



Section A-A

Construction Notes:

THIS DRAWING IS COPYRIGHT:
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Whether or not indicated on the drawing:
All workmanship and materials shall comply with current Building Regulations, and British Standards.
All materials shall be fixed, applied or mixed in accordance with Manufacturers' instructions or Specifications. Any discrepancy shall be immediately reported and resolved prior to work commencing. The contractor shall take into account everything necessary for the proper execution of the works.

LEVEL APPROACH:
Provide a level approach and access at entrance storey all in accordance with Approved Document M.

RAMPED APPROACH:
A ramped approach is to be provided on sloping sites where the route to the entrance storey from the point of access to the site or from the car parking space is at a gradient exceeding 1 in 20 but not exceeding 1 in 15.

STEPS TO THE ENTRANCE:
If external steps are required the rise is to be a max of 150mm and the treads a min of 300mm deep. If the overall rise is greater than 600mm and where site conditions dictate provide a suitable handrail with grip able profile to one side of the steps between 850mm and 1000mm above the pitch line. Guarding to be constructed and fixed to withstand 0.36kN/m horizontal force.

FOUNDATIONS & SUBSTRUCTURE:
Foundations to be constructed in accordance with Structural Engineer's details to suit site conditions. Foundations to be taken down to a level below the invert of any adjacent drainage. Concrete cavity fill to within 225mm of the lowest horizontal DPC.

BELOW GROUND DRAINAGE:
Any new underground drainage to be in 100mm dia uPVC pipes laid a min 140 with 'pes' gravel bed and surround. Drain passing under building should be flexible jointed - provide 75x100mm reinforced concrete inlets over drains where passing through walls and 9mm Masterboard collars each side of wall to prevent vermin entry. All new gullies to be trapped and access chambers provided at changes of direction.
Any new manholes to be proprietary GRP or 600x450mm medium duty airtight covers on 225mm thick engineering brickwork built of 150mm concrete base.

GREY WATER:
Provide a 'grey water' storage and recirculation system for watering the garden.

ABOVE GROUND DRAINAGE:
Gutters to be 100mm half round uPVC with 68mm dia rap. New sap to terminate min 900mm above nearest opening window and be fitted with a bird-proof terminal.
Bath & shower wastes to be min 40mm dia. Basin wastes to be 32mm dia and Common wastes to be min 50mm dia.
All appliances on single stack system to be fitted with 75 deep seal traps.

DAMP PROOF COURSES:
Horizontal DPC to BS 743 to all new walls at 150mm min above adjacent external finished surface levels and shaped with the external finished surface levels as required.
The DPC product is to be compatible with the any tanking membrane or cavity trays used.

GROUND FLOOR:
50mm Trufoam or similar approved self levelling screed on separation layer. 100mm Kingspan TF70 with dpm below and 25mm Kingspan turned up around perimeter. Max U value 0.16W/m.sq.k.
175mm beam and block floor to specialist details. 150mm airspace between u/side of floor and ground to be vented with proprietary telescopic vents at not less than 1500mm2/m run of external wall. 100mm concrete oversite on 150mm crusher run hardcore compacted to refusal.

WALLS:
100mm facing material (bc) with 100mm cavity fully filled with Knauf Driftherm cavity insulation slab. 100mm blockwork (strength to engineer's details) internal leaf with 2 coat lightweight plaster finish, max U value 0.24W/m.sq.k.
Stainless steel cavity wall ties spaced at a max 750mm horizontal and 450mm vertical and every blockwork course at door and window openings.

Proprietary insulated inlets over all openings and Thermabote type proprietary cavity closers. DPC in external wall to be a min 150mm above finished ground level.
NOTE: When required all the inlets over the existing ground floor windows to be checked for suitability to sustain the additional loading - if found not suitable change for insulated combined steel inlets by Catnic or similar.

MOVEMENT PROVISION:
Movement joints, where applicable, to be provided in accordance with BS 5628: Part 3: 1985 - Clause 20. See Consultant Structural Engineers details.

LINTELS:
Suitable combined steel lintels over all openings in external walls. Pre-cast reinforced concrete or steel box lintels over all openings in load bearing internal walls. Unless specified otherwise all lintels to have min end bearings of 150mm or as specified by the manufacturer, refer to Consultant Structural Engineers details. All steel lintels to be encased internally to give half-hour fire resistance. All lintels in external walls to have appropriate cavity tray DPC's with weep holes over. Soffits of steel lintels with non perforated base plates and precast concrete lintels when used in the external walls are to be finished with 22.5mm thick Kingspan K18 insulated plasterboard - ensure this does not interfere with the trickle vents to doors and windows.

