

**GROUND FLOOR CHIMNEY STACK CAVITY WALLS - refer to drawing wd10 for internal elevations, refer to drawing wd08 for section.**

Outer skin: 102mm facing brickwork, brick type tbc  
 Mortar mix below DPC and in chimney breasts to be 3:1 (Sand:Cement), class ii. Mortar mix to walls above DPC to be 4.5:1 (sand:cement) class ii. All as NHBC table 6.1C. Use white snowcrete cement for all walls TBC - Sample panel to be approved.  
 Exposed inner skin: Surround jambs, plinth and head, masonry painted white.  
 100mm wide Fenile Medium density background aggregate or similar approved block work, Density: 1350kg/m3 (medium), Thermal conductivity: 0.48 W/m.K Strength: 3.6N blocks. All masonry fully pointed to inside and outside face.  
 Refer to engineers drawings for movement joints and bed joint reinforcement requirements.  
 Blockwork below ground to be Min 7N (1500kg/m3). All blocks fully pointed to inside and outside face.  
 Wall ties to be Ancon Tepla wall ties with min. 65mm embedment at either end. To suit 235mm cavity. Ties to be spaced 450mm c/c's vertically and 750mm c/c's horizontally. At reveals of openings increase to 225mm c/c's horizontally and vertically.  
 External leaf DPC: Build in wide Viscqueen Zedex CPT DPC strip on external dpc level. lapped min 150mm and taped to floor dpm with Zedex jointing tape, dress under block and up wall, build dpc into wall above external dpc level. All joints to be lapped and taped to manufacturers details.

235mm cavity fully filled with insulation: 2 layers, layer 1: 150mm Knauf Earthwool Dritherm 32 'Ultimate' Cavity Slab insulation or similar with maximum thermal conductivity of 0.032W/mk to the inside. Layer 2: 85mm 'Knauf Earthwool Dritherm 32 'Ultimate' Cavity Slab insulation or similar with maximum thermal conductivity of 0.032W/mk to the outside.  
 Insulation to be installed in accordance with manufacturers instructions/details to achieve maximum thermal efficiency

Thermal breaks in masonry leafs: 30mm Rockwool rockcote insulated dpc strips to feature jambs, where block jambs return to adjacent masonry, refer to plan for locations.

Masonry to be tied to steelwork in accordance with engineers details. Refer to engineers drawings for steel frame cramps, steel to masonry lateral intermediate and head restraint requirements. Refer to engineers drawings for movement joints and bed joint reinforcement requirements. Gable wall floor lateral restraint straps to structural engineers details.

Lintels to engineers details. Rebated soldier course brick 1SA.1.8 - 72x25 bottom rebate to hide, mortar, bottom steel plate, 12.5mm Vicas HR board + Vicas skim plaster - so bottom of brick runs flush with plaster finish - refer to section

Snug TV wall plaster: 13mm gypsum plaster, 11mm gypsum thistle hardwall undercoat and 2mm gypsum multi finish top coat for airightness. Primer coating where required to suit section of blockwork as recommended by manufacturer.

Living Woodburner alcove, fire rated plaster system- refer to drawings wd10

Base of cavity filled with sand:cement cavity fill rake.

**LOFT - STORAGE - MAINTENANCE DECK FOR MVHR UNIT OVER UTILITY AND BOOTROOM**

Floor joists to structural engineers details - 100mm Isovol mineral wool between joists, 22mm MR T&G p5 Chipboard Gued and screwed to joists, 12.5mm MR plasterboard + skim plaster coat.  
 Jupiter Blue loft access hatch - PD Loft Hatch Range 760 x 560mm Hinged  
 AL302 3 Section Loft Ladder with Easy Slow System - Medium Duty Loft Ladder - max 150kg  
 MVHR position tbc with installer away from hatch!

**LIBRARY ROOF LIGHT: U value 1.4 W/m2K**

RL1 Glazing Vision Pritglaze - Fixed in-plane roof window  
 Size: viewable span (internal well / frame) 2350 x 1000mm  
 Semi Sunken installation, kerb to sit on plywood deck in warm roof insulation zone, build timber kerb in accordance with Glazing vision details.  
 Qualicoat approved RAL 7015 slate grey outer, no inner framework is visible  
 Easy clean coating to be applied to glass

15mm plasterboard lining and plaster to terminate to frame face with stop bead.

Roof light to meet PAS 24 secure by design requirements to conform to Part Q requirements.

No roof trimming to primary rafters. Main Exposed painted rafters to be seen in roof light well. Engineer to provide eaves sprocket support details as full cantilever of eaves support can not be achieved

Roof light to be installed to manufacturers specifications and details. Overall finished as built kerb dims to be confirmed on site prior to roof light unit order/fabrication. Glazing vision to site survey.

Lead Roof flashings to be installed in accordance with manufacturers details / instructions

- General Notes
- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialists drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
  - All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
  - All work to be to the satisfaction of the Building Control checking authority.
  - Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
  - Where existing elements are exposed or investigated during the building works and are found to be as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
  - The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
  - All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
  - This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

**RESIDUAL RISK TO HEALTH & SAFETY**

Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements. Current Code of Practice and compliance with CDM 2015 regulations.

Numbered triangles further highlight specific locations where residual risks remain:

- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
- The risks associated with working at height should be reduced by using appropriate scaffold, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.
- The locations of all existing services and utilities must be confirmed prior to commencement of the works.
- The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.

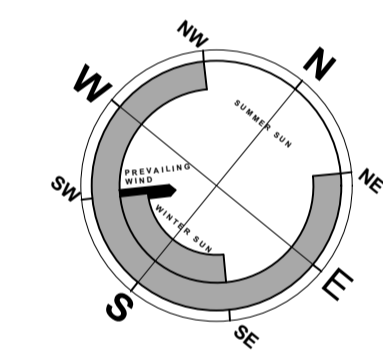
**SURVEY GRID AND LEVEL DATUM**

Control Schedule

Control ID	Eastings	Northing	Elevation	Description
ST01	589285.738	254748.365	89.580	Hill Nail
ST02	589227.280	254657.141	91.345	Hill Nail
ST03	589275.322	254765.337	89.479	Hill Nail
ST04	589246.590	254739.565	90.218	Peg & Nail
ST05	589212.342	254700.030	90.803	Peg & Nail

**SURVEY GRID AND LEVEL DATUM**

The coordinate system established for this survey is related to OSGB36-15 (OS) national grid at a single point using Leica GPS and then orientated to grid north with a scale factor of 1.000 The level datum established for this survey is related to OSGB36-15 (OS) using Leica GPS.



**Preliminary Tender**

- Pending building regs plan check approval: Not for construction
- Drawing to be coordinated with structural engineers drawings
- More Setting out dims and coordinates to be added following engineers final drawing issue.

C	Loft MVHR / storage deck added above utility/bootroom	26.10.20
B	Updated to suit clients email comments dated 30th Sept and engineers Preliminary issue dated 3rd Sept and B regs Officers comments dated 25th Sept.	21.10.20
A	Building regulations issue	19.08.20

Rev

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**CLIENT**

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**PROJECT**

Windsor Green Farmhouse  
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**DRAWING**

Proposed ground floor setting out GA plan

SCALE	DATE	DRAWN BY	CHECKED
1:50 @ A1	June 2020	JDS	
DRAWING NUMBER	JOB NUMBER	STATUS	REV
WD06	418	Preliminary Tender	C

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