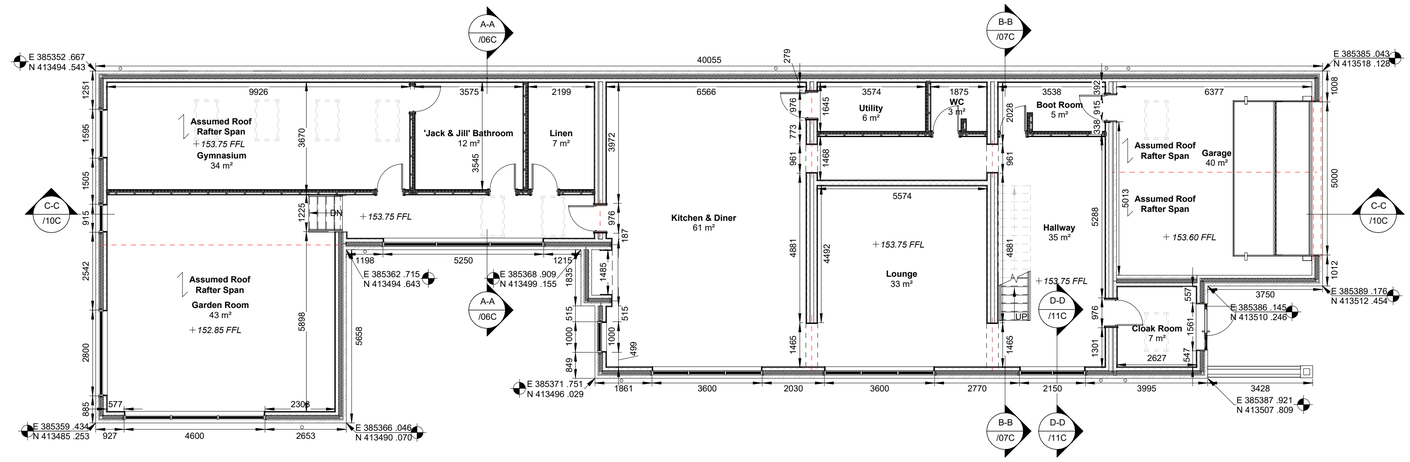
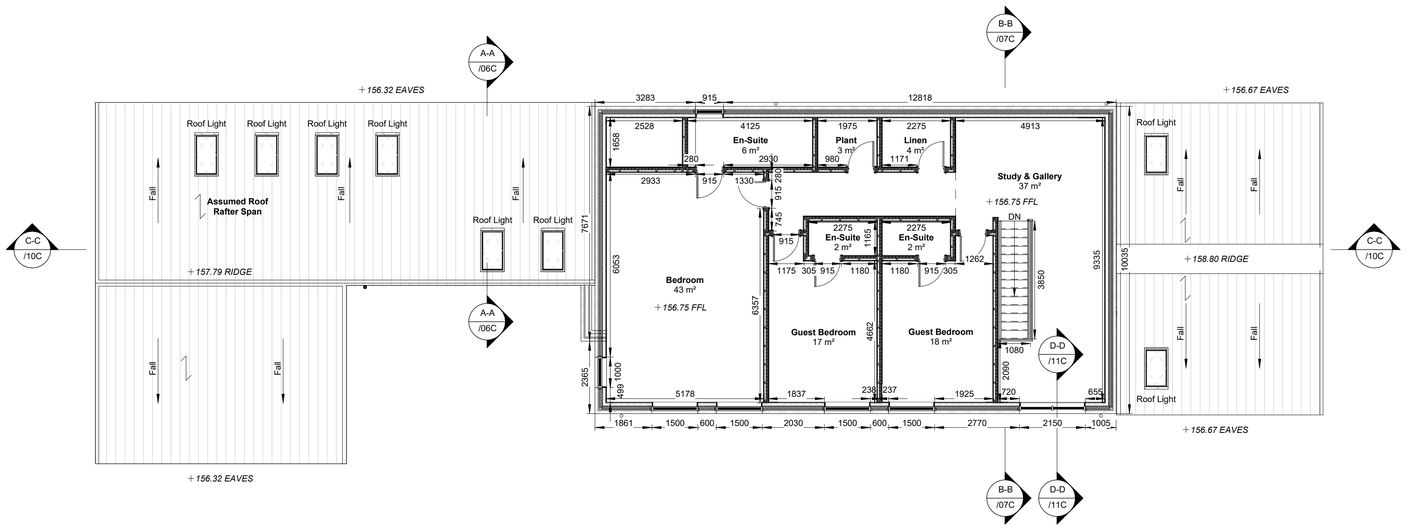


00 - Ground Floor Dimension Plan

1 : 100



01 - First Floor Dimension Plan

1 : 100

Construction Note:

External Walls:
Below DPC-Three courses of engineering brickwork class B (225mm) below DPC level. Above DPC 100mm cut Sandstone bricks external leaf, 115mm celotex thermaclass insulation with 35mm residual low emissivity cavity, 100mm Plasmor Fibolite 7.3N/mm² Blockwork internal leaf. Wall insulation to be at least 225mm below internal finished ground floor level and supported on a row of ties. Stainless steel wall ties to be spaced at 750mm cnts horizontally & 450mm vertically & staggered with ties at 225mm vertical centers to jambs of openings. Provide thermadose or similar approved cavity closers to all openings to avoid cold bridging. DPC & weepholes to heads, jambs & cills of all openings through external walls & min 150mm above GL to both leaves. Note: Expansion Joints 6m in blockwork and 12m in brickwork to be included where necessary as required. Walls to be finished iternally with 15mm plasterboard on dabs, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification. Plasterboard to finish min 85mm above FFL to prevent rising damp - skirting boards to client specification. Wall to achieve U-Value of 0.15 W/m²k.

Internal Walls:
Load bearing shown on plan, light weight blockwork, 7.3N/mm² to BS6073 Pt. 1 1985 with a min mass of 90kg/m². (Concrete blockwork to have a minimum mass of per unit area of 120kg/m2). Stud Partitions to be in 125x50mm softwood studs at 400c/c with 125x50 softwood noggins at 600c/c faced each side with 15mm plasterboard, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification. Plasterboard to be doubled up around openings & starters. Plasterboard to finish min 85mm above FFL to prevent rising damp - Joints taped - skirting boards to client specification. 3no. layers 25mm Isover accoustic insulation to be placed in cavity.
Note: with all methods of construction all gaps around internal walls, ceilings and all joints to be filled and well sealed.

Lintels:
Refer to structural engineer's details. Lintels fixed in accordance with manufacturers instructions. Cavity trays with stop ends to unprotected lintels. Weep hole ducts at 450mm c/c a minimum of 2 per opening. Internal PC concrete appropriate for span or Catnic as specified. Internal openings, Naylor appropriate for span or Catnic for blockwork/ masonary walls & timber lintels for studwork walls. All steelwork to Structural Engineer's design and specification.

Windows & Doors:
Windows in Aluminium to give 'U' value of 1.3 w/m2k (triple glazed argon filled) to comply with Approved Document L1. Windows to be fitted with 8000sq.mm trickle vents. All windows below 800mm from the floor level & adjacent to doors below 1500mm from the floor level to be safety glazed to BS6206 1981 & approved document N. Allow for Lintel & cavity trays around apertures with weep holes as mentioned elsewhere. Allow for formicrete or similar approved stonework surround to all openings as detailed elsewhere.
Doors to have u value of 1.5 w/m2k. Openings not less than 1/20th of relevant floor area with a minimum opening of 450mm x 750mm and min. 0.33m2 to habitable rooms. All opening elements of windows, doors, roof lights & loft access to be sealed with draught excluder. Window and door frames to overlap the closer by minimum 30mm. Apply sealant to front and back of frames/cills. All first and second floor window openings less than 800mm above floor level to be fitted with child tamper proof fastenings to restrict opening to maximum 100mm, with override for escape.

Ground Floor Construction:
15mm tiles /client selected floor finish on 30mm heated screed with underfloor heating system designed by specialist on 75mm fibre reinforced screed, on vapour barrier, on 150mm Kingspan Koltherm K103 insulation, on 2000g Polymer DPM lapped with DPC, on 150mm thick, in-situ concrete slab with B31131 mesh bottom with 35mm cover on 40mm min sand blinding on minimum 150mm clean dry MOT Type 1 hardcore deposited and compacted in max 150mm layers . Concrete slab & reinforcing designed by Heeley Consulting - Refer to Dwg. Heeley HC-23194-(10)-002

First Floor Construction:
15mm tiles /client selected floor finish on 40mm fibre reinforced screed on 50mm accoustic rigid board insulation on Beam and block floor to be designed by specialist and approved by structural engineer. Suspended ceiling to be tied on beams underdrawn with 15mm plasterboard & skim to all ceilings. Timber partitions to be fixed back to beam and block floor using filling timber if necessary. Refer to structural engineer drawings for floor joist specification.

Roof Construction:
Refer to structural engineers details. Roof construction to comprise roof tiles to client specification on tanalised softwood battens on BBA approved vapour permeable underlay, on timber rafters to structural engineers design and specifications at max 600mm centers with 50x50mm softwood noggins between ties. To be underdrawn with 15mm plasterboard, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification. Traditional timber rafters to bear off a ridge beam as specified by structural engineer all to BS5268 Part 3 1985 to structural engineers design and specifications at max 600mm cnts-details to be submitted to LABC min. 21 days before construction commences. 5.30mm galvanised m.s. straps at max 2.0m cnts fixed at ceiling tie & rafter level to extend over 3no. rafters. Straps to be supported by 50x50mm softwood noggins between ties. Buttressing walls to be restrained at ceiling level with 5x30mm galv. m.s straps at max 2.0m centres supported by 50x50mm noggins between ties. Code 4 stepped lead flashings to abutments with cavity trays to cavity walls.

