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revisions:

A. 2.12.97. Building Regs notes added J.Hart

B. 23.1.98 Sun pipe windows omitted J.Hart

C. 18.2.98 Verge boards omitted J.Hart

notes:

1. denotes safety glazing to B.S.6206 1981.

first floor level

ground floor level

dpc level

NORTH ELEVATION

en-suite window glazed in obscure glass

roofs & Stepped roof flashings where roofs abut walls - 150 high.

soil & vent pipe to terminate min 900 above any opening in wire leaf guard. Note: other SVP to terminate in the vent

EAST ELEVATION

150

CORBEL DETAIL 1/20

EAVES DETAIL 1/20

first floor level

ground floor level

dpc level

obscure glazing to bathroom window

expansion joint

SOUTH ELEVATION

WEST ELEVATION

J.J. & J. HARTLEY

J. J. Hartley, M.B.I.A.T., M.C.I.O.B., M.B.I.M.
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job:

MR & MRS S.D ETCHELLS
PLOT TO REAR OF
48 WEST STREET
CROWLAND

Proposed dwelling

DETERMINED PLAN
HOUSING & PLANNING
25 FEB 1998
Ref: 0213/98

drg:

Elevations

scale: 1/50
date: 12th November 97
drawn by: Jonathon Hartley
drg. no.: 3089/4 C.

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revisions:

A. 2.12.97 Building Regs notes added J.Hartley

B. 24.12.97 Building Regs checklist J.Hartley

C. 6.1.98 structural calculations added J.Hartley

D. 15.2.98 barge boards omitted J.Hartley

First floor level

DPC level

SECTION AA

SECTION BB

SECTION CC

SECTION DD

SECTION EE

SECTION FF 1/25

SECTION GG 1/25

Drainage details

Waste pipes:- W.C.s 100ø, bath, kitchen sink & washer 40ø
& basins 32ø, all fitted with 75 deep seal traps, all to work to En-suite basin.

En-suite:- all fittings to discharge to new S&V.P.

Bathroom:- all fittings to discharge to new S&V.P.

Kitchen:- all fittings to discharge to new S&V.P.

Utility:- all fittings to discharge to new gulley above water line & below grating.

Access:- basin to pass connection on W.C. to discharge direct to new inspection chamber.

Rodding eyes at all changes in direction of drainage.

All below ground drainage in 100 flexible jointed underwork, surrounded by 100 peg gravel, gradient 1:40.

Soakaways min 5000 away from any building.

Foul drainage to discharge to main sewer in West Street.

Stairwell details
floor to floor 2600
5no. equal risers 200
2no. treads 250 inc 20 nosing
going = 230
min headroom 2metres
handrail 900 above pitch & 1100 high to Landing
min going to tapered treads 50mm.

Build up external walls in
103 facing brickwork, 50 cockwool filled cavity & 100 thermal blockwork inc 5no. wall ties/m², double at cavity closures, to B.S.1243: 1978

New solid floor built in 150mm wall compacted & sand blinded hardcore 1200 gauge polythene dpm, lapped & continuous with dpcs. 200mm concrete 40mm Jabite flooring boards, 500 gauge polythene dpm, 65 screed & finish with no. layers of chicken mesh under none load bearing walls. N.B. slab thickened under loadbearing internal walls.

200 X 50 SC3 GRADE CEILING JOISTS AT 600 CTRS
147 X 50 SC3 GRADE RAFTERS AT 600 CTRS

220 X 50 SC3 GRADE FLOOR JOISTS AT MAX 600 CTRS
(MAX 450 CTRS OVER LOUNGE)

STRUCTURAL CALCULATIONS FOR RAFT FOUNDATIONS & STRUCTURAL STEELWORK TO BE SUBMITTED TO & APPROVED BY LOCAL AUTHORITY

75x47 S/W rafters & ceiling joists at 400 ctrs to dormers

75 celotex

Rafter connected to ceiling joist using 12mm ø bolts with 50mm ø toothed plate connector

Rafter notched over plate & connected using truss clip.

Timber plate bolted to top flange of purlin

hanger to each ceiling joist

Construct dormer cheeks in 100x47 S/W studwork at 400 ctrs, 100 glass wool infill, 1200 gauge polythene dpm, 9mm marine ply & 125x25 feather edged boarding.

