DRAINAGE
Drainage- the client to determine whether the sewer system serves the property only or additional properties, they must contact local water supplier and apply for a building near agreement or building over agreement which ever is applicable and ascertain necessary works required to comply Plumbing to be carried out by qualified personnel ensuring safe routing of svp and connection of all waste outlets and roof gutters.PVC wastes pipes to comprise 38mm internal dia to showers and sinks. 32mm for wash hand basin. All to be fitted with anti-vac traps. Wastes pipe exceeding 1.5m in length to be 50mm. Internal dia to WC to be min 75min internal dia, with 50mm deep seal trap.
S&VPS to be 100mm dia and terminate min 900mm above nearest openings c/w wire cage capping.

SURFACE WATER.
100mm dia 1/2 round guttering 75 mm dia r.w.p to discharge into soak ways which are to be 5m from any building, are also subject to percolation test.

BELOW GROUND DRAINAGE
100mm dia UPVC or vitrified clay drainage pipes laid to falls of not less than 1:40 to be bedded in 100 mm pea gravel, if invert level exceeds 1m surround in concrete. All drains passing through load bearing walls to be lintelled over with pre-stressed concrete lintels c/w 50 mm. Air gap and vermin guard.

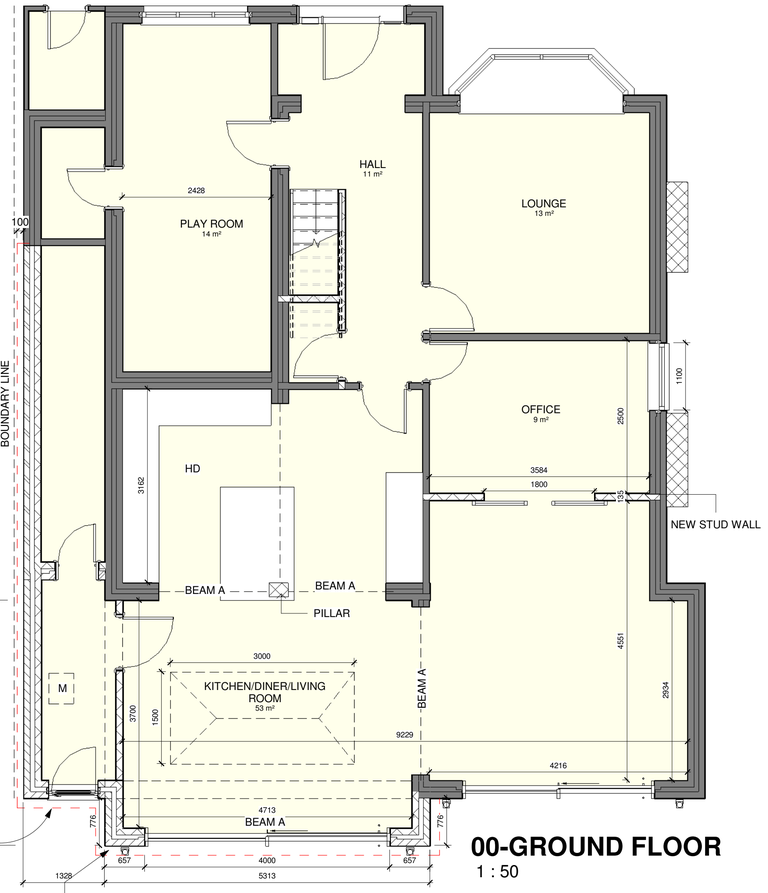
Note:kitchen to have extract fan capable of extraction at a rate not less than 60L/sec. Bathroom, ensuite & W.C to have fans capable of 15 L/sec. All to be light switch activated with 15 min overrun facility.

Note:Lintels to be Galvanished black steel catnic standard over all doors and windows

MASONRY BELOW DPC
Walls below dpc shall be capable of supporting their intended loads and, where necessary, be resistant to frost action, sulfates and other harmful or toxic materials. Flettton or common bricks are usually of durability designations F1,S2 or F1,S1. If in doubt as to their suitability, bricks of F2,S2 or F2,S1 designation should be specified or the manufacturer consulted.

