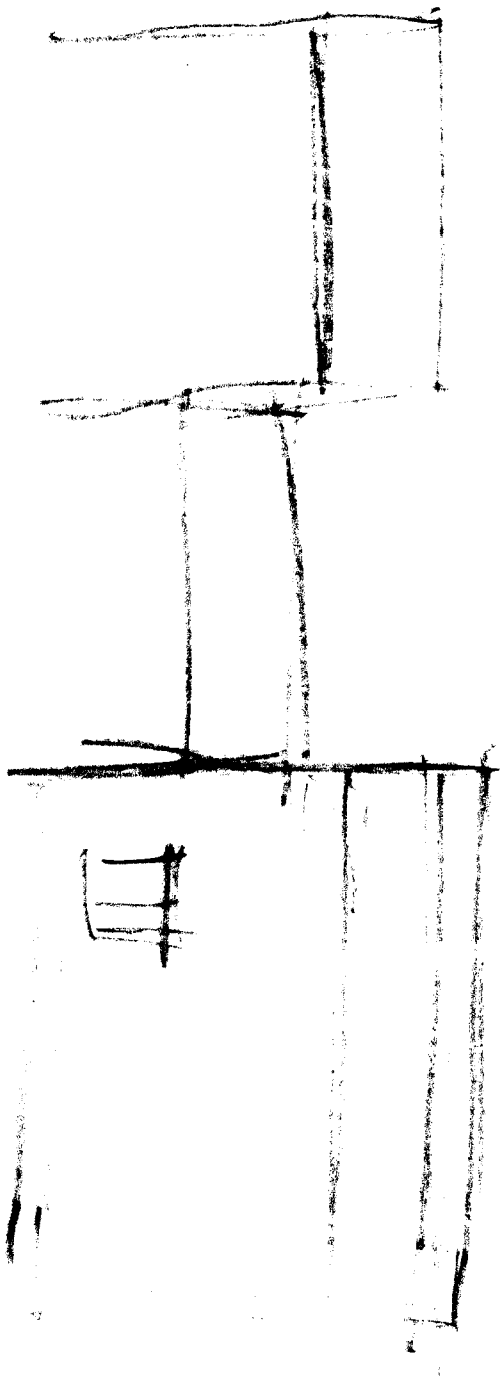
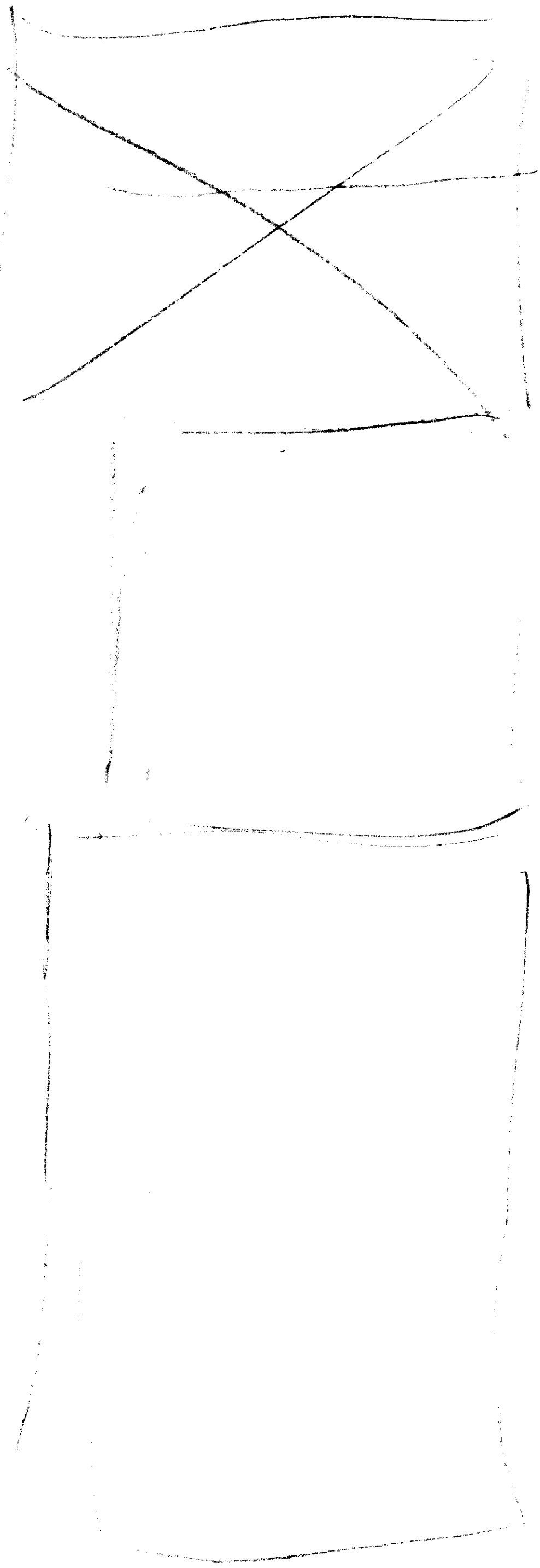
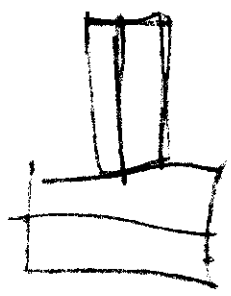
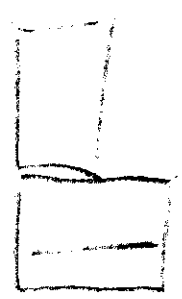
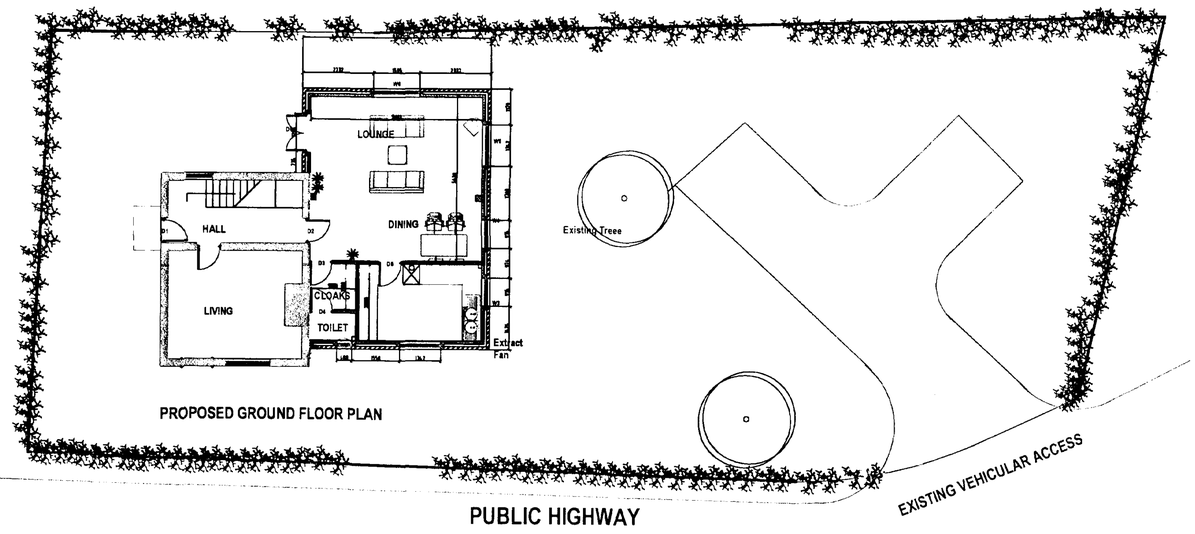




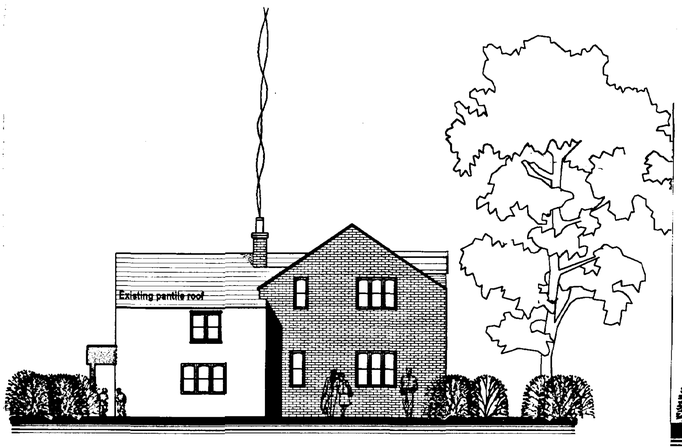








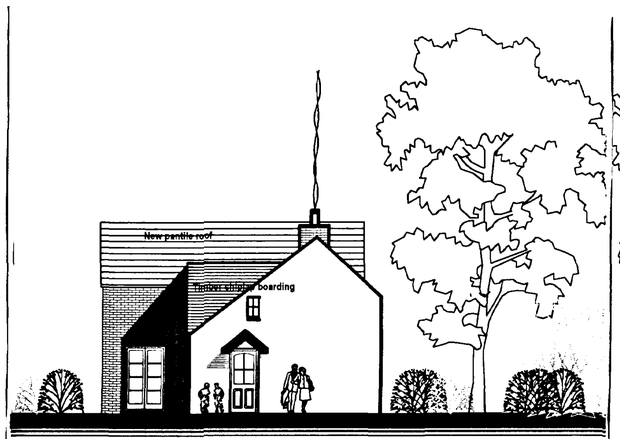
SITE PLAN Scale 1:100



FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps. (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm. dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropiyene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

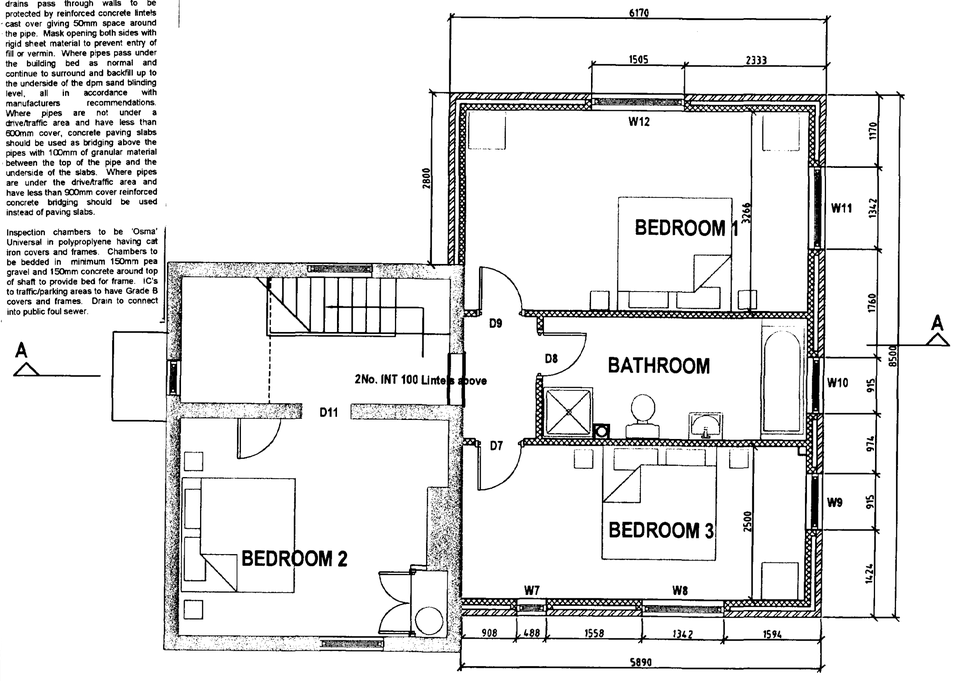
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep *with 500mm vegetable soil over mineral* board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.