STEEL BEAMS:
All beams, posts and columns to be wire brushed, hand chipped and receive 2 coats of high-build epoxy or water-based paint, including polyurethane, prior to fixing.
Structural steel fixed externally, or in external wall locations, is to be hot dip galvanised and painted, only, as above.
All structural steel to be painted or encased to give half hour fire resistance. Coatings for fire protection and corrosion resistance must be compatible.
For size position and fixing instructions refer to consultant engineer's drawings

FLASHINGS:
Install Code 4 lead flashings/cover flashings/soakers at roof/wall/chimney abutments, and lead DPC trays to chimneys all to the details and specifications of The Lead Sheet Association and with the appropriate cavity tray DPC's and weep holes over.

INTERNAL PARTITIONS:
63x38mm GLS studing at 600 ctrs with 12.5mm plasterboard each side. Provide sound insulation quilt to partitions between Bathrooms/Bedrooms and any other room. Sound insulated partitions to have minimum 10kg/sgm plasterboard. Dpc to be fixed below soleplates to all ground floor stud walls. Stud walls to kitchens, bathrooms, ensuites, utility rooms and sanitary accommodation to incorporate additional horizontal and vertical studs as required to take heavy fixtures. Walls to all moist rooms to be finished with 15mm thick moisture resistant soundblock plasterboard. Where stud walls are to be finished with wall lining they are to include two horizontal rows of studs for additional support to the boards.

STAIRCASE:
Timber staircase with a min clear width of 800mm, max pitch 42°, 220mm min going, 220mm max rise and min 50mm going to tapered treads. Min 2000mm clear head room above pitch line full length and width over stair. Vertical balustrading to be not readily climbable and all ctrs so not to allow passage of 100mm diameter sphere between. Handrail to be min 900mm high to flights and landings, 1100mm to balconies where applicable. 12.5mm plasterboard and skim to underside of stairs to achieve 30 minutes fire resistance.

FIRST & SECOND FLOOR:
22mm flooring grade chipboard on posl-strut 225mm joists fixed in accordance with manufacturer's instructions. 100mm sound insulation quilt wool insulation laid between joists under drawn with 12.5mm plasterboard unless otherwise indicated.

ROOF:
Approved roof finish on preservative treated battens on breathable roof felt. Prefabricated s/wood roof trusses by specialist manufacturer at maximum 600mm centres to be designed, constructed, fixed and braced in accordance with BS5268 and manufacturers detail. 100x75mm s/wood wallplate strapped to wall at maximum 1800mm centres using 30x3mm galvanised m/s straps.
Where parallel roof to be strapped to wall of rafter and ceiling level with noggin at max 1.8m ctrs with 38x5mm galvanised m/s straps. 225x25mm s/wood GRP lined valley boards when required. 100mm Knauf Earthwool Loft Roll quilt between the ceiling joists with a further 300mm quilt placed over and across. 12.5 full backed plasterboard and skim to ceiling - maximum U value 0.11W/m.sq.k.

Sloping Ceilings to be insulated with 120mm Kingspan Kooltherm K7 pitched roof board between rafters. 25mm airspace maintained by battens fixed to sides of rafters and 62.5mm Kingspan Kooltherm K18 insulating dry lining board to underside of rafters, all joints to be taped and sealed. Max U value 0.13W/m.sq.k.
Ventilation at eaves provided by a proprietary over fascia vent and to be the equivalent of a 10mm continuous strip for normal pitched roofs and 25mm where a sloping ceiling is used. Insulation to be taken tight up to proprietary eaves ventilator and made continuous with top of cavity wall insulation.

VENTILATION:
Rapid ventilation to each room equal 1/20th of floor area and background ventilation min 8000mm.sq.
Mechanical ventilation to Kitchen operated intermittently to extract 60L of air/second or 30L if operated through cooker hood. Utility room extracts to be 30litres/sec.
Family bathroom with window to have mechanical ventilation to extract 15L of air/second and worked independent of light switches.
En-suite without a window to have a ceiling mounted extract fan ducted to external air at a rate of 15L of air/second and worked from the light switch with a min 15 minute over-run once the light is switched off. Ensure a min 10mm gap under the door.

DOORS & WINDOWS:
All dimensions relate to nominal structural opening sizes. Manufacturer is responsible for checking structural opening sizes on site prior to fabrication.
All glazing to windows within 800mm of finished floor level and to side lights or windows both within 300mm of a door opening and 1000mm of finished floor level to be either laminated, safety glazing or toughened glass. Small panes (max width 250mm and not exceeding 0.5m2) to be 6mm minimum thickness annealed glass when fitted to doors. All glazing to have a maximum centre pane U value of 2.0 W/m.sq.k unless stated otherwise.
Escape windows where specified are to have a minimum clear opening size of 450x750mm and maximum 1100mm above finished floor level.
All opening windows on and above the first floor are to be fitted with easy clean hinges incorporating restrictor stops to allow for windows to be cleaned from inside the building and for means of escape where required.

