TRADITIONAL PITCHED ROOF

Tiles/Slates as stated on elevations, on suitably sized treated s.w. battens, on proprietary BBA approved roof membrane. All tiles/slates used to suit roof pitch and fixed in strict accordance with manufacturers recommendations.

Provide vent strip at eaves level equivalent to 25mm continuous strip and at top of roof equal to 5mm continuous strip. (alternatively breathable roof felt).

Generally 100x65mm wall plates and 175 x 25mm ridge boards.

Generally s.w. fascias and barge boards and 8mm ext. grade ply soffits, unless otherwise specified.

Roof membrane fixed over sprockets with plywood deck, and fascia into 115mm Upvc gutters.(or other specified gutters etc.)

Provide 30x6mm m.s. restaint straps to roof and ceiling/wall plate levels at 2m ctrs. Wall plate on mortar bed & dpc. All rafters to be bird mouthed.

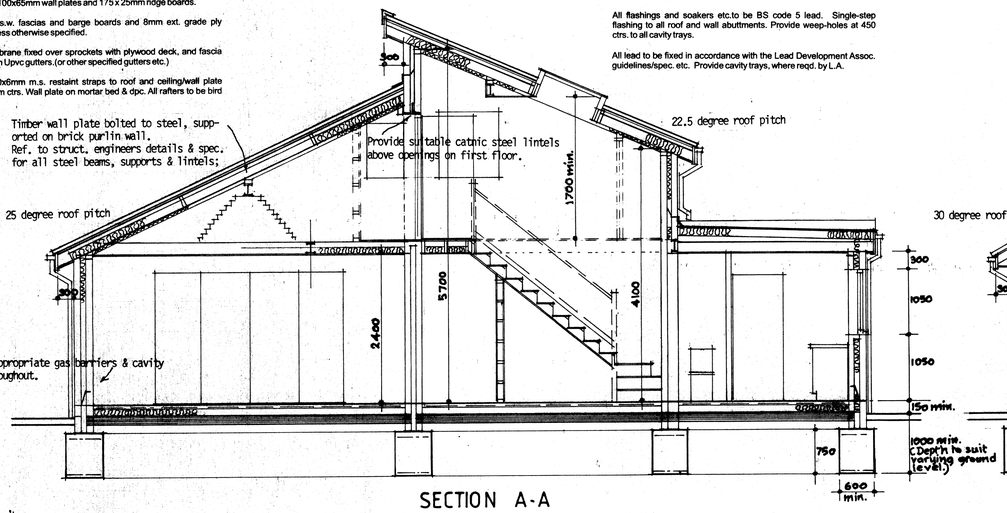
Provide 200 x 50mm C24 timber rafters at 400mm max. ctrs. with 140mm kingspan roof insulation between rafters & 40mm below rafters.
Max. U value of roof to be 0.16 W/m sq. K.

Where mono-pitch roof abutts brickwork provide Code 5 lead flashing with 150mm upstand (unless shown or stated otherwise) Install cavity tray above flashing with weep-holes at 450 crts if required by L.A.