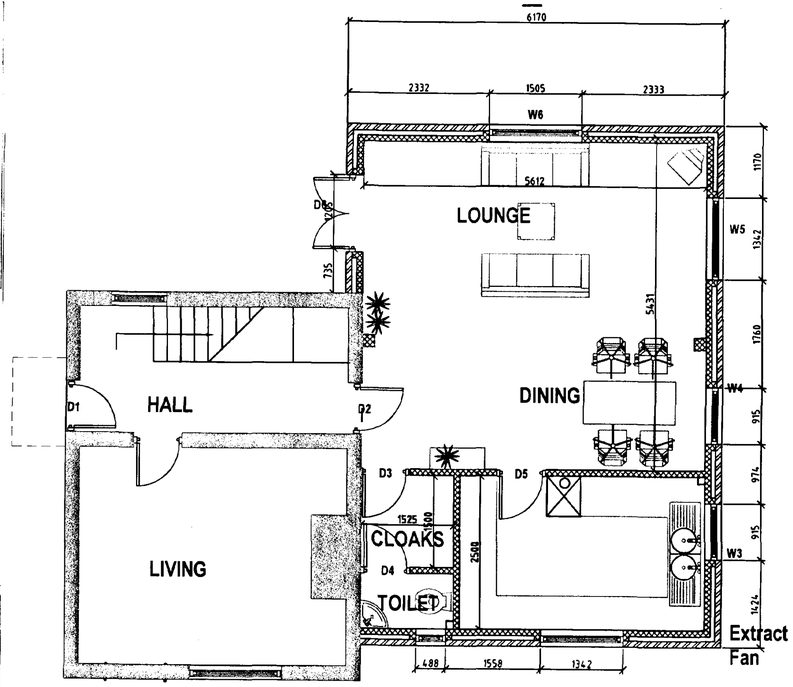
Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:600 RWP's sealed to drain at ground level.

Colour – black.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED	26/9/00
2. BRICKWORK ADDED	27/9/00
3 EXTENSION SET BACK, WINDOWS REV, EXISTING RENDER KEPT, ROOF LEVEL DROPPED	11/10/00
4 DORMERS SHOWN	18/10/00

ELECTRICAL KEY

- Single power point
- Double power point
- Light switch
- Double light switch
- Pull cord
- Ceiling light
- Telephone point
- Television point
- Smoke detector
- Extractor fan

PLANNING PLAN
Ref.

Rec'd 11/09/00

DETERMINED PLAN

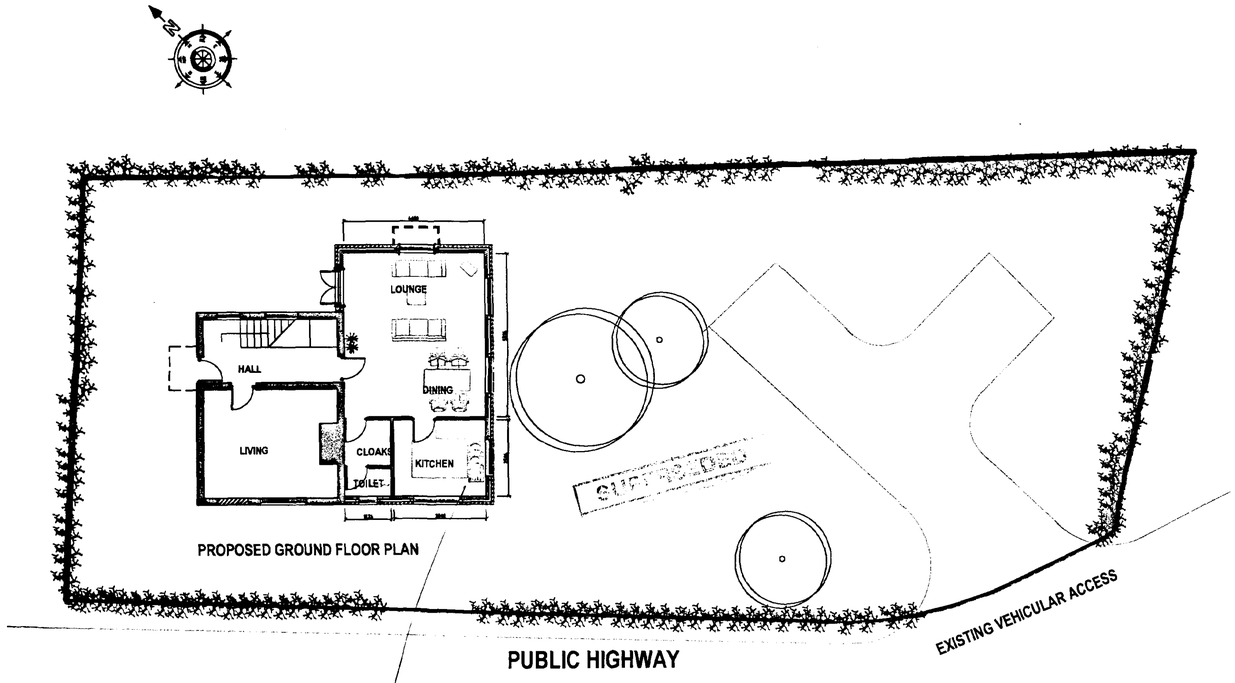
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL

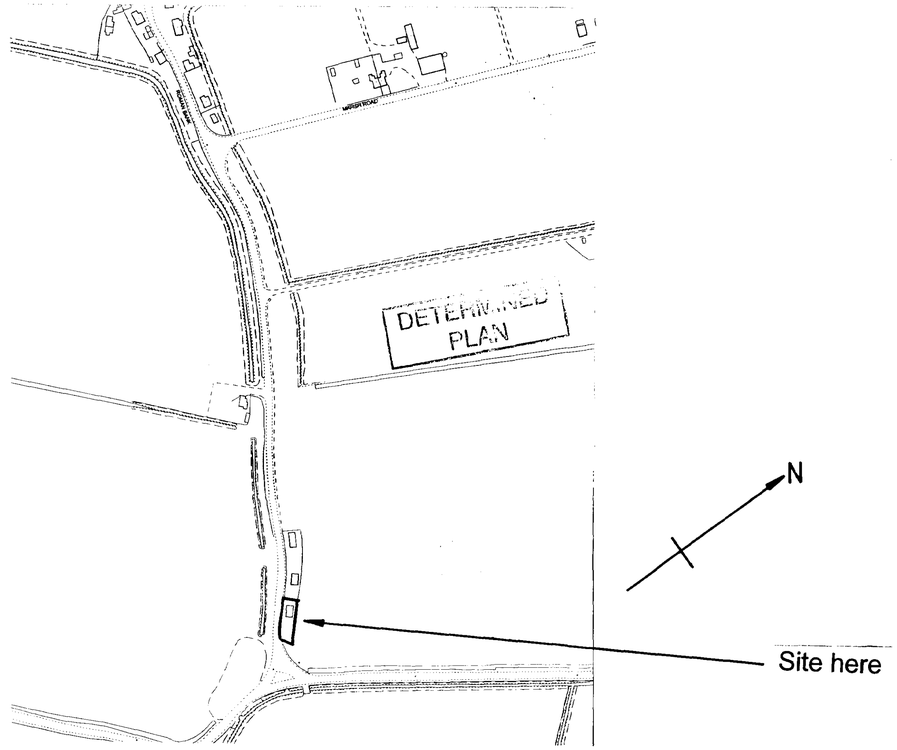
project no. 1495 — *drawing no* AD/1

revisions
zzzz



Plan now amended by AD/1. Rev 4.

SITE PLAN Scale 1:100



LOCATION PLAN Scale 1:2500

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 2000
Ref: 1109/00

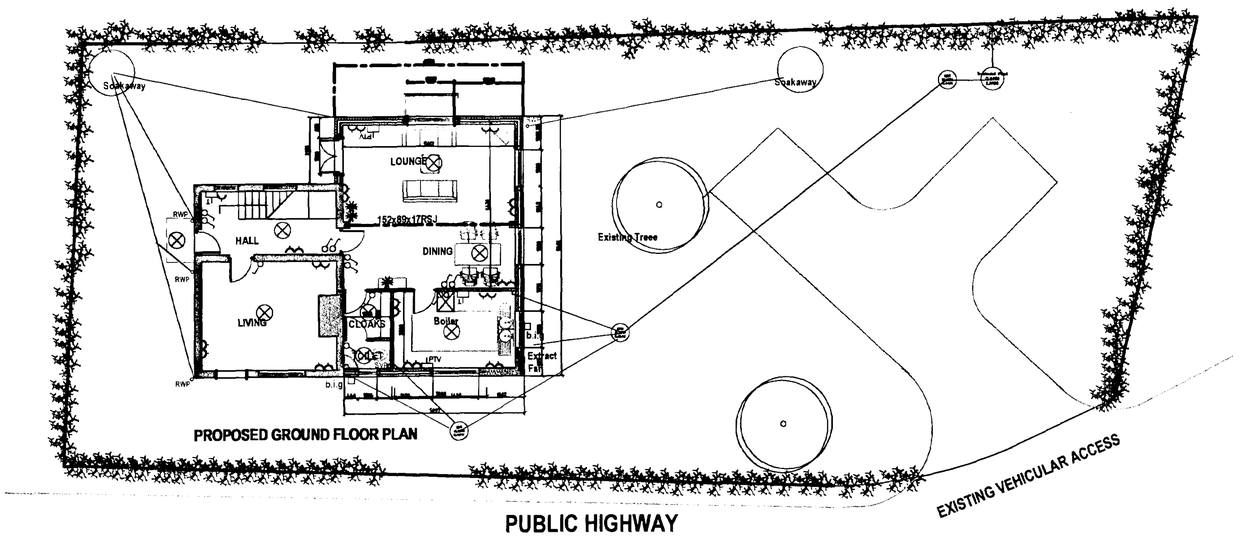
LOCATION PLAN ~~& SITE PLAN~~ ONLY

PROPOSED FLOOR PLAN & SITE PLAN AMENDED BY AD/1 RECEIVED ON 27 SEPT '00.

