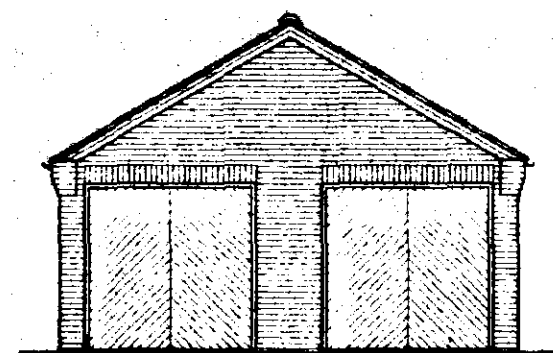
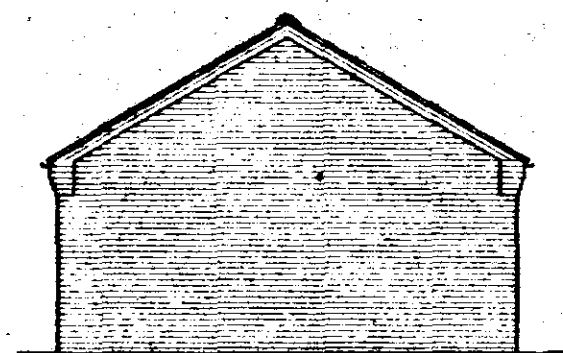


PITCHED ROOF CONSTRUCTION

PIVOT RAIL CONSTRUCTION:

Interlocking concrete rail ties to match existing to P.S. 473 part 2 1971, on 25 x 38 softwood treated timbers on underlaid to P.S. 747 (4" gap) P.S. and in all cases to be lapped by 150mm both vertically and horizontally. Ties to be laid with min. headway of 75mm and to be fixed in accordance with respect to wind speed, rail pitch and exposure category as detailed in chapter 5 part 2 1972. Temporary specialist made prefabricated rail brackets to comply with P.S. 5268 part 3 1936, RULES G.C.S. TO BE SUBMITTED TO I.A.M. 28 DAYS PRIOR TO Erection. Timbers to be at 600c/c to a pitch of 30 c/c. CHECK ON SITE. 38 x 100 rubber made binder. 38 x 100 cotting binder. All timbers to be strapped to wall plate by 30 x 5 ungalvanized metal straps across anchor and lateral restraint straps at min. 150m c/c.

Note: provide solid binders beneath straps. 38 x 100 wall plate bedded on sand and cement. 25 x 175 fascis boards. 6mm end. 4 grade plywood soffit complete with 100mm wide continuous air gap and fly proof screen. All structural timber to be min.S3 grade.

WORKING

Face brickwork to D.S. 9921:1974 for clay bricks and D.S. 187:1978 for calcium silicate bricks; Gable walls 215mm; Plank walls 105mm with 215 x 215 piers at mid point.

9.5 STRUCTURE WALLING

100mm dense concrete blocks to B.S. 6075 pt.1 1981.
DPC to external wall positioned in accordance with CP
102 min. 150 above finished ground level. Brickwork
below d.p.c. to be F.L. quality.

GROUND FLOOR CONSTRUCTION

Strip all vegetable soil and lay floor as follows: 100mm
5/4 mix concrete overite on 1200g polythene D.P.M.
lapped continuous with D.P.C. by min. 100mm : 150
blended and consolidated hardcore

FOUNDATIONS

Under walls as shown provide strip concrete foundations as follows: Under 215 walls provide 225 x 600 and under 100 walls provide 225 x 450 all 514 mm to D.S. 5328: 1990. All foundations taken down to bear on hard bearing strata min. depth of 600 to top of foundations: should strata soil conditions be found on-site then foundations shall be taken down to a depth of 1 metre below ground level.

