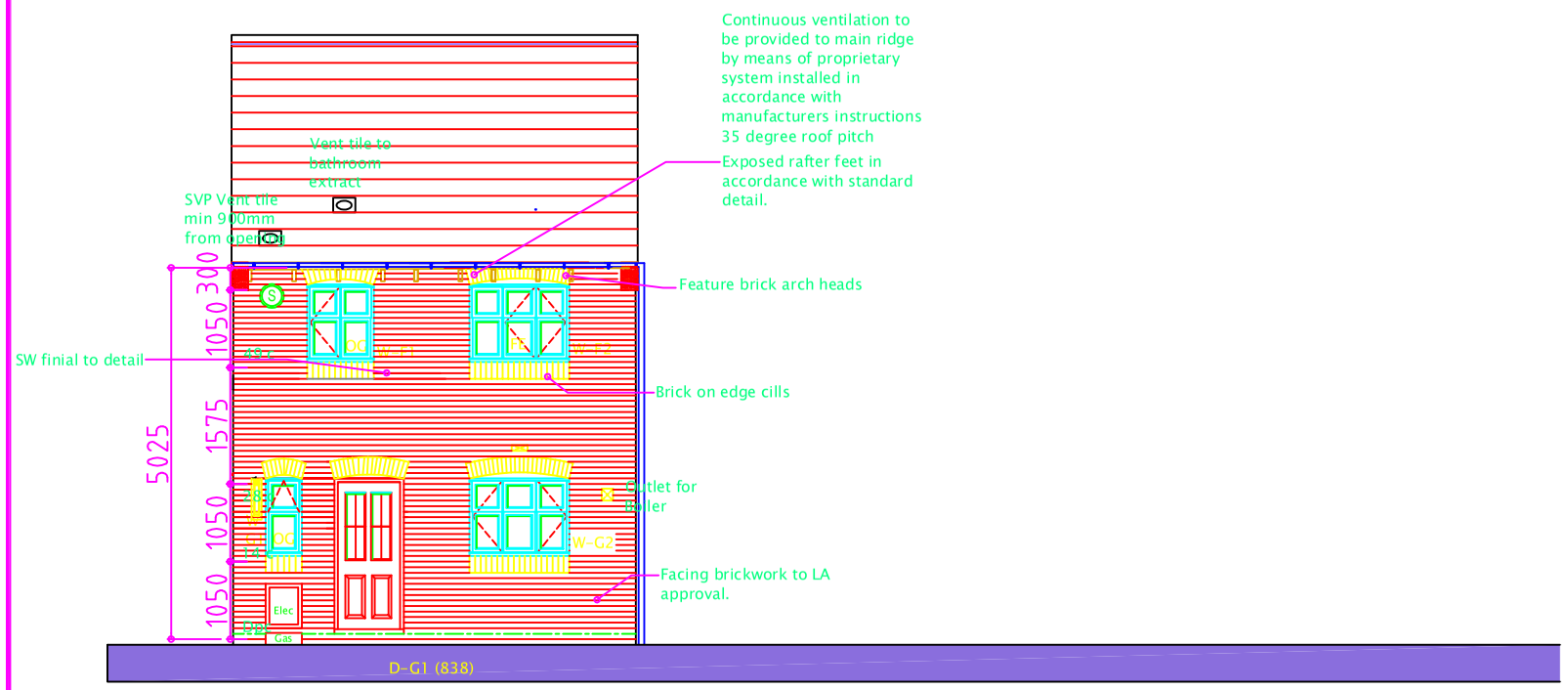
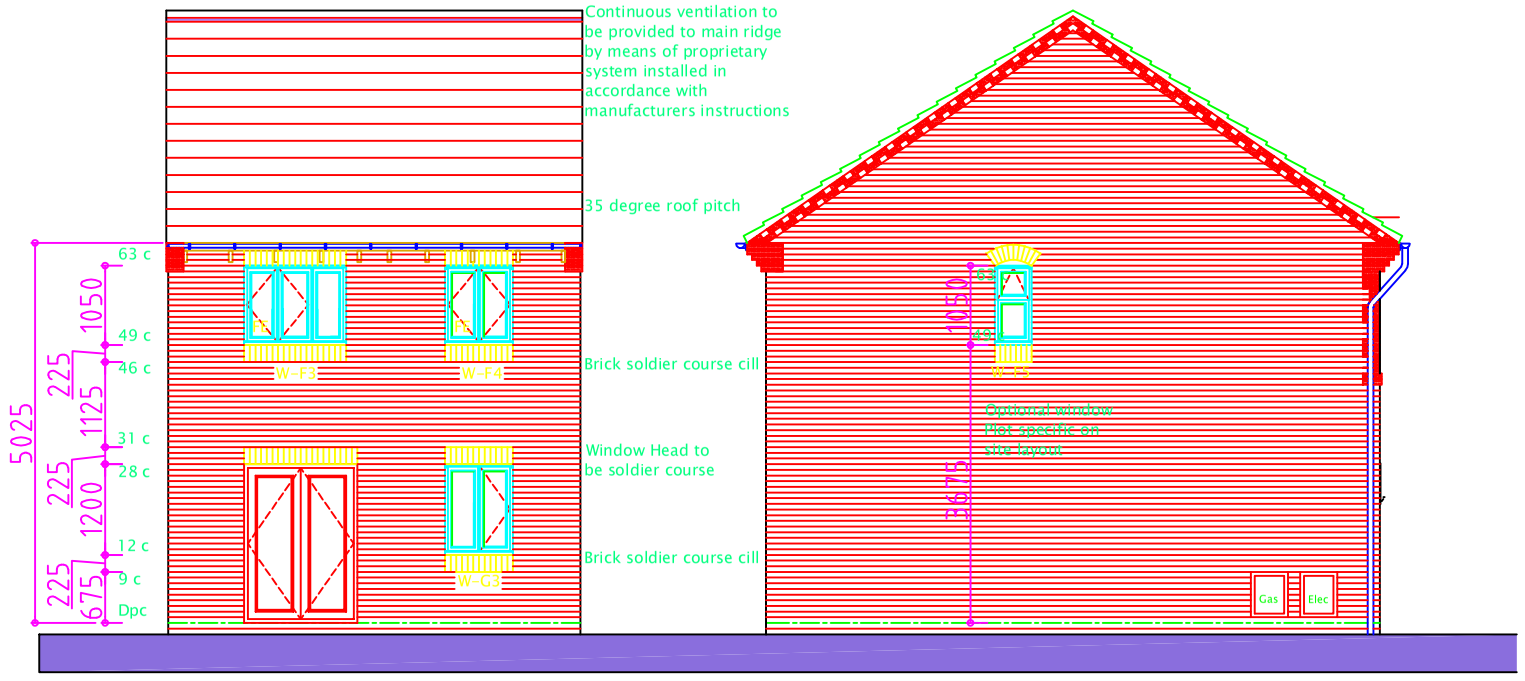


Front Elevation



Rear Elevation

Side Elevation

GENERAL:
The design and construction of the dwelling to be in accordance with the Building Regulations and N.H.B.C. requirements. Do not scale from drawings - figured dimensions only to be used. Any errors or omissions to be reported to the Architect. For site and floor levels see appropriate layout plans.

FOUNDATIONS:
Standard concrete strip foundations 600x200mm under external and party walls. Depth of foundations to suit site conditions - to be agreed with Building Inspector - minimum 600mm ground cover. Refer to seperate details for confirmation of foundation type.

SUBSTRUCTURES:
Minimum 2no. courses of Thermalite Trenchblock (or equal approved blocks) from top of foundation concrete to 150mm below ground level then outer skin in facing brick up to d.p.c. and inner skin in common brick to d.p.c.

GROUND FLOOR:
Asphalt or screed floor finish on membrane on site specific floor construction to Structural Engineers design. Refer to seperate site specification for confirmation of finish.

DAMP PROOF COURSE:
Pitch polymer d.p.c. to BS743 to ground floor walls and piers - min 150mm above finished ground level, at 150mm bridging of cavity walls.

EXTERNAL WALLS:
300mm cavity walls of 100mm brick outer skin, 75mm clear cavity, 25mm Kingspan TW50 zero ODP insulation board (50mm clear cavity and 50mm TW50 insulation to Post 2006 Part L developments) on 100mm medium dense block inner leaf with dry lining consisting of 12.5mm plasterboard and skim on plaster dab internally. Refer to seperate site specification for confirmation of insulation thickness.
Approved wall ties (to support insulation) at 750mm centres horizontally, 450mm centres vertically to BS1978 (amendment slips 36517 AMD 4042) and to be bedded at a minimum of 50mm into each leaf of the wall. At openings and movement joints, wall ties should be spaced at maximum 300mm centers vertically even if this means cutting cavity insulation to insert the tie. When render finish used externally, skin to be 100mm dense block or concrete block (to BS3921) with raked joints - render to be applied in min. 2 coats. Min block density 120Kg/sq m. Min. crushing strengths of stone blocks 5N/sq. mm unless otherwise specified. External wall cavities to be provided with flexible cavity barriers at junctions with separating walls, to provide minimum 30 minutes fire resistance.

PARTY WALLS:
300mm cavity wall of two skins of 100mm lightweight blockwork built up from d.p.c. with 35mm Isowool Hi Therm RD35 mineral wool acoustic batt and 65mm cavity between and dry lining externally. Walls to be taken up to underside of tiles and fire stopped between battens with compressed mineral fibre quilt to form 1 hour average fire stop. Density of wall weight to be 1350-1600Kg/m². Approved wall ties at 900mm centres horizontally, 450mm centres vertically. All constrcuted inaccordance with Robust Standard Detail E-WM-8.

INTERNAL WALLS:
Ground floor load bearing walls to be 100mm blockwork built up from d.p.c. level, common brickwork from foundation to d.p.c. with dry lining consisting of 9.5mm plasterboard and skim on plaster dabs. Non load bearing walls to be 94mm stud partition - 75x50mm softwood studding at 400mm centres horizontally - noggins at 400mm centres vertically with 9.5mm plasterboard and skim finish. W.C./habitable room dividing partition to be packed with 75mm fibreglass quilt pinned to studs.

LINTELS:
Catnic or similar approved, galvanized pressed steel with min. 150mm end bearing insulated to comply with Building Regulations depending on type used - see lintel schedule. Weepholes above each opening to be at max. 400mm centres. with min. 2no. weepholes per opening.

UPPER FLOORS:
Genrally 241mm deep TJI engineered timber floor joists to manufacturers details with 22mm timber deck screwed and glued to joists. 15mm plasterboard to u/s of joists to meet Building Regulations Part E sound requirements.

STAIRCASES:
Timber staircase of 13no equal risers. 12no equal treads of 225mm. Max. pitch 42° with min. 50mm going to winders. Handrails min 900mm above pitch line, min 800mm clear width between handrails. Vertical spindles at max 100mm centres. The headroom above the stairs should be measured vertically from pitch line. The clear headroom over the entire length and width of staircase, including landings should be 2m. Total rise (f.f. to f.f.) must be checked on site prior to staircase manufacture.

WINDOWS:
Standard section Upvc framed with m.d.f. window board internally. Tiled internal cills to kitchen, utility, bathroom and en-suite. Ventilation to habitable rooms to be min. 1/20th floor area. All windows double glazed (4mm glass, 16mm airspace, 4mm glass) in K Glass with permanent vent units each window 8000mm sq. mm air flow area (min. 8mm width).

DOORS:
External front door to be insulated steel with double glazing to top half of door. Where patio or french doors specified to be double glazed and fitted with hit and miss ventilator unit to give 10000mm sq. mm air flow. Internal flush or panelled doors as specified.

ROOF:
Concrete interlocking roof tiles on 50x25 softwood battens at manufacturers recommended gauge and lap on untearable roofing felt to BS747 with 150mm lapped joints, on prefabricated trussed rafters at 600mm centres max. Roof trusses to be designed in constructed, fixed and braced in accordance with BS5268 part 3 1985 including water tank stillage layboards to diminishing trusses to be 125x32mm min. Trusses on 100x50mm wallplates strapped to wall at 2m centres with 30x2.5mm m.s. straps. Trusses braced as indicated on roof plan. Eaves to be 6mm external quality plywood soffit fixed to 50x50mm battens at 1200mm centres with 150x20mm uPVC fascia and bargeboards as shown. Bargeboards fixed on gable ladder at 600mm centres max. Roof space to be ventilated eaves to eaves with proprietary vents in soffit to provide the equal of a continuous air gap 10mm wide. 270mm Insulation quilt laid between ceiling members dressed down onto eaves with insulation restraint to maintain roof ventilation. Refer to seperate site specification for confirmation of insulation thickness. Ridge vents provided when roof pitch exceeds 40deg. 600x550mm access trap door to roof space. Water storage tank on bearers on trusses in roof space 12.5mm plasterboard and skim ceiling finish.
Roof construction to achieve a 'U'value of 0.3w/sq m k
Integral garage ceilings to be insulated with 200mm 'superglass' insulation quilt between joists with 2 layers of 12.5mm plasterboard and skim laid with staggered joints to provide half hour fire resistance.

HEATING:
Gas fired condensing central heating boiler rated as SEDBUK 'A' efficiency as indicated to terminate on balanced flue outlet - to be fitted with durable guard and to be at least 600mm from any opening into the building. Boiler interlock to be fitted.
35mm thick (min) foam insulation to cylinder. Cylinder to have thermostat.
Primary pipework within 1m of cylinder to be insulated with 2.5mm thick foam insulation.

PLUMBING:
Bathroom and en-suite wastes separately connected to 100mm diameter p.v.c soil and vent pipes in single stack plumbing to BS8301 1985 - 40mm diameter waste to bath, sink and shower, 32mm diameter waste to hand basin, all to have 75mm deep seal traps. Sink waste to discharge to back inlet gully. Gutters to be 100mm square or half round discharging to 75mm square or 100mm diameter round rwp to back inlet gully. Caged top SVP to terminate min. 900mm above top of window heads.

DRAINAGE:
All drains wholly or partly under building to be encased in min 100mm of granular or other approved flexible filling. Where drains pass through a building a suitable opening to be formed to give a minimum 50mm clearance with concrete bridge lintel over or a length of pipe (as short as possible) built in with its joists as close as possible to wall faced (within at most 150mm) and connected on each side to rocker pipes with a length of at most 600mm and flexible joists. Foundations within 1m of drains taken down below invert level. All s.v.p.'s. to connect to drains via inspection chambers.

GLAZING:
All glazing to comply with BS6206 1981 - glazing below 800mm above floor level in windows and below 1500mm above floor level in doors and side panels to be in appropriate safety glazing material. All glazing 4mm glass either side of 16mm air gap in Pilkington K glass or equal equivalent. Argon Gas filled cavity to windows on Post 2006 Part L regulations.

VENTILATION:
Kitchens to have mechanical extract fan to discharge at a rate of not less than 60 litres per second or externally venting cooker hood at a rate of not less than 30 litres per second. Bathrooms and en-suites to have a mechanical extract fan to discharge at a rate of not less than 15 litres per second. Sanitary accommodation with no window opening at 1/20th of floor area of room at a height 1.75mm above floor level to have mechanical extract fan to discharge at a rate of not less than 6 litres per second with 15 minute overrun facility connected to lights switch. Draught stripping to be provided to loft access and to all doors and windows in external walls.

AUTOMATIC SMOKE DETECTION AND ALARMS:
Smoke alarms to be installed with inter connection to mains operation with battery back up to at least L3 standard of BS5839 part 1, will each alarm comply to BS5456 part 1 minimum.

Propose 2 number semi detached houses
Specification and details drawing
Propose 2 number semi detached houses

Scale	1:100
Date	March 2020
Title	Barrington Street Manchester

SC | DW3 | -