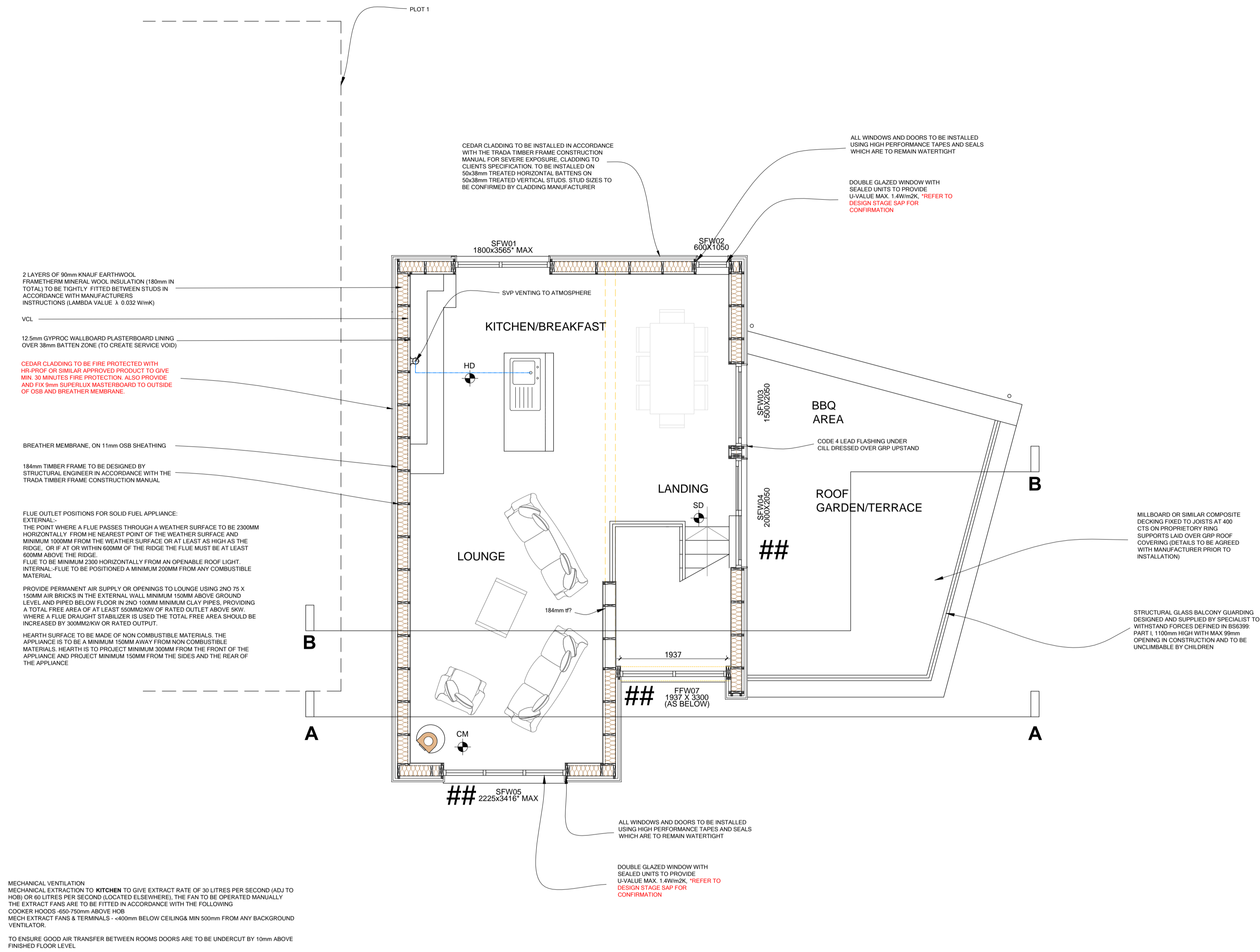


notes

- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the work.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale for construction purposes. Figured dimensions to be worked to in all cases.

CDM Regulations 2007

All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.