REVISION 4

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

Project: Mr M Moore	
Title: Extensions to dwelling at Pear Tree Corner, Holbeach	
Drawing: SITE & LOCATION PLANS	
Date: Sept.2000	Drawn: JDL
Job No.: 1475	
Scale: 1:100 & 1:2500	Drawing No.: AL/1



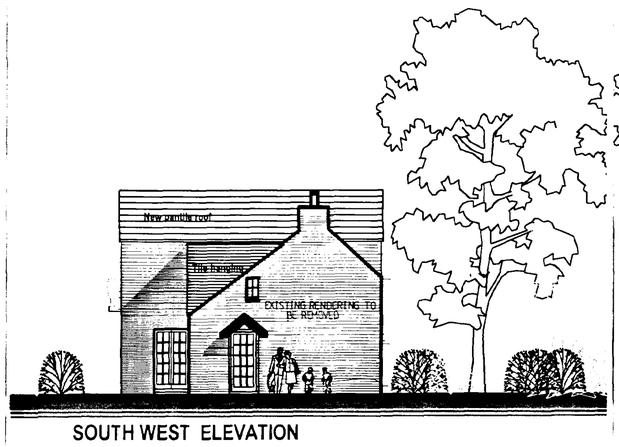
SITE PLAN Scale 1:100



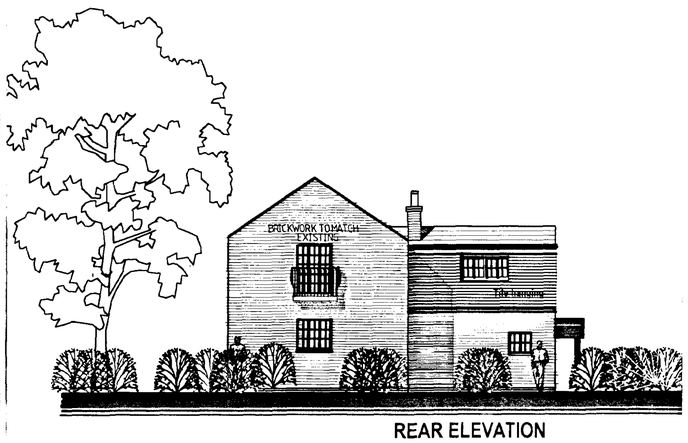
FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm. dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

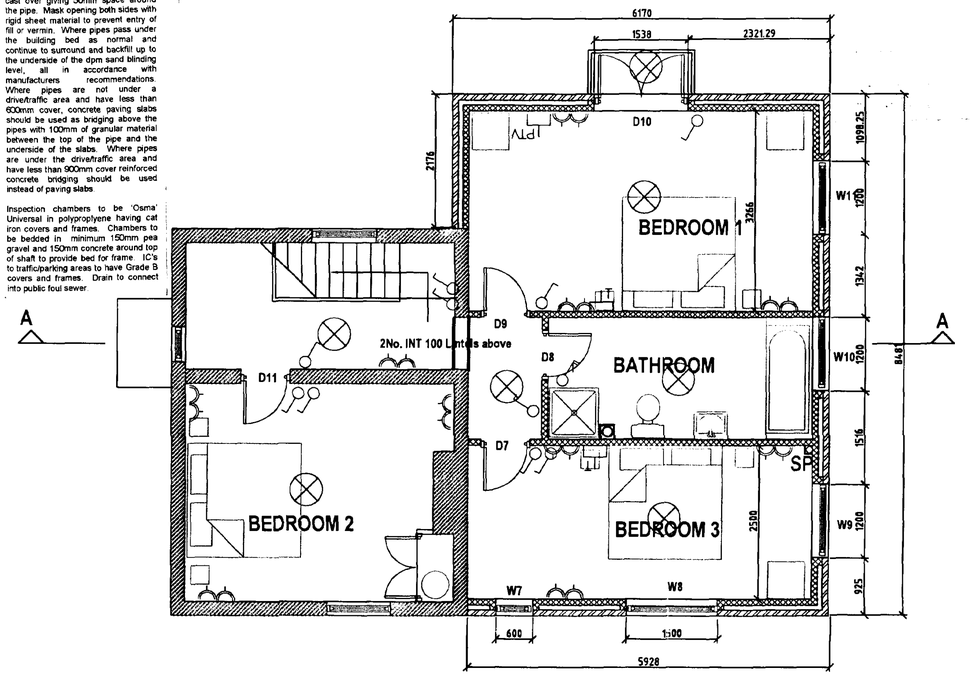
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.

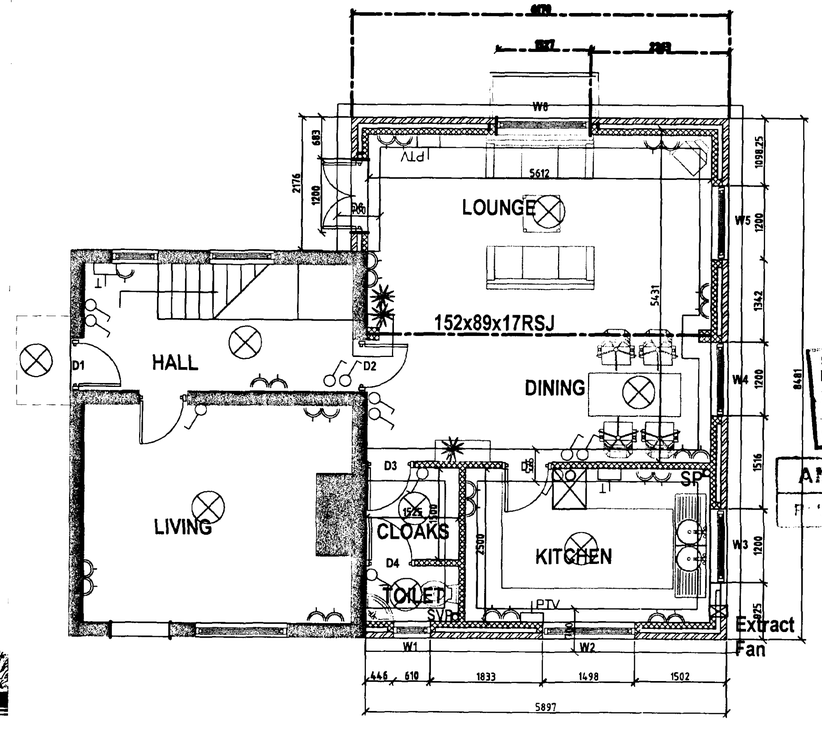
Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.

Colour – black.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	(IG Group) LINTEL	NOTES
W1	610	1200	L1 S/75	All windows and doors to be
W2	1508	1050	L1 S/75	stained softwood with double
W3	1200	1050	L1 S/75	glazed units.
W4	1200	1200	L1 S/75	
W5	1200	1200	L1 S/75	
W6	1170	1200	L1 S/75	
W7	610	1200	L1 S/75	
W8	1500	1200	L1 S/75	
W9	1200	1200	L1 S/75	
W10	1200	1200	L1 S/75	
W11	1200	1200	L1 S/75	
D1	838	2100	L1 S/75	
D2	838	1981	INT 100	
D3	838	1981	INT 100	
D4	838	1981	INT 100	
D5	838	1981	INT 100	
D6	1200	2100	L1 S/75	
D7	838	1981	INT 100	
D8	838	1981	INT 100	
D9	838	1981	INT 100	
D10	1170	2100	L1 S/75	
D11	838	1981	INT 100	

SOUTH [illegible] DISTRICT COUNCIL
HOUSING & PLANNING
27 SEP 2000
Ref: 1109/00

AMENDED PLAN

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL
project no.		*drawing no*
1495		AD/1

revisions

notes

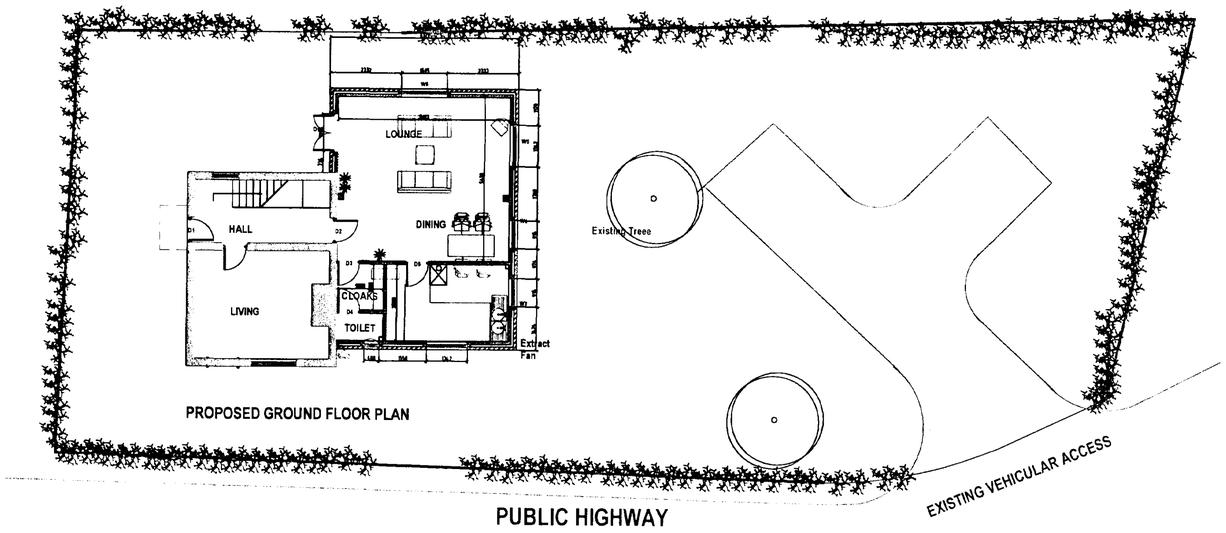
Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership.

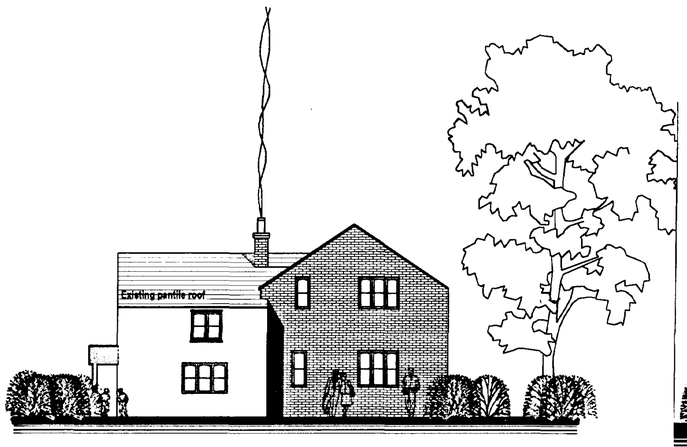
The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED	26/9/00
2. BRICKWORK ADDED	27/9/00



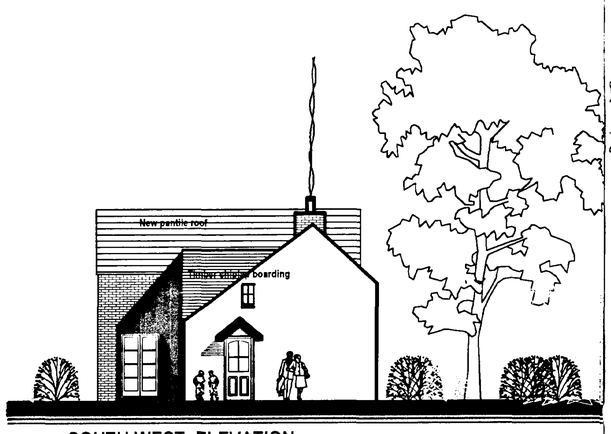
SITE PLAN Scale 1:100



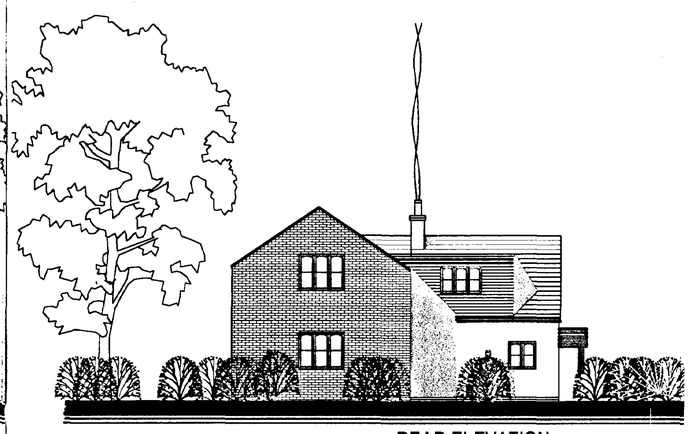
FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm. dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull cut stopper for rodding.

