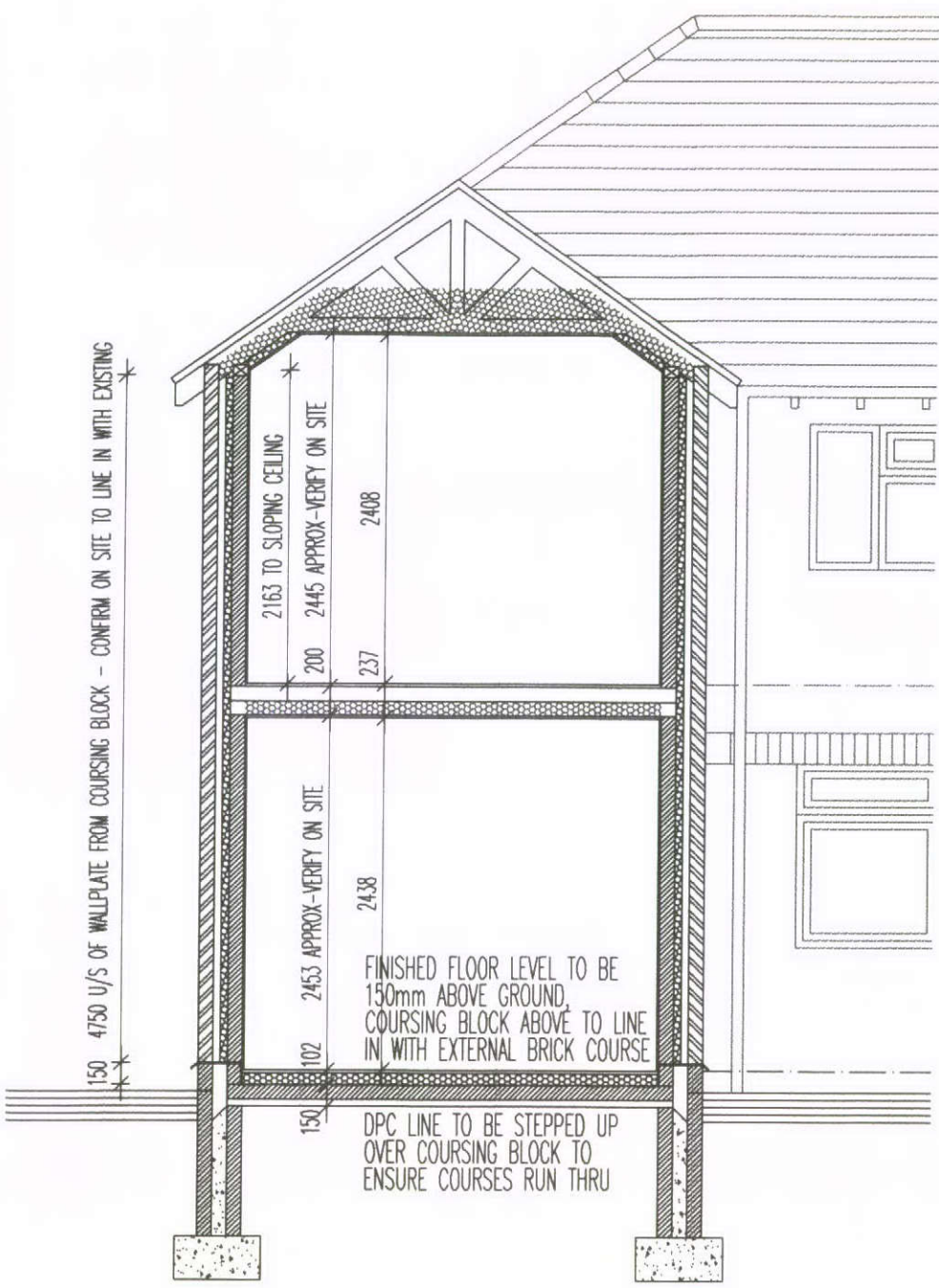


SECTION 1:50

SPECIFICATION



CONCRETE STRIP MIN. 600 x 200mm THICK TO CAVITY WALLS & MIN. 450 x 200 THICK TO 1/2 BRICK / LOADBEARING WALLS TO SITE SPECIFIC ENGINEERS DETAILS OR 425 WIDE CONCRETE TRENCH FILL FINISHED AT LEAST 150 BELOW G.L. IN CLAY SOIL NOT AFFECTED BY TREE GROWTH OR REMOVAL. DEPTH OF FOUNDATIONS TO SUIT GROUND CONDITIONS TO FIRM BED & TO APPROVAL OF BUILDING INSPECTOR. N.B. PRECAUTION AGAINST ROOT DAMAGE TO BE AGREED ON SITE WITH BUILDING INSPECTOR AND TO NHBC STANDARDS - CHAPTER 4.2.

