

DO NOT SCALE FROM DRAWINGS ALL MEASUREMENTS TO BE CHECKED ON SITE BY BUILDER AND CLIENT PRIOR TO COMMENCING WORK

These drawings are intended for Planning Permission and Building Regulation Approval only. All works to be carried out in accordance with approved drawing only.

Where The Party Wall Etc Act 1996 applies, then a suitably qualified person shall be appointed.

All electrical work is to be undertaken by a competent person registered as part of the NICEIC Domestic Installers Scheme.

All sound testing is to be carried out by a UKAS Accredited acoustic engineer, a copy of any test results are to be forwarded to Local Authority Building Control.

CDM 2015 will apply to this project - The Clients duties under the Regulations are transferred to the appointed Contractor. The Contractor should be familiar with the requirements of the Regulations and along with other required duties, provide the Client with a Construction Phase Plan for approval.

NOTES:-

DAMP PROOF COURSE
Plastic D.P.C. to BS6515 a min. 150mm above finished ground level, D.P. membrane to lap around back of inner leaf and under D.P.C. in walls, Cavity trays and vertical d.p.c. to BS6515 to be provided to all external openings.

EXTERNAL WALL CONSTRUCTION
320mm cavity walls consisting of 20mm sand / cement render on 100mm thick concrete blockwork build out leaf as per elevations. 50mm clear cavity and prefabricated panels consisting of 140x38mm C16 and C24 grade timber frame at 600mm crs. with breather membrane fixed to 9mm structural sheathing on outer face and vapour control layer with 12.5mm plasterboard and skim plaster finish on internal side, to achieve a minimum U-value of 0.18 w/m²K. Stainless Steel Wall ties to be provided at 450mm crs. vertically and 750mm crs. horizontally (300mm crs. vertically within 150mm of openings) in accordance with DD140 Part 2:1987. Clear cavity to be maintained at least 225mm below d.p.c. with insulation starting at ground level. Brickwork below d.p.c. to be 300mm cavity walls in semi-eng bricks or concrete trench blocks. All cavities to remain continuous with Thermabate 50 Cavity Closer or similar approved used at all window and door reveals.

GROUND FLOOR CONSTRUCTION
50mm Sand / Cement Screed with underfloor heating pipes on 100mm thick concrete slab (mix 1 : 2 : 4) on 125mm Kingspan K103 insulation board on 1200mm crs. on min. 150mm blinded hardcore, to achieve a U-value of 0.18 w/m²K. with 20mm Kingspan K103 insulation board lapped against external wall to prevent cold bridging.

GARAGE FLOOR
150mm thick concrete slab (mix 1 : 2 : 4) on 1200G visqueen d.p.m. on min. 150mm blinded hardcore.

FIRST FLOOR CONSTRUCTION
22mm T. & G. boarding on Posi Joists (size and span to be confirmed by manufacturer) built into inner leaf with solid timber block strutting minimum 38mm thick and three quarters joist depth at max. 2.4m crs. (boarding in bathroom to be water resistant with identification showing). Three number joists running parallel to outer wall to be tied in using 1800 x 30 x 5mm m.s. anchor straps at max. 2m crs. 100mm Mineral wool insulation Quilt (Min. Density 10 Kg/M³) laid between joist. 150mm Kingspan K103 insulation laid between joists above garage, to achieve a U-value of 0.1 w/m²K. Ceiling to be 15mm plasterboard with plaster skim finish.

INTERNAL LOADBEARING PARTITIONS
Prefabricated panels consisting of 89x38mm or 63x38mm C16 grade timber frame at 600mm crs. with one row of 89x38mm or 63x38mm noggings at 1200mm crs with 15mm plasterboard and skim plaster finish on both sides.

LINTELS
External openings in 300mm timber frame cavity walls up to 3300mm to be bridged with CATNIC CTF5 lintels or similar approved.

NON-LOADBEARING PARTITIONS
89x38mm or 63x38mm stud partitions with 15mm plasterboard (min. 10Kg/m²) with skim both sides built off double joists or sole plate, all stud work to be at 600mm crs. with 25mm thick mineral wool quilt with minimum (10Kg/m²) to be suspended between stud work.

