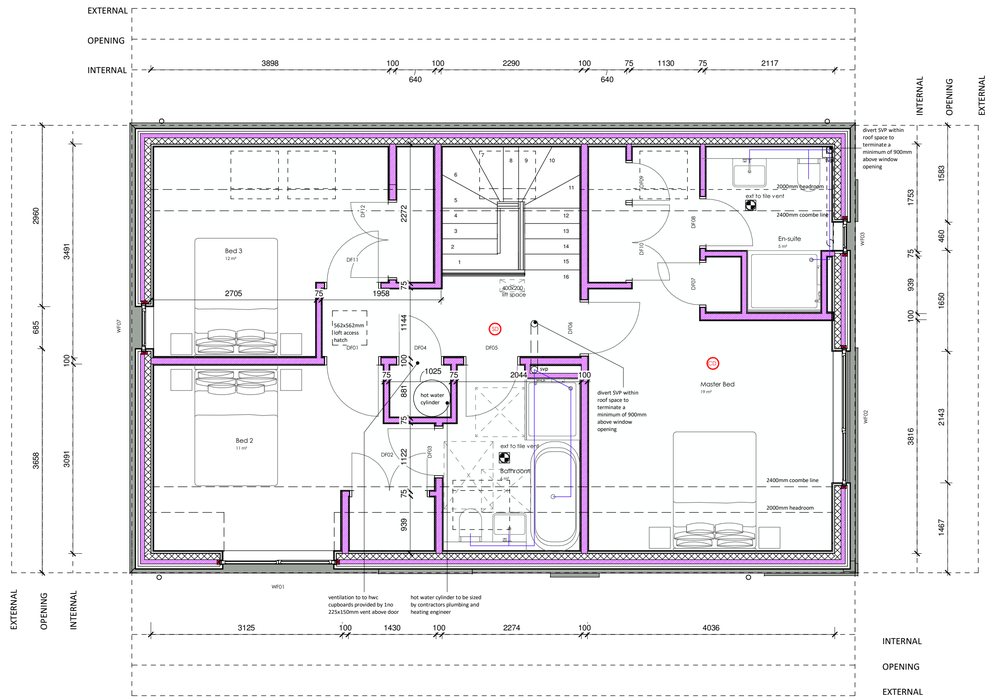
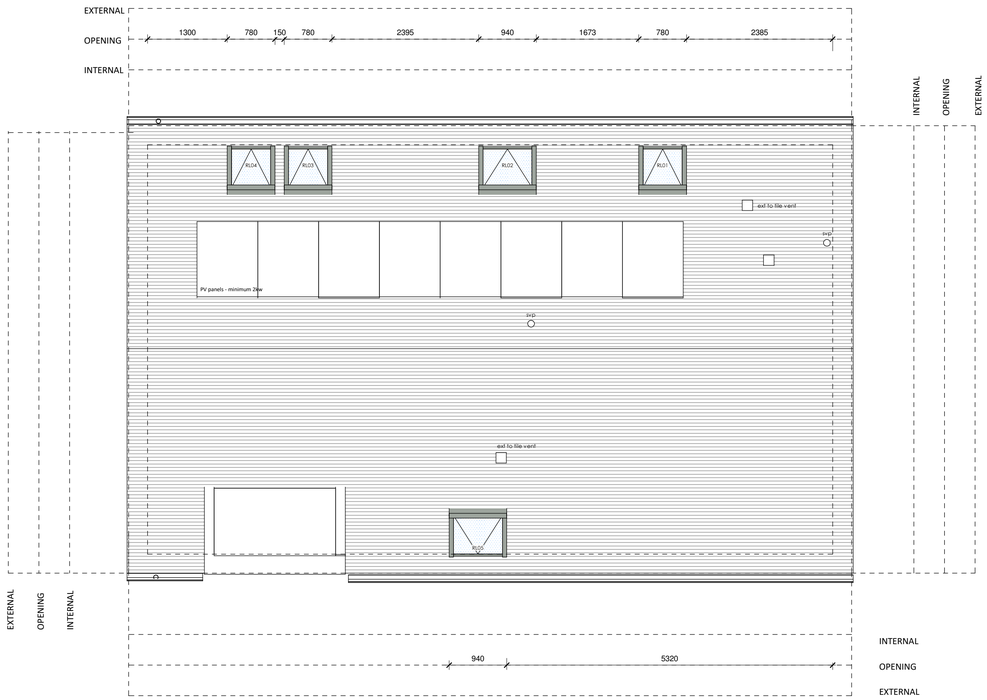


