

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

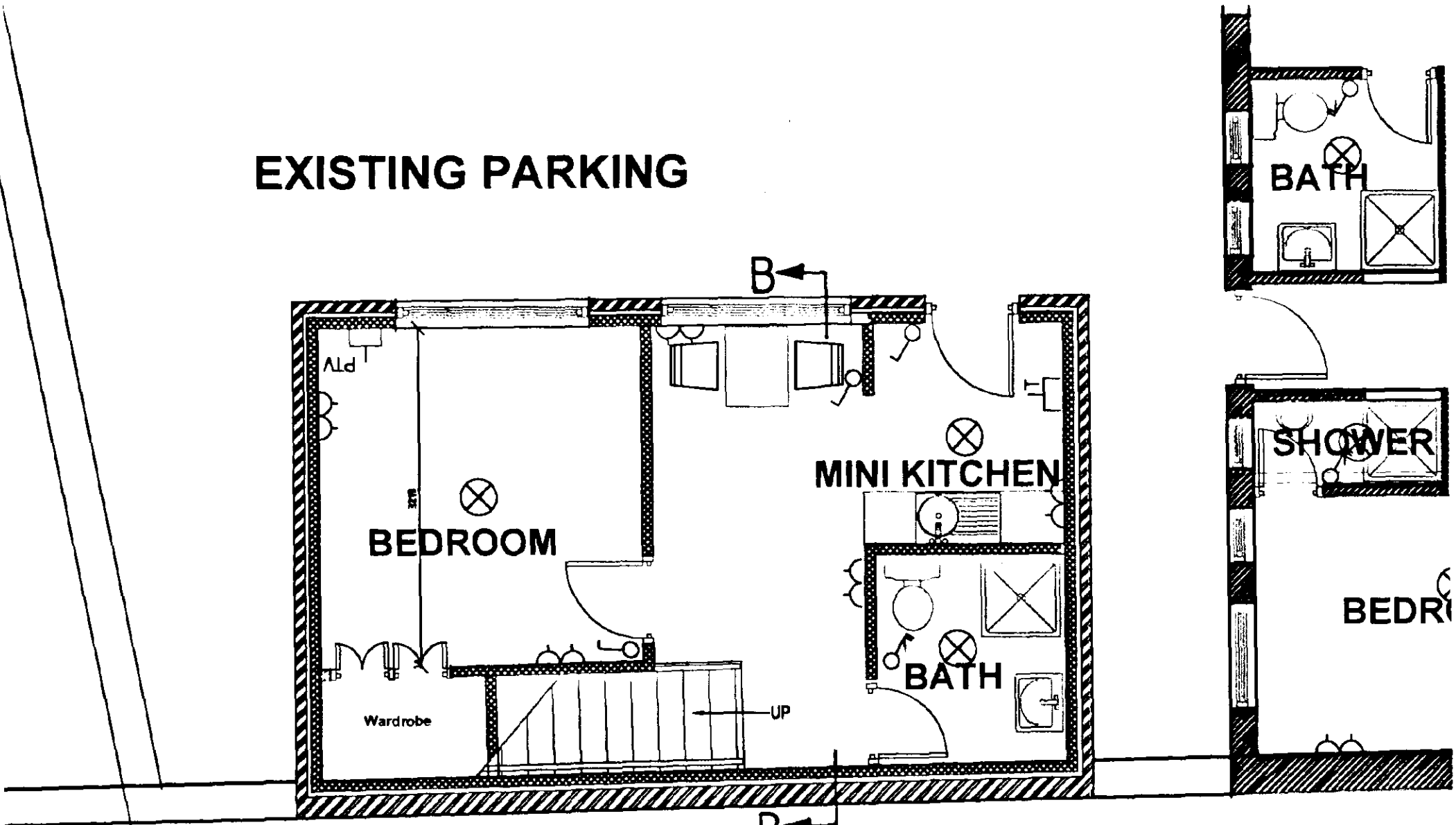
project / drawing
**CONVERSION OF SUNDAY SCHOOL ROOM TO
TWO STOREY ONE BED DWELLING**

BLOCK & LOCATION PLANS

<i>scale</i>	<i>date</i>	<i>drawn</i>
1: 100 & 1:2500	OCT 00	NBS
<i>project no.</i>	<i>drawing no</i>	
1503	AL/1	
<i>revisions</i>		

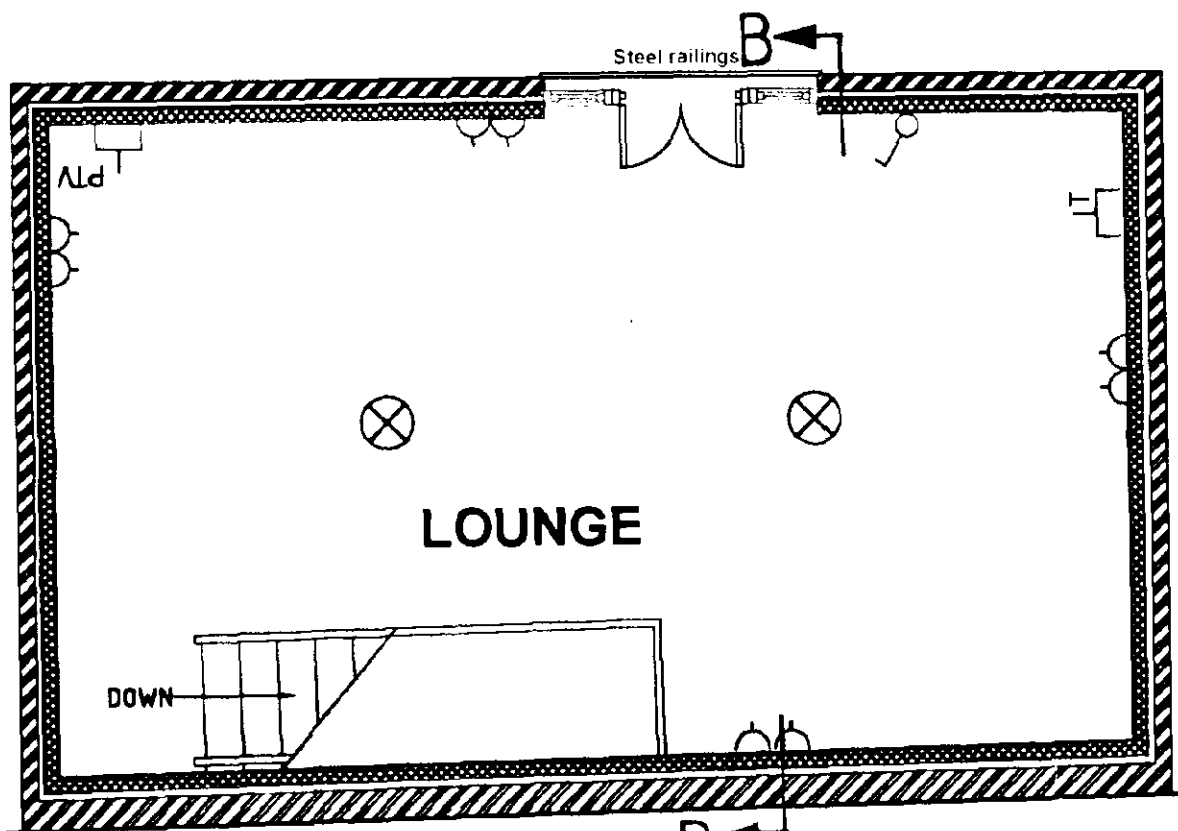


EXISTING PARKING



GROUND FLOOR PLAN

EXISTING PARKING



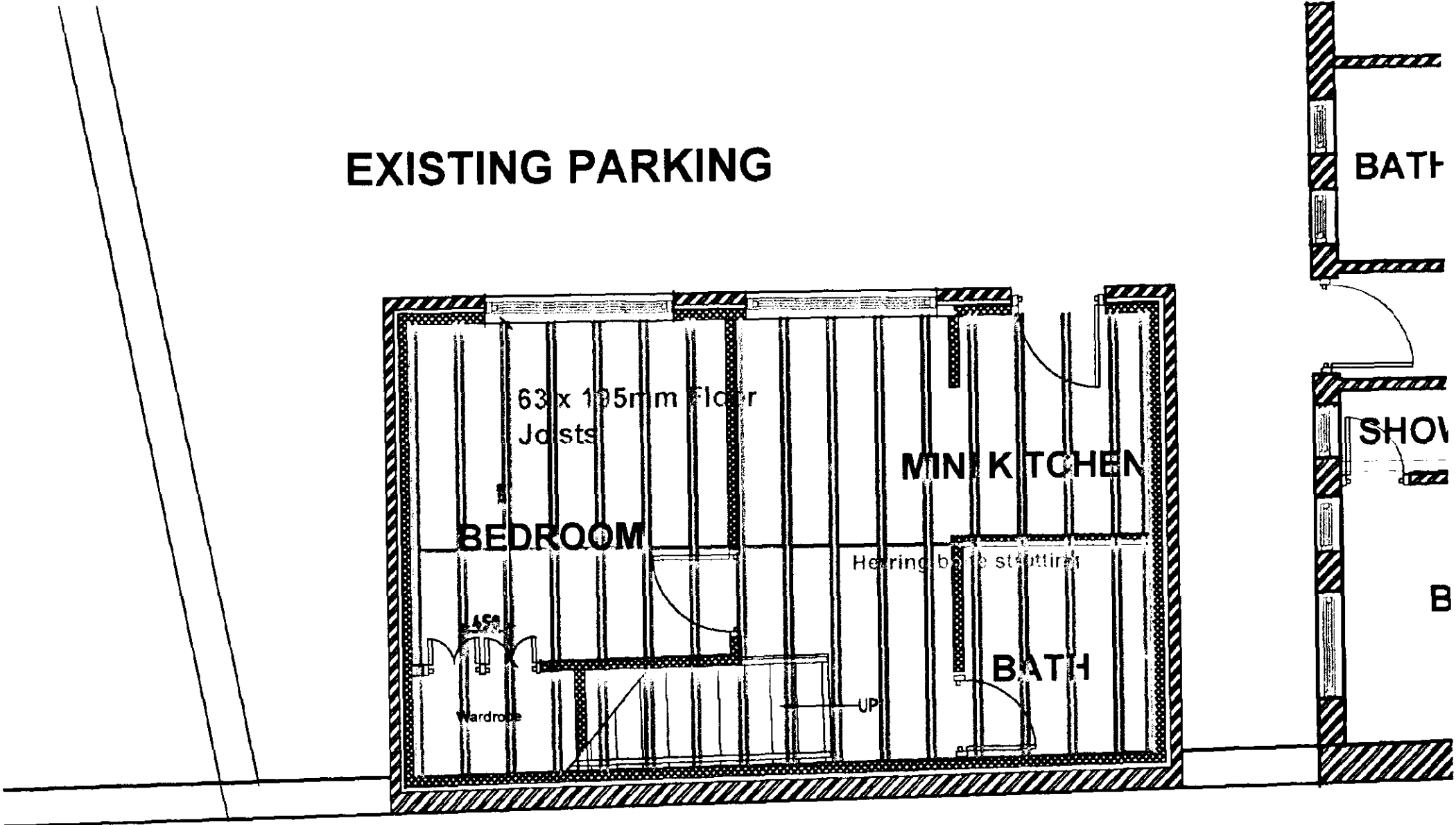
FIRST FLOOR PLAN

EXISTING

STAIRCASE

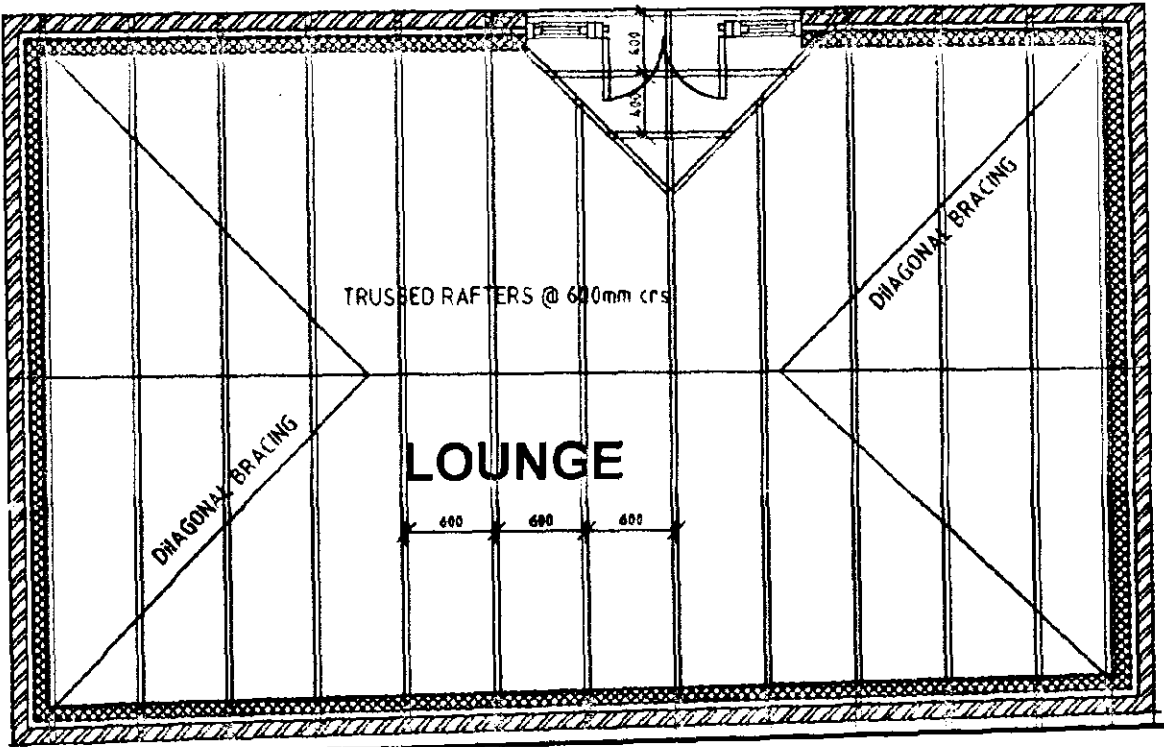
To have 12 goings and 13 risers to be 250mm going x 201mm rise to give a 38.8° pitch. Width to be min 800mm clear. Handrail to be 900mm above pitch line. Min headroom from pitch line to ceiling to be 2000mm. All balustrading to satisfy the 100mm sphere rule.

EXISTING PARKING



FIRST FLOOR JOIST PLAN

EXISTING PARKING



ROOF PLAN

ROOF CONSTRUCTION

Main roof area to be prefabricated trussed rafters in strict accord with BS 5268 pt 3 1985 at maximum 600mm cts, pitch to match chapel. Manufacturers details and calculations for the prefabricated roof trusses are to be submitted to the Local Authority for approval within 28 days prior to fixing on site. Lateral restraint straps to be provided at gables at 2000mm ds maximum, to be 'Bat' straps or similar 5 x 30mm to span over 3no trusses at roof and ceiling level and to be turned down 100mm into cavity, provide noggins between structural members and edge packing. Wall plate to be 100 x 50mm and to be fixed by 'Bat' straps 30 x 50mm x 1000mm long at 2000mm cts.

All bracing for prefabricated trussed rafters to be in accordance with BS 5268:Part 3:1985 to be 100 x 25mm diagonals and longitudinals to be nailed to each truss member. During roof construction trussed rafters should be subject to temporary wind bracing. All timbers to be Celcure treated or similar. All structural timbers to be kept 40mm clear of chimneys/flue blocks etc.

FIRST FLOOR CONSTRUCTION

All joists to be as specified on floor plan key built into walls or supported on m.s. joist hangers to BS 6178. Provide 38 x 38mm s.w. herringbone strutting at max 2m cts or midspan. Provide solid blocking where first floor stud partitions run perpendicular to the joist span directly below the partition or where sole plate does not end above a joist. Provide 30 x 5mm once bent (900x100) galvanised m.s. lateral restraint straps perpendicular to span at max 2m cts built into cavity wall and screwed back to 3no. joists with solid timber noggins below. Noggins to extend at least half the depth of the joist and be at least 38mm thick. Edge pack between last joist and wall. All structural timber to be kept clear of chimney/flue blocks etc. Floor to be 20mm T&G boarding.

ELECTRICS

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

ROOF ACCESS

Construct roof access between pair of trusses. 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 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 or special eaves ventilator.

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

ROOF COVERING

To comprise Concrete tiles to match chapel, on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. All joints in felt both horizontally and vertically to overlap minimum 150mm in accordance with BS 5534:Part 1:1990 carried well into gutters and secured with clout nails. Continuous tiling fillet to be provided at eaves to prevent ponding. Tiles laid with minimum 75mm headlap. 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 Glidvale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

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-siphon traps at 3m + from outlet). Wastes to be: wash hand basin 32mm, sinks and bath 40mm, VVC 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 ballcock. S&V's to have access plates at the base. Sinks to discharge into Back Inlet Gully with pull out stopper for rodding.

Underground drainage to be 100mm Osma 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 'Osma' 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.

DAMP PROOFING

Provide injected damp proof course to all walls which require it. This is to be carried out by an approved contractor and should conform to any relevant standards and regulations. Provide adequate damp proofing to floors if they have not already been done.

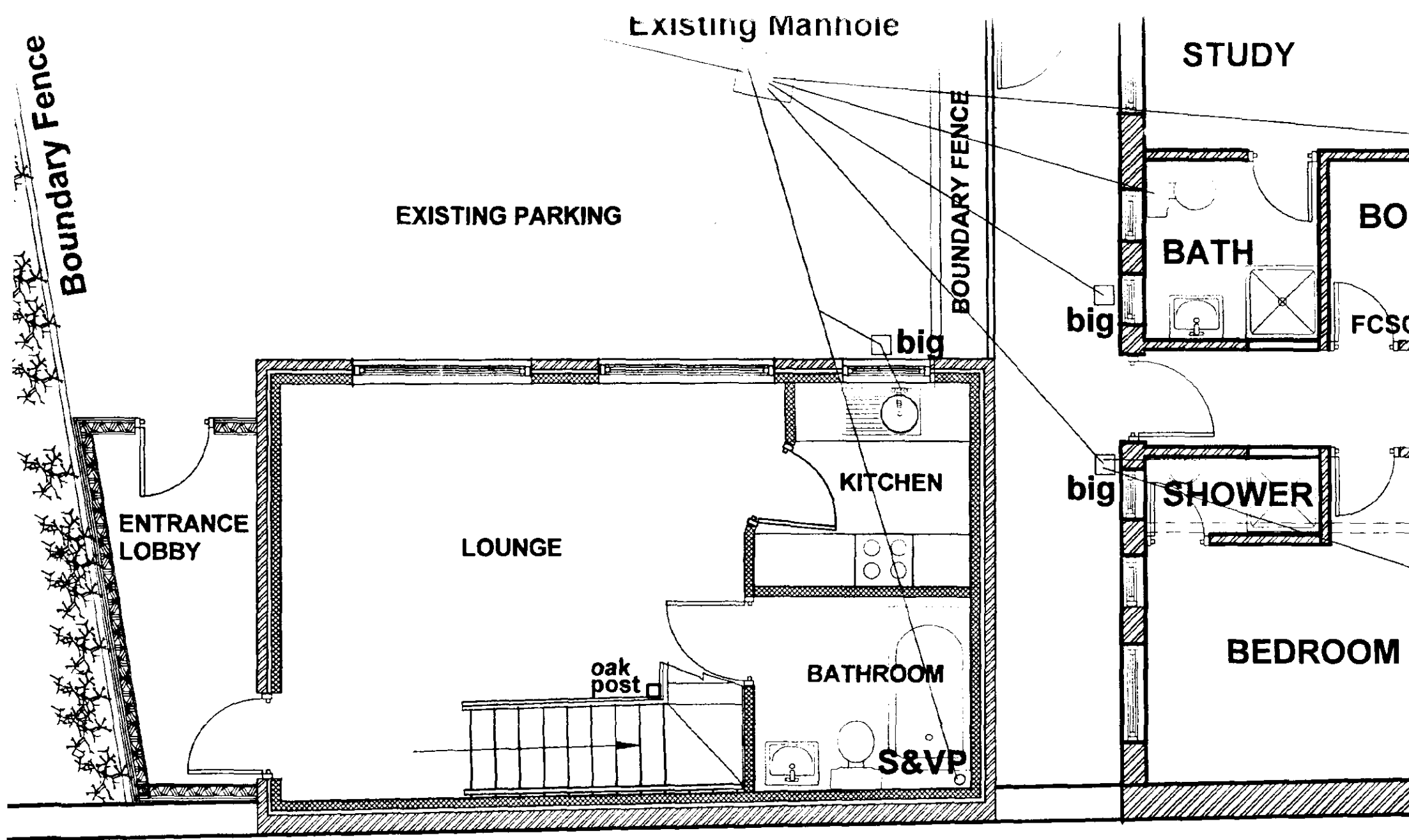
SOUTH HOLLAND DC HOUSING & PLANNING
- 6 NOV 2000
Ref: 1319/00

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

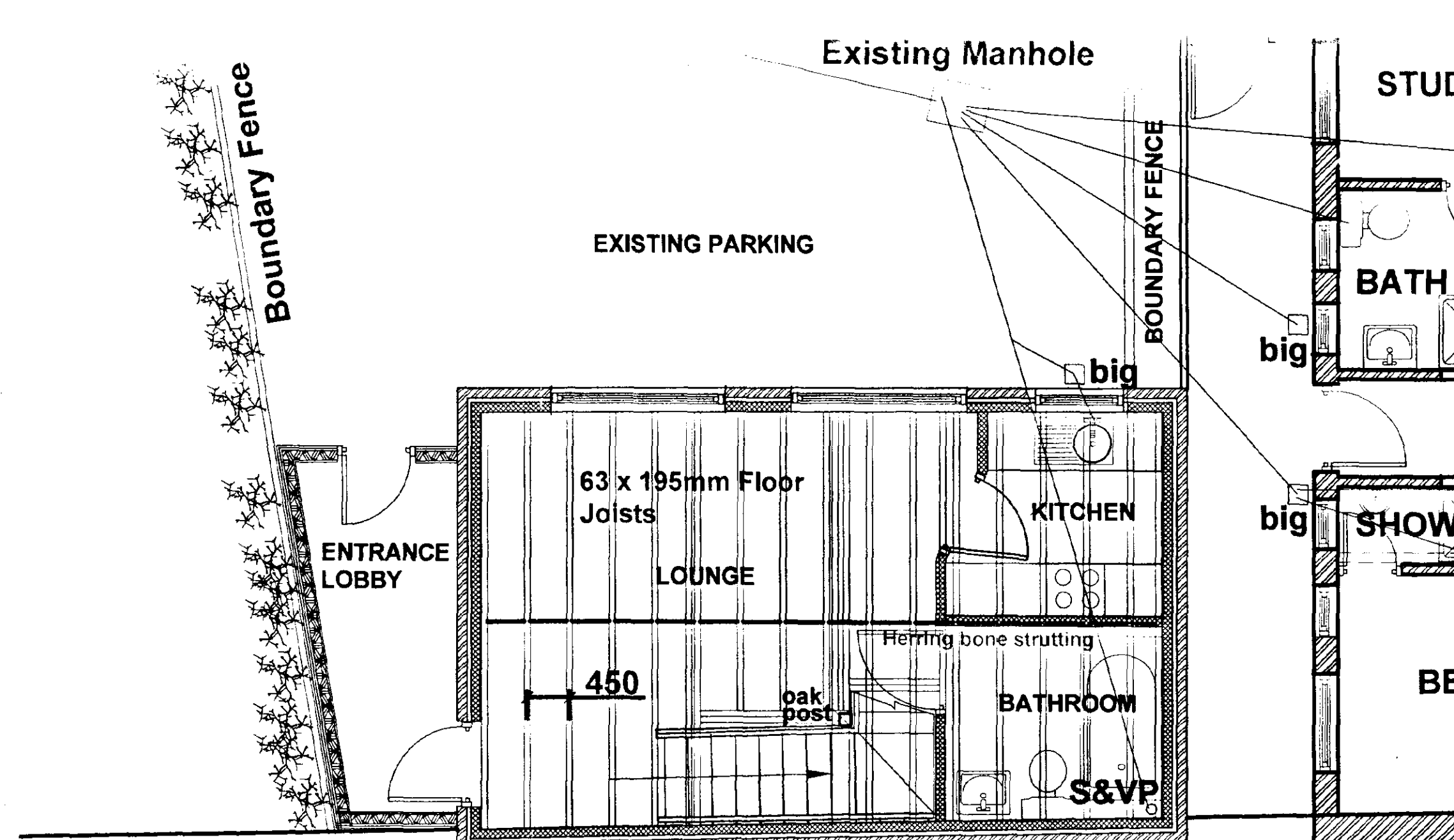
project / drawing
CONVERSION OF SUNDAY SCHOOL ROOM TO
TWO STOREY ONE BED DWELLING

PLANS & ELEVATIONS

scale	date	drawn
1:50 & 1:100	OCT 00	NBS
project no.	drawing no.	
1503	AD/1	
revisions		

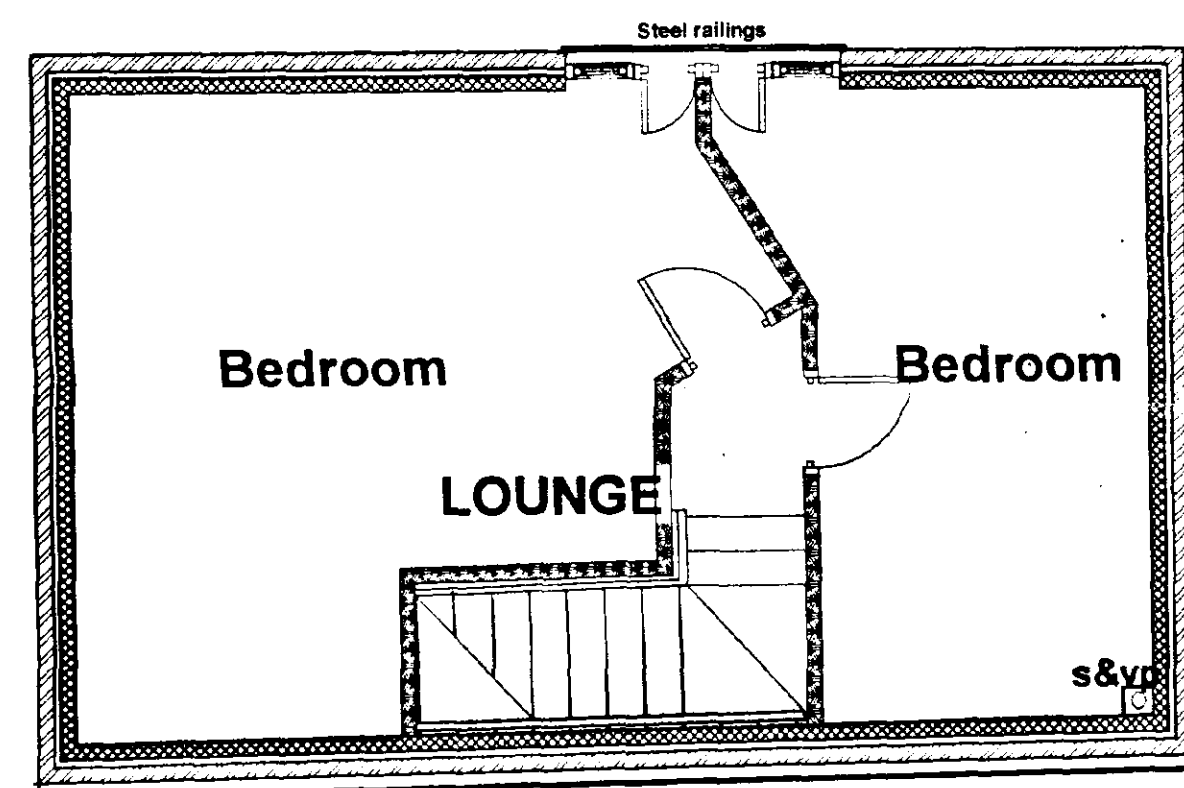


GROUND FLOOR PLAN



GROUND FLOOR PLAN

EXISTING PARKING



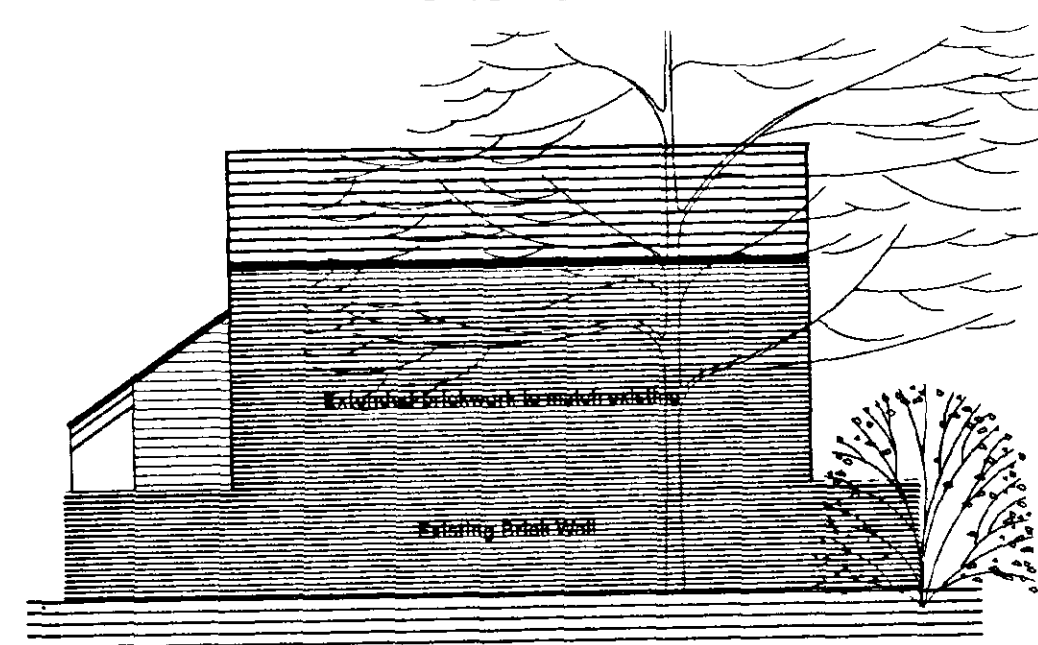
FIRST FLOOR PLAN

EXISTING

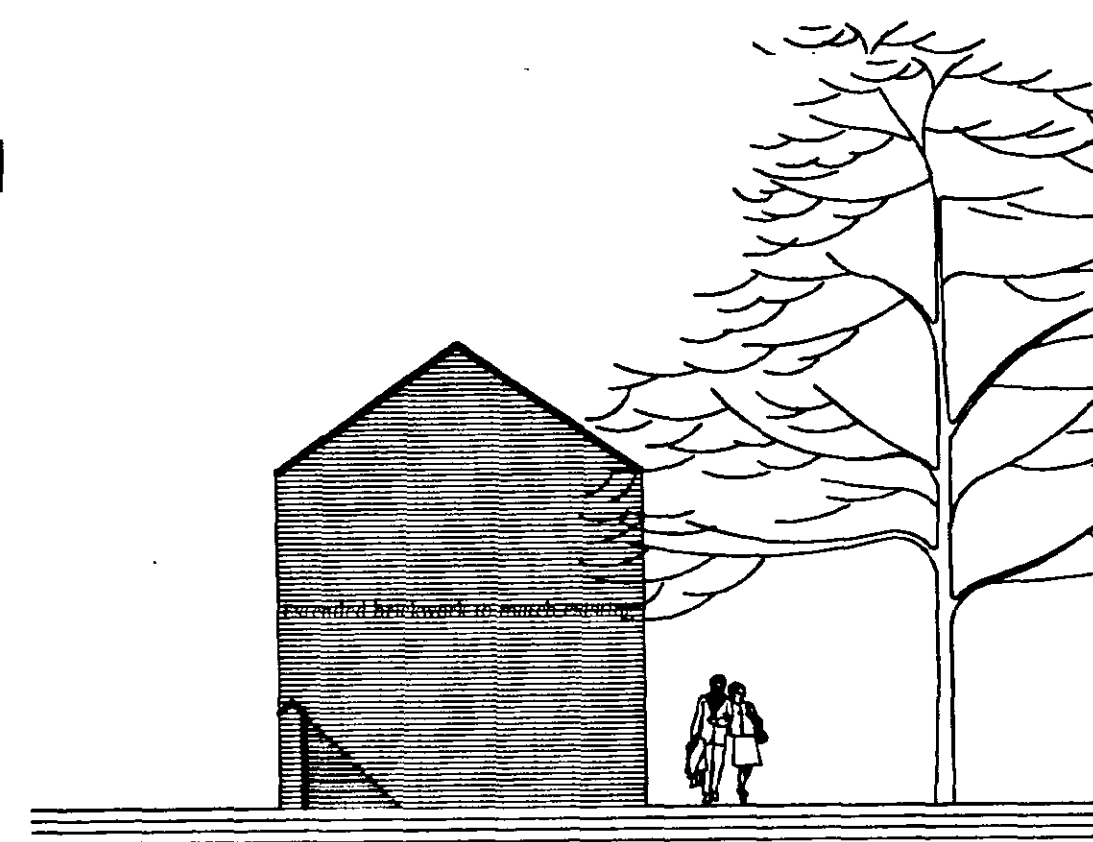
STAIRCASE

To have 12 goings and 13 risers to be 250mm going x 201mm rise to give a 38.8° pitch. Width to be min 800mm clear. Handrail to be 900mm above pitch line. Min headroom from pitch line to ceiling to be 2000mm. All balustrading to satisfy the 100mm sphere rule.

AMENDED PLAN
11.1. A1



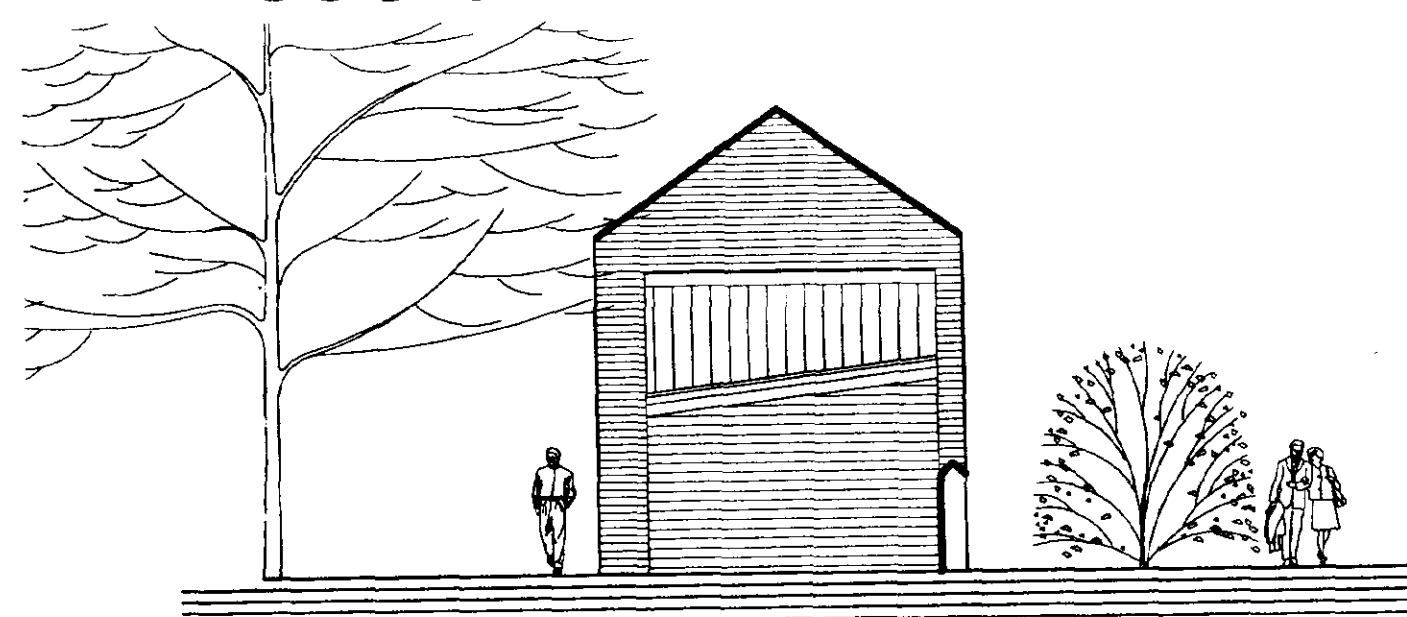
WEST ELEVATION



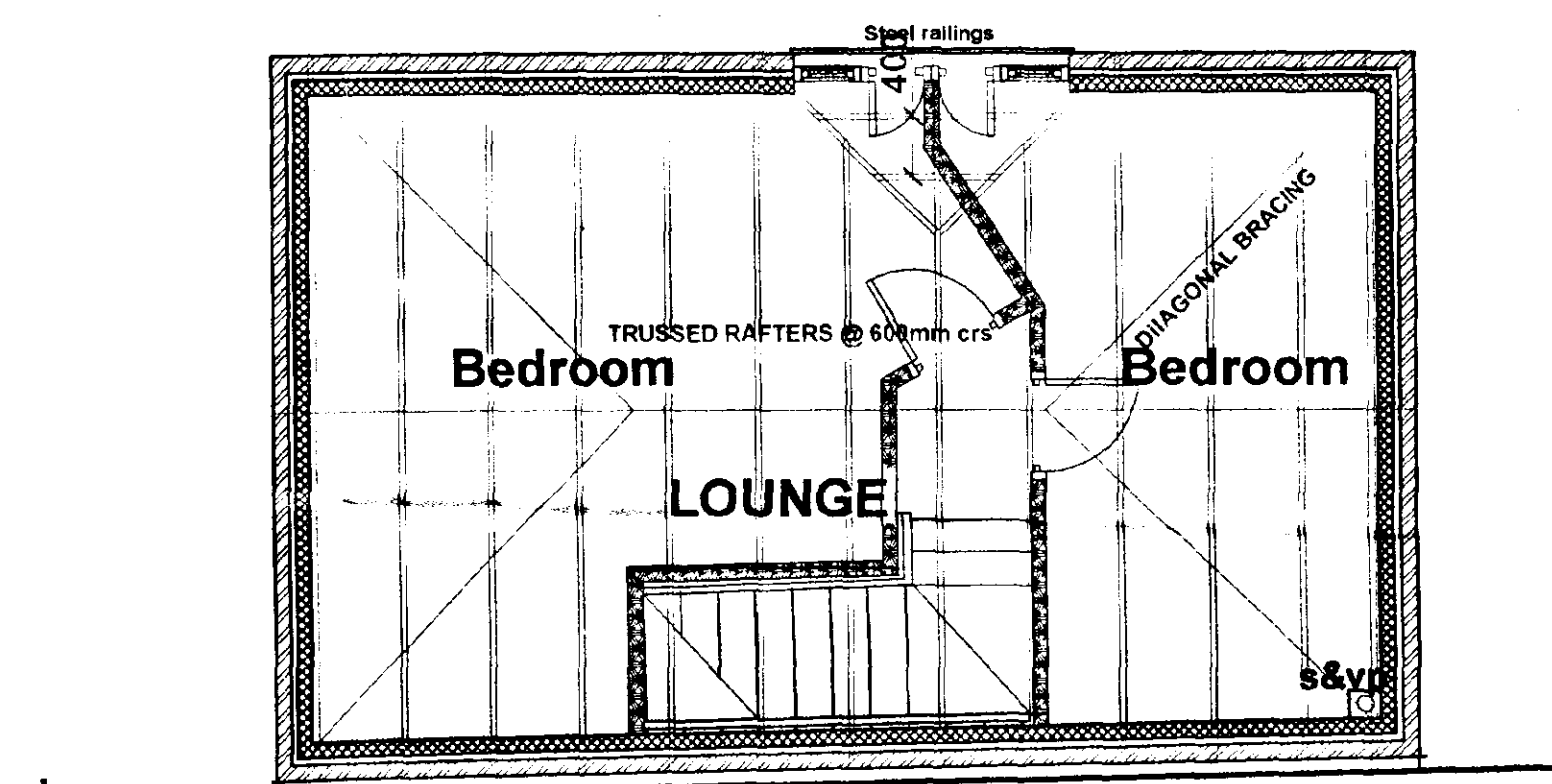
SOUTH ELEVATION



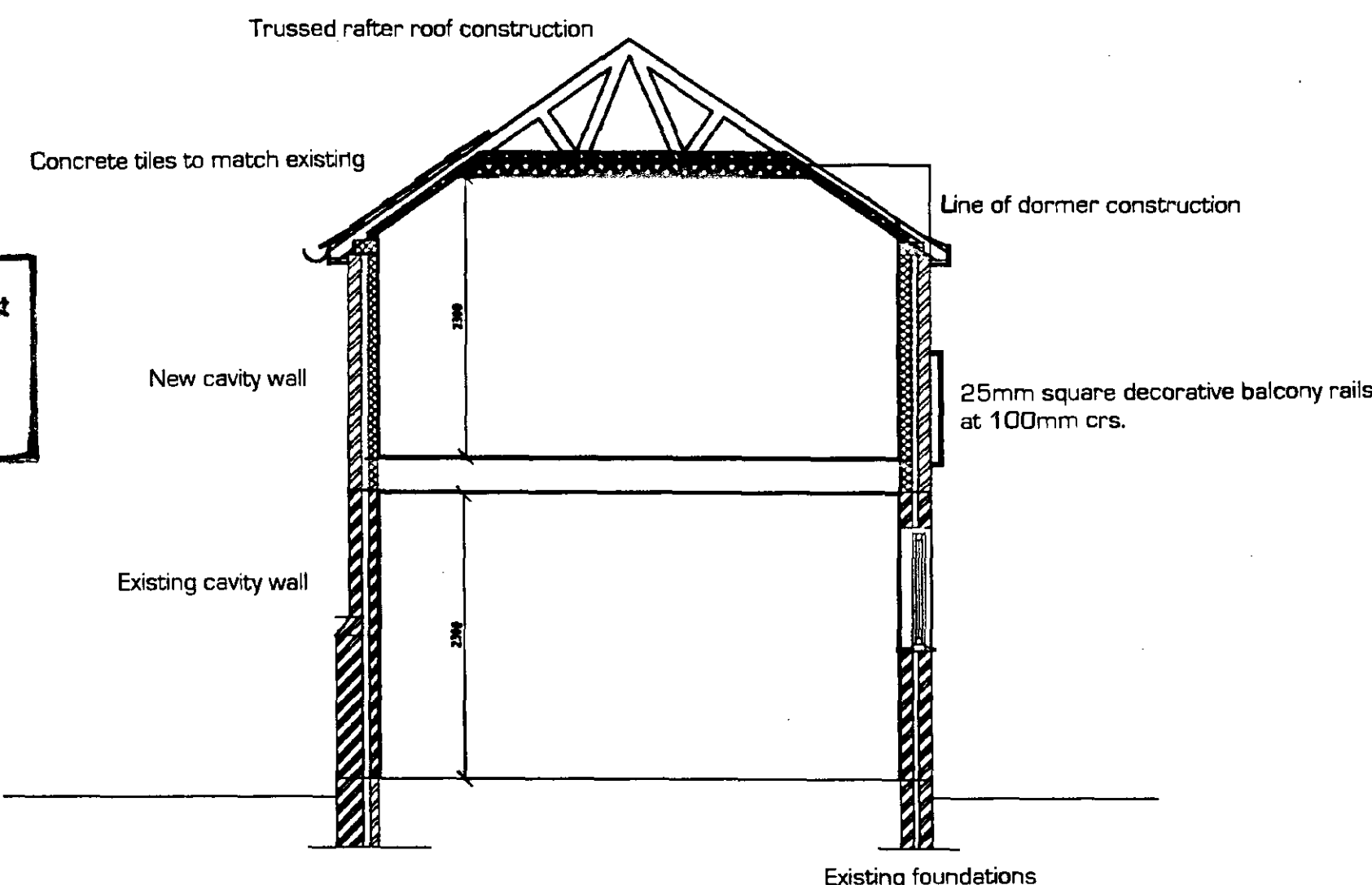
EAST ELEVATION



NORTH ELEVATION



ROOF PLAN



SECTION B - B

ROOF CONSTRUCTION

Main roof area to be prefabricated trussed rafters in strict accord with BS 5268 pt 3 1985 at maximum 600mm c/s, pitch to match chapel. Manufacturers details and calculations for the prefabricated roof trusses are to be submitted to the Local Authority for approval within 28 days prior to fixing on site. Lateral restraint straps to be provided at gables at 2000mm c/s maximum, to be 'Bat' straps or similar 5 x 30mm to span over 3no trusses at roof and ceiling level and to be turned down 100mm into cavity, provide noggins between structural members and edge packing. Wall plate to be 100 x 50mm and to be fixed by 'Bat' straps 30 x 50mm x 1000mm long at 2000mm c/s.

All bracing for prefabricated trussed rafters to be in accordance with BS 5268 Part 3:1985 to be 100 x 25mm diagonals and longitudinals to be nailed to each truss member. During roof construction trussed rafters should be subject to temporary wind bracing. All timbers to be Celcure treated or similar. All structural timbers to be kept 40mm clear of chimneys/flue blocks etc.

FIRST FLOOR CONSTRUCTION

All joists to be as specified on floor plan key built into walls or supported on m.s. joist hangers to BS 6178. Provide 38 x 38mm s.w. herringbone strutting at max 2m c/s or midspan. Provide solid blocking where first floor stud partitions run perpendicular to the joist span directly below the partition or where sole plate does not end above a joist. Provide 30 x 5mm once bent (900x100) galvanised m.s. lateral restraint straps perpendicular to span at max 2m c/s built into cavity wall and screwed back to 3no. joists with solid timber noggins below. Noggins to extend at least half the depth of the joist and be at least 38mm thick. Edge pack between last joist and wall. All structural timber to be kept clear of chimney/flue blocks etc. Floor to be 20mm T&G boarding.

ELECTRICS

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

ROOF ACCESS

Construct roof access between pair of trusses. 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 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 or special eaves ventilator.

ROOF COVERING

To comprise Concrete tiles to match chapel, on 38 x 25mm treated softwood battens having sawn ends nailed with non ferrous nails through untearable felt to BS 747 Type IF. 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. Tiles laid with minimum 75mm headlap. 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 Glidvale tile valley troughs to all valley troughs to all valleys overlapped 150mm at joints fixed in accordance with manufacturers recommendations.

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-siphon 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 ballon. S&VP's to have access plates at the base. Sinks to discharge into Back Inlet Gully with pull out stopper for rodding. Underground drainage to be 100mm 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. 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 bedding 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 '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.

DAMP PROOFING

Provide injected damp proof course to all walls which require it. This is to be carried out by an approved contractor and should conform to any relevant standards and regulations. Provide adequate damp proofing to floors if they have not already been done.

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 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 surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision

date

DETERMINED
PLAN

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

project / drawing
CONVERSION OF SUNDAY SCHOOL ROOM TO
TWO STOREY ONE BED DWELLING

PLANS & ELEVATIONS

scale	date	drawn
1:50 & 1:100	OCT 00	NBS
project no.		drawing no
1503		AD/1
revisions		