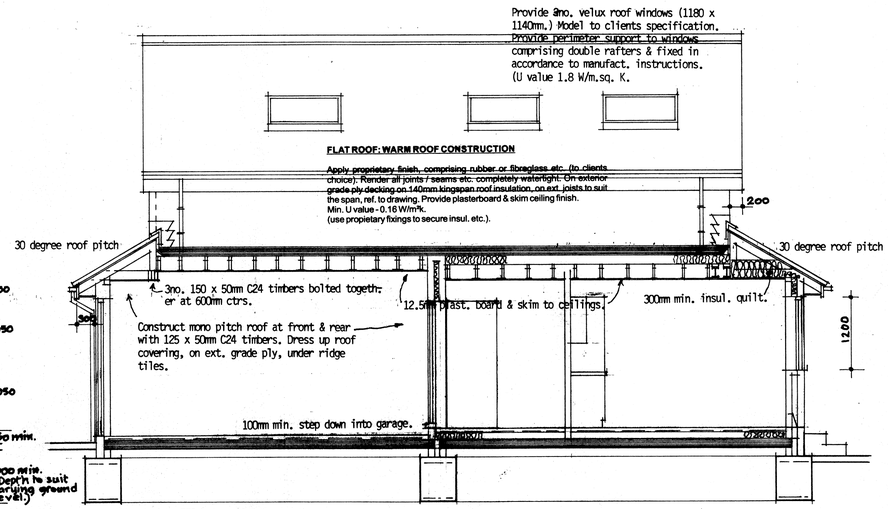
100 x 65mm wall-plate bolted to wall at 600 ctrs. Provide 100 x 50 vertical timber ties fixed to joists/rafters.
Where applicable the contractor is to accurately check all relevant roof pitches on site. Exq pitches shown may be approximate. All new pitches to match exg.
All structural beams (timber or steel) to be securely fixed at each end. All roof timbers to be treated.

All flashings and soakers etc.to be BS code 5 lead. Single-step flashing to all roof and wall abuttments. Provide weep-holes at 450 ctrs. to all cavity trays.

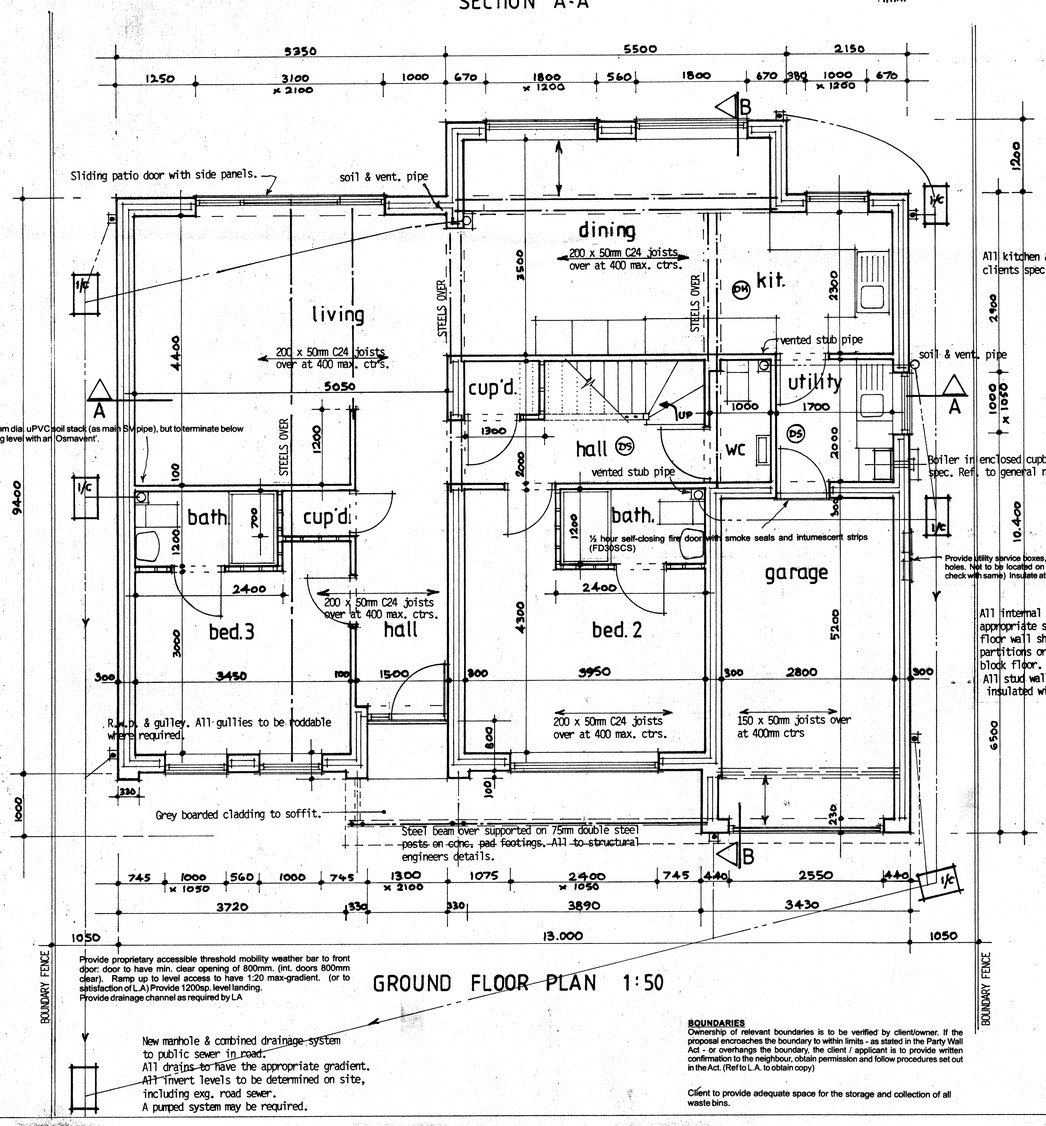
All lead to be fixed in accordance with the Lead Development Assoc. guidelines/spec. etc. Provide cavity trays, where reqd. by L.A.