VENTILATION
Living Room, Dining Room, Bedrooms - one twentieth of the floor areas for rapid ventilation and 10000mm² per room for background ventilation, ie trickle vents.
Bathroom, WC - Mechanical extract ventilation capable of extracting at a rate of not less than 15 litres per second which may be operated intermittently with a 15 minute overrun and 4000mm² background ventilation, ie trickle vents.
Kitchen - Mechanical extractor capable of extracting at a rate of not less than 60 litres per second which may be operated intermittently and 4000mm² background ventilation, ie trickle vents.
Utility room - Mechanical extract ventilation capable of extracting at a rate of not less than 30 litres per second which may be operated intermittently and 4000mm² per room background ventilation ie trickle vents.
Window less rooms to have a mechanical extractor as specified with a minimum 15 minute overrun and have 10mm gap at bottom of door.

STAIRCASES
900mm clear width and have 14 No. risers at 200mm and 13 No. goings at 225mm. Pitch of staircases not to exceed 42° degrees with 2m of headroom in middle of staircase. Handrail to be set minimum 900mm above nosings / floor. Continuous Handrail to be provided on outer string. Goings to be overlapped by 16mm. Stringers to be 250 x 38mm with 75mm square newel posts. Staircase to contain no openings greater than 100mm.

DOORS
External Doors to be Grey Aluminium. Double glazed units to consist of 4.4mm thick Pilkington optilam glass outer pane, 20mm air space fill with 90% Krypton, 6.4mm thick Pilkington optilam therm S3 glass inner pane to achieve a U value of 1.2 W/m²K or comply with DSER band E or better. All internal doors to be 838mm wide to achieve minimum clear opening of 750mm. Any glazing within 1500mm of floor to have minimum 4.4mm toughened safety glass in accordance with BS6206. Main entrance door frame to be 63x2056mm with a 638mm door to achieve a clear opening of 775mm. Internal door and frame between garage and house to be FD30s with intumescent and smoke seals to achieve ¼ hour fire protection and to be self closing with minimum 100mm step up.

WINDOWS
All windows to be double glazed U.P.V.C. frames with minimum opening vents greater than 1/20th of room floor area. Double glazed units to consist of 4mm thick Pilkington optilam clear glass outer pane, 20mm air space fill with 90% Krypton, 4mm thick Pilkington optilam therm S3 glass inner pane to achieve a U value of 1.2 W/m²K or comply with WER band C or better. All windows within 800mm from finished floor level and to all new doors / feature frames (300mm either side) within 1500mm from finished floor level to have 4.4mm Toughened safety glass. Escape Windows to Habitable Rooms to have minimum clear opening of 750mm high x 450mm wide and to have an area greater than 0.33m². bottom of opening area to be not more than 1100mm above finished floor height, sash to be non lockable.

SANITATION, HOT WATER AND WASTE PIPES
Soil and vent pipes to be 100mm dia. U.P.V.C. with durable cage terminal, min. 900mm above highest first floor window. W.C.s not connected directly to SVP to have accessible Air Admittance Valve to top of s/b stack. Bath and Kitchen Sink wastes to be 38mm dia. U.P.V.C., W.H.B. wastes to be 32mm dia. U.P.V.C. all traps to be 75mm deep. All hot water taps should be positioned on the left. A temperature and pressure relief valve limiting the temperature to a maximum of 48° to be fitted to the hot water system. All installations to be commissioned in accordance with the Domestic Heating Compliance Guide - 2013 Edition and the issue of a fixed Building Services Notice on completion.

ELECTRICAL INSTALLATION
All electrical works / installations shall be carried out in strict accordance with the current I.E.E. regulations and Chapter 74 of B.S. 7671:2001 and in accordance of Part P of the Building Regulations. Electrical works should be inspected and tested in accordance with Section 712 of B.S.7671:2001 and Section 713 of B.S.7671:2001. Test Certificates to B.S.7671:2001 should be left with the user of the installation and a copy provided to the Building Control Officer. All new lighting and power outlets shall comply with B.S.3676 or B.S.1363. Electrical Consumer Units should be positioned so that the switches are 1350-1450mm above floor level.
All lighting and power outlets to be placed between 450mm and 1200mm from finished floor level. 75% of new light fitting to be energy efficient only taking energy efficient bulbs. (Location to be agreed with Client and Builder). Mains operated interlinked smoke detectors with battery backup to BS EN 14604:2005 to be fitted on All Floors within 3m of all bedrooms and 7.5m of all other habitable rooms (Location to be agreed with Client and Builder) with an installation and commissioning certificate. Main Operated Carbon Monoxide Detectors to BS EN 50291-1:2010+A1:2012 should be fitted to all rooms with open flue appliances with commissioning certificate.