100 internal wall

padstone

600

INTERNAL WALL PURLIN SUPPORT DETAIL 1/20

* denotes location of joint in R.S.C., staggered at support

Notes:
6mm plasterboard ceiling
450x450 brickwork piers to support B&B building roof, on 650x650x 600 deep concrete pads

Strap rafters, ceiling joists & floor joists down to walls at max 1800cts with 30x5 m.s. straps inc. noggin pieces as req'd.

structural timber to be S.C.3 grade Softwood

cover new roofs in concrete interlocking roof tiles, suitable for pitch & fixed all in accordance with manufacturers instructions & relevant codes of practice to 38x25 S/W battens on untreatable felt.

Steel purlins.

double trimming joists to match existing rafters.

75x25 S/W fascia.

provide double rafters to both sides of proposed dormers.

200x 25 S/W ridge.

200x 75 S/W Valley rafters

ROOF PLAN

stairs void

double joist under stud wall

double trimming joist

double stairs trimming joist

38x38 herringbone strutting

38x38 herringbone strutting

75 tongue & groove boarding to complete first floor.

double joist under studwork wall.

38x38 herringbone strutting

hang floor joists off trimmer with heavy duty joist hangers N.B. timbers to have min 40mm clearance from chimney flue.

FLOOR JOIST PLAN

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PLOT TO REAR OF
48 WEST STREET
CROWLAND

Proposed dwelling

SOUTH HOLLAND DC
HOUSING & PLANNING
25 FEB 1998
Ref: 0213/98

drg:
Sections, roof & floor joist plan

DETERMINED PLAN

scale: 1/50
date: 12th November 97
drawn by: Jonathon Hartley
drg. no.: 3089/3 D

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revisions:

A. 28th Nov 97. Building Regulations notes added. JH
B. 24th Dec 97. Building Regs checklist. J.H
C. 6th Jan 98. Structural calculations added to drawing.
D. 22nd Jan 98. Two gable windows omitted. J.Hanna
E. 18.2.98. Range beams omitted. J.Hanna

notes:

1. Structural timber to be SC3 grade softwood.
2. Install all central heating components as shown on plan, in accordance with manufacturers instructions & relevant codes of practice.
3. All new windows to be double glazed, fitted with 8000mm² trickle vents & to be capable of providing min 10 l/s natural light & min 5 l/s natural ventilation.
4. 15 litre/second capacity mechanical extract fans to Bathroom & En-suite including 15 minute over-run, operated by light switch.
   30 litre/second capacity mechanical extract fan to new kitchen.
5. 200mm Glass wool to computer floor spaces & 75 celotex to sloping ceilings with 50mm clear air gap above.
6. 4 No 25 dia. flat fascia vents to all eaves & Monarflex vents at high level between each rafter to provide equiv. 5mm cont. air gap.
7. 15 No. domestic smoke detectors to B.S. 5446.
8. Line structural steelwork in 9.5 plaster board, secured at 100 cts with 1.6 swg wire ties & 7mm gypsum plaster skim.
9. New ceilings to complete property in 12.7 plasterboard & scrim & set.
10. To close all cavities with 'Thermabate' cavity closers to prevent cold bridging.

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job:
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PLOT TO REAR OF
48 WEST STREET
CROWLAND

