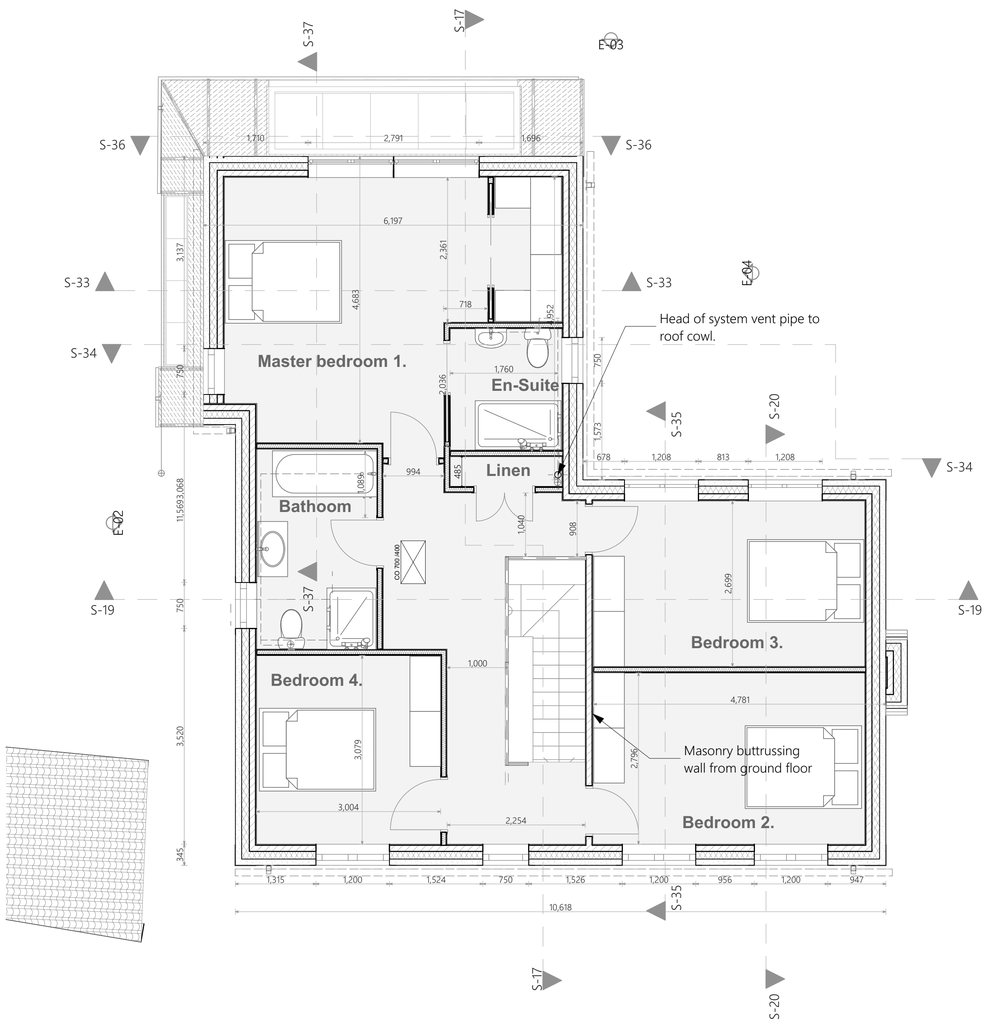


4 1:50 First Floor

Rain water goods

All gutters to be 115mm dia. with 75mm dia. rainwater pipes, to BS EN 12200-1:2000 and Approved Document H section 3. All in cast metal with a black paint finish, rainwater down pipes to discharge into sealed trapped gullies.

Central heating

New boiler to be condensing boiler with a SEDBUK rating A, and a minimum energy efficiency of 90%, suitable for under floor heating system, all to be fitted and commissioned by gas safe registered heating and plumbing contractor. Nu-Heat or similar approved under-floor heating system with zone controls.

Plumbing

All waste fittings to have 75mm deep seal traps and separate connections to SVP's and to be installed in accordance with BS EN 12056-2:2000

Sanitary fittings

All sanitary ware is to be Armitage shanks or similar approved standard. Vitreous china WHB's with pedestal and WC's with low-level cisterns, walk in shower area glass screen and duel shower spray and had set. Range to clients choice as PC sum in contract documents / clients approval.

Ventilation

Mechanical

MVHR may be installed and will need to be contractor designed.
If MVHR is not installed the following ventilation values must be achieved:

Mechanical extract fans to be provided to kitchen, bathroom, utility and WC's to discharge to outside air at the following rates:

Bathroom	15 L/sec.
W.C.	6 L/sec.
Kitchen	60 L/sec or 30 L/sec if combined in cooker hood.
Utility	30 L/sec.

