● XENON BEACONS

⊙ FIRE ALARM CALL POINT

E ▷ DIRECTIONAL EXIT SIGN

E EXIT SIGN

H A A AREA COVERED BY HEAT DETECTORS

● INDEPENDENT EMERGENCY LIGHTING POINT

S - COMBINED SMOKE DETECTOR SOUNDER & BEACON

FD60 - DENOTES FD60S HOUR FIRE DOOR WITH SELF CLOSER (SC), INTUMESCENT STRIPS AND COLD SMOKE SEALS.

FV - DENOTES FD60S HOUR FIRE DOOR WITH SELF CLOSER (SC), INTUMESCENT STRIPS, COLD SMOKE SEALS AND VISION PANEL (VP) WITH GEORGIAN WIRED GLASS TYPE FRG60.

■ PERSONNEL ALARM

- PROVIDE XENON BEACONS IN ALL SANITARY ACCOMMODATION LINKED TO THE FIRE ALARM SYSTEM.

- FIRE ALARM SYSTEM & EMERGENCY LIGHTING TO BS 5839 - 1 : 2003 & BS 5266 - 1 : 2011.

I.C. - DENOTES INSPECTION CHAMBER

R.W.P. - DENOTES RAIN WATER PIPE

B.I.G. - DENOTES BACK INLET GULLY

S.V.P. - DENOTES SOIL & VENT PIPE TO BE ENCASED IN 2no. LAYERS OF 15mm FIRELINE PLASTERBOARD TO ACHIEVE 60mins FIRE RESISTANCE.

WHERE S.V.P.'s PASS THROUGH COMPARTMENT FLOORS PROVIDE INTUMESCENT COLLARS AS REQUIRED.

DRAINAGE

Min. WASTE PIPE SIZES AS FOLLOWS:
WC 100mm Dia.
WASHBASIN WASTE 32mm Dia.
BATH, SHOWER & SINK 40mm Dia.

TO PREVENT SCALDING, A TEMPERATURE CONTROL DEVICE IS REQUIRED TO LIMIT THE MAXIMUM TEMPERATURE OF THE HOT WATER SUPPLY TO ANY BATH TO 48°C.

ALL NEW BATHS ARE TO BE FITTED WITH AN IN LINE BLENDING VALVE OR OTHER APPROPRIATE TEMPERATURE CONTROL DEVICE THAT LIMITS THE SUPPLY OF HOT WATER TO A MAXIMUM OF 48°C. IN ADDITION, ALL NEW HOT WATER SYSTEMS ARE TO BE COMMISSIONED IN ACCORDANCE WITH THE APPROVED PROCEDURE IN THE 'DOMESTIC HEATING COMPLIANCE GUIDE' AND A COPY OF THE COMMISSIONING DOCUMENTATION PASSED TO BUILDING CONTROL ON COMPLETION.

WC TO HAVE Min. 50mm DEEP TRAP.
BASIN, BATH & SINK
TO HAVE Min. 75mm DEEP SEAL TRAPS.

RODDING ACCESS AT ALL BENDS IN WASTE PIPES.

Max LENGTH OF WASTE PIPES TO POINT OF VENTILATION AS FOLLOWS:
32mm Dia. PIPE, Max. 1700mm
40mm Dia. PIPE, Max. 3000mm
50mm Dia. PIPE, Max. 4000mm

100mm Dia. SOIL & VENT PIPE AT HEAD OF DRAIN RUN, SVP TO TERMINATE Min. 900mm ABOVE TOPS OF VENTILATING WINDOWS/ DOORS WITHIN 3000mm HORIZONTAL DISTANCE. RODDING ACCESS AT BASE OF SVP.

100mm Dia. P.V.C. DRAINS @ 1 : 80 FALL. DRAIN TO BE SURROUNDED IN 150mm COVER OF PEA GRAVEL. RODDING EYES AT EVERY CHANGE OF DIRECTION. INSPECTION CHAMBER AT EVERY CONNECTION OF NEW DRAIN.

