

**INTERNAL STUD PARTITIONS**

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm c/cs. Provide min 10kg/m<sup>3</sup> density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions to be built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Plasterboard to be taped and jointed complete with beads and stops.

**ABOVE GROUND DRAINAGE - RUNNING DIRECTLY THROUGH GABLE WALL**  
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti-vac traps to be used).  
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe.  
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe.  
WC - 6m for 100mm pipe for single WC.  
All branch pipes to connect to the new 110mm soil and vent pipe terminating min 900mm above any openings within 3m. SVP to have suitable anti debris cowl fitted.  
Waste pipes not to connect on to SVP within 200mm of the WC connection.  
Supply hot and cold water to all fittings as appropriate.  
Supply hot and cold water to all fittings as appropriate.

**MEANS OF ESCAPE (to both bedroom dormers)**

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. The window should have an unobstructed clear openable area that is at least 0.33m<sup>2</sup> and have no clear dimension less than 450mm high or 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

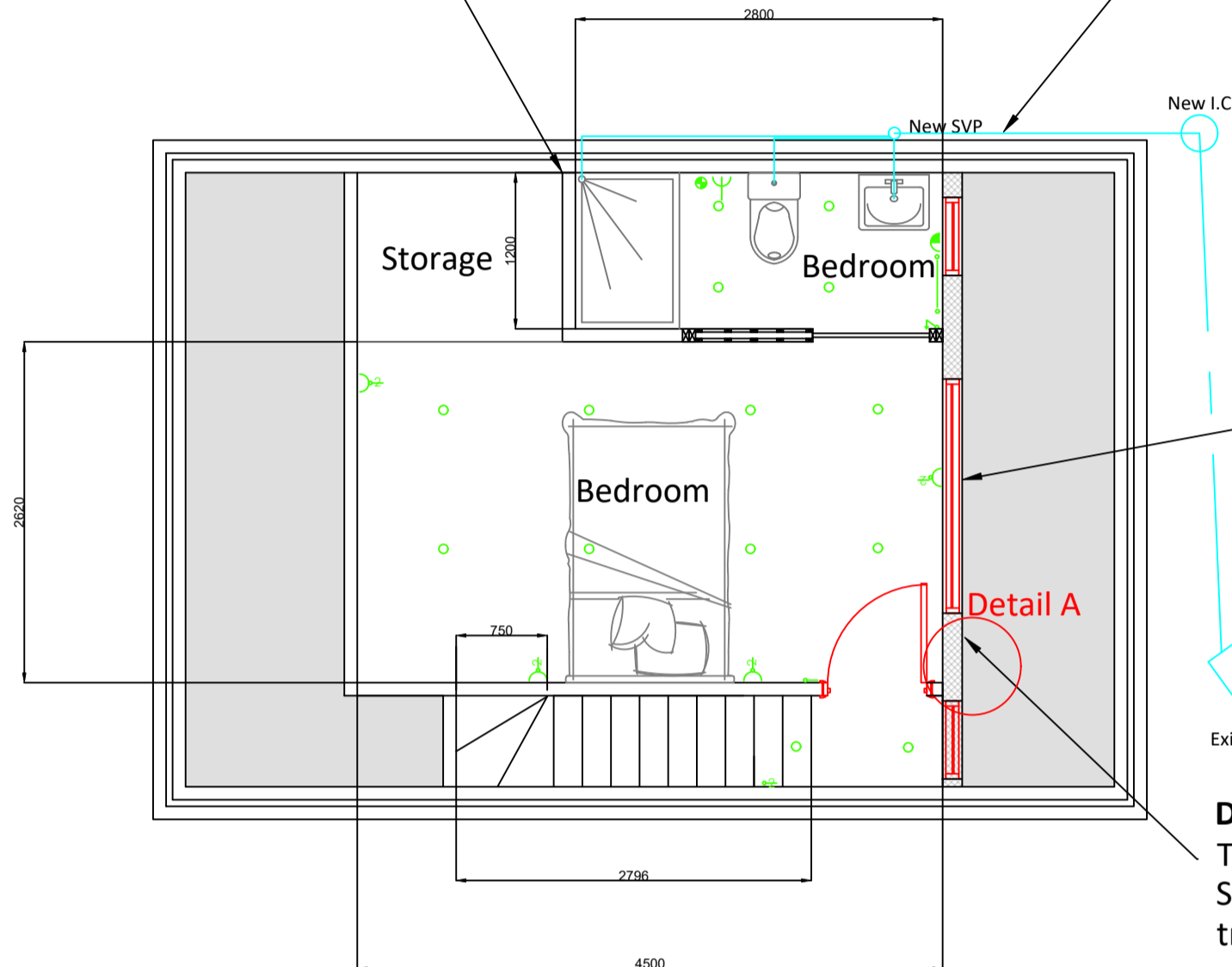
**DORMER WALLS**

To achieve minimum U Value of 0.18 W/m<sup>2</sup>K Structure to Engineer's details and calculations. Tiles hung vertically on 25 x 38mm preservative treated battens (vertical counter battens to be provided to ensure vented and drained cavity if required) fixed to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick W.B.P external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using: 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally. Dormer walls built off existing masonry walls to have galvanised mild steel straps placed at 900 centres. Dormer cheeks within 1m of the boundary to be lined externally with 12.5mm Supalux and 12.5mm Gyproc FireLine board internally to achieve 1/2 hour fire resistance from both sides.

**DORMER WALLS**

The dormer width means the cheeks are at the edges of the roof, the should be taken down to the floor and supported off the floor joists, the joists should be doubled in this location. The truss and dormer and all associated trimming out are to be strictly as per the specialist truss manufacturers design.

Proposed Second Floor - 1:50



**DORMER WALL (Detail A)**

U Value 0.18 W/m<sup>2</sup>K  