REVISIONS

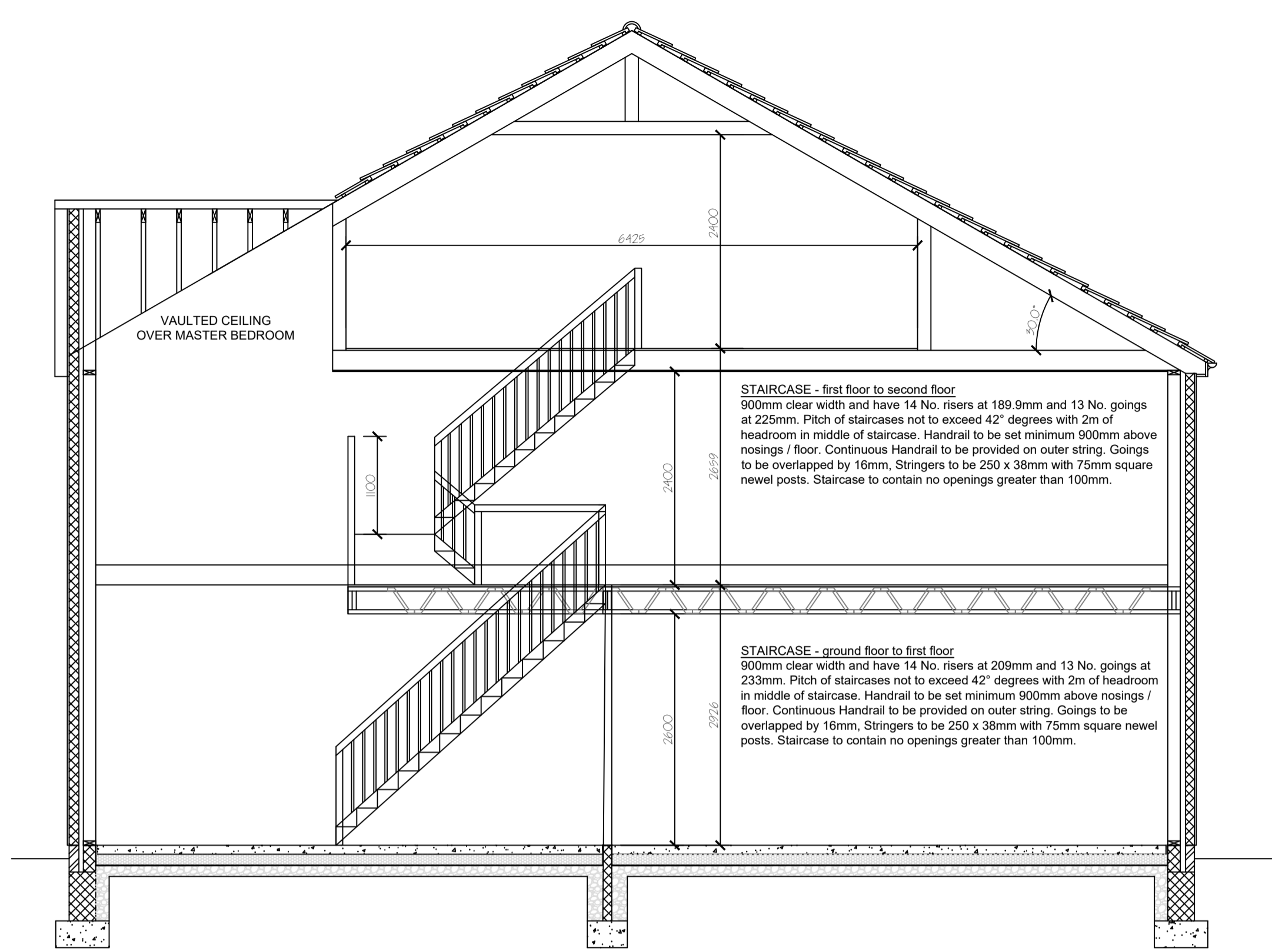
Rev.	Date	Description
A	06/11/23	Made several changes as per Clients request.