PLEASE NOTE

1. DO NOT scale from this drawing, use figured dimensions only.
2. All dimensions to be checked on site by the contractor.
3. Please report any discrepancies to JHA Ltd immediately.
4. All setting out dimensions are approximate. To be marked out on site for approval by JHA Ltd prior to construction.

BUILDING CONTROL NOTE:

PLUMBING: Hot and cold water systems to BS310. 100mm pvc svp to terminate min. 900mm above adjacent windows and fitted with balloon grating. 32mm PVC basin wastes. Separate 38mm pvc bath, sink & shower wastes. Separate connections to svp & gullies. 76mm resealing traps to all appliances. Anti syphon traps where required and to the specification of plumbing contractor. Provide access to boxing in bathrooms. Boxing for concealed services to be sealed at floor & ceiling levels & service pipes penetrating into hollow construction or voids to be sealed. All internal stub stacks to be min 1200mm high above bend, and fitted with automatic air admittance durgo valves.

HEATING: All work by 'Gas Safe' registered engineer. Upon completion, heating and hot water systems shall be inspected and a commissioning certificate issued at completion of installation to confirm that appropriate provision has been made for the systems efficient opperation for the purposes of conservation of fuel and power. The certificate together with manufacturers operating and maintenance instructions must be available for the occupants use.
On completion, the dwelling must be assessed under the government Standard Assessment Procedure for Energy Rating of Dwellings and the SAP Rating to be displayed in the form of a notice within the dwelling.

DRAINAGE: Refer to drainage plan. Where drains pass through external walls provide concrete lintels to all wall leaves. All openings formed by drains that pass through the building construction are required to be sealed to prevent entry from fill, vermin and gasses. Provide proprietary grp manholes to a depth of 900mm or 215mm eng. Brick manholes on 100mm concrete base with light duty covers in garden areas & heavy duty in drives. All new manholes to have a 'screw down' lid. All drainage to be bedded in granular material or encased in concrete depending on depth.

ELECTRICAL: All work to be by NICEIC registered electrician. Wiring to latest I.E.E. regulations. All sockets, light fittings, kitchen, bathroom & en-suite fittings to client's requirements. All light fittings to only accept high efficiency lighting. Plugs and tapping points for all services including gas and electricity to be located a minimum of 150mm above Ground FFL. Reasonable provision to be made to reduce unwanted air leakage. Smoke alarms to comply with Approved Document Part B of the Building Regulations, and shall be installed in common areas wired back to a separately fused circuit in the distribution board. Alarms where fitted on ceilings to be at least 300mm from any wall or light fitting.

VENTILATION: Mechanical extract ventilation to be provided to the kitchen & utility area capable of extracting at a rate not less than 60 litre per second (or incorporated within a cooker hood capable of extracting at a rate of 30 litres per second) which may be operated intermittently. Background ventilation to be provided to the kitchen area either by a controllable & secure opening having a total area not less than 4000sq.mm Eg.trickle ventilator or by mechanical ventilation.
MEV shall be provided to all bathrooms & en-suite capable of extracting at a rate not less than 15 litre per second with 15 minute over run to all windowless ensuites. An air permeability test is to be carried out on completion to achieve a max leakage rate of 5m3/m2/hr @ 50pa.

CONTRACTOR NOTE:

All mechanical and electrical works are to be designed and undertaken by a specialist subcontractor of the main contractor 's own choosing, to be engaged by the main contractor as a domestic subcontractor. The subcontractor must be a member of one of the following bodies:

- CHAS
- Constructionline.
- Gas safe registered (mechanical)
- NICEIC registered (electrical)

This drawing is intended to be diagrammatical of the client's preferred layout only, and does not necessarily identify all existing services which are to be retained or stripped out. The contractor is therefore advised to undertake his own investigations at tender stage in order to satisfy himself of the works required to satisfactorily complete the project, as no claim for additional work that would be reasonably clear from a site visit shall be authorised.

The contractor will be required to provide all necessary drawings and details of their installations to the contract administrator for approval prior to works proceeding on site.

PLEASE NOTE:
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CIVIL & STRUCTURAL ENGINEER DRAWINGS.
Ref:
Dwg. Heeley HC-23194-(10)-001&002
Structural Superstructure Dwg. TBC

JHA PULMANN ACCEPT NO DESIGN LIABILITY FOR ANY STRUCTURAL DESIGNS & THE LAYOUT/ DESIGN SHOWN IS TO BE APPROVED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

Ref	Date	Revision	Initial
B	08/01/24	Revised to Internal Comments	CT

PRELIMINARY ISSUE

TWO STOREY COTTAGE AT CAR WOOD COTTAGE FOR ZOE BAMFORD

DIMENSIONED FLOOR PLANS

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Scale:	Date:
1 : 100	21/09/23
Drawn By: CT	Checked By: JOH
M2022/29/13B	Sheet Size: A1

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