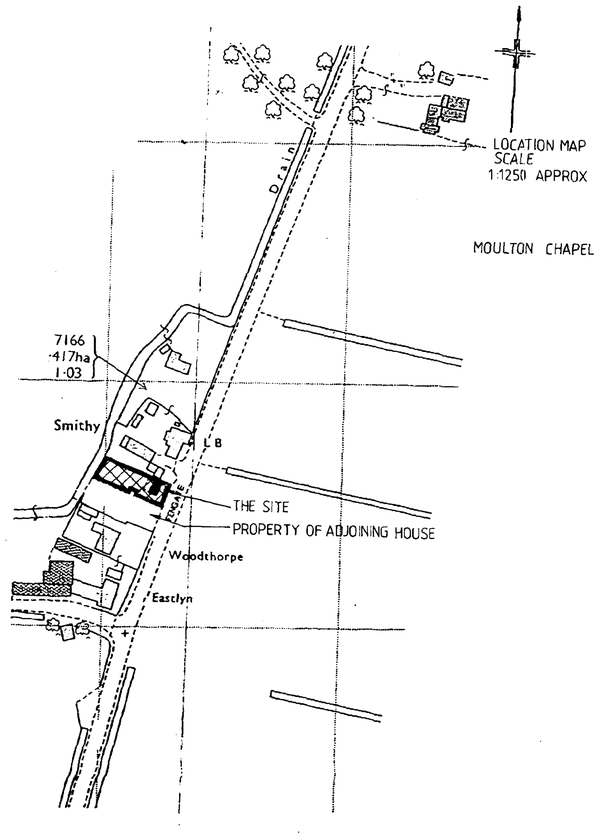

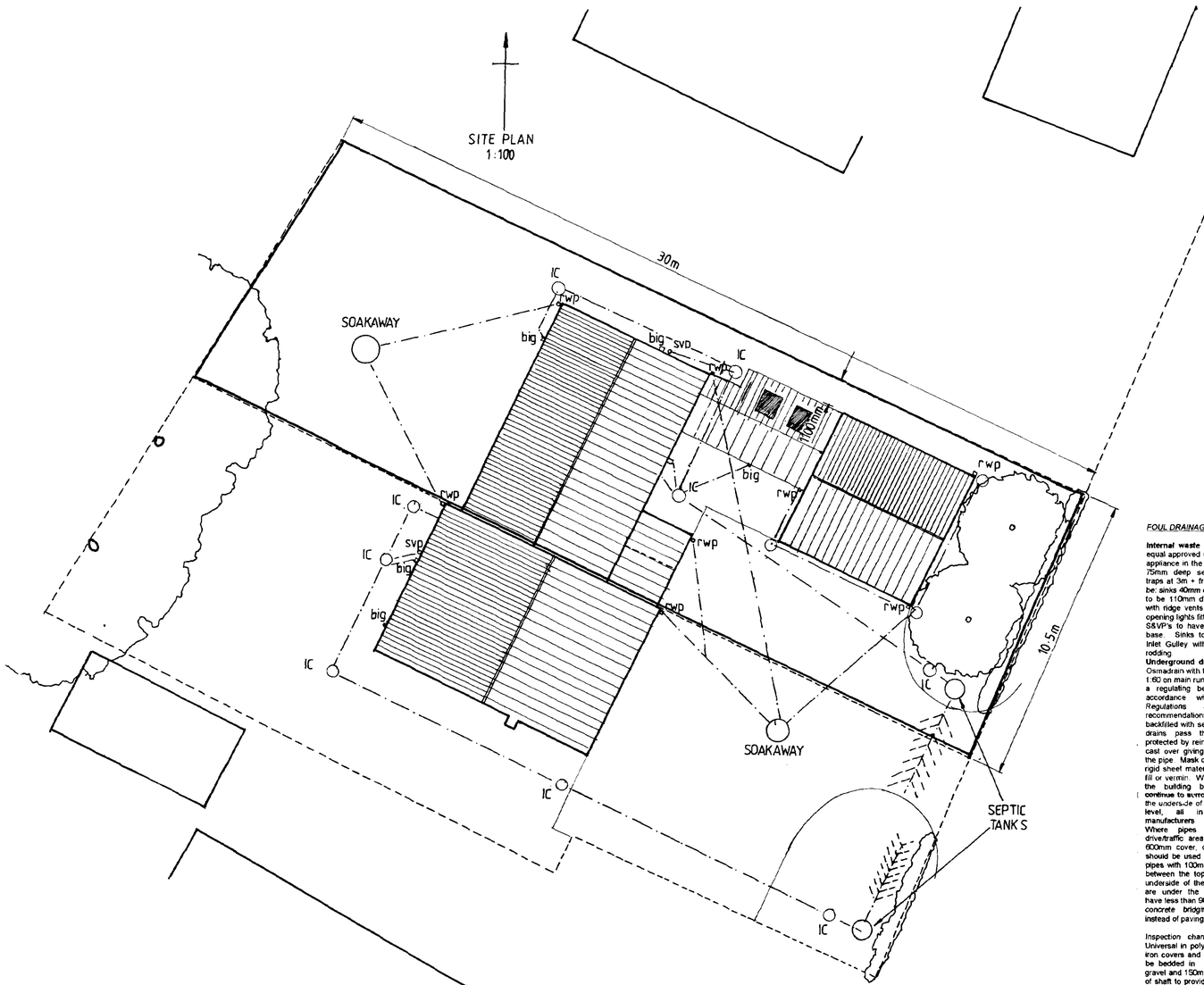

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revision	*date*
1 GENERAL REVISION	22/10/98

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: sinks 40mm dia. Soil and vent pipes to be 110mm 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 