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

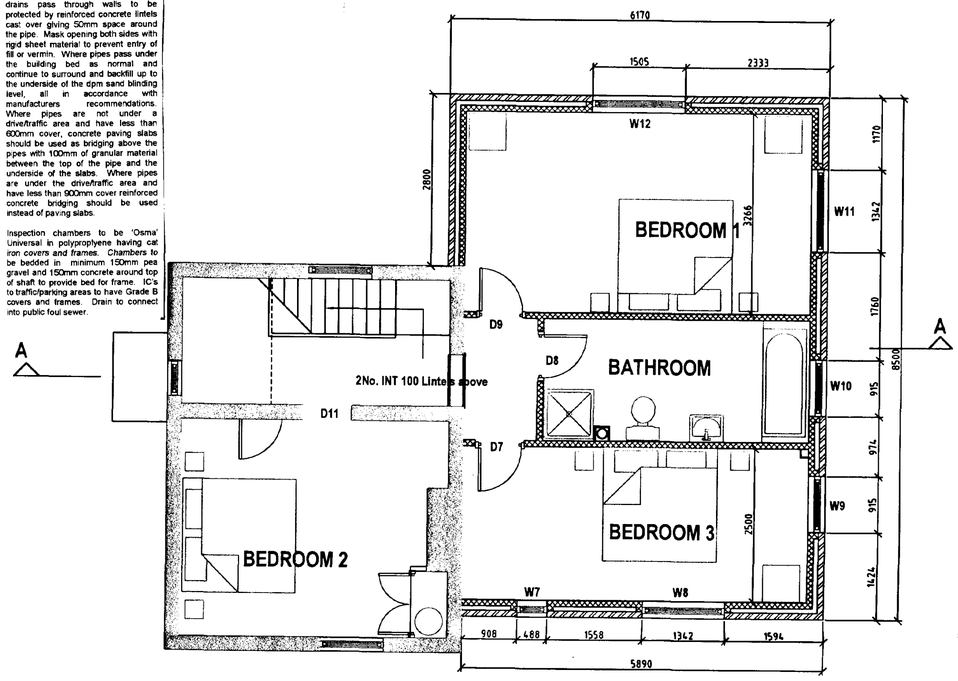
Inspection chambers to be 'Osma' Universal in polypropylene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

SURFACE WATER DRAINAGE

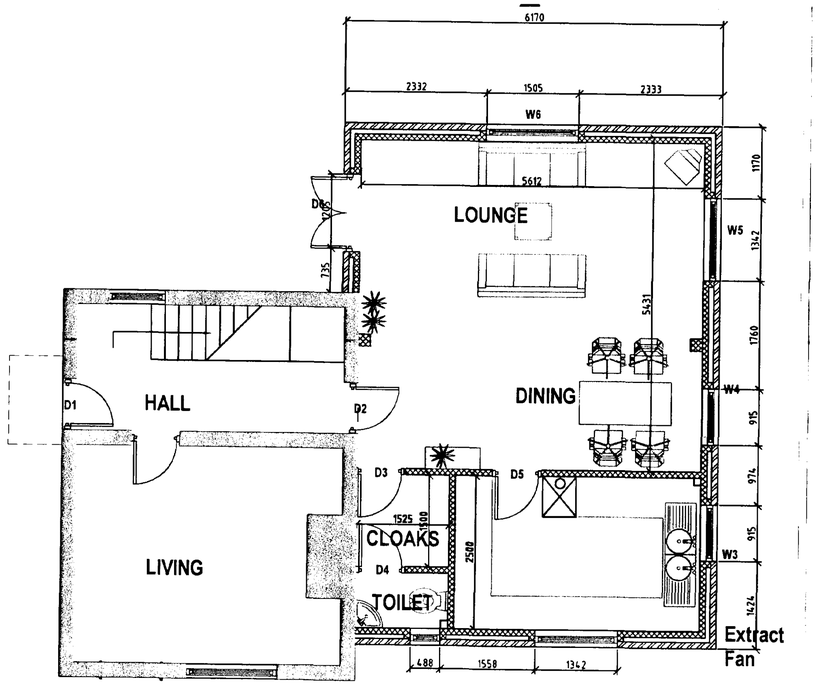
New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.

Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level. Colour – black.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED	26/9/00
2. BRICKWORK ADDED	27/9/00
3 EXTENSION SET BACK, WINDOWS REV, EXISTING RENDER KEPT, ROOF LEVEL DROPPED	11/10/00

ELECTRICAL KEY

- Single power point
- Double power point
- Light switch
- Double light switch
- Pull cord
- Ceiling light
- Telephone point
- Television point
- Smoke detector
- Extractor fan

APPROVED PLAN
RSI.
11/09/00

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

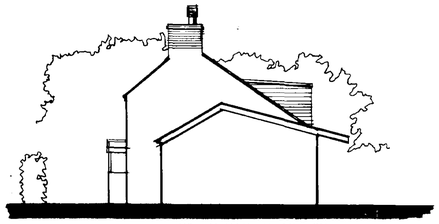
project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

SUPERSEDED

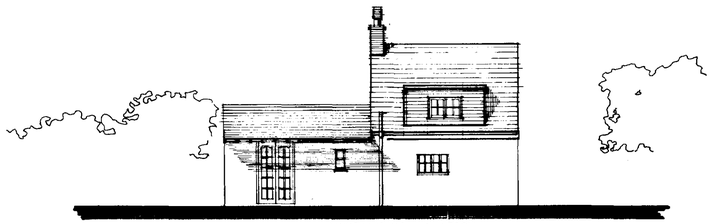
scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL

project no.	*drawing no*
1495	AD/1

revisions
XZ3



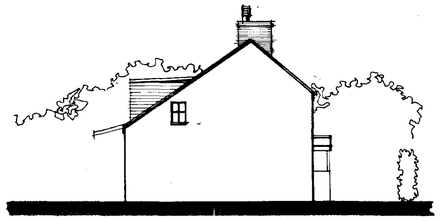
SOUTH EAST ELEVATION



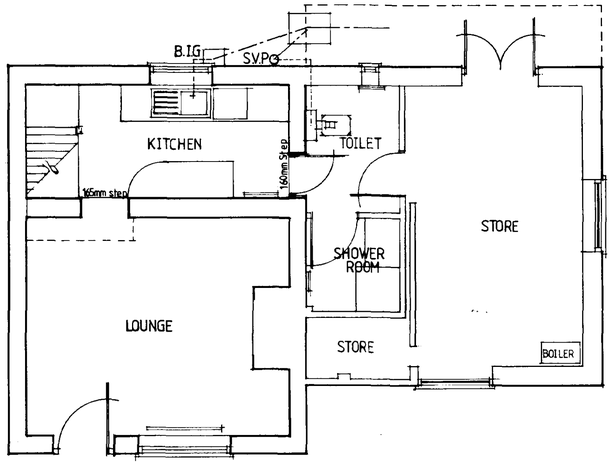
NORTH EAST ELEVATION



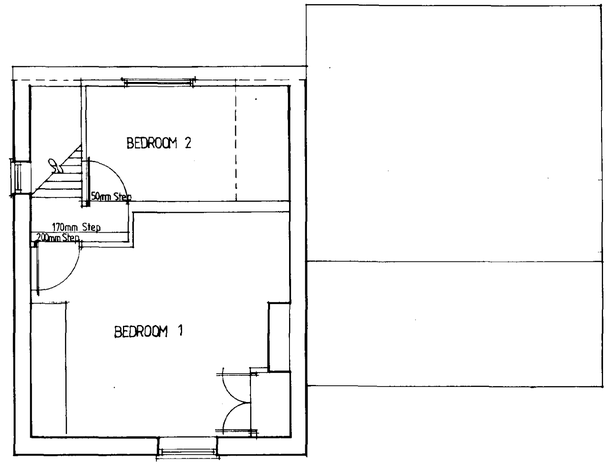
SOUTH WEST ELEVATION



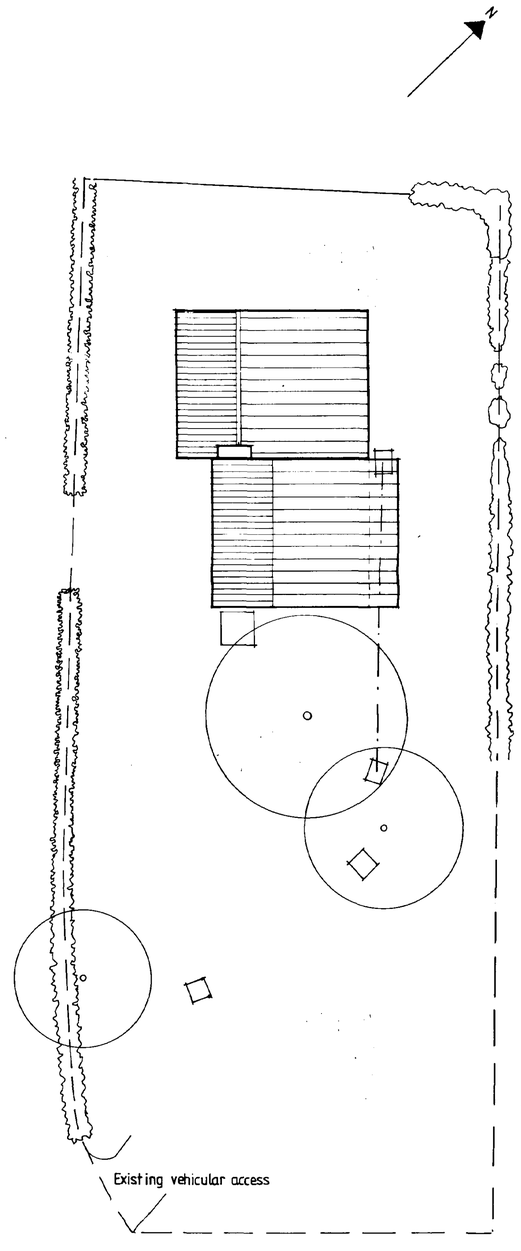
NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN (1:100)

Notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership

The details and information shown hereon relating to existing underground drains, main services, cables, etc., and existing structural details, are as obtained by normal survey observation methods, by reference to available records and by enquiry at Local Authorities and Public Service Undertakers

Although all reasonable effort has been made, no guarantee can be made or given for the completeness or accuracy of this information.