BLOCKWORK
Concrete blocks for use below dpc should comply with BS EN 771 and have:
- a density exceeding 1500kg/m3, or
- a compressive strength not less than 7.3N/mm2, or
- an assessment in accordance with Technical Requirement R3.

DAMP-PROOF MEMBRANE
Below the slab
- Polyethylene sheet not less than 1200 gauge (0.3mm) (or 1000 gauge (0.25mm) if assessed in accordance with Technical Requirement R3 of Chapter 1.1)
- Bitumen sheet to BS 743 'Materials for damp-proof courses'



Dashed lines adjacent proposed walls indicate proposed foundations.

water efficiency Dishwasher 1.25 l/place setting
Washing machine 8.17 l/kilogram

Install new trapped gulley to take rain water ,connect into the exisiting insp.ch.

NOTE: ALL DOORS AND WINDOWS NEED TO BE PAS 24 Security Standard for controlled fittings

Doors and glazing to have an overall U-value of 1.4W/m2K (or better) – This is typical for new 'A' rated units.

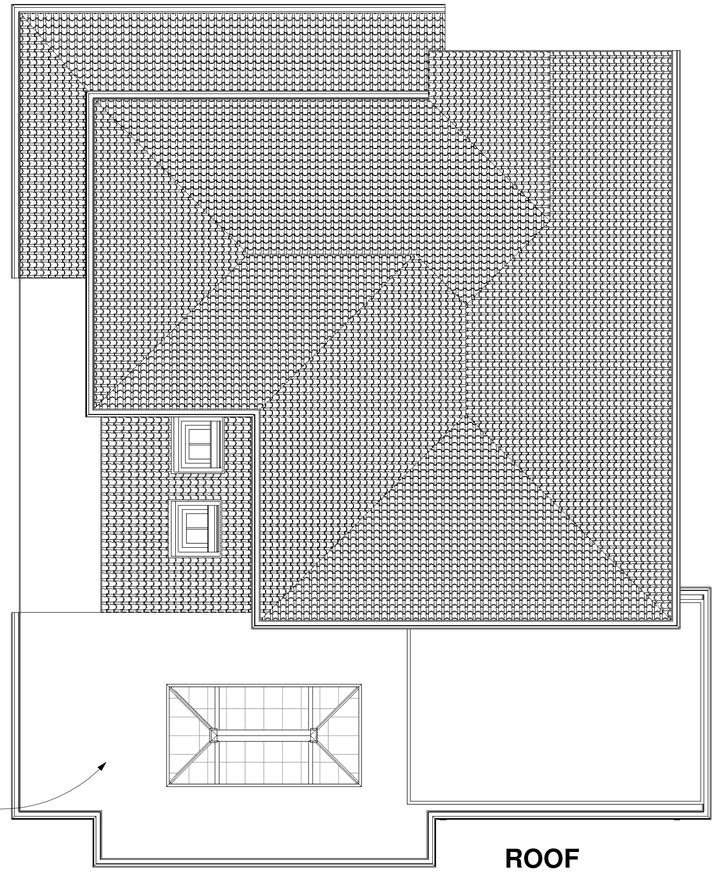
00-GROUND FLOOR
1 : 50

Type of Reinforced Bitumen Membrane (RBM)			Insulation material	Method of fixing first layer
First/ intermediate layer	Second layer/ underlay	Final layer/ cap sheet		
Type 3G perforated foam	50PS	50PS with either integral mineral finish or applied solar protection	Rigid Urethane Foam (RUF) - polyisocyanurate (PIR) or polyisocyanurate (PIR)	Loose laid and taped joints with perlite bonding
Type 3G perforated foam	Elastomeric 50PS or 25PS achieving 50PS	Elastomeric 50PS or 25PS achieving 50PS		
50PS fully bonded	50PS	50PS with either integral mineral finish or applied solar protection	Compressed cork, rock fibre or glass fibre insulation, or perlite boards, or cellular glass products	Full Bitumen bonding per BS 6229
50PS fully bonded	Elastomeric 50PS or 25PS achieving 50PS	Elastomeric 50PS or 25PS achieving 50PS		

Note: bonding refs insulation boards, except cork/glass fibre or perlite is laid loose.
Note: Elastomeric' i.e. SBS polymer modified bitumen membranes, with enhanced elongation and flexibility, especially at low temperatures, are likely to provide longer service life.