SURFACE WATER DRAINAGE

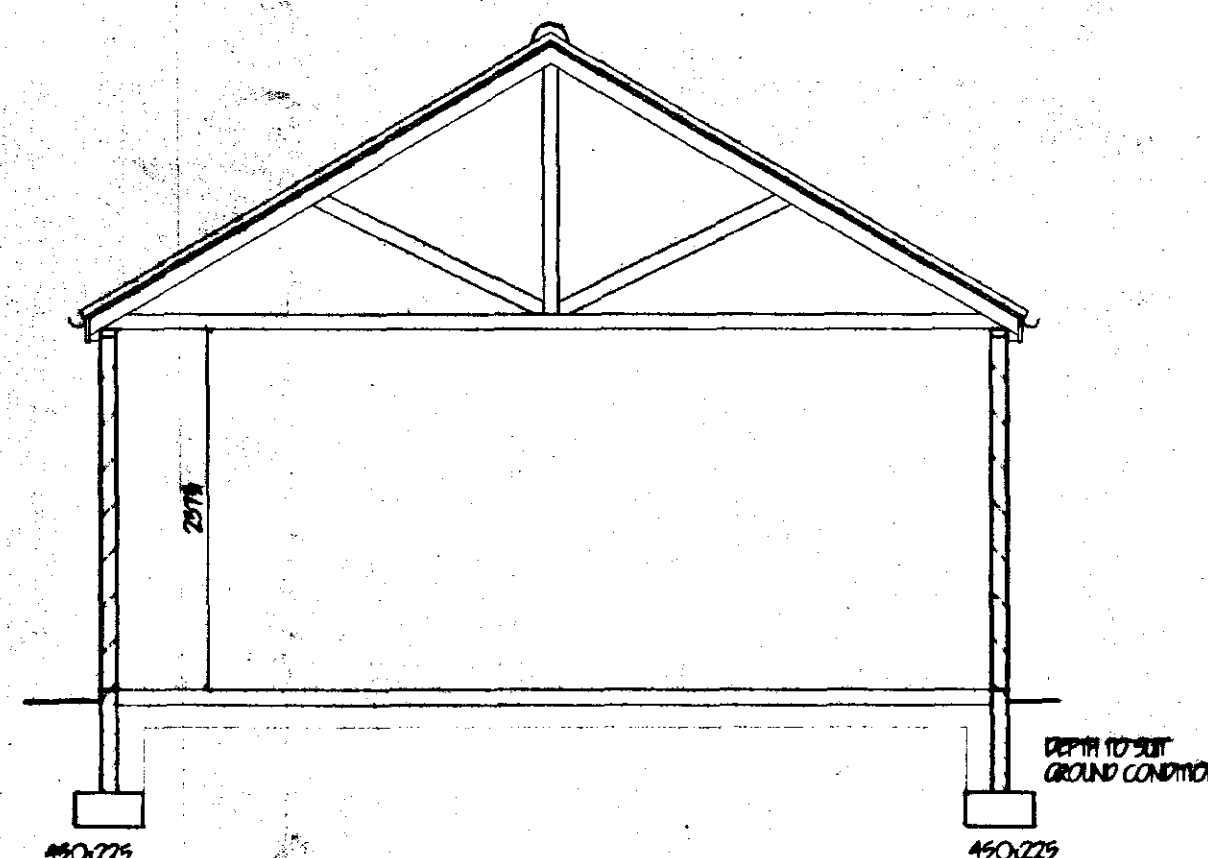
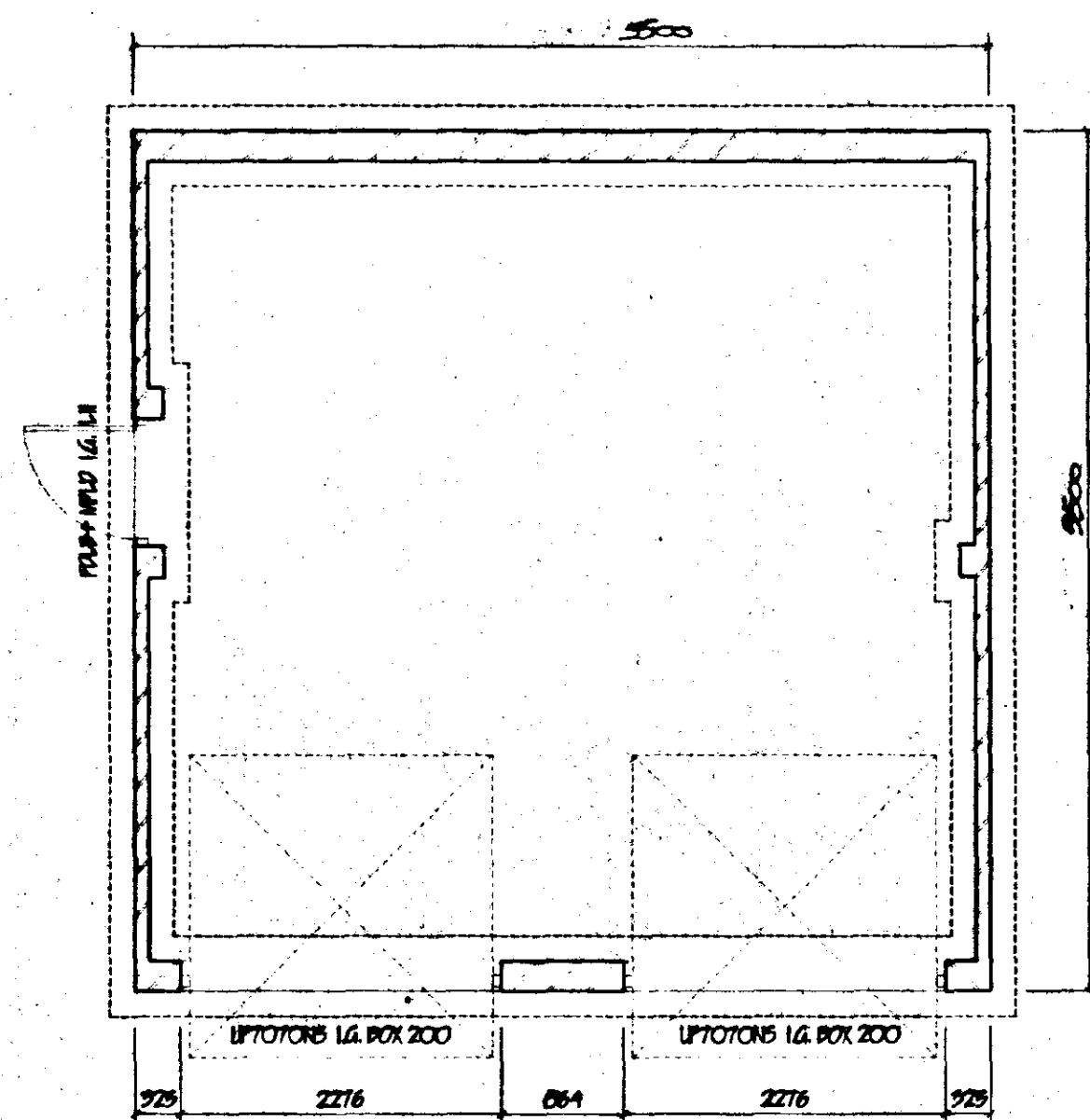
15 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and sloped to 1.2m dia. soakaway min. 5.0m from structure.