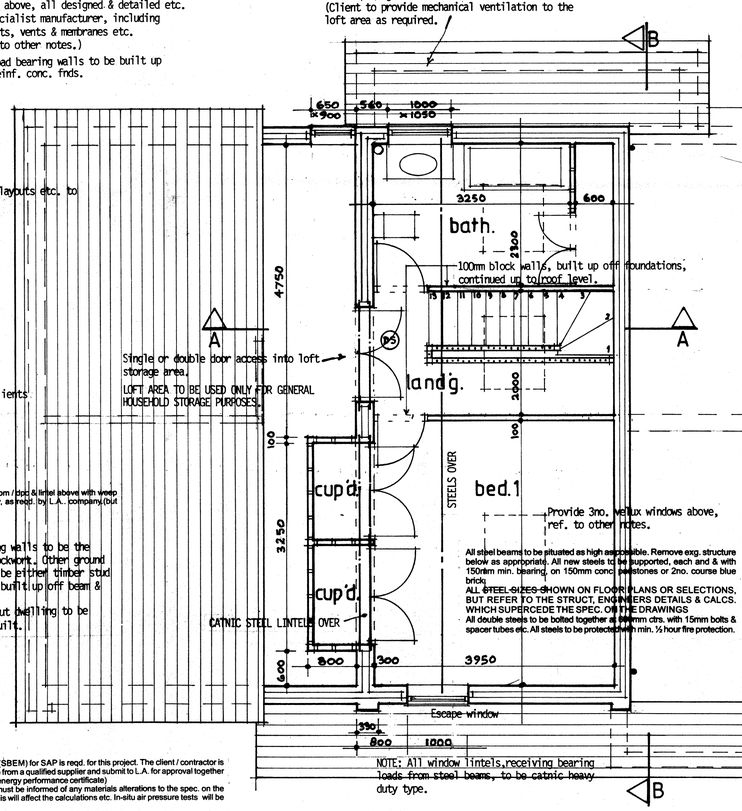
SECTION A-A



SECTION B-B



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN

600mm wide x 750mm trench fill ring beam reinforced with 2no. layers A193 mesh, all to struct. engineers details & spec. etc. Contractor to check all finished ground levels to determin depth of treches etc.

Provide proprietary beam & block floor system above, all designed & detailed etc. by specialist manufacturer, including supports, vents & membranes etc. (ref. to other notes.)

All load bearing walls to be built up off reinf. conc. fnds.

All kitchen & bathroom layouts etc. to clients spec.