COLD WATER SERVICE PIPES TO BE INSULATED THROUGHOUT LENGTH IN SUBFLOOR WITH FOAMED PLASTIC MIN THICKNESS 25mm FOR 15 DIA PIPE & 19mm FOR 22 - 28mm DIA PIPE. WALL INSULATION (MIN. THERMAL RESISTANCE OF 0.6 W²K/W) BUILT IN BEHIND RECESSED METER BOXES. ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH BS.7671. W.E INDICATES WATER ENTRY POINT.

ASTOS OR EQUAL CONTINUOUS DPC MIN. 150mm ABOVE F.G.L WITH D.P.M. UNDER GROUND FLOOR. CAVITIES FILLED WITH WEAK MIX CONCRETE TO WITHIN 225mm OF F.G.F.L.

FLOOR TO BE MIN 150mm DEEP BEAM AND BLOCK FLOOR WITH PERISCOPIC VENTS TO VENT SUB FLOOR 1200g DPM (ALL DPM AND DPC'S TO BE TAPED AND SEALED FOR RADON PURPOSES). FLOOR FINISH TO BE 80mm CELOTEX RIGID INSULATION WITH 22mm FLOORING GRADE CHIPBOARD - TO GIVE MIN U VALUE. ENSURE THAT 3.6N HEMELITE OR EQUIVALENT TO WALL BLOCK IS USED AS FLOORING BLOCK LAID FLAT

302mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 102mm BRICKWORK TO MATCH EXISTING, 100mm CAVITY 50mm XTRATHERM POLISO XT / CW ZERO ODP INSULATION WITH 50mm AIR GAP MAINTAINED TO GIVE MAX. O/A U VALUE OF 0.29 WITH INTERNAL SKIN OF 3.6N HEMELITE OR EQUIVALENT BLOCKS INNER LEAF AS SHOWN WITH 13mm PBD ON DABS DRY LINING. DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC / CAVITY TRAYS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M K/W. WEEPHOLES TO BE PROVIDED AT ALL EXTERNAL OPENINGS.

STUDWORK TO ALL INTERNAL PARTITIONS TO BE 75mm O/A 'GYPSWALL RAPID dB PLUS' SYSTEM OR SIMILAR APPROVED, WITH 15mm GYPROC SOUNDBLOC RAPID (15mm GYPROC SOUNDBLOC RAPID MR TO WET ROOMS, INTERNAL SIDE) EITHER SIDE OF GYPFRAME 43mm AS 50 ACOUSTUDS AT 900ctrs WITH GYPFRAME GWR2 MID-HEIGHT NOGGING (MAX HEIGHT 2400mm) OR 450ctrs & NO NOGGINGS (MAX HEIGHT 2700mm). TO ACHIEVE 40dB IN COMPLIANCE WITH APPROVED DOCUMENT 'E' 2003.

TIMBER - 22 T&G FLOORING GRADE CHIPBOARD ON 200x50 C24 GRADE STRUCTURAL TIMBER JOISTS. AT 600mm CTRS WITH MID SPAN NOGGINGS. STRAP 3 NO. JOISTS BACK TO EXTERNAL WALL AND FLOOR TO BE INSULATED WITH 100mm ROCKWOOL AND UNDERDRAWN WITH 15mm GYPROC WALLBOARD IF JOISTS ARE BUILT IN, WRAP ALL JOIST ENDS IN DPM TO SEAL AGAINST AIR LEAKAGE

1 No SELF CONTAINED MAINS OPERATED SMOKE ALARM TO BS.5446:PART 1. TO BE INSTALLED ON EACH STOREY INDICATED THUS:- SD INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT WITH A DEDICATED MONITORING DEVICE FOR MAINS FAILURE.

ALL INNER ROOMS WHERE APPLICABLE & ALL FIRST FLOOR HABITABLE ROOMS TO BE FITTED WITH A WINDOW CONFORMING TO APPROVED DOCUMENT B1 SECTION 2, PARAGRAPH 2.11 OF 2000 BUILDING REGULATIONS.

15mm GYPROC WALLBOARD ON MIN 44mm x 44mm TIMBER FRAMING @ MAX 600c/c.