Proposed Extension

DETERMINED PLAN
SOUTH HOLLAND HOUSING & PLANNING
25 FEB 1998
Ref: 0213/98

drg: Plans

scale: 1:50
date: 11th November 97
drawn by: Jonathan Hartley
drg. no.: 3089/2 E

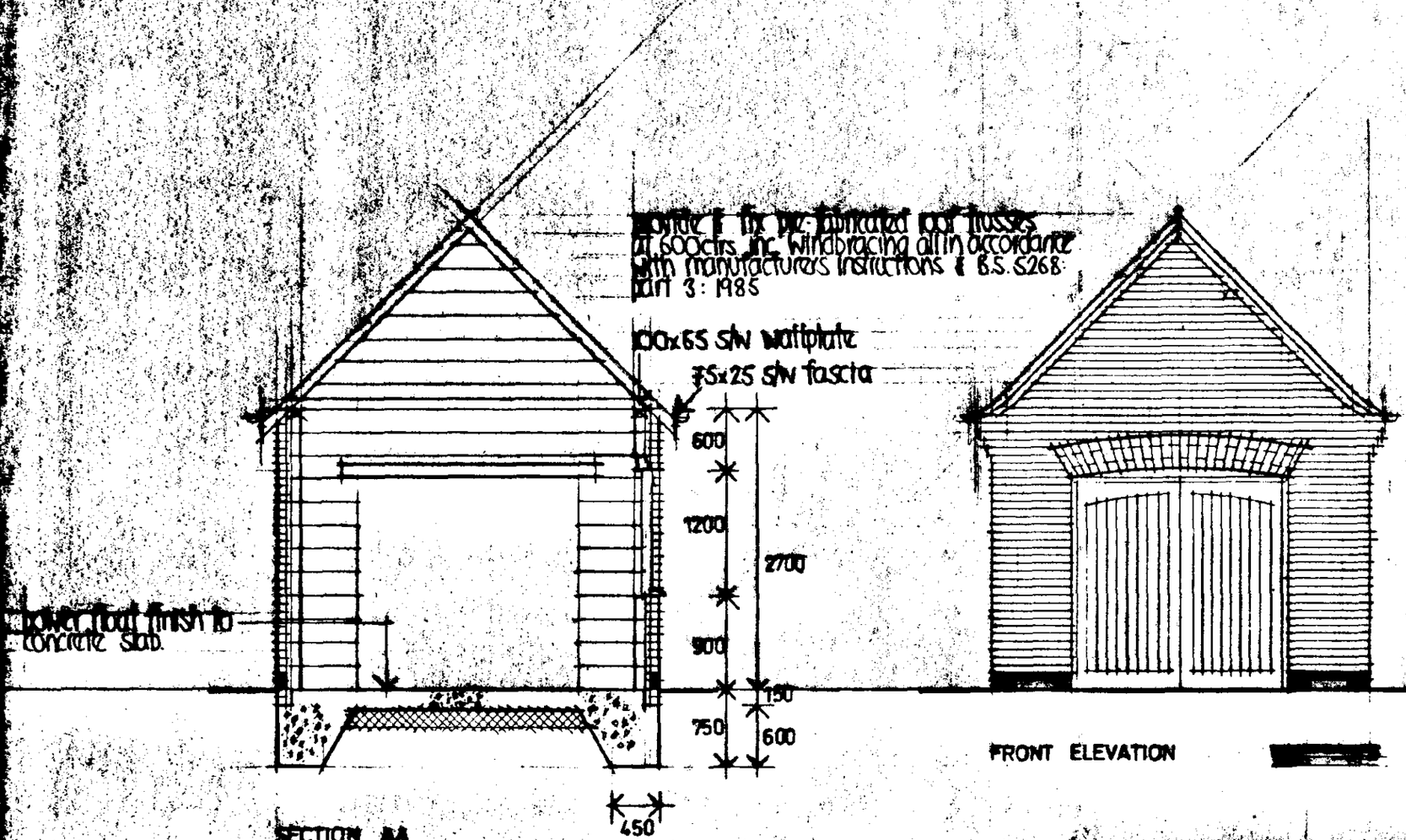
PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

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revisions:

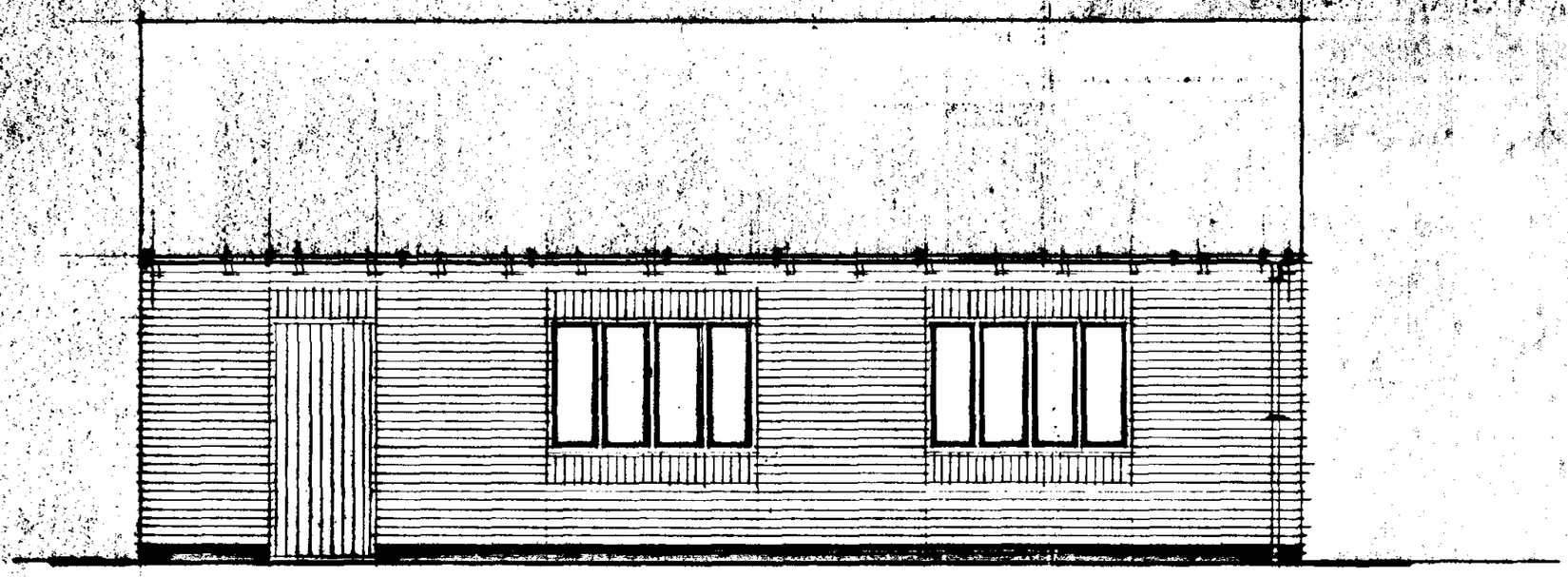
notes:



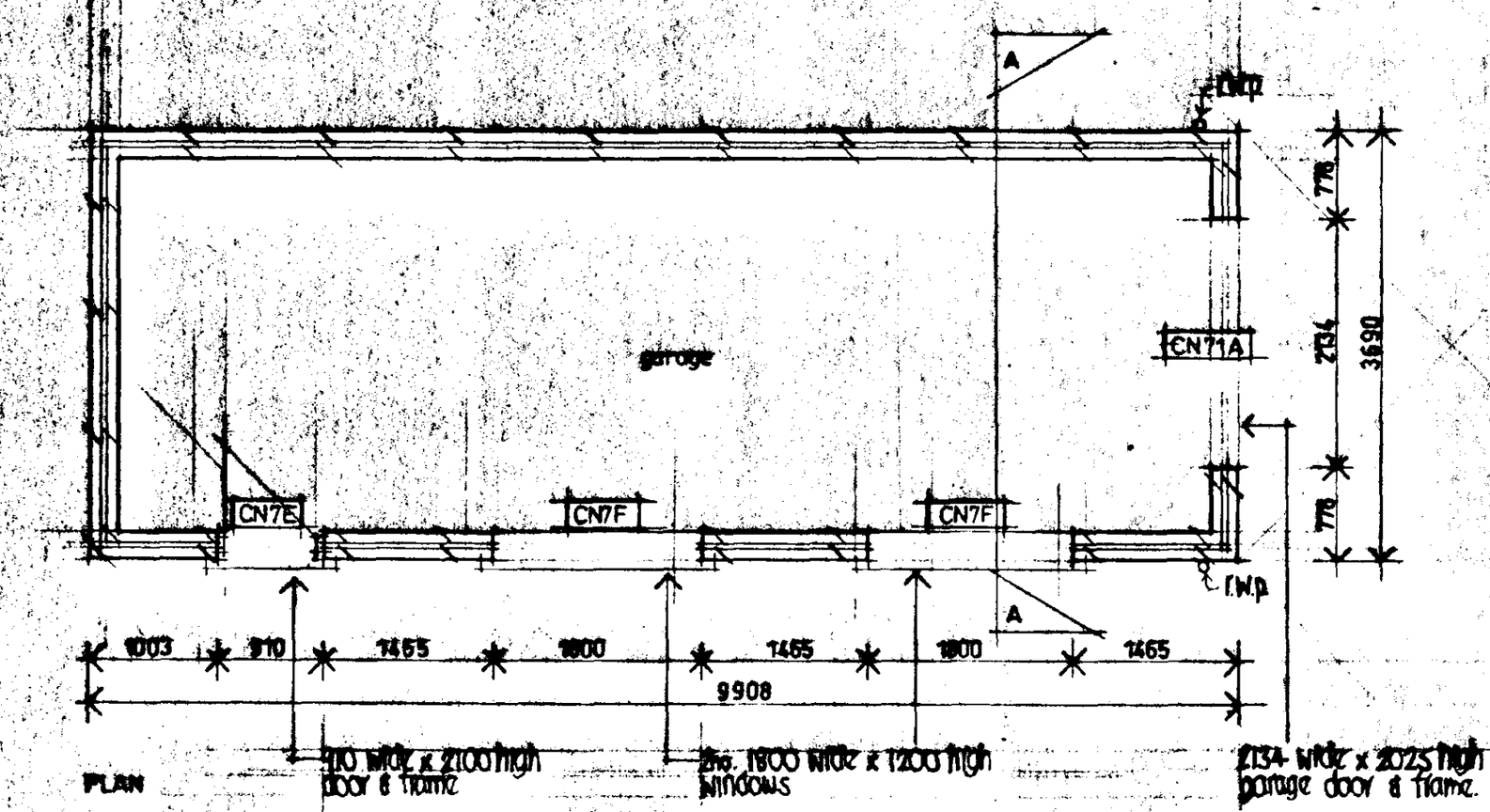
SECTION AA

FRONT ELEVATION

engineering brickwork dpc



SIDE ELEVATION



PLAN

J. J. & J. HARTLEY

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48 WEST STREET
CROWLAND

Proposed garage

SOUTH HOLLAND DC
HOUSING & PLANNING
25 FEB 1998
Ref: 0213/98

drg:
Plan section & elevations

DETERMINED PLAN

scale: 1/50
date: 17th February 98
drawn by: JONATHON HARTLEY
drg. no.: 3089/7

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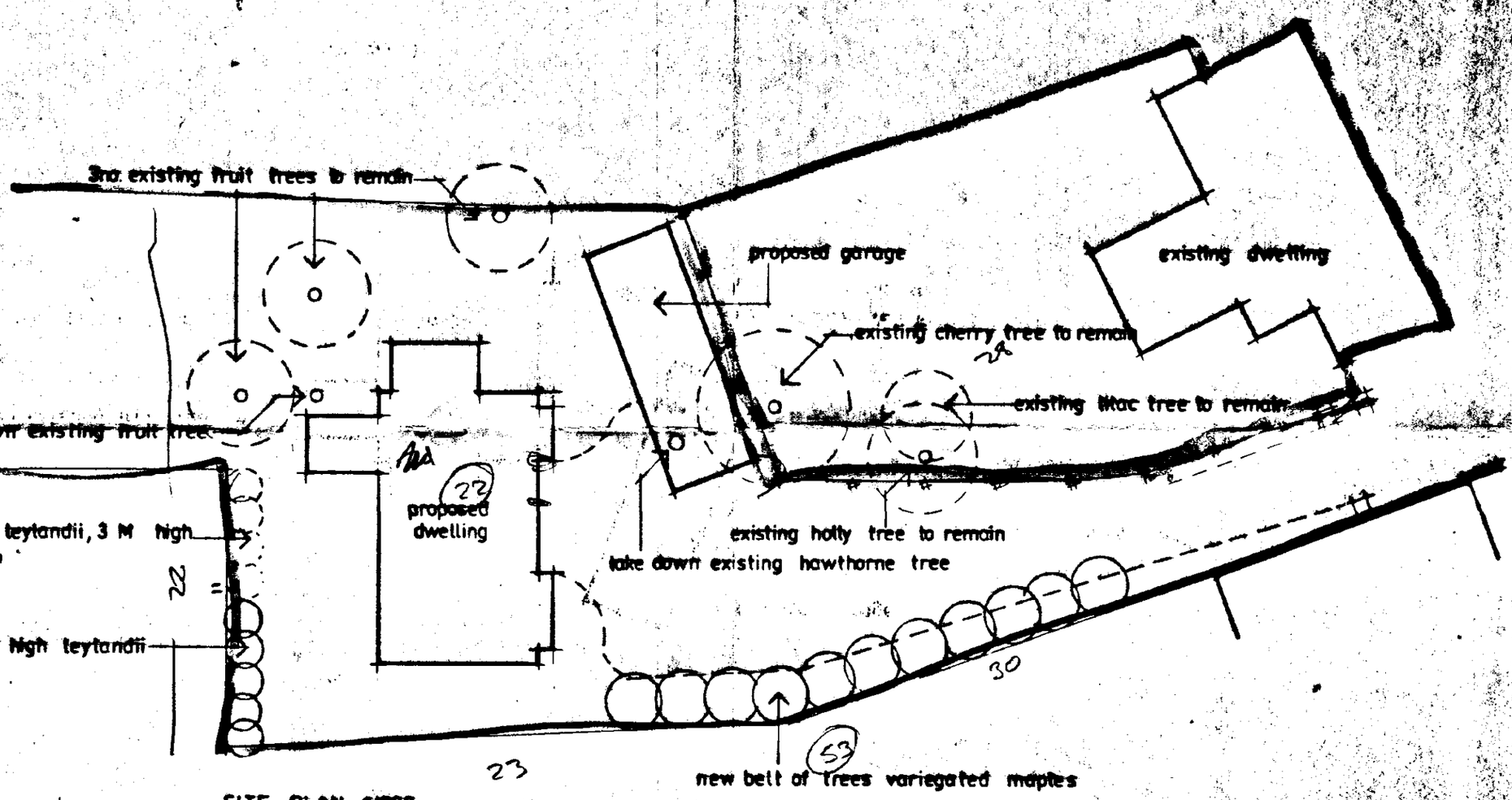
revisions