All internal load bearing walls to be the appropriate strength blockwork. Other ground floor wall shown are to be either timber stud partitions or blockwork built up off beam & block floor.
All stud walls throughout dwelling to be insulated with 100mm quilt.

Note: Bathroom window to be obscure glazed with top opening vent.
The window to the loft area to be obscure glazed & non-opening.
(Client to provide mechanical ventilation to the loft area as required.

A DER / TER (SBEM) for SAP is reqd. for this project. The client / contractor is to obtain these from a qualified supplier and submit to L.A. for approval together with an EPC (energy performance certificate).
The supplier must be informed of any materials alterations to the spec. on the drawings as this will affect the calculations etc. In-situ air pressure tests will be required.

Client to ensure that all trades / personnel involved on the project, are suitably qualified & insured.

Any gas or electrical installations to be certified by those undertaking the work.

It is recommended that a qualified Clerk of Works supervises this project together with project manager.

New Dwellings: An in-situ air pressure test to be undertaken on completion & results submitted to L.A for approval.

(SD) reps. smoke detector over, to BS 5446 part 1 & app. doc. B1, section 1. (mains operated - self contained).

(HD) reps. heat detector to BS 5446-2 installed as above

Additional contract costs may be incurred by the client after foundation depths and drainage details are determined on site by contractor. This also applies to any other works that may be required.

Contractor to read all drawings in conjunction with all reports, SAP cals. Engineers details & calcs, etc.(or any other)
No responsibility will be taken by the architect for client / contractor not working to the latest up-to-date and amended drawings. St. engineer details supersede all details shown on these drawings.

BOUNDARIES
Ownership of relevant boundaries is to be verified by client/owner. If the proposal encroaches the boundary to within limits - as stated in the Party Wall Act - or overhangs the boundary, the client / applicant is to provide written confirmation to the neighbour, obtain permission and follow procedures set out in the Act. (Ref to L.A. to obtain copy)

Client to provide adequate space for the storage and collection of all waste bins.

New manhole & combined drainage system to public sewer in road.
All drains to have the appropriate gradient.
All invert levels to be determined on site, including exg. road sewer.
A pumped system may be required.

Provide proprietary accessible threshold mobility weather bar to front door: door to have min. clear opening of 800mm. (int. doors 800mm clear). Ramp up to level access to have 1:20 max-gradient. (or to satisfaction of L.A) Provide 1200sp. level landing.
Provide drainage channel as required by LA

STAIRCASES

To be 42° max. pitch (or as specified) with 2m min. vertical headroom and 1.5m min. at right angles to pitch line. All risers to be equal and a maximum of 220mm. All goings to be a min. 220mm - 300mm max.

Where applicable all tapered treads to be a min. of 50mm at narrowest end. All handrails to be a min. height of 900mm. above landings and 900mm above pitch. Balustrade strength to be a min. of 0.36KN per metre run. Where applicable handrail fixed to widest part of stairs. Gaps to all parts of stairs to be a max. of 99mm. Floor to floor height to be measured accurately on site by installer. All timber trimmers to stairs to comprise bolted double joists with proprietary steel hangers for joist fixing.

FIRST & SECOND FLOORS (where applicable)

25mm t and g floor board or 22mm t and g chip board on 195 x 50mm joists at 400mm max. ctrs. Solid noggin strutts where spans exceed 2.5m. Timber noggins to unsupported floor edgings:12.5mm plasterboard and skim to ceiling. Anchor straps at 2m ctrs. over 3 no. joists, where joists run parallel to wall, on noggins. Joists built into walls on DPC. (Mastic Seal around end of joists). Ends of Joists to be treated. (Ref. to robust details if relevant.)

Insulate 1st / 2nd timber floors with 100mm mineral wool insulation.
Floor to achieve U-Value of 0.22 W/m²K. Provide chicken wire to support insulation.

Provide double joists under stud walls, where in line, and under all bath positions.