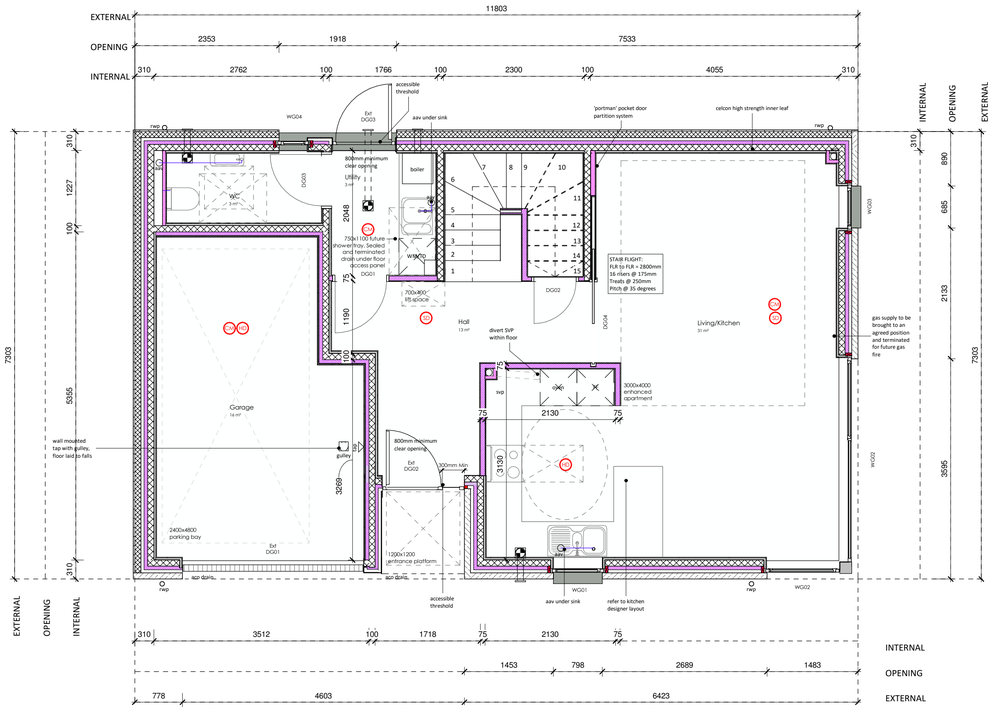
2 First Floor

scale 1 : 50



3 00 03 - RFL

scale 1 : 50



1 Ground Floor

scale 1 : 50

WALL CONSTRUCTION KEY

EXTERNAL WALLS
REQUIRED AREA-WEIGHTED AVERAGE U-VALUE = 0.22w/M2K

external stone

100mm Stanton Moor Natural Sandstone Ashlar Blocks TBC
50mm Clear Ventilated Cavity
60mm Kingspan Kooltherm K108 Cavity Board/ Knauf Earthwool Drithem 32 Ultimate (or smilar approved)
100mm Celcon High Strength Inner Leaf
6mm Soundcoat Plus Parge Coat
15.5mm Plaster Finish (12.5 plaster board + skim coat) on 25x45mm timber battens on DPC strips to form service void

external render

18mm Silicone Coloured Render by K-Rend
50mm Clear Ventilated Cavity
60mm Kingspan Kooltherm K108 Cavity Board/Knauf Earthwool Drithem 32 Ultimate (or smilar approved)
100mm Celcon High Strength Inner Leaf
6mm Soundcoat Plus Parge Coat
15.5mm Plaster Finish (12.5 plaster board + skim coat) on 25x45mm timber battens on DPC strips to form service void

external rainscreen

8mm Rockpanel Lines Rainscreen Cladding
50x38mm Horizontal Timber Battens
50x38mm Vertical Battens and clear Ventilated Cavity
Breather Membrane
70mm Kingspan Kooltherm K15 (or smilar approved)
100mm Celcon High Strength Inner Leaf
6mm Soundcoat Plus Parge Coat
15.5mm Plaster Finish (12.5 plaster board + skim coat) on 25x45mm timber battens on DPC strips to form service void

