

Please Note:
 It has been necessary to change the height and format of the roof.
 The height of the building has grown to approx 2.75m
 The planning drawing indicated 2.5m
 The parapet has been removed and external gutters substituted.
 This is because the heights and construction shown were not achievable.

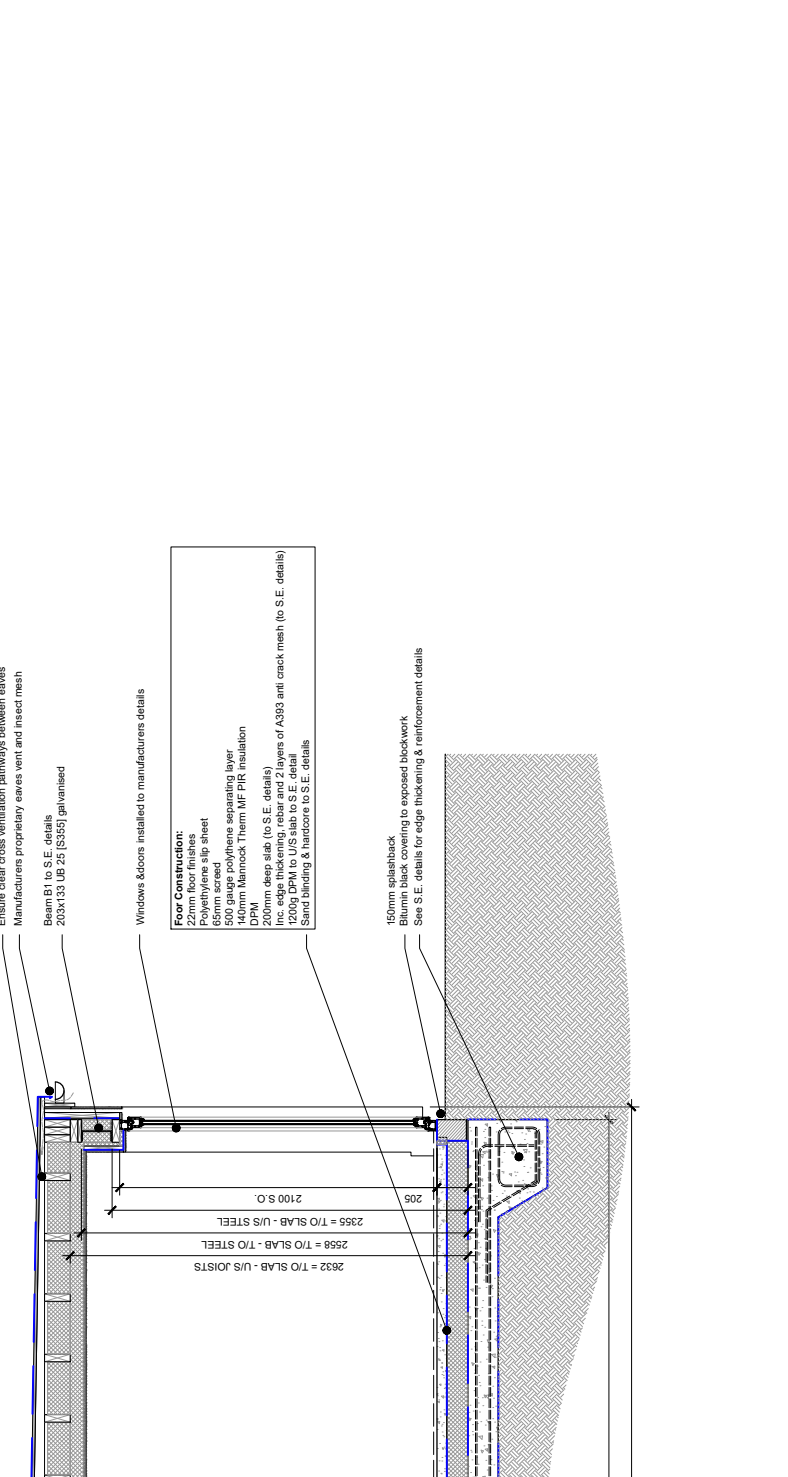
General
 All dimensions to be checked on site before proceeding.
 Any errors / discrepancies to be confirmed with clients agent.
 All new works are to be constructed plumb, square, vertical and accurate by reference to the project drawings and notes.
 All works to be in accordance with current building standards and good practice, to the approval of the project inspecting body (Local Authority, Approved Inspector or NHBC).

