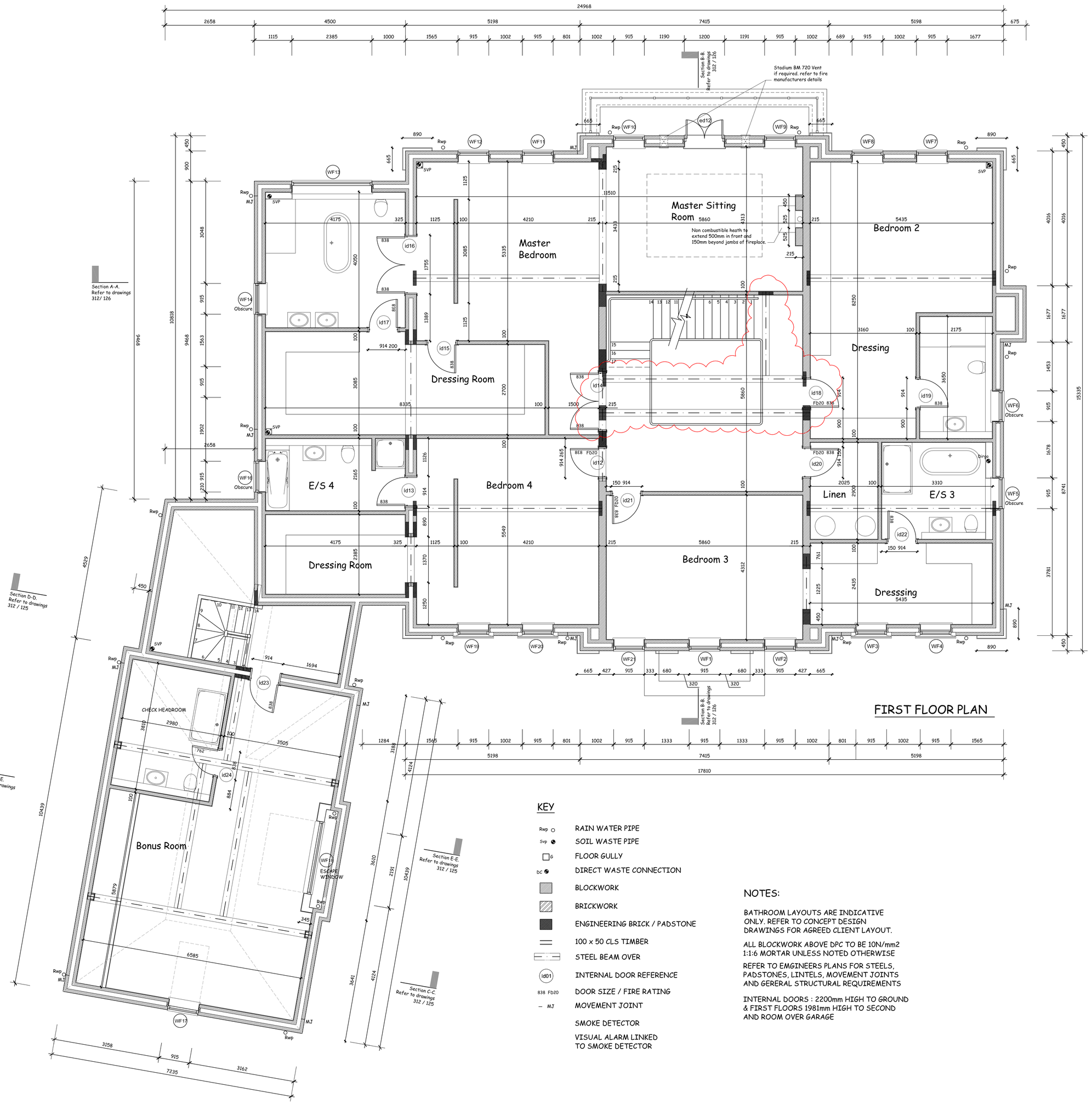

KEY

- Rwp — RAIN WATER PIPE
- Svp — SOIL WASTE PIPE
- FLOOR GULLY
- DC — DIRECT WASTE CONNECTION
- BLOCKWORK
- BRICKWORK
- ENGINEERING BRICK / PADSTONE
- 100 x 50 CLS TIMBER
- STEEL BEAM OVER
- id01 — INTERNAL DOOR REFERENCE
- 838 FD20 — DOOR SIZE / FIRE RATING
- MJ — MOVEMENT JOINT
- SMOKE DETECTOR
- VISUAL ALARM LINKED TO SMOKE DETECTOR

NOTES:

BATHROOM LAYOUTS ARE INDICATIVE ONLY. REFER TO CONCEPT DESIGN DRAWINGS FOR AGREED CLIENT LAYOUT.

