

Means of Escape - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

Escape route to main front door entrance, doors to include
Bedrooms 01 -03 and
1 other GF hallway door.

Smoke Detection - Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Intermediate floors

Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc Fireline plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

First Floor As Proposed

Scale 1:100@A3



Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm fireline board to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs

Partial Fill Cavity Wall
To achieve minimum U Value of 0.18W/m²K
Provide 103mm suitable facing brick. Ensure a 50mm clear residual cavity and provide 80mm PIR insulation e.g. Celotex CW4000 insulation fixed to 100mm lightweight block internal leaf, K value 0.11 (Celcon solar, Thermalite turbo, Toplite GTI, Supablock) Internal finish to be 13mm lightweight plaster. Walls to be built with 1:1:6 cement mortar.

Extract to Bathroom
Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermitent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

New windows to be structural openings as dimensioned on the setting out drawings, and install new uPVC fully double glazed operable casement windows all throughout.

Install new new sw timber staircase between GF Level and first floor level to consist of 13 No risers, treads to be 222mm, risers to suit change in level to maximum 42 degree rake and with bulbnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets at 900mm above the rake of the stair

For details of the works to exterior refer to drawing 201

ISSUED FOR BUILDING REGS

A		Jan 2020	ML	Footprint, roof and internal layout amended			
REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	SCALE	DATE	
CLIENT		MR HENRY PETERWICK				1:100@A3	AUG 2019
PROJECT		LAND ADJACENT TO 4 MOUNT CRESCENT, HOVLAND				DRAWN	MH
DRAWING TITLE		FIRST FLOOR AS PROPOSED				JOB NUMBER	DRAWING NO.
						1927	203

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