

6187.5 4152.5 4152.5 4715.0 4000 GXD03 4000 Dining Potential position for ASHP (dashed). SAP calcs to confirm ASHP requirement. Soil pipes to be wrapped with acoustic insulation. 3723 3722 Staircase comprising of 13No. equal risers approx 202mm each with 240mm min goings, 4000 maximum pitch not to exceed 42°. Provide handrail to one side and guarding to landings at 900mm min above pitch line of stairs and Store∖ finished floor level at landing. All infill balustrading to be set out at centres to prevent 100mm sphere passing through. Lounge External wall construction to comprise of 102mm GD02 facing brickwork, 125mm wide cavity containing 125mm Knauf Dritherm 32 Cavity Slab insulation Kitchen and inner leaf of 100mm Thermalite high strength Aircrete concrete blockwork (or similar approved) with 13mm plaster finish. Provide stainless steel cavity wall ties at 900mm centres 2040 🖔 2723 horizontally and at 450mm centres vertically. 'U' value through wall to achieve 0.21W/m²K. Refer - Indicative Kitchen layout, refer to to construction notes for full specification. specialist drawings. GW01 Dark grey, uPVC window frames complete with - Line of lean to roof over. _GW03_ _ 24mm double glazed, high performance, units. 1002.5 2147.5 665.0 460.0 440.0 2035.0 1002.5 1360.0 Whole unit 'U' value to achieve 1.4W/m².k. 4152.5 **Ground Floor Plan**

This drawing is subject to copyright and is not to be reproduced in part or whole without approval. Do not scale this drawing - check all dimensions on site . Refer to Site Plan for detail of levels adjacent houses. DPC's to be 150mm min. above adjoining ground levels. Refer to Structural Engineers drawings for detail of foundations, sub-structure, supporting structure, movement joints etc. Refer to drawing Site Setting Out for finished floor levels relative to ordnance datum. This drawing is to be read in conjunction with Structural Engineers and Mechanical and Electrical Consultants drawings. Reference to be made to Consultants drawings prior to construction and any discrepencies between drawings should be reported to the C.A.

1m

2m

Drawing Scale 1:50 @ A1

6187.5 4152.5 4940.0 4000 Black, 68mm dia. uPVC rainwater pipes. 3736 3721 FD04 En-Suite Span of floor joists to specialist design. 22mm thick Type 5 moisture resistant chipboard floor decking Bedroom 1 Bedroom 4 to BS EN 312 on 220mm (TBC) deep Easi-joists on joist hangers at 400mm centres by specialist based upon Structural Engineer's loading calculations. For acoustic purposes provide 100mm thick (min. 10kg/m2) mineral wool insulation between joists. 2701 Line of landing edge to maintain 2.0m clearance above pitch line of stairs. Internal stud partitions to comprise of 1 layer of 12.5mm Gyproc SoundBloc with skim finish either side of 70mm metal studs at 600mm max. centres. (Stud partition walls 97mm overall thickness, excluding skim finish). Provide 25mm Bedroom 3 Bedroom 2 Isover APR Acoustic Roll inbetween studs where indicated. ___ Structural timber 'buttress' partition to provide restraint to external masonry wall. 38 x 72mm vertical studs. Noggings provided at 1200mm horizontal centres. Provide 9mm OSB fixed to timbers with 3mm nails at 150mm centres. Dress FW03 FW02 OSB with plasterboard and skim. FW01 First stud to be fixed to inside blockwork skin using 8x120 frame fixings or similar at 450mm vertical centres. 1227.5 1115.0 1697.5 1227.5 562.5 910.0 2015.0 1585.0 4152.5 6187.5

Marley 'Modern' ridge tile (Code 209) dry ventilated ridge detailed in accordance with Marley dwg no. 70114040. Fixings as recommended by manufacturer. 40° 112mm dia. half round uPVC gutter supported on black rise and fall brackets fixed into mortar bed. Roof tiles to project min. 50mm across the Gutter ┍╘╸┾╸┾╶┿╶┽╶┥╶┥═╎═╘╸┾╸┿╶┿╶┿╶┽╺┥═╎═╚╸╞╸╄╸╈╶┿╶┽╒┥═╎═╚╸╞╸╄╸╪╌╪╶╃╶╃ ┣╸╪╌╇╌╇╒┩╒┦═╎═╞╸╄╸╇╸╇╌╃╒╃╒┩═╎═┝╸╄╸╇╸╇╶╇╶╇╶╃╒╃╒╃╒╃╒╇ Potential position for Marley SolarTile integrated roof solar panel. SAP calcs to confirm solar PV requirement. Line of brickwork corbel. — Mortar bedded verge, 50mm overhang. -Tile vent ⋈ Marley 'Modern' ridge tile (Code 209) dry ventilated ridge detailed in accordance with Marley dwg no. 70114040. Fixings as recommended by manufacturer. 'Dummy' chimney stack finished in matching brickwork by specialist complete with pot. Smooth grey, Marley 'Ashmore', interlocking, double plain, concrete roof tiles. Tile vent 🖾 Line of lean-to roof below. Marley 'Modern' ridge tile (Code 209) dry ventilated ridge detailed in accordance with Marley dwg no. 70114040. Fixings as recommended by manufacturer.

7 East Cliff, Preston, Lancashire, PR1 3JE T: 01772 258 356 10 Hunters Walk, Canal Street, Chester, CH1 4EB St Andrews Business Centre, Mold, Flintshire, CH7 1XB **ASD Contracts Inglenook Development** Fairfields Hill, Polesworth, B78 1HL House Type E (Plot 2) - Proposed Plans DP Date 03.01.2025 S2 - Suitable for Information | Scale @ A1 12998 ING-CAA-V2-ZZ-DR-A-3000 C+A JOB NO. PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER REV.

First Floor Plan