UNTELS

All links to be manufactured by Messrs. LGA and 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. Links in garage to be underlined with 12.7 fireline board or receive 2mm render and skim.

STUDIES

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 BSA Certificate or European Code equivalent.



DETERMINED
PLAN

SOUTH HOLLAND CO
HOUSING & PLANNING
15 SEP 1999
Ref: 0913/99

[illegible]

COOPER ARCHITECTURAL DESIGN
BROMHAM, HOCKLESGATE,
FLEET, SPINALDING, LONG'S PE12 8LF
Tel/Fax : 01408 423782

Client **MR & MRS GIBB**

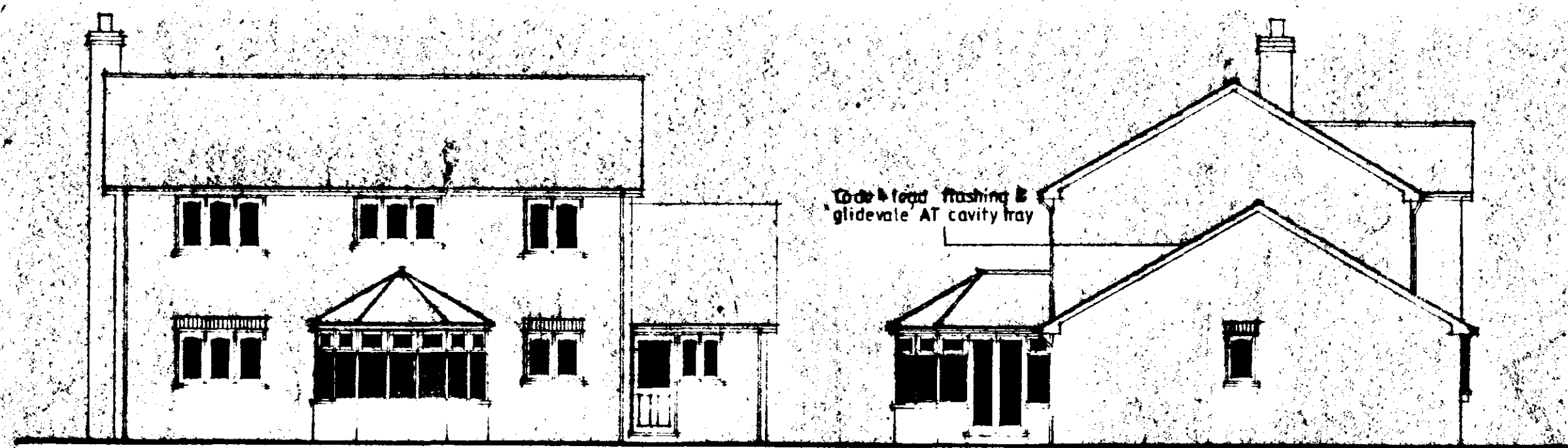
Project: PROPOSED HOUSE & GARAGE
JOYS BANK,
HOLBEACH ST JOHNS

Drawing

Scale 1:50 1:100

Date: JULY 97

Drawing No.	9637:3
Drawn.	J.C.



Rear Elevation

Side Elevation



Front Elevation

Side Elevation

POLE DRAINAGE
Inspection chamber construction to be "Caisin" 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 100mm dia. UPVC, to B.S. 4680:1983 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 flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening marked both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514:1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 3943:1979 complete with rodding eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-siphon trap and 80mm waste.

SURFACE WATER DRAINAGE
115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING
Double glaze property throughout (minimum 6mm air gap in all units) excluding garage. All glazing between 1.1m and 2.0m high and between 1.1m 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: Kitchen: window mounted mechanical extractor 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.

