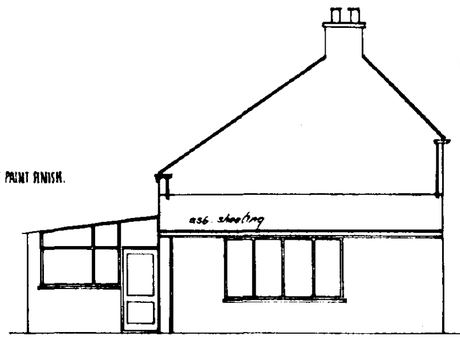
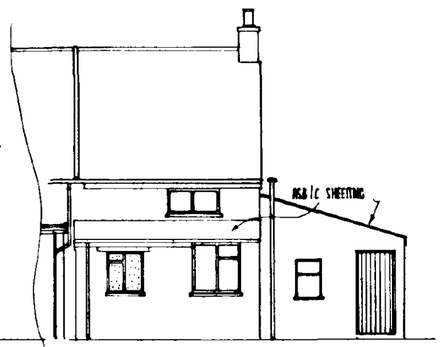


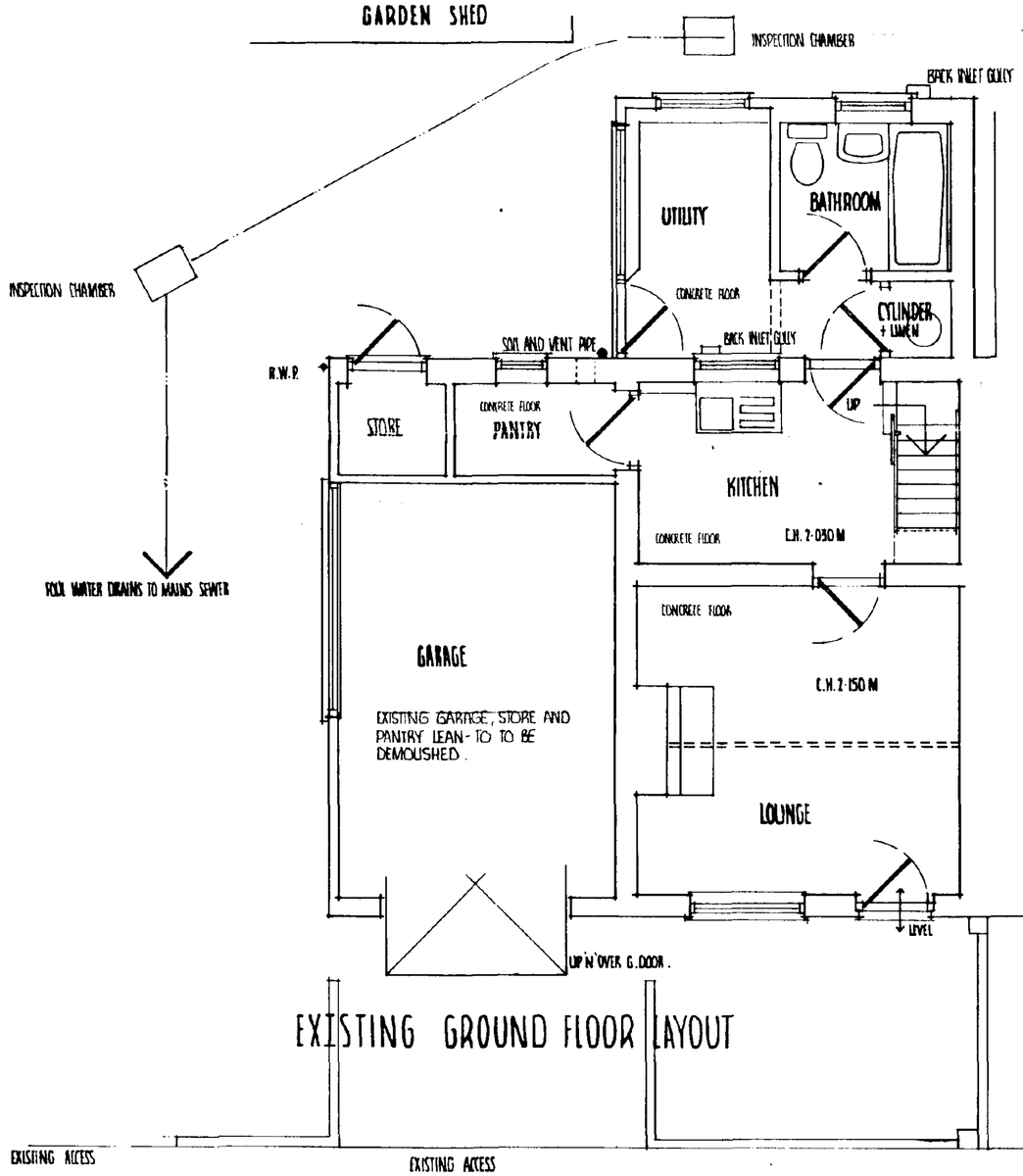
EXISTING FRONT ELEVATION



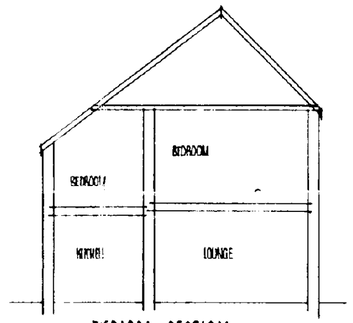
EXISTING SIDE ELEVATION



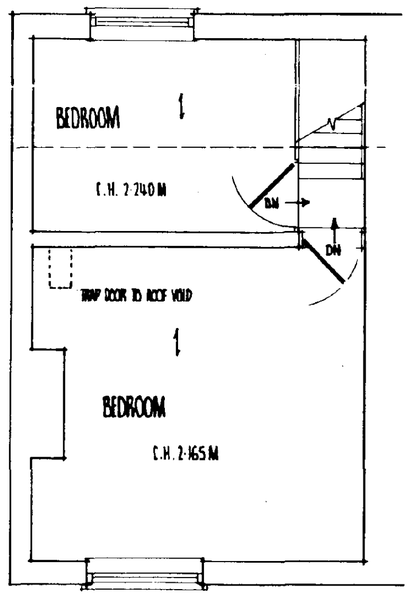
EXISTING REAR ELEVATION



EXISTING GROUND FLOOR LAYOUT



TYPICAL SECTION



EXISTING FIRST FLOOR LAYOUT

PLAN AS EXISTING

DETERMINED PLAN

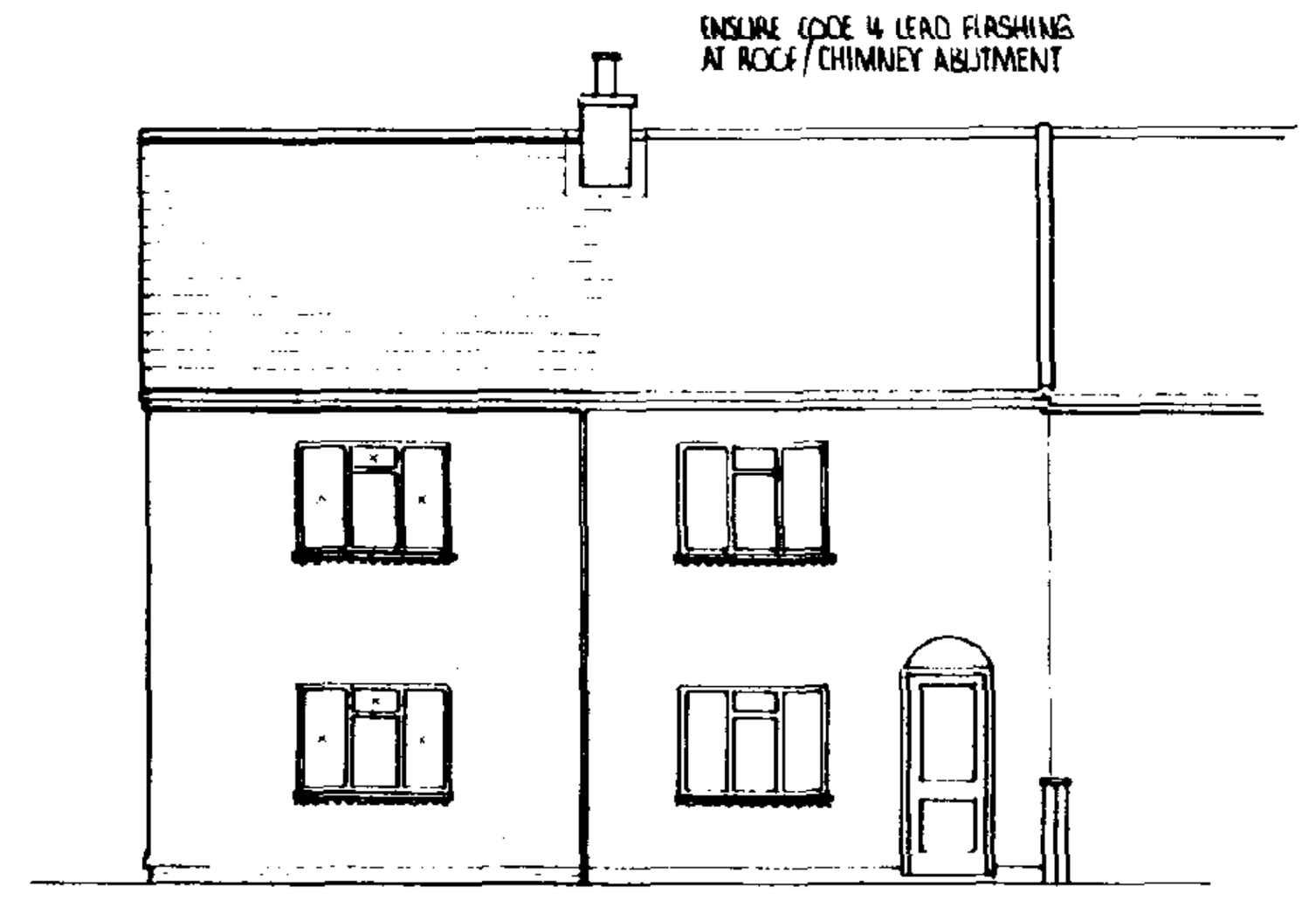
0085/96

PROPOSED EXTENSION

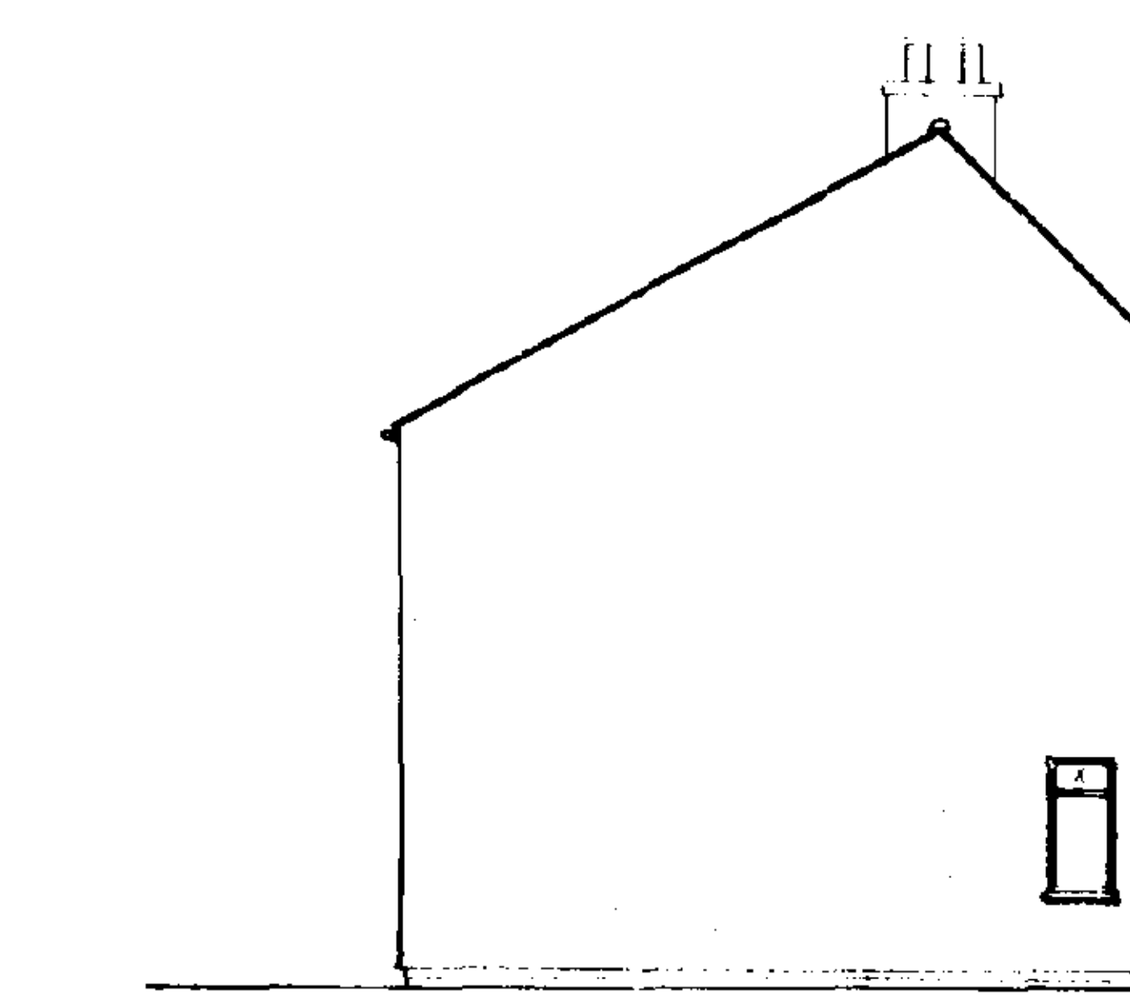
23 WOAD LANE, LONG SUTTON, SPALDING LINCS

PLAN AS EXISTING

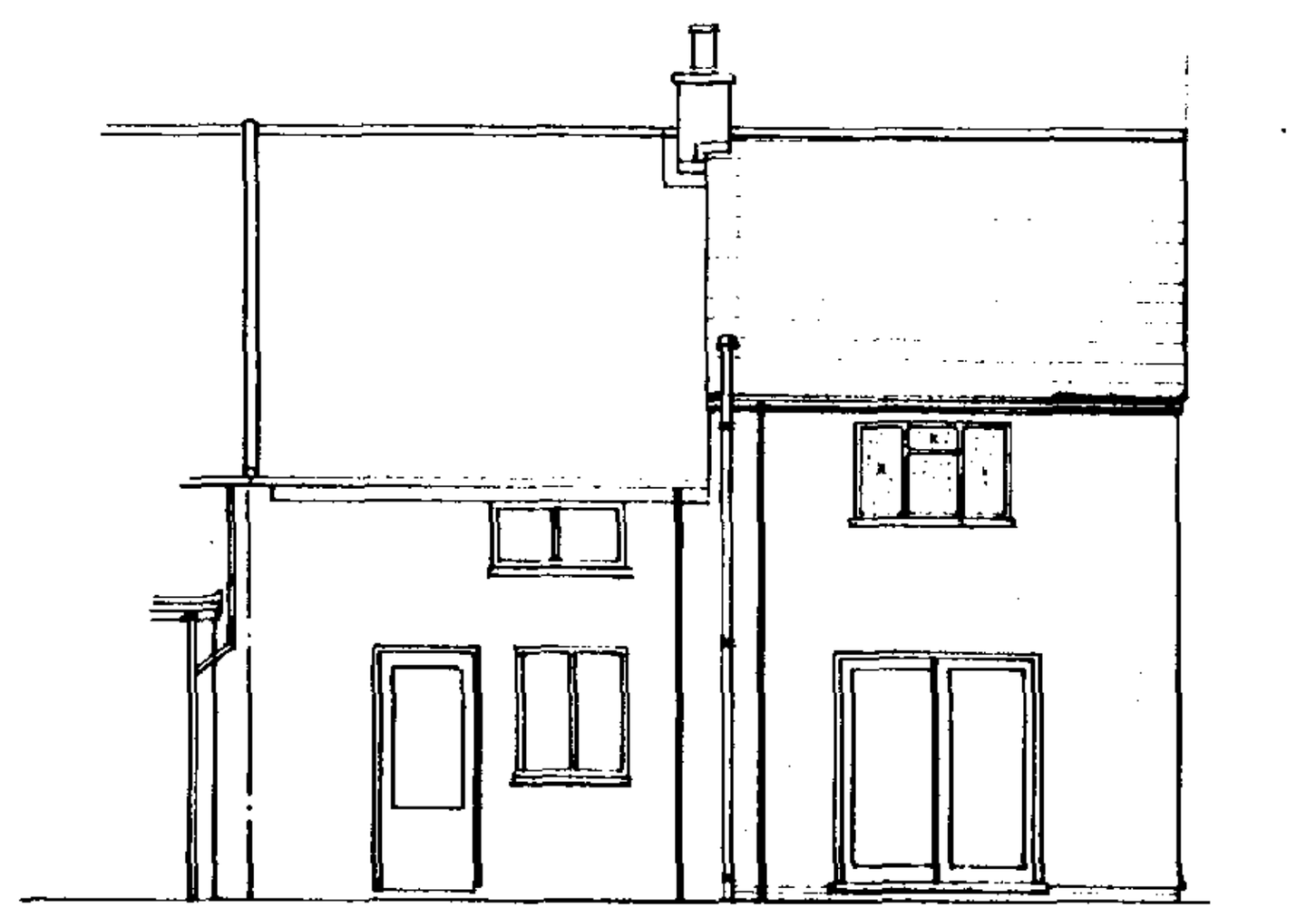
scale	drawing no
1:50	
date	drawn
	checked



PROPOSED FRONT ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (WEST)



PROPOSED REAR ELEVATION (NORTH)

JOINERY

TO BE BY BOULTON AND PAUL S.W. NARROW MODULE RANGE OR SIMILAR APPROVED MANUFACTURER + DENOTES OPENABLE VENTS.

NOTE: WINDOWS TO HAVE SILLS MIN 180 MM WIDE TO ENSURE LAPPING OF INSULATED D.P.C AT CAVITY JAMB CLOSURES BY MIN 25 MM. OTHERWISE PROVIDE THERMAL P'BOARD TO REVEALS. ALL WINDOWS TO HAVE 14 MM MIN DOUBLE GLAZED SEALED UNITS. ALL GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800 MM HIGH AND BETWEEN F.F.L. AND 1500 MM HIGH IN DOORS TO BE SAFETY GLASS TO B.S 6206. WINDOWS TO BE FITTED WITH TRICKLE VENTILATORS GIVING MIN 4000 MM² VENTILATION AND TO HAVE OPENABLE VENTS GIVING AN AREA OF VENTILATION EQUIVELENT TO 1/20TH OF THE ROOM FLOOR AREA.

LINTELS: ALL TO B.S. 5977

SPECIFIED LINTELS ARE BY I.G. LINTELS LTD AND INSTALLED WITH 150 MM END BEARINGS GENERALLY. LINTELS INSULATED AS STANDARD. PROVIDE BIT. FELT D.P.C. CAVITY TRAYS ABOVE EXTERNAL LINTELS AND STOP ENDS

ROOF INSULATION:

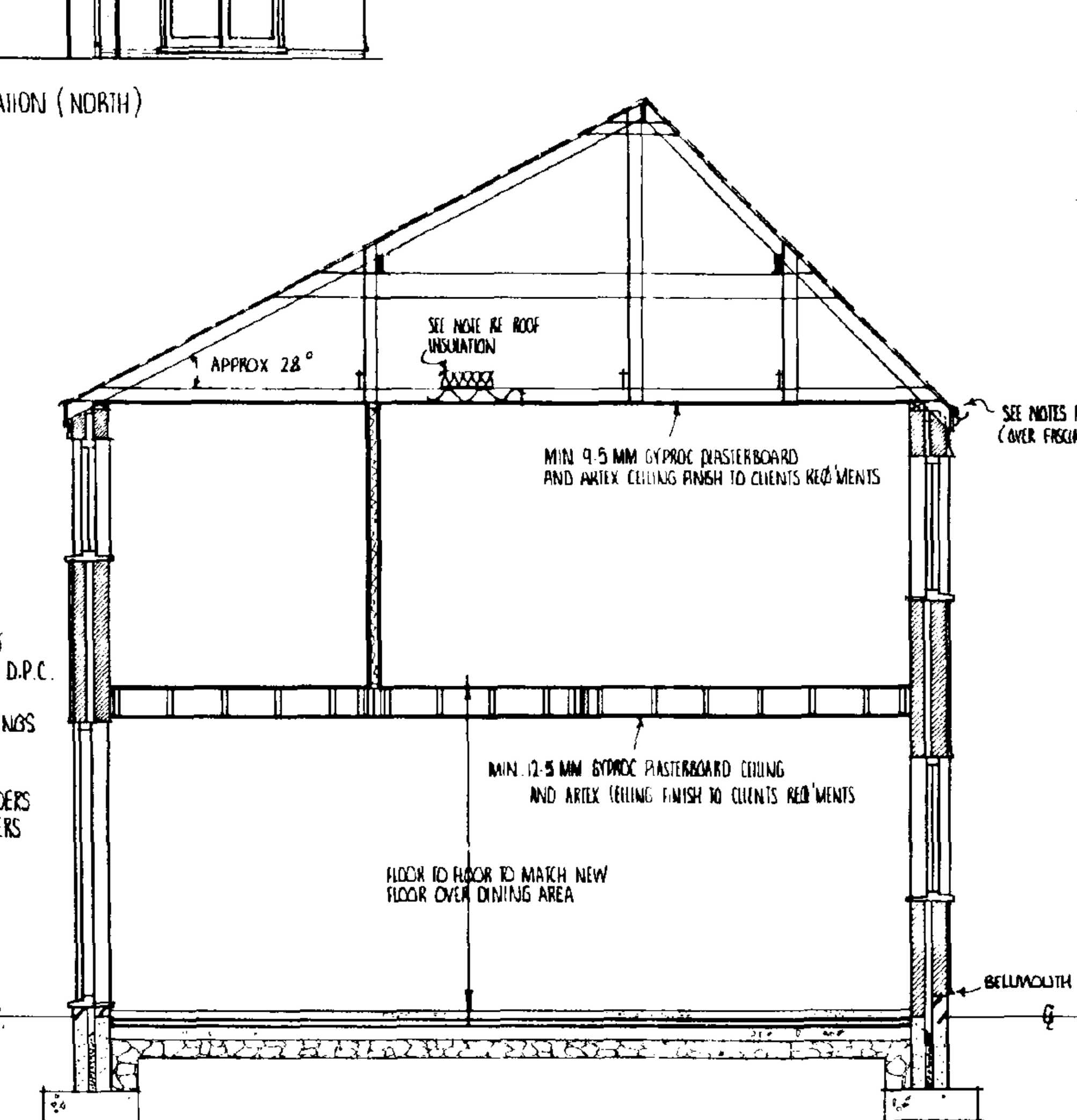
PROVIDE 200 MM ½ THICKNESS FIBREGLASS ROOF INSULATION, 100 MM INBETWEEN CEILING TIES AND 100 MM OVER THE TOP OF THE JOISTS: ENSURE TO MAINTAIN A MINIMUM 25 MM AIR SPACE BETWEEN THE ROOF INSULATION AND ROOFING FELT.

ROOF VENTILATION:

SET FASCIA FROM WALL MIN 10 MM AND PROVIDE FLY / VERMIN PROOF GAUZE TO GAP OR PROVIDE OVER FASCIA VENTILATION SYSTEM BY MARLEY OR SIMILAR APPROVED TO GIVE VENTILATION TO ROOF SPACE AT EAVES EQUIVELENT TO A 10 MM CONTINUOUS STRIP.

PITCHED ROOF CONSTRUCTION:

INTERLOCKING ROOF TILES TO B.S. 473 : 550 PART 1 1972 TO MATCH EXISTING TILES ON 25 X 38 MM SOFTWOOD TREATED TIMBER BATTENS ON UNDERFELT TO B.S 747 TYPE IF LAPPED 150 MM HORIZONTALLY AND VERTICALLY. TILES FIXED IN ACCORDANCE WIND SPEED, ROOF PITCH AND EXPOSURE CATEGORY AS DETAILED CP3 CHAPTER V PART 2 1972. ENSURE FRONT ROOF RAFTERS ALIGN WITH EXISTING (APPROX 43½°). WALL PLATES A MINIMUM 50 MM THICKNESS x 100 MM WIDE TREATED SOFTWOOD WITH HALF LAP JOINTS AND FULLY BEDDED IN MORTAR AT STRAPPED TO WALL WITH 30 x 5 MM ANCHOR STRAPS AT 1·2 M c/c. CLOSE CAVITY AT EAVES + D.P.C. RAFTERS BIRDSMOUTHED AND TWICE NAILED TO WALLPLATE. ALL STRUCTURAL TIMBER TO BE SC3 GRADE OR BETTER. PROVIDE 30 x 5 MM LATERAL RESTRAINT STRAPS (M.S.) AT 1·2 M c/c AT VERGES AND CEILING LEVEL INCL NOGGINGS INBETWEEN RAFTERS / CEILING TIES. PROVIDE COLLARS AT 1·2 M CENTRES AND DOUBLE UP RAFTERS AT COLLAR POSITIONS. 32 X 150 MM RIDGE BOARD AND 32 X 150 MM RIDGE COLLARS. 50 MM x 100 MM RAFTERS AND CEILING TIES AT 400 MM CENTRES, 50 X 150 MM PURLINS BUILT INTO WALLS 100 MM. 50 X 150 CEILING BINDERS BUILT INTO WALLS 100 MM, 38 X 200 MM COLLARS AND 50 X 100 MM HANGERS



TYPICAL SECTION THRO'

MECHANICAL VENTILATION

PROVIDE EXTRACTOR FAN IN BATHROOM (MANUAL SWITCH OPERATED) CAPABLE OF EXTRACTING AT A RATE NOT LESS THAN 15 l PER SECOND

SMOKE DETECTORS:

PROVIDE MAINS OPERATED SELF CONTAINED SMOKE ALARMS TO B.S.5446 PART 1. (WIRED TO SEPERATELY FUSED CIRCUIT AND HAVE 'BATTERY' BACKUP)

SURFACE WATER DRAINAGE:

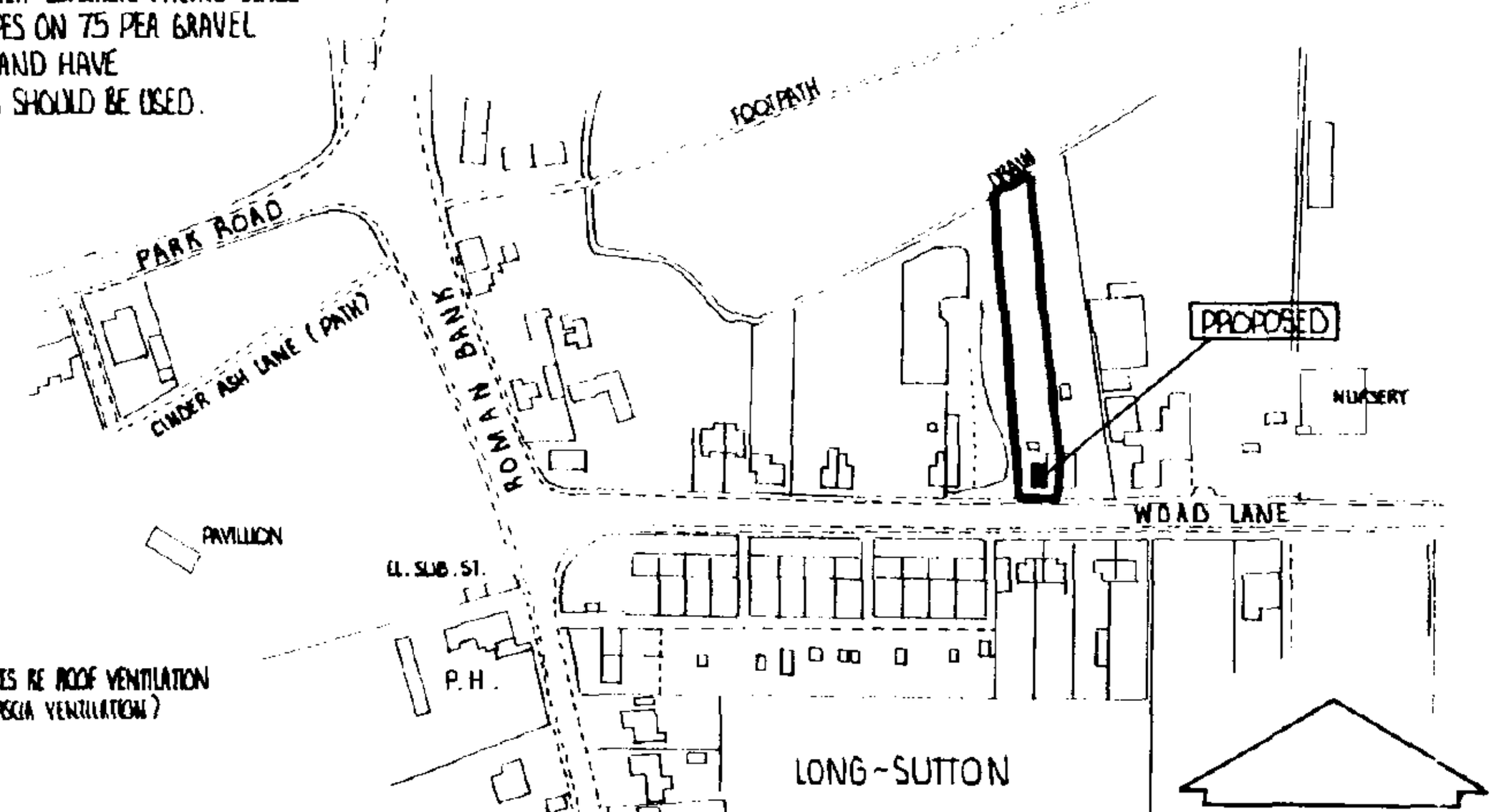
115 MM DIA. HALF ROUND GUTTERING AND 63 MM DIA. RAINWATER DOWNPIPES 82·4 MM DIA. UNDERGROUND PIPES FLEXIBLY JOINTED AND LAID TO A FALL OF 1 IN 70. PIPES BEDDED ON MIN 50 MM PEA GRAVEL AND TO DISCHARGE INTO 1·2 M Ø SOAKAWAYS SITED 5.0 M FROM DWELLINGS

PROTECTION: F.W. AND S.W. FLEXIBLE PIPES:

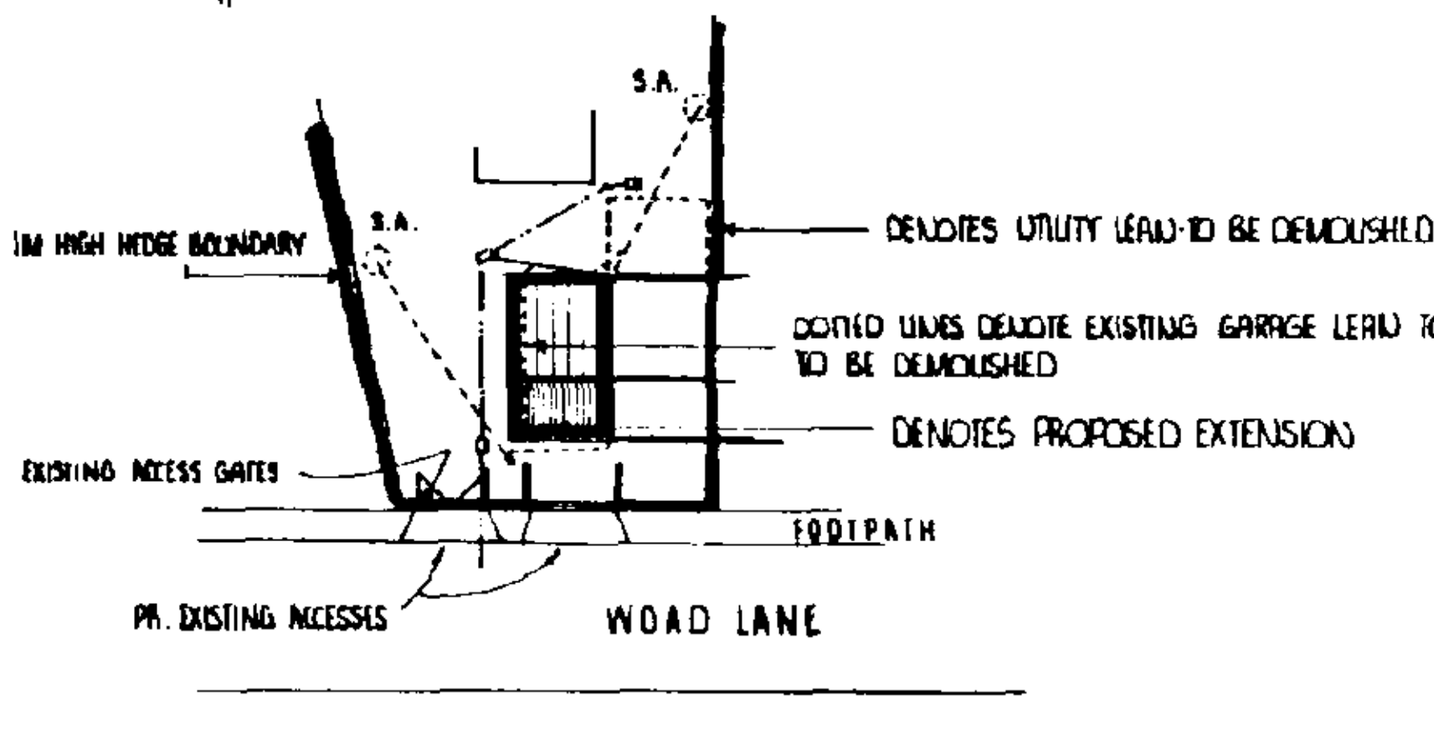
WHERE FLEXIBLE PIPES HAVE LESS 600 MM COVER CONCRETE PAVING SLABS SHOULD BE LAID AS BRIDGING ABOVE THE PIPES ON 75 PEA GRAVEL WHERE FLEXIBLE PIPES ARE UNDER A ROAD AND HAVE LESS 900 MM COVER REINFORCED BRIDGING SHOULD BE USED.

FOUL DRAINS:

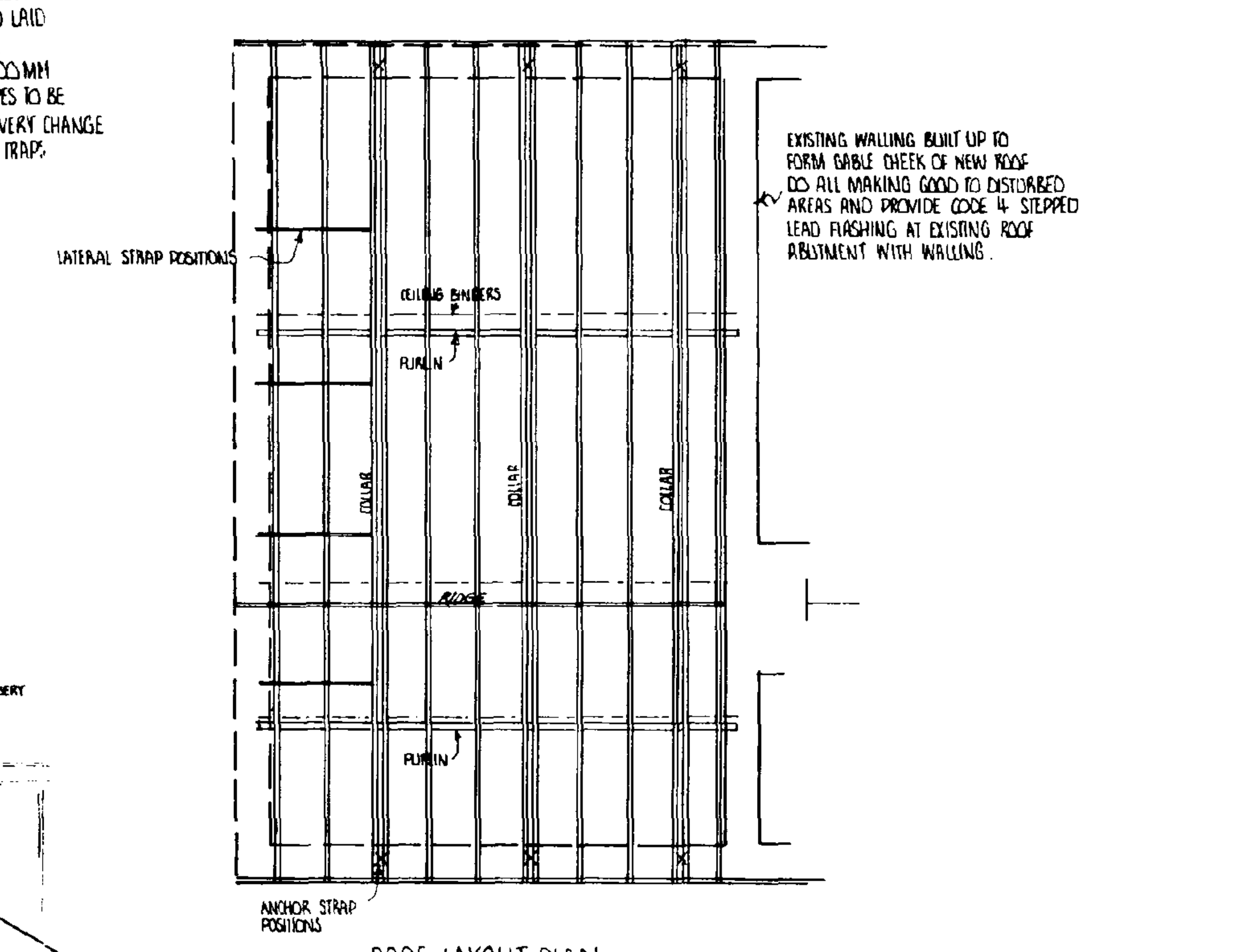
ESTABLISH ROUTE AND CHECK EXISTING DRAIN FROM S & V.P. FOR ADEQUACY. IF FOUND DEFECTIVE RENEW PIPE AND CONNECT TO EXISTING I.C. ON SLOW BEND. 100 MM Ø P.V.C. TO B.S. 4660 : 1983 FLEXIBLY JOINTED AND LAID TO FALL MIN 1:70, MAX 1:40 BEDDED ON MIN 50 MM PEA GRAVEL. NEW SOIL AND VENT PIPE TO BE 100 MM Ø P.V.C. AND TO EXTEND 900 MM ABOVE WINDOW HEADS AND TERMINATE IN BALLOON FINIAL. WASTE PIPES TO BE 40 MM Ø P.V.C TO B.S. 3943 : 1979 COMPLETE WITH RODDING EYES AT EVERY CHANGE OF DIRECTION. PROVIDE BATH, BASIN AND SINK WITH 75 MM DEEP SEALED TRAPS



LOCATION PLAN 1:2500



BLOCK PLAN 1:500



ROOF LAYOUT PLAN

FOUNDATIONS:

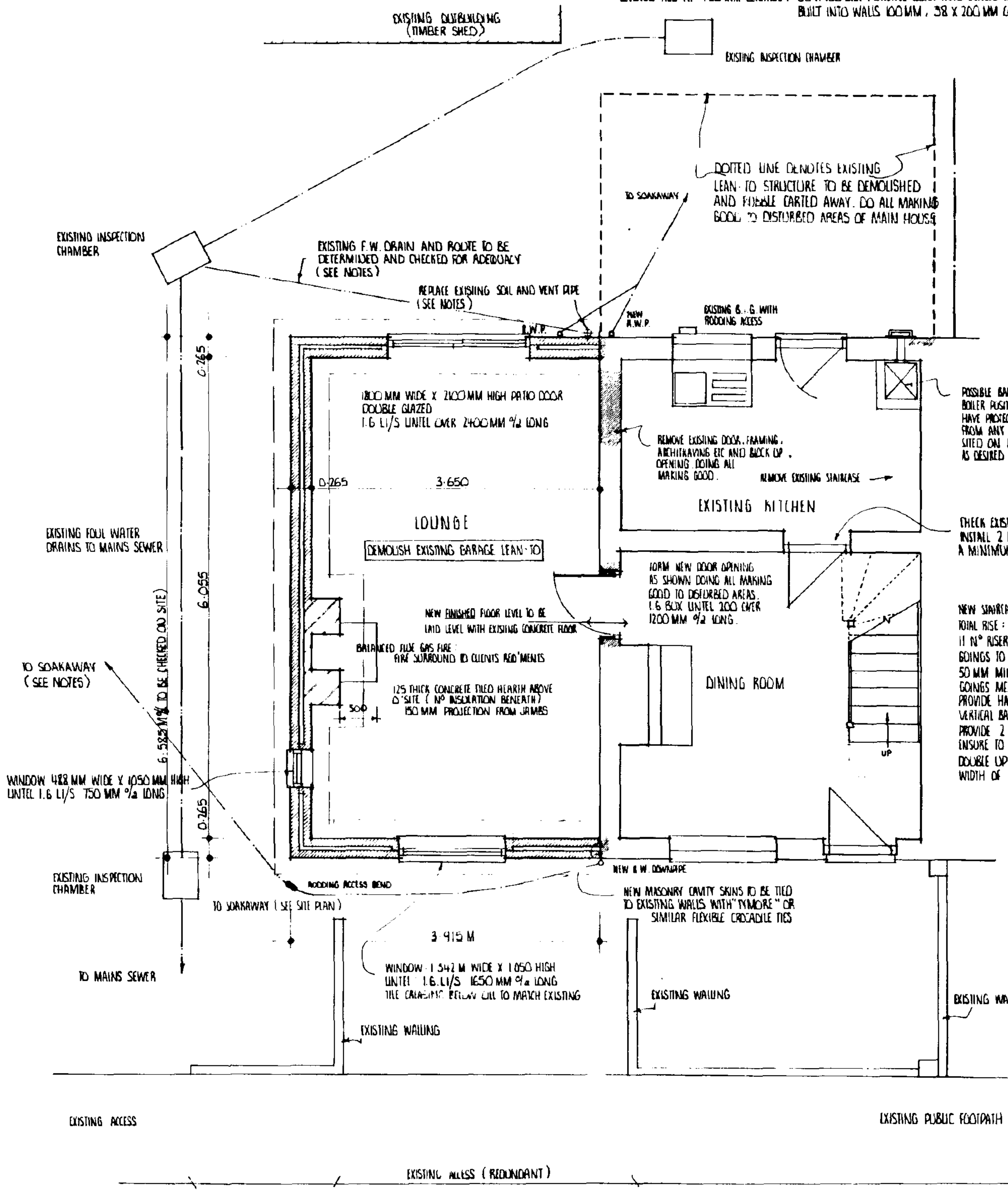
UNDER WALLS AS SHOWN DOTTED PROVIDE CONCRETE STRIP FOUNDATIONS MIN. 650 MM WIDE X 225 MM DEEP UNDER CAVITY WALLS. CONCRETE TO BE ST3 / GEN 3 OR EQUIVELENT GRADE TO B.S. 5328 AND B.S. 8110. FOUNDATIONS TO BE TAKEN DOWN TO A SUITABLE LOADBEARING STRATA MIN. DEPTH OF 600 MM TO TOP OF FOUNDATIONS. SHOULD SHRINKABLE SUB-SOIL CONDITIONS BE FOUND ON SITE (CLAY) FOUNDATIONS SHOULD BE TAKEN DOWN TO A MINIMUM DEPTH OF 1 METRE

SUB-STRUCTURE WALLING:

100 MM CLASS A DENSE CONCRETE BLOCKWORK. D.P.C. TO EXTERNAL WALL POSITIONED IN ACCORDANCE WITH CP102 MINIMUM 150 MM ABOVE GROUND LEVEL. WEAK MIX CONCRETE INFILL TO CAVITY 150 MM BELOW LOWEST D.P.C. ALL BRICKWORK BELOW D.P.C TO BE OF F.L. QUALITY

GROUND FLOOR CONSTRUCTION:

ENSURE FINISHED FLOOR IS LEVEL WITH EXISTING FLOOR. STRIP ALL VEGETABLE SOIL AND LAY FLOOR AS FOLLOWS: 70 MM SAND CEMENT SCREED WITH CHICKEN WIRE REINFORCEMENT ON 500 GAUGE P.V.C. D.P.M ON 18 MM DOUBLE 'R' TEMPCHECK TA2 'CELOTEX' INSULATION BOARDS AND PERIMETER INSULATION LAYED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSULATION BOARDING ON 1200 GAUGE P.V.C. D.P.M WITH WELTED JOINTS AND LAPPED INTO INNER CAVITY SKIN D.P.C BY MINIMUM 50 MM, ON 100 MM CONCRETE OVERSITE SLAB (ST4 / GEN 3) ON 150 MM WELL BLINDED AND CONSOLIDATED CLEAN LIMESTONE OR CARRSTONE HARDCORE BASE.



GROUND FLOOR PLAN PROPOSED

POSSIBLE BALANCED FLUE TYPE GAS FIRED BOILER. BOILER POSITION OF REQUIRED RATING. BALANCED FLUE TERMINAL TO HAVE PROTECTIVE DURABLE EXTERNAL GUARD AND TO BE SITED MIN 300 MM FROM ANY OPENING INTO THE BUILDING. BOILER TO BE WALL MOUNTED OR SITED ON 125 MM CONCRETE TILED HEARTH ABOVE EXISTING CONCRETE FLOOR AS DESIRED BY CLIENT. BOILER SITED MIN 50 MM FROM ALL WALLS.

CHECK EXISTING LINTEL OVER DOORWAY. IF FOUND TO BE DEFECTIVE INSTALL 2 Nº I.G. BOX LINTEL 100'S (SIDE BY SIDE) AND GIVING A MINIMUM 150 MM END BEARINGS.

