

Joinery

- ED.01

External door type - refer to door schedule
- D.01

Internal door type - refer to door schedule

25 Setting out dimension - clear internal width

Drawing Key

- Existing walls to be retained

NOTE FIRE
Any basement should be separated from the stair via 30 minutes fire rated construction and fire risk items should not be installed within the stair where not separated from the main dwelling stair as this will prove a fire risk for the whole stair to the building.

NOTE FIRE
Any wall construction within 1m of the boundary requires 60 minutes fire protection from both sides separately. Including Dormer Wall

NOTE FIRE Building Regulation Section 38
The person carrying out the work shall give fire safety information to the responsible person not later than the date of completion of the work, or the date of occupation of the building or extension, whichever is the earlier.

GENERAL NOTES

- Existing plan layouts are based on information provided by others. Contractor responsible for verifying layouts on site. Notify the Architect of any discrepancies prior to work commencing on site.
- Contractor responsible for locating all existing drainage and services on site and creating new connections accordingly.
- Foundations, floor structure, steel lintels, etc... are to be in strict accordance with Structural Engineer's drawings.
- Existing construction details are assumed from survey information and photographs provided by others and are to be confirmed on site by the contractor following strip out prior to the project commencing.
- Proposed floor levels are to be confirmed on site and are to line through with existing Finished Floor Levels unless otherwise stated. Existing FFIs are taken from survey information provided by others and are to be confirmed on site.
- If the contractor is any doubt ask the Architect.
- Drainage proposals are indicative only and subject to confirmation on site following investigation by the Contractor. Contractor responsible for locating any existing drainage services on site and creating new connections accordingly. All proposed drainage works are to be carried in accordance with BS EN 1610:2015 and Approve Document H1:2010. Suggested new connections to be agreed on site with Building Control Officer.
- All internal walls to be assessed by Structural Engineer to establish required supports for removal. All demolition to Structural Engineer's details.
- Services passing through any compartment wall/floor are to be fire stopped with fire dampers and boxed in with 2no. layers of fire resistant plasterboard and mineral wool to provide sufficient acoustic reduction.
- Kitchen unit layout is for indicative reasons ONLY and is subject to specialist design and confirmation from client.

NOTE
All internal walls to be assessed by Structural Engineer to establish required supports for removal. All demolition to Structural Engineer's details.

NOTE
Services passing through any compartment wall/floor are to be fire stopped with fire dampers and boxed in with 2no. layers of fire resistant plasterboard and mineral wool to provide sufficient acoustic reduction.

First Floor Plan
Scale 1:50

Wall Specifications

WT-01

[Internal Wall Insulation]

- 215mm min. thick Existing Wall
- 15mm Cavity/ Dot & Dab
- 60+12.5mm Celotex PL4000
- Plasterboard Laminite (Board joints taped and sealed to form VCL / Air Leakage Barrier)
- 3mm Skim Finish

Maximum U-Value: 0.30W/m²K

WT-02

[Internal Partition Wall]

- 12.5mm Gyproc WallBoard
- 75x38mm Timber Studs @600mm max. centres.
- 50mm Isover Acoustic Roll insulation laid between studs
- 12.5mm Gyproc WallBoard
- 3mm Skim Finish to either side

WT-02a

[Internal Partition Wall]

- 12.5mm Gyproc WallBoard
- 75x38mm Timber Studs @600mm max. centres.
- 12.5mm Gyproc WallBoard
- 3mm Skim Finish to either side

WT-03

[Internal Partition Wall Between Flats]
(System Ref. A216009S)

- 2x15mm SoundBloc + Skim
- 2x 48x50mm C studs @ 600mm c/s, braced at max.1300mm c/s
- 50mm cavity with 50mm Isover APR between.
- 2x15mm SoundBloc + Skim
- *Use gyfprime support plates to fix 18mm plywood pattressing where required.