INSPECTION CHAMBERS TO BE CONSTRUCTED IN 215mm CLASS B ENGINEERING BRICKS ON 100mm CONCRETE SLAB WITH SAND CEMENT BENCHING OR PROPRIETORY UPVC MANHOLE SECTIONS BY OSMA (OR EQUAL APPROVED), ON 100mm CONCRETE SLAB AND SURROUNDED WITH 15 mm CONCRETE. MEDIUM DUTY COVERS AND FRAMES.

RAINWATER TO 100mm HALF ROUND P.V.C. GUTTERS TO 62mm Dia. P.V.C. DOWNPIPES.

REFER TO DRAINAGE SPECIALISTS DESIGN FOR FURTHER DETAILS.

STEPS

STEPS TO HAVE RISERS OF Max. 170mm
AND GOING OF TREADS Min. 250mm.
STEPS MAX. 42° PITCH.
Min. 2000mm HEAD ROOM MEASURED VERTICALLY ABOVE PITCH LINE AND LANDINGS.
HAND RAIL 900 - 1100mm ABOVE PITCH LINE AND LANDINGS, WITH BALUSTRADING DESIGNED TO PREVENT 100mm SPHERE FROM PASSING THROUGH, AND INHIBIT CLIMBING. HANDRAIL AND BALUSTRADE SECURED TO RESIST HORIZONTAL FORCE OF 0.74kn/m.

VENTILATION

PROVIDE MECHANICAL EXTRACTOR FANS WITH DISCHARGE DIRECT TO EXTERNAL AIR.
FAN RATES AS FOLLOWS-

WC & LITRES / SECOND FAN RATE.
KITCHEN 60 LITRES / SECOND FAN RATE.
EN SUITE 15 LITRES / SECOND FAN RATE.

FAN TESTING & COMMISSIONING CERTIFICATES ARE TO BE PROVIDED TO ALL UNITS PRIOR TO COMPLETION.

WATER SUPPLY

THE SUPPLY OF WHOLESOME WATER MUST BE PROVIDED FOR THE PURPOSES OF DRINKING, WASHING OR FOOD PREPARATION (INCLUDING HOT WATER SUPPLY).
THUS WHOLESOME WATER MUST BE PROVIDED WHERE DRINKING WATER IS DRAWN OFF, TO ANY WASHBASIN, BIDET, FIXED BATH AND SHOWER IN A BATHROOM AND TO ANY SINK IN ANY AREA WHERE FOOD IS PREPARED.

ACCESS

MAIN ENTRANCE ACCESS:
A RAMP OF MAXIMUM 1:12, OR LEVEL. 1:20 MAXIMUM APPROACH TO BE PROVIDED FROM POINT OF ALIGHTING FROM VEHICLES TO THE MAIN ENTRANCE. LANDING 1200 x 900mm AND MAX. 1:20. THE SURFACE FINISH SHOULD ALSO BE FIRM AND SMOOTH.

ACCESSIBLE THRESHOLD MAX. 15mm WEATHER BAR & A MAX. 15 DEG. TO THE TRANSITION UNIT BETWEEN TOP OF DOOR SILL & THE INTERNAL FINISHED FLOOR LEVEL.

ELECTRICS

ALL TO BE TO CLIENT INSTRUCTIONS, ALL INSTALLATIONS TO BE CARRIED OUT BY A REGISTERED CONTRACTOR IN ACCORDANCE WITH IEE REGULATIONS TO BS7671 AND REQUIREMENTS OF ELECTRICITY BOARD & PART P OF THE BUILDING REGULATIONS.
ELECTRICAL INSTALLATION TO BE DESIGNED AND INSTALLED TO AFFORD APPROPRIATE PROTECTION AGAINST MECHANICAL AND THERMAL DAMAGE, AND SO THAT THEY DO NOT PRESENT ELECTRIC SHOCK AND FIRE HAZARDS TO PEOPLE.
ALL TO BE SUITABLY TESTED AND INSPECTED TO VERIFY THAT THEY MEET ALL RELEVANT EQUIPMENT AND INSTALLATION STANDARDS.
ALL ELECTRICAL INSTALLATION CARRIED OUT TO BS7671 WITH PART P CERTIFICATION ON COMPLETION.
ALL NEW HABITABLE ROOMS TO BE FITTED WITH ENERGY EFFICIENT INTERNAL LIGHTING/FITTING/BULBS TO COMPLY WITH PART L2 OF BUILDING REGULATIONS, WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY >40lm/CIRCUIT WATT, MINIMUM 1 FITTING PER 25m² OR 1 PER FOUR FIXED LIGHTING POSITIONS, WHICHEVER IS GREATER.