Project
Proposed House - 2 Trinity Mews, Durham

for
Mr & Mrs P. Doran (Getz Construction)

Title Sections and Specification		Sheet 04	
A1 Scale	Drawn by	Date	Revision
1:50	PA	Sept 2023	A

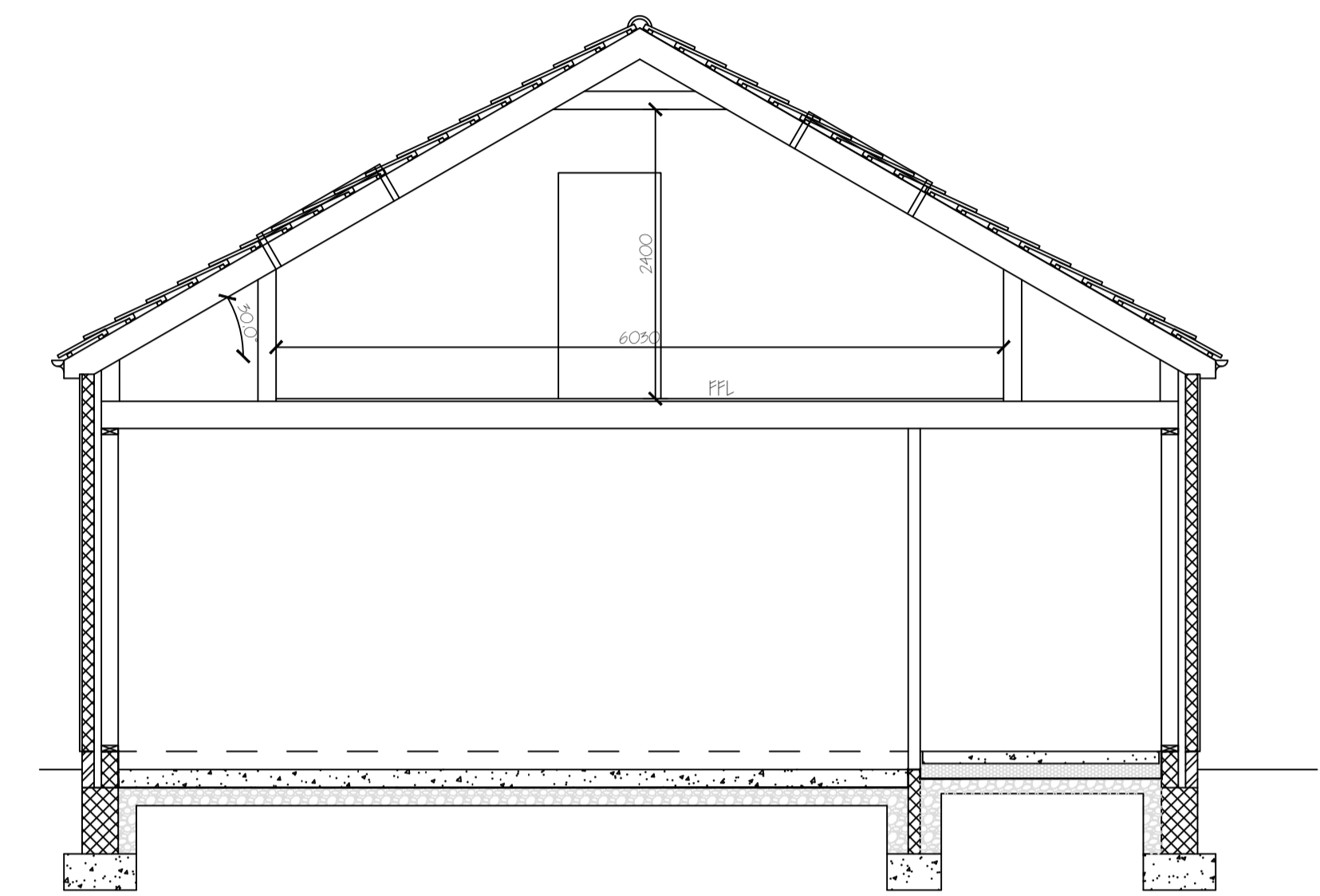
SECTION A-A



STAIRCASE - first floor to second floor
900mm clear width and have 14 No. risers at 189.9mm and 13 No. goings at 225mm. Pitch of staircases not to exceed 42° degrees with 2m of headroom in middle of staircase. Handrail to be set minimum 900mm above nosings / floor. Continuous Handrail to be provided on outer string. Goings to be overlapped by 16mm. Stringers to be 250 x 38mm with 75mm square newel posts. Staircase to contain no openings greater than 100mm.