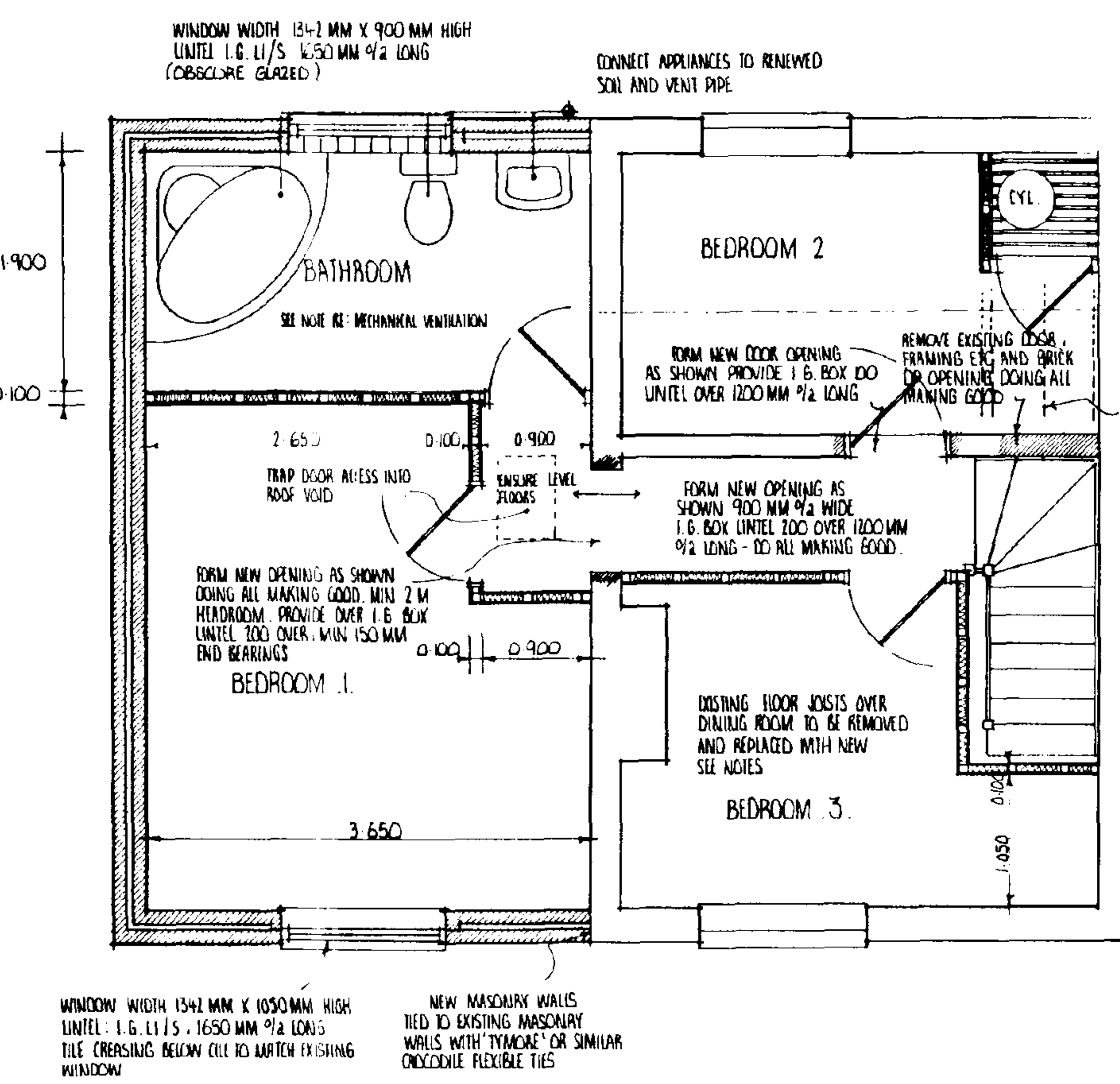
NEW STAIRCASE: TO BE PURPOSE MADE IN TIMBER TO CLIENTS REQ'MENTS
TOTAL RISE: 2·382 M (TO BE CHECKED ON SITE AFTER INSTALLATION OF NEW FLOOR)
11 Nº RISERS AT 216·5 MM (MAX 220 MM)
GOINGS TO BE MAX 223 MM. (MIN 220 MM)
50 MM MIN WIDTH OF TREAD AT NARROW END OF TAPPER.
GOINGS MEASURED AT CENTRE OF TREAD.
PROVIDE HANDRAIL TO STAIRS MIN 900 MM ABOVE PITCH LINE - PROVIDE VERTICAL BALUSTERS - NO SPACING IN ANY PART GREATER THAN 99 MM
PROVIDE 2 WAY LIGHTING TO STAIRS.
ENSURE TO MAINTAIN A MINIMUM 2 METRE HEADROOM TO STAIRS ABOVE PITCH LINE
DOUBLE UP JOISTS AT HEAD OF STAIRS AS TRIMMER - SEE FLOOR JOIST PLAN
WIDTH OF STAIRS OVER STRINGS 900 MM

NEW FLOOR OVER DINING AREA:

REMOVE EXISTING FLOOR, CEILING ETC AND REPLACE WITH NEW 50 MM X 200 MM FLOOR JOISTS AT 400 MM CTRS BUILT INTO WALLS 100 MM OR SUPPORTED FROM JOIST HANGERS. TIMBER SC3 GRADE. EXISTING GROUND FLOOR CEILING HIGHT APPROX 2·150 M. PROPOSED GROUND FLOOR CEILING HIGHT TO REMAIN 2·150 M. DOUBLED UP JOISTS AT HEAD OF STAIRS AS TRIMMER AND SUPPORT STUDWORK WALL TO CONSIST 2 Nº 75 MM X 200 MM JOISTS BOLTED TOGETHER AT MAX 900 MM c/c WITH 12 MM DIA. COACH BOLTS c/w PLATE WASHERS. PROVIDE SOLID STRUTTING AT MID JOIST SPAN.
SEE FLOOR JOIST NOTES RE RESTRAINT STRAPS ETC
DO ALL NECESSARY MAKING GOOD TO DISTURBED AREAS.
PROVIDE NEW CEILING: MIN 12·5 MM GYPROC PLASTERBOARD AND ARTEX
FLOOR DECKING: 19 MM FLOORING GRADE WEYROC.

FIRST FLOOR DECKING:

19 MM FLOORING GRADE WEYROC
NOTE: BATHROOM FLOOR TO BE T & G MOISTURE RESISTANT CHIPBOARD TO B.S. 5669 (TYPE C4)



FIRST FLOOR PLAN PROPOSED

FIRST FLOOR CONSTRUCTION:

ALL JOISTS TO BE 200 X 50 MM (OR MULTIPLES THEREOF) CARCUSSING QUALITY (EQUIVELENT TO OR BETTER THAN SC3 GRADED REDWOOD OR WHITEWOOD) SPACED @ 400 MM CENTRES UNLESS OTHERWISE STATED. ALL COMPOSITE JOISTS TO BE BOLTED TOGETHER AT 900 MM CENTRES WITH 12 MM DIA. COACH BOLTS c/w PLATES WASHERS. ALL JOISTS BUILT INTO WALLS OR SUPPORTED ON GALVANISED M.S. JOIST HANGERS TO B.S. 6178. ALL TIMBER TO TIMBER CONNECTIONS TO BE 1 MM THICK GALV. M.S. HANGERS FIXED WITH 3·75 X 30 MM SQUARE TWISTED SHERADIZED NAILS TO EVERY HOLE. ALL TIMBER TO MASONARY CONNECTIONS TO BE 2·5 MM THICK GALV. M.S. HANGERS TOP FLANGE FULLY EMBEDDED AND ALL HOLES NAILED. PROVIDE SOLID STRUTTING TO JOISTS AT MID JOIST SPAN. PROVIDE 200 X 75 MM SOLID BLOCKING WHERE FIRST FLOOR STUD PARTITION IS PERPENDICULAR TO JOISTS OR WHERE SOLE PLATE DOES NOT END ABOVE A JOIST. PROVIDE 30 X 5 MM ONCE BENT (900 X 100 MM) GALV M.S. LATERAL RESTRAINT STRAPS TO JOISTS AT MAX 2·0 M CTRS FIXED WITH 4 Nº 50 MM 8 GAUGE CSK SCREWS OR 5 Nº 3·5 X 50 MM GALV. ROUND WIRE NAILS. STRAPS TO SPAN 3 Nº JOISTS MINIMUM AND PROVIDE 38 X 50 MM NOGGINGS INBETWEEN JOISTS AT STRAP POSITIONS. ALL STRUCTURAL TIMBERS TO BE KEPT MIN 40 MM CLEAR OF CHIMNEYS.