Specific care should be taken when excavating and request should be made for

revision	*date*

SOUTH HOLLAND DC
HOUSING & PLANNING
-8 SEP 2000
Ref: 1169/00

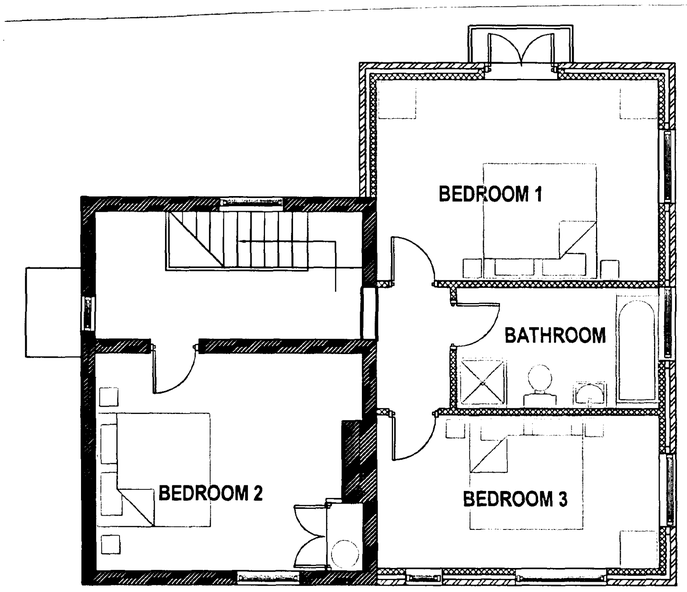
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE FOR MR MOORE

scale	*date*	*drawn*
1: 100 1:50	AUG 00	NBS

project no.	*drawing no*
1495	AS/1

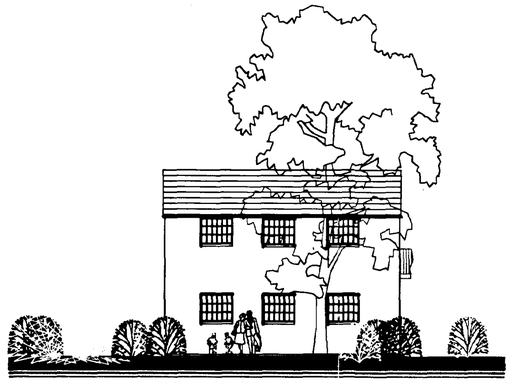
revisions



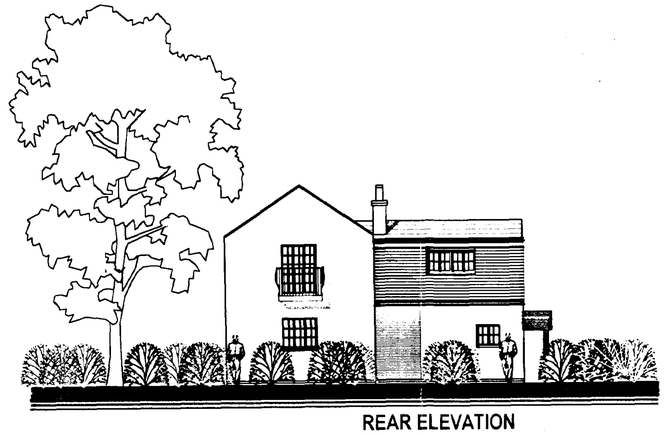
PROPOSED FIRST FLOOR PLAN

EXTERNAL MATERIALS

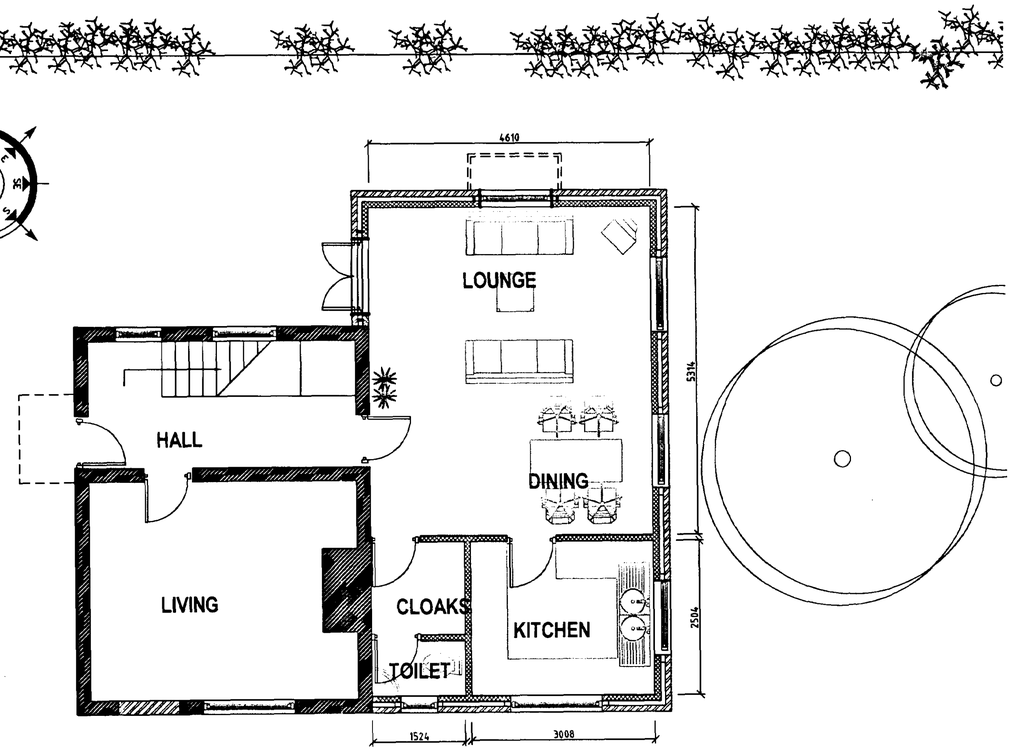
Roof Tiles	- Pantiles to match existing
External walls	- Rendering to match existing
First Floor Cladding	- Stained softwood cladding
Windows	- Stained softwood windows
External Doors	- Stained softwood doors
Rainwater goods	- Black UPVC



SOUTH EAST ELEVATION



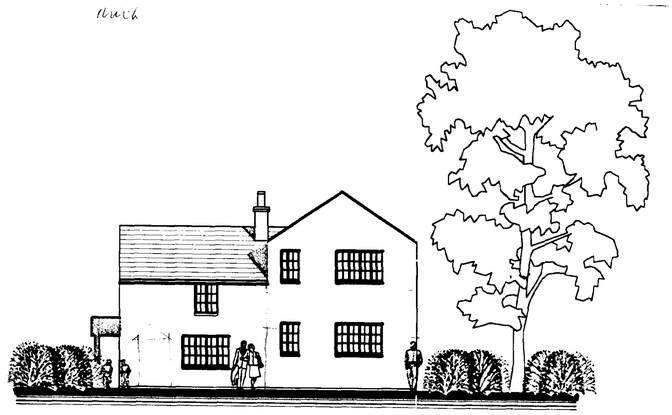
REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



SOUTH WEST ELEVATION



FRONT ELEVATION

SOUTH [illegible] DC
HOUSING & PLANNING
-8 SEP 2000
Ref: 1109/00

JOHN D LYNCH
Partnership
CHARTERED ARCHITECTS

Project
Mr M Moore

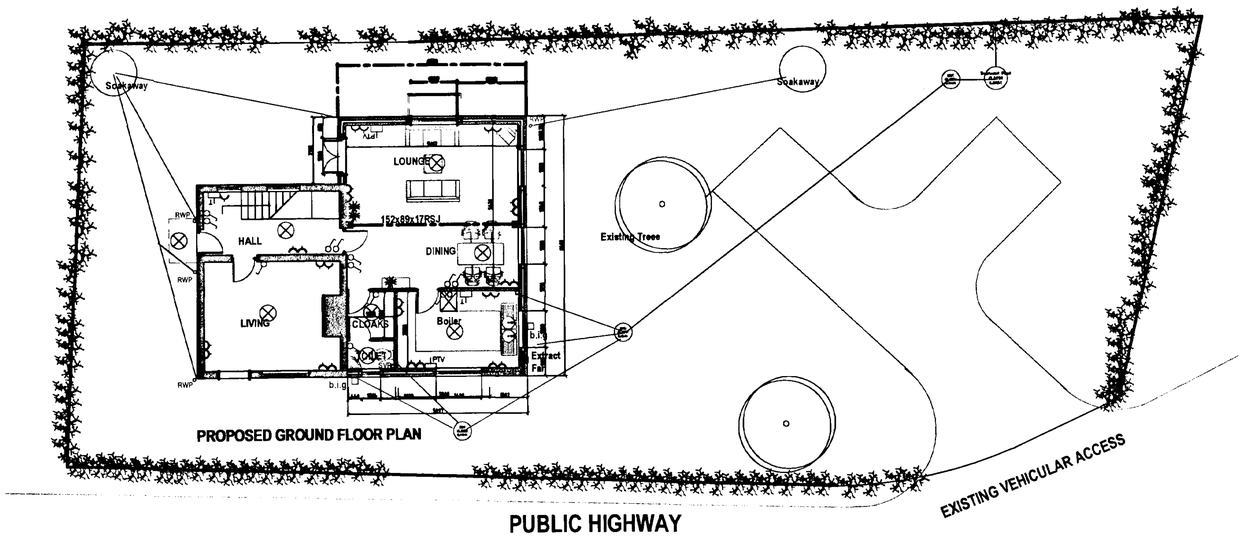
Title
Extensions to dwelling at Pear Tree Corner, Holbeach

Drawing
PLANS & ELEVATIONS

Date Sept.2000 *Drawn* JDL

Job No. 1475

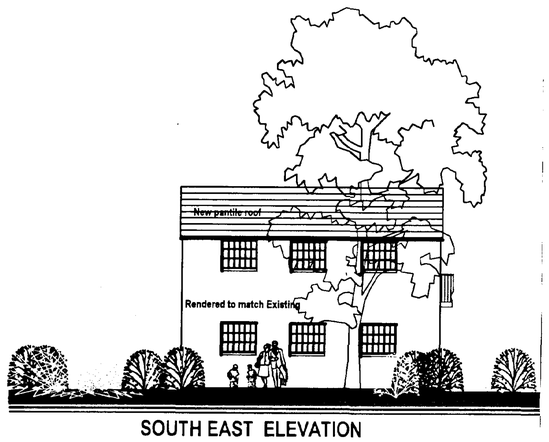
Scale 1:50 & 1:100 *Drawing No.* AD/1



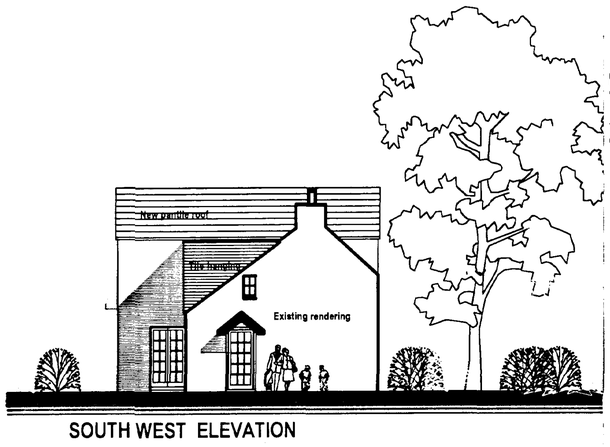
SITE PLAN Scale 1:100



FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

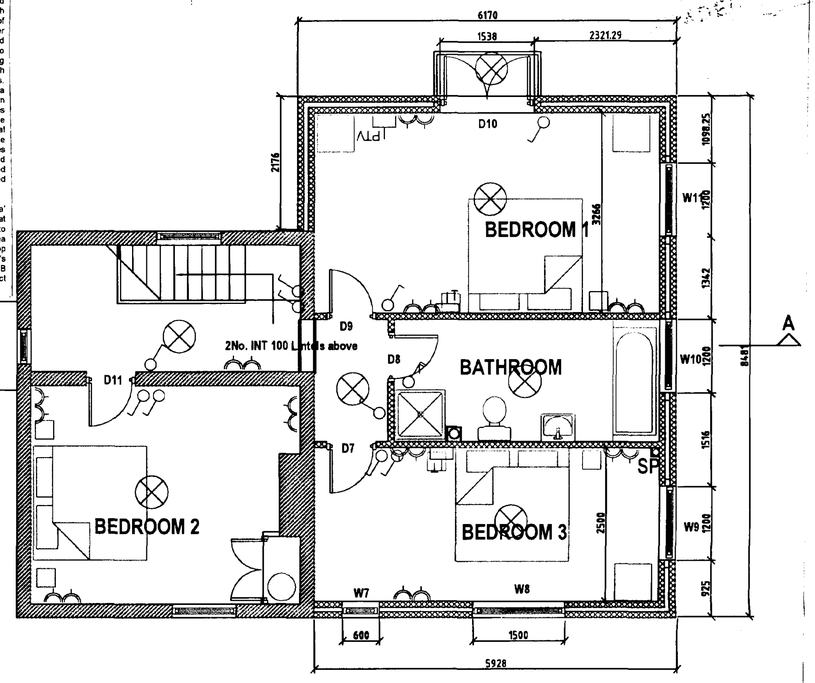
FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm. dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back inlet Gulley with pull out stopper for rodding.
Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

