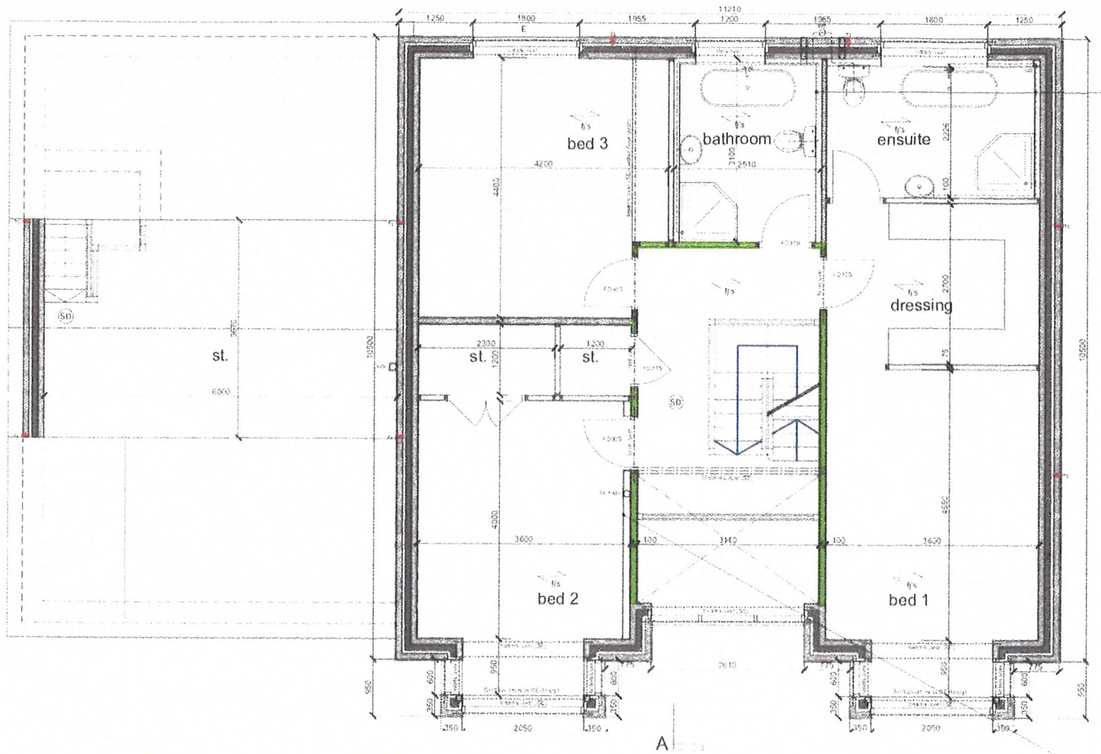
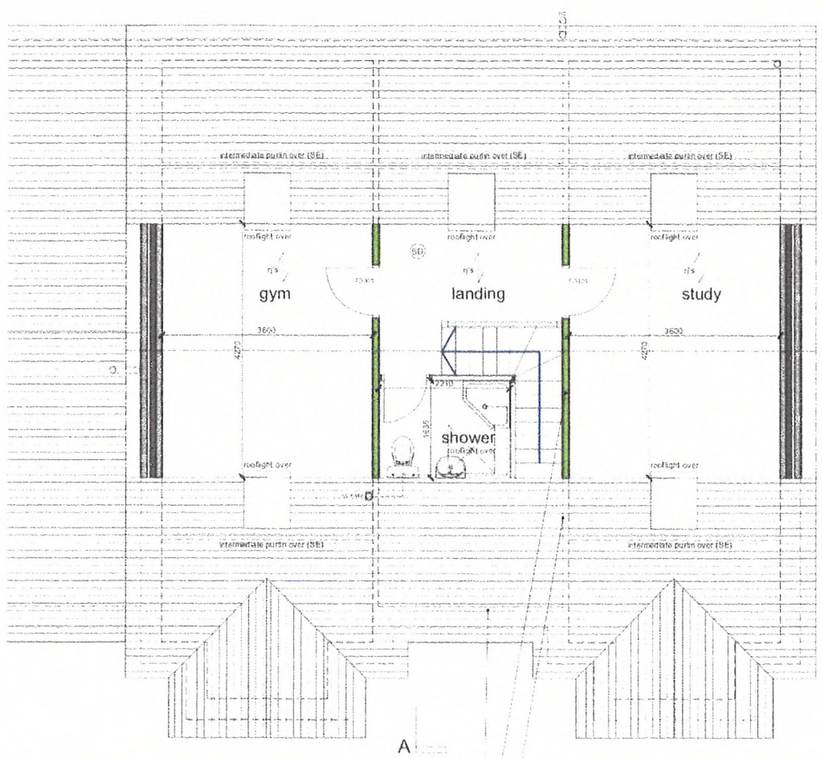
