TYPE 1 plans and elevations scales 1.50 and 1.100 A1 format pdf amended and updated 06 03 22

NB SAP AND CARBON CALCS
The standard spec notes give the minimum requirements of the building regulations, the type and thickness of insulation in new build and refurbishment is controlled by the SAP and CARBON calculations and clients/contractors MUST refer to these calculations when commencing or carrying out the works.

CARBON MONOXIDE ALARM
An alarm is to be provided in all rooms where a solid fuel appliance is installed. The CO2 alarm must conform to BS EN50291:2001 and be powered by a Lifetime Battery including an alarm device to alert users on expiry of the working life of the alarm.

Mains alarms may be used provided they include a sensor failure warning device.

The siting of the alarm should be as high as possible, ceiling mounting preferred and between 1-3m from the appliance.

ELECTRICS

Electric switches sockets and the like to be set at appropriate heights between 450mm and 1200mm above floor level.

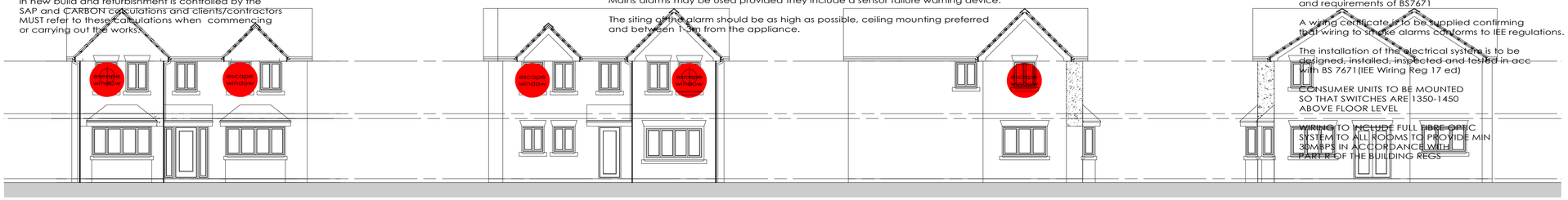
Electrics to comply with Approved document P and requirements of BS7671

A wiring certificate is to be supplied confirming that wiring to smoke alarms conforms to IEE regulations.

The installation of the electrical system is to be designed, installed, inspected and tested in acc with BS 7671(IEE Wiring Reg 17 ed)

CONSUMER UNITS TO BE MOUNTED SO THAT SWITCHES ARE 1350-1450 ABOVE FLOOR LEVEL

WIRING TO INCLUDE FULL FIBRE OPTIC SYSTEM TO ALL ROOMS TO PROVIDE MIN 30MBPS IN ACCORDANCE WITH PART R OF THE BUILDING REGS



front elevation 1.100 | rear elevation | side elevation | side elevation

16. KITCHENS BATHROOMS AND UTILITY ROOMS
VENTILATION TO BE PROVED BY SITE TESTING
All bathrooms to be mechanically ventilated 15 litres/sec
All kitchens to be mechanically ventilated 60 litres/sec or cooker extractor hood or 30litres/sec
toilets to be vented 6 l/sec with 15min overun

FOUNDATIONS TO BE ASSESSED WITH MERIDIAN AND DESIGNED AND INSTALLED IN ACCORDANCE WITH NHBC CH 4.2
SEE TREE SURVEY BY OLD OAK

GLAZING

Glazing generally to requirements of Glass and Glazing Federation and BS6262. Safety glass to BS6206 in critical locations between ffl and 800mm above in windows; and between ffl and 1500mm above in doors and side panels.

HEATING AND FLUES
heating system to detailed design ;
bal flue gas fired condensing boiler, SEDBUK rated
hw/heating programmer, zone controls and thermostatic rad valves, commissioning certificate to be provided on completion to show compliance with approved document L1.

Proprietary gas flue block system to BS1289, to 127mm diam twin walled steel flue pipe in roof space connected to gas flue ridge vent

Commissioning certificate to be provided on completion to show compliance of all heating appliances and their associated flue systems with approved document L1

A copy of the check list for the checking of hearths, fireplaces and chimneys showing compliance with Part J will be provided on completion

Boiler outlet to comply with diagram 3.4 of approved document J (2002)

FLOORS AND FOUNDS

75mm sand cement screed with light mesh reinforcement on 500G VISQUEEN insitu conc floor 150mm on 1200g visqueen DPM 150mm kingspan insulation

Site investigation Report to be provided for Building Control approval. Calculations and detailed drawings to be provided by Structural Engineer for foundation/piling if required.