16.2.98 Site plan amended J.Hartley

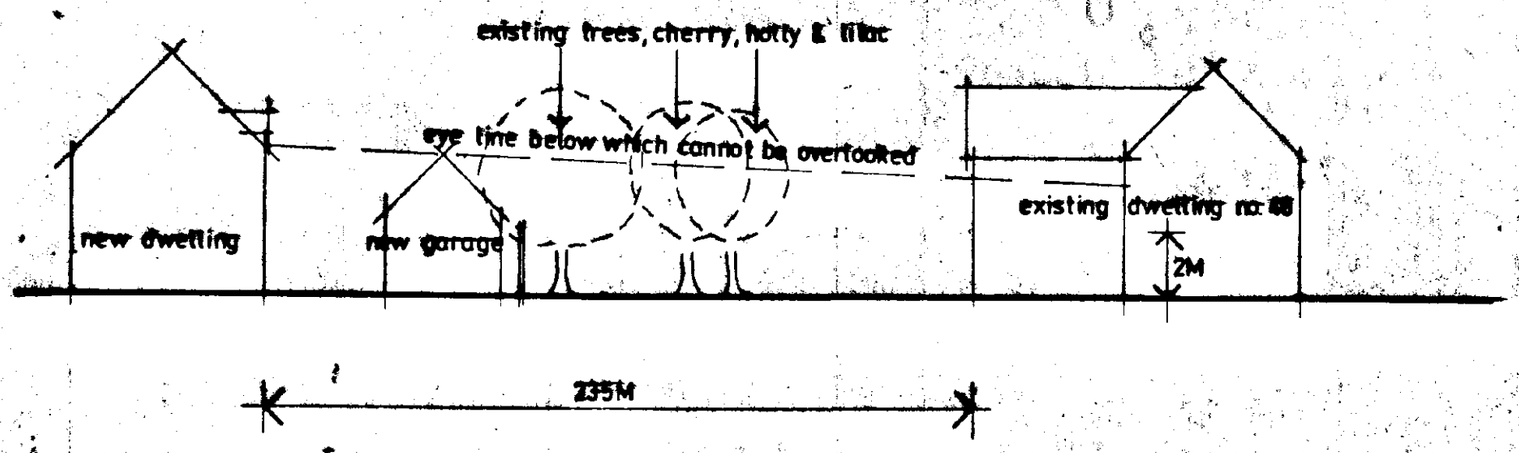
MATERIALS SCHEDULE

Facing brickwork:- Marshalls "Old mill sunset"
Roof tiles:- William Blythe
Garage - natural red corrugated } Antique finish
House - natural red Lincoln }
Windows - White UPVC.

notes:



SITE PLAN 1/200



SECTION 1/200

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CROWLAND

PROPOSED DWELLING

SOUTH HOLLAND DC
HOUSING & PLANNING
25 FEB 1998
Ref. 0213/98.

drg:
SITE PLAN

DETERMINED PLAN

scale: 1/200
date: 8th December 97
drawn by: Jonathon Hartley
drg. no.: 3089/6A