

Notes

Do not scale from drawings - use figured dimensions only.
All dimensions are in millimetres unless otherwise stated.
All errors, omissions and discrepancies to be reported to the Architects.
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Chimney stack to be constructed from cavity masonry with timber boarding fixed to its external face.

Full height void from kitchen on ground floor.

Upper Floor Construction Timber -
Flooring generally to be 22mm thick moisture resistant flooring grade C4 tongued and grooved chipboard glued and nailed, throughout to joists grade C16 reglistered and supported on joist hangers on D30 Oak structure, support noggins are to be provided to all joints. Joist sizes and spacing to be as indicated on the drawings. Herringsbone strutting to be provided at mid span. Joists (both perpendicular and parallel) are to be restrained to external and party walls using 5 x 30mm galvanised steel straps @ 1800mm maximum centres spanning over at least three joists and turning down over Oak frame, including noggins (min 36mm x half joist depth) nailed tightly beneath straps between joists. Upper floor to have 'Nu-Heat' underfloor heating system fixed to underside of structural timber floor deck, fixed in strict accordance to manufacturers instructions. Joist running parallel with bath spaces are to be doubled. Joists running perpendicular to bath spaces are to include full depth noggins at 400mm centres. Provide 100mm absorbent layer of mineral wool quilt insulation between joists of minimum density 10kg/ m3.
Note: (Ceiling below described under finishes and to achieve minimum mass 10kg/m2)
Provide lateral wall restraint straps to be **BAT M305** 5x27.5mm thick horizontal restraint straps @ 1800mm maximum centres to all external & separating walls, fixed perpendicularly to a minimum of three floor joists and where parallel to be 150x650mm long.

Internal Partitions: Non-Loadbearing timber studs - with skimcoat
All internal non-loadbearing stud partitions are to include 50 x 75mm (48x70mm) softwood reglistered studs @ 600mm centres with 15mm 'Gypoc Wallboard' minimum mass 10kg/m2 screw fixed each side in accordance with manufacturer's recommendations plus 2mm skimcoat of 'Thistle Board Finish' plaster. All partitions are to be insulated using 25mm 'Isowool Acoustic Partition Roll 1200 united' minimum density 10kg/m3 in the cavity. Partitions to comply with 'Type B' of the Approved Documents.
Note: All joints are to be well sealed.
Note: Use 15mm 'Gypoc Moisture Resistant' boards in kitchens & bathrooms.
Note: Sound reduction minimum 40 Rw (db) including finishes.

Void to dining room below exposing floor beams of oak frame.

Velux window set in rafters.

Timber cladding: 12mm external quality timber boarding on 25x32mm battens at 150mm c/c on breather membrane fixed to 12.5mm external grade ply sheathing fixed to 140mm studs fixed onto oak frame.

Number	Location	Structural Dims	Notes	Finish	Notes
FW1	Living room	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW2	Living room	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW3	Study	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW4	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW5	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW6	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW7	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW8	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW9	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW10	Study	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW11	Study	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW12	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW13	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW14	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.
FW15	Bedroom	1400 x 740	1. External face to be stained black to match planning approvals. 2. Internal face to be stained black to match planning approvals.	Stained black to match planning approvals.	Stained black to match planning approvals.

Storage: Ceiling at 2300mm from FFL to be built over Bathroom to provide additional storage and is to be accessible from the storage room.

Heated towel rail to master ensuite to be 3 shelf Stendy towel rail.

Note:
Dash-Dot lines indicate foul water run. Access hatch to be installed to the left of tide to allow for a crawling space.

Project title:
DEVELOPMENT AT
DERRINGSTONE MANOR

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FIRST FLOOR PLAN

Date	Drawing Number	Rev
DEC 2007	2370WD02	F