ALL BLOCKWORK ABOVE DPC TO BE 10N/mm2 1:1:6 MORTAR UNLESS NOTED OTHERWISE

REFER TO EMGINEERS PLANS FOR STEELS, PADSTONES, LINTELS, MOVEMENT JOINTS AND GEREERAL STRUCTURAL REQUIREMENTS

INTERNAL DOORS : 2200mm HIGH TO GROUND & FIRST FLOORS 1981mm HIGH TO SECOND AND ROOM OVER GARAGE

SOUND INSULATION TO INTERNAL WALLS

Internal blockwork partition walls to be provided with min mass Of 120kg/m2, joints to be well sealed and wall to be finished with 11mm plaster and 2mm skim coat

100x50mm Internal timber stud walls to be finished with single layer of 15mm soundboard to give minimum 40dB sound reduction.

ROOF CARCASSING SPECIFICATION
ALL TIMBER TO BE TREATED AGAINST INFESTATION OF HOUSE LONGHORN BEETLE.

WARM FLAT ROOF

Flat roof warm deck construction.
Sarnafil or similar with 20 year insurance backed guarantee over 140mm TR27 kingspan or Celotex EL4140 insulation system on vapour control layer on
18mm wpb ply on firring to 1:40 fall over 225mm metal web timber joists.
All installed in accordance with manufacturers recommendations.
Minimum U value 0.16 W/m.2 per degree centigrade.

WARM PITCHED ROOF

Steel portal frame with 225mm x 50mm cut timber roof to engineers design details.
Plain tile with 38x25mm treated tile battens on breather membrane.
140mm Kingspan K7 or Celotex XR4140 insulation board fixed between rafters with
37.5mm Celotex PL4025 insulated plasterboard and integral VCL / skim finish to underside and vertical stud providing a Minimum U value 0.16 W/m.2 per degree centigrade. Ensure 50mm air gap between top of insulation and top of rafter.

Roof timbers to be provided to specialist design details.
Lateral and vertical restraint straps are to be provided to roof members in accordance with B.S. 5628 from the roof to adjacent parallel walls at maximum 2.0m centers using 30 x 5mm galvanized mild steel straps turned down 150mm minimum over blockwork inner leaf and fixed over solid blocking to a minimum of 3 rafters.
Hip rafters to have 100 x 75 mm angle ties connected across wall plates in housed joints at corners of roof and hip iron screwed to hip rafter.
Provide noggins as required to ceiling joists for plasterboard support

COLD PITCHED ROOF

Plain tile with 50x25mm treated tile battens on Tyvek breather membrane or similar.
100 x 50 Roof timbers.
300mm fiberglass insulation laid at ceiling level to provide a Minimum U value 0.14 W/m.2 per degree centigrade.
Roof to be ventilated by means of 10mm over rafter ventilator and continuous dry ridge vent

FIRE DETECTION
Provide Grade A category LD2 system in accordance with BS 5839:6:2004 with smoke detectors sited as dictated within BS5839:1:2002. Multiple alarms / detectors to be interconnected so that all alarms sound when one is activated. System to be on a separate dedicated electrical circuit with back up power supply.
Heat detector to be provided to kitchen area.

FIRE PROTECTION

All doors off Hall and Landing to be ½ HR fire rated with smoke seal.

All steel beams and unprotected lintels, except those that only support the roof structure to be provided with ½ hour fire protection by means of plasterboard boxing or by application of 'Nullfire system S intumescent paint applied in accordance with manufacturers instructions.

NOTES FOR BUILDING OWNER AND CONTRATOR

1. Air permeability testing will be required for this project. Refer to Energy assessors calculations for confirmation of maximum allowable air leakage rate.
The contractor should follow the recommendations in the building regulations accredited details (limiting thermal bridging and air leakage) to ensure this.

2. All electrical work required under approved document P to be designed, installed and inspected by a person competant to do so.
The building control authority may require an electrical completion certificate on completion.

3. Upon completion of the building the contractor should ensure the following:
a. A commissioning certificate for the heating and hot water system is supplied to the Building control authority.
b. The SAP rating certificate is displayed in the dwelling in a prominent location
c. The building occupier is supplied with all operating instructions in particular those for the fixed building services.

NOTES :

All dimensions to be checked on site prior to the commencement of construction and any discrepency should be reported.

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Metric drawing.

All imperial dimensions are approximate.

Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

Do not scale

Rev	Date	Revision
C4	22.06.16	Steel position adjusted
		to co-ord with Eng. drg.
C3	06.06.16	Master bed fire position amended
C2	13.05.16	WF15 Omitted. Svp added
C1	21.03.16	Updated to align with heat loss calc. / B.C / S.E comments

Project :

Little Court
Eaton Park
Cobham

Drawing Title

First Floor Plan
Plot 2

dtm
design and technical management
67a High street
Burnham
Bucks

Drawn :	Scale:	Date :
R.F	1:50 @ A0	Sept 2015

Drawing No. :	Rev :
312-122	C4