Rv dB 63
90 Min Fire Resistance

WT-04

[Cavity External Wall - Brick]

- 102.5mm External Brick
- 115mm Celotex Thermacore Cavity Wall 21 Board or similar approved
- 100mm Low Density Block (min. compressive strength 3.5N/mm²) to inner leaf *Subject to Structural Engineers design
- 12.5mm Gyproc WallBoard on dabs
- 3mm Skim Finish

Maximum U-Value: 0.18W/m²K

WT-05

[Solid External Wall]

- 102.5mm Red facing brickwork to match existing
- Nominal cavity.
- 100mm Medium Density Block

WT-05

[Solid Internal/External Wall]

- 3mm Skim Finish to either side
- 12.5mm Gyproc WallBoard on dabs to either side
- 140mm Medium Density Block

WT-06

[Solid External Wall - Zinc Cladding]

- Vertical standing seam zinc finish on marine grade ply
- Continuous unobstructed vertical ventilation gap created by vertical timber battens, consult zinc manufacturer for width requirements
- Breather membrane
- 16mm marine grade plywood
- 140mm timber structure with full fill mineral wool insulation
- 100mm mineral wool internal insulation between battens
- Vapor control layer
- 2x 12.5mm plasterboard
- 3mm plaster skim and paint finish

Maximum U-Value: 0.18W/m²K

Floor Specifications

FT-01

[Timber Suspended Floor]

- 18mm T&G Chipboard / PS Caberfloor
- 50x20mm C24 Timber Floor Joist @450mm max. centres
- 100mm Mineral wool insulation laid between joists
- 2 Layers of 12.5mm Gyproc WallBoard
- 3mm Skim Finish

Minimum Airborne Sound: 45dB
Maximum Impact Sound: 69dB
Minimum Fire Resistance: 30mins

FT-02

[ROBUST DETAIL E-FT-1]

- 18mm T&G Floorboards
- Floating floor
- 253mm (min) metal web I joists
- 100mm mineral wool quilt insulation(10.36kg/m³)
- 2x layer 12.5mm Gyproc soundbloc

FT-03

[Independent Ceiling Lining]

- Existing Floor
- 100mm Knauf Acoustic Roll (APR)
- MF suspended GypCeiling
- 2x 12.5mm Gyproc SoundBloc
- 3mm Skim Finish

Roof Specifications

RT-01

[Cold Flat Roof]

- Saranfil Single Ply Membrane OR similar mechanically fixed
- 130mm Kingspan ThermaRoof TR26
- Thermally broken fixers (6 anchors per m²)
- Polythene Vapour Control Layer
- 22mm OSB3 Roof Deck
- 160min. Timber Firings
- 47x150mm C24 Timber Flat Roof Joists @600mm max. centres
- 150mm Air Cavity
- 12.5mm Gyproc WallBoard
- 3mm Skim Finish

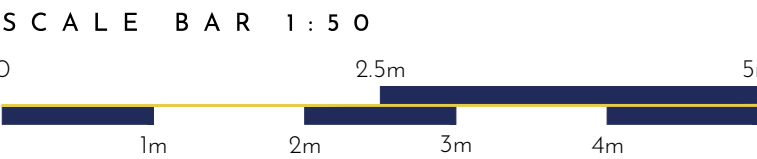
Maximum U-Value: 0.15W/m²K

RT-02

[Warm Roof - Zinc Cladding]

- Standing seam metal roof (warm roof) to manufacturer's details
- 150mm PIR Insulation
- Polythene Vapour Control Layer
- 18mm OSB3 Structural Deck
- Timber Firings
- Timber I joists to manufacturer's details
- 2no of layers of 12.5mm Gyproc WallBoard
- 3mm Skim Finish

Maximum U-Value: 0.15W/m²K



BUILDING CONTROL

23,009-B-311

PROJECT / 61 Lincoln Road,
Peterborough

TITLE / Proposed First Floor Plan - GA