110mm 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 cast 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 existing septic tank.

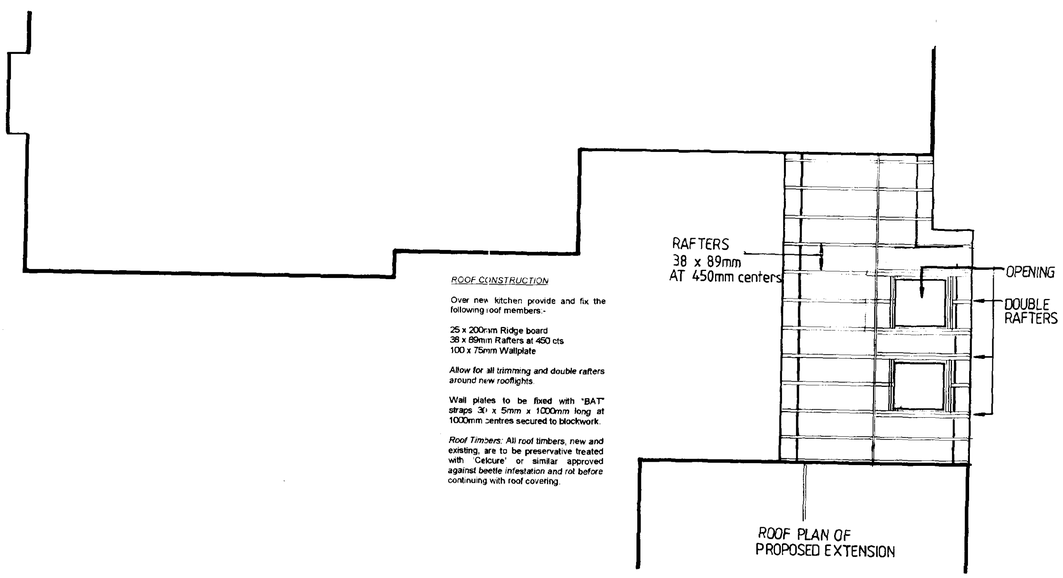
SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:60 on main runs to existing soakaways in positions shown on plans.

