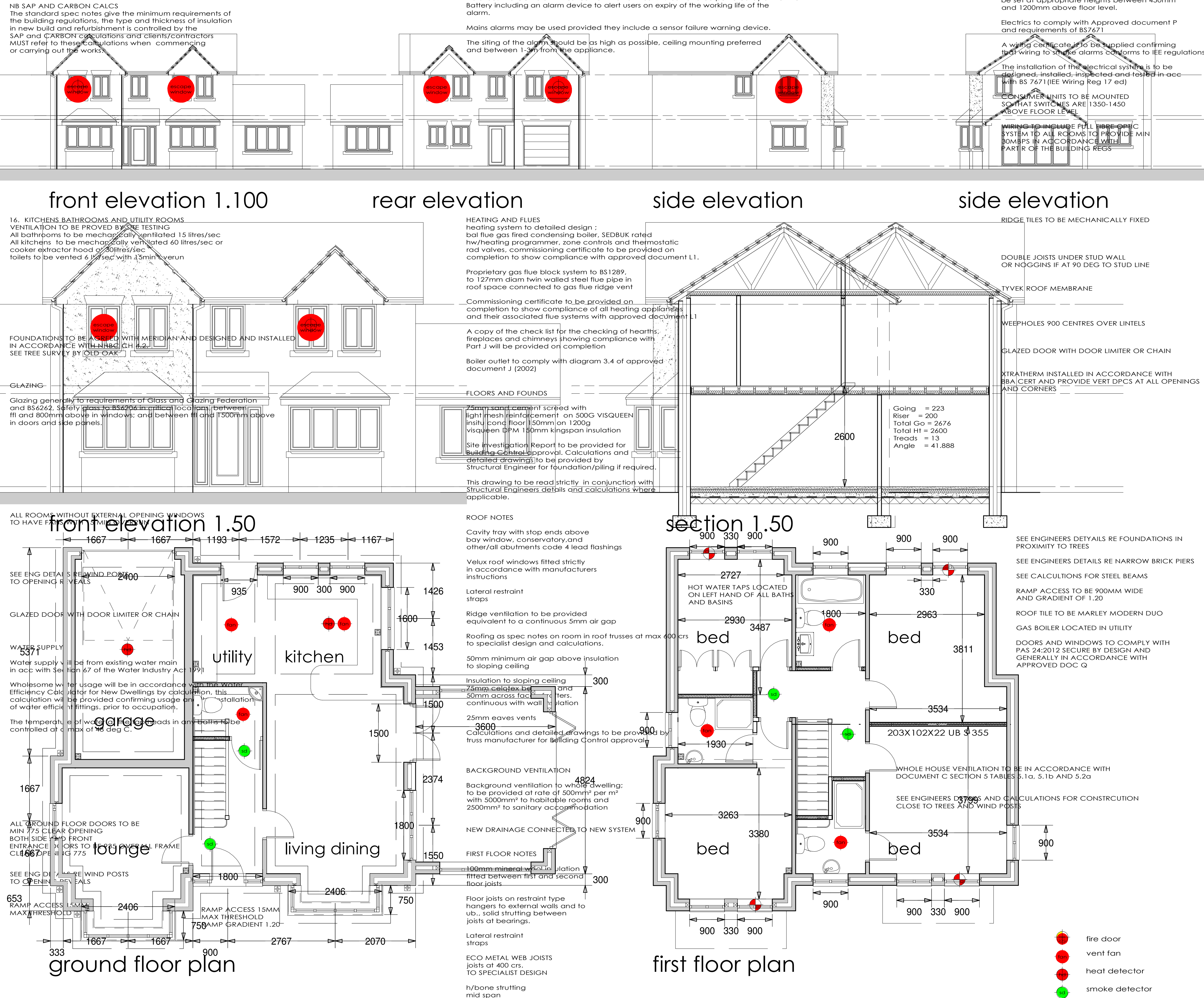


TYPE 1 plans and elevations scales 1.50 and 1.100 A1 format pdf
amended and updated 95 08 2020



proposed residential development 121 tunstall road knypersley st8 7aa

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 Hyloclad 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 frame.

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) floor 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 BATTAS AS SPECIFIED or similar, 100mm insulating block, 12mm plasterboard with skim finish. MIN U VALUE 0.28

Movement joints: Brickwork 1000mm, blockwork 500mm 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)

c. closed to 225mm of reveals, ties to be to DD140.2.

d. All cavities sealed at roof level with non-combustible material, 25mm Polyurethane Lam. board and skim.

e. 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 at 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/m²K)

f. Internal walls to be thickness shown in brickwork or concrete block in 1:1:6 mortar.

g. Stud partitions 100 x 50mm framing at 450 c/c horizontally with noggins at 900 c/c vertically x 12mm plasterboard and skim both sides, all voids filled with mineral wool insulation.

h. Partition partitions in accordance with manufacturers instructions.

i. Linols- All linols to cavity and internal walls to be Celtic or equal approved with minimum 150mm end bearings sized to manufacturers recommendations and span tables, insulated and complete with Hyloclad 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 structural work to comply with CP 112 Part 2, 1971 and schedule 6 of Building Regulations. All timber to be pressure impregnated prohm 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. Rafter 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 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. 400mm 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.

d. Tile Roofing etc. Materials and workmanship where applicable to comply with BS 5534, Part 1.

e. Flat Roofs 3 layer built up felt, first layer Gransul ventilated membrane, second layer Thermaglass 38, 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 fall on decking of 10mm 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 joists 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 readily marked to be securely fixed next to the chimney or electrically controlled unit to indicate; allocation 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 rising 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. Superseve 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.lintel and surrounded with gravel. All soakaways from honeycomb brickwork 1 c.u.m. capacity, situated 5000mm from buildings, 2500mm from boundaries.

Materials and workmanship BS 6301 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 PROVIDED 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 relevant 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 be found 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 IMPLEMENTATION.