EXTERNAL WALLS

300mm cavity construction to achieve U-value of 0.28 W/m²K. Facing bricks externally 100mm Plasmor Aglite 4N blockwork internally. Fully fill cavity with Dritherm cavity batt insulation. Provide stainless steel wall ties at 750mm horiz. ctrs. & 450 vertical ctrs. - 225 at reveals. 13mm plaster & skim internal finish. All vertical jambs & horintals to be closed & dpc / insulation inserted to achieve U-value of 0.18 W/m²K. all cavities to be continuous & closed at eaves level. Alternatively use proprietary dot & dab internal lining.

Note: Where internal dry-lining systems is to be used amend all reveals and other relevant elements to suit.

Note: where ext. render finish is specified the outer leaf is to be 100mm dense block work. Terminate render at dpc level with proprietary bead.

Provide masonry movement joints. (6m in blockwork & 12m in brickwork) all to manufacturers recommendations. 10mm joints with proprietary de-bonding ties at 450 vert.cents.

All above to BS8213 & BS 5628 - 3. In case of plaster & rendered finishes proprietary metal stop beads & to be used on each side of movement joint. It is recommended that bed joint reinforcements be used at openings, to manuf. instructions.

GROUND FLOORS (SUSPENDED)

Note: If the hardcore infill would exceed 600mm, then use the following spec:- Provide proprietary beam/block floor system designed by manufacturer. Calcs to be submitted to and approved by L.A. prior to installation. Beams laid on dpc.
60mm reinforced sand/cement screed on 100mm Rockwool Rockfloor' insulation on Floor System. Provide ventilation system to manufacturers instructions & radon barrier as required by L.A. Continue dpm over cavity & link into cavity tray/dpc. Floor to acheive U-value of 0.22 W/m²K

All joints to floor insulation slabs to be taped and fixed to manufacturers instructions etc.- 4\ underfloor heating to manufacturer specification.

All new dpc's to be lapped into existing dpc. where applicable. Provide Rockfloor, 30mm thick, Vert insul. to perimeter of floor on ground floors.

Provide Radon barrier (refer to L.A.). Dpm to be continued over cavity at floor level and linked into dpc. tray.

FOUNDATIONS: STRIP FOOTINGS

600mm wide x 250 deep concrete footings to BS 5328 (Gen 3 C35), to conform to EN206-1. Re-enforced with 2 layers A193 mesh (1no. at top and bottom), with 40mm min. concrete cover. Depth of foundation to be minimum of 900mm, or taken down to existing load bearing strata and where applicable below exg. drain invert level, whichever is lower. In all cases, depth to satisfaction of L.A. (Depth reqd. may vary from that shown on plans). Felt dpc. to walls jo be minimum of 150mm above finished ground level, existing ground level to be reduced as required to achieve this. Provide 300mm wide Thermalite 7N trenchblocks.

Where applicable all foundations to be constructed to suit local ground conditions and to match existing type foundation (i.e. strip or raft) All to AD/A (table 12) and to satisfaction of L.A. As alternative to above conc. trench fill may be constructed to satisfaction of L.A. Wall insulation to overlap floor insulation.

All foundations to App.Document A. Depth and type of fnd to be determined on site by L.A. 30mm. Rockfloor insulation (or similar approved) to perimeter of conc. floor to prevent cold bridging. All Floor insulation joints to be taped.

DRAINAGE/PLUMBING

To comprise 110mm dia. Hepworth supersleve pipes with flexible joints (or similar approved), bedded on and surrounded in 150 pea gravel. All drains should have a min. gradient of 1:40 (foul) and 1:80 (surface water), and where passing through brickwork to be bridged over with concrete lintel.

All gutters to be 115mm uPVC type with matching 65mm dia. rainwater pipes, or to match existing. (Unless stated otherwise)

Drains with less than 600mm of cover to be protected with conc. slab spanning drain trench.

