NEW HOUSE - GATE HOUSE

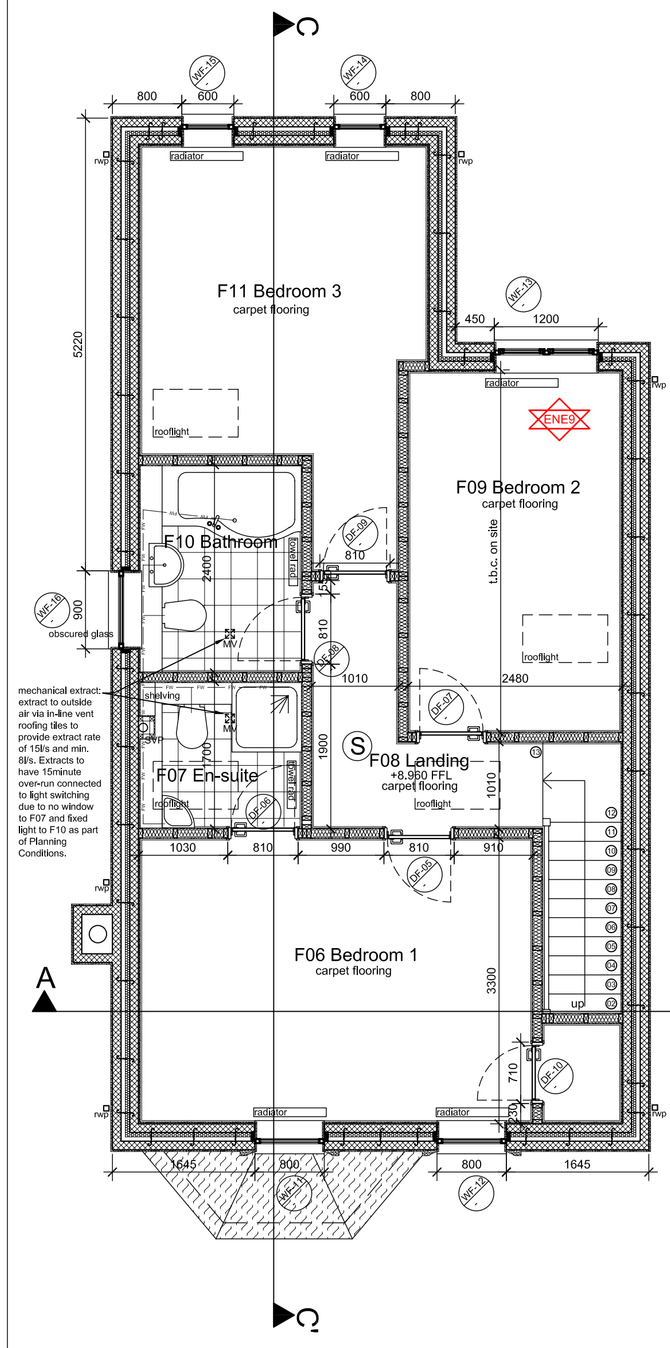
INTERNAL WALLS/ PARTITIONS
Internal studwork partitions to be constructed using 50 x 100mm TSW softwood studs at 400 mm centres, with 50 mm Rockwool acoustic insulation to studwork voids. To be finished both sides with 12.5mm thick wallboard plasterboard, by Lafarge, or similar approved - to be finished with skim and paint finish, 12mm thick WBP plywood to be installed to wet areas in En-suites. All to be installed in accordance with manufacturers recommendations and in line with the specification.

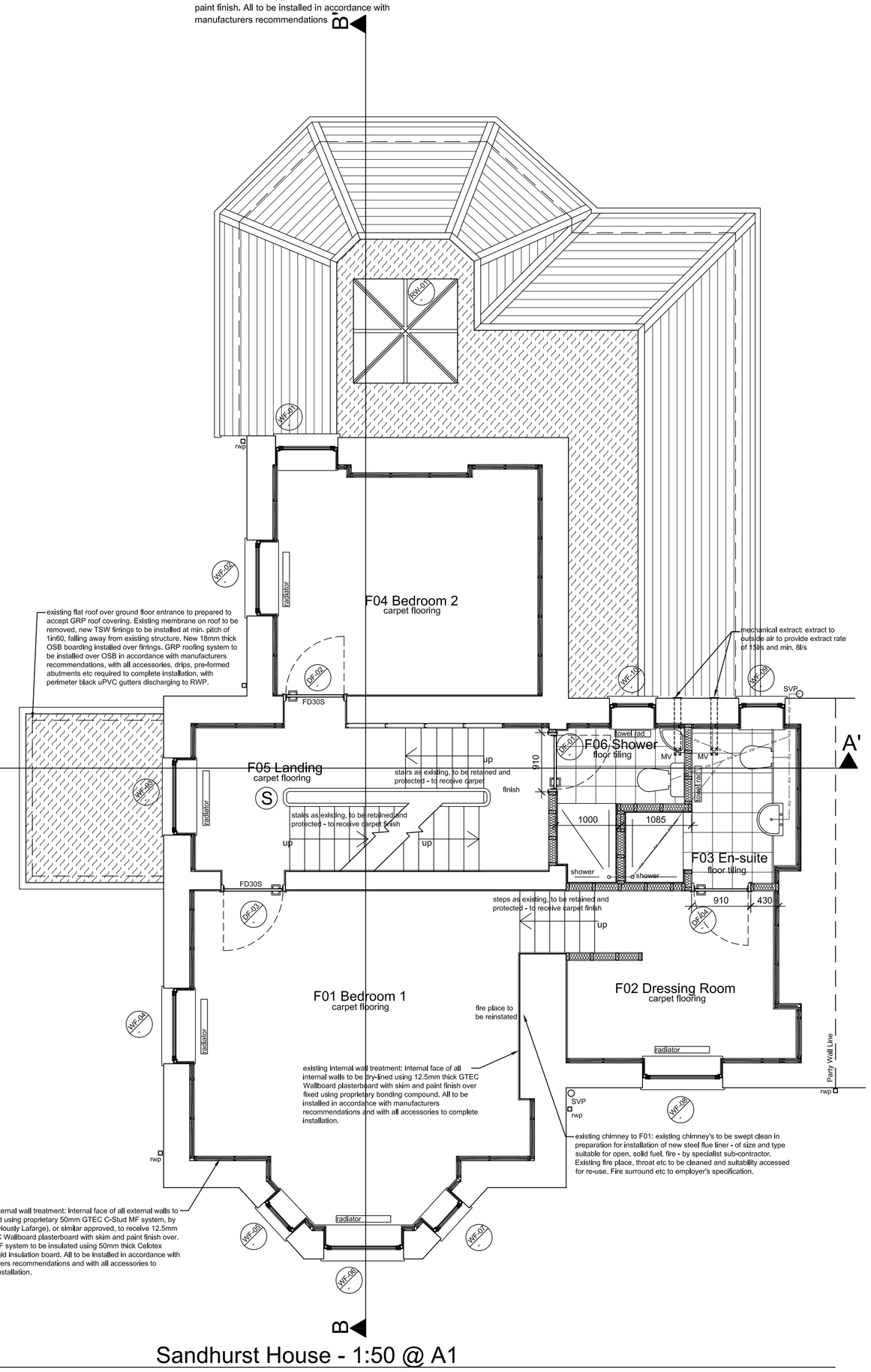
FIRST FLOOR CONSTRUCTION
Floor finish to developers choice, on 22mm thick T&G chipboard floor boarding fixed to 47 x 195mm C24 TSW floor joists, at 400 mm centres, to spans as indicated on St. Eng. drawings - to St. Eng. details. Underside of joists to be finished with 12.5mm thick Gyproc Fireline plasterboard, by British Gypsum, or similar approved, to be installed in accordance with manufacturers recommendations with taped and staggered joints, to receive skim and paint finish - all to provide min. 30minute fire resistance. Floor construction to recieve 100 mm thick Rockwool acoustic insulation to voids between floor joists - to be installed in accordance with manufacturers recommendations.

PITCHED ROOF CONSTRUCTION
U-Value: 0.12W/m²K (rafter level) & 0.1W/m²K (ceiling level)
Pitch roof to comprise of natural slate roofing slates, on 25 x 38 mm TSW tiling battens, at centres to suit slates and roof pitch, on Permo-Forte roofing membrane, installed in horizontal strips, with all joints lapped and tapped - membrane to be installed in accordance with manufacturers recommendations to provide 10mm drape between trusses. Slate roofing etc to be supported on TSW gangnailed trusses, by Specialist Sub-Contractor.
Roof to be insulated at rafter level using 80 mm thick GA4000 rigid insulation board, by Celotex, or similar approved, between the rafters with 120mm thick FR5000 insulated plasterboard, by Celotex, or similar approved, installed to underside of rafters - to receive skim and paint finish. Insulation to be installed in accordance with manufacturers recommendations.

Rooflights to be *The Conservation Rooflight* by The Rooflight Company, tel:01993 833155 - to be installed in accordance with manufacturers recommendations.

Flat Ceiling: to be formed using 12.5mm thick plasterboard, with skim and paint finish fixed to underside of truss chords. Ceiling to be insulated using 100 mm thick Celotex GA4000 rigid insulation board between joists with 120mm thick FR5000 Celotex rigid insulation board over joists, with 12 mm T&G plywood over. Insulated loft hatch to be provided within ceiling. Insulation to be installed in accordance with manufacturers recommendations to achieve 0.10W/m²K U-Value.