2 LAYERS OF 90mm KNAUF EARTHWOOL FRAMETHERM MINERAL WOOL INSULATION (180mm IN TOTAL TO BE TIGHTLY FITTED BETWEEN STUDS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS (LAMBDA VALUE λ 0.032 W/mK))

VCL
12.5mm GYPROC WALL BOARD PLASTERBOARD LINING OVER 38mm BATTEN ZONE (TO CREATE SERVICE VOID)

CEDAR CLADDING TO BE FIRE PROTECTED WITH HI-PROF OR SIMILAR APPROVED PRODUCT TO GIVE MIN. 30 MINUTES FIRE PROTECTION. ALSO PROVIDE AND FIX 9mm SUPERLUX MASTERBOARD TO OUTSIDE OF OSB AND BREATHER TREMELINE.

BREATHER MEMBRANE, ON 11mm OSB SHEATHING
184mm TIMBER FRAME TO BE DESIGNED BY STRUCTURAL ENGINEER IN ACCORDANCE WITH THE TRADA TIMBER FRAME CONSTRUCTION MANUAL

FLUE OUTLET POSITIONS FOR SOLID FUEL APPLIANCE:
EXTERNAL - THE POINT WHERE A FLUE PASSES THROUGH A WEATHER SURFACE TO BE 2300MM HORIZONTALLY FROM THE NEAREST POINT OF THE WEATHER SURFACE AND MINIMUM 1000MM FROM THE WEATHER SURFACE OR AT LEAST AS HIGH AS THE RIDGE, OR IF AT OR WITHIN 600MM OF THE RIDGE THE FLUE MUST BE AT LEAST 600MM ABOVE THE RIDGE.
INTERNAL - FLUE TO BE MINIMUM 2000 HORIZONTALLY FROM AN OPENABLE ROOF LIGHT.
INTERNAL - FLUE TO BE POSITIONED A MINIMUM 200MM FROM ANY COMBUSTIBLE MATERIAL.

PROVIDE PERMANENT AIR SUPPLY OR OPENINGS TO LOUNGE USING 2ND TO X 150MM AIR BRICKS IN THE EXTERNAL WALL MINIMUM 150MM ABOVE GROUND LEVEL AND PIPED BELOW FLOOR IN 2ND 100MM MINIMUM CLAY PIPES, PROVIDING A TOTAL FREE AREA OF AT LEAST 500MM² OF RATED OUTLET ABOVE SKY. WHERE A FLUE DRAUGHT STABILIZER IS USED THE TOTAL FREE AREA SHOULD BE INCREASED BY 300MM² KW OR RATED OUTPUT.

HEARTH SURFACE TO BE MADE OF NON COMBUSTIBLE MATERIALS. THE APPLIANCE IS TO BE A MINIMUM 150MM AWAY FROM NON COMBUSTIBLE MATERIALS. HEARTH IS TO PROJECT MINIMUM 300MM FROM THE FRONT OF THE APPLIANCE AND PROJECT MINIMUM 150MM FROM THE SIDES AND THE REAR OF THE APPLIANCE.

MECHANICAL VENTILATION
MECHANICAL EXTRACTOR TO KITCHEN TO GIVE EXTRACT RATE OF 30 LITRES PER SECOND (ADU TO HOB) OR 60 LITRES PER SECOND (LOCATED ELSEWHERE), THE FAN TO BE OPERATED MANUALLY THE EXTRACT FANS ARE TO BE FITTED IN ACCORDANCE WITH THE FOLLOWING
COOKER HOODS - 600-700mm ABOVE HOB
MECH EXTRACT FANS & TERMINALS - 400mm BELOW CEILING MIN 500mm FROM ANY BACKGROUND VENTILATOR.
TO ENSURE GOOD AIR TRANSFER BETWEEN ROOMS DOORS ARE TO BE UNDERCUT BY 10mm ABOVE FINISHED FLOOR LEVEL.