INTERNAL WALLS

internal non-loadbearing timber stud partition

15.5mm Plaster Finish (12.5 plaster board + skim coat)
75mm Timber Studwork
15.5mm Plaster Finish (12.5 plaster board + skim coat)

internal loadbearing timber stud partition

15.5mm Plaster Finish (12.5 plaster board + skim coat)
9mm OSB
100mm Timber Studwork
15.5mm Plaster Finish (12.5 plaster board + skim coat)

internal loadbearing blockwork wall

25mm Plaster Finish (12.5 plaster board on 'dot & dabs' + skim coat)
100mm Celcon
25mm Plaster Finish (12.5 plaster board on 'dot & dabs' + skim coat)

internal loadbearing blockwork wall

15.5mm Plaster Finish (12.5 plaster board + skim coat) on 25x45mm timber battens on DPC strips to form service void
100mm Celcon
6mm Soundcoat Plus Parge Coat
60mm Kingspan Kooltherm K17 Insulated plasterboard
Plaster Finish

0 0.5 1 1.5 2.5 m
1:50

GENERAL NOTES :

On completion of the works written information is to be provided to the building occupier of the operation and maintenance of the heating, hot water and ventilation systems. In addition to this a quick start guide, identifying all installed building services, the location of controls and identifying how systems should be used for optimum efficiency should be provided, in compliance with the requirements of The Domestic Technical Handbook, Part 6.8 (Written Information), of the 2017 Building Standards.

Upon completion, in accordance with section 6.2.5 of the building regulations "air-tightness testing" will be carried out in accordance with BS EN ISO 9972:2015 - Thermal performance of buildings. Determination of air permeability of buildings - Fan pressurisation method', to ensure that air infiltration rates deliver both the stated design level and the minimum levels of ventilation required in The Domestic Technical Handbook, Part 6.2 of the 2017 Building Standards. Testing should be carried out by persons who can demonstrate relevant, recognised expertise in measuring the air permeability of buildings. This should include membership of a professional organisation which accredits its members as competent to test and confirm the results of testing.

SD — self-contained mains operated smoke alarm to BS 5446: Part 1, detector to be min. 300mm from walls and light fittings

HD — self-contained mains operated heat alarm to BS 5446 Part 2: 2003, detector to be min. 300mm from walls and light fittings

CM — self-contained mains operated carbon monoxide alarm to BS 7860: detector to be min. 300mm from walls and light fittings

CD — self-contained mains operated carbon dioxide alarm to BS 50291. Ceiling mounted detector to be min. 300mm from walls and light fittings

This drawing is to be read in conjunction with Fletcher Joseph specification and schedules.

For all steel and timber beams, roof structure and lintels required refer to Structural Engineer's drawings.

For all foul and surface water drainge layout refer to Civil Engineer's drawings.

Rev	Date	Db	Notes
G	20/03/19		Parge coat added
F	14/03/19		Updated as per warrant comments. Service zone also added to external walls at contractor request.
E	19/02/19		Updated as per warrant comments
D	15/02/19		Updated as per warrant comments
C	24/01/19		Updated for warrant issue
B	22/01/18		Garage updated, new sliding door, boiler and cylinder added
A	08/01/18		Updated as per S.E information

WARRANT

General Notes:

- This drawing is copyright, reserved and remains the property of Fletcher Joseph Architects.
- All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies must be reported immediately to the Architect.
- All dimensions are to be read off this drawing and NOT scaled.
- All work to be executed in strict accordance with the by-laws and regulations of the local authorities.
- All work to conform to applicable codes of the British Standards.
- Where indicated/required, all drawings are to be read in conjunction with all other documents issued by Fletcher Joseph and/or other professions.

N

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Client
Mr & Mrs Raper

Project
New House
Dounehill
Jedburgh

Title
Floor Plans
As Proposed

Date	Scale @ A1	Last Revision
07/12/18	1:50	20/03/19

Drawn By	Checked By	Revised By
JM	FJ	

Drawing No. 18704-00-01

Rev G