All kitchen wastes to be 38mm dia. and where applicable to terminate below grate in gulley (or into stack if possible).

Hot water supply to baths to be 48°C max.
Provide in-line branding valve as required.

Any new or replacement boilers to be condensing type and installation assessed by corgi-reg. plumber. Installed and certified by same. To achieve Sedbuk rating of 98. All flues to be a min. of 300mm from openings and 600mm from boundaries. Provide suitable flue guards & protectors where required.

All above installed to app.doc.J.

Provide time / temp zone controls, delay start thermostat & boiler interlock as required.

Provide commissioning certificates for all electrical work, energy efficiency, lighting & heating installations.

An energy rating certificate for the property, if require by LA, is to be displayed internally in a prominent position.

Kitchens to have a mechanical extraction system of 60 litres per second min. or a cooker hood of 30 lit/sec. min.

All extractors fitted to manufacturers instructions.

Bathroom extraction to achieve a min. of 15 litres per second.

Utility room extraction to be 30 litres/sec. min

All separate WC compartments to have a mechanical extraction of 3 no. air changes per hour min. with a 15 minuted over-run.

100% of all new light-fittings installed to be energy saving type and to have a luminous efficiency rating of 40 lumens max.
All consumer units to be positioned at a height of between 1350 & 1450mm above f.f.l.

All new radiators to be fitted with thermostatic valves. All water tanks, pipes etc. to be insulated. All pipes/ducts through ext. walls to be sealed. Where penetrating relevant compartment walls/ceilings these may have to be fully fire-proofed. Check with L.A.
Proprietory roof window installed (Velux if not stated) fixed to manufacturers instructions. Size as shown. Operations mechanism to clients spec.

(New Properties):- All light switches, sockets, door-bell etc. to be installed between 450-1200mm above F.F.L Ref to A.D part M

All electrical work is to meet the needs of Part P (Electrical Safety) & must be designed, installed, inspected & tested by a person who is competent to do so. Prior to completion the building control officer will be provided with evidence, by the contractor, to demonstrate that either:-
The work has been carried out by a member of a relevant Competent Person Scheme or, An appropriate electrical installation certificate has been issued for the work, and that it has been signed.

WINDOWS/DOORS

All to be double glazed in style as shown (uPVC unless specified). all windows to have openings that are min. of 1/20th floor area, plus a controllable trickle vent of 8000mm² min. to each room, fixed to top of frames. All glazing to achieve U-Value of 1.6 w/m²K or an energy band rating of Band D or better. All bath, en-suite and WC windows to be obscure glazed. Kitchens, bathrooms etc to have window vents of 5000mm²

Glazing in doors which is wholly or partially within 1500mm from floor level to be safety glass (min. class C to B.S. 6206 and marked accordingly).

Unless specified all lintels to comprise insulated catnic type, CG, CGH, CL or CU (depending on span/load). All internal lintels over doors in 100mm block walls to be CN102 (unless spec.) 150mm min. end bearing to lintels. All catnic lintels and window/door reveals to be insulated maximum U-value of 0.18w/m²K. Provide weep-holes at 450 ctrs. to external lintels. All lintels to suit wall thickness.

Draft proof all external doors and windows and weather seal frames.

All glazings in door frames etc. below 1.5m from floor & within 300mm of door and all other glazing within 0.8m of floor to be toughened or laminated and fitted and marked accordingly to B.S. 6206, 1981. (All safety glazing to A.D.N.).
All glazing to be pilkinton K (LOW E) type. max. U-value of 1.6W/m²K.(16mm gap)

All external doors to achieve U-Value of 1.6 W/m²K

All windows to achieve energy rating of C or a U-Value of 1.6W/m²K which equates to 4mm glass, 20mm air gap (Argon filled), 4mm glass with a low E coating to innerpane. FENSA approved installer.