Rainwater goods to be Osma Squareline UPVC rainwater system or equal approved comprising gutter with 68mm square 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 – grey.



ROOF CONSTRUCTION

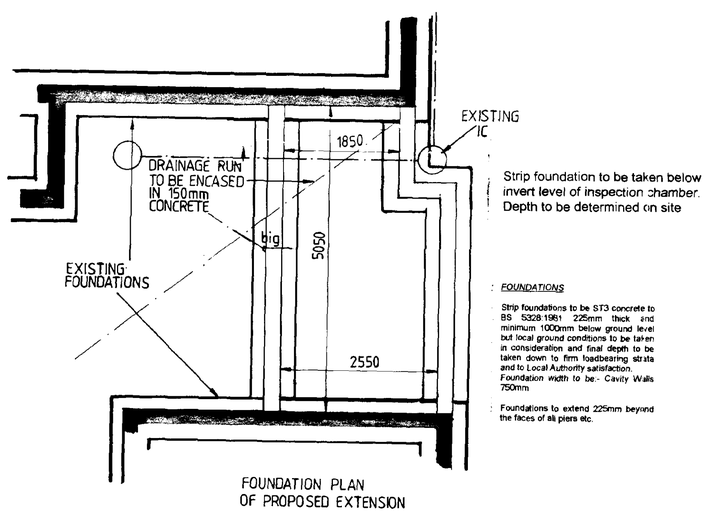
Over new kitchen provide and fix the following roof members:-

25 x 200mm Ridge board
38 x 89mm Rafters at 450 cts
100 x 75mm Wallplate

Allow for all trimming and double rafters around new rooflights.

Wall plates to be fixed with "BAT" straps 3m x 5mm x 1000mm long at 1000mm centres secured to blockwork.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.



Strip foundation to be taken below invert level of inspection chamber. Depth to be determined on site

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction. Foundation width to be:- Cavity Walls 750mm

Foundations to extend 225mm beyond the faces of all piers etc.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1998
Ref:

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

ALTERATIONS & EXTENSION TO PLOT 2 FENGATE, MOULTON CHAPEL FOR MR K CONBOY

scale	*date*	*drawn*
1:50,1:100,1:1250	OCT 98	*MF*
project no.		*drawing no*
1447		AB/1

revisions
1

BUILDING SUMMARY

HEATLOSS

Total Heatloss from Building	1198 W
Domestic Hot Water	3000 W
Total	4198 W
Pipe Losses at 15 %	629 W
Required Boiler Output	5103 W

EMITTERS

1 Emitter

Potterton Myson Heatloss Manager for Windows Alterations & Extension to plot 2, Fengate, Moulton Chapel

Kitchen					
Order Code	No.	Output	Output Share (%)	Req. Output (W)	Variance (%)
SD 70 70G	1	1671.00	100.00	1579.42	5.80
Total/Overall	1	1671.00	100.00	1579.42	5.80

ROOF COVERING

To comprise Concrete Interlocking tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1990 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding. Colour to match existing.
The tile fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

ROOF CONSTRUCTION

Over new kitchen provide and fix the following roof members:-

25 x 200mm Ridge board
38 x 89mm Rafters at 450 cts
100 x 75mm Wallplate

Allow for all trimming and double rafters around new rooflights.

Wall plates to be fixed with "BAT" straps 30 x 5mm x 1000mm long at 1000mm centres secured to blockwork.

Roof Timbers: All roof timbers, new and existing, are to be preservative treated with 'Celcure' or similar approved against beetle infestation and rot before continuing with roof covering.

INSULATION

Provide and lay below rafters Celotex Double-R GA2059 insulation board ensuring that it does not restrict eaves ventilation.

