

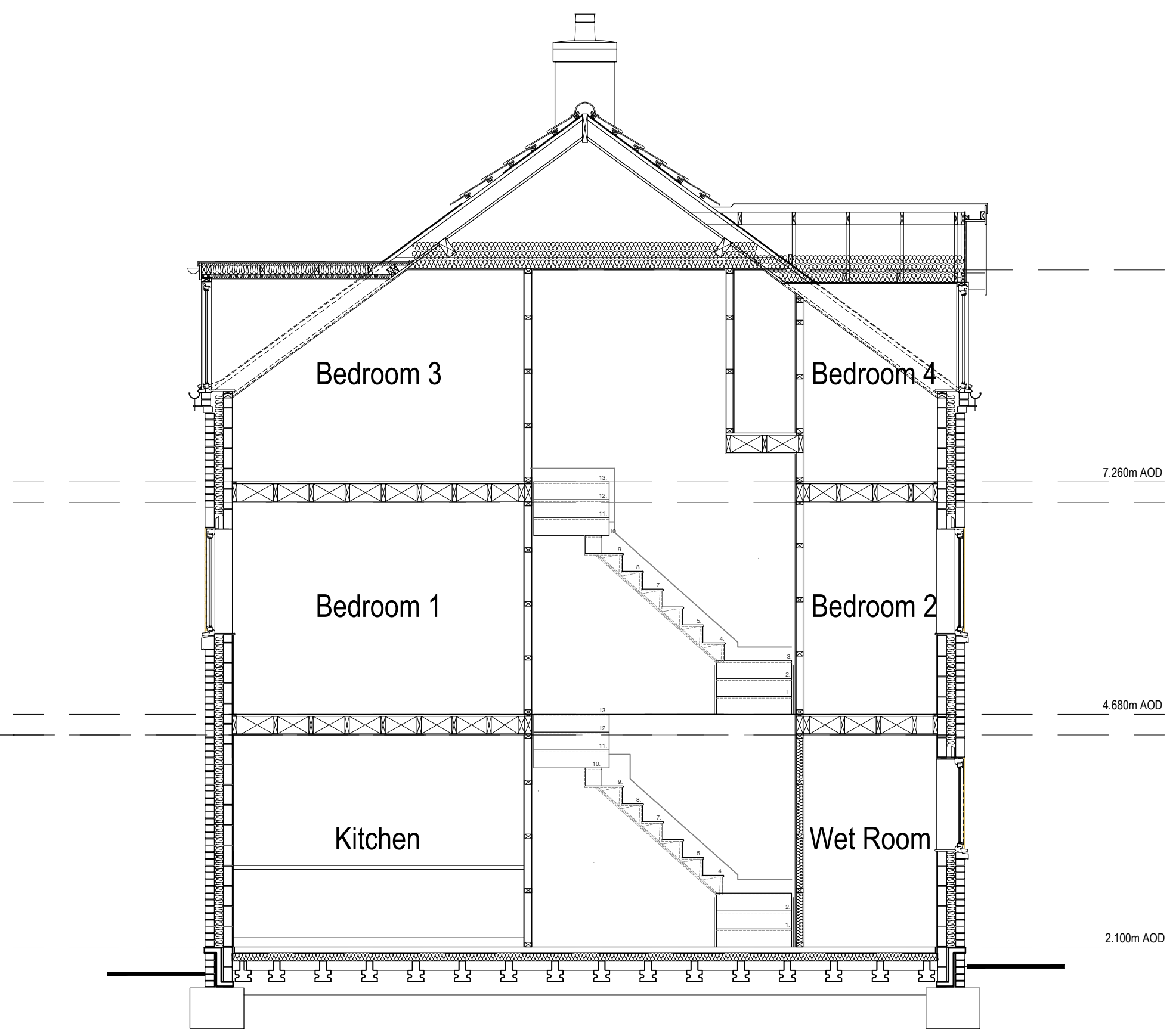
All dimensions must be checked on site and not scaled from this drawing
© copyright



Front Elevation



Side Elevation



Section A-A

SPECIFICATION

DRAINAGE

100mm diameter 'Osma' or similar approved drainpipes at a fall of 1 in 40/1 in 80 laid strictly in accordance with manufacturers written instructions in 150mm thick granular bed and surround. Where drains pass through external walls include a 75mm high concrete lintel over with compressible quilt collar to protect against settlement. Manholes to be 'Osma' or similar approved 450mm diameter uPVC universal inspection chambers, (1050mm diameter if invert exceeds 1000mm below ground level). Surround in 150mm thick granular material - include cast iron cover and frame. All drainpipes and manholes to be minimum 1000mm from foundations. See site layout and domestic drainage layout for drainage layout. Head of drain vented with 100mm diameter uPVC soil and vent pipe terminating minimum 1000mm above highest window level and filled with vermin cage. Internal soil and vent pipes to terminate to rooftop manufacturers approved ridge vent terminal with flexible pipe connector. All other soil pipes to be fitted with 'Hunter Nouvelle' or similar approved air admittance valve. Internal soil pipes to be boxed out with 12.5mm plasterboard and skim on 25 x 38mm softwood framing. All internal waste pipes to discharge into a Back Inlet Gully or a double sealed airtight waste adaptor connected to a trap.

