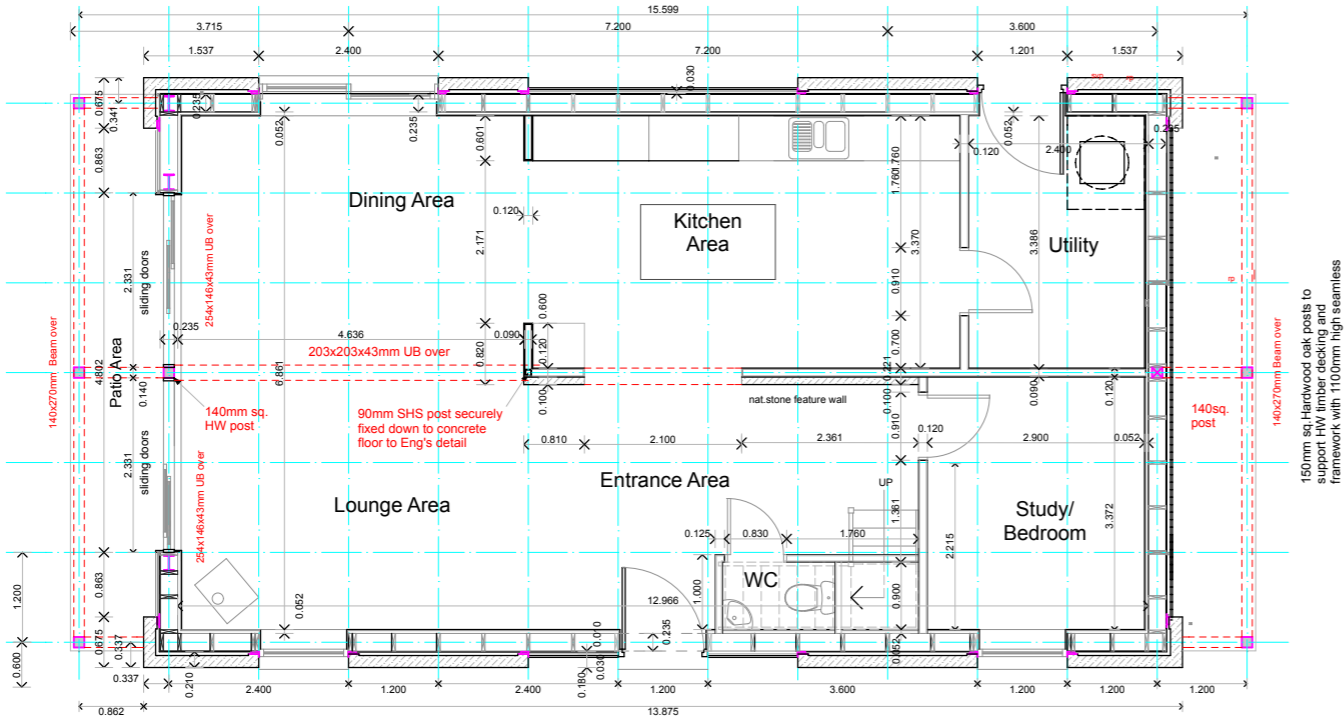


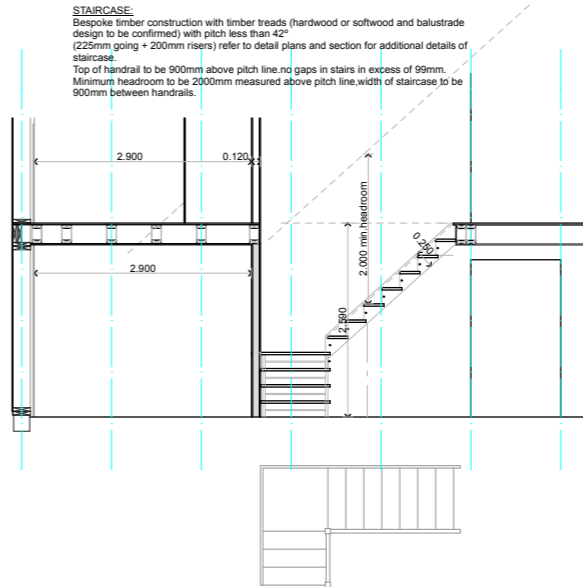
First Floor Plan

235mm Thermo Panel - External Wall U value = 0.15 W/m2K
235 x 38mm C16 timber framing @ 600mm cts
1 layer 9.5mm OSB sheathing board to outer face & Rain green breather membrane, factory fitted mineral wool insulation and VCL membrane all as supplied by Frame UK Homes

150mm natural stone walling with 50mm Surecav cavity wall spacer with raised spacers at 280mm cts securely fixed to Timber stud frame with patent wall ties as specified by Manufacturers & min. requirements to comply with B.Reg.



Ground Floor Plan



Typical Staircase Section

This drawing to be read inconjunction with Drg.Nos. L107-02 Elevations & Typ.Section, Specification of Works & John Beveridge Struct.Eng's Drgs.& Details etc.& FRAME UK Drgs. and details

GROUND BEAM/GROUND FLOOR SLAB CONSTRUCTION:
RC beams and floor slab design to Structural Engineer's calculations and details.Steel reinforcement must be lapped at least 450mm for both mesh and mild steel bars and provided with min.50mm concrete cover
Dig out for new raft foundation down to firm load bearing strata,ground to be free from contamination,225 RC35 slab with A393 mesh in top and bottom, 50mm cover, on 50mmthick concrete blinding on 150 min. HA Type 1 compacted to refusal granular backfill
75mm screed on125mm thick Celotex insulation board with perimeter 25mm thick insulation upstand all round to achieve min 0.13 W/m2 K 'U' value on reinforced concrete slab to Struct.Eng's detail with Gas Barrier laid over concrete slab Visqueen GR Self adhesive membrane on Visqueen HP Tanking Primer with 300mm lap over Visqueen Gas Barrier all to be carried out in strict accordance with Manufacturers Instructions and recommendations membrane between to be well lapped and taped at joints (min.150mm laps) all in accordance with manufacturers instructions and details
DPM to be taken up sides of floor slab and tucked under Visqueen Zedex DPC to form complete waterproof/gasproof seal.All the above to conform to Part LA of the Building Regulations
NOTE:
Additional reinforcement to added where drains pass under

FLOOR CONSTRUCTION: First Floor Level
22mm flooring grade plyboard on WS250 easi-joist metal web floor system WS254 @ 400mm cts. 44X37mm sw battens forming services zone with 12.5mm thick plasterboard with skim coat plaster firm forming ceiling under. Under floor heating system to be installed between metal web joist, details to be confirmed.

ROOF CONSTRUCTION 35°pitch:
SSQ or similar natural roofing slates on 22x50mm sw treated battens on 25x50mm sw treated counter battens fixed to 18mm thick sarking board with Tyveck roofing membrane or similar between, on 254mm metal web joists @ 600mm cts. to be securely fixed down to structural wall and ridge beam all in strict accordance with manufacturer's/Struct.Eng's details and specification. Mineral wool insulation fixed between rafters with VCL membrane.12.5mm thick foil faced plasterboard & skim coat plaster ready for decoration fixed to 38x50mm sw service battens to form finishes to underside of roof .

PV SLATE TILE:
GB-SOL PV slate tile to be fixed on the south face of pitched roof designed to be integrated into a roof clad with natural slates

DOORS/DISABLED ACCESS:
Powder coated aluminium rebated door frames , SW internal door linings door patterns and ironmongery to be confirmed.
Min.750mm clear width to all external & internal door openings suitable for disabled access ramps etc. to comply with Part M of the Building Regulations

EXTERNAL DOORS & GLAZED FRAMES:
Kawneer or similar powder coated aluminium double glazed doors and side frames with glazed units as described below ;
6mm Suncool "High Performance" clear toughened (62/45 clear)
16mm air filled cavity
6mm clear toughened
Glazing specification to be confirmed by Glazing Contractor (Frames Colour: RAL 7015 Slate Grey to LA approval)

STAIRCASE:
Bespoke timber construction with timber treads (hardwood or softwood and balustrade design to be confirmed) with pitch less than 42° (225mm going + 200mm risers) refer to detail plans and section for additional details of staircase.
Top of handrail to be 900mm above pitch line.no gaps in stairs in excess of 99mm
Minimum headroom to be 2000mm measured above pitch line,width of staircase to be 900mm between handrails.

BUILDING AIR TEST:
In accordance with part L1A of the Building Regulations a pressure test of the building to be carried out.
Building to achieve a thermal performance and airtightness less than 5m3/hr/m3.

EXTERNAL SOLID WALL CONSTRUCTION:
Vertical timber cladding (Siberian Larch left to silver) fixed with stainless steel nails to 25x50mm treated horizontal battens @ 450mm cts. fixed to vertical 25x50mm sw treated vertical battens @ 600mm cts. fixed to 9mm sheathing board faced externally with breather membrane fixed to 235x38mm softwood stud framework with factory fitted 230mm 032 mineral wool insulation between studs and faced with VCL membrane - 38mm service zone batten all as manufactured by Frame UK Homes -
235mm Thermo Panel External Walls
12.5mm thick Gyproc wallboard with taped joints,skim coat plaster ready for decoration
All the above construction to be installed in strict accordance of Manufacturers instruction and to comply with Building Regs. currently in force and to achieve a U-Value 0.15 W/m2K

EXTERNAL SOLID WALL CONSTRUCTION:
160mm thick natural local stone wall with 50mm SURECAV cavity wall spacer securely fixed to 235mm Thermo Panels @ 600mm cts as supplied by Frame UK Homes.
12.5mm thick Gyproc wallboard & skim coat plaster (with taped joints ready for decoration) fixed to 25x38mm sw battens @ 600mm cts. to internal wall faces, Mineral wool insulation fill between studs & factory sealed with 38x50mm battens to form services zone.
All the above construction to be installed in strict accordance of Manufacturers instruction and to comply with Building Regs.currently in force and to achieve a U-Value 0.15W/m2K

INTERNAL STUD PARTITIONS:
120mm o/all thick stud partitioning consisting of :-
90x38mm studs @ 600mm cts.12.5mm thick Wallboard either side with taped joints and skim coat plaster finish.
50mm Isover insulation between studs for sound deadening' (To en-suite/bathrooms fix 10mm ply board to stiffen partition for tiling/bathroom fittings)

LINTELS:
Timber lintels over new openings with min.150mm bearing either side in 165mm external struct. panel walls to manufacturers and Struct.Eng's details

RAINWATER GOODS:
100mm h.r. galv.steel gutters connected to 75mm diam galv.downpipes connected to a rainwater harvesting system for use in toilets,washing machines and outside taps.

HEATING:
Air Source Heat pump to be installed to supply hot water,central heating and underfloor heating requirements to ground & first floor.

SANITARY FITTINGS:
BASINS
New 100mmØ stub stack fitted with air admittance valve to BS4514 with direct connection to existing foul laid to falls. 32mm bottle trap and wastes from basins, each with a 75mm seal, connected to a 50mm soil branch pipe from stub stack.

SINKS AND SHOWERS/BATHS
38mm bottle trap and wastes from urinals, each with a 75mm seal, connected to a 50mm soil branch pipe from stub stack Rodding points at each change of direction.

WC's
100mm upvc wastes from wc's to be connected to soil branch connected to new soil stub stack fitted with air admittance valve to BS4541 connected to Foul sewer with 100mm Hepsleeve drain laid to falls . Rodding points to be fitted to ends of branch pipes

DRAINAGE:
All drainage plans and gully positions to be confirmed with Drainage Consultant and Equipment Suppliers where applicable.

All stub stacks to be fitted with air admittance valves to BS 4541

Where new drains pass under raft foundations additional reinforcement to be inserted over,leave space for movement between,mask opening both sides with rigid sheet,fill void with compressible material to prevent vermin ingress.

GENERAL:
All dimensions taken from WALLFACE unless noted otherwise.
All dimensions to be checked on site prior to any works

Revisions:
Project:
COOKSWOOD DEVELOPMENT.

Client:
LOMAX DESIGN & BUILD Ltd.

Drawing:
**Construction Drawing -
Holiday Home Type - The Barn Type Ac
Dimensioned Floor Plans**

Scale: 1:50 (A1) Drawing No.. Rev.
Drawn: CAD/ **L107-01**
Date: JULY 2019

Any discrepancy or query concerning this drawing should be referred to Lomax Design & Build Ltd.
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