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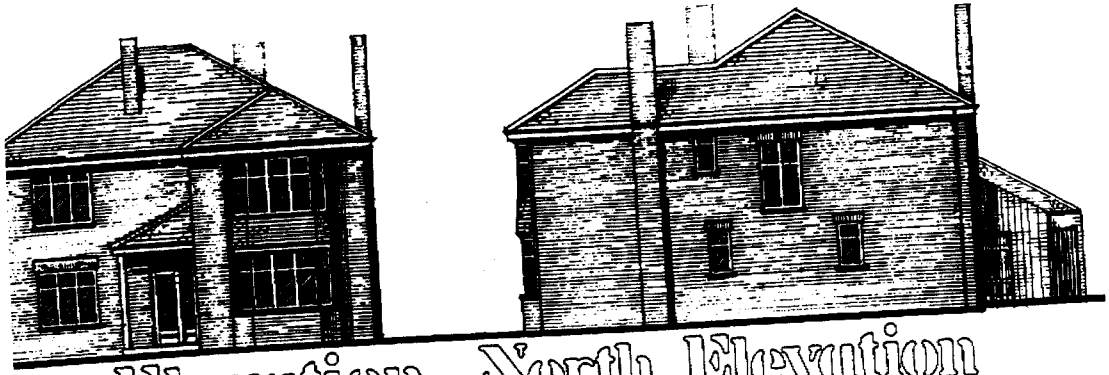
As Planning Permission H14/0596/97.

East Elevation

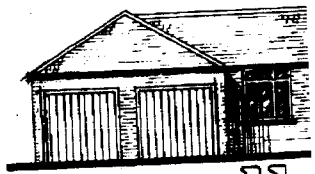
North Elevation

South Elevation

	building added	12/8/97
2	Gen. rev	29/9/97
3	Notes rev	14/11/97



st Elevation North Elevation



Ea

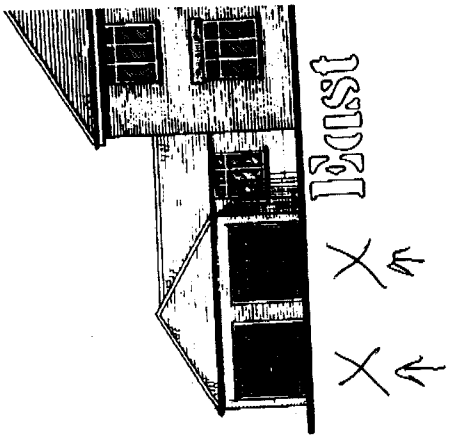
PROPOSED CHANGE TO GARAGE DOORS + SIDE DOOR

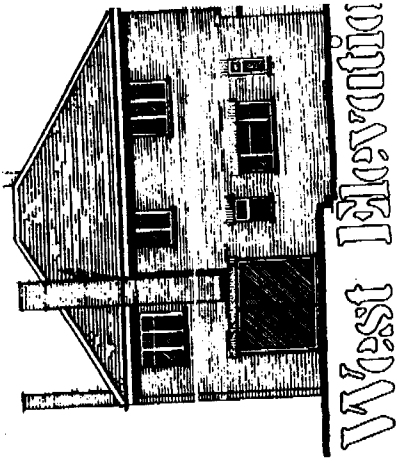


ution South Elevation



West Elev


East


West Elevation

INSULATION

Provide and lay between ceiling joists 200mm fibreglass quilt insulation (Owens Corning 'Crown Wool') ensuring quilt does not restrict eaves ventilation.

GROUND FLOOR CONSTRUCTION

Utility room/wc to be Jetfloor standard suspended pot and beam floor. Concrete beam layout to be as shown on drawing AB/5. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing AB/5.
Air bricks must be provided to ventilate the void (min 75mm) below the floor.
Suspended floor to receive 50mm 1:3 sand/cement screed with steel trowel finish.
Garage floor to be 100mm C/SP mix oversite concrete on 12000 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore. Dpm to be brought up at perimeter walls to lap into horizontal hylead dpc min 50 mm.

DAMP PROOF COURSE

Build in Hylead 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.

Below DPC (in 1:4 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 50mm cavity. External skin (including garage) to commence minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC min 150mm above ground level.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 600mm 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 725mm
Garage & Internal Loadbearing Walls 550mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

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

ROOF VENTILATION

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

ROOF COVERING

To comprise or roofing tiles to match the existing, on 38x25mm treated softwood battens having sawn ends nailed with non ferrous nails through untreated felt to BS 747 Type 1F. Provide lead flashings to roof/wall abutments taken up wall min 150mm.

ROOF CONSTRUCTION

The main roof is to consist of the following:
38 x 200mm ridge boards
50x150mm hip rafters
50x100mm rafter fixed at 400 centres
47x225mm ceiling joists
100x75mm wall plate

All rafters and ceiling joists to sit on 100x75mm wall plates. The hip rafters must be supported by angle ties (as shown on drawing AB/5) at the wall plate
47 x 225mm.
Wall plate to be fixed by "Rawl" straps 38x88x1400mm long at 2000mm centres.

All timbers to be Celcure treated or similar.

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

Cavity walls to comprise 100mm outer skin facing brickwork, 50mm cavity containing 50mm Crown Dritherm Full Fill Cavity insulation and an inner skin of 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 Hylead Vertical DPC with 25mm Jactite Insulation behind to give 1.2W/m² °C. Build in stout stainless steel wall ties 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 in all in accordance with insulation manufacturers recommendations.

VENTILATION

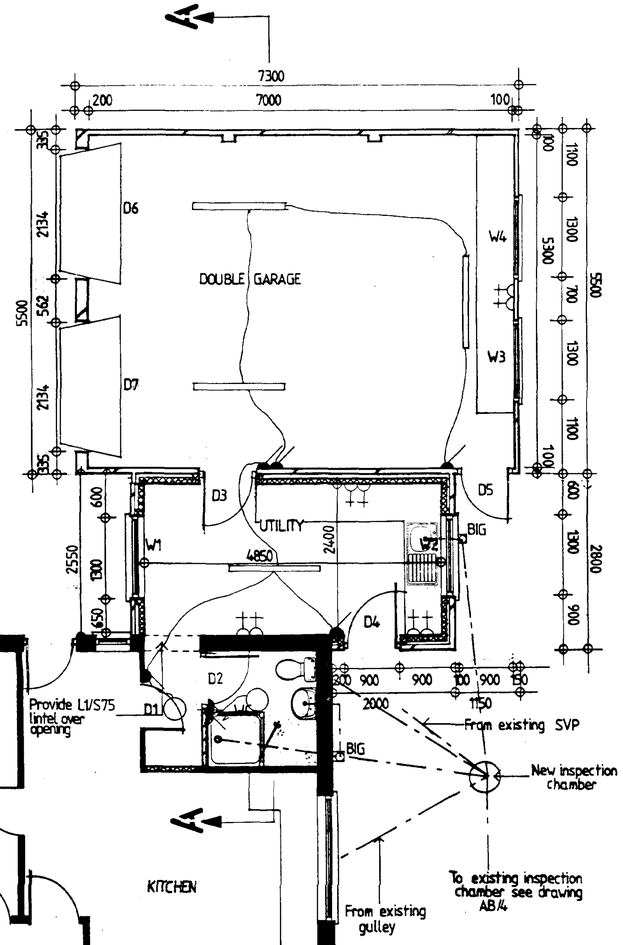
All window opening lights to exceed 1/20th of room floor area.
All habitable rooms to have trickle vents (6000sq mm free air).
Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litres/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Closet rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of both wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

PLASTER

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

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim.
All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and bolthplate connections at 750mm cts.



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
- Ceiling lighting point

GROUND FLOOR PLAN

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: WC 110mm
Shower 32mm
Existing soil and rent pipe to be connected to the new inspection chamber shown on drawing AB/2 and AB/4.
Existing gulley from the sink to be connected to the new inspection chamber.
Sleever to discharge into back inlet gully with pull out stopper for rodding. Gulley to be connected to inspection chamber.
Underground drainage to be 110mm Osma drain 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. 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 ground top of shaft to provide bed for frame. Drain to connect into public foul sewer.

SURFACE WATER DRAINAGE

New systems 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.

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Note
D1			Internal 100	Remove from demolitions
D2			Internal 100	Remove from demolitions
D3	838	1981	L1/S50	Boulton + Paul FDL5R29
D4			L1/S50	Remove from demolitions
D5	806	1051	L10	Boulton + Paul DR19D29
D6	2134	1981	L9	Boulton + Paul Vertical pattern 3
D7	2134	1981	L9	Boulton + Paul Vertical pattern 3
W1	1300	1500	L1/S50	Made to measurements
W2	1300	1100	L1/S50	Made to measurements
W3	1300	1100	L10	Made to measurements
W4	1300	1100	L10	Made to measurements

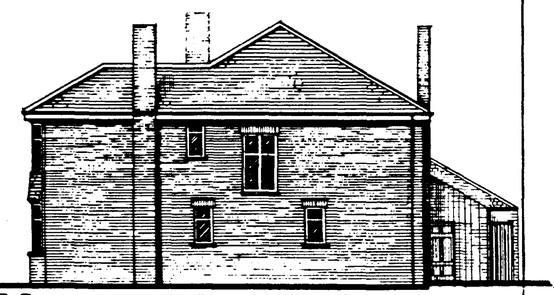
LINTELS

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.

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 ventilation and have min 1/20th floor area opening lights. Patio doors to have trickle ventilation of 10,000 sqmm, if no opening lights are provided. Windows to Kitchen, Utility, Bath and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.





East Elevation North Elevation





West Elevation South Elevation

notes

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revision date

DETERMINED PLAN

SOUTH [illegible] HOUSE
13 AUG 1997
Ref: 9895/H

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project drawing

ALTERATIONS AND EXTENSION TO 8, CHURCH STREET, PINCHBECK, FOR MR & MRS D LUNN.

scale	date	drawn
1:100 1:50	JUNE 97	KB

project no.	drawing no
1407	AB/2

revisions

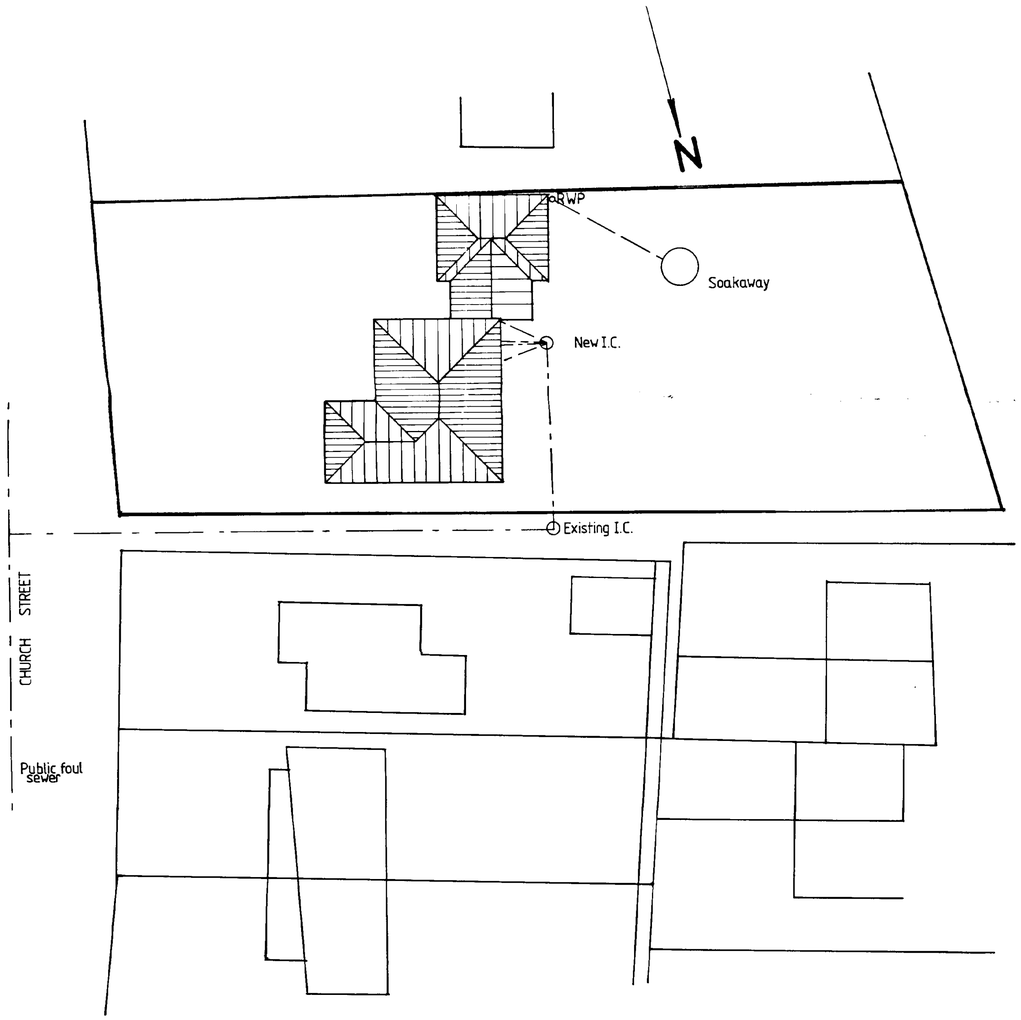
FOUL DRAINAGE

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: WC 110mm
Shower 32mm
Existing soil and rent pipe to be connected to the new inspection chamber shown on drawing AB/2 and AB/4. Existing gulley from the sink to be connected to the new inspection chamber.
Shower to discharge into back inlet gully with pull out stopper for rodding. Gulley to be connected to inspection chamber.
Underground drainage to be 110mm Osma drain 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.
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 ground top of shaft to provide bed for frame. Drain to connect into public foul sewer.

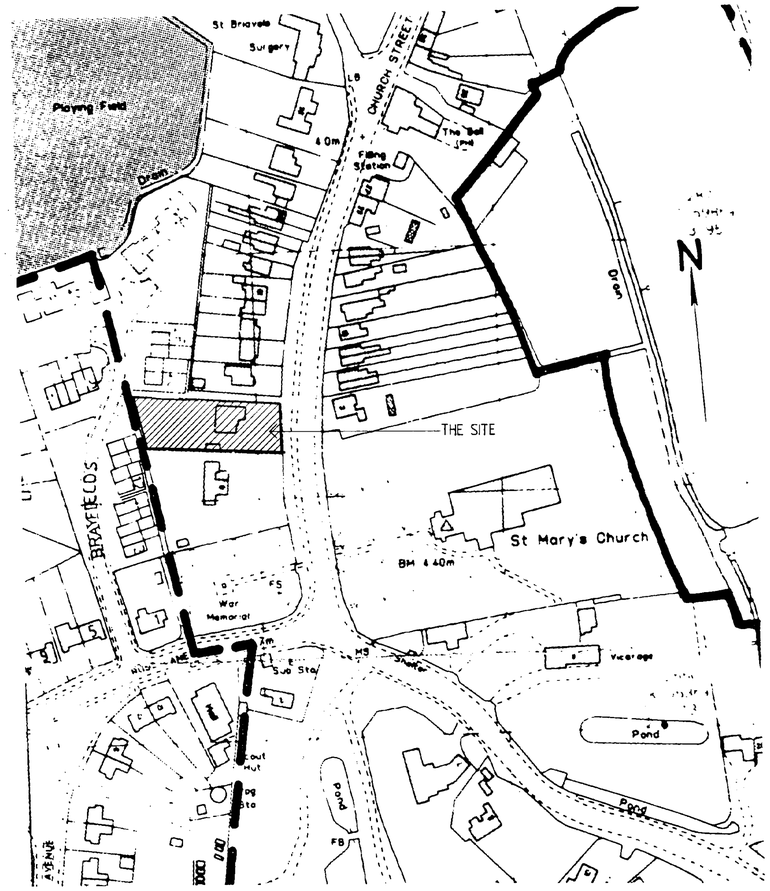
SURFACE WATER DRAINAGE

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.



Site Plan 1:200



Location Plan 1:2500

notes

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revision	*date*

DETERMINED
PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
13 AUG 1997
Ref: 0885/97

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project / drawing

ALTERATIONS AND EXTENSION TO 8, CHURCH STREET, PINCHBECK, FOR MR & MRS D LUNN.

scale	*date*	*drawn*
1: 200 1: 2500	FEB 97	*KB*
project no.		*drawing no*
1407		AB/4

revisions

GROUND FLOOR CONSTRUCTION

Utility room/wc to be Jetfloor standard suspended pot and beam floor. Concrete beam layout to be as shown on drawing AB/5. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing AB/5.
Air bricks must be provided to ventilate the void (min 75mm) below the floor.
Suspended floor to receive 50mm 1:3 sand/cement screed with steel trowel finish.
Garage floor to be 100mm C15P mix oversite concrete on 12000 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore. Dpm to be brought up at perimeter walls to lap into horizontal hyload dpc min 50 mm.

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.

Below DPC (in 1:4 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 50mm cavity. External skin (excluding garage) to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC min 150mm above ground level.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328:1981 225mm thick and minimum 600mm 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 725mm
Garage & Internal Loadbearing Walls 550mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

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

INSULATION

Provide and lay between ceiling joists 200mm fibreglass quilt insulation (Owens Corning 'Crown Wool') ensuring quilt does not restrict eaves ventilation.

ROOF VENTILATION

Provide Gildevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly proof screen or equivalent.
Maintain 50mm min air gap over insulation and ceilings and provide 500 guage visqueen vapour barred between insulation and plasterboard.

ROOF COVERING

To comprise on roofing tiles to match the existing, on 38x25mm treated softwood battens having sawn ends nailed with non ferrous nails through untreatable felt to BS 747 Type 1F. Provide lead flashings to roof/wall abutments taken up wall min 150mm.

ROOF CONSTRUCTION

The main roof is to consist of the following
38 x 200mm ridge boards
50 x 150mm hip rafters
50 x 125mm rafter fixed at 400 centres
47 x 220mm ceiling joists
100 x 75mm wall plate
Roof pitch to be 35°

All rafters and ceiling joists to sit on 100x75mm wall plates. The hip rafters must be supported by angle ties (as shown on drawing AB/5) at the wall plate.
47 x 220mm.
Wall plate to be fixed by "Bat" straps 30x50x1000mm long at 2000mm centres.

All timbers to be Celcure treated or similar.

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

Cavity walls to comprise 103mm outer skin facing brickwork, 50mm cavity containing 50mm Crown Dritherm Full Fill Cavity Insulation and an inner skin of 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 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 in all in accordance with insulation manufacturers recommendations.

ELECTRICAL EQUIPMENT

All wiring for extension to be taken from existing supply. All switches/sockets etc., to be MK "Logic" Lighting points to be MK "Ceiling accessories".
Provide lighting in the appropriate locations in loft of garage.

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.

ROOF ACCESS

Construct roof access between pair of trusses as shown. Fix 125 x 75mm trimmers and line out opening with 32mm rebated sw lining to form min 750mm wide opening between trusses. Roof access panel to be 22mm block board insulated on upper surface with 50mm polystyrene sheet.

VENTILATION

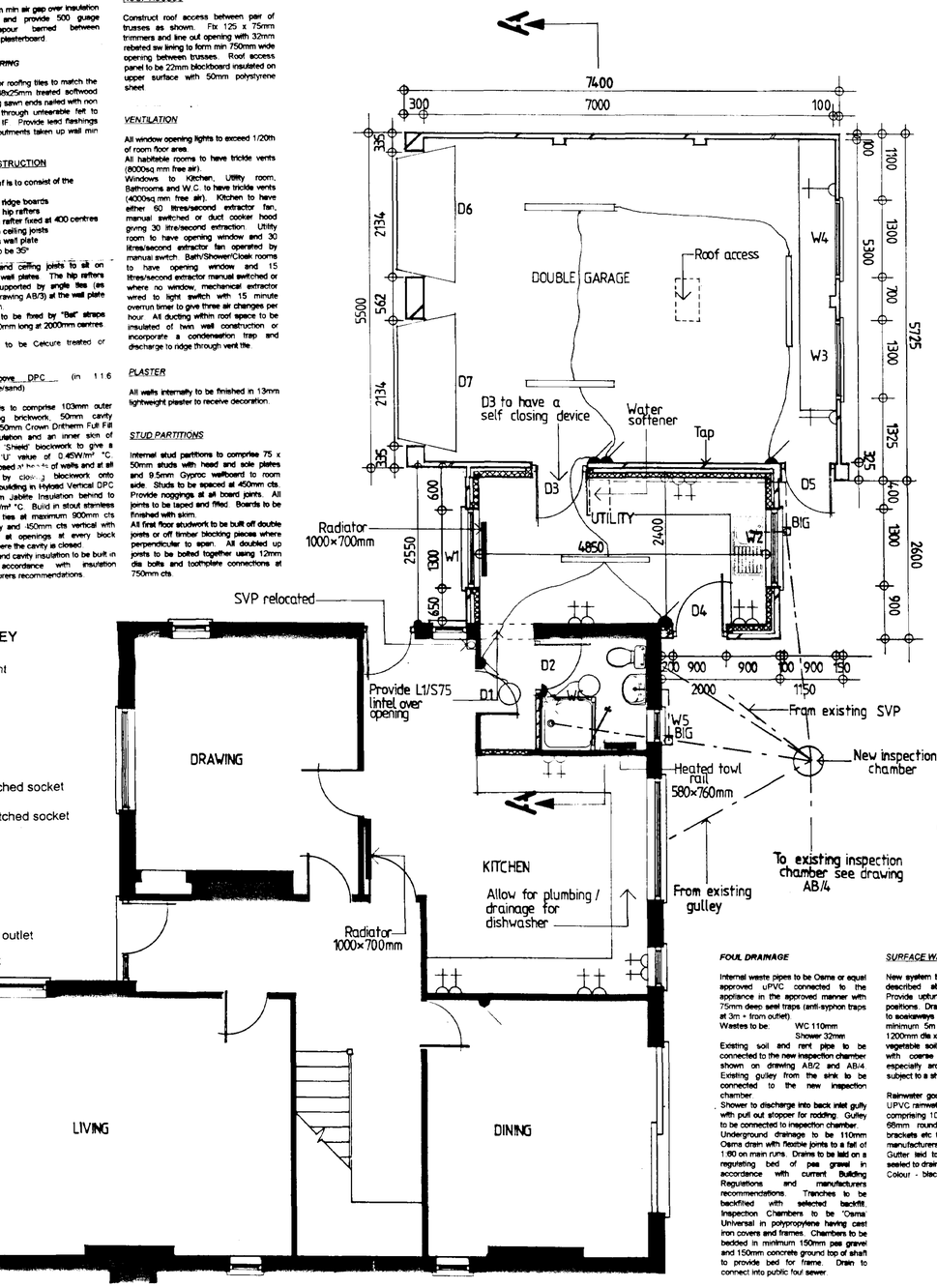
All window opening lights to exceed 1/20th of room floor area.
All habitable rooms to have trickle vents (8000sq mm free air).
Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

PLASTER

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

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim.
All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.



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
- Ceiling lighting point

GROUND FLOOR PLAN

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: WC 110mm
Shower 32mm
Existing soil and vent pipe to be connected to the new inspection chamber shown on drawing AB/2 and AB/4. Existing gulley from the sink to be connected to the new inspection chamber.
Shower to discharge into back inlet gully with pull out stopper for rodding. Gulley to be connected to inspection chamber.
Underground drainage to be 110mm Osma drain 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. 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 ground top of shaft to provide bed for frame. 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.

SANITRY EQUIPMENT

To be:
WC: Ewyford "Vista B.O. 9L"
Basin: Twyfords "Nocturne 500" fitted with Armazon taps.
Shower: Armitage Shanks "Ambassador" shower, with pivot door. Shower tray to be Norfolk 800x800x225mm.
All equipment to be white and fittings to be chrome.
Sink: Sissons S2 0085R

Door/Window/Lintel Schedule

No.	Width	Height	Lintel	Note
D1			Internal 100	Remove from demolitions
D2			Internal 100	Remove from demolitions
D3	838	1981	L1/S50	Boulton + Paul FDL5R29
D4			L1/S50	Remove from demolitions
D5	806	1081	L10	Boulton + Paul DR19D29
D6	2134	1981	L9	Boulton + Paul Vertical pattern 3
D7	2134	1981	L9	Boulton + Paul Vertical pattern 3
W1	1300	1500	L1/S50	Made to measurements
W2	1300	1100	L1/S50	Made to measurements
W3	1300	1100	L10	Made to measurements
W4	1300	1100	L10	Made to measurements
W5	500	1100	L1/S75	Made to measurements

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.

WINDOWS/DOORS OPENINGS

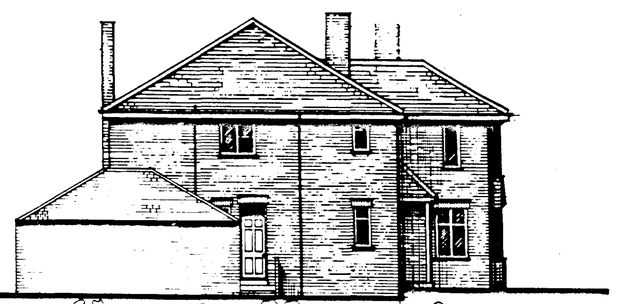
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East Elevation North Elevation





West Elevation South Elevation

notes

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revision		date
1	Alterations to existing building added	12/8/97
2	Gen. rev	29/9/97
3	Notes rev	14/11/97

AS APPROVED BY PLANNING

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

project drawing

ALTERATIONS AND EXTENSION TO 8, CHURCH STREET, PINCHBECK, FOR MR & MRS D LUNN

scale	date	drawn
1:100 1:50	JUNE 97	KB

project no.	drawing no.
1407	AB/2

revisions
Y Z 3

APPROVED PLAN
Ref. M

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAR 1998
Ref: 0895/97

GROUND FLOOR CONSTRUCTION

Utility room/wc to be Jetfloor standard suspended pot and beam floor. Concrete beam layout to be as shown on drawing AB/5. Provide and fix concrete blocks 440 x 215 x 100mm between the concrete beams. Fix split course blocks and spacer blocks as shown on drawing AB/5.
Air bricks must be provided to ventilate the void (min 75mm) below the floor.
Suspended floor to receive 50mm 1:3 sand/cement screed with steel trowel finish.
Garage floor to be 100mm C15P mix oversite concrete on 12000 gauge polythene dpm on 25mm sand blinding on 150mm well consolidated hardcore. Dpm to be brought up at perimeter walls to lap into horizontal hyload dpc min 50 mm.

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.

Below DPC (in 1:4 cement/sand)

Cavity walls to comprise internal and external skins Thermalite Hi-Strength 7 100mm block with 50mm cavity. External skin (including garage) to terminate minimum 2 courses below ground level then continue in facing brickwork to DPC. Internal skin (including internal 100mm walls) to continue in Hi-Strength 7 to DPC min 150mm above ground level.
Cavity to be filled to ground level with weak mix concrete splayed outwards.

FOUNDATIONS

Strip foundations to be ST3 concrete to BS 5328 1981 225mm thick and minimum 600mm 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 725mm
Garage & Internal Loadbearing Walls 550mm
(Non loadbearing walls to be built off 225mm thickened floor slab).

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

INSULATION

Provide and lay between ceiling joists 200mm fibreglass quilt insulation (Owens Corning "Crown Woof") ensuring quilt does not restrict eaves ventilation.

ROOF VENTILATION

Provide Glidevale roof ventilators to provide the equivalent of 10mm continuous roof ventilation along eaves level together with fly prof screen or equivalent.
Maintain 50mm min air gap over insulation and ceilings and provide 500 guage visqueen vapour barred between insulation and plasterboard.

ROOF COVERING

To comprise or roofing tiles to match the existing, on 38x25mm treated softwood battens having sawn ends nailed with non ferrous nails through untreatable felt to BS 747 Type 1F. Provide lead flashings to roof/wall abutments taken up wall min 150mm.

ROOF CONSTRUCTION

The main roof is to consist of the following:
38 x 200mm ridge boards
50 x 150mm hip rafters
50 x 125mm rafter fixed at 400 centres
47 x 220mm ceiling joists
100 x 75mm wall plate
Roof pitch to be 35°

All rafters and ceiling joists to sit on 100x75mm wall plates. The hip rafters must be supported by angle ties (as shown on drawing AB/3) at the wall plate 47 x 220mm.
Wall plate to be fixed by "Bat" straps 30x50x1000mm long at 2000mm centres.

All timbers to be Celcure treated or similar.

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

Cavity walls to comprise 103mm outer skin facing brickwork. 50mm cavity containing 50mm Crown Dritherm Full Fill Cavity Insulation and an inner skin of 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 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 in all in accordance with insulation manufacturers recommendations.

ELECTRICAL INSTALLATION

All wiring for extension to be taken from existing supply. All switches/sockets etc., to be MK "Logic" Lighting points to be MK "Ceiling accessories".
Provide lighting in the appropriate locations in loft of garage.

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.

ROOF ACCESS

Construct roof access between pair of trusses as shown. Fix 125 x 75mm trimmers and line out opening with 32mm rebated sw lining to form min 750mm wide opening between trusses. Roof access panel to be 22mm blockboard insulated on upper surface with 50mm polystyrene sheet.

VENTILATION

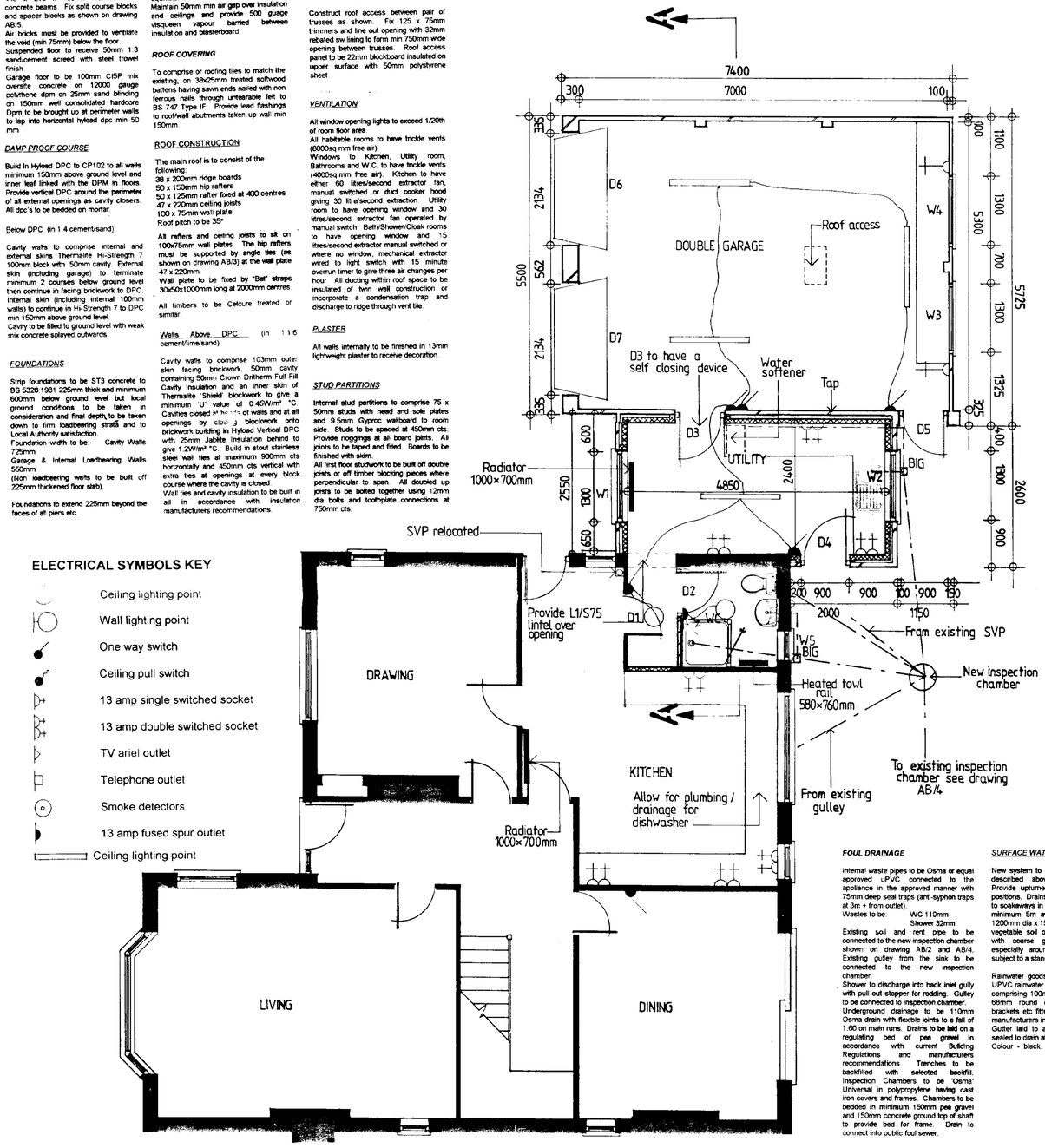
All window opening lights to exceed 1/20th of room floor area.
All habitable rooms to have trickle vents (8000sq mm free air).
Windows to Kitchen, Utility room, Bathrooms and W.C. to have trickle vents (4000sq mm free air). Kitchen to have either 60 litres/second extractor fan, manual switched or duct cooker hood giving 30 litre/second extraction. Utility room to have opening window and 30 litres/second extractor fan operated by manual switch. Bath/Shower/Cloak rooms to have opening window and 15 litres/second extractor manual switched or where no window, mechanical extractor wired to light switch with 15 minute overrun timer to give three air changes per hour. All ducting within roof space to be insulated of twin wall construction or incorporate a condensation trap and discharge to ridge through vent tile.

PLASTER

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

STUD PARTITIONS

Internal stud partitions to comprise 75 x 50mm studs with head and sole plates and 9.5mm Gyproc wallboard to room side. Studs to be spaced at 450mm cts. Provide noggings at all board joints. All joints to be taped and filled. Boards to be finished with skim.
All first floor studwork to be built off double joists or off timber blocking pieces where perpendicular to span. All doubled up joists to be bolted together using 12mm dia bolts and toothplate connections at 750mm cts.



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
- Ceiling lighting point

GROUND FLOOR PLAN

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: WC 110mm
Shower 32mm

Existing soil and rent pipe to be connected to the new inspection chamber shown on drawing AB/2 and AB/4. Existing gulley from the sink to be connected to the new inspection chamber.
Shower to discharge into back inlet gully with pull out stopper for rodding. Gulley to be connected to inspection chamber.
Underground drainage to be 110mm Osma drain 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. 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 ground top of shaft to provide bed for frame. Drain to connect into public foul sewer.

SANITRY EQUIPMENT

To be:
WC: Ewyford "Vista B.O. 9L"
Basin: Twyfords "Nocturne 500" fitted with Amazon taps.
Shower: Armitage Shanks "Ambassador" shower, with pivot door. Shower tray to be Norfolk 800x800x225mm.
All equipment to be white and fittings to be chrome.
Sink: Sissons B2 0085R

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.

Door/Window/Lintel Schedule

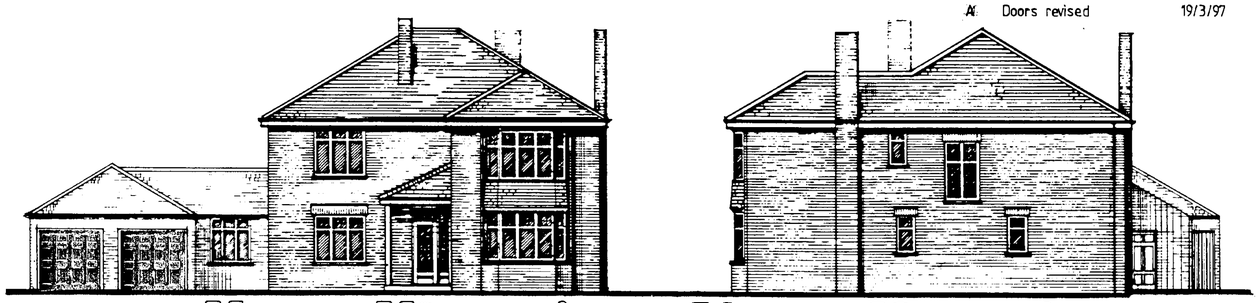
No.	Width	Height	Lintel	Note
D1			Internal 100	Remove from demolitions
D2			Internal 100	Remove from demolitions
D3	838	1981	L1/S50	Boulton + Paul FDL5R29
D4			L1/S50	Remove from demolitions
D5	806	1081	L10	Boulton + Paul DR19D29
D6	2134	1981	L9	Boulton + Paul Vertical pattern 3
D7	2134	1981	L9	Boulton + Paul Vertical pattern 3
W1	1300	1500	L1/S50	Made to measurements
W2	1300	1100	L1/S50	Made to measurements
W3	1300	1100	L10	Made to measurements
W4	1300	1100	L10	Made to measurements
W5	500	1100	L1/S75	Made to measurements

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.

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 ventilation and have min 1/20th floor area opening lights. Patio doors to have trickle ventilation of 10,000 sqmm, if no opening lights are provided. Windows to Kitchen, Utility, Bath and WC to be provided with head ventilators giving 4000sqmm of free air ventilation.



East Elevation

North Elevation



West Elevation



South Elevation

notes

Do not scale from this drawing

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

All details shown on 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	Alterations to existing building added	12/8/97
2	Gen. rev	29/9/97
3	Notes rev	14/11/97
A1	Doors revised	19/3/97

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project drawing

ALTERATIONS AND EXTENSION TO 8, CHURCH STREET, PINCHBECK, FOR MR & MRS D LUNN

scale	*date*	*drawn*
1:100 1:50	JUNE 97	KB
project no.		*drawing no*
1407		AB/2

revisions
Y Z B A

APPROVED PLAN
Ref. A1

SOUTH HOLLAND DC
HOUSING & PLANNING
26 MAR 1998
Ref: 0895/97