Window to have a clear opening of 450 x 750mm (min.) for escape purposes (min. 0.33m²), 800 - 1100 above floor.
This applies to one window in all 1st floor bedroom & all inner rooms on all floors. In some cases the window sizes/design shown may have to vary to accomodate above. Security measures throughout to comply with B. Regs. approved doc. Q.

General Notes.

All products and specifications may be altered from those shown, but must be approved by the LA. Note: Where applicable any alterations in the specifications etc must be pointed out to the person preparing any SAP calculations that may be required to be submitted to the LA.

All proprietary products to be fixed in accordance with manufacturer's spec. instructions and relevant British Standards & Codes of Practice.

Grade of all structural timbers throughout to satisfy strength class C16 as shown in Trada technology tables, and BS 5268 - 2.

Before any work commences on site all authorities, gas, water, electricity etc. shall be notified particularly when excavation works are to take place, in order to ascertain the positions of any services likely to be disturbed. All exq. services on site to be traced by contractor.

All dimensions are to be checked on site and any deviations from the plan be notified to the drawer before work commences. Any inaccuracies to be notified immediately.

A works completion certificate is required to be issued by the L.A. to the applicant.

All scaffolding to B.S. 1139, 1982 & construction (working places) Regs. 1966 (+CDM regulations)

Note: further details & specifications may be required after demolition and investigation by contractor.

All these drawings to be read in conjunction with all relevant drawings produced by others (i.e. struct. Engineer etc.).

All aspects of structural design (foundations, ground conditions etc. steel, timber & masonry) to be undertaken by client structural engineer.

Specifications for paths, drives, boundary walls & decoration etc. to be agreed by client/contractor.

THIS PROJECT MAY BE SUBJECT TO THE HSE C.D.M REGULATIONS 1994. IT IS THE CLIENTS RESPONSIBILITY UNDER SUCH LEGISLATION, TO APPOINT A CDM COORDINATOR (as per advice given).

All hazardous operations and installations to be covered by contractors method statements and risk assessments. All contractors to be adequately insured.

Any variation from spec./details on these drawings to be approved by Local Authority.
All works to be undertaken to the satisfaction of L.A.

The L.A. planning authority will charge client for any conditions that have to be discharged after approval. (All L.A. fees payable by client.)

Any trees / plants on site that are to be removed have to be approved by the L.A. (client to obtain the appropriate reports from tree specialists). Extra deep foundations may be required.

This project in total to be undertaken & supervised to completion by main contractor (including all CDM & all other legislative requirements.)

Note: Overall size of project may vary from dimns. shown, subject to clarification of boundary positions etc. by client. (Ref to client)

Unless stated all plumbing, heating & electrical spec. by others:

All kitchen, bathroom layouts to clients spec.

Extra works may be required to be undertaken (not shown on plans), during progress of works as stated by Building Inspector.

All internal & external decorations to clients spec. (unless stated).

REV.		
REV.		
REV. A	Material amendments added : Oct. '21	

Project
PROPOSED DWELLING AT 63 UPPER MAREHAY ROAD, RIPLEY, DERBYS. DE5 8JF.

Title
FLOOR PLANS & SECTIONS

Client
MR. A. TEW

Scale/s	Date	MAR. 2021
Drawing No. 18581.1	Sheet No. 1 of 2	Revision A

No dimensions to be scaled. All stated dimensions to be verified on site by supervising contractor. NHA to be notified immediately of any discrepancies. All site supervision to be undertaken by contractor appointed by client/applicant.

All construction work to be carried out in accordance with cll current Building Regulations, BS Codes of Practice and all other requirements by all other statutory bodies. All drawings to be read in conjunction with Local Authority conditions etc. on Planning & Building Regulation approvals. No variation to drawing to be undertaken unless specifically agreed in writing by the Local Authority.

Architectural, Structural & Survey Consultants
neville hardy associates ltd
234 Sutton Road
Mansfield
Notts. NG18 5HL
Tel: 01623 621825
Fax: 01623 621825
web: www.nevillehardy.co.uk

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