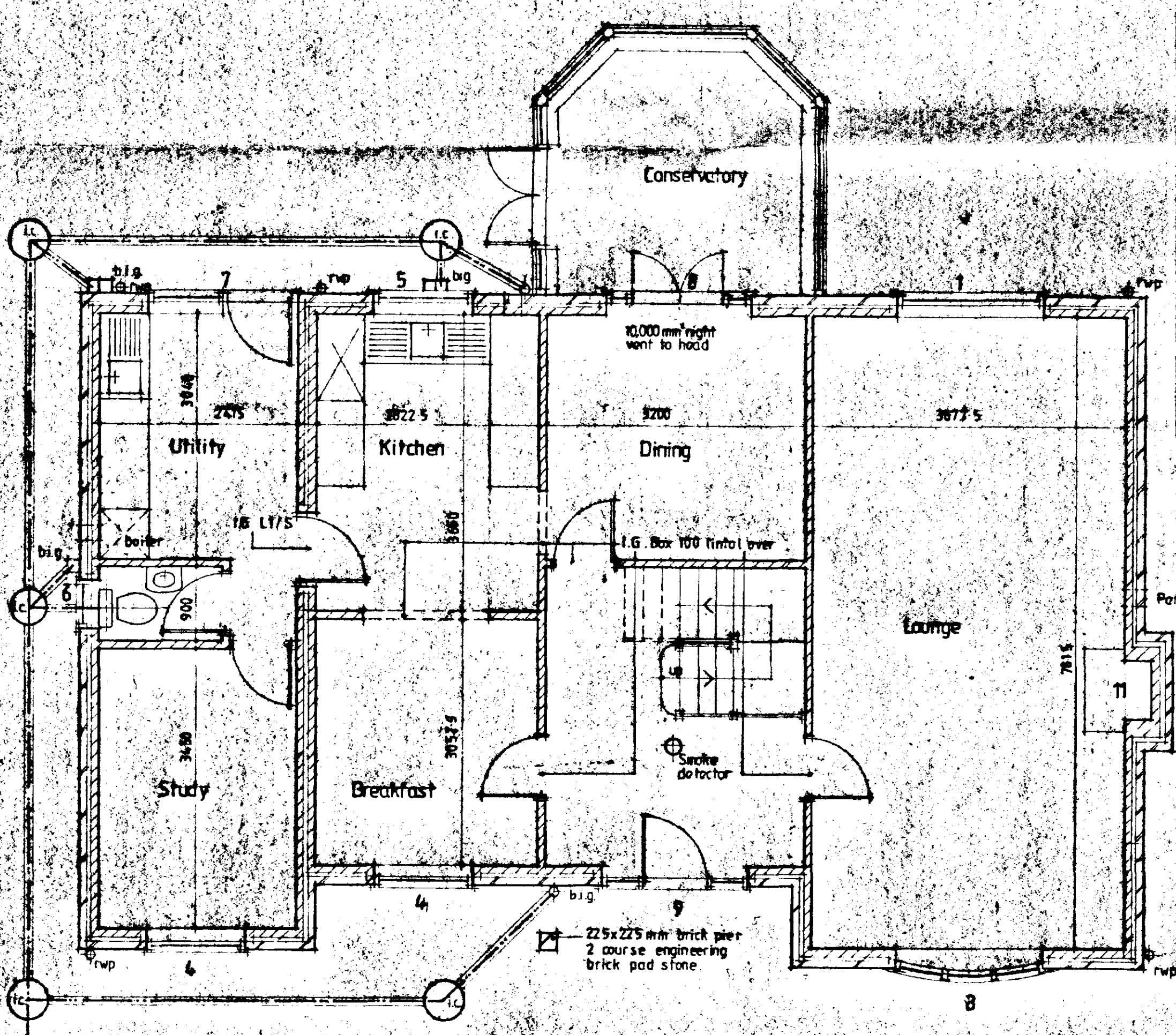
HOT WATER AND SPACE HEATING
Provide oil fired boiler with balanced fan assisted flue. Flue to be fitted with durable wire guard externally. Provide suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be vented and all hot water storage tanks and pipes to be insulated to B.R. L1, part 3.

SMOKE DETECTORS
Provide mains operated self-contained smoke alarms to B.S. 5446: pt 1, in positions shown on plan.