Tiles hung vertically on 25mm x 38mm preservative treated battens  
External quality plywood sheathing - 12mm thick marine plywood (or other approved)  
Breathable membrane - having a vapour resistance of not more than 0.6 MNs/g  
Treated timber frame constructed using 100mm x 50mm head & sole plates and vertical studs  
Insulation between and over studs: 90mm Celotex GA4000 between plus 50mm Celotex over  
Finish 12.5mm plasterboard over VCL and 3mm plaster skim

**DWARF WALL (Detail B)**

Insulation between and over studs: 90mm Celotex GA4000 between plus 50mm Celotex over  
Treated timber frame constructed using 100mm x 50mm head & sole plates and vertical studs  
Finish 12.5mm plasterboard over VCL and 3mm plaster skim

**DORMER RIDGE (Detail C)**

A continuous 5mm wide opening or the equivalent area is required to the length of the ridge or provide high level tile vents as agreed with the Building Control Officer  
Flat and pitched roof junction to be in accordance with the Flat Roofing Alliance recommendations  
Flat roof to be covering to be glass reinforced plastic (GRP) system with aa fire rating and a current BBA or other approved accreditation be laid in compliance with manufacturers details by flat roofing specialist, onto 22mm exterior quality plywood  
22mm External Quality Plywood Decking with 150mm Celotex XR4000 on sw firings to minimum 1 in 40 fall on sw treated 44 x 170mm C24 flat roof joists at 600mm c/cs, as per WE. Consulting Engineers details provided.  
Vapour control layer and 12.5mm plasterboard ceiling  
100mm PIR insulation between and 60mm under rafters  
300mm Rockwool insulation  
Treated flat roof joists fixed to beam with heavy duty galvanized hangers, fixed to treated wall plates bolted to web of beam  
Joists bolted to rafters. All connections and structure to details and calculations provided by WE. Consulting Engineers

**DORMER EAVES (Detail D)**

Trimming joists and rafters to structural engineers design  
Window screwed to timber frame and sealed at perimeter with expanding foam sealant  
Lead flashing dressed into sill and over roof tiles  
5mm ventilation gap  
Treated timber frame constructed using 100mm x 50mm head & sole plates and vertical studs  
Insulation between and over studs 90mm Celotex GA4000 between plus 60mm over  
100-150mm mineral wool with 10kg/m<sup>3</sup> density laid between existing joists on chicken wire as required by building control