WALLS

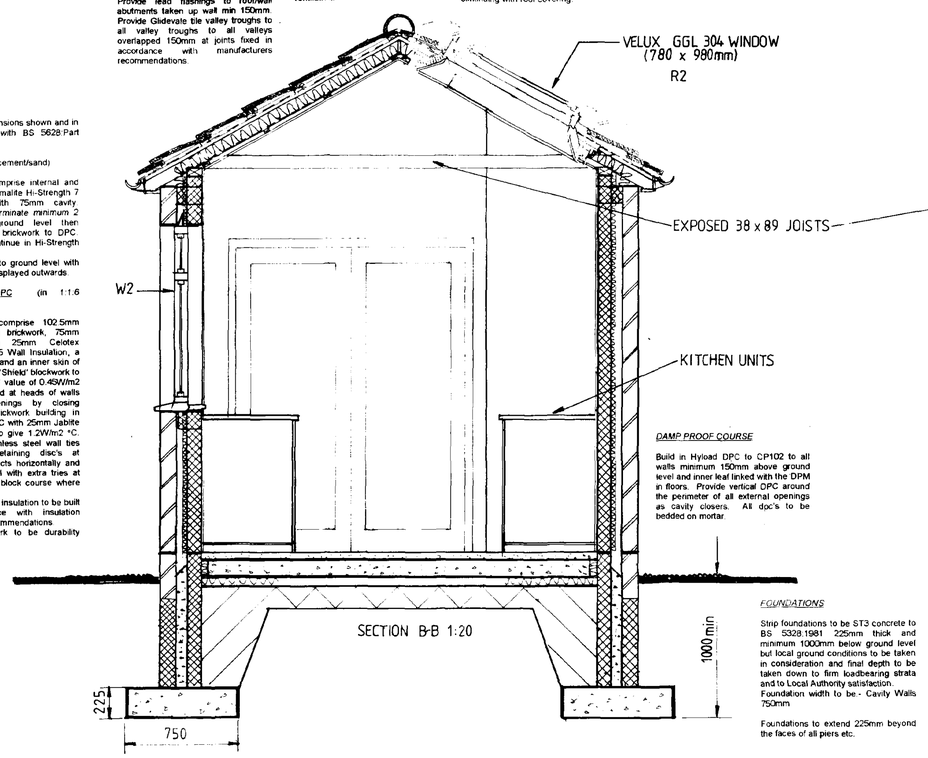
Walls to be to dimensions shown and in strict accordance with BS 5628:Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex double-R CW 2025 Wall Insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining disc's at maximum 900mm cts horizontally and 450mm cts vertical with extra ties at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
All facing brickwork to be durability designation FL.



DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be:- Cavity Walls 750mm.

Foundations to extend 225mm beyond the faces of all piers etc.

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 sinks 40mm dia. Soil and vent pipes to be 110mm 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 110mm 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 cast 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 existing septic tank.

VENTILATION

All window opening lights to exceed 1/20th room floor area.
All habitable rooms to have trickle vents (8000sq.mm free air).
Windows to Kitchen, trickle vents (4000sq.mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litres/second extraction. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

ROOF VENTILATION

Provide Glidevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly proof or equivalent and equivalent to 5mm continuous roof ventilation along ridge level.
Maintain 50mm min air gap over insulation and ceilings and provide 500 gauge visqueen vapour barrier between insulation and plasterboard.

SURFACE WATER DRAINAGE

New system to comprise 'Osmadrain' as described above for foul drainage. Provide upturned bend to all downpipe positions. Drains to fall 1:60 on main runs to existing soakaways in positions shown on plans.
Rainwater goods to be Osma Squareline UPVC rainwater system or equal approved comprising gutter with 68mm square 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 – grey.

DOOR/WINDOW/LINTEL SCHEDULE

No	Height	Width	Lintel	Notes
D1	1981	1512	L1/S50	Purpose made to match existing
W1	1200	630	L1/S75	Timber purpose made to match existing
W2	1200	630	L1/S75	Timber purpose made to match existing
R1	980	780	-	Velux GGL 304
R2	980	780	-	Velux GGL 304

GLAZING

Glazing within 1500mm of floor level to doors and within 800mm of floor level for windows to be laminated or toughened to BS 6206:1981.