STAIRCASE - ground floor to first floor
900mm clear width and have 14 No. risers at 209mm and 13 No. goings at 233mm. Pitch of staircases not to exceed 42° degrees with 2m of headroom in middle of staircase. Handrail to be set minimum 900mm above nosings / floor. Continuous Handrail to be provided on outer string. Goings to be overlapped by 16mm. Stringers to be 250 x 38mm with 75mm square newel posts. Staircase to contain no openings greater than 100mm.

SECTION B-B



NOTES (cont):-

HEATING SYSTEM
To be confirmed. Under floor heating to ground floor with full zone controls, all radiators to have Thermostat controls with heating thermostat situated in hallway. Heating details to be supplied to Building Control Officer prior to installation and installed in accordance with the Domestic Heating Compliance Guide - 2013 Edition. All Commissioning certificates for heating and open flue appliances to be supplied by client to Building Control Officer on completion.

ENERGY CALCULATIONS
1 copy of As Built SAP Calculation and Energy Performance Certificate to be provided to Building Control Officer on completion.

AIR TESTING / LEAKAGE
Air Pressure Test to be carried out on completion and test results to be provide to Building Control within 7 days of test. All element junctions to be sealed with mastic or other approved sealant in accordance with BRE 262 Thermal Insulation Avoiding the Risks 3rd edition (2002).

PITCHED ROOF CONSTRUCTION (Flat Ceiling) to be
Markley Modern Concrete Tiles installed in accordance with BS5534 Code of Practice on Permanent Breathable Membrane (BSA Certificate no. 06/4311) on pre-fabricated attic trussed rafters (Trussed rafters to be designed in accordance with BS 5268 Part 3 1985 Appendix A and to be braced horizontally and diagonally in accordance with manufacturers instruction. Roof manufactures details / calculations to be supplied to Building Control Officer before commencement. Three number gable end rafters to be tied to wall at ceiling and rafter level with 1800mm x 30mm x 5mm m.s. galvanised anchor straps at max. 2m crs. (solid packing and noggings required to straps) Bracing to include 100mm x 25mm s.w. longitudinal braces and 100mm x 25mm bracing to ceiling lies in outer of trusses. Wall plates to be 100mm x 50mm s.w. preservative treated. 300mm thick Crown Loft Roll 44 laid between and over ceiling joists and turned down at eaves, to achieve a U-value of 0.15 w/m²K. 12.5mm plasterboard and skim ceiling. Code 4 lead flashing to junction of roof.

PITCHED ROOF CONSTRUCTION (Sloping Ceiling)
As Above except insulation to be changed to 150mm Kingspan K107 Insulation Board laid between rafters with 25mm Kingspan K107 Insulated plasterboard and skim ceiling, to achieve a U-value of 0.15 w/m²K.

RAINWATER GOODS
75mm diameter p.v.c. downpipes with 100mm half round p.v.c. gutters on fascia brackets.

SECURITY
All easily accessible Secure Doorsets should be manufactured to meet the security requirements of BS PAS 24:2012. Letter plates to have maximum aperture of 260mm x 40mm and incorporate a flap to restrict access to DHF technical specification TS008:2012. The main entry door (front) should also incorporate a door viewer or a clear glass window to the side or within the door. A door chain or door limiter should also be included. Secure Doorsets should be mechanically fixed to the structure of the building in line with manufactures installation instructions. Lightweight framed walls should incorporate a resilient layer of timber sheathing at least 9mm thick, expanded metal or similar resilient material. The resilient layer should be to the full height of the door and 600mm either side of the doorset.
Ground Floor, Basement and other easily accessible windows should be in accordance with BS PAS24:2012 or a better standard. Frames should be mechanically fixed to the structure of the building in accordance with the manufactures installation instructions.

TELECOMMUNICATIONS NETWORK
A high speed ready network (capable of delivering broadband access services of at least 30 Mbps) is to be installed. See plan for location of network termination point (NTP), all to be in accordance with "Next Generation access for new build homes" (PAS 2016)

HAZARDS
The following hazards must be addressed with regard to health & safety:

- Live services.
- Excavations.
- Handling major components.
- Working at height.
- Machinery & Equipment.

This list is not exhaustive, all hazards associated with building construction must be addressed & Risk Assessed specifically for this project. Any unforeseen Risk Element encountered to be reported to the Client.

All materials specified may be substituted with alternatives providing they meet an equivalent or better quality and standard. Any changes must be agreed with the client and L.A. Building Control Officer.