All Construction Details 1:20

**STUD DWARF WALL**

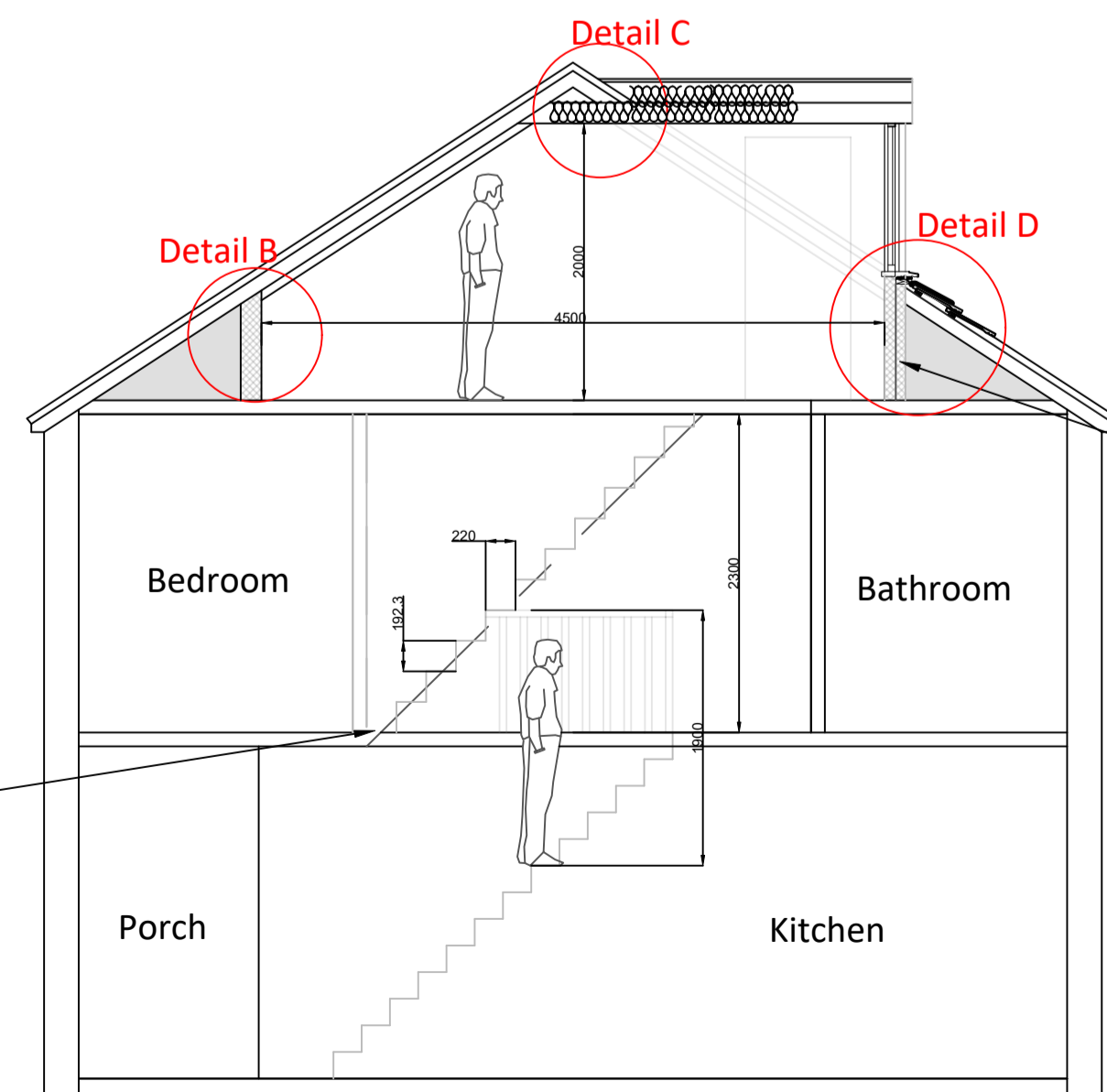
To achieve minimum U Value of 0.18 W/m<sup>2</sup>K Construct stud wall using 100mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres or to Structural Engineer's details and calculations. Insulation to be 90mm Celotex GA4000 between studs with 50mm Celotex GA4000 over. Provide vcl and 12.5mm plasterboard over internal face of insulation. Finish with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally

**M&E Legend**

- DOUBLE SWITCHED WALL SOCKET
- 1 GANG LIGHT SWITCH
- 1 GANG 2 WAY LIGHT SWITCH
- 1 GANG PULL CORD LIGHT SWITCH
- RECESSED DOWNLIGHTER
- WALL LIGHT
- MECHANICAL EXTRACT FAN
- RADIATOR
- FUSE SPUR FOR TOWEL RAIL
- SINGLE SWITCHED FUSE SPUR AT HIGH LEVEL FOR EXTRACT FAN
- TV AERIAL POINT

**STAIRS**

Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Cupboard doors may open across the top landing where the swing is a minimum of 400mm from the tread. Min 1.8m (See Note) headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass.



Proposed Section - 1:50



4 Church Lane, Glenham, Market Rasen, Lincs, LN8 2EL  
EMAIL: oakleystates@outlook.com TEL: 07580 106684

client  
Hazbi Halili  
project  
17 Atwater Close, Lincoln

title  
Proposed Second Floor  
Proposed Sections and Details  
scale  
As Stated @A1  
date  
Nov 23

drawn by  
SJS  
drawing no  
Atwater/DWG/03/-

c This drawing and all the information hereon is copyright and remains the property of Oakley Estates and any breach of this copyright will be prosecuted. Wherever figured dimensions are given they are to be accepted in preference to scaled sizes. the contractors are responsible for verifying all dimensions shown hereon before putting any affected work in hand.

