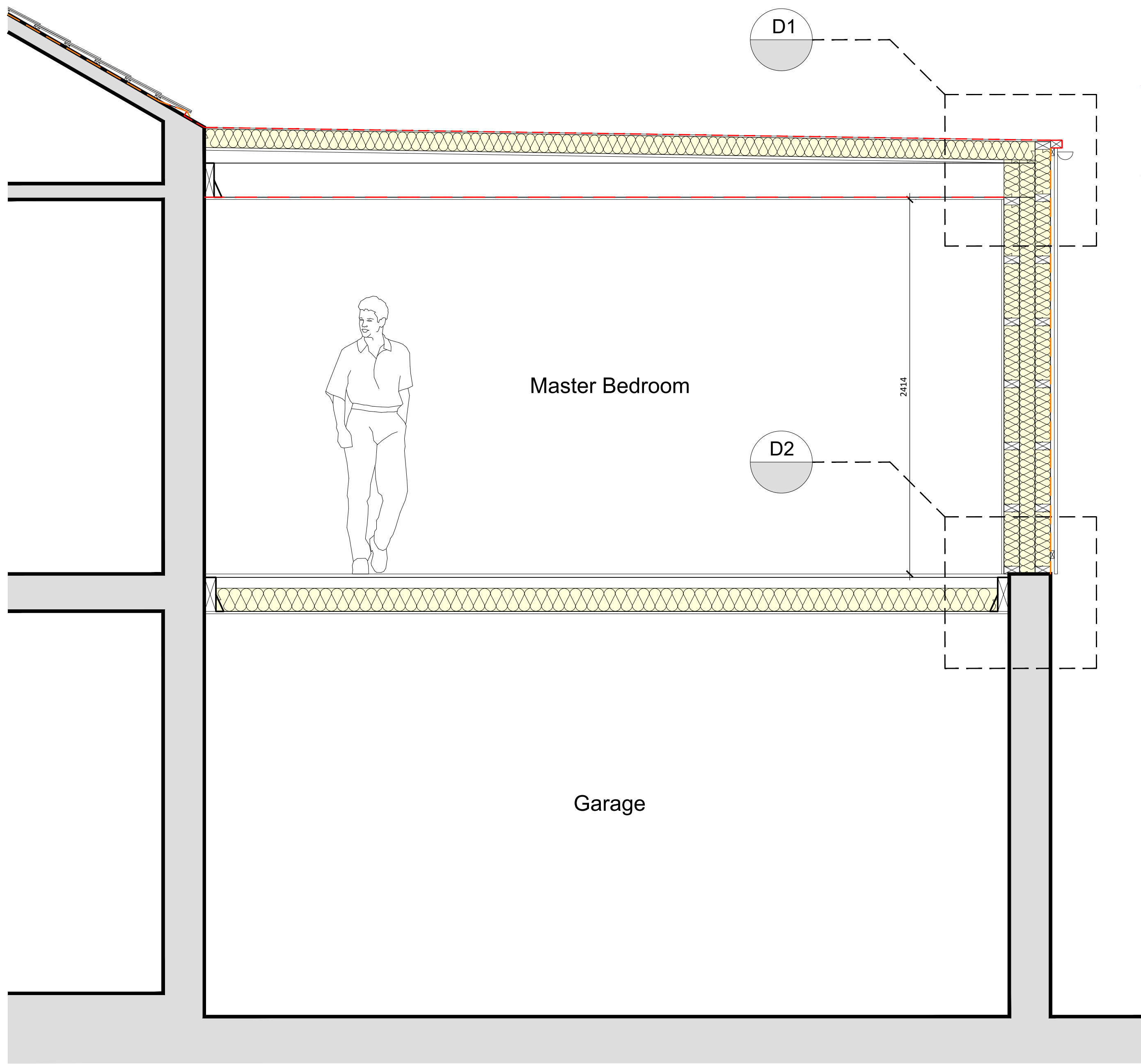


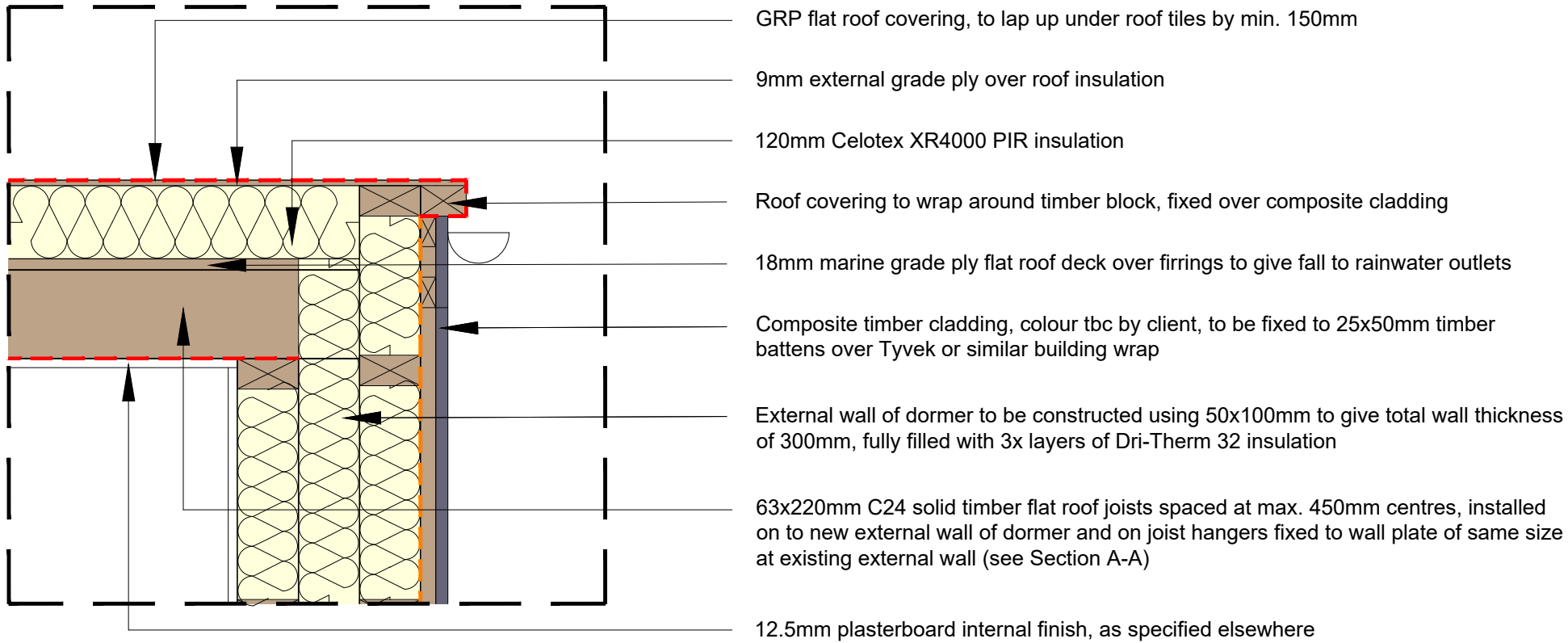


Section A-A
Scale 1:20

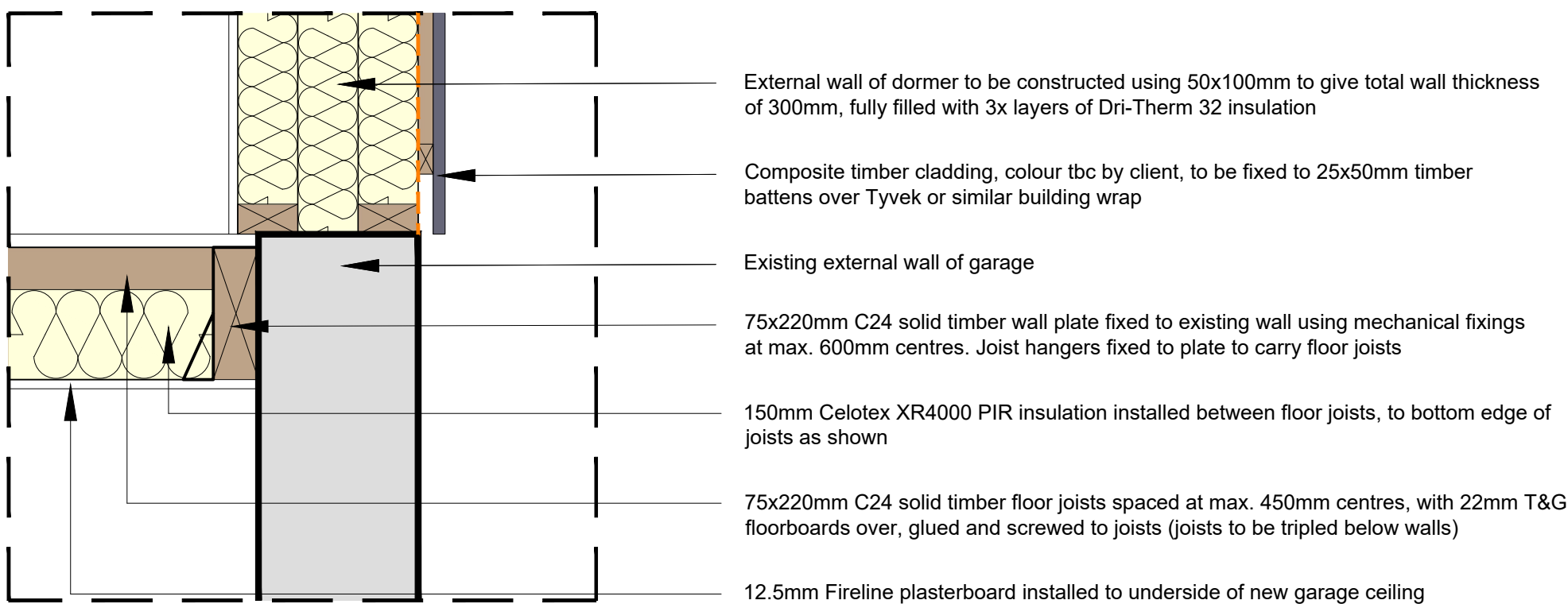
GENERAL:
All dimensions are in mm unless otherwise stated. All dimensions and details must be checked and confirmed on site during the course of the works. All structural timbers to be C16 / 24 Grade and to be tanalised treated softwood U.O.S.
All proprietary materials and products are to be used in strict accordance with the manufacturers recommendations. All work to be carried out in accordance with relevant BS COP, manufacturers instructions and to the satisfaction of the Building Control Officer. All work is to comply with the latest revision of TSO's "Robust Details"
EXISTING FOUNDATIONS AND STEELWORK TO BE EXPOSED AND INSPECTED BY BCO TO ENSURE SUITABILITY FOR ADDITIONAL LOADINGS.
EXISTING SERVICES:
All existing information on above/below ground services has been given in good faith, however the contractor is to proceed with caution.
Any unmarked services found should be reported to the client, responsibility on these matters rests firmly with the contractor.
BELOW GROUND DRAINAGE: (To fully comply with Bld. regs. **Approved Doc. H**)
FOUL WATER (FW):
To be 110mm diameter UPVC pipes laid to a minimum fall of 1:40 or (1:80 min 1 WC) or (1:150 min 5 WCs) and to comply with BS 5481:1977 and BS 4660:1989 as appropriate. Drains beneath buildings to be encased in a minimum of 150mm concrete. Drains passing through walls to receive 50mm all round clearance, void to be protected with vermin guard pipes to be bedded in 900mm of pea gravel either side of wall. Prestressed concrete lintels to be provided over openings. Drains less than 300mm below floor slab to be encased in concrete integral with floor slab pour. Drains with less than 600mm cover are to be protected with 75mm concrete over. All drainage to be installed to the satisfaction of LA and CP-301.
ABOVE GROUND DRAINAGE: (To fully comply with Bld. regs. **Approved Doc. H**)
To comply with BS 5572: 1978 head of underground run to be vented with 110mm diameter Soil and vent pipes to be fitted with a wire cage to open end. To be situated minimum 900mm above any opening within 3000mm of stack. In buildings of not more than two stories, the ventilating part of the stack, above the highest branch may be reduced to 75mm diameter. The stack may terminate within a building if fitted with an approved air admittance valve "Durgo" providing the drain is ventilated elsewhere. Unvented waste pipes to be as follows:
32mm Diameter serving a wash hand basin up to max length of 1700mm fall between 20 & 120mm per M1
40mm Diameter serving a sink/basin/bath/shower up to max length of 3000mm fall between 18 & 90mm per M1
50mm Diameter serving a sink/basin/bath/shower up to max length of 4000mm fall between 18 & 90mm per M1
To avoid cross flow, small similar sized connections should be offset minimum 110mm on 110mm stack.
Manholes within buildings to have double seal air tight bolt down covers. All traps to have a minimum 75mm seal, with waste runs exceeding 3000mm to incorporate resealing traps.
DPC's:
2000g Visqueen DPC to be provided minimum 150mm above GL to all walls and horizontally/vertically to all openings. Cavity closures to be Thermabate insulated DPC to give max "U" value of 1.2W/m2K.
LINTELS:
Steel lintels, sized and fitted to manufacturers details. Insulated to give max "U" value 1.2W/m2K all as specified Catnic or equal with minimum 150mm end bearing on walls. Full masonry units are to be provided immediately below lintel bearings and pedestals.

EXTERNAL WALLS: (To fully comply with Bld. regs. **Approved Doc. A**)
All masonry work is to be in accordance with BS 5628: Part 1:1992, Part 3:1985 and BS 8000: Part 3: 1989
To achieve max "U" value of 0.28W/m2K - To be nominal cavity type walls width 300mm To be:
100mm lightweight blockwork, finished in composite timber cladding, colour tbc, all as specified elsewhere.
100mm Clear formed cavity -
Cavity to be filled with 100mm Dri-Therm 32 cavity wall Insulation.
Inner skin of blocks to be 100mm thick lightweight concrete block (7 kN) (to have thermal conductivity rating of 0.51W/mK).
Long side of dormer to be constructed using 40x100mm timber studs, to give overall wall thickness of 300mm, all as specified elsewhere.
All brickwork in external cavity walls located between 150mm above or below finished ground level is to be durability designation FL or FN in a type 2 mortar with sulphate resisting cement to BS 4027: 1996. All blockwork within the same designated areas is to be of minimum 7.0N/mm2 in compressive strength.
Stainless steel walls lies to BS 1243: 1972, to be provided @ 750mm cnts. horizontally and 450mm cnts. vertically (225mm @ openings) ties are to have a minimum 50mm embedment in each leaf.
Walls below GL to be 7N blocks or common bricks in 1:3s/c mortar and cavity mortar filled to GL.
Wall insulation to be taken to u/s of insulated cavity closer @ openings. Cavity closed with proprietary insulated DPC i.e Thermabate OSA. Cavity wall insulation to be taken minimum 150mm down past FFL to comply with "Robust Details".
FIRST FLOOR CONSTRUCTION: (structure to fully comply with Bld. regs. **Approved Doc. A**)
Floor Joists to be min. 75x 220mm C24 solid timber spaced at max. 450mm centres, to all areas of new floor structure.
Timber should have a maximum moisture content of 21% with readings being taken 600mm in from ends, to BS 1186: Part 1.
Joists are to have a minimum bearing of 90mm, where they are located on a cavity wall, they must not protrude into the cavity.
Joists are to be built into the wall structure and sealed with proprietary mastic sealant to give airtight finish.
If LA BCO's do not approve of this method, then joists are to be fixed with lateral restraint type joist hangers.
Joists running parallel to walls to be laterally restrained with 30 x 5 mm galvanised steel straps minimum 1000mm long taken over minimum of 3no. joists and fixed through to 100 x 50mm timber noggin blocking pieces @ max 1500mm centres.
Full depth timber strutting to be provided mid span where spans are 2500 - 4500mm, over 4500mm two rows to be used eq. spaced. Clearance between first/last joist and walls to be a minimum of 25mm and maximum 50mm.
Floor void is to receive 150mm quilt insulation (Rockwool or Eq.) with a minimum mass of 10Kg m3.
Floors to be 22mm T & G Flooring Grade Chipboard. Screw fixed with 10mm expansion gap to all junctions with walls.
INTERNAL PLASTERBOARD STUD PARTITION WALLS:
To be 50 X 100 CLS S/W Studs @ 400mm C/C. With 12.5mm Gyproc wallboard each side giving 8Kg m2 per layer, board joints to be staggered and filled. Void to be filled with 50mm Iso wool APR 1200. All joints to be taped prior to receiving Thistle board finish plaster coat. 18mm plywood sheeting provided within wall construction to support handbasins, w.c's, fixtures & fittings etc.
FLAT ROOF CONSTRUCTION: (to fully comply with Bld. regs. **Approved Docs. L1 / L2**)
Flat roof structure to achieve maximum "U" value of 0.18W/m2K warm roof - To be as specified throughout. All in accordance with "Robust Details"
CEILINGS:
To be 12.5mm plasterboard screwed to u/s of joists/rafters/trusses, s/w noggins to be provided @ perimeter and board joints. All joints to be taped prior to the application of 3mm Thistle board finish plaster coat.
New garage ceiling to be 1 layer 12.5mm Fireline plasterboard, all as above specification.

WINDOWS AND EXTERNAL DOORS:
REFER TO WINDOW / DOOR SCHEDULE FOR DETAILS OF EACH UNIT
Window size (area) to be a minimum of 10% of floor area with ventilated openings a minimum of 5% to also incorporate a minimum of 4000mm2 permanent sill vents to window head complete with insect screen (8000mm2 to habitable rooms i.e bedrooms - lounge - dining etc.)
Windows and doors to be sealed externally to brickwork with mastic sealant and have draught seals installed.
All new external windows and doors to achieve a maximum "U" value of 1.6W/m2K (area average over frame and glazed units)
Glazing unit specification to be: 6mm outer with 16mm argon filled cavity and 6.4mm softcoat lowE, inner to give max 1.2W/m2K
Glazing to critical locations and below 800mm from FFL to fully comply with BS 6206: 1981 - to be laminated or toughened glass
External windows forming means of escape to have an unobstructed openable area of not less than 0.33m2 and at least 450 x 450mm2. The bottom of the openable area should not exceed 1100mm above FFL. Windows to be fitted with egress hinges.
LEADWORK:
Code 3 Lead to be used for soakers - Code 4 for cover flashings, Chimney's etc. - Code 5 & 6 for valley's, gutters, roofs etc.
Minimum 150mm upstand for cover flashings with min 25mm into wall, to be plugged and pointed with "Leadmate sealant"
All lead to be treated with patination oil, with cavity trays provided as appropriate in 2000g Visqueen.
ROOF PERFORATIONS:
To have Deklite seal or code 4 lead flashings as appropriate.
RAIN WATER GOODS:
To be UPVC half round gutting with 68mm downpipes, all to match existing.
Sized to suit capacity, colour to match.
VENTILATION: (to fully comply with Bld. regs. **Approved Doc. F1**)
All Bathrooms to have mechanical ventilation to give 15L/s per WC with 15 minute adjustable overrun facility.
To run through roof/floor structure and to terminated at a suitable tie vent or duct through external wall with a suitable louvered external vent.
Not to pass through any protecting structure or compartment.
Kitchens (domestic type) to be vented via cooker hood - minimum output to be 30L/s if adjacent to hob, 60L/s elsewhere and must extract to external air.
KITCHEN EXTRACT TO BE PROVIDED BY KITCHEN SUPPLIER INSTALLER
ELECTRICAL: (To fully comply with latest Bld. regs. **Approved Doc. P**)
To be completed by a competent and qualified person(s) (NICEIC registered) and to comply fully with I.E.E. regulations and meet all requirements of local supply authority. Electrical self certification certificate and a BS7671 Electrical Installation Test Certificate is to be supplied to LABC within 30 days of completion of the works.
Fully maintained hard wired interlinked smoke alarms are to be provided in locations indicated.
Fixed lighting will be provided to take lamps with a luminous efficacy greater than 40 Lumens per circuit Watt to at least the minimum number of locations as set out in table 4 of approved Doc. L1. **ALL WIRING DEVICES ARE TO BE FLUSH FITTING WHITE COLOURED UNITS (MK LOGIC PLUS or SIMILAR)**
PART M: (To Partly comply with **Approved Doc. M**
Sockets / switches / door handles
All sockets, switches and door handles to be positioned between 450 and 1200mm above FFL.



Flat Roof Detail 'D1'
Scale 1:10



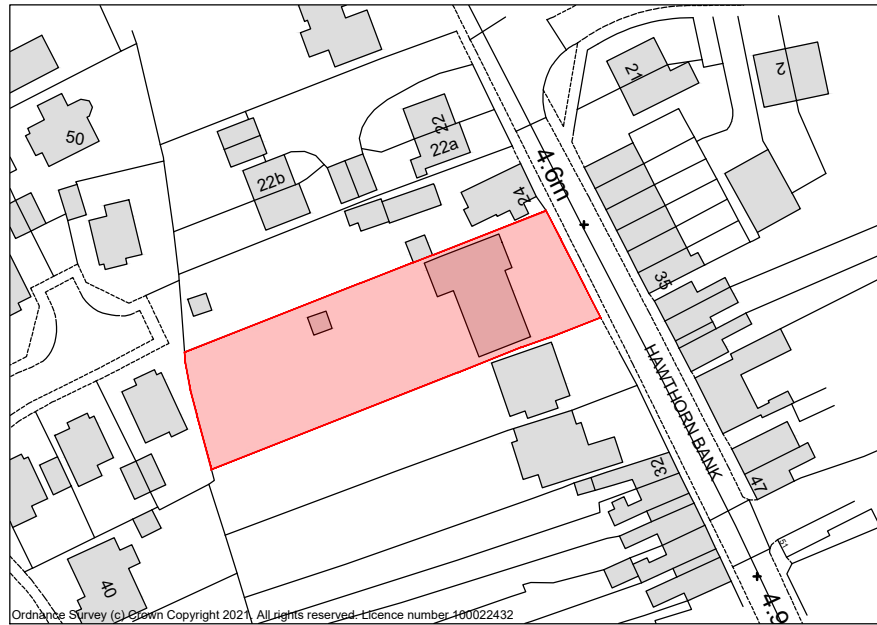
New Floor Detail 'D2'
Scale 1:10

WINDOW SCHEDULE

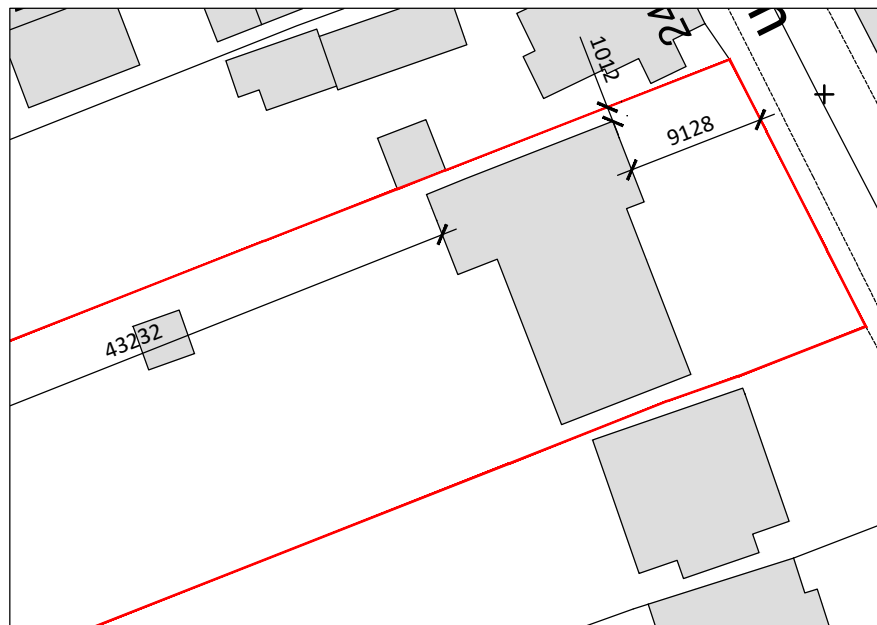
Ref no.	TYPE	Size (Nom.)	OPENERS	Comments	Lintel	Cill
NW 01	UPVC CASEMENT WINDOW, SUPPLIED PRE-FINISHED, COLOUR TO MATCH EXISTING.	1500 (W) x 1200 (H) mm	1 no.	INSTALLED INTO NEW BLOCKWORK OPENING SLOPED CILL TO SUIT ROOF LINE TO SERVE AS FIRE ESCAPE WINDOW (REFER TO SPECIFICATION)	CATNIC CH90/100	UPVC CILL SUPPLIED WITH WINDOW UNIT
NW 02	UPVC CASEMENT WINDOW, SUPPLIED PRE-FINISHED, COLOUR TO MATCH EXISTING.	910 (W) x 1050 (H) mm	none	INSTALLED INTO NEW TIMBER DORMER OPENING TO BE OBSCURED GLAZED AND NON OPENING	N/A	UPVC CILL SUPPLIED WITH WINDOW UNIT
NW 03	UPVC CASEMENT WINDOW, SUPPLIED PRE-FINISHED, COLOUR TO MATCH EXISTING.	1500 (W) x 1200 (H) mm	1 no.	INSTALLED INTO NEW BLOCKWORK OPENING SLOPED CILL TO SUIT ROOF LINE TO SERVE AS FIRE ESCAPE WINDOW (REFER TO SPECIFICATION)	CATNIC CH90/100	UPVC CILL SUPPLIED WITH WINDOW UNIT