This drawing to be read strictly in conjunction with Structural Engineers details and calculations where applicable.

ROOF NOTES

Cavity tray with stop ends above bay window, conservatory,and other/all abutments code 4 lead flashings

Velux roof windows fitted strictly in accordance with manufacturers instructions

Lateral restraint straps

Ridge ventilation to be provided equivalent to a continuous 5mm air gap

Roofing as spec notes on room in roof trusses at max 600 crs to specialist design and calculations.

50mm minimum air gap above insulation to sloping ceiling

Insulation to sloping ceiling
75mm celotex between and
50mm across face of rafters.
continuous with wall insulation

25mm eaves vents

Calculations and detailed drawings to be provided by truss manufacturer for Building Control approval

BACKGROUND VENTILATION

Background ventilation to whole dwelling; to be provided at rate of 500mm² per m² with 5000mm² to habitable rooms and 2500mm² to sanitary accommodation

NEW DRAINAGE CONNECTED TO NEW SYSTEM

FIRST FLOOR NOTES

100mm mineral wool insulation fitted between first and second floor joists

Floor joists on restraint type hangers to external walls and to ub.. solid strutting between joists at bearings.

Lateral restraint straps

ECO METAL WEB JOISTS
joists at 400 crs.
TO SPECIALIST DESIGN

h/bone strutting
mid span

RIDGE TILES TO BE MECHANICALLY FIXED

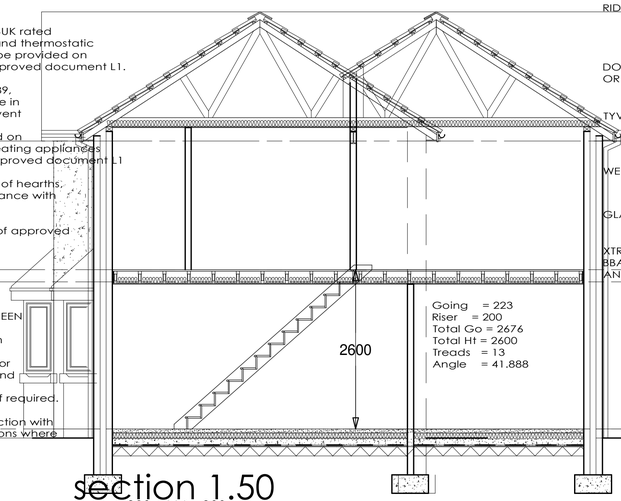
DOUBLE JOISTS UNDER STUD WALL OR NOGGINS IF AT 90 DEG TO STUD LINE

TYVEK ROOF MEMBRANE

WEEPHOLES 900 CENTRES OVER LINTELS

GLAZED DOOR WITH DOOR LIMITER OR CHAIN

XTRATHERM INSTALLED IN ACCORDANCE WITH BBA CERT AND PROVIDE VERT DPCS AT ALL OPENINGS AND CORNERS



section 1.50

SEE ENGINEERS DETYAILS RE FOUNDATIONS IN PROXIMITY TO TREES

SEE ENGINEERS DETAILS RE NARROW BRICK PIERS

SEE CALCULTIONS FOR STEEL BEAMS

RAMP ACCESS TO BE 900MM WIDE AND GRADIENT OF 1.20

ROOF TILE TO BE MARLEY MODERN DUO

GAS BOILER LOCATED IN UTILITY

DOORS AND WINDOWS TO COMPLY WITH PAS 24:2012 SECURE BY DESIGN AND GENERALLY IN ACCORDANCE WITH APPROVED DOC Q

ALL ROOMS WITHOUT EXTERNAL OPENING WINDOWS TO HAVE FRESH AIR SMOKE VENTS

SEE ENG DETAILS RE WIND POSTS TO OPENING REVEALS

GLAZED DOOR WITH DOOR LIMITER OR CHAIN

WATER SUPPLY

Water supply will be from existing water main in acc with Section 67 of the Water Industry Act 1991

Wholesome water usage will be in accordance with Water Efficiency Calculator for New Dwellings by calculation, this calculation will be provided confirming usage on installation of water efficient fittings. prior to occupation.