Roof Construction:
 GRP / single ply membrane (Must meet B300(4) fire designation)
 15mm T&G ply / OSB / chipboard deck
 74-25mm firing pieces (1/80) (to S.E. detail)
 20mm ventilated air gap and
 150mm Mannock Therm MR PIR boards between
 90mm Mannock Therm MR PIR boards below joists
 12.5mm plasterboard & skim

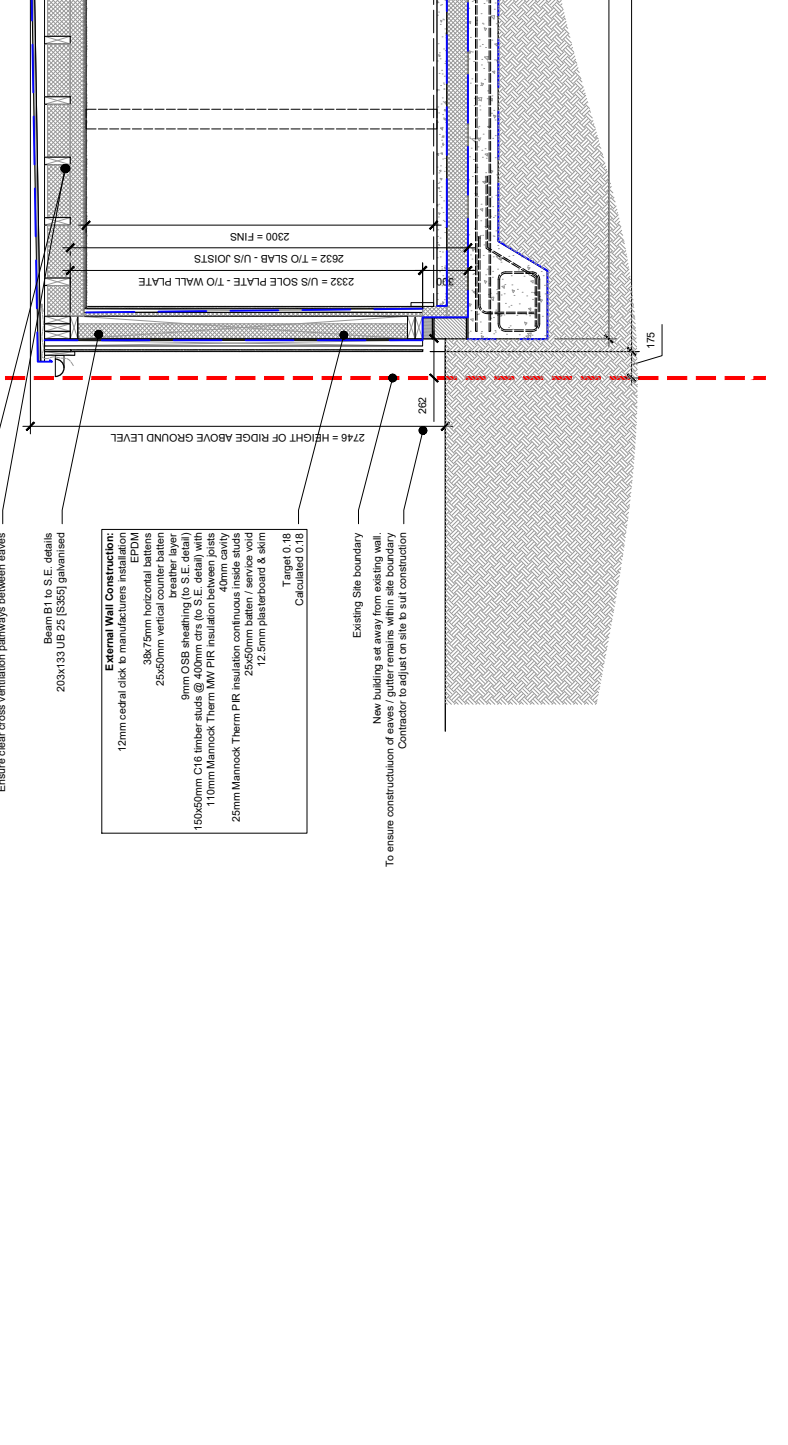
External Wall Construction:
 12mm central click to manufacturers installation
 38x75mm horizontal battens
 25x50mm vertical counter battens
 9mm OSB sheathing
 breather layer
 150x50mm C16 timber studs @ 400mm cts (to S.E. detail) with
 110mm Mannock Therm MW PIR insulation between joists
 25mm Mannock Therm PIR insulation continuous 40mm cavity
 25x50mm batten / service void
 12.5mm plasterboard & skim
 Target 0.18
 Calculated 0.18