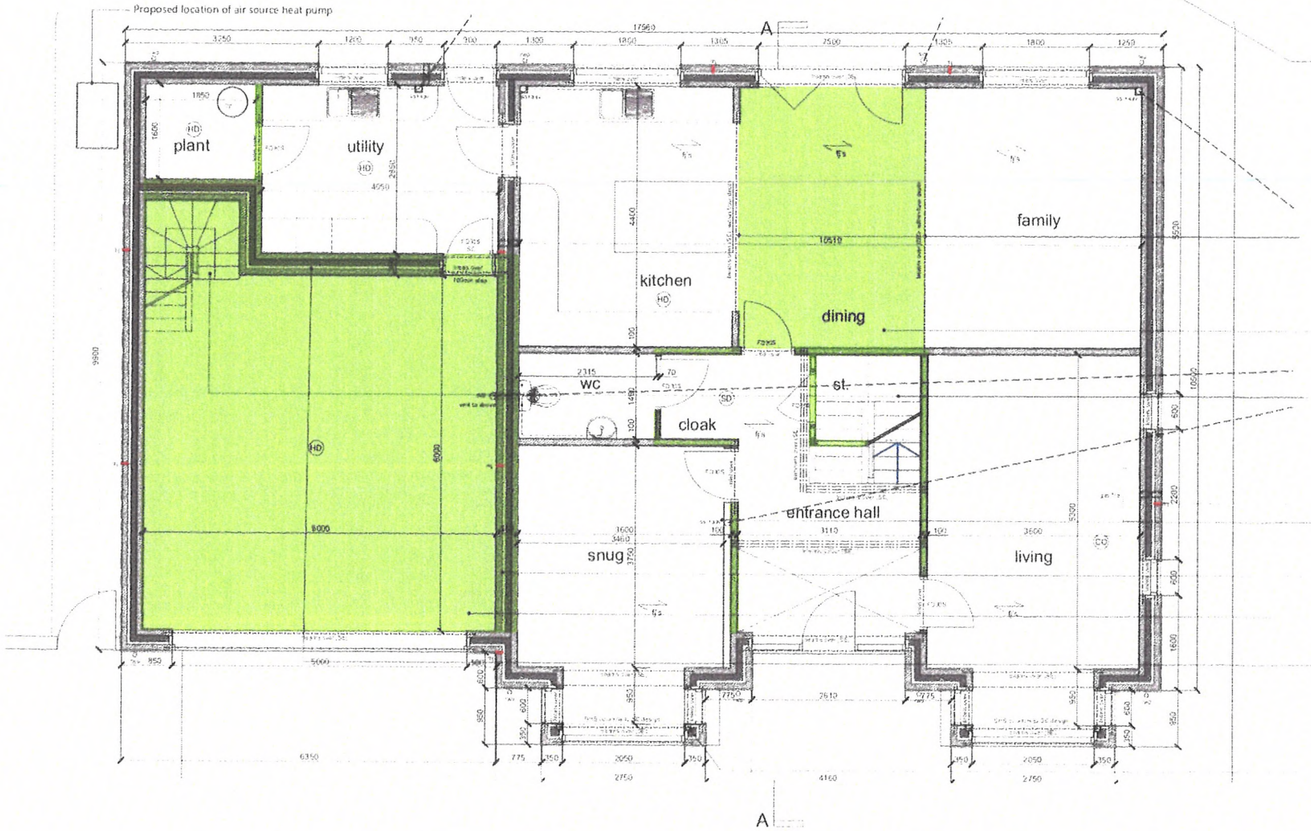