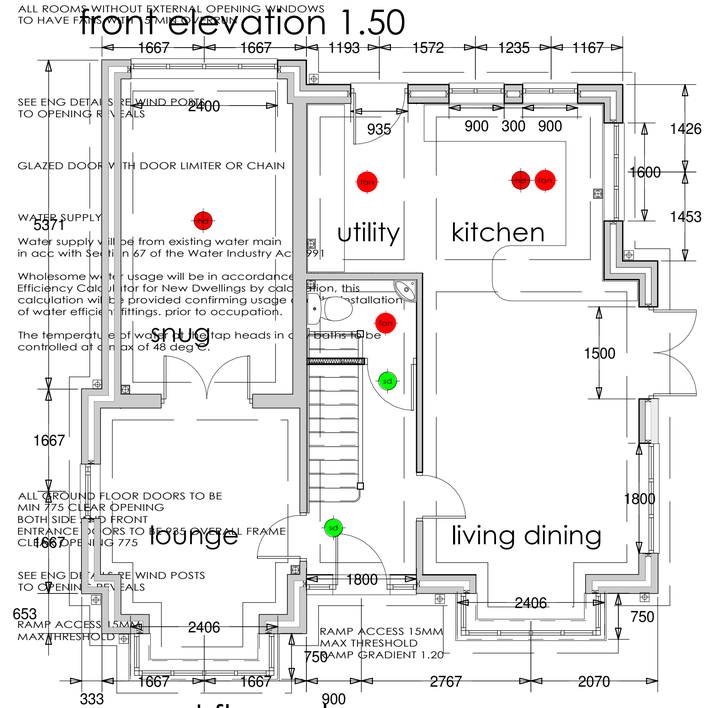
The temperature of water to tap heads in all baths to be controlled at a max of 48 deg C.

ALL GROUND FLOOR DOORS TO BE MIN 775 CLEAR OPENING
BOTH SIDE AND FRONT ENTRANCE DOORS TO BE 926 OVERALL FRAME CLEAR OPENING 775

