

Foundations

New foundations & Retaing wall to details of Strucurat Eng

Rainwater Goods - Gutters to be black plastic 112mm half round gutters fixed back to timber fascia on standard brackets, rainwater pipes to be black plastic 68mm pipes. For details of above and below ground drainage refer to the drainage drawing

Ventilation - all windows and external doors to incorporate trickle ventilators to achieve min 8000mm² background ventilation to each room, all windows to be openable to achieve purge ventilation to each room

Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Lintels - over masonry openings in external walls to be Catnic lintels sized appropriate to the opening and to all manufacturers recommendations. Install pre cast concrete relieving lintels over drains under masonry walls

Wall and Ceiling Finishes - finishes to all rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoates and finishing coats to all manufacturers recommendations

Electrical

All new light fittings to be low energy units, type, number and locations all to be confirmed by the client on site, new light switches to be stainless steel domestic style, switch locations to be confirmed by the client on site.

All new electrical sockets etc to be stainless steel domestic style number of and locations all to be confirmed by the client on site and installed 450mm above FFL or min 150mm above Kitchen work surface.

New Kitchen/ Utility units and appliances all to be supplied and installed by the client and to include domestic style 30l/s mechanical extract vent within cooker hood connected to the outside through the external wall.

Bathroom/ En-suites to be supplied by the client and to include bath, shower, wc & basin to bathroom. Shower, wc and basin to en suite and wc and basin to wc. Domestic style 15l/s Bathroom mechanical extract vents to all. connected to the outside through the external wall with 15min overrun and connected to the light switch.

Internal Doors

Internal doors to be 763 x 1981mm FD30 doors, style to be confirmed by the client.

External Doors

External doors to be uPVC double glazed doors, glazing to be 2x 6mm, 12mm cavity, low 'E' Argon filled double glazing to achieve a u-value of 1.4W/m²K. 910 x 2100mm single leaf entry door with top light. 2935 x 2100mm 3 No leaf folding sliding door to kitchen/Day Room.

Windows

Windows to be uPVC double glazed openable casement windows, glazing to be 2x 6mm, 12mm cavity, low 'E' Argon filled double glazing to achieve a u-value of 1.4W/m²K

Rooflights

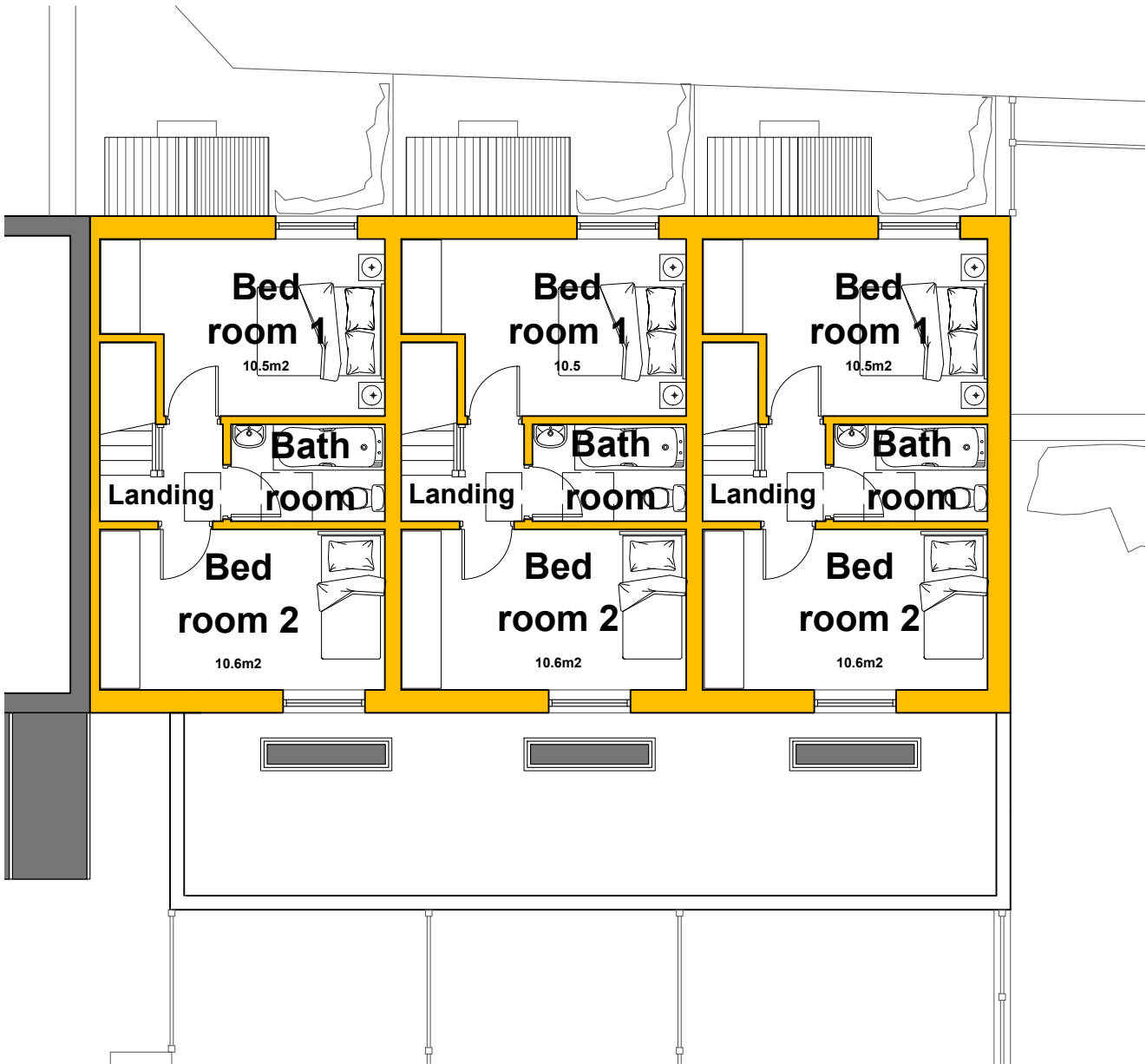
New 780mm x 980mm MK04 centre pivot Velux Rooflights, 3 No to the rear extension and 3 No to the main roof front elevation as shown, 2000x500mm fixed flat roof window to day room.