GAS FIRED CONDENSING BOILER (SEE PLAN) MIN. 90.4% EFFICIENCY SEDBUK 'A' RATING, TO FAN ASSISTED FLUE WITH GUARD MIN. 300mm BELOW OPENING. INDICATIVE RADIATOR POSITIONING SHOWN THUS:- TO BE FITTED WITH THERMOSTATIC VALVES (EXCEPT WHERE ROOM HAS THERMOSTAT CONTROLLING BOILER INTERLOCK) ALL PRIMARY PIPEWORK WITHIN 1m OF CYLINDER & UNHEATED SPACES TO BE INSULATED WITH MATERIAL WITH THERMAL CONDUCTIVITY NOT EXCEEDING 0.045 W/M²K & THICKNESS TO OUTSIDE DIA OF PIPE UP TO MAX 40mm. 160 LITRE HOT WATER CYLINDER TO HAVE 50mm FACTORY APPLIED INSULATING JACKET TO BS.3198 & CYLINDER STAT FITTED. SYSTEM TO HAVE SINGLE PUMP IN HEATED SPACE. SECONDARY HEATING SYSTEM - GLASS ENCLOSED DECORATIVE ELECTRIC OR GAS FIRE WITH NO THERMOSTATIC CONTROLS. COMBUSTION AIR PROVIDED BY 215 x 140 PLASTIC AIRBRICK IN LOUNGE (19677mm FREE AIR). HEATING ENGINEER TO PROVIDE COMMISSIONING CERTIFICATE FOR ALL GAS APPLIANCES IN ACCORDANCE WITH APPROVED DOCUMENT J 2002. NOTICE PLATE REFERRING TO ALL HEATING APPLIANCES AS DESCRIBED IN APPROVED DOCUMENT J 2002 PARAGRAPH 1.56-1.58 TO BE LOCATED ADJACENT TO WATER SUPPLY STOP COCK INDICATED THUS ON PLANS:- NP

HABITABLE ROOMS-OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS.

CONTINUOUS RUNNING FANS TO BE FITTED TO ALL WET ROOMS, (GREENWOOD AIRVAC CV100 OR SIMILAR APPROVED) TO BE FITTED WITH CONSTANT VOLUME CONTROL & BE CAPABLE OF ACHIEVING CONSTANT RATES OF 10L/S IN KITCHENS, UTILITY ROOMS, BATHROOMS & 5L/S IN W.C'S. KITCHEN FANS TO BOOST TO A MIN. OF 13L/S & W.C FANS TO BOOST TO A MIN. OF 6L/S. ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE. COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER - 40mm UPTO 3m RUN 50mm UPTO 4m RUN. W.C'S - 100mm. WASTE PIPES TO HAVE SEPARATE & 75mm SEAL TRAPS TO 100 S&VP TERMINATED INTERNALLY WITH NON RETURN VALVE (EXTERNAL STACKS & EVERY 5 STACKS & EVERY 5 ON SINGLE DRAIN RUN VENTED TRADITIONALLY TERMINATING 900mm ABOVE OPENINGS WITH SUITABLE CAGE). SHOWER TRAYS TO HAVE ACCESS PANEL TO TRAP. ALL JOINTS TO BE PUSH FITTED & ACCESS PANELS PROVIDED AT ALL CHANGES IN DIRECTION. RAINWATER GOODS IN UPVC TO BS 4576

GREY SLATE TO MATCH EXISTING PROPERTY ON 50 x 25 TREATED SW BATTENS ON NON TEARABLE SARKING FELT ON PREFABRICATED GANG NAILED TRUSSED RAFTERS @ MAX 600c/c TO BS.5268: PART 3:1985. BRACED IN ACCORDANCE WITH APPENDIX A. 300 GLASS FIBRE OR EQUAL INSULATION 100/200 CROSS LAYED & 15mm GYPROC WALLBOARD. U = 0.14 W/M²K. 100 x 75 GRADE C24 WALLPLATE. "PREVENT" OR EQUAL VENTED SOFFIT BOARD TO EAVES TO GIVE > 10mm CONTINUOUS GAP. WARLEY EAVES VENT DUCT OR EQUAL TO RAFTERS OVER WALLPLATE TO MAINTAIN AIRFLOW. ALLOW FOR FULLY VENTED RIDGE TO GIVE CONTINUOUS CROSS FLOW. SMALL AREA OF SLOPING ROOF LINE TO BE INSULATED WITH 100mm CELOTEX BETWEEN RAFTERS (50mm AIR GAP) AND 50mm CELOTEX AND 15mm PBD AND SKIM BELOW, TO GIVE MIN U VALUE. HIP AREA OF ROOF IS TO BE FORMED IN LOOSE TIMBER SUPPORTED FROM HