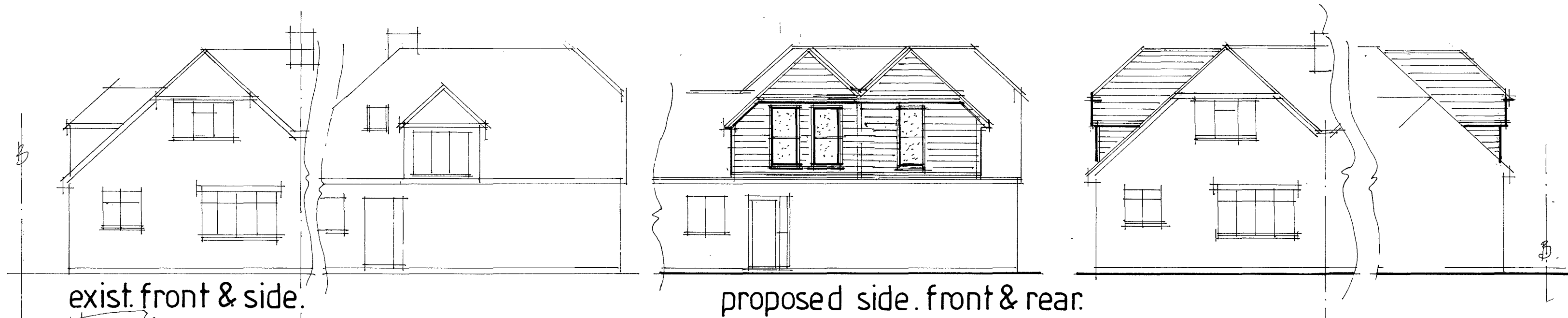




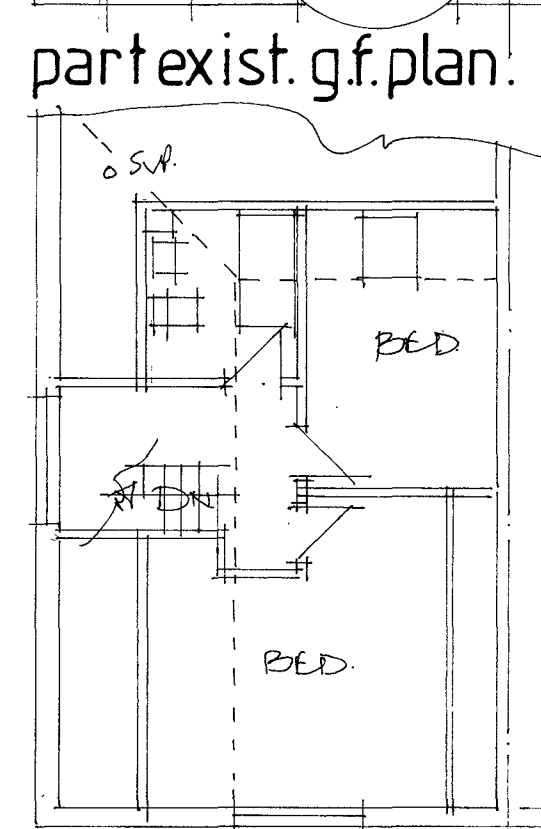
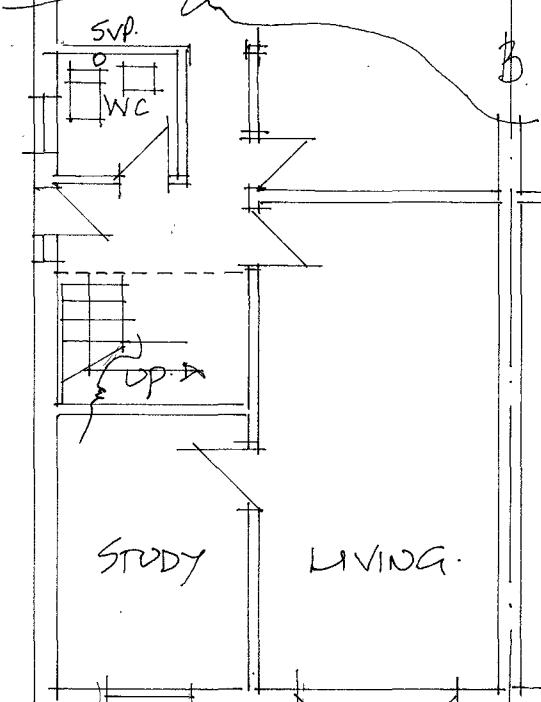
ALL DIMENSIONS TO BE CHECKED ON SITE.
ANY DISCREPANCIES ARE TO BE MADE KNOWN
TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE STRUCTURAL CALCULATIONS FOR STEEL OR
TIMBER DETAILS. THE CONTRACTOR IS TO
SITE MEASURE ALL STRUCTURAL MEMBERS
AND/OR STAIRCASE, BEFORE ORDERING.