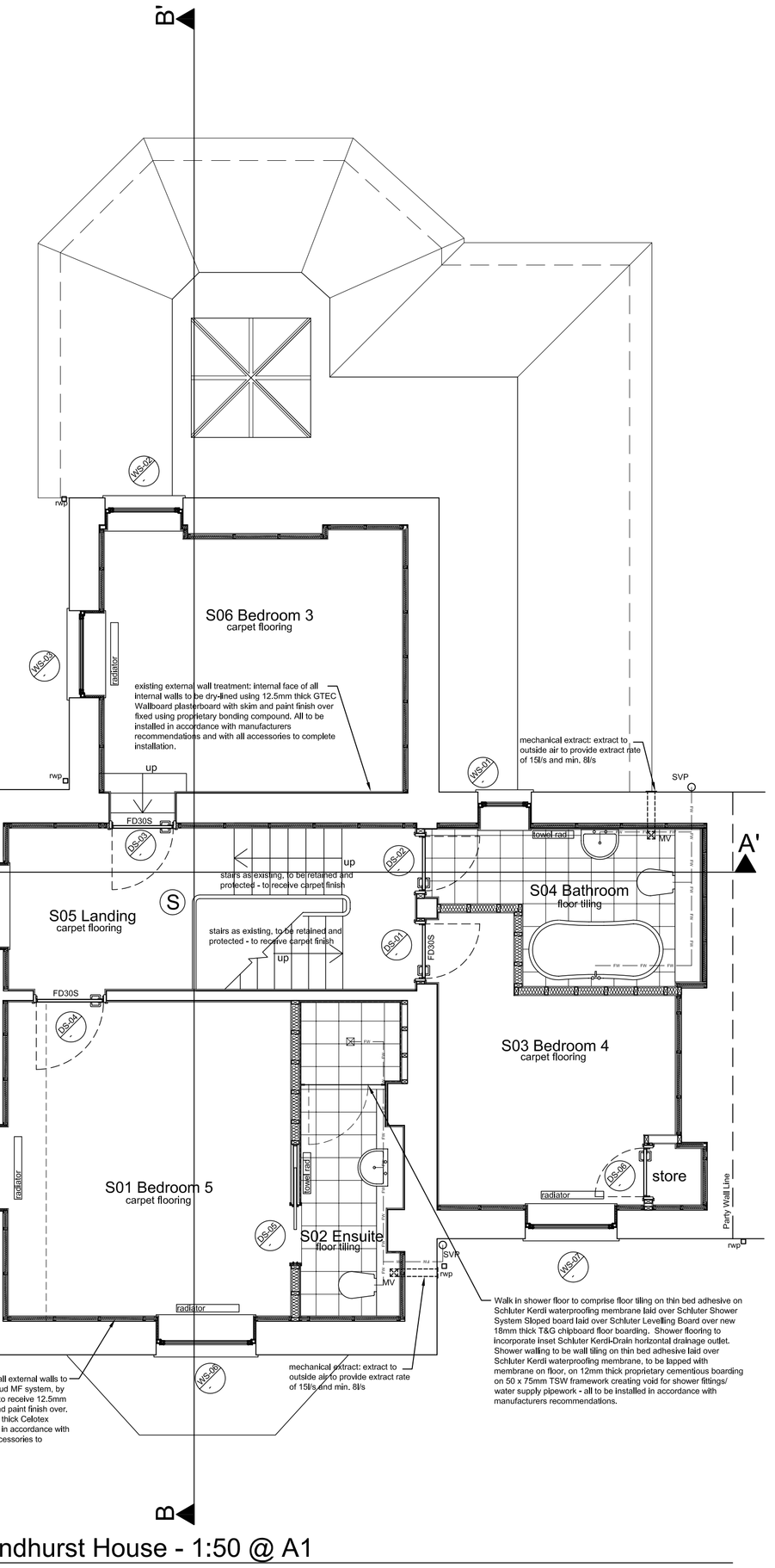




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Roof lantern to specialist sub-contractors design and details

FLAT ROOF CONSTRUCTION
GRP roofing membrane installed over 18mm thick OSB boarding fixed to TSW firrings, at 1 degree pitch, on 47 x 147mm TSW rafters supported by steel beams to St. Eng. details. Roof insulated with 80mm thick Celotex GA4000 rigid insulation board between and 120mm thick FR5000 insulated plasterboard, by Celotex, or similar approved, to receive skim and paint finish. All to be installed in accordance with manufacturers recommendations



Gate House - 1:50 @ A1
FIRST FLOOR PLANS

Sandhurst House - 1:50 @ A1

Sandhurst House - 1:50 @ A1
SECOND FLOOR PLAN

0m 1 2 5m 10m
Scale 1:50

NOTES

DO NOT SCALE OFF THIS DRAWING
CHECK ALL DIMESIONS ON SITE BEFORE ANY WORK IS COMMENCED
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
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REV	DATE	BY	AMENDMENT
B	08.05.13	ec	amendments made following comments from Planning Department - all as clouded
A	25.03.13	ec	BUILDING REGS ISSUE

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CLIENT
Mr. D. Coughlan

JOB TITLE
Sandhurst Gatehouse
101 Brighton Road
West Sussex
BN11 2EL

DRAWING TITLE
Proposed First & Second Floor Plans
BUILDING REGULATIONS

DATE	SCALE	DRAWN BY	CHECKED BY
Mar '13	1:50 @ A1	EC	MF

JOB NO.	DRAWING NO.	REVISION
1302	3.02	B