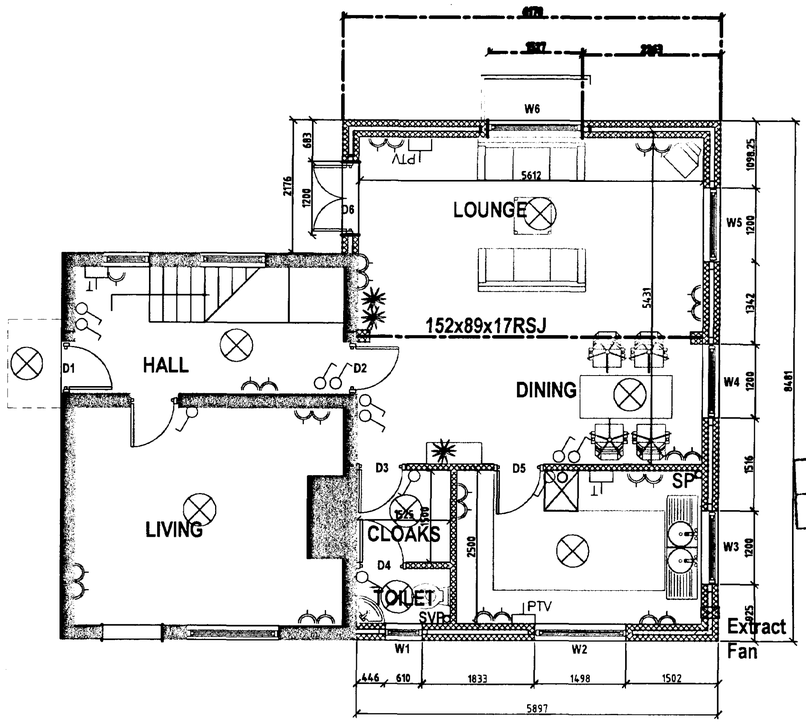
Inspection chambers to be 'Osma' Universal in polypropylene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.
Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.
Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.
Colour – black



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	(IG Group) LINTEL	NOTES
W1	610	1200	L1 S/75	All windows and doors to be
W2	1508	1050	L1 S/75	stained softwood with double
W3	1200	1050	L1 S/75	glazed units.
W4	1200	1200	L1 S/75	
W5	1200	1200	L1 S/75	
W6	1170	1200	L1 S/75	
W7	610	1200	L1 S/75	
W8	1500	1200	L1 S/75	
W9	1200	1200	L1 S/75	
W10	1200	1200	L1 S/75	
W11	1200	1200	L1 S/75	
D1	838	2100	L1 S/75	
D2	838	1981	INT 100	
D3	838	1981	INT 100	
D4	838	1981	INT 100	
D5	838	1981	INT 100	
D6	1200	2100	L1 S/75	
D7	838	1981	INT 100	
D8	838	1981	INT 100	
D9	838	1981	INT 100	
D10	1170	2100	L1 S/75	
D11	838	1981	INT 100	

SOUTH [illegible] COUNCIL
HOUSING & PLANNING
27 SEP 2000
Ref: 1109

AMENDED PLAN
Ref.

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than that for which it is issued without permission from John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED	26/9/00

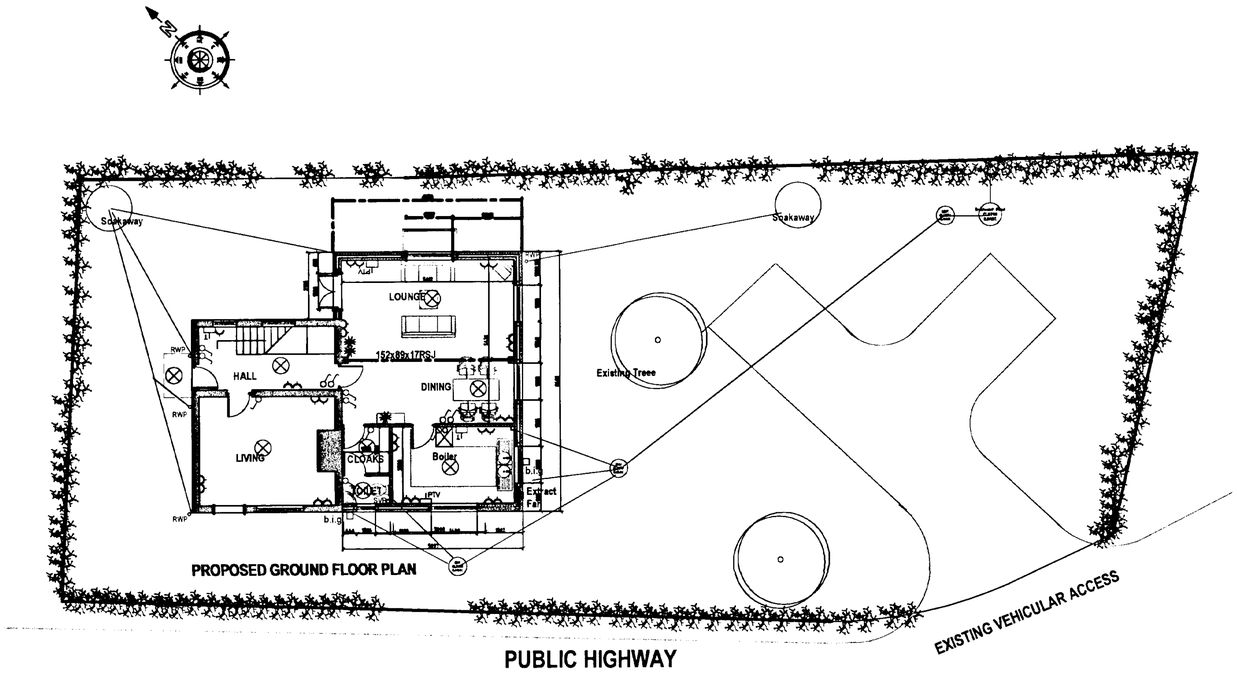
JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL

project no.	*drawing no*
1495	AD/1

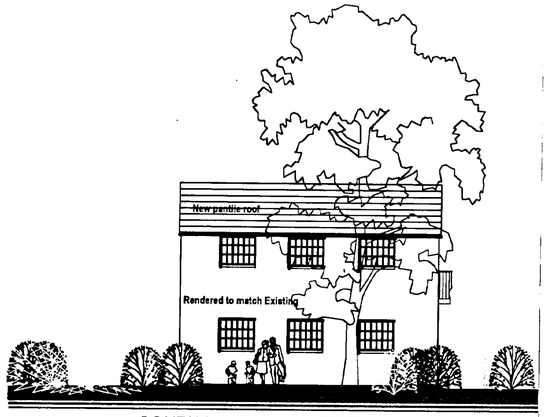
revisions



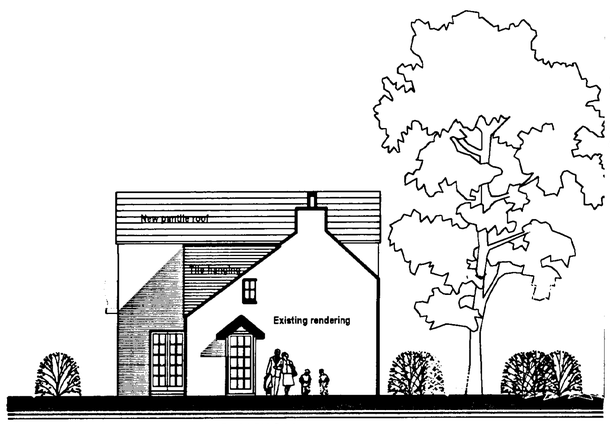
SITE PLAN Scale 1:100



FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking arees to have Grade B covers and frames. Drain to connect into public foul sewer.

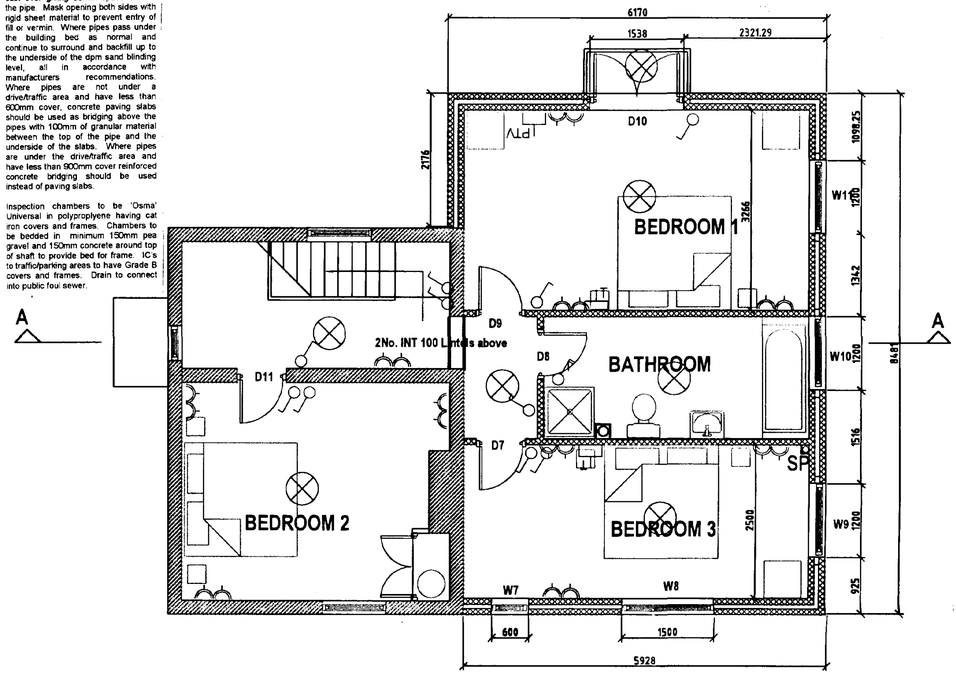
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.

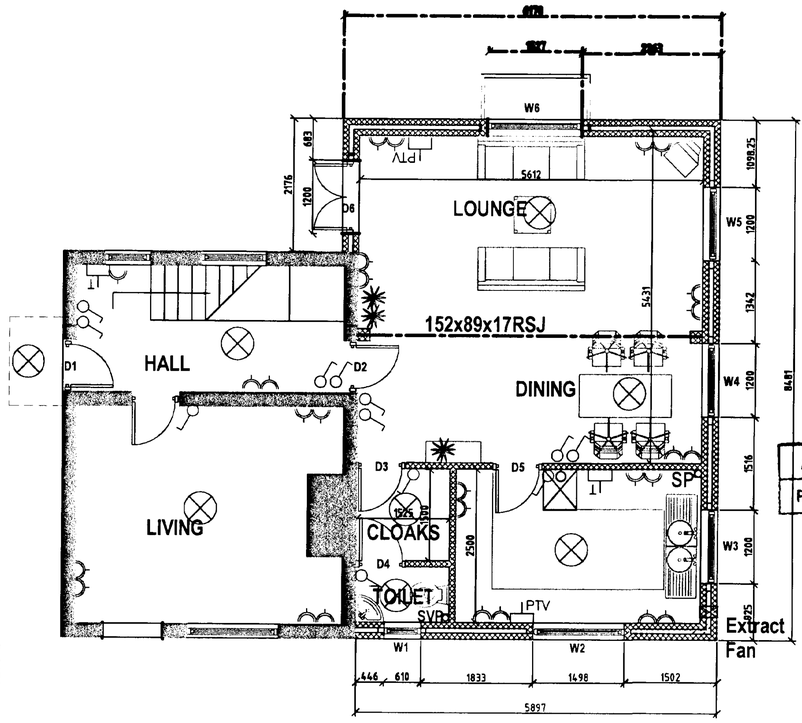
Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.

