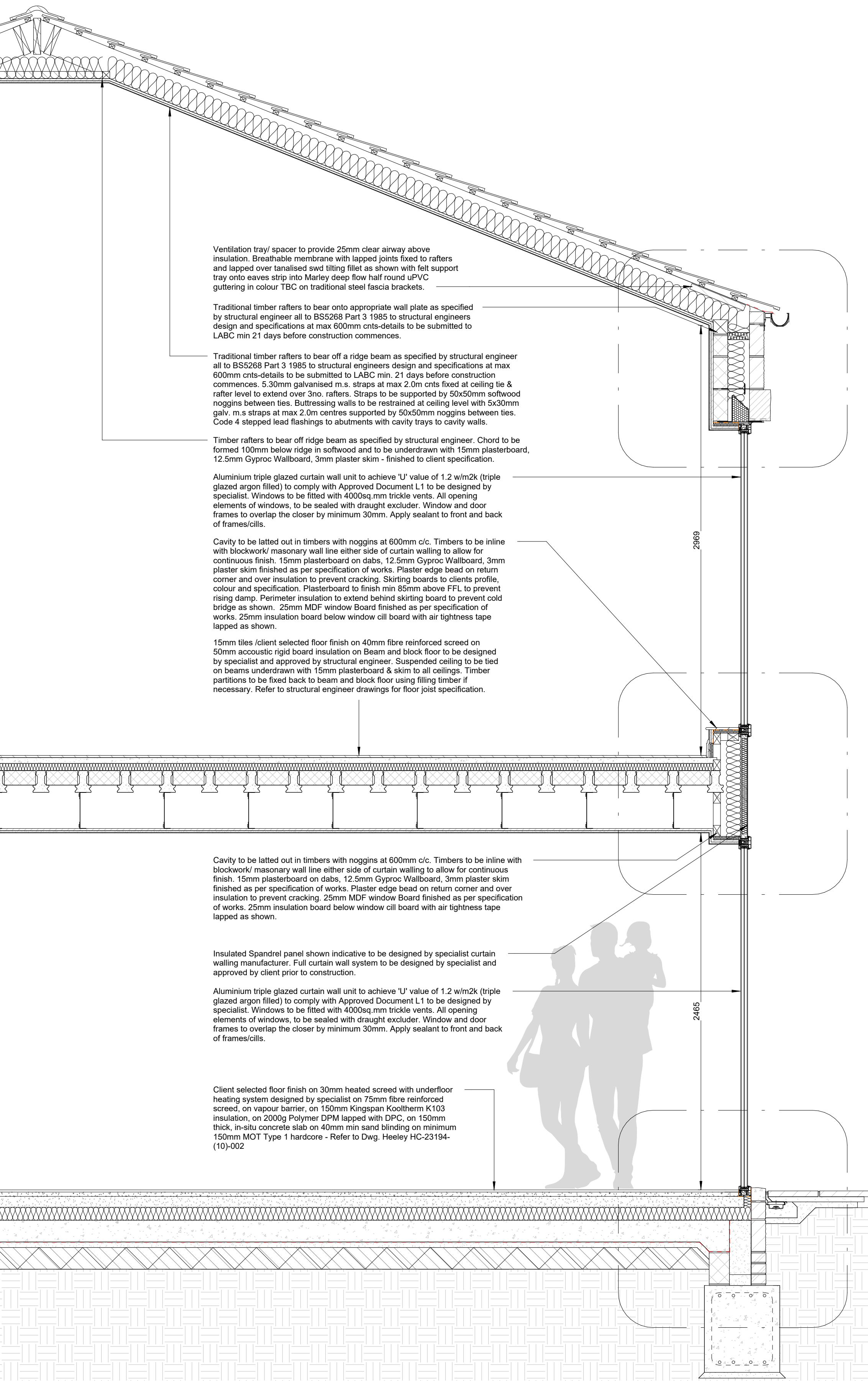




Ventilation tray/ spacer to provide 25mm clear airway above insulation. Breathable membrane with lapped joints fixed to rafters and lapped over tanalised swd tilting fillet as shown with felt support tray onto eaves strip into Marley deep flow half round uPVC gutting in colour TBC on traditional steel fascia brackets.

Traditional timber rafters to bear onto appropriate wall plate 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.

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 noggin between ties. Butressing 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.

Timber rafters to bear off ridge beam as specified by structural engineer. Chord to be formed 100mm below ridge in softwood and to be underdrawn with 15mm plasterboard, 12.5mm Gyproc Wallboard, 3mm plaster skim - finished to client specification.

Aluminium triple glazed curtain wall unit to achieve 'U' value of 1.2 w/m2k (triple glazed argon filled) to comply with Approved Document L1 to be designed by specialist. Windows to be fitted with 4000sq.mm trickle vents. All opening elements of windows, 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.

Cavity to be latted out in timbers with noggins at 600mm c/c. Timbers to be in line with blockwork/ masonry wall line either side of curtain walling to allow for continuous finish. 15mm plasterboard on dabs, 12.5mm Gyproc Wallboard, 3mm plaster skim finished as per specification of works. Plaster edge bead on return corner and over insulation to prevent cracking. Skirting boards to clients profile, colour and specification. Plasterboard to finish min 85mm above FFL to prevent rising damp. Perimeter insulation to extend behind skirting board to prevent cold bridge as shown. 25mm MDF window Board finished as per specification of works. 25mm insulation board below window cill board with air tightness tape lapped as shown.