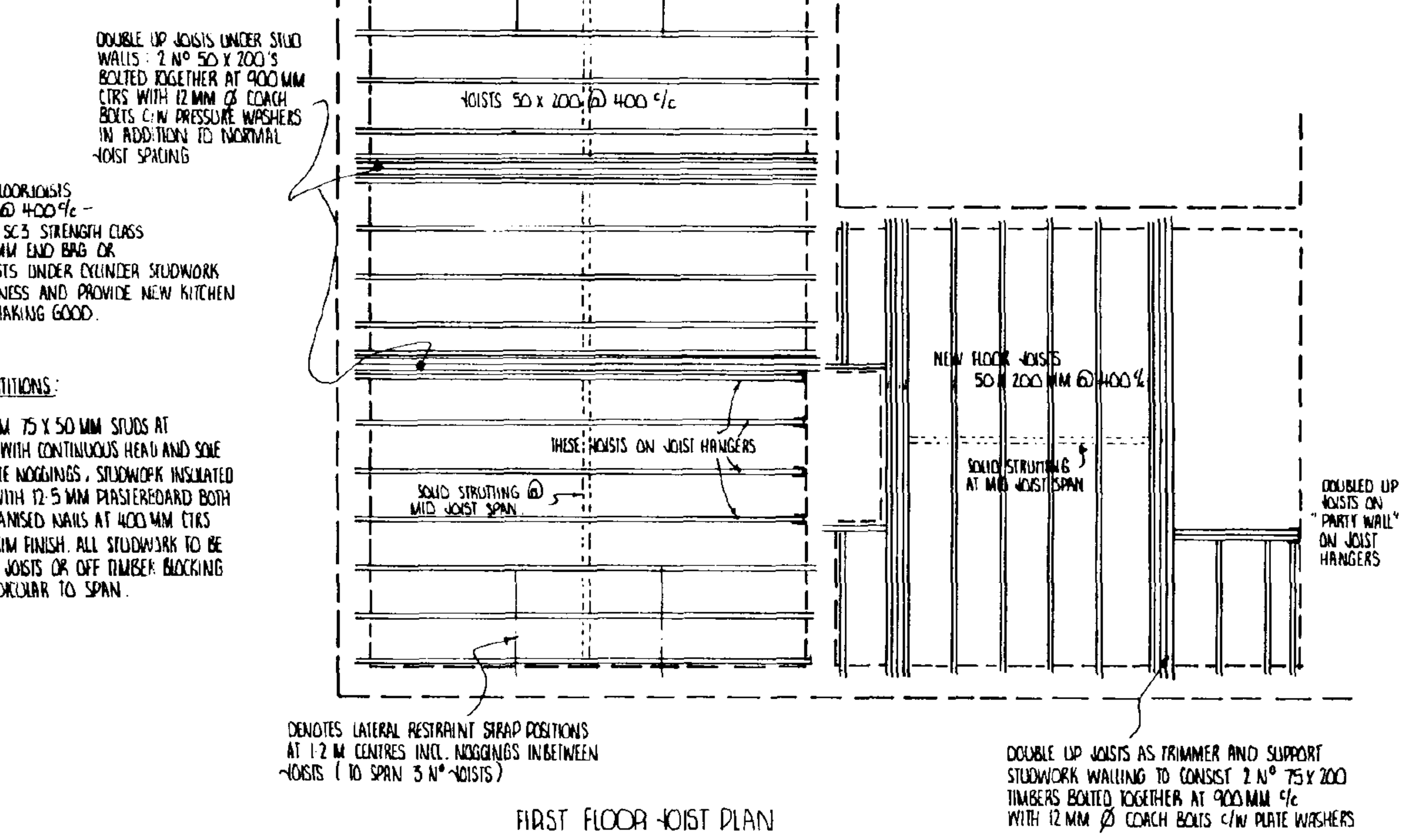
* ELECTRICS TO BE IN ACCORDANCE WITH IEE REGULATIONS CURRENT AND PROVISIONS ARE TO BE CARRIED OUT BY AN NICEIC APPROVED CONTRACTOR.

FORM NEW CYLINDER CUP'D AS SHOWN INCL. SLATTED SHELVING FOR LINEN STORAGE. CYLINDER TO BE INSULATED. HOT WATER SYSTEM TO BE VENTED. ALL HOT WATER PIPES NOT CONTRIBUTING TO SPACE HEATING TO BE INSULATED. PROVIDE THERMOSTAT OR THERMOSTATIC RADIATOR VALVES TO RADIATORS

REMOVE EXISTING STAIRCASE DOING ALL MAKING GOOD TO DISTURBED AREAS. INFILL STAIRWELL WITH NEW FLOORJOISTS TO MATCH SIZE OF EXISTING (APPROX 50 x 150 MM @ 400 c/c - TO BE CHECKED ON SITE) NEW FLOORJOISTS TO BE OF SC3 STRENGTH CLASS TIMBER AND BE BUILT INTO WALLS WITH MIN 100 MM END BRG OR SUPPORTED FROM JOIST HANGERS. DOUBLE UP JOISTS UNDER CYLINDER STUDWORK WALLING. FLOOR BOARDING TO SUIT EXISTING THICKNESS AND PROVIDE NEW KITCHEN CEILING OF THICKNESS TO SUIT EXISTING DOING ALL MAKING GOOD.

TIMBER STUDWORK PARTITIONS:

TO BE CONSTRUCTED FROM 75 X 50 MM STUDS AT 400 MM MAX CENTRES WITH CONTINUOUS HEAD AND SOLE PLATES AND INTERMEDIATE NOGGINGS. STUDWORK INSULATED BETWEEN AND LINED WITH 12·5 MM PLASTERBOARD BOTH SIDES FIXED WITH GALVANISED NAILS AT 400 MM CTRS AND TO HAVE 5 MM SKIM FINISH. ALL STUDWORK TO BE BUILT OFF DOUBLED UP JOISTS OR OFF TIMBER BLOCKING PIECES WHERE PERPENDICULAR TO SPAN.



FIRST FLOOR JOIST PLAN

CAVITY WALL CONSTRUCTION:

265 MM CAVITY WALLS TO CONSIST:
100 MM EXTERNAL SKIN OF TARMAC 'HEMELITE' SOLID INSULATION BLOCKWORK
65 MM INSULATED CAVITY
100 MM INTERNAL SKIN OF TARMAC 'HEMELITE' SOLID INSULATION BLOCKWORK

BUILD INTO CAVITY ROCKWOOL CAVITY WALL BATTS INSULATION BOARDING IN STRICT ACCORD WITH MAKERS INSTRUCTIONS AND AGRÉMENT CERT Nº 83/1037. CAVITY SKINS TO BE TIED TOGETHER USING GALVANISED IRON OR PLASTIC TWIST TIES SET AT 900 MM HORIZONTAL CENTRES, 450 MM VERTICAL CTRS AND 300 MM AT UNBONDED CLOSURES OF CAVITY TO B.S. 1243 : 1978. CLOSE CAVITY AT JAMBS, CILLS AND EAVES WITH DAMCOR INSULATING D.P.C. INNER CAVITY SKIN BLOCKWORK TO RECIEVE 12 MM S/c RENDER AND SKIM. EXTERNALLY BLOCKWORK RENDERED WITH A MASONRY PAINT FINISH TO MATCH EXISTING. FORM BELLMOUTH DRIP JUST ABOVE EXTERNAL D.P.C.

CONTRACTOR TO CHECK ALL MEASUREMENTS ON SITE BEFORE WORK COMMENCES

0085/96

PROJECT:

PROPOSED EXTENSION TO 23 WOAD LANE
LONG SUTTON, SPALDING. LINCOLNSHIRE.

PLAN

SCALE

1:50, 1:100, 1:500, 1:2500 METRIC

FLEETLAND DESIGN MYRTLE HOUSE MAIN RD. FLEET HARGATE