Wastes: WC - 100mm diameter 'Multikwik' or similar approved connector
 WHB - 32mm diameter uPVC with 75mm deep sealed trap
 Sink - 40mm diameter uPVC with 75mm deep sealed trap
 Bath - 40mm diameter uPVC with 75mm deep sealed trap
 Shower - 40mm diameter uPVC with 75mm deep sealed trap

Rainwater goods to be 'Osma' or similar approved uPVC square gutters with 65mm square uPVC downpipes. All surface water to discharge to either granular fill soakaways to be minimum 500mm from any building, or surface water system - see domestic drainage layout for surface water discharge method.

FOUNDATIONS:

Ground beams on piles strictly to engineers designs and calculations.

Ground floor - U Value n.e 0.20 W/m²K:

75mm sand/cement screed, nominal 80kg/m³ mass per unit area on vapour control layer on 80mm 'Celotex GA4080Z' rigid insulation with 25mm upstand on 1200g visqueen dpm on Beam and block, min 100mm thick dense aggregate infill blocks, min 50mm concrete topping, min strength class C20, to floor blocks, min 300kg/m³ combined mass per unit area. Provide min 25mm thick insulation upstand around perimeter. note-dpm to be taken up walls to lap dpc. 'U' value to be <0.25 w/m sq'. (See engineers Details)

WALLS:

External Walls
 100mm facing brickwork outer leaf, 100mm cavity insulated with 100mm thick blown Rockwool or similar approved insulation, 100mm thick aerated blockwork inner leaf and 12.5mm thick plasterboard and skim on dabs. External wall 'U' value: <0.27 w/m sq 'k'. Wire cavity ties at 900mm centres horizontally and 450mm centres vertically staggered. Wire cavity ties at 225mm centres vertically at jambs or openings. Incorporate damp proof courses and cavity trays to head, sill and jambs of all external openings. Cavities closed at openings by 'Thermabate' or similar cavity closer to achieve 1.2 w/m sq. 'C' across wall construction. Heads to openings supported with 1/2" combined metal lintels as specified on plans with minimum end bearing of 150mm. Class 'A' blocks below damp proof course. Damp proof course 150mm above ground level.

Internal Walls

Stud walls to be 75 x 38mm vertical studs at 400mm centres with horizontal studs at 600mm centres on 75 x 38mm softwood bearing plate on 2" No floor joists bolted together. 12.5mm plasterboard and skim to both faces. Include insulation to bathroom and en-suite stud walls.

Separating Walls (Robust Standard Detail ref. EM-1)

100mm blockwork (density 1850-2300 kg/m³) form each leaf, at least 75mm gap between each wall, with 2 layers of gypsum plasterboard each side (15mm and 12mm) with a skim finish, (Total mass per unit area 22kg/m²) all joints staggered. Wall width to be 240mm (min) between inner faces of wall linings.

WINDOWS AND DOORS

PVCu windows or similar approved as specified on elevations. All windows and doors to be double glazed using low 'e' glass with a 12mm gap, argon filled, to give a 'U' value not exceeding 1.0 w/m²K. Patio doors to have minimum 10,000mm sq operable vent. All windows to have trickle vents. Incorporate escape windows to satisfy the requirements of paragraph 2.7, part B1 of the Building Regulations.

FIRST and SECOND FLOORS (Robust Standard Detail ref. E-F1-2)

16mm thick moisture resistant tongue and grooved chipboard (H11) throughout to BS669 on 220mm x 50mm solid timber joists at 400mm centres. Ceiling to be one layer of 12.5mm plasterboard (nominal 12.5 kg/m³). Include skim finish to GF ceiling. Include 100mm (min) quilt insulation (10.36 kg/m³) between 220mm joists. Where floor joists run parallel to external wall fix 30 x 5mm mild steel straps at maximum 2000mm centres along 3 No joists and turned down cavity 175mm. Fix 75 x 38mm softwood noggins between floor joists. Double up floor joists below bath. Where floor joists span over 2500mm install herringbone strutting at centre points. Floor to achieve a sound reduction of 40 dB.

DORMER ROOF

Dormer roof to comprise Sama single ply roof covering on 18mm ply decking on timber joists and firing pieces on wall plates. Ceiling to be 12mm foilbacked plasterboard with skill finish. Include 100mm Kingspan insulation between the flat roof joists level with the bottom and the joists and 50mm Kingspan fixed to the underside of the joists. 'U' value of less than 0.18 w/m²K.