WINDOWS/DOORS OPENINGS

To be as specified on schedule, weather stripped and beaded for double glazing with 6mm air gap to sealed units. Windows in habitable rooms to provide head ventilation giving 8000sqmm free air ventilator and have min 1/20th floor area opening lights. Windows to kitchen to be provided with head ventilators giving 4000sqmm of free air ventilation.

LINTELS

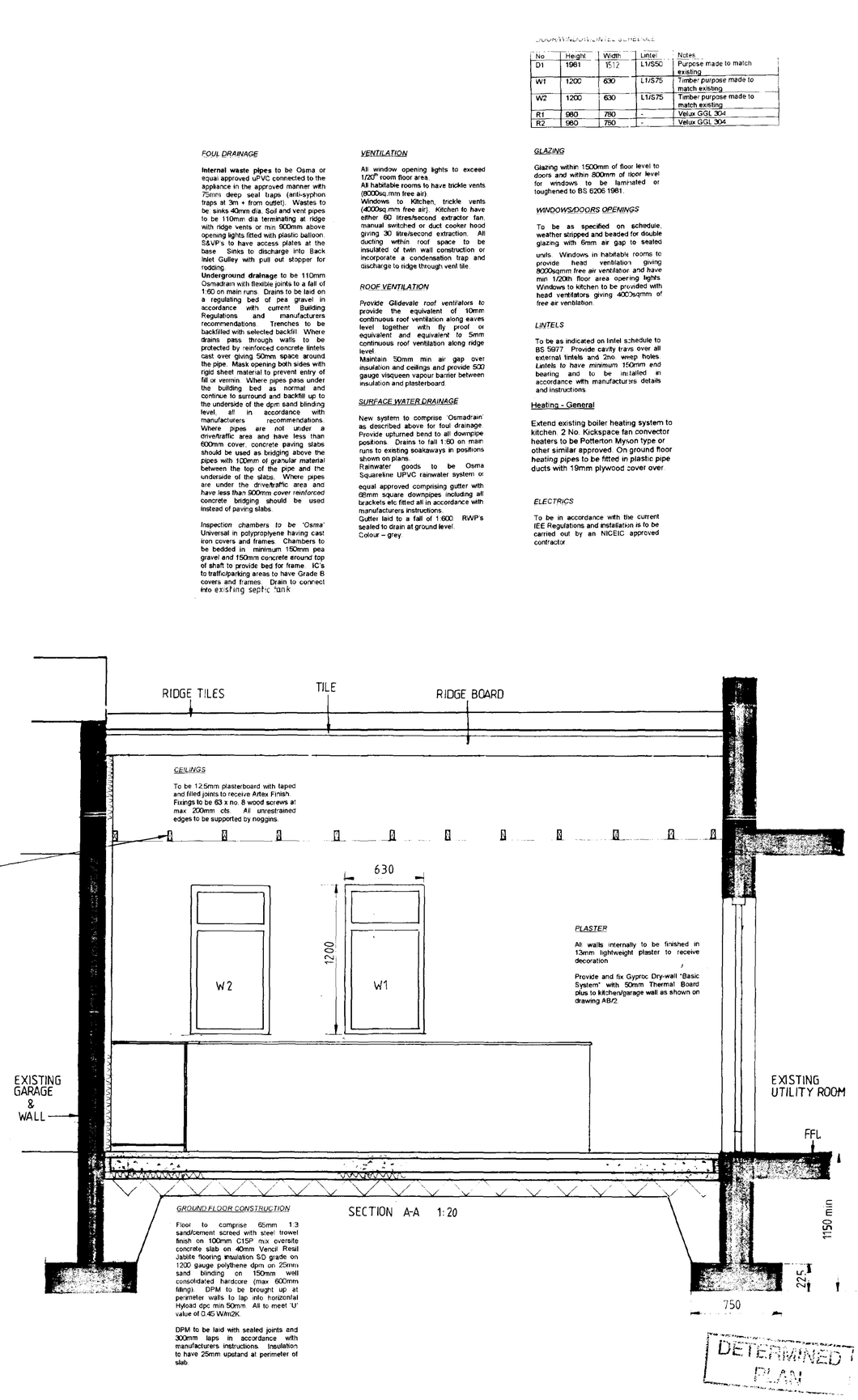
To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

Heating - General

Extend existing boiler heating system to kitchen. 2 No. Kickspace fan convector heaters to be Potterton Myson type or other similar approved. On ground floor heating pipes to be fitted in plastic pipe ducts with 19mm plywood cover over.

ELECTRICS

To be in accordance with the current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.



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revision	date
1 GENERAL REVISION	22/10/98

SOUTH HOLLAND DC
HOUSING & PLANNING
21 OCT 1998
Ref: 1055/98

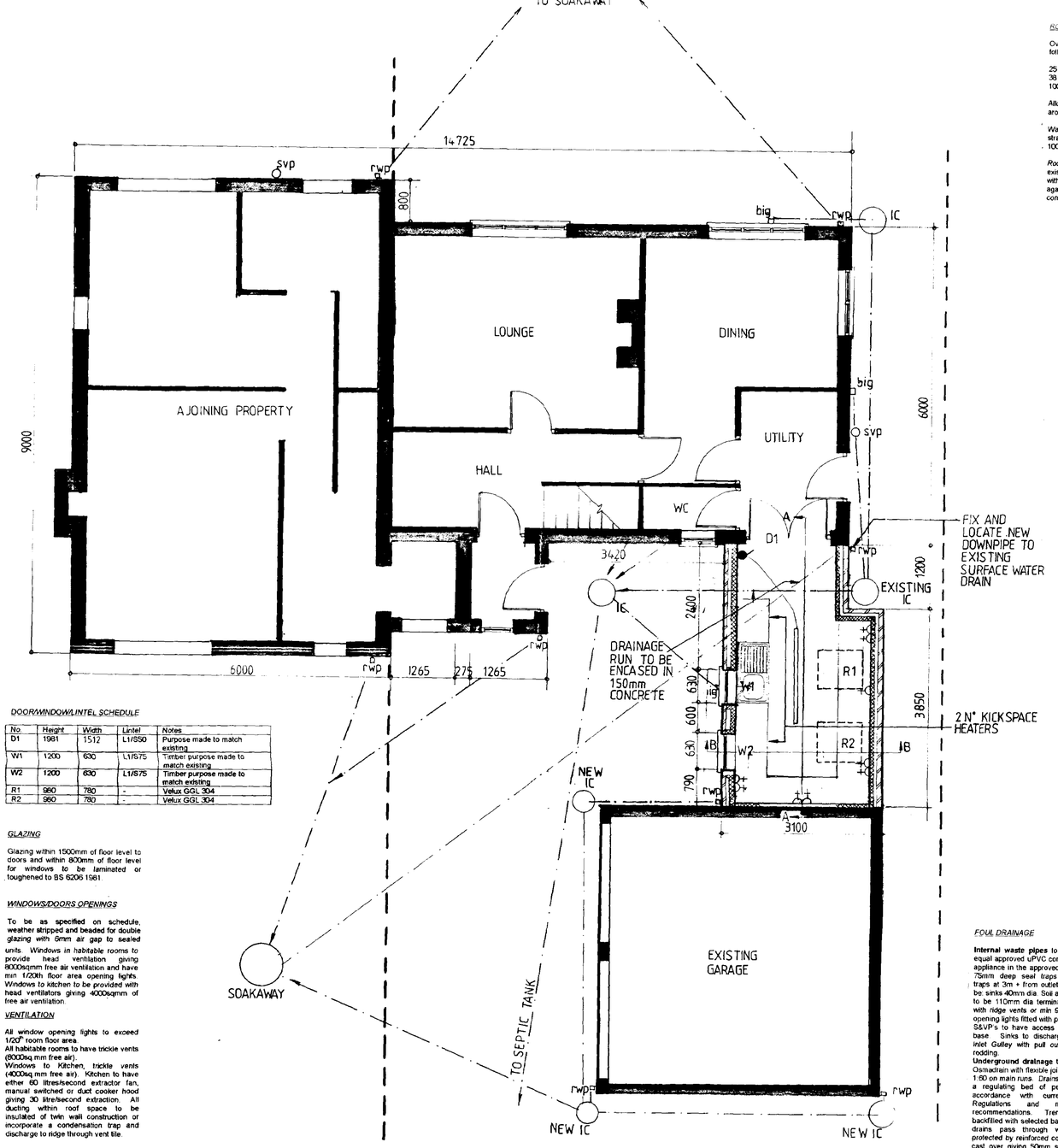
JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

project / drawing
ALTERATIONS & EXTENSION TO PLOT 2 FENGATE, MOULTON CHAPEL FOR MR K CONBY.

scale	date	drawn
1 : 50	OCT 98	MF
project no.		drawing no
1447		AB/3

revisions

DETERMINED PLAN



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ROOF COVERING

To comprise Concrete Interlocking tiles on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through undersarale felt to BS 747 Type 1F. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part1:1992 carried well into gutters and secured with clout nails. Continuous tilting fillet to be provided at eaves to prevent ponding. Colour to match existing.
The tile fixing specification is to be in accordance with the manufacturers published literature with due consideration for each site location, wind velocities and roof pitches. Provide lead flashings to roof/wall abutments taken up wall min 150mm. Provide Glidevale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

ROOF VENTILATION

Provide Glidevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly proof or equivalent and equivalent to 5mm continuous roof ventilation along ridge level.
Maintain 50mm min air gap over insulation and ceilings and provide 500 gauge visqueen vapour barrier between insulation and plasterboard.

CEILINGS

To be 12.5mm plasterboard with taped and filled joints to receive Artex Finish. Fixings to be 63 x no. 8 wood screws at max 200mm cts. All unrestrained edges to be supported by noggins.

INSULATION

Provide and lay below rafters Celotex Double-R GA2059 insulation board ensuring that it does not restrict eaves ventilation.

Heating - General

Extend existing boiler heating system to kitchen. 2 No. Kickspace fan convector heaters to be Potterton Myson type or other similar approved. On ground floor heating pipes to be fitted in plastic pipe ducts with 19mm plywood cover over.

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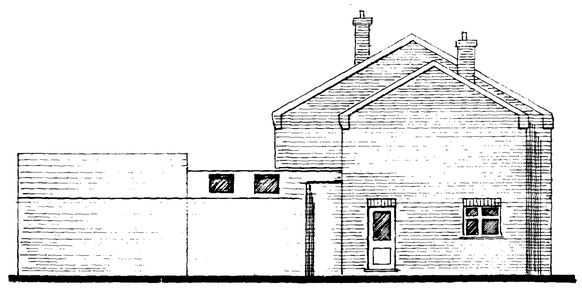
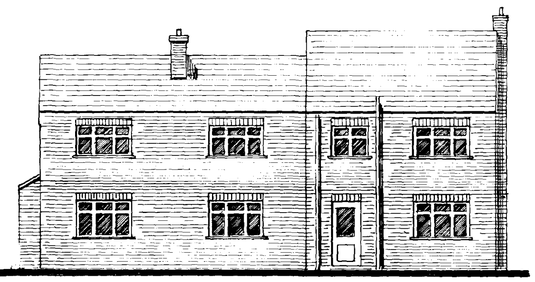
revision	*date*
1 GENERAL REVISION	22/10/98



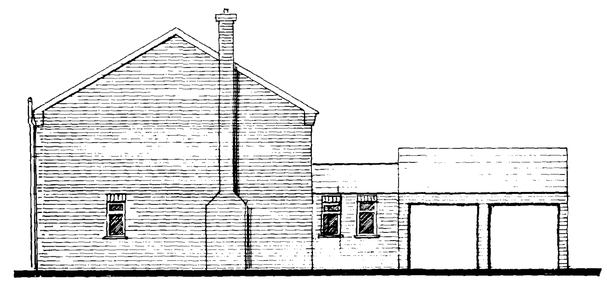
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

FOUL DRAINAGE

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Rainwater goods to be Osma Squareline UPVC rainwater system or equal approved comprising gutter with 68mm square 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 – grey.