New Staircase

Install new sw timber staircase from ground floor to first floor and second floor to consist of 13 No risers to each floor (2.6m FFL to FFL) as shown, treads to be 220mm, risers to suit change in level to maximum 42 degree rake and with bullnose nosing, include for 48mm diameter sw timber handrail fixed to adjacent wall on wall brackets and on balustrading all at 900mm above the rake of the stair, NOTE the design of the balustrading to be confirmed by the client

Internal Walls

Internal walls to be 125mm overall timber stud partitions consisting of 12.5mm plasterboard to each face, 100 x 50mm timber studs at 600mm c/c's and 25mm Isowool insulation between studs



Ground Floor

New ground floor construction to be finish (to be confirmed by the client) laid on Tarmac Truscreed thickness as recommended by the manufacturer on low density polyethylene 300mu, 500 gauge, Visqueen separation layer, on 110mm Kingspan Kooltherm K3 floor board insulation, on 150mm concrete floor slab on low density polyethylene 300mu, 1200 gauge, Visqueen DPM laid on 50mm sand blinding on well compacted hardcore fill all to achieve a u-value of 0.13W/m²K.

Upper Floors

New floor construction to be finish (to be confirmed by the client) laid on 22mm plywood deck on sw timber floor joists to size and spec by the S. Eng and Lay 100mm Rockwool mineral fibre quilt or equivalent between floor joists. Ceiling to be 12.5 FireLine plasterboard with skim plaster set and finish.

Walls

External walls to be coursed natural stone / blockwork cavity external wall construction, with 12.5mm internal plasterboard and skim finish, 100mm lightweight blockwork inner leaf, 100mm Kingspan TW50 cavity wall insulation, 50mm cavity and 100mm external leaf stonework all to achieve a u-value of 0.18W/m²K. Dressings (window heads and sills) to be ashlar dressed stone, rear walls to be 20mm two coat sand/cement render with waterproof additive on 100mm lightweight block, K value 0.15 or lower. Retaining wall to the rear of the site to the design and spec of the S. Eng

Acoustics - All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dBRw all to comply with Part E of the Building Regulations

Warm Pitched Roof

to achieve min u-value required of 0.11 w/m²k Marley Modern roofing tiles fixed to tile battens secured over breathable felt to relevant bba certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). provide 110mm kingspan thermapitch tp10 insulation boards under the counter battens and 100mm kingspan thermapitch tp10 between 47 x 195mm timber rafters strength class c24 at 600 c/c – span to engineer's details. a vapour control layer should be provided to the underside of the rafters. finish with 12.5mm plasterboard and skim.

Warm Flat Roof

to achieve u value 0.16 w/m²k flat roof to be single ply membrane roofing providing aa fire rating for surface spread of flame with a current bba or wimlas certificate and laid to specialist specification. single ply membrane to be fixed to 18mm exterior quality plywood over 140mm kingspan thermarroof insulation. insulation bonded to vcl on 18mm external quality plywood decking or similar approved on sw firings to minimum 1 in 40 fall on sw treated timber joists as structural engineer's details. fix 12.5mm plasterboard over vapour barrier to underside of joists, finish a with plaster skim.

ISSUED FOR PLANNING

A		MARCH 2024		MH		REDUCED TO 2 BEDROOM	
REVISION	DATE	DRAWN	CHECKED	DESCRIPTION			
CLIENT	NEIL RICHARDS					SCALE	DATE
						1:100@A3	APRIL 2023
PROJECT	226 BUXTON ROAD					DRAWN	CHECKED
						MH	
DRAWING TITLE						JOB NUMBER	DRAWING NO. REVISION
FIRST FLOOR PLAN AS PROPOSED						230404	203 A

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First Floor Plan As Proposed

Scale 1:100@A3

Services

Heating and hot water to be supplied via a new AAA+ rated wall mounted condensing vertical balanced flue pressurised boiler with a min SEDBUK rating of 90%. No combustible materials within 50mm of the flue. System to be fitted with Stelrad radiators sized to suit each room and to incorporate thermostatic radiator valves and all necessary zone controls and boiler control interlocks. The system will be installed, commissioned and tested by a "competent person" and a certificate issued that the installation complies with the requirements of PART L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

Smoke Detection

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings.

Tanking

Allow for Type A (external fixed) tanking membrane to be mechanically fixed to the exterior of the earth retaining side walls and tied into the DPC/ DPM