DORMER CHEEKS

Vertical Rosemary hanging tiles fixed to 18mm marine ply, on breather paper on 100 x 50mm timber studs, 100mm kingspan between studs, 25mm Thermal Board, to achieve AA Fire Designation (30 mins fire resistance)

STAIRCASE

'Boulton and Paul' or similar approved standard timber construction - 900mm wide, Rise 198.5mm, going 223mm with pitch at 42°. Minimum headroom of 2000mm measured vertically from pitch line of nosings. Handrail minimum 900mm high measured vertically from pitch line of nosings. Handrail to landings minimum 900mm high above floor level and with intermediate balusters at centres that will inhibit a 100mm diameter sphere from passing through any gaps between them.

ROOF

Concrete interlocking tiles fitted strictly in accordance with manufacturers written instructions on 38 x 25mm lapped softwood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed rafters at maximum 600mm centres, windbraced and constructed in accordance with BS 5268:Part 3:1985. 100 x 50mm softwood wallplate secured with 30 x 5mm mild steel straps at maximum 2000mm centres turned down wall 1 metre and tucked in 75mm. At gables, fix 30 x 5mm mild steel straps to 3 No rafters/joists at maximum 2000mm centres turned down wall minimum 175mm. Fix 75 x 50mm softwood noggins in between. 100 x 25mm softwood bracing from ridge to eaves at 45° spiked to trusses. 100 x 25mm softwood backing over ceiling joists from eaves to binders at 30°. 100 x 25mm softwood longitudinal binders at maximum 200mm centres. 300mm thick glass fibre quilt insulation to roof void, laid in 2 layers. Within roof pitch; Celotex rigid insulation between and under rafters with a thickness of 100mm + 67.5mm with a sarking felt with 50mm ventilated space above boards to achieve U-value of 0.15w/m² k Recommended product: Celotex FR5000 & Celotex PL4000Z. 12.5mm plasterboard with skim finish to ceilings. 25mm side continuous air gap for roof void ventilation with approved insect mesh. All pipes passing through roofspace to be insulated with approved glass fibre insulation as pipe thickness or maximum 50mm.

FIRE DETECTION

Install 1 No approved smoke detector to ground floor entrance hall or lounge and 1 No approved smoke detector to first and second floor landings. All detectors to be wired back to mains fuse box with back-up batteries in the event of a power failure. Alarm signal to be emitted from all units in the event of detection from any unit. All to be installed in accordance with BS5446:Part 1.

HEATING

Central heating to be designed by specialist contractor. Flue to be minimum 300mm away from any opening. Radiators to all rooms. Dummy chimney pot terminal as indicated on elevations to be installed by approved installer. Hot water system to be properly commissioned and notice to be issued by a person competent to do so. On completion all baths to be fitted with a suitable device to limit hot water temperature to a maximum of 48°C. If Gas is to be installed it should be by a gas safe approved installer. Hot water system to be properly commissioned and notice to be issued by a person competent to do so.

LIGHTING

include efficacious light fittings to a ratio of one per four fixed light fittings or one per 2m² of floor area. This will also apply to any external lighting to the property. fittings to only take lamps having a luminous efficacy greater than 40 lumens per circuit watt.

VENTILATION

Kitchens to have mechanical extract as indicated, minimum capacity 60 L/s intermittent. Bathrooms to have mechanical ventilation as indicated, minimum capacity 15 L/s intermittent. All other habitable rooms to have a minimum 1/20th of floor area and minimum 8000mm sq ventilation to night vents. Whole house to have a minimum of 45,000mm sq background ventilation to habitable rooms.

GLAZING

All glazing located in critical zones (Approved Doc 'N' 1992) to conform to BS 6206 1981. Performance requirements for flat and safety glass for the use in buildings.

NOTES

All softwood to be structural grade SC3 and treated in copper naphenate or similar approved. Provision for a food store total capacity 1.75m³ to be provided and vented to external air with 300 x 300mm airbrick or to be refrigerated from 13 amp electrical socket.

FINISHES

All doors and windows, barge boards, soffits and fascias to be painted white.

WATER

Wholesome water supply to be provided by the local water supply undertaker. Calculations demonstrating a water usage of not more than 125litres/person/day or less are to be provided on completion using the Water Efficiency Calculator for New Dwellings.

Part L1A

Air permeability value to be at least 10m³(h.m) at 50 PA, BCB recommend a value of 5m³ (h.m) at 50 PA. Overlapped areas to be sealed

- All windows and doors to be sealed
- Left Hatch between frame and ceiling and hatch and frame.
- All Service penetrations to be well sealed.
- Soil and vent pipes

Part P

All Electrical Works are to comply fully with the requirements of Part P of the Building Regulations.

Date	Revisions
A 26.9.14	Specification for walls amended

piercy design

Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
 4 Percy Street,
 Hull
 HU2 8HH

Telephone: 01482 326415
 Fax : 01482 218001
 E-mail : user@piercydesign.co.uk

Client: **Molescroft Nursing Home (Holdings) Ltd**

Job Title: **Proposed Housing Development at Sharp Street, Hull**

Drawing Title: **Elevations, Section and Notes**

Status	Construction	
Date	26/04/12	Scale 1:50&1:100@A1
Drawn	C.R.	Checked Approved
Dwg No.	29005/WD02Ait	Rev. A