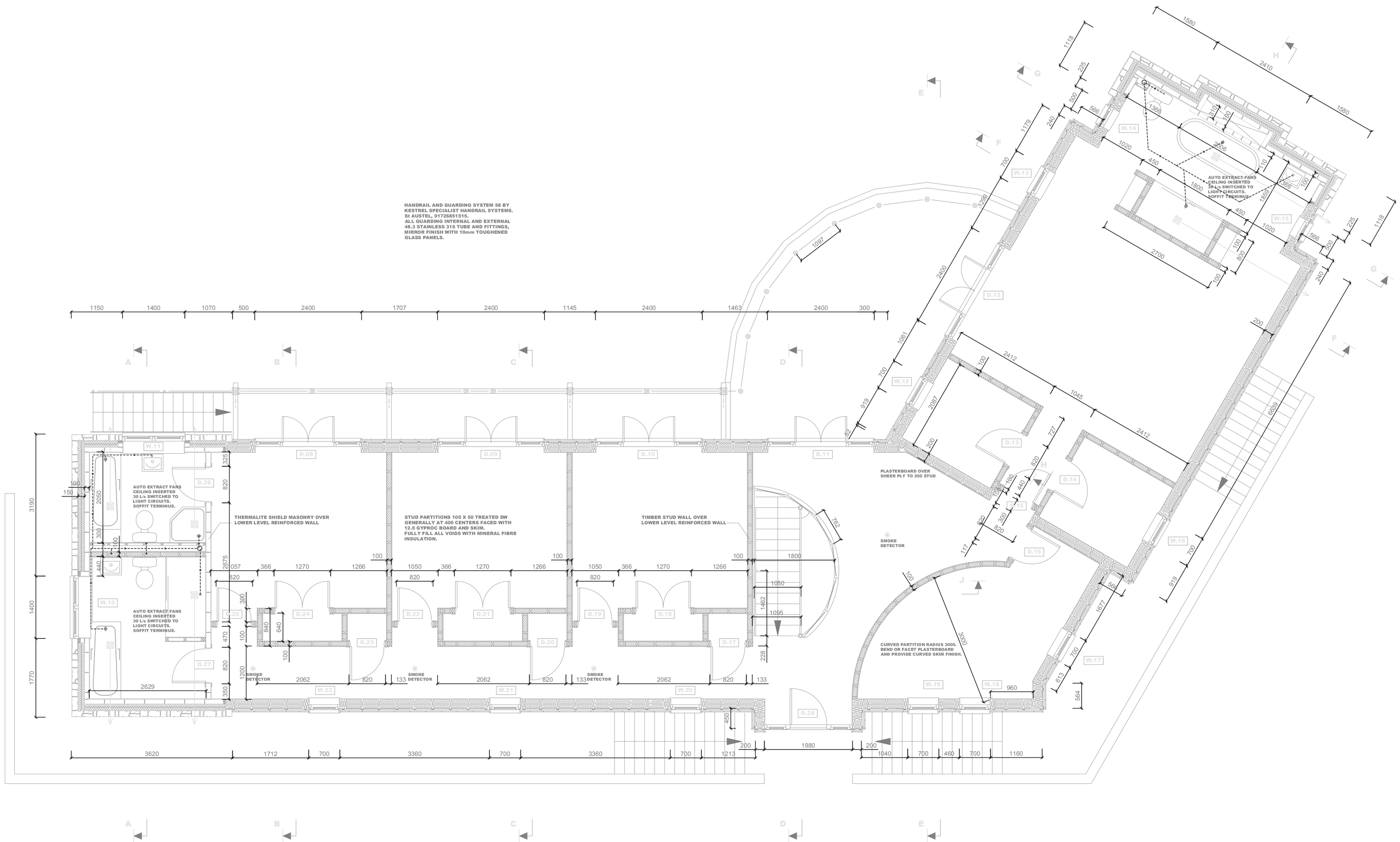
NOTE:

REFER TO STRUCTURAL ENGINEER DRAWINGS 8775/100 - 101 - 102 - 105 (2sheets) FOR DETAILS.



TIMBER FRAME...

STRUCTURAL INSULATED PANELS (SIP's) MAY BE USED TO FORM THE STRUCTURAL FRAMING. PERFORMANCE MUST MATCH THIS SPECIFICATION FOR SITE FORMED FRAMING.

FRAMING TO EXTERNAL LEAF 200mm X 50mm SAWN AND TANNALISED STUDS AT NOTIONAL 400 CENTRES AND FOR CONVENIENCE OF CONSTRUCTION MODULED AS SUITED. PROVIDE DOUBLE SOLE AND HEAD PLATES. SHEER PLY TO BE 9.5mm WBP MEDIUM GRADE THROUGHOUT.

A PERFORMANCE GUARANTEE MUST BE PROVIDED FOR THE BUILDING MANUAL ON COMPLETION OF THE INSTALLATION.

QUALIFICATION OF TIMBER MEMBERS, BOLTED AND PLATE JOINTS, BEARERS AND LINTOLS MUST BE PROVIDED FOR EMPLOYER AND BUILDING CONTROL RECORD PRIOR TO CONSTRUCTION.

EXTERNAL FACE OF SHEER PLY TO EXTERNAL WALLS TO RECEIVE BREATHABLE MEMBRANE, TYVEC.

INSULATION TO ALL VOIDS, FULL FILL TO BE KNAUF EARTHROLL 40. 380mm WIDE ROLL TO TIGHT FIT 350 WIDE CAVITIES BETWEEN STUDS. AT THERMAL CONDUCTIVITY OF 0.040W/mK. SATISFIES FIRE AND ACOUSTIC PERFORMANCE AND MEETS REQUIREMENTS OF 2013 REVISION PART L.

VAPOUR BARRIER PROVIDED TO INNER FACE OF STUDS PRIOR TO BOARD FACING 12.5mm FIRELINE. SEALED JOINTS AND SKIM FINISH.

SOLE PLATES TO BE BOLTED THROUGH TO MASONRY PLINTH WITH M12 BOLTS AT 600 CENTRES (200mm). EPOXY BED BOLTS TO NEATLY DRILLED HOLES IN CENTRE OF MASONRY PLINTH. HIGH LOAD DPC WILL BE PENETRATED. PROVIDE SILICON SEAL AT EACH LOCATION. DO NOT DRILL MASONRY UNTIL SUITABLY CURED.

EXTERNAL RAINSCREEN...

APPLY VERTICAL BATTONS AT NOTIONAL 400 CENTRES TO ALIGN WITH STUDS IN STRUCTURE SECURING BREATHABLE MEMBRANE TO SHEER PLY, SCREW FIX AT 200 CENTRES. IN AREA OF VERTICAL CLADDING PROVIDE COUNTER BATTON OVER, BASE RAIL, CENTRE RAIL AND HEAD FIXING. FULLY SCREW THROUGH HORRIZONTAL BATTONS. CLEAR VENTING PROVIDED AS SECTIONS AT HEAD AND BASE.

COAT BATTONS WITH SIKKENS EBONY CETOL HLS PLUS TO STAIN BLACK WHERE VERTICAL BOARDING IS TO BE PLACED, BOTH HORRIZONTAL AND COUNTER BATTENS. AVOID COVERING BREATHABLE MEMBRANE SO USE BLACK FINISH FABRIC.

STAIN ALL VERTICAL CLADDING MATERIALS BEFORE INSTALLING. FIT BIRDSMOUTH CORNER DETAILS, VERTICAL END STOPS AND WINDOW CHEEKS FIRST.

FIT VERTICAL CLADDING TO HORRIZONTAL BATTONS. CLADDING TO BE 300 X 25 LARCH PLANKS PLAIN SAWN AND FITTED WITH CONSISTANT 5mm GAP BETWEEN EACH. USE 40mm COUNTERSUNK POZ-DRIVE SCREWS, 3no AT EACH FIXING POINT ALL TO NEATLY ALIGN. APPLY FINISHING COAT OF SIKKENS EBONY CETOL HLS PLUS ON COMPLETION.

PLUMBING...

ALL SOIL AND VENT PIPES WILL BE INTERNAL AND SET OUT TO AVOID STRUCTURE. ALL TO BE ENCASED IN FIRELINE BOARD AND SKIM. HEPWORTH OR SIMILAR 105mm. FULLY FILL ALL VOIDS WITH MINERAL FIBRE INSULATION. RODDING ACCESS PLATES AT EACH FLOOR LEVEL. BATH, BASIN AND SHOWER WASTE PIPE 40mm WITH RODDING ACCESS AT ALL JUNCTIONS.

HOT AND COLD WATER PROVISION AND HEATING BY SPECIALIST. RAINWATER HARVESTING FOR WC FLUSH. ALL PIPES TO BE INSULATED AT ALL LOCATIONS UNTIL EXPOSURE.

EXTERNAL MASONRY STEPS...

SET OUT WHEN LANDSCAPE LEVELS ESTABLISHED. TO MEET AMBULANT REQUIREMENTS. FINISH TREADS WITH NOSING AT 270. RISE BETWEEN 170 AND 190.

PROVIDE GALVANIZED STEEL HANDRAIL TO ONE SIDE 900 VERTICALLY ABOVE NOSING LINE.

NO.	REVISIONS	DATE	INITIAL
A	ENGINEER COORDINATION	7.4.14	AS

PROJECT

NEW DWELLING
LAND ADJ' COMMONWOOD COTTAGE
ESTOVER

CLIENT

ALEX KEELING & BETH ROBERTS.
8 WIDEWELL ROAD,
PLYMOUTH,
PL6 7DN.

DRAWING

FIRST FLOOR
GENERAL ARRANGEMENT

SCALE	DATE	DRAWN	CHECKED
1:50	27.6.13	AS	-

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DRAWING NO. **1398-AA-017** REV **A**

CAD NO. C:\DRAWINGS\1398\017

DO NOT SCALE FROM DRAWINGS, WORK TO FIGURED DIMENSIONS ONLY UNLESS OTHERWISE INDICATED. VARIATIONS TO EXISTING FABRIC MAY GIVE RISE TO INCONSISTANCIES AND MUST BE REPORTED TO THE AUTHOR. CHECK ALL DIMENSIONS PRIOR TO ANY PREPARATION OR CONSTRUCTION. INFORMATION TO BE READ WITH SUPPORTING DETAILS AND CHECKED AGAINST LATEST REVISIONS OF ALL STRUCTURAL AND OTHER SPECIALIST DRAWINGS, SPECIFICATIONS ETC. BY BEST ENDEAVOUR ALL INFORMATION IS CORRECT AND APPROVED BY THE EMPLOYER. CONTRACTOR/BUILDER IS TO SATISFY THEMSELVES THAT DRAWINGS ARE APPROVED. ALL WORK TO BE COMPLIANT WITH CURRENT AND RELEVANT BYELAWS, BUILDING REGULATIONS AND STATUTORY REGULATIONS IN PLACE IF APPLICABLE. ALL PRODUCTS, ELEMENTS, APPLIANCES, FIXINGS ETC ARE TO MEET RELEVANT BRITISH STANDARDS INCLUDING WORKMANSHIP. THE AUTHORS AGREED SCOPE OF WORK MAY BE LIMITED.