SEE ENG DETAILS RE WIND POSTS TO OPENING REVEALS

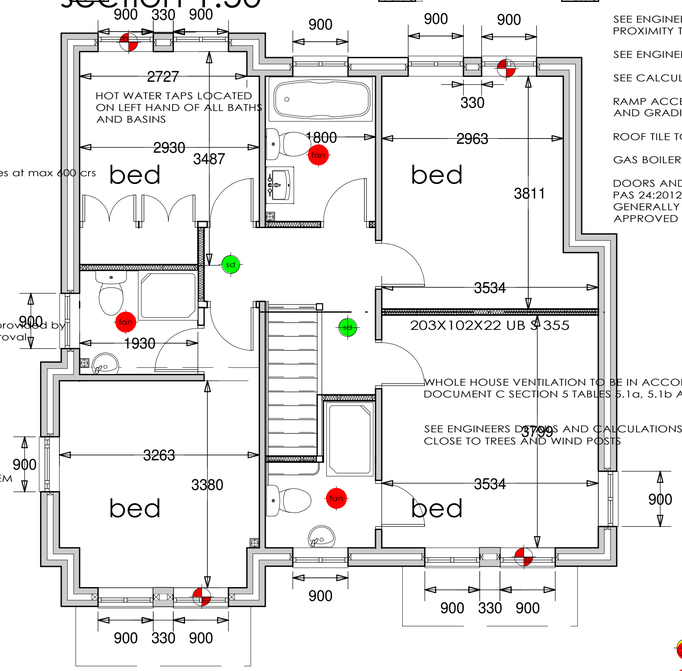
RAMP ACCESS 15MM MAX THRESHOLD

RAMP ACCESS 15MM MAX THRESHOLD
RAMP GRADIENT 1.20



front elevation 1.50

ground floor plan



WHOLE HOUSE VENTILATION TO BE IN ACCORDANCE WITH DOCUMENT C SECTION 5 TABLES 5.1a, 5.1b AND 5.2a

SEE ENGINEERS DETAILS AND CALCULATIONS FOR CONSTRCUTION CLOSE TO TREES AND WIND POSTS

first floor plan

fire door
vent fan
heat detector
smoke detector
escape window

STANDARD SPEC NOTES UPDATED 2010

SITE The site of the building/extension to be cleared of all vegetable matter and top soil. Building on/adjacent to site boundaries to be with prior approval of adjacent owners, this approval to be the responsibility of the owner in accordance with the Party Wall etc. Act 1996
1. FOUNDATIONS a. All foundations to be constructed in accordance with BS 8004:1986, CP 101, 1972 and CP 110 (1972), and to the table D7 (Building Regulations).
b. To suit site conditions generally, plain insitu concrete 21 N/mm2 with sulphate resistance cement 200 thick x 600mm wide for cavity walls and 200 x 450mm for 100mm walls min. 1000 below finished ground level. Reinforced if stated with 2 layers B503 and to meet engineer's details. All foundations to be excavated to sound bearing unless otherwise stated and all to Local Authority Inspector's satisfaction.
2. SUB-STRUCTURE All walls below d.p.c. to be constructed in semi-engineering bricks or Class A concrete bricks in 1:3 or 1:4 mortar, all to comply with CP 111 Part 2, 1970 and CP 121 Part 1, 1973. Cavity 225mm below d.p.c. to be filled with 1:2:4 concrete (C20 mix).
3. D.P.C.
a. Horizontal d.p.c. to all walls 150mm above ground level to be Hyload or equal to BS743/1971 and CP 102, 1973.
b. Vertical d.p.c. to jambs of all openings behind outer leaf 150mm wide, fixed to window frames.
c. Cavity trays at abutments both horizontal and stepped 150mm above outer level and stepped up 150mm, stop ends, weep holes provided to suit.
4. GROUND FLOOR a. Floor finish as specified on min 65mm sand cement fibre screed (3:1) float finish.
b. Concrete slab in 1:2:4 concrete (C20 mix) 125mm thick on 1200 gauge visqueen d.p.m. continuous with horizontal d.p.c. on 25mm sand blinding on min. 150mm phenolic foam insulation. 25mm to external edges. 150mm clean inert sulphate free hardcore compacted in 150mm layers, all to comply with N.H.B.C. practice note 3 re depths of excavation foundation and floor slab design.
5. SUPERSTRUCTURE a. External walls 102.5 facing bricks externally 100mm XTRATHERM CAVITY THERM CT/PIR BATTS AS SPECIFIED or similar, 100mm insulating block, 12mm plasterboard with skim finish. MIN U VALUE 0.28
Movement joints:-Brickwork 10000mm, blockwork 5000mm.in 1:1:6 mortar and tied together with SS double triangle wall ties at 750 c/s horizontally and 450 c/s vertically staggered (unbonded jambs at 300mm centres)
closed to 225mm at reveals, ties to be to DD140-2.
All cavities sealed at roof level with non- combustible material, 25mm Polyurethane Lam. board and skim.
b. Windows. All to be 10% room floor area, and to have 5% room floor area capable of ventilation. All patio doors to have head vents of 10,000sq.mm min. All windows to have casement head ventilation system of 8000mm min. All first floor windows to habitable rooms to be escape windows, clear width of 90deg open to be 450mm in any direction. Total area not to exceed 0.33m2.
Total window area not to be more than 15% of total floor area, all windows to be double glazed k glass. (1.4W/m?K)