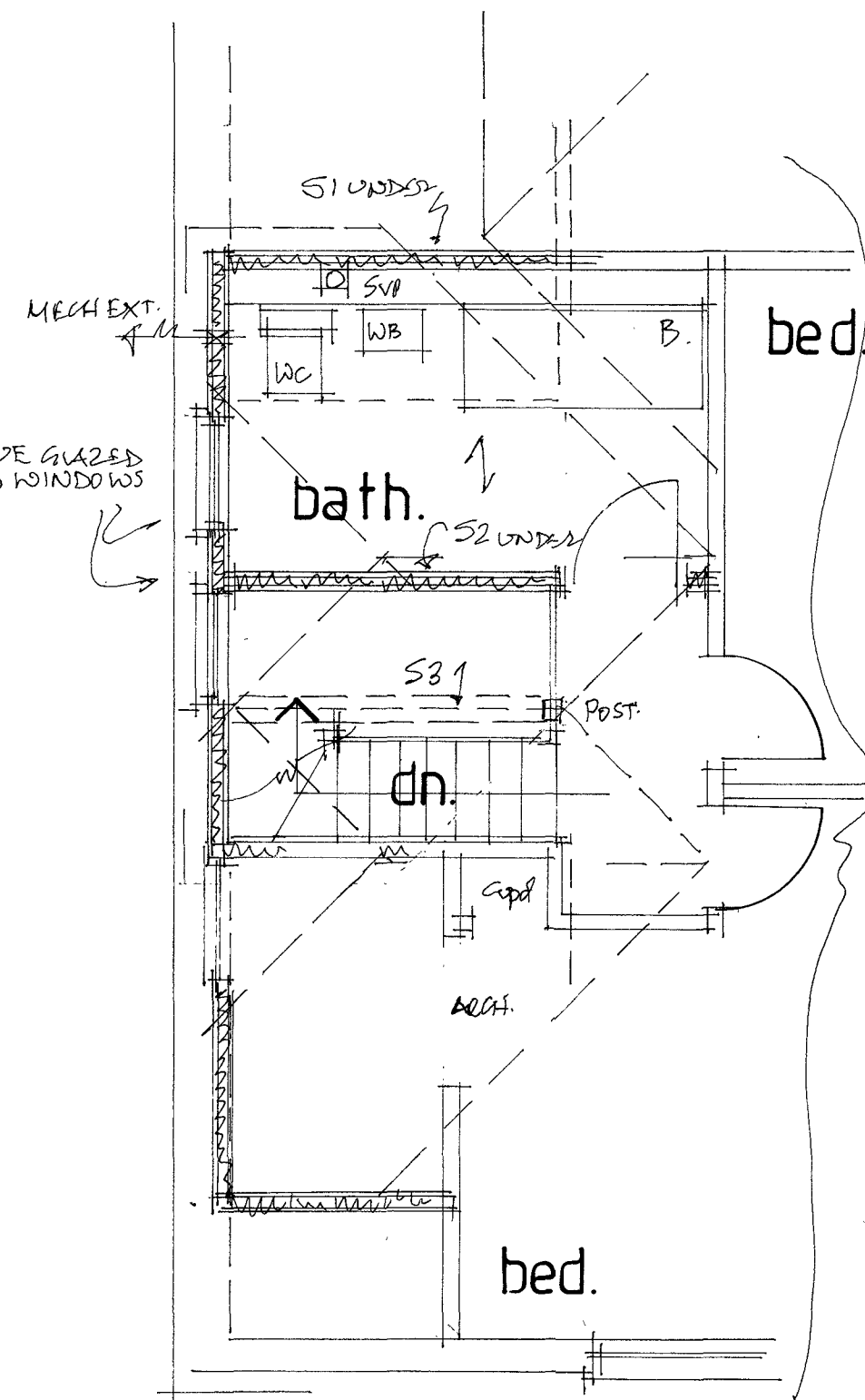
EXISTING LINTOLS AND FOUNDATIONS TO
LOADBEARING WALLS TO BE EXPOSED FOR
LOCAL AUTHORITY INSPECTION AND APPROVAL
AS REQUIRED. NORMALLY AT THE START OF
WORKS WHEN DRAINAGE RUNS ARE CHECKED.