Colour – black.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	LINTEL (IG Group)	NOTES
W1	610	1200	L1 S/75	All windows and doors to be
W2	1508	1050	L1 S/75	stained softwood with double
W3	1200	1050	L1 S/75	glazed units.
W4	1200	1200	L1 S/75	
W5	1200	1200	L1 S/75	
W6	1170	1200	L1 S/75	
W7	610	1200	L1 S/75	
W8	1500	1200	L1 S/75	
W9	1200	1200	L1 S/75	
W10	1200	1200	L1 S/75	
W11	1200	1200	L1 S/75	
D1	838	2100	L1 S/75	
D2	838	1981	INT 100	
D3	838	1981	INT 100	
D4	838	1981	INT 100	
D5	838	1981	INT 100	
D6	1200	2100	L1 S/75	
D7	838	1981	INT 100	
D8	838	1981	INT 100	
D9	838	1981	INT 100	
D10	1170	2100	L1 S/75	
D11	838	1981	INT 100	

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED 26/9/00	

SOUTH NORTHAMPTONSHIRE DC
HOUSING & PLANNING
27 SEP 2000
Ref: 1109/00

AMENDED PLAN
Ref.

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

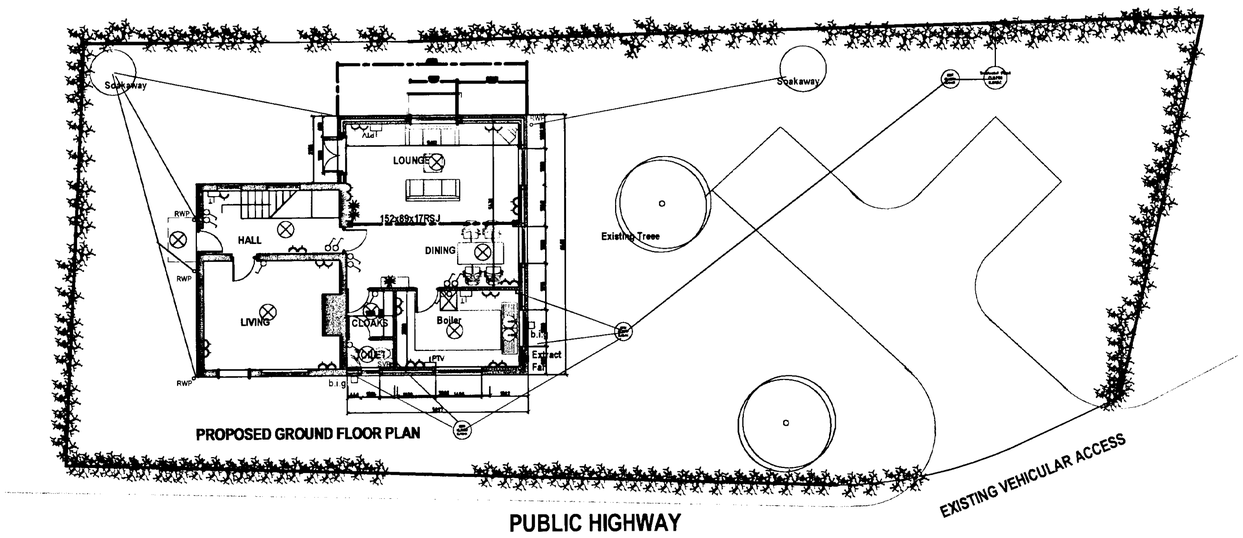
project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL

project no. 1495

drawing no AD/1

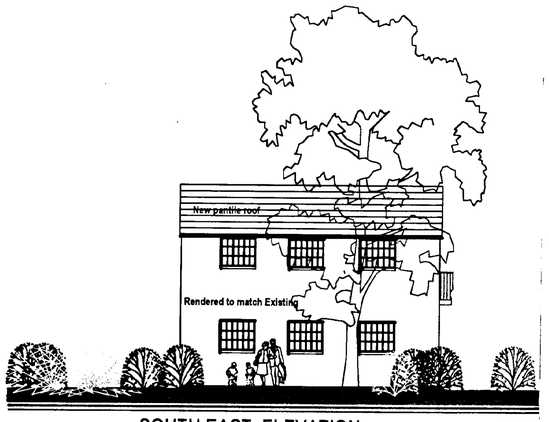
revisions



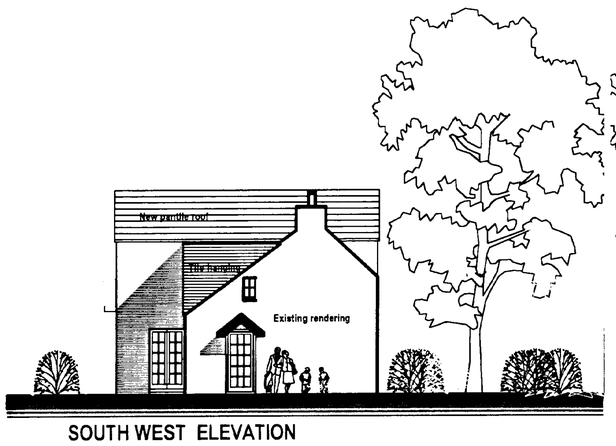
SITE PLAN Scale 1:100



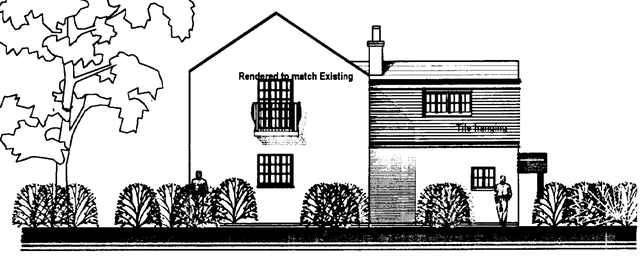
FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be wash hand basin 32mm, sinks and bath 40mm, WC 110mm. dia Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

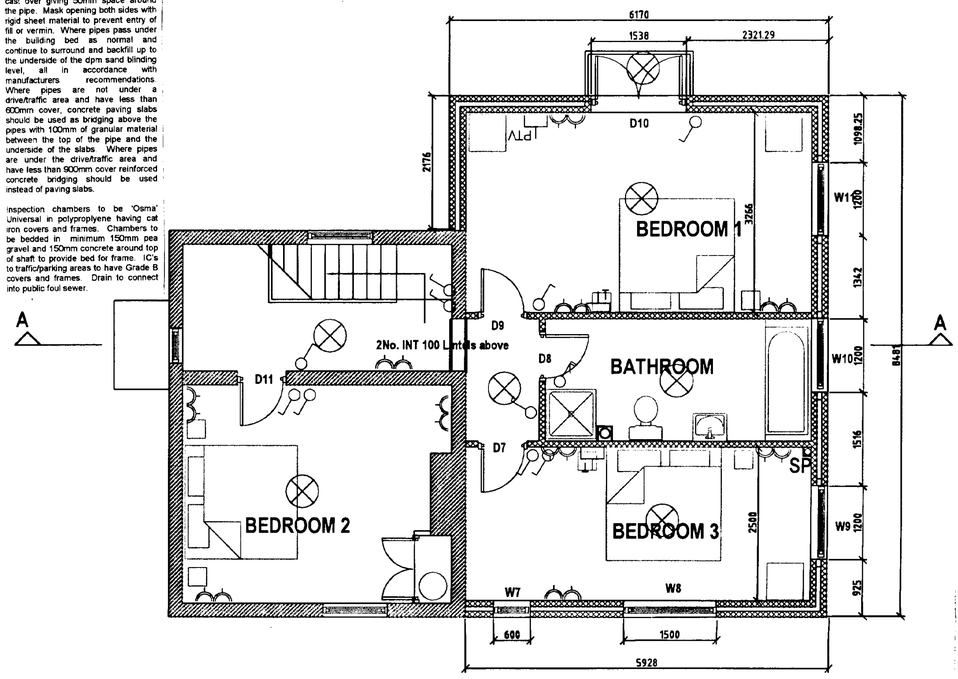
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.

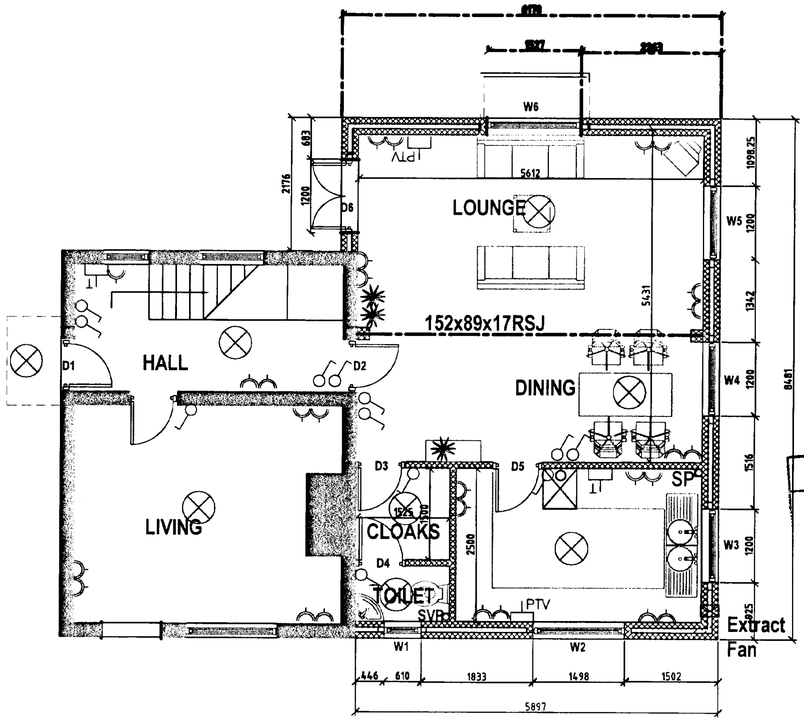
Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.

Colour – black.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	LINTEL (IG Group)	NOTES
W1	610	1200	L1 S/75	All windows and doors to be
W2	1508	1050	L1 S/75	stained softwood with double
W3	1200	1050	L1 S/75	glazed units.
W4	1200	1200	L1 S/75	
W5	1200	1200	L1 S/75	
W6	1170	1200	L1 S/75	
W7	610	1200	L1 S/75	
W8	1500	1200	L1 S/75	
W9	1200	1200	L1 S/75	
W10	1200	1200	L1 S/75	
W11	1200	1200	L1 S/75	
D1	838	2100	L1 S/75	
D2	838	1981	INT 100	
D3	838	1981	INT 100	
D4	838	1981	INT 100	
D5	838	1981	INT 100	
D6	1200	2100	L1 S/75	
D7	838	1981	INT 100	
D8	838	1981	INT 100	
D9	838	1981	INT 100	
D10	1170	2100	L1 S/75	
D11	838	1981	INT 100	

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED	26/9/00

SOUTH [illegible] HOUSING [illegible]
27 SEP 2000
Ref: 1109/00

AMENDED PLAN

Ref.