WARM ROOF (timber deck)
Waterproofing and insulation
Waterproofing should be one of the following:
- reinforced bitumen membranes (roofing felt) to BS 8747 from the following table:

- mastic asphalt, 20mm thick on the flat, laid in two layers, all to BS 8218 onto black sheathing felt
- a thermoplastic single ply membrane, assessed in accordance with Technical Requirement R3, either bonded to the insulation, mechanically fixed to the deck through the insulation, or loose-laid, sealed and ballasted. Refer to the manufacturer's instructions for details.



ROOF
1 : 50

General
Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects

CDM REG 2015
These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building Reg approval. At this point the designers work is complete; hence the designer of this drawing will not be acting as the principle designer in terms of health and safety. Under the new regulations, both the client and the building contractor will have health and safety responsibilities and will need to prepare a construction phase plan for the scheme, the construction phase plan for the scheme should include risk assessment and method statements for elements of the works such as excavations, buried services, risk of electrocution, working at height, lifting and handling, etc. should you require guidance, please see HSE website.

General

Note - Client to obtain all agreements with STWA before the works start if the proposed is close to a public sewer.

Note - The client is to give notice to neighbours affected by construction of the building works as required by the party wall act 1996.

Note - Heating and hot water systems not less than stated in domestic heating compliance guide on completion system commissioned by a suitably qualified person.Full Heating to comply with NHBC Standards
Notes - all electrical works required to meet the requirements of part P (electrical safety) must be designed, installed, inspected and tested by person competent to do so. Prior to completion, the council must satisfied that an appropriate BS7671 Electrical installation certificate has been issued for the work and that it has been signed by the person competent to do so. All works to confirm with current building regulations as amended and to the approval of local authority.

Note - 40mm diameter anti-vac trapped waste to sink unit/shower, 32 mm diameter to wash basin with 75mm seal all pipes to be boxed in with 12.mm ply and pipes surrounded with acoustic quilt 10kg/m3 (where applicable all wastes pipes exceeding 3m run to be fitted with anti-vacuum trap) and to be increased to 50mm above 1.700m. Run, disabled waste to go into stud stack with air admittance valve.

Note - 2 layers 12.7mm plasterboard and skim ceilings or 1 hour fire resistance suspended ceiling by specialist- user's choice. 2cts carlite plasterboard and skim block walls. Architraves, skirting's, wall tiling etc-owners choice

Note - All new hot water feeds and central heating pipes that are hidden are to be wrapped in insulation where possible, all new radiators to be fitted with TRVs

Note - Fit energy saving light fittings 2 no. 'one per 25m2 floor area. And having a luminous efficiency greater that 40 lumens per circuit-watt, external lights max 150 watts to be fitted with sensors time switches or energy efficient fittings.

PROPOSED FOUNDATIONS
All foundations to be taken to a minimum depth of 1000mm below f.g.i and deeper as required to suit site conditions.For plot specific foundation design, refer to structural engineers information. Depth of foundation to satisfy NHBC requirements and to be agreed on site with BCO.
EXTERNAL CAVITY WALLS
cavity wall with BLOCK WITH K RENDER as stated on elevation, onto an outer leaf of 102mm facing brickwork to match existing with 100mm cavity fully filled with KNAUF crown dri-therm cavity slab 100mm Dritherm 32 and an inner leaf of 100mm tarmac topbloc air Crete blockwork faced with 12.5mm plasterboard with skimmed finish. Both skins of wall to be tied together with stainless steel wall ties at 900cts horizontally and 450cts vertically. Keystones or similar insulated lintels over openings. 150mm end bearings with cavity trays over where applicable. Cavities to be closed with proprietary insulated cavity closers around openings and at eaves & verges. Openings to be lined with 2000g polythene both horizontally and vertically Dpc to be laid within wall structure, minimum 150mm above adjacent f.g.l Cavities to be filled with weak mix concrete up to but not within 225mm of dpc.
External walls - 0.24 W/m2K (or better) – This can be achieved with 100mm Dritherm 32 (rather than 34)