c. Internal walls to be thickness shown in brickwork or concrete block in 1:1:6 mortar.
d. Stud partitions 100 x 50mm framing at 450 c/c horizontally with noggins at 900 c/c vertically + 12mm plasterboard and skim both sides, all voids filled with mineral wool insulation.
e. Paramount partitions in accordance with manufacturers instructions.
f. Lintols - All lintols to cavity and internal walls to be Catnic or equal approved with minimum 150mm end bearings sized to manufacturers recommendations and span tables, insulated and complete with Hyload horizontal cavity tray and stop ends.
6. STEELWORK a. Steelwork to comply with BS 4360 Grade 43 A for mild steel or BS 4360 Grade 50 B for high yield steel, structural sections in BS 4 and BS 4848 to have minimum bearings of 225 on concrete padstone beams to be cased in 2 layers 12.5mm plasterboard with staggered joints on framing of 40 x 40mm SW and with skim finish.
b. Flashings - All flashings to be in Code 4 lead and Code 5 lead for valleys to pitched roof and for apron flashings, sheet lead to comply with BS 1178 and CP 143.
7. STRUCTURAL AND CARCASSING TIMBER Minimum grade C16
Quality of timber and workmanship to BS 1186 Part 1 and 2, 1972. Stress graded to BS 4978. All structual work to comply with CP 112 Part 2, 1971 and schedule 6 of Building Regulations. All timber to be pressure impregnated protim or similar to BS 1282 and BS 4072, 1974. BS 5268 Part 5.
8. FIRST FLOOR 19mm T and G softwood floor boards Joist sizes and spacing as shown with strutting at mid-span. Joists parallel to external wall to have 30 x 5 galv. M.S. restraint straps taken over 3 joists and built into cavity to provide lateral restraint at 1800 centres, solid strutting to be provided between joists where straps are fixed. Joist hangers to be lateral restraint type hangers in all cases. 100mm insulation quilt laid between all floor joists,
9. ROOF - PITCHED OR FLAT
a. Rafters and ceiling joists spacing as indicated with purlins and tied together with binders, plates and hangers.
b. Trussed rafters to comply with BS 5268, 1985 in respect of sizing, design and manufacture. Calculations for trussed rafters to be provided by the manufacturer, centres to be 600mm unless stated and all bracing in accordance with Building Regulations and the suppliers recommendations. Wall plates 100 x 75mm bedded in cement mortar and strapped down at 1800mm centres with 30 x 5mm galvanised M.S. straps min. 600mm long.
c. Rafters, joists and trusses parallel to external walls tied to structure with 30 x 5mm galv. M.S. straps at max. 2000mm c/c over 3 no. joists and built into cavity, blocking pieces fixed between joists.
e. Tile Roofing etc. Materials and workmanship where applicable to comply with BS 5534, Part 1.
f. Flat Roofs 3 layer built up felt, first layer Gransulin ventilated membrane, second layer Thermoglass 3B, third layer HT 350 sanded finish. Surface dressed with 10mm limestone chippings bedded in hot bitumen.
Dressings to upstand gullies, etc. to be HT 360 mineral finish. All laid on 35mm Coolag standard roof board insulation on vapour barrier of 18 felt on decking of 19mm exterior quality ply, all to CP 101, 1978.
10. INSULATION All roof voids to be insulated with 450mm total thickness of Rockwool or other approved. Laid in 2 layers between and over joists
VENTILATION OF VOIDS All roof voids to be ventilated to a min. of 0.6% of roof plan area.
Ceilings Plasterboard to be 12.5mm for joists spacing of 400mm and 450mm c/c and 12.5mm (all joints supported) for joists spacing of 600mm. All ceilings to flat and pitched roof to be 12.5mm foil backed all joints supported.

11. STAIRCASE a) To BS 585, 1972 and the current Building Regulations min. width between handrails 800mm max. pitch 42 deg. max. rise 200 min. going 225, all risers and goings constant. b) Tapered treads not less than 50mm. c). Balustrade 900mm high above line of nosings and 900mm high to landings. Balusters at max of 100mm c/c. Min. clear height 2000mm above line of nosings.
12. CHIMNEYS,FLUES AND HEARTH a). Chimney in brick 215mm until clear of roof lined with rebated flue liners to BS 1181, 1971 jointed in fire cement. Clear internal dia. 200mm or 185 square. b). Hearths min 125mm thick with concrete base projecting 500mm in front of jambs and 150mm to each side. Jambs and back recess to be min. 200mm. c) Anchor points provided to each side of the fireplace. Chimney to terminate min. 1000mm above upper junction with roof.
Notice plate, robust and indelibly marked to be securely fixed next to the chimney or electricity consumer unit to indicate:
a)location of the hearth, fireplace(including a flue box) or the location of the beginning of the flue;
b) the category of flue and generic type of appliance that can safely be accommodated.
c) the type and size of flue and the manufacturers name(or its liner if it has been relined)
FLUES AND BOILERS.
All boilers to have min 13000sq.mm ventilation to fresh air, all flue liners to BS 1181, free standing flues to be TWINWALL, all timber 50mm from any flue. SEDBUK rating in accordance approved document L1. Open fires to be capable of burning smokeless fuel. All hot water storage cylinders to have min 100mm ins. ditto all cold water storage tanks.