15mm tiles (client selected floor finish on 40mm fibre reinforced screed on 50mm acoustic 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.

25mm MDF window Board finished as per specification of works. 25mm insulation board below window cill board with air tightness tape lapped as shown.

15mm plasterboard on dabs, 12.5mm Gyproc Wallboard, 3mm plaster skim finished as per specification of works. Plaster edge bead on return corner and over insulation to prevent cracking. Skirting boards to clients profile, colour and specification. Plasterboard to finish min 85mm above FFL to prevent rising damp. Perimeter insulation to extend behind skirting board to prevent cold bridge as shown.

100mm Mineral Wool insulation to be installed in cavity fixed back to panel.

Cavity to be latted out in timbers with noggins at 600mm c/c. Timbers to be in line with blockwork/ masonry wall line either side of curtain walling to allow for continuous finish. 50mm acoustic rigid board insulation above beam and block floor.

Beam and block floor to be designed by specialist and approved by structural engineer.

Cavity to be latted out in timbers with noggins at 600mm c/c. Timbers to be in line with blockwork/ masonry wall line either side of curtain walling to allow for continuous finish.

Aluminium triple glazed curtain wall unit to achieve 'U' value of 1.2 w/m2k (triple glazed argon filled) to comply with Approved Document L1 to be designed by specialist. Windows to be fitted with 4000sq.mm trickle vents. All opening elements of windows, 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.

15mm plasterboard on dabs, 12.5mm Gyproc Wallboard, 3mm plaster skim finished as per specification of works. Plaster edge bead on return corner and over insulation to prevent cracking.

30mm heated screed with underfloor heating system designed by specialist on 75mm fibre reinforced screed, on vapour barrier

150mm Kingspan Kooltherm K103 insulation

2000g Polymer DPM lapped with DPC

150mm thick, in-situ concrete slab on 40mm min sand blinding on minimum 150mm MOT Type 1 hardcore - Refer to Dwg. Heeley HC-23194- (10)-002

Air tightness tape between screed and door threshold as shown.

Concrete weathered Edge Threshold on 2000 gauge damp proof membrane (DPM) lapped under and around threshold as shown. DPM to lap into pocket channel drain

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 thermacelass 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 thermacelose 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 internally 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/m³. (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. Studwork 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 acoustic 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 Caisic as specified. Internal openings, Naylor appropriate for span or Caisic for blockwork/ masonry 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 openings below 800mm from the floor level & adjacent to doors below 1500mm from the floor level to be safely 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. 0.3m2 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.

Curtain Wall:
Curtain wall system to be supplied and installed by specialist. All curtain wall panels to be triple glazed curtain wall units to achieve 'U' value of 1.2 w/m²k (triple glazed argon filled) to comply with Approved Document L1. All spandrel panels to be min 40mm insulated. Full curtain wall system to be designed by specialist and approved by client prior to construction. All opening elements of curtain wall panels to be sealed with draught excluder. Apply sealant to front and back of frames/cills.
Curtain Wall system to be designed by specialist, submitted to Building Control and approved by client prior to installation.

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 Kooltherm K103 insulation, on 2000g Polymer DPM lapped with DPC, on 150mm thick, in-situ concrete slab with BS1131 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 22mm t & g flooring grade chipboard. Strutting at mid span with 5 x 30mm galv. m.s. straps to 3no. joists parallel to walls (supported by s.w. noggins at least half the depth of the joists) at max 2.0m cnts. 15mm plasterboard & skim to all ceilings. Joist at trimmer junction with double joists below parallel partitions. Joists doubled under partitions with 100mm quilt insulation between all joists to first floor.

Roof Construction:
Refer to structural engineers details. Roof construction to comprise roof ties to client specification on tanalised softwood battens on BSA approved vapour permeable underlay, on timber rafters to structural engineers design and specifications at max 600mm centers with 50x50mm softwood noggin 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 noggin between ties. Butressing 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 pyp to terminate min. 900mm above adjacent windows and fitted with balcony grating. 32mm PVC basin wastes. Separate 38mm pvc bath, sink & shower wastes. Separate connections to syp & gullies. 76mm resealing traps to all appliances. Anti syphon traps where required and to the specification of plumbing contractor. Provide access to boring in bathrooms. Boring 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 durg 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 operation 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 gip manholes to a depth of 900mm or 215mm eg. 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 & ensuite 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 bedrooms & 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 (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.

C	08/01/23	Revised to Internal Comments	CT
B	04/01/23	Revised to Contractor Comments	JOH
A	28/11/23	Increased cavity to 35mm	CT
Ref	Date	Revision	Initial

PRELIMINARY ISSUE

TWO STOREY COTTAGE
AT CAR WOOD COTTAGE
FOR
ZOE BAMFORD

CURTAIN WALLING



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Scale: As indicated	Date: 21/09/23
Drawn By: CT	Checked By: JOH
M2022/29/11C	Sheet Size: A1

Section D-D

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