WHERE EXTERNAL LIGHTING IS PROVIDED A PHOTOCELL/PIR DEVISE MAX. 150W OR LAMP ONLY HAVING A LUMINOUS EFFICIENCY >40lm/CIRCUIT WATT SHOULD BE ADOPTED.

ALL LIGHT SWITCHES TO BE SET AT BETWEEN 750MM AND 1200MM ABOVE FFL. SOCKETS TO BE NO NEARER THAN 350MM FROM ROOM CORNERS AND TO BE SET AT HEIGHT OF 450MM ABOVE FFL. MAX. DISTANCE 1200MM ABOVE FFL.
SMOKE AND HEAT DETECTORS TO BE INSTALLED WHERE INDICATED, ALL DETECTORS TO BE INTERLINKED WITH MAINS SYSTEM WITH BATTERY BACK UP.

LEAD WORK

PROVIDE CODE 4 LEAD FLASHINGS & TRAYS WHERE NECESSARY.

PARTITIONS

NON LOAD-BEARING PARTITIONS OF 100 x 50mm S.W. STUDS @400mm C/C FACED BOTH SIDES WITH 12.5mm SOUND CHECK PLASTERBOARD. STUD VOIDS FILLED WITH SOUND DEADENING QUILT WITH Min ACOUSTIC MASS OF 10 Kg/m3.
WHERE UNITS ARE FITTED TO THE PARTITIONS 10mm OSB TO BE FIXED BETWEEN THE STUDWORK.

LOAD-BEARING PARTITIONS OF 100 x 50mm S.W. STUDS @400mm C/C, WITH 10mm OSB TO ONE SIDE OF STUDS & 12.5mm SOUND CHECK PLASTERBOARD TO BOTH SIDES OF PARTITION. STUD VOIDS FILLED WITH SOUND DEADENING QUILT WITH Min. ACOUSTIC MASS OF 10 Kg/m3.

LINTELS

SOLID TIMBER LINTELS OVER OPENINGS TO TIMBER FRAME SPECIALISTS DESIGN.

HEATING

SOLAR THERMAL PANELS TO PROVIDE HOT WATER GENERATION VIA HOT WATER STORAGE CYLINDER.

SOLAR PV PANELS TO PROVIDE ELECTRICITY GENERATION & SUPPLY TO ELECTRIC HEATING SYSTEM THROUGHOUT.

BUILDING TO BE CONNECTED TO THE GRID FOR BACKUP POWER GENERATION.

ENERGY CONSULTANT TO CONFIRM FEASIBILITY OF SYSTEM OR MORE APPROPRIATE ALTERNATIVES.

STEELWORK

STEEL BEAMS TO ENGINEERS DESIGN, SEE ENGINEERS DETAILS FOR SIZES

HOUR FIRE PROTECTION TO STEELWORK.

BALCONY/ TERRACE

BALCONY DECK (TO ACHIVE MIN. U-VALUE OF 0.18W/M2K) CONSTRUCTED OF:

TREATED TIMBER DECKING BOARDS ON 50 x 50mm BATTENS ON ALUMITRA SINGLE LAYER ROOFING MEMBRANE LAID IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS ON 19mm EXTERIOR PLY WOOD ON 125mm INSULATION BOARD ON EX 50 x 50mm FIRRING STRIPS ON EA61 JOISTS AT 400mm C/C TO TIMBER FRAME SPECIALISTS DESIGN.

INCORPORATE TIMBER NOGGINS BETWEEN JOISTS @ MID SPAN.

UTILISE STAINLESS STEEL JOIST HANGERS WHERE NECESSARY.

BALCONY DECK TO FALL AWAY FROM DOORS, SURFACE WATER TO FALL TOWARDS DRAINAGE PROPOSALS.