WINDOWS
Windows to be double glazed plus have min. 8000M2 trickle vents which are to be sized and located in accordance with table 1.2a of approved document (f) 2006B/regs. Calculations to be undertaken by window installer/ manufacturer, openings purge area of windows to be not less than 1/20th of floor area of the room it, serves as opening vent, as per details in table 1.3 of approved document (f) 2006 B/Regs. All glazing below 800mm in windows and 150mm in doors and side panels to doors are to be safety glass in accordance with BS 6206.

HEATING
Owners to decide heating system to be installed. Scheme to be produced by qualified installer and certified on completion
STRUCTURAL
Beams to be shown on plan set on minimum 2 course of engineering class A brickwork, or concrete pad stones as per structural engineers calculations. Box out with minimum 2 layers of 12.55mm plasterboard and skim coat finish. All lintels over doors, windows, and other openings to be catnic, pre-cast concrete or equivalent. Beams, connections, pillars and bearings to be confirmed prior to construction.
INSULATION
Roof to be insulated at rafter level comprising 100mm kingspan kooltherm K7 pitched roof board between rafters. Underdraw rafters with kingspan kooltherm K18 insulated dry lining board comprising 12.5mm plasterboard and 50mm insulation. **Roof at rafter - 0.14 W/m2K (or better) – This can be achieved with a total of 150mm insulation i.e. 100mm between rafter & 50mm below**

To facilitate the future provision of a high speed electronic communication network within the building, it must be provided with a suitable service providers access point and an internal network termination point.

Rev	Description	Date

STATUS: PLANNING
PURPOSE OF ISSUE

INNOVATIVE DESIGN SOLUTION
For Enquiries:-
Khuram - 07878975415
Anzar - 07495282331
Email - ak.ids@hotmail.com