SMOKE DETECTION:
Self contained and interlinked mains operated smoke detectors in the position indicated on plan. The detectors must be fitted with a battery back-up. Commissioning certificates are required on completion of installation.

WATER HEATER:
Any new hot water storage and supply systems to be designed and installed in accordance with BS 6700:2006 or BS EN 12897:2006. Good workmanship is essential and should be in accordance with BS 8000-15:1990.
A gas fired boiler with a high SEDBUK rating is to be used with timing controls and interlocks. Provide wire cage protection to balanced flue outlet if within 1800mm of adjacent ground level. Provide zone controls located in appropriate areas dependent upon the design of the system. Thermostatic valves are to be fitted to all radiators except those located within the area of the control thermostat.

PLUMBING:
The water supply temperature to a fixed bath should not exceed a maximum of 48°C by use of an anti-blending valve or other appropriate temperature control device.
The estimate water consumption of wholesome water in a new dwelling should not exceed 125L per person per day.

ELECTRICAL INSTALLATIONS:
All electrical work required to meet the requirements of Part P (Electrical Safety) will be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Local Authority must be satisfied that either:
An electrical installation certificate issued under a Competent Person Scheme has been issued:
OR

Appropriate certificates and forms defined in BS7671 (as amended) have been submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have a sound knowledge and experience relevant to the nature of the work undertaken and to the technical standards set down in BS7671, be fully versed in the inspection and testing procedures contained in the regulations and employ adequate testing equipment.

SERVICES:
All work and installations to comply with the regulations and recommendations of the respective 'Board' or 'Authority' and to the satisfaction of the 'Inspector'. Meter cupboards are to comply with Appendix G of Approved Document B.

LIGHTING:
All internal light fittings are to be low energy light fittings. Outlets to only accept lamps having a luminous efficiency greater than 40 lumens per circuit watt (for example fluorescent tubes and compact fluorescent lamps).
All external light fittings to be low energy space lighting fitted with PIR's and daylight cut off sensors.

THERMAL BRIDGING AND AIR LEAKAGE:
Thermal bridging and air leakage to be limited by compliance with Robust Construction Details for dwellings and similar buildings. Provide air leakage measures designed to reduce air leakage from the building. Air tightness measures will depend on the form of construction and level of workmanship with the objective being to form a definable continuous air leakage barrier around the dwelling. Ways of preventing air leakage are to be considered at every penetration of this barrier. Particular care on site should be paid to:
1) Joints between structural components e.g. wall to floors, walls to roofs.
2) Joints around components and opening within walls.
3) Services penetrations - plumbing, electrical, and ventilation.

In General:
Cavity insulation and wall insulation must meet at top of wall while retaining ventilation to roof. Cavity wall insulation must be taken up full height of all gables.
Floor joists must be sealed with expanding foam where built into external walls.
All cavity closures to be insulated.
Close any vertical ducts at top and bottom (e.g. boxing in to sp's).
Seal any service penetrations.
Select the appropriate sealant or gap filler for the size of gap and degree of movement anticipated.
Seal under skirting boards with flexible acoustic sealant.
Accredited details to be adopted for all construction junction details.

SECURITY:
Any window and doorway, any part of which is within 2m vertically of an accessible level surface, OR within 2.0m vertically of a flat or sloping roof (with a pitch less than 30°) that is within 3.5m of ground level, to comply with PAS 24:2016.
In areas outlined above ensure:
a) Where windows contain glass and non-key unlocking hardware, then laminated glass as per BS EN 356:2000, Class P1A is provided.
OR
b) Where windows contain lockable hardware then standard glazing can be used (Providing it is not a critical location or within a Secure by Design accredited scheme)

Contractor to provide certification to prove that relevant window frames, and doorways comply with PAS24.
Letter plate to external door will have maximum aperture of 260x40mm and be located/designed to hinder anyone attempting to remove keys with stick or being able to insert their hands. Principal door entrance will have door viewer and fitted with door chain or door limiter.

ELECTRONIC COMMUNICATIONS:
Building to be equipped with a high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communication networks (e.g. broadband speeds greater than 30 Mbps). Typically, a standard BT master socket installation woul

IMPORTANT
<ul style="list-style-type: none">© This drawing is copyright and remains the property of this practiceDo not scale this drawingAll dimensions to be checked on sitePositions of existing services to be confirmed prior to proceeding
REVISION STATUS
S Information issued for feasibility or scheme design T Information issued for tender purposes only C Information issued for Construction NB: Only those drawings containing a C revision to be used for construction
NOTES

A		13-12-2019		Ground Floor construction amended.	
CLIENT					
AURUM_HOMES_LTD					
PROJECT					
BRADFORD ROAD_BAILIFF_BRIDGE BRIGHOUSE					
DRAWING TITLE					
SECTIONS & SPECIFICATION HOUSE_TYPE_1_SEMI_DETACHED					
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