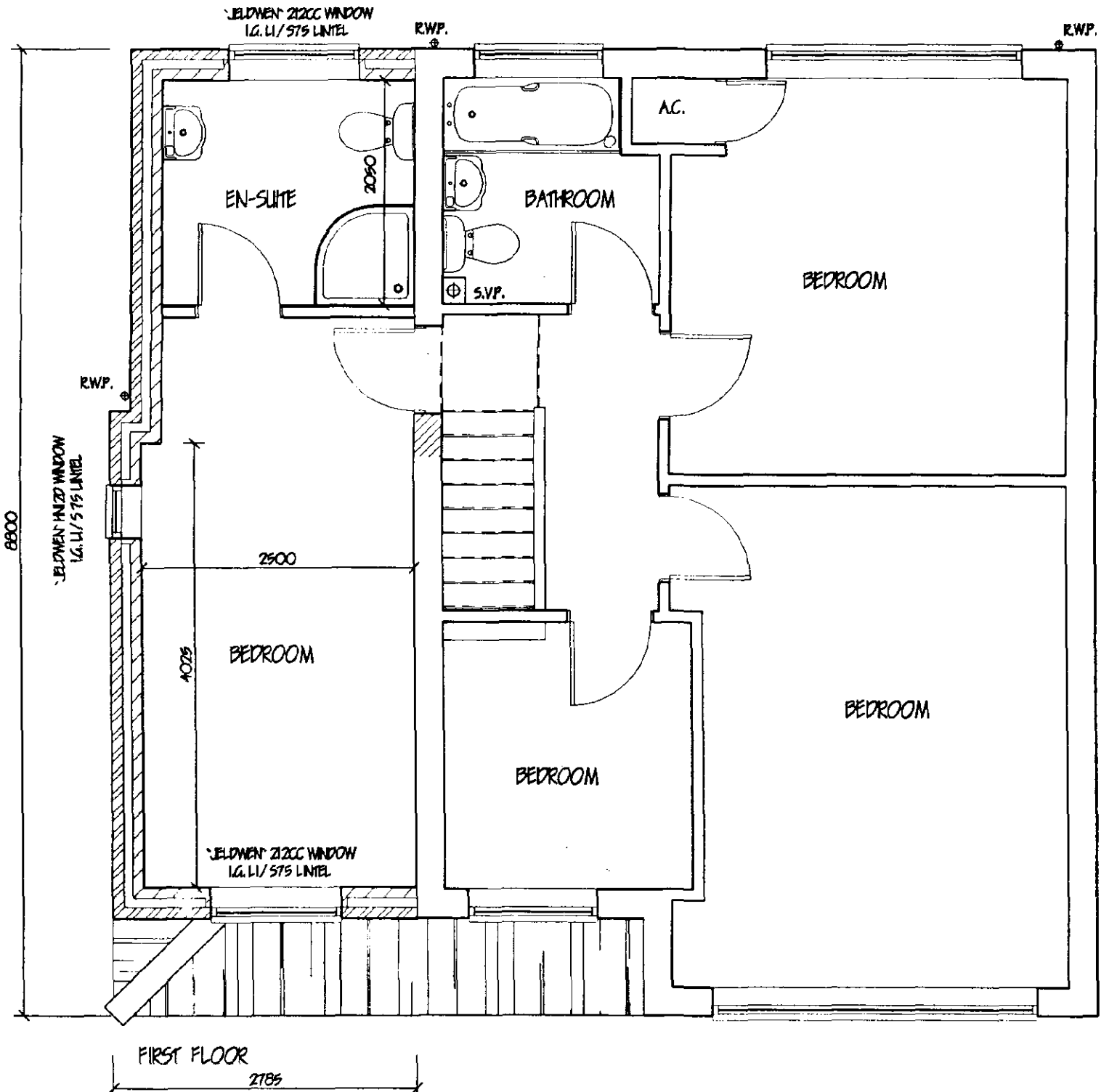
FLOOR PLANS / ELEVATIONS / SECTION
PROPOSED

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Date: APRIL '02 Drawn: J.C.



GROUND FLOOR



FIRST FLOOR