13. DRAINAGE a. Above ground All fittings in UPVC and to CP 304, 1968 and BS 4514, 1969 all fittings to have anti syphon traps with 75mm seal, waste pipes in UPVC with patent joints, 32mm to basins, 38mm to baths, showers, sinks and bidets, 100mm dia. to W.C.'s. Fittings with more than 2000 from S. and V.P. or multiple connections to be 50mm diameter, soil and vent pipes to be 100mm dia.
with rodding access at high and low level and S. and V.P. provided with roof terminal. All to BS 5572 b. Rainwater All rainwater goods in UPVC to BS 4576 and roof drainage to CP 308, 1974. Gutters to be 100mm diameter half round, r.w.p.s. 63mm diameter.
c. Below ground drainage All in 100 or 150mm dia. Supersleve or UPVC with patent flexible joints bedded and surrounded in 150mm of pea gravel and laid to even falls. All waste gullies to be trapped horizontal back inlet, pipes passing through walls to be protected by larger dia. sleeve or bridged with r.c.lintol and surrounded with gravel. All soakaways from honeycomb brickwork 1 cu.m. capacity, situated 5000mm from buildings, 2500mm from boundaries.
Materials and workmanship BS 8301 Building Drainage.
d. Protection to drains, where drains are less than 900mm deep these are to be encased in 150mm concrete (where vehicular access passes over 1.2m or less). Inspection chambers to be 215mm semi-engineering brick, or patent precast concrete bedded and pointed in 1:3 mortar on a 150mm concrete bed 1:3:6 with precast concrete or galv. M.S. cover and frame chambers, inside buildings to have a double seal bolt down cover with grease seal and recessed top to take floor finish.

14. SMOKE DETECTOR
To be a fully addressed system on a separate electrical circuit with full battery backup auto charge by mains, interconnected and positioned in accordance with approved document B
16. KITCHENS BATHROOMS AND UTILITY ROOMS
VENTILATION TO BE PROVED BY SITE TESTING
All bathrooms to be mechanically ventilated 15 litres/sec
All kitchens to be mechanically ventilated 60 litres/sec or cooker extractor hood at 30litres/sec
All utility rooms to be mechanically ventilated 60 litres/sec

GENERAL CONTRACTORS ARE TO VISIT THE SITE TO ASSESS THE FULL EXTENT OF THE WORKS INDICATED.
The Contractor is to comply in all respects with the Current Building Regulations whether specifically stated on drawings or not. All materials and workmanship to comply with the latest edition relevent British Standard and Code of Practice together with manufacturers recommendations and instructions and good building practice.
All dimensions to be checked on site. The drawings to be checked with all other specialist drawings, schedules etc. The Contractor must verify all dimensions at the site before commencing any work or making any shop drawings.
Electric, gas water services to be installed to the requirements of the statutory authorities and the position of all services to be established by the builder before work commences and any diversionary or protective work to be carried out to the satisfaction of statutory authorities.
ALL DRAINAGE RUNS ARE TO BE CHECKED/LOCATED PRIOR TO COMMENCING WORK ON SITE.
Should a public sewer vested in the Local Authority be found, it will be necessary to undertake protective or diversionary works to comply with Local Acts and Section 25 Public Health Act 1936.
ANY DISCREPANCIES IN ANY OF THE INFORMATION PROVIDED ARE TO BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING. ANY ALTERATIONS OF THE PROPOSALS ARE TO BE REFERRED TO THE ARCHITECT BEFORE IMPLIMENTATION.

david evans
chartered and registered architect
DEP
e mail david@deparchitects.net

client	J LITTLETON LTD	dwrg no	JL/TRK/2020/3/C
project	121 TUNSTALL ROAD KNYPERSLEY type 1 plans and elevations	amendments a	
date	AUGUST 2020		

David Evans Practice, No 2 College Fields Farm Dorrington Lane Woore CW3 9RT
Tel: 01630 647750 Mobile 07879892868

proposed residential development 121 tunstall road knypersley st8 7aa