INTERNAL DOOR SCHEDULE

Ref no.	TYPE	Size (Nom.)	LINING ARCTVE.	VP	Smoke Strips & Seals	Ironmongery
NID 01	SOLID TIMBER INTERNAL DOORSET, STYLE TO MATCH EXISTING	762 x 1981 mm	S/W	NO	NO	POLISHED CHROME HINGES AND LATCH, HANDLE TBC BY CLIENT
NID 02	SOLID TIMBER INTERNAL DOORSET, STYLE TO MATCH EXISTING	762 x 1981 mm	S/W	NO	NO	POLISHED CHROME HINGES AND LATCH, HANDLE TBC BY CLIENT
NID 03	SOLID TIMBER INTERNAL DOORSET, STYLE TO MATCH EXISTING	762 x 1981 mm	S/W	NO	NO	POLISHED CHROME HINGES AND LATCH, HANDLE TBC BY CLIENT
NID 04	SOLID TIMBER INTERNAL DOORSET, STYLE TO MATCH EXISTING	762 x 1981 mm	S/W	NO	NO	POLISHED CHROME HINGES BATHROOM LOCK AND LATCH, HANDLE TBC BY CLIENT



Site Location Plan
Scale 1:1250



Proposed Block Plan
Scale 1:500

HEATING: (to fully comply with Bld. regs. **Approved Docs. J, L1 & L2**)
New radiators to continue from existing heating system. New components are to be calculated by installer. This is to be installed by a competent and appropriately certified fitter to ensure full compliance. The certified fitter will ensure that the heating and/or hot water systems provided are no less efficient than those recommended in the "Domestic Heating Compliance Guidelines".
The certified fitter will ensure that the heating and hot water systems are fully commissioned and energy efficient controls are operating effectively, as set out in the "Domestic Heating Compliance Guide".
The proposed heating system shall be provided with timeswitch control for the boiler and a thermostatic radiator valve shall be provided on each radiator.
All new concealed heating, hot and cold water shall be thermally insulated.
The new boiler shall have a SEDBUK rating greater than that detailed in Table 2 in Section 1 of Approved Document L1
Installation and commissioning shall be carried out as detailed in Section 1 of Approved Document L1
Hot water is to be supplied to any new washbasin, fixed bath or shower in a bathroom, as detailed in Section G3 of Approved document G. An in-line hot water tempering valve is to be installed (if not already) to ensure the hot water supply to any outlet does not exceed 60 degrees. An in-line blending valve is to be used if a new bath is to be installed to ensure the hot water supply does not exceed 48 degrees.
SMOKE DETECTION: (To fully comply with **Approved Doc. B**)
All fire alarms to be in accordance with BS 5839 - 5-6:2004 to at least a Grade D Category LD3 standard.
All smoke and heat alarms should be mains-operated and conform to BS 5446 - 1:2000 or BS 5446-2:2003.
Smoke and fire alarms to all areas.
All smoke detectors must be mains powered with a battery back up, interlinked and wired to a separate, suitably sized, fuse at the consumer unit.
New interlinked smoke detector in position on first floor landing as shown on floor plan, to be interlinked with ground floor detector.

DESCRIPTION FIRST FLOOR SIDE DORMER EXTENSION AT 26 HAWTHORN BANK, SPALDING, LINCOLNSHIRE, PE11 1JH	DATE 23/03/2021	APPROVED JC
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PROJECT: FIRST FLOOR SIDE DORMER EXTENSION	
DRAWING: SECTION A-A SCHEDULES	
SIZE: A1	CLIENT: Mr & Mrs Penrose
SCALE: as labelled	DRAWN BY: JC
SHEET: 0257/21/WD02A	

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