WINDOWS & DOORS
WINDOWS & DOORS TO BE CONSTRUCTED TO HAVE A WEATHER PERFORMANCE RATING OF 2000 PA & 1200 PA RESPECTIVELY WHEN TESTED IN ACCORDANCE WITH BS6375: PART 1
DOUBLE GLAZED WINDOWS WITH SEALED UNITS TO PROVIDE WHOLE WINDOW U-VALUE MAX 1.4W/m²K. *TBC BY SAP ASSESSOR. ALL FITTED WITH TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION AREAS TO ACHIEVE 5000mm² FOR ALL HABITABLE ROOMS WITH AN EXTERNAL WALL
BACKGROUND VENTILATION IS TO BE ACHIEVED BY FITTING TRICKLE VENTS EITHER WITHIN OR ABOVE WINDOW FRAMES OPENING WINDOWS TO PROVIDE RAPID VENT AREAS OF 100 in² OF FLOOR AREA TO BEDROOMS
ALL WINDOW GLAZES TO BE FITTED WITH HYLOK OR SIMILAR CAVITY TRAY AND CODE 4 LEAD APRON FLASHING WHERE APPROPRIATE
ALL WINDOWS WITH GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND PARTITIONS, & GLAZING BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL IN A DOOR OR IN A SIDE PANEL WITHIN 300mm OF THE DOOR TO BE FITTED WITH TOUGHENED GLASS TO CLASS C OF BS6206, OR WHERE THE PANE EXCEEDS 900mm IN A DOOR OR DOOR SIDE PANEL CLASS B OF BS6206.

CEDAR CLADDING TO BE INSTALLED IN ACCORDANCE WITH THE TRADA TIMBER FRAME CONSTRUCTION MANUAL FOR SEVERE EXPOSURE. GLAZING TO CLIENTS SPECIFICATION. TO BE INSTALLED ON 50x38mm TREATED HORIZONTAL BATTENS ON 50x38mm TREATED VERTICAL STUDS. STUD SIZES TO BE CONFIRMED BY CLADDING MANUFACTURER

ALL WINDOWS AND DOORS TO BE INSTALLED USING HIGH PERFORMANCE TAPES AND SEALS WHICH ARE TO REMAIN WATERTIGHT

DOUBLE GLAZED WINDOW WITH SEALED UNITS TO PROVIDE U-VALUE MAX 1.4W/m²K. *REFER TO DESIGN STAGE SAP FOR CONFIRMATION

MILLBOARD OR SIMILAR COMPOSITE DECKING FIXED TO JOISTS AT 400 CTS OR PROPRIETARY BUNG SUPPORTS LAID OVER GRP ROOF COVERING (DETAILS TO BE AGREED WITH MANUFACTURER PRIOR TO INSTALLATION)

STRUCTURAL GLASS BALCONY GUARDING DESIGNED AND SUPPLIED BY SPECIALIST TO WITHSTAND FORCES DEFINED IN BS6099: PART 1. 1100mm HIGH WITH MAX 99mm OPENING IN CONSTRUCTION AND TO BE UNCLIMBABLE BY CHILDREN

ALL WINDOWS AND DOORS TO BE INSTALLED USING HIGH PERFORMANCE TAPES AND SEALS WHICH ARE TO REMAIN WATERTIGHT

DOUBLE GLAZED WINDOW WITH SEALED UNITS TO PROVIDE U-VALUE MAX 1.4W/m²K. *REFER TO DESIGN STAGE SAP FOR CONFIRMATION

SECOND FLOOR PLAN 1:50

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.
DETAILS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

13.01.20	D	AMENDMENTS TO BUILDING REGS
14.10.19	C	NOTES ADDED
13.08.19	B	LAYOUT CHANGE

date	rev	revision/author/checker
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purpose of issue	BUILDING REGULATIONS
project	DAKOTA 6 5 NO. UNITS
drawing	PLOT 2 SECOND FLOOR PLAN THE OLD COAL YARD GRAMPOUND

drawing no	A102.23	rev	D
drawn	SK	checked	
scale @	A1 1:50	date	JAN 2019

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