Roof Construction:
 GRP / single ply membrane (Must meet B300(4) fire designation)
 18mm T&G ply / OSB / chipboard deck
 74-25mm firing pieces (1/80) (to S.E. detail)
 20mm ventilated air gap and
 150mm Mannock Therm MR PIR boards between
 90mm Mannock Therm MR PIR boards below joists
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Section AA



Section BB

Protection from falling / collision / impact
 Private stair rise: 150mm (min) - 220mm (max)
 Private stair pitch: 42° (min) - 50mm (max)
 Min. headroom above of stair: 2.0m (may be reduced for lifts)
 All openings to stairs / handrails to be less than 100mm
 All stair dimensions must be confirmed on site prior to fabrication.
 Ramps gradient: 1:12 (max 2000mm long)
 Ramps gradient: 1:15 (max 5000mm long)
 Landings to be provided to top, bottom and intermediary of
 Top / bottom landings to be min 1200mm long
 Intermediary landings to be min 1500mm long
 Hand rails to be provided to range over 600mm high
 Glazing below 800mm above FFL to be toughened
 Glazing within 300mm of door to be toughened below
 Maintenance to be provided to critical locations if required

Fire
 Volumes 1 Purpose Groups
 Residential: RA
 Det
 TC Dwellinghouse - habitable storey < 4.5m
 Fire alarms:
 Buildings to have minimum grade D2 category LD3 (BS 5839-6)
 If additional risk of fire, minimum grade should be raised BS 5839-6)
 Dwellinghouses 2 storeys - grade A category LD3 (BS5839-6)
 large dwelling houses 3 storeys plus - grade A category LD2 (BS5839-6)
 Mains operated smoke alarms (BS EN 14684)
 Mains operated heat alarms (BS 5446-2)
 Smoke & heat alarms to have standby power (eg battery, capacitor)
 (S) **Linked, battery backed up smoke detector and sounder**
 (H) **Linked, battery backed up heat detector and sounder**
 New habitable rooms above or below ground floor, or at ground floor without final exit, to be fitted with fire detection systems.
 Smoke alarms to be provided in circulation spaces.
 Fire door sets classified and tested to BS 476-22
 Smoke doors classified and tested to BS 476-3
 FD30s eg protected stairway
 FD30s eg compartment wall separating buildings

Combustion appliances / fuel storage
 Any combustion appliance (including fuel / air supply and flue) must be installed in accordance with the manufacturer's instructions and the relevant Building Regulations. Documentation regarding installation and commissioning of appliances must be completed and handed over on completion.
 All works must comply with Approved Document 'J' and be signed off by project inspecting body.

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 12.5mm plasterboard & skim

External Wall Construction:
 12mm central click to manufacturers installation
 EPDM
 38x75mm horizontal battens
 25x50mm vertical counter battens
 9mm OSB sheathing (to S.E. detail)
 150x50mm C16 timber studs @ 400mm cts (to S.E. detail) with
 110mm Mannock Therm MW PIR insulation between joists
 25mm Mannock Therm PIR insulation continuous inside studs
 25x50mm batten / service void
 12.5mm plasterboard & skim
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Internal Load Bearing Wall Construction:
 12.5mm plasterboard & skim
 400mm cts (to S.E. details)
 9mm OSB and lings (to S.E. details)
 50mm acoustic insulation between studs
 12.5mm plasterboard & skim

Floor Construction:
 22mm floor finishes
 Polyethylene slip sheet
 500 gauge polythene separating layer
 140mm Mannock Therm MF PIR insulation
 DPM
 200mm deep slab (to S.E. details)
 Inc. edge thickening, rebar and 2 layers of A393 anti crack mesh (to S.E. details)
 1200g DPM to U/S slab to S.E. detail
 Sand bedding & hardcore to S.E. details

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