Control of the extractor fans for bathroom and WC's connected to light switch with min. 15 minutes overrun. (External vent cover to have insect mesh)

Natural

Background ventilation provided by two stage opening window catches.

All living rooms containing fireplaces to have 150 x 225mm air brick at low level to provide 450mm² opening for every kW of appliances output rating above 7kw.

Electrical

All electrical installation work is to be carried out by a qualified electrical contractor. All front plates are to be as noted on the construction drawings.

The number, type and position of power outlets, light fittings, TV and aerial points are to be discussed and agreed in writing with the client and form part of the tender documentation.

All lighting shall be in accordance with L1 of the Building Regulations approved documents paragraphs 1.54 Armitage 1.56 and Table 4. All new lighting shall have LED lamps fitted.

All external lighting to be provided with energy efficient lamps which automatically extinguish in daylight, in accordance with L1 of the Building Regulations Approved Documents.

Intermediate floors

Floor type Timber suspended floor

First floor to have 22mm engineered T&G sheet flooring, on engineered Joists as detailed by the specialist joist manufacturer, all floor voids to be filled with 100mm crown mineral wool insulation roll of 20kg/m^3 minimum density. Floor joists to be nogged as defined by the manufacturer.

All joists to sit into joist sleaves and sealed for air tightness.

All ceilings to receive one layer of 12.5mm Gyprock wall board and skim.

NOTE: Lounge and Kitchen ceilings to be boarded with sound block pasteboard and skim finish.

All board joints are to be sealed and taped, all service penetrations are to be sealed with intumescent mastic or foam prior to plastering, all work to be in accordance with Approved Document B.

Lateral restraint to be provided perpendicular to the span of the joists at maximum 1200 centres. Straps are to be galvanised to BS EN 845-1:2013 and to have a minimum cross section of 30 x 5mm and a minimum down turn of 100mm. Straps should be of sufficient length to span 3 No. joists and should be fixed to solid blocking between joists. Straps should also be provided to every third joist where the joist runs perpendicular to the proposed structural wall.

All structural steel and timber to have minimum end bearing of 100mm unless otherwise stated. NO notching or drilling of the Joists is to be allowed other than where permitted by the joist manufacturer.

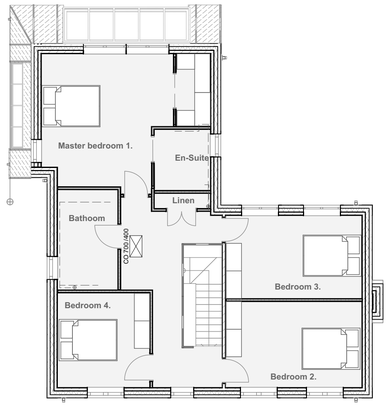
Note:

All wet areas are to have their ceilings boarded with moisture resistant plasterboards to reduce humidity transfer to adjacent rooms or loft space.

Loft floor void

Loft floor void to be insulated with Knauf Earth Wool loft roll - 44 between joists and Space board over with 18mm MR floor decking over, to create a full loft storage deck.

Roof Attic trusses by specialist manufactures with main roof trusses supported off the wall plates and hangers from the UB.4, all to the engineer and truss manufactured design details and installation instructions.



2 1:100 First Floor Furniture

External walls

Masonry 325mm render finish

Render finish on 100mm outer leaf of block work as detailed on the construction drawings, 125mm cavity fully filled with mineral fibre cavity batts (Dritherm 32 Ultimate or equal approved), Inner leaf of 100mm Fibre-lite or similar approved, block work, 12.5mm plasterboard lining on dabs, with taped joints and skim finish.

Stainless steel wall ties at 450mm centres vertically and 900mm centres horizontally with a minimum embedment of 50mm (recommended embedment of 63 to 75mm). High load polymer DPC minimum 150 mm above finished external ground level.

Bricks to: BS EN 771-1.

Blocks to: BS EN 771-3: Aggregate concrete masonry units (Dense and lightweight aggregates)

Wall ties to BS EN 845-1:20013

Cavities to all openings to be closed using proprietary insulated cavity closers (Thermabate or similar approved)

Minimum U value of finished wall 0.16 W/m²K

Note.

Weep holes at 450mm centres above all openings.

Stop ends to be used at end of lintel cavity trays.

Cavity wall and roof insulation to be continuous to eliminate cold bridging.

Eaves ventilation trays to be sued where appropriate to achieve insulation continuity.

Cavity trays to be provided above all externally located beams and lintels. Weep holes at 450mm centres with at least two per opening

Masonry 325mm Stone finish

110mm outer leaf of facing stone, 125mm cavity fully filled with mineral fibre cavity batts (Dritherm 32 Ultimate or equal approved).

All other details as above.

