

**DORMER CONSTRUCTION** To achieve minimum U Value of 0.18 W/m<sup>2</sup>K  
 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: 150mm x 50mm head and sole plates and vertical studs (with noggins) at 400mm centres, Dormer posts either side of opening to be 3 No 150 x 50 C24 timber studs bolted / cramped together @ 300 c/s using M10 GRD 8.8 bolts (or similar approved detail) Dormer lintel 3 NO 150 x 50 C24 bolted together @600 C/S using M10 GRD 8.8 bolts. Insulation to be 120mm Celotex XR4000 between studs with 25mm Celotex TB4000 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.

All workmanship and materials shall comply with the current and relevant Building Regs, British standards and codes of practice. All materials shall be fixed, applied or mixed in accordance with the manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the inspector whether or not shown on the drawing

Contractors to expose and check any existing Beams/Lintols for adequacy to sustain new loads where applicable to satisfaction of inspecting authority

**INTERMEDIATE FLOORS**

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on 220 x 47 C24 joists ( To run alongside of extg ceiling joist ) at 400mm ctrs Max Span 4.2 M Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m<sup>3</sup> or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish. Joist spans over 3.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions

**ABOVE GROUND DRAINAGE** All new above ground drainage and plumbing to comply with BS. 5572.1978 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 vacuum traps to be used) All branch pipes to connect to 110mm soil Stub Stack. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate

**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. 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 built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops

**STAIRS**

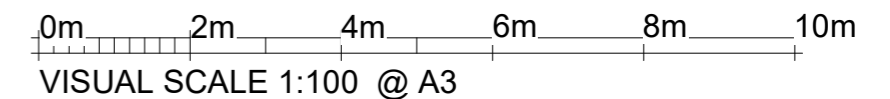
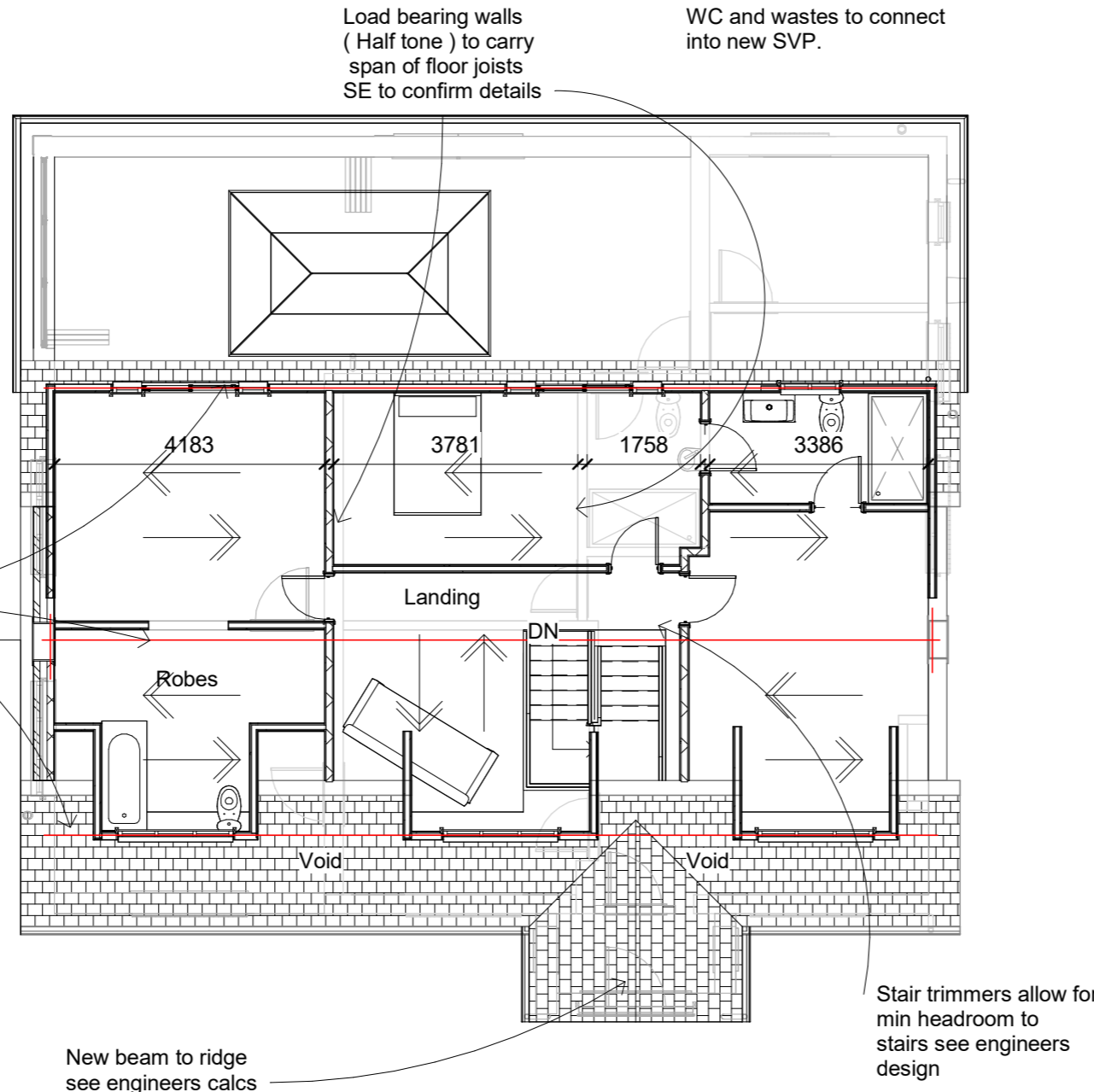
To be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same 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. Min 2.0m 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. Allow for all structure as designed by a Structural Engineer

Proposed Bathroom / En suite layout to clients approval. Connect to SVP

Floor layout to proposed dormer / FF - see engineers design

New beam to first floor to support dormer walls, Ridge and first floor joists see engineers design / calcs.

**EXTRACT TO BATHROOM / UTILITY / EN SUITE**  
 Bathroom/Utility and En Suite to have mechanical vent ducted to external air to provide min 15 l/s. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body



1 ffl  
1 : 100



Planning  
 Building Control  
 Structural Calculations  
 Project Management

PROJECT	Proposed Extension To Side And Rear Along With Dormers To Front And Rear Of Glendene, Carr Lane, Stalmine, POULTON-LE-FYLDE, FY6 0JJ
SHEET	Proposed First Floor Layout

CLIENT		
Mr And Mrs J Morris		
Date	Project number	Scale (@ A3)
21/03/2024	NDH/JM/2/24	1 : 100
Drawn by	DRAWING NUMBER	REV
Neil	3 Of 9	
Checked by		
Checker		

22/03/2024 08:43:25