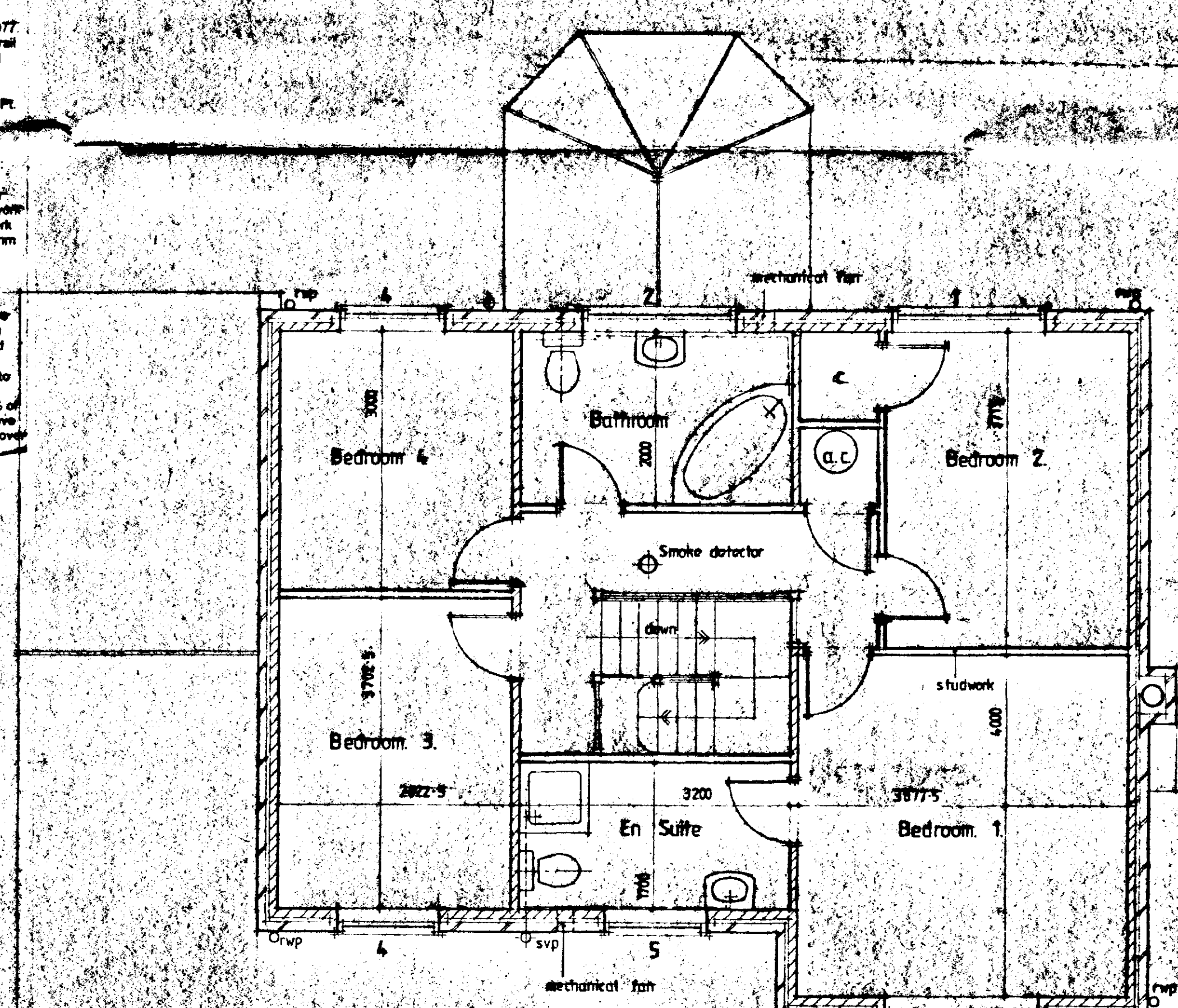
STAIRCASE AND BALUSTRADE
Construct staircase as follows: 838 off string 1396, 223 going ex 32 x 250, 422 going in, head room 2.0m measured vertical above pitch line. All in accordance with B.S. 5395:1977. Staircase to have ex 38 x 50 shaped hardwood handrail min. 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 90mm. Handrail and balustrade to be capable of resisting the appropriate load specified in B.S. 6339: Pt 1. Balustrade to be min. 900mm high.

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. 800mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roofline intersection provide coded lead flashing and 2 course engineering bricks.

OPEN FIRE
To be capable of burning smokeless fuel: Flue to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and gas 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 (covered) permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.



Ground Floor



First Floor plan

SOUTH HOLLAND DC
HOUSING & PLANNING
15 SEP 1999
Ref: 0913/99

**DETERMINED
PLAN**

Notes & Schedules

Nº	LINTOL	WINDOW
1.	I.G. L1/S 2100	312CC
2.	" " " "	310CC
3.	" " " "	CR3S
4.	" " " "	212C
5.	" " " "	210C
6.	" " 1050	110C
7.	" " 2250	H2N12C DOSE
8.	" " " "	FCP195
9.	" " " "	FED195RR
10.	" " 1050	112C
11.	65 x 100 mm prestressed concrete lintel	

NOTE:
TRUSS CALCULATIONS TO BE PROVIDED
28 DAYS PRIOR TO ERECTION FOR
LOCAL AUTHORITY

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details



client
MR & MRS GIBB
project
PROPOSED HOUSE & GARAGE
JOYS BANK
HOLBEACH ST. JOHNS
SPALDING,
Lincs.

drawing
FLOOR PLANS - ELEVATIONS

scale	drawing no
1:50 1:100	9637-1
date	drawn
JAN 97	