ACCESS DOORS TO BALCONY TO BE MIN. 150mm ABOVE FFL OF DECK & INCORPORATE A CODE 4 LEAD FLASHING UPSTAND TO PREVENT THE INGRESS OF SURFACE WATER.

CEILING BELOW FINISHED WITH 12mm FOIL BACKED PLASTERBOARD.

BALCONY TO HAVE HAND RAIL 1100mm ABOVE FFL, WITH BALUSTRADING DESIGNED TO PREVENT 100mm SPHERE FROM PASSING THROUGH AND INHIBIT CLIMBING.
HANDRAIL AND BALUSTRADE SECURED TO RESIST HORIZONTAL FORCE OF 0.74KN/M.

WINDOWS & DOORS

WINDOWS TO ACHIEVE A U-VALUE OF: 1.60W/M²K (OR WINDOW ENERGY RATING BAND C)
DOORS TO ACHIEVE A U-VALUE OF: 1.80w/m²k.
ALL WINDOWS AND DOORS TO BE UPVC DOUBLE GLAZED (16mm ARGON GAP) WITH SOFT COAT LOW-E GLASS.

CLEAR OPENING WIDTHS OF EXTERNAL DOORS TO BE Min. 932mm.
CLEAR OPENING WIDTHS OF INTERNAL DOORS TO BE Min. 838mm.

THE FOLLOWING AREAS OF GLAZING TO BE IN SAFETY GLASS:
•GLAZING WITHIN 1500mm ABOVE FLOOR LEVEL AND 300mm HORIZONTALLY FROM DOOR OPENING.
•GLAZING WITHIN 800mm ABOVE FLOOR LEVEL.

WINDOWS TO HABITABLE ROOMS TO HAVE VENTILATING OPENING EQUAL TO 1/20 ROOM FLOOR AREA TO ALLOW FOR SUFFICIENT PURGE VENTILATION AND TRICKLE VENTS (5000mm²) AT 1.7m ABOVE FLOOR LEVEL.
WINDOWS TO KITCHEN AND BATHROOMS PROVIDED WITH TRICKLE VENTS OF 2500mm².

FIRE ESCAPE WINDOWS & WINDOWS TO FIRST FLOOR HABITABLE ROOMS TO HAVE UNOBSTRUCTED OPENABLE AREA OF Min. 0.33m² AND AT LEAST 450mm HIGH AND 450mm WIDE. THE BOTTOM OF THE OPENABLE AREA SHOULD BE NOT MORE THAN 1100mm OR LESS THAN 800mm ABOVE FINISHED FLOOR LEVEL.

PROVIDE 30Min. FIRE RATED INSULATED CAVITY CLOSURES TO WINDOW & DOOR OPENINGS IN EXTERNAL WALLS.

ALL EASILY ACCESSIBLE DOORSETS THAT PROVIDE ACCESS INTO A DWELLING (OR A BUILDING CONTAINING A DWELLING) SHOULD BE SECURE DOORSETS (E.G. MEET THE REQUIREMENTS OF PAS 24:2012) AND SATISFY REQUIREMENTS RELATING TO LETTER PLATES, DOOR VIEWER AND INSTALLATION AND FIXING SUCH AS THOSE SET OUT IN APPROVED DOCUMENT Q.
ALL EASILY ACCESSIBLE WINDOWS, INCLUDING ALL THOSE AT GROUND FLOOR AND BASEMENT LEVEL, SHOULD BE SECURE WINDOWS (E.G. MEET THE REQUIREMENTS OF PAS 24:2012) AND SATISFY REQUIREMENTS RELATING TO INSTALLATION AND FIXING SUCH AS THOSE SET OUT IN APPROVED DOCUMENT Q.

FOUNDATIONS

CONCRETE PAD FOUNDATIONS TO STRUCTURAL ENGINEERS DESIGN.

WALLS

EXTERNAL WALL CONSTRUCTION:
WALLS TO ACHIEVE MIN. U-VALUE OF 0.27 w/m²k.
PROFILE METAL SHEET CLADDING ON 38 x 25mm HORIZONTAL BATTEN ON VERTICAL COUNTER BATTEN ON BREATHER MEMBRANE ON 10mm OSB ON 100mm TIMBER FRAME BY SPECIALISTS.

INSTALL 70mm CELOTEX GA4060 BETWEEN THE STUDS, FLUSH WITH THE BACK OF THE STUDS, THEREBY LEAVING A 30mm CAVITY, THEN FIX 27mm CELOTEX INSULATION OVER THE WARM SIDE OF THE STUDS.

FINISH INTERNALLY WITH 2No. LAYERS OF 15mm FIRELINE PLASTERBOARD.

TIGHTLY BUTT EDGES OF BOARDS TOGETHER, MAKING SURE THERE ARE NO GAPS AND FIX BACK TO SOLID TIMBER, BOTH AT STUD LINES AND AT TOP AND BOTTOM RAILS.

JOINTS BETWEEN THE BOARDS MUST BE TIGHTLY BUTTED, TAPED AND JOINTED USING APPROPRIATE TAPE AND JOINTING MATERIAL TO CREATE THE VAPOUR CONTROL LAYER (VCL).

VAPOUR SEAL ALL PERIMETER ABUTMENTS USING SEALANT.

SEAL AROUND ALL PENETRATIONS FOR ELECTRICAL OUTLETS AND SWITCH BOXES.

VERTICAL D.P.C.'S TO DOOR AND WINDOW REVEALS IN CAVITY WALLS.

CAVITY CLOSED AT EAVES LEVEL WITH ROCKWOOL 1/2 HOUR CAVITY BARRIER INSULATION.

SOLID TIMBER LINTELS OVER ALL STRUCTURAL OPENINGS IN EXTERNAL WALLS TO SPECIALISTS DESIGN.

FLOOR

FLOOR CONSTRUCTION:
22mm TRG WEYROC FLOOR BOARDING, (MOISTURE RESISTANT WHERE REQUIRED), (SPECIALIST SPRUNG FLOOR SYSYTEM TO YOGA STUDIO)

ON EA61 JOISTS @ 400mm c/c TO TIMBERFRAME SPECIALISTS DESIGN.
EA61 JOISTS TO BE FULLY BUILT INTO PERIMETER WALLS AS NECESSARY.

PROVIDE 2no. ADDITIONAL JOISTS UNDER EACH PARTITION WHERE THEY SPAN PARALLEL & BATH TUBS.

PROVIDE NOGGING BETWEEN JOISTS AS FOLLOWS:
@ MID SPAN FOR JOIST SPAN OF 2500 - 4500mm,
@ 1/3 AND 2/3 SPAN FOR JOIST SPAN OF OVER 4500mm.

PROVIDE MIN200mm ROCKWOOL INSULATION QUILT BETWEEN JOISTS ON NETTING AT REQUIRED.

PROVIDE 2No. LAYERS OF 15mm 'FIRELINE' PLASTERBOARD TO CEILINGS.

PROVIDE LATERAL RESTRAINT STRAPS 30 x 5mm GALVANIZED. MILD STEEL FIXED TO 3 NO. JOISTS AT MAXIMUM 2000mm C/C WHERE JOISTS RUN PARALLEL TO EXTERNAL WALLS.

FLOOR STRUCTURE TO BE TIED DOWN TO SUB STRUCTURE WITH GALV. VERTICAL RESTRAINT STRAPS AT 1500mm c/c.

ROOF

ROOF CONSTRUCTION:
PROFILE METAL SHEET ROOF COVERING ON TREATED S.W. BATTEN RAILS, ON BREATHABLE ROOFING FELT (TYVEK SUPRO UNDERLAY), ON TRUSSED RAFTERS @ 600mm C/C.
ROOF STRUCTURE BRACED AS RECOMMENDED BY SPECIALISTS,
FIXED TO TIMBER WALL PLATES.
ROOF STRUCTURE TIED TO SUB STRUCTURE WITH GALV. STEEL VERTICAL RESTRAINT STRAPS AT 1500mm C/C.

CEILING VOIDS FILLED WITH 100mm ROCKWOOL INSULATION QUILT & 300mm INSULATION QUILT CROSS LAID ABOVE.

ROOF VOID TO ACHIEVE A U-VALUE OF 0.10W/M²K.
CEILING FINISHED WITH 2No. LAYERS OF 15mm FIRELINE PLASTERBOARD.

ROOF TO BE VENTILATED AT EAVES LEVEL WITH SOFFITS WITH CONTINUOUS VENTILATION EQUIVALENT IN AREA TO A CONTINUOUS 25mm OPENING.

PROVIDE RIDGE VENTS @ 1200 c/c TO GIVE VENTILATION EQUAL TO CONTINUOUS 5mm AIR GAP.

RAMP & RAILINGS

RAMPED ACCESS REQUIREMENTS: PART M BUILDING REGULATIONS: SECTION 6:
(SECTION 6.9) IT IS IMPORTANT THAT THE SURFACE OF AN APPROACH AVAILABLE TO A WHEELCHAIR USER SHOULD BE FIRM ENOUGH TO SUPPORT THE WEIGHT OF THE USER AND HIS OR HER WHEELCHAIR AND SMOOTH ENOUGH TO PERMIT EASY MANOEUVRE. IT SHOULD TAKE ACCOUNT OF THE NEEDS OF STOCK AND CRUTCH USERS.
(SECTION 6.15-A) HAS A SURFACE WIDTH WHICH IS FIRM AND EVEN
(SECTION 6.15-B) RAMP FLIGHTS HAVE AN UNOBSTRUCTED WIDTH OF AT LEAST 900MM
(SECTION 6.15-C) RAMP FLIGHTS ARE NOT GREATER THAN:
2M AT A 1 IN 12 GRADIENT
10M AT A 1 IN 15 GRADIENT
(SECTION 6.15-C4D) RAMPS EXCEEDING THESE LENGTHS MUST HAVE A LANDING
(SECTION 6.17-D) TOP AND BOTTOM LANDINGS AND ANY INTERMEDIATE LANDINGS ARE AT LEAST 1.2M X 1.2M EXCLUSIVE OF ANY DOOR SWINGS
(SECTION 1.26-I) THERE IS A HANDRAIL ON BOTH SIDES
(SECTION 1.26-F) THE RAMP SURFACE IS SLIP RESISTANT ESPECIALLY WHEN WET AND OF A COLOUR THAT CONTRACTS VISUALLY

ACCESS INTO A BUILDING- HANDRAIL PROVISIONS
(SECTION 1.37-A) THE VERTICAL HEIGHT TO THE TOP OF THE UPPER HANDRAIL FROM THE PITCH LINE OF THE SURFACE OF THE RAMP IS BETWEEN 900MM AND 1M AND FROM THE SURFACE OF A LANDING IS BETWEEN 900MM AND 1100MM.
(SECTION 1.37-E) IT CONTRACTS VISUALLY WITH THE BACKGROUND AGAINST WHICH IT IS SEEN
(SECTION 1.37-G) IT TERMINATES IN A WAY THAT REDUCES THE RISK OF CLOTHING BEING CAUGHT
(SECTION 1.37-H) HANDRAIL PROFILE IS EITHER CIRCULAR WITH A DIAMETER OF BETWEEN 40MM TO 45MM OR OVAL PREFERABLY WITH A WIDTH OF 50MM

ACCESS INTO A BUILDING STEPPED APPROACH

NOTE WHERE THERE APPEARS TO BE A CONFLICT BETWEEN THE GUIDANCE IN PART M AND PART K, PART M TAKES PRECEDENCE
(SECTION 6.17-A) A STEPPED APPROACH TO A LANDING MUST HAVE A WIDTH OF AT LEAST 900MM
(SECTION 6.17-B) THE RISE IN A FLIGHT OF STEPS SHOULD NOT EXCEED 180MM
(SECTION 6.17-D) STEP RISES ARE NO MORE THAN 150MM AND NO LESS THAN 75MM
(SECTION 6.17-E) STEP DEPTH SHOULD NOT BE LESS THAN 280MM
(SECTION 6.17-F) WHERE THE STEP FLIGHT HAS THREE OR MORE RISERS THERE SHOULD BE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE OF THE FLIGHT

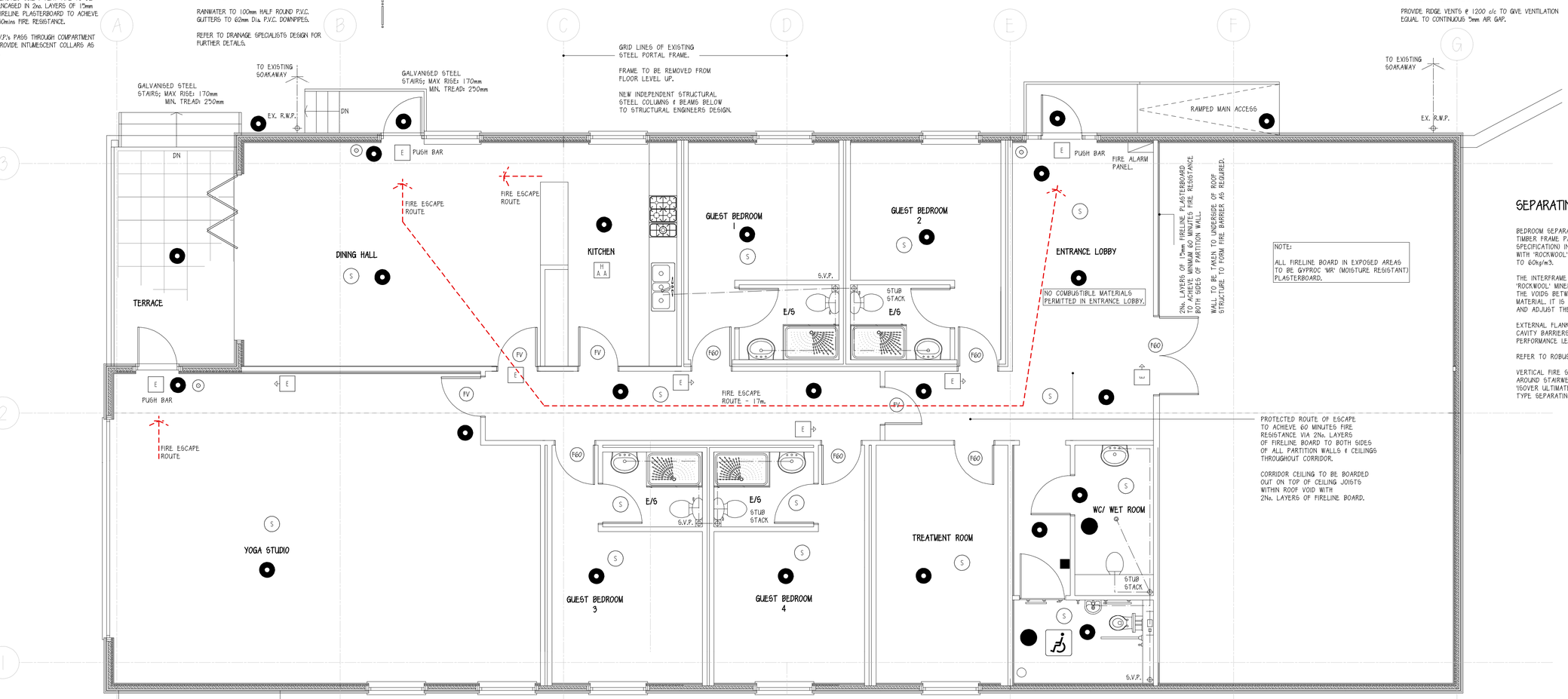
PART K BUILDING REGULATIONS

SECTION 2: RAMPS
(SECTION 1.41) PROVIDE GUARDING AT THE SIDES OF FLIGHTS AND LANDINGS WHEN THERE IS A DROP OF MORE THAN 600MM. ENSURE THAT A 100MM SPHERE CANNOT PASS THROUGH ANY OPENINGS IN THE GUARDING
(SECTION 2.4) RAMPS SHOULD BE CLEAR OF ANY PERMANENT OBSTRUCTION
(SECTION 2.5) EVERY RAMP WHICH HAS EXPOSED SIDES SHOULD HAVE HANDRAILS INCLUDING UPSTANDS OF AT LEAST 100MM FROM SURFACE. THEY SHOULD GIVE FIRM SUPPORT AND ALLOW A FIRM GRIP, HANDRAILS CAN FORM THE TOP OF THE GUARDING IF THE HEIGHTS CAN BE MATCHED
(SECTION 2.6) RAMPS SHOULD BE PROVIDED WITH LANDINGS
(SECTION 2.7) RAMPS AND THEIR LANDINGS SHOULD BE GUARDED AT THEIR SIDES IN THE SAME WAY AS STAIRS

PERFORMANCE

(A) PEDESTRIAN GUARDING IS PROVIDED IN DWELLINGS WHICH IS CAPABLE OF PREVENTING PEOPLE FROM BEING INJURED BY FALLING FROM A HEIGHT OF MORE THAN 600MM

(B) PEDESTRIAN GUARDING IS PROVIDED IN OTHER BUILDINGS WHICH IS CAPABLE OF PREVENTING PEOPLE FROM FALLING MORE THAN THE HEIGHT OF TWO RISERS, AN ACCEPTABLE LEVEL OF SAFETY CAN BE ACHIEVED BY DIFFERENT STANDARDS PROVISION FOR GUARDING DEPENDING UPON THE CIRCUMSTANCES: FOR EXAMPLE, IN A PUBLIC BUILDING THE STANDARD OF PROVISION MAY BE HIGHER THAN IN A DWELLING, TO REFLECT THE LESSER FAMILIARITY AND GREATER NUMBER OF USERS.



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH: STRUCTURAL ENGINEERS DETAILS.
TIMBER FRAME SPECIALISTS DETAILS FOR WALL, ECO-JOISTS SPECIFICATIONS & TRUSSED RAFTER ROOF SPECIFICATIONS.

FIRST FLOOR PLAN

SEPARATING PARTITIONS

BEDROOM SEPARATING WALLS: TIMBER FRAME CONSTRUCTION:
TIMBER FRAME PARTY WALL PARTITION (TO MANUFACTURES SPECIFICATION) INTERSTUD VOIDS TO BE FILLED TO THE FULL STUD DEPTH WITH 'ROCKWOOL' MINERAL WOOL BATTS OR QUILT, DENSITY 10kg/m3 TO 60kg/m3.

THE INTERFRAME (CAVITY WITHOUT SHEATHING MIN. 60mm, WITH SHEATHING MIN. 30mm) 'ROCKWOOL' MINERAL WOOL BATTS OR QUILT, DENSITY 18kg/m3 TO 60kg/m3, TO FULLY FILL THE VOIDS BETWEEN FRAMES AND BE IN FULL CONTACT WITH THE INTERSTUD ABSORBENT MATERIAL. IT IS IMPORTANT TO SITE CHECK THE ACTUAL SPACING BETWEEN THE FRAMES AND ADJUST THE INTERFRAME ABSORBENT MATERIAL THICKNESS ACCORDINGLY.

EXTERNAL FLANK WALL CAVITY AND PARTY WALL CAVITY JUNCTION TO BE STOPPED WITH FLEXIBLE CAVITY BARRIERS (ENSURE PARTY WALL CAVITY IS FULLY SEALED) FOR FIRE, ACOUSTIC AND THERMAL PERFORMANCE I.E. TO PREVENT THERMAL BYPASS AND TO ACHIEVE A U-VALUE TARGET OF ZERO.

REFER TO ROBUST DETAILS: E-WT-1 & E-WT-2 FOR FURTHER DETAILS.

VERTICAL FIRE STOPPING TO BE PROVIDED WITHIN PARTY WALL CAVITIES AROUND STAIRWELL & AT HORIZONTAL PARTY FLOOR/WALL JUNCTIONS VIA 'ISOVER ULTIMATE CAVITY BARRIER - PARTY WALL 60 MINUTES FIRE RESISTANCE BLUE' TYPE SEPARATING FLOOR/WALL CAVITY BARRIERS.

PROPOSED BARN CONVERSION TO PROVIDE RETREAT FACILITIES

TITLE
GODSHILL PARK FARM
SHANKLIN ROAD
GODSHILL
ISLE OF WIGHT
PO38 3JF

DRAWING No.	15 : 1987 : 7E
SCALE: 1: 50	DRAWN: FEBRUARY 2017

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