WALLS

Walls to be to dimensions shown and in strict accordance with BS 5628:Part 3:1985.

Below DPC (in 1:3 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 75mm cavity. External skin to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin to continue in Hi-Strength 7 to DPC.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

Walls Above DPC (in 1:1:6 cement/lime/sand)

Cavity walls to comprise 102.5mm outer skin facing brickwork, 75mm cavity containing 25mm Celotex double-R CW 2025 Wall Insulation, a 50mm clear cavity and an inner skin of 100mm Thermalite 'Shield' blockwork to give a minimum 'U' value of 0.45W/m2 °C. Cavities closed at heads of walls and at all openings by closing blockwork onto brickwork building in Hyload Vertical DPC with 25mm Jablite Insulation behind to give 1.2W/m2 °C. Build in stout stainless steel wall ties with insulation retaining disc's at maximum 900mm cts horizontally and 450mm cts vertical with extra tries at openings at every block course where the cavity is closed.
Wall ties and cavity insulation to be built all in accordance with insulation manufacturers recommendations.
All facing brickwork to be durability designation FL.

DAMP PROOF COURSE

Build in Hyload DPC to CP102 to all walls minimum 150mm above ground level and inner leaf linked with the DPM in floors. Provide vertical DPC around the perimeter of all external openings as cavity closers. All dpc's to be bedded on mortar.

GROUND FLOOR CONSTRUCTION

Floor to comprise 65mm 1:3 sand/cement screed with steel trowel finish on 100mm C15P mix oversite concrete slab on, 40mm Vencil Resil Jablite flooring insulation SD grade on 1200 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore (max 600mm filling). DPM to be brought up at perimeter walls to lap into horizontal Hyload dpc min 50mm. All to meet 'U' value of 0.45 W/m2K.

DPM to be laid with sealed joints and 300mm laps in accordance with manufacturers instructions. Insulation to have 25mm upstand at perimeter of slab.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 1000mm below ground level but local ground conditions to be taken in consideration and final depth to be taken down to firm loadbearing strata and to Local Authority satisfaction.
Foundation width to be:- Cavity Walls 750mm

Foundations to extend 225mm beyond the faces of all piers etc.

LINTELS

To be as indicated on lintel schedule to BS 5977. Provide cavity trays over all external lintels and 2no. weep holes. Lintels to have minimum 150mm end bearing and to be installed in accordance with manufacturers details and instructions.

PLASTER

All walls internally to be finished in 13mm lightweight plaster to receive decoration.

Provide and fix Gyproc Dry-wall "Basic System" with 50mm Thermal Board plus to kitchen/garage wall as shown on drawing AB/2.

ELECTRICAL SYMBOLS KEY

- Ceiling lighting point
- Wall lighting point
- One way switch
- Ceiling pull switch
- 13 amp single switched socket
- 13 amp double switched socket
- TV ariel outlet
- Telephone outlet
- Smoke detectors
- 13 amp fused spur outlet
- FLUORESCENT TUBE

ELECTRICS

To be in accordance with the current IEE Regulations and installation is to be carried out by an NICEIC approved contractor.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 OCT 1998
Ref:

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project drawing

ALTERATIONS & EXTENSION TO PLOT 2 FENGATE, MOULTON CHAPEL FOR MR K CONBOY

scale	*date*	*drawn*
1:50, 1:100	OCT 98	MF

project no.	*drawing no*
1447	AB/2

revisions
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DETERMINED PLAN