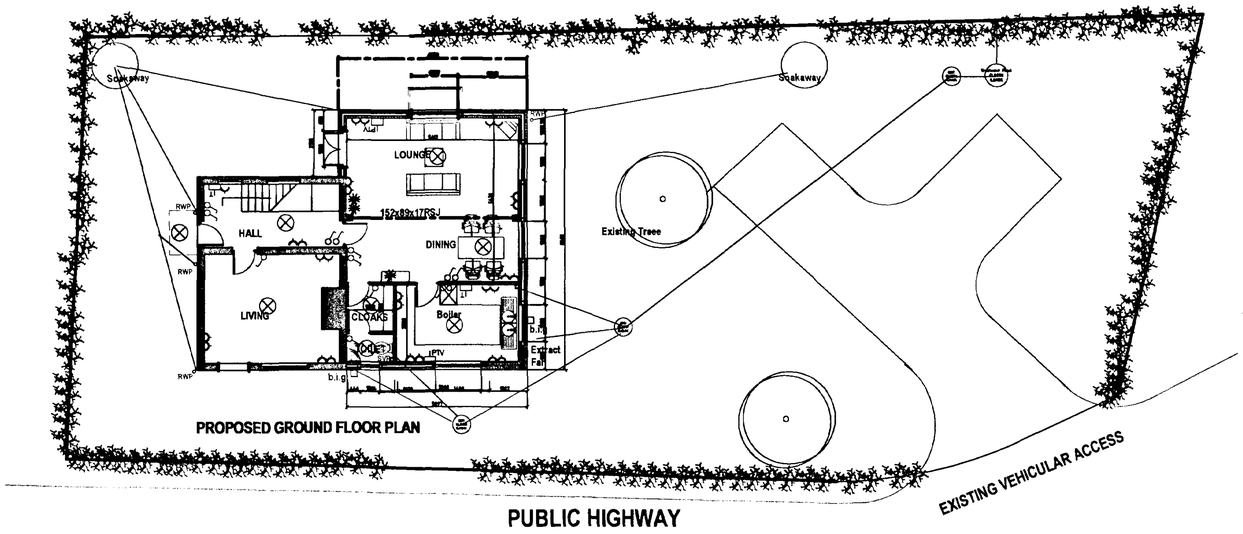
JOHN D LYNCH partnership
CHARTERED ARCHITECTS

project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL

project no.	*drawing no*
1495	AD/1

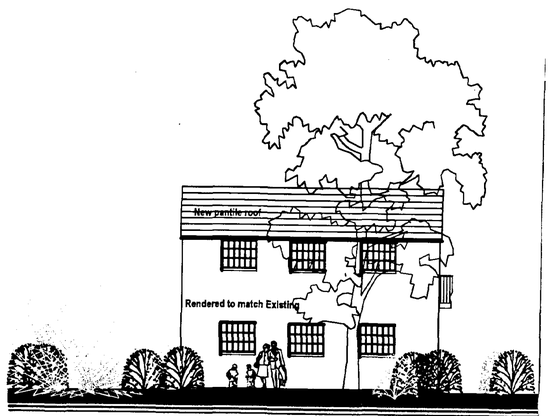
revisions



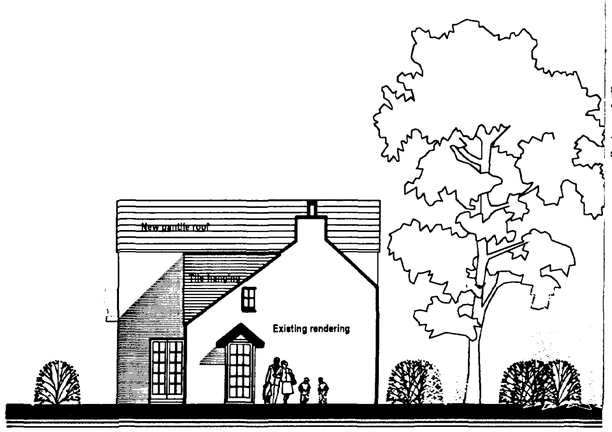
SITE PLAN Scale 1:100



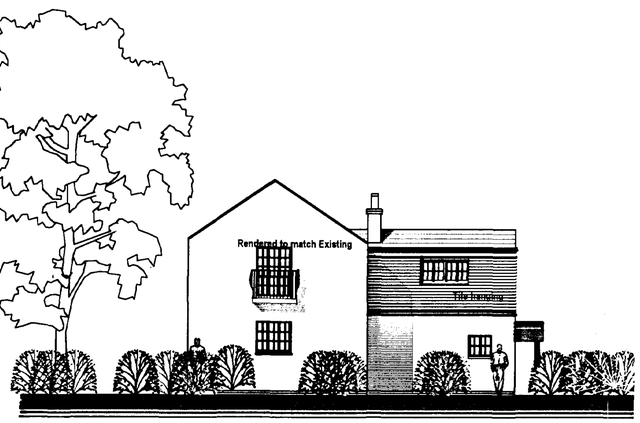
FRONT ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REAR ELEVATION

FOUL DRAINAGE

Internal waste pipes to be Osma or equal approved uPVC connected to the appliance in the approved manner with 75mm deep seal traps (anti-syphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, WC 110mm. dia. Soil and vent pipes to be 100mm dia terminating at ridge with ridge vents or min 900mm above opening lights fitted with plastic balloon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gulley with pull out stopper for rodding.

Underground drainage to be 100mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls to be protected by reinforced concrete lintels cast over giving 50mm space around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fil or vermin. Where pipes pass under the building bed as normal and continue to surround and backfill up to the underside of the dpm sand binding level, all in accordance with manufacturers recommendations. Where pipes are not under a drive/traffic area and have less than 600mm cover, concrete paving slabs should be used as bridging above the pipes with 100mm of granular material between the top of the pipe and the underside of the slabs. Where pipes are under the drive/traffic area and have less than 900mm cover reinforced concrete bridging should be used instead of paving slabs.

Inspection chambers to be 'Osma' Universal in polypropylene having cat iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. IC's to traffic/parking areas to have Grade B covers and frames. Drain to connect into public foul sewer.

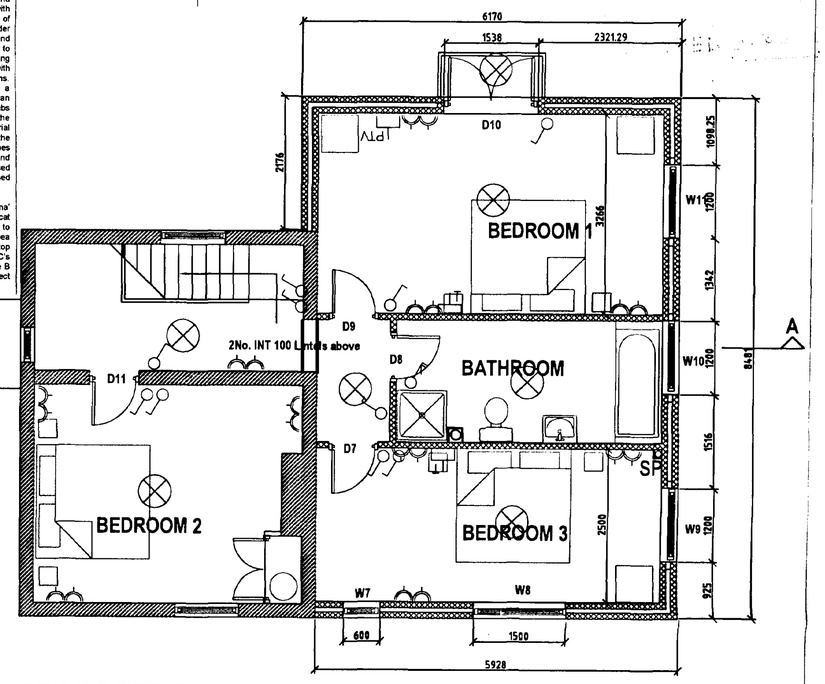
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:40 on main runs to soakaways in positions shown on plans minimum 5m away from any buildings, 1200mm dia x 1500mm deep with 500mm vegetable soil over mineral board cover with coarse granular material below especially around outlet. This to be subject to a standard percolation test.

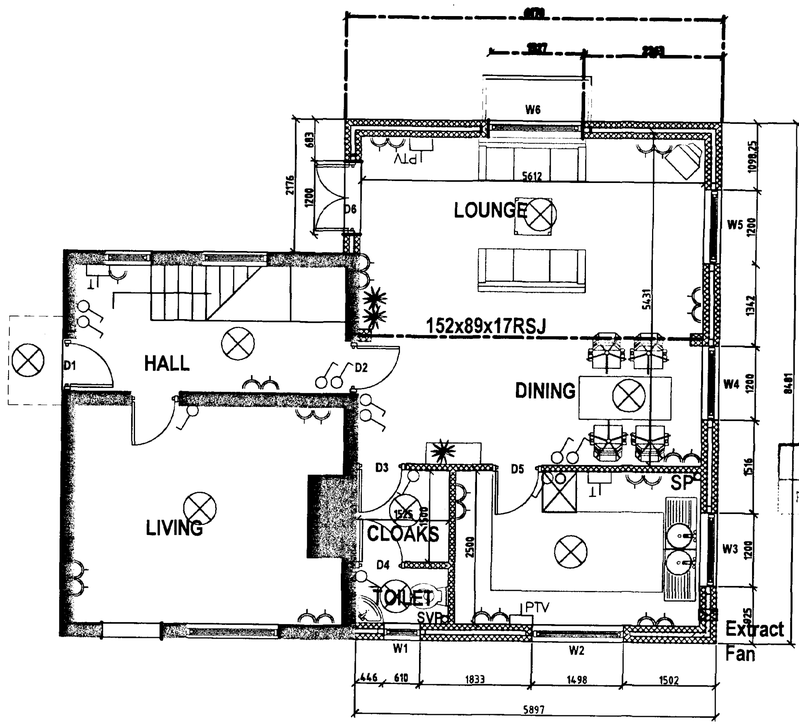
Rainwater goods to be Osma Roundline UPVC rainwater system or equal approved comprising 100mm half round gutter with 68mm round downpipes including all brackets etc. fitted all in accordance with manufacturers instructions.

Gutter laid to a fall of 1:600. RWP's sealed to drain at ground level.

Colour – black.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	LINTEL (I.G. Group)
W1	610	1200	L1 S/75
W2	1508	1050	L1 S/75
W3	1200	1050	L1 S/75
W4	1200	1200	L1 S/75
W5	1200	1200	L1 S/75
W6	1170	1200	L1 S/75
W7	610	1200	L1 S/75
W8	1500	1200	L1 S/75
W9	1200	1200	L1 S/75
W10	1200	1200	L1 S/75
W11	1200	1200	L1 S/75
D1	838	2100	L1 S/75
D2	838	1981	INT 100
D3	838	1981	INT 100
D4	838	1981	INT 100
D5	838	1981	INT 100
D6	1200	2100	L1 S/75
D7	838	1981	INT 100
D8	838	1981	INT 100
D9	838	1981	INT 100
D10	1170	2100	L1 S/75
D11	838	1981	INT 100

NOTES

All windows and doors to be L1 S/75 stained softwood with double glazed units.

notes

Do not scale from this drawing

This drawing is copyright and may not be altered, traced, photographed or used for any purpose other than than for which it is issued without permission from John D Lynch Partnership.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown in this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*
1. WIDTH OF EXTENSION INCREASED	26/9/00

SOUTH [illegible] COUNCIL
HOUSING & PLANNING
27 SEP 2000
Ref: 1109/00
AMENDED PLAN

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing
ALTERATIONS AND EXTENSIONS TO PLANTATION COTTAGE, FOR MR M MOORE.

scale	*date*	*drawn*
1:50 1:100	SEPT 00	JDL

project no.	*drawing no*
1495	AD/1

revisions