Internal walls

Timber stud partition walls

Non-load bearing timber stud partition walls as indicated on plan. Stud partitions to consist of 100mm x 50mm OR 75mm x 50mm soft wood studs (as detailed on the construction drawings) at 400mm centres with horizontal noggins at 1200mm centres. Studs boarded on both sides with 12.5 mm plasterboard with gypsum plaster skim finish. Partition voids to be filled with 100mm / 75mm (to suite stud width) mineral wool insulation for sound insulation minimum 20kg/m^3.

Bathroom and ensuite walls to have Moisture resistant boards to inside face and Sound Block boards to outer face.

Block partition walls

Block work walls as indicated on the construction drawings, to be 100mm 3.6N/mm2 standard block work, 12.5 mm plasterboard on adhesive dabs both sides with gypsum plaster skim finish.

Plastering - General

All external walls to receive a Parge coat prior to the construction of stud walls, then 12.5 mm plasterboard, fixed with adhesive dabs with gypsum plaster skim finish. All walls to be cleaned of all detritus material prior to adhering boards.

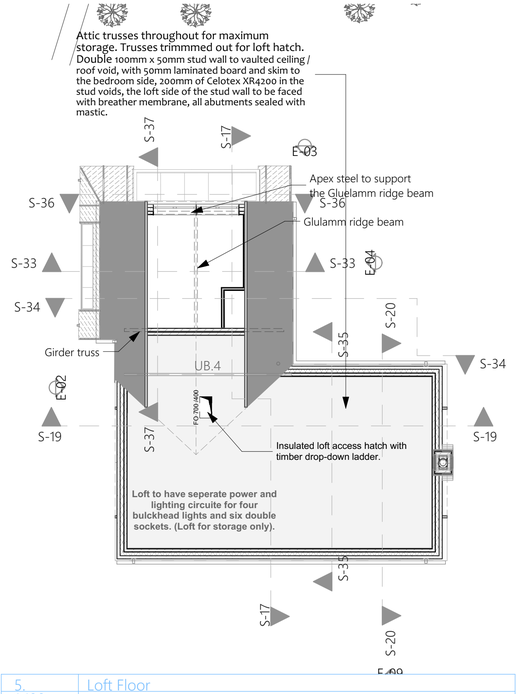
All wall perimeters are to have a continuous bead of adhesive to the boards and all service penetrations are to be fully sealed.

Structural steelwork

All steelwork indicated on plan and section has been sized and detailed by the Structural Engineer.

All steelwork boxed by 2 layers of 12.5 Gyprock fireline board and skim finish to one hour fire resistance unless stated otherwise on the engineers details.

All steel work to have a minimum end bearing of 150mm, on minimum of three courses of blue brick a minimum of 900mm long, or C35 concrete pad stone of 225mm thick by 900mm long.



5 1:100 Loft Floor

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Construction Risks | Maintenance/cleaning Risks | Demolition/adaptation Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Notes
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Construction Design and Management Regulations 2015

The Principal Contractor must:
- Plan, manage, monitor and coordinate the entire construction phase
- Take account of the health and safety risks to everyone affected by the work (including members of the public), in planning and managing the measures needed to control them
- Liaise with the client and Principal Designer for the duration of the project to ensure that all risks are effectively managed
- Prepare a written construction phase plan before the construction phase begins, implement, and then regularly review and revise it to make sure it remains fit for purpose
- Have ongoing arrangements in place for managing health and safety throughout the construction phase
- Consult and engage with workers about their health, safety and welfare
- Ensure suitable welfare facilities are provided from the start and maintained throughout the construction phase
- check that anyone they appoint has the skills, knowledge, experience and, where relevant, the organisational capability to carry out their work safely and without risk to health
- Ensure all workers have site-specific inductions, and any further information and training they need
- Take steps to prevent unauthorised access to the site
- Liaise with the Principal Designer to share any information relevant to the planning, management, monitoring and coordination of the pre-construction phase

When working for a domestic client, the Principal Contractor will normally take on the client duties as well as their own as Principal Contractor. If a domestic client does not appoint a Principal Contractor, the role of the Principal Contractor must be carried out by the contractor in control of the construction phase. Alternatively, the domestic client can ask the Principal Designer to take on the client duties (although this must be confirmed in a written agreement) and the Principal Contractor must work to them as 'client' under CDM 2015

For further information on CMD 2015 consult the HSE website or ask the Principal Designer.

Scales @ A1	Project No.
1:50, 1:100	IS/448/19

Date:	Purpose of Issue
26/04/21	

Project
New Two Storey Dwelling

Client
Mr & Mrs Sterland

Project address
Land adj. Market House
Crich
Derbyshire
DE4 5DD

Layout Title
First Floor and Loft Space.

Drawing Number	
number	rev
A.07	R.4