PROJECT
23 Burley Hill, Allestree DE22 2ET

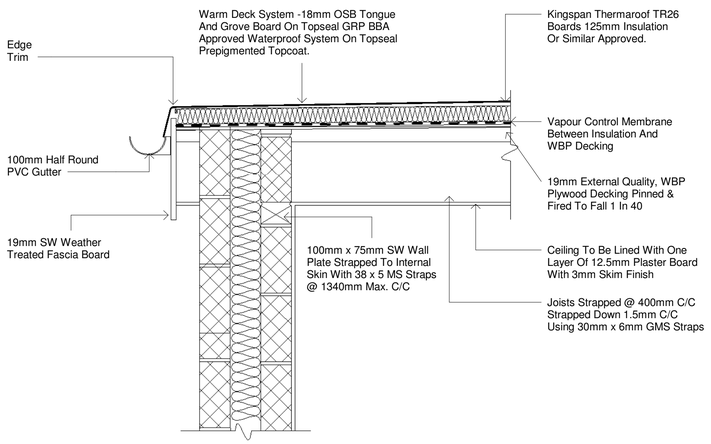
TITLE
PROPOSED DRAWINGS

CLIENT
Matthew Scarborough

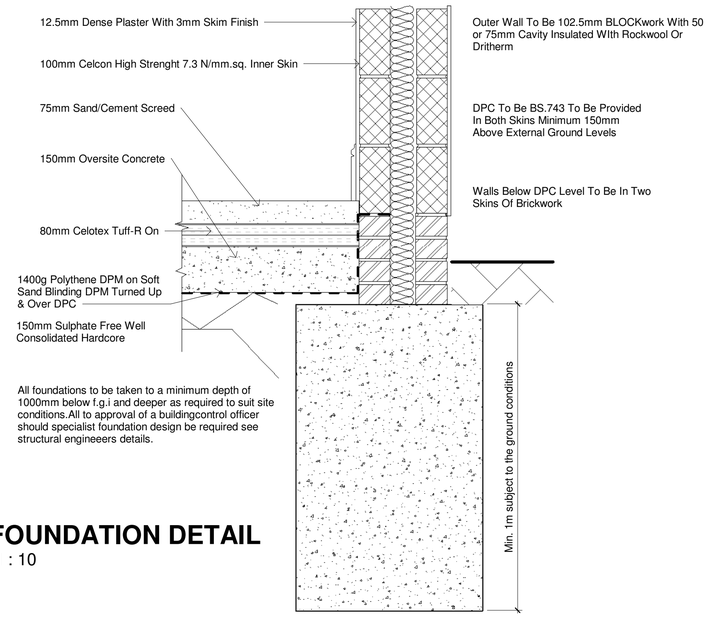
DRAWN BY	CHECKED BY	DATE
AM	KG	27/01/21

SCALE (@ A1)	PROJECT NUMBER
As indicated	0430

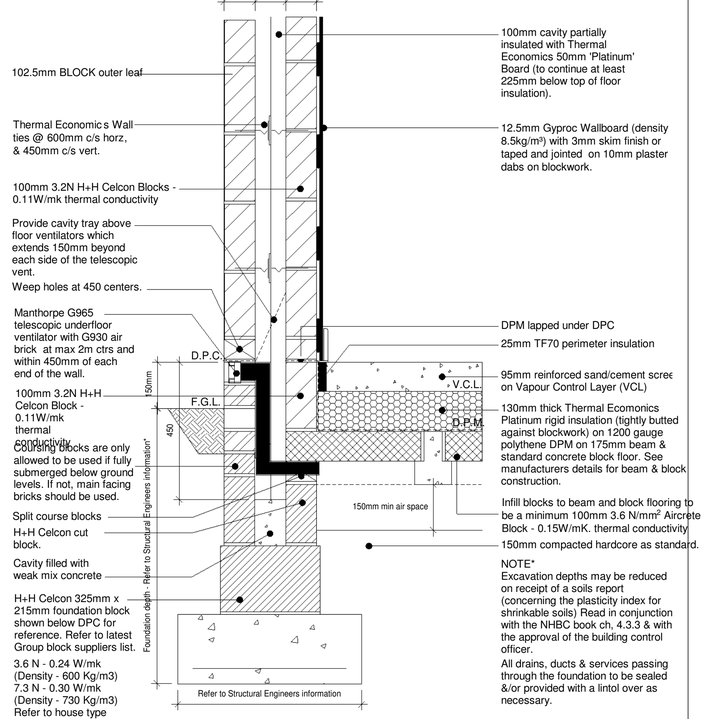
DRAWING NUMBER	REV
A101	



FLAT ROOF DETAIL
1 : 10



FOUNDATION DETAIL
1 : 10

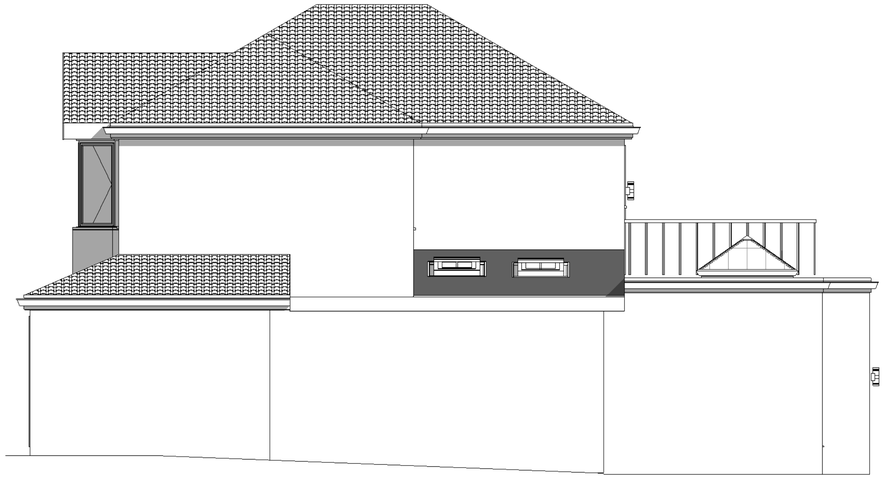


EXTERNAL WALL/GROUND FLOOR JUNCTION
175mm B&B FLOOR WITH 100mm PIR INSULATION

BLOCK AND BEAM FLOOR
1 : 10



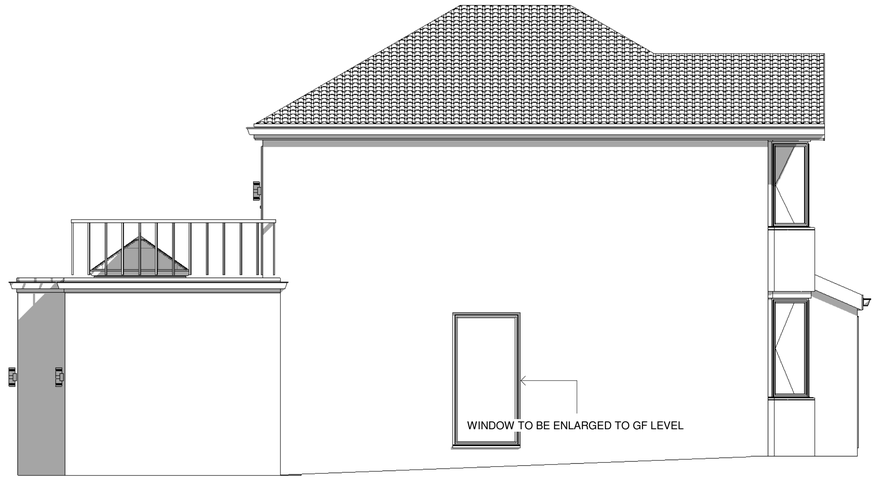
FRONT ELEVATION
1 : 50



SIDE ELEVATION 1
1 : 50



REAR ELEVATION
1 : 50



SIDE ELEVATION 2
1 : 50

General

Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects

CDM REG 2015

These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building Reg approval. At this point the designers work is complete; hence the designer of this drawing will not be acting as the principle designer in terms of health and safety. Under the new regulations, both the client and the building contractor will have health and safety responsibilities and will need to prepare a construction phase plan for the scheme. the construction phase plan for the scheme should include risk assessment and method statements for elements of the works such as excavations, buried services, risk of electrocution, working at height, lifting and handling, etc. should you require guidance, please see HSE website.

Rev	Description	Date

STATUS	PURPOSE OF ISSUE
	PLANNING

INNOVATIVE DESIGN SOLUTION

For Enquiries:-

Khuram - 07878975415
Anzar - 07495282331
Email - ak.ids@hotmail.com

PROJECT

23 Burley Hill, Allestree DE22 2ET

TITLE

ELEVATION

CLIENT

Matthew Scarborough

DRAWN BY	CHECKED BY	DATE
Author	Checker	02/01/21

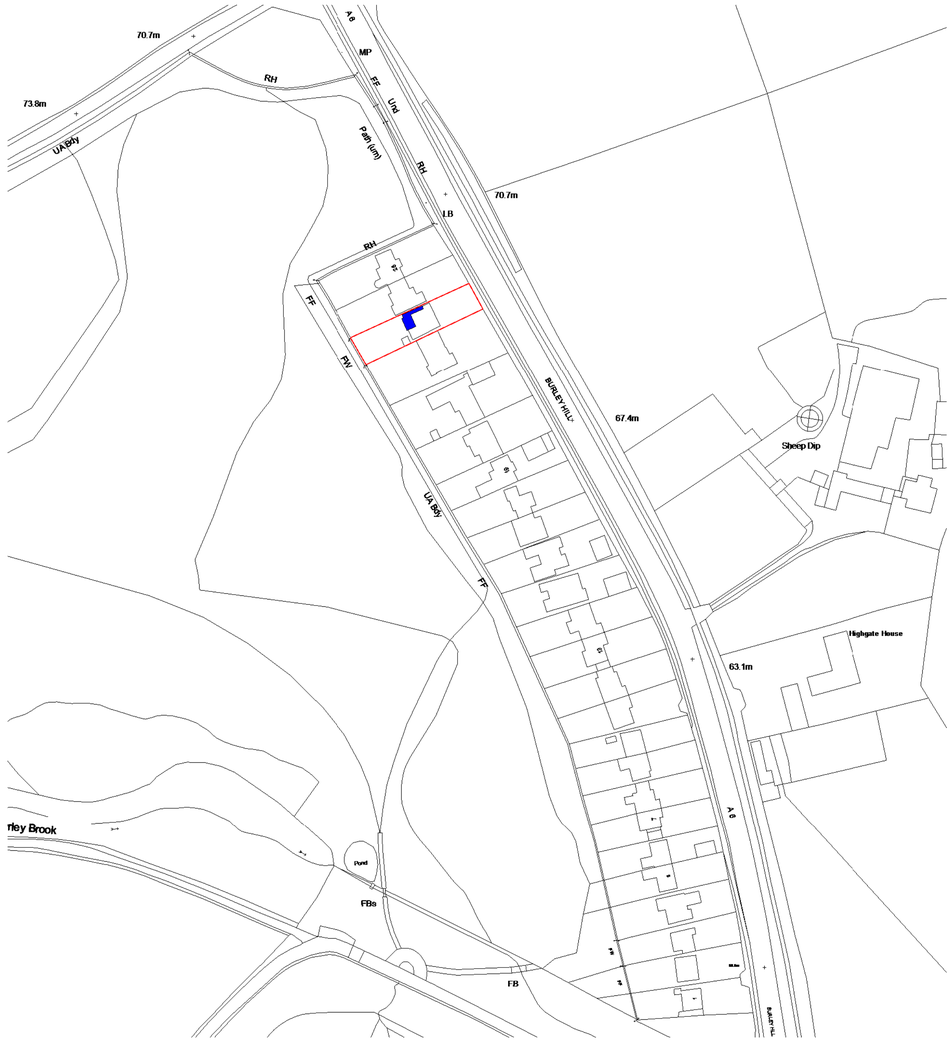
SCALE (@ A1)	PROJECT NUMBER
1 : 50	0430

DRAWING NUMBER	REV
A102	



LOCATION PLAN 1-500

1 : 500



SITE LOCATION PLAN 1-1250

1 : 1250

© Crown copyright Paper Map Copying Licence 2019 OS 100060238. Use of this data is subject to terms and condition

General

Drawings prepared for local authority. Any electrical, heating installation, joinery items, finishes, and fittings to be instructed by the client. The clients are to satisfy themselves that any buried private or public services will not affect the proposal.These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building reg approval. All drawings are copyrights and may not be used in conjunction with other projects

CDM REG 2015

These drawings have been prepared on the understanding that work will not commence on site prior to the granting of planning permission and building Reg approval. At this point the designers work is complete; hence the designer of this drawing will not be acting as the principle designer in terms of health and safety. Under the new regulations, both the client and the building contractor will have health and safety responsibilities and will need to prepare a construction phase plan for the scheme. the construction phase plan for the scheme should include risk assessment and method statements for elements of the works such as excavations, buried services, risk of electrocution, working at height, lifting and handling, etc. should you require guidance, please see HSE website.

Rev	Description	Date

STATUS	PURPOSE OF ISSUE
	PLANNING

INNOVATIVE DESIGN SOLUTION

For Enquiries:-

Khuram - 07878975415
Anzar - 07495282331
Email - ak.ids@hotmail.com

PROJECT

23 Burley Hill, Allestree DE22 2ET

TITLE

SITE PLAN

CLIENT

Matthew Scarborough

DRAWN BY	CHECKED BY	DATE
Author	Checker	02/04/21

SCALE (@ A1)	PROJECT NUMBER
As indicated	0430

DRAWING NUMBER	REV
A103	