CONTRACTOR IS TO CONFIRM THAT ALL
NECESSARY LOCAL AUTHORITY APPROVALS
HAVE BEEN OBTAINED BEFORE COMMENCING
WORKS. COMMENCEMENT OF ANY WORKS PRIOR
TO THIS IS ENTIRELY AT THE CLIENTS OR
CONTRACTORS RISK. CHANGES TO THE SCHEME
CARRIED OUT WITHOUT THE SURVEYORS
APPROVAL MAY INVALIDATE THEIR LIABILITY.

5. scale 1:50 m.
10. scale 1:100 m.
0 1 2 3 4 5 6 7 8 9 10



part exist. f.f. plan.



part proposed f.f. plan.

Opening window areas to be minimum 1/20th of
enclosed floor areas. All new windows to be fitted
with minimum 8000sq.mm. trickle vents per room.
Maximum area of double glazed window not to exceed
20% of floor areas

New windows: new double glazed windows to have
minimum U value of 1.6w/m²k. Doors to have a min U
value of 1.80w/msq.k. Toughened glass in glazed doors
and windows in critical locations, i.e.: alongside doors.
Seal around window-wall joint with mastic sealant.
Double rafters as roof light trimmers if applicable.

Fit mechanical extract fans to any new wc and
bathroom areas rated at min 15lit/sec

Steelwork And Timbers: see structural calcs or notes
for sizes. Minimum bearing 100mm on concrete
padstones, prestressed concrete lintols or metal
bearing plates. Encase in minimum two layers 12.5mm
plasterboard for half hour fire resistance when fitted
at floor levels. Lengths of steels to be site
measured to include bearings. All timbers to be C24
grade minimum. Fabrication details to be provided if
required by building control.

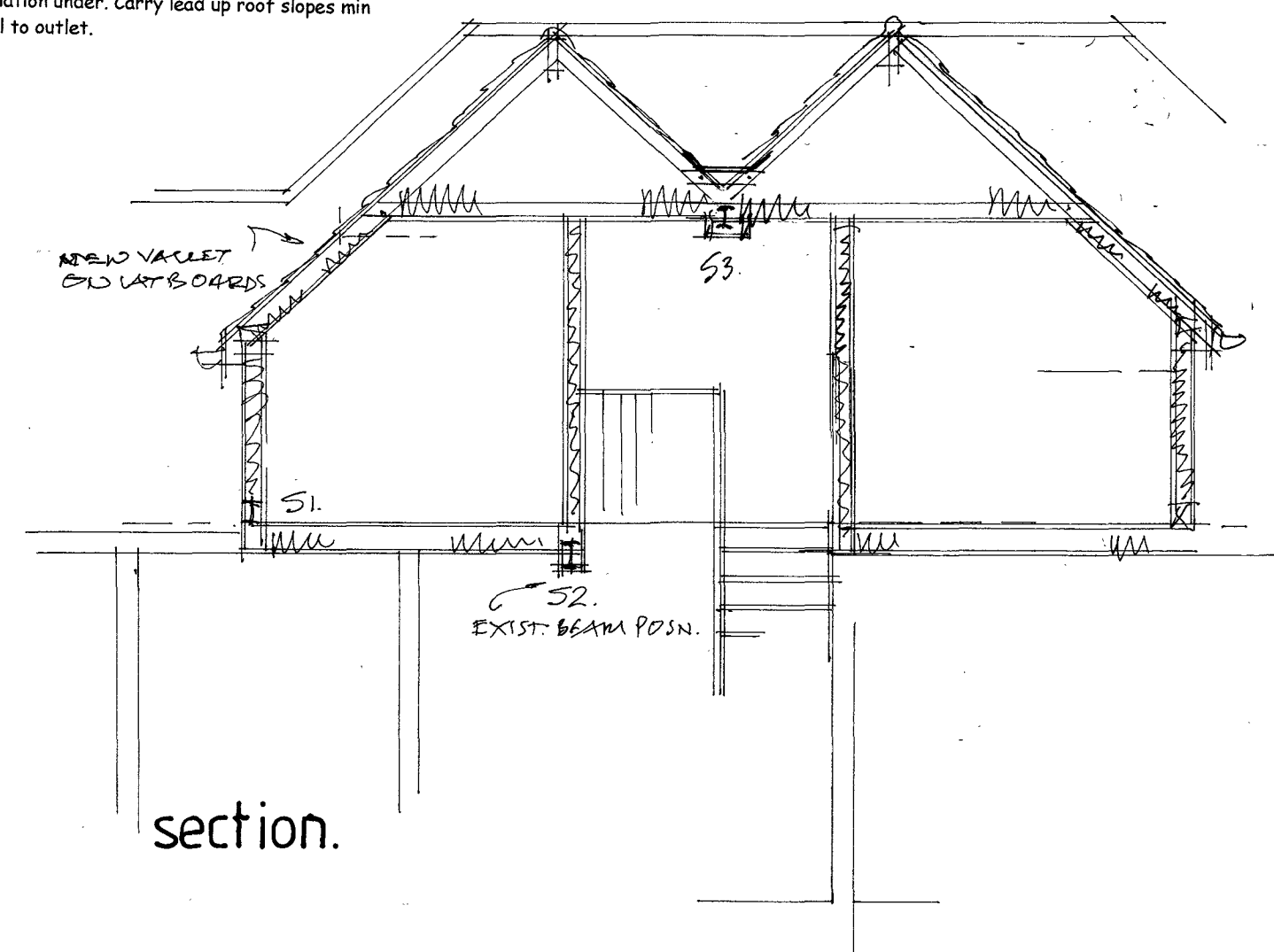
Floor in roofspace: 21mm floor grade tongued and
grooved chipboard, 2.3 grade in bathrooms on 50 mm
x 150 mm joists at 400 mm centres. Joists to be
doubled where under and parallel to partitions over.
Solid strut at third centres of joists spanning more
than 2.40m. Remaining roof spaces to be floored as
main area when joists extend out to outer walls.
'Simpson strongtie' or similar galvanised joist hanger
connection to steelwork where applicable. Purpose
made ms shoe /hanger where fitch beams join to
steelwork or other fitch beams. Fit min 100mm
mineral wool batts between joists for sound insulation.

All new electrical works to be designed, installed,
inspected and tested in accordance with BS7671
(IEE 17th Ed) the works are to be undertaken by an
installer registered under a suitable self certification
scheme or by a suitably qualified person with a
certificate of compliance produced to building control
upon completion of the works.

Box gutter to be formed where shown. Code 4 lead
lining on 18mm ply base min. 200mm wide. 90mm celotex
Tuff R insulation under. Carry lead up roof slopes min
300mm. Fall to outlet.

Plumbing all to BS EN 2056 plus approved doc H
38mm diam. wastes from sink, bath and shower. 32mm
diam. Waste from wash hand basins, all with rodding
access on changes of direction and with deep seal
traps. Run to existing/new 100mm diam pvc svp
terminating min 900mm above nearest window head and
with rodding access at the base.

All new radiators to be fitted with TRVs



Studwork enclosing stairwell: 12.5mm plasterboard
each side of minimum 75 x 50mm studwork with taped
and filled joints for minimum half hour fire resistance.

Inner partition: 12.5mm plasterboard each side of
minimum 75 x 50mm studwork. Fit 25mm sound
insulation quilt between held in place with battens.

Dormer pitched roof: tiles/ slates on battens and felt
on 150mm x 50mm rafters at 400mm centres. 12.5mm
foil back plasterboard ceilings on 25mm x 50mm
joists at 400mm centres with 100mm fibreglass quilt
insulation between and Celotex GA4090 over the
joists.

Dormer walls: tile/ slate hanging on battens and
breathable felt on 100mm x 50mm studwork with
12.5mm foil back plasterboard finish over Celotex
GA4070 batts between studs flush with outer face of
studs (30mm cavity) and Celotex TB4012 across the
face of the studs. Tape and mastic joints. (12.5mm
plasterboard on cheeks where within 1.00m of
boundary). Also fit 6mm masterboard web under cheek
felt where within 1.00m of boundary. Triple rafters
under cheeks. Sheath with 12.5mm marine ply under
felt for additional lateral support. Note minimum
200mm distance measured up the slope from fascia
to outer face of wall to be maintained to avoid a
Planning application.

A	FEB 10	DORMER ENLARGED.
Date	Revision	
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THORNS YOUNG ARCHITECTURAL		
THORNS-YOUNG LTD CHARTERED BUILDING CONSULTANTS Website: www.thornsyoun.co.uk		
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Client		
MR & MRS D. LECOCK		
Job Title		
44 CASTLEMAWS LANE HAYLING ISLAND.		
Drawing Title		
PROPOSED SIDE DORMER EXTENSION.		
Scale 1:100 & 1:50 AT A2.		
Date NOV 18	Drawn by BT.	
Drg. No.	Rev.	
2216-18.	A	