Bathroom and ensuite wall lining to allow for service pipework behind



Proposed location of air source heat pump



Bedroom wall boxed out using 5W timber studs to suit to conceal pipework.

Walls enclosing the protected route to continue up to the roof and fire stopped.

Structural solid wall to help support intermediate purlin (see notes on plan for further information).

Maintain 30 minutes fire resistance through any floor penetrations. Proprietary fire collars etc.

Any beams supporting floors to be encased to provide 30 minutes fire protection (boxed in and plaster boarded or coated in intumescent paint). Any packers to be mechanically fixed to steelwork. All external steelwork to be galvanized.

Ceiling to dining room and all stud walls encasing protected stairwell to achieve minimum of 30 minutes fire resistance by use of fire resistance plasterboard.

Timber staircases with overall rises of approx. 2700 mm in 15 no. risers of 180 mm and treads of 230 mm (220mm to garage stair) giving pitch of 38 deg (39 deg to garage stair). Min. 2.0 m clear headroom to be maintained throughout flights. Handrail to be fixed at 900 mm above pitch line of nosings and FFL of landings.
Infill baluster panel to be glazed.
Guarding to resist loads given in BS EN 1991-1-1/PD 6688-1-1.
Tapering end of winders to be min. 50 mm.
All dimensions to be checked on site prior to fabrication.
Line soffit of staircase with plasterboard to provide minimum fire resistance of 30 minutes.

Snug wall boxed out using 5W timber studs to suit to conceal pipework.

Cavity wall construction between garage and habitable construction to achieve 30 minute fire resistance. Suitable proprietary fire collars to penetrations.

Hatched area indicates flat ceiling over garage (see also suspended floor construction notes) ceiling to have minimum 30 minutes fire protection by use of fire resistant plasterboard.

Wall between garage and utility room to continue to roof and be fire stopped.

Columns to bay windows to have 30 minutes fire protection, to be encased in FireCave or equivalent.

LEGEND

- HD — mains powered heat detector with battery back up interlinked
- SD — mains powered smoke detector with battery back up interlinked
- CO — carbon monoxide alarm
- E — emergency egress window to have minimum clear openable area of 0.33m sq and no dimension less than 450 mm, cill at max 1100 mm above finished floor height
- ceiling mounted mechanical extract fan
- wall mounted mechanical extract fan
- FD30S — fire door to be either 30 min fire door or substantial timber door with intumescent smoke seals to LABC approval
- FD60S — fire door to be either 30 min fire door or substantial timber door with intumescent smoke seals and self closer to LABC approval
- green hatch indicates soffit/walls to achieve 30min fire resistance

REV	COMMENT	BY	DATE
A	[illegible]	[illegible]	29.09.22
B	[illegible]	[illegible]	19.10.22
C	[illegible]	[illegible]	28.04.23
D	[illegible]	[illegible]	11.04.23
E	[illegible]	[illegible]	17.04.23
F	[illegible]	[illegible]	24.01

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE BEFORE STARTING WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING.

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PROJECT

New House
Plot 5
The Loudon
Gosforth

CLIENT

Mr & Mrs Jackson

TITLE

STAGE 4A BUILDING REGULATIONS
Floor Plans

SCALE @ A1	DRAWN	CHECKED	DATE
1/50	am	wn	August '21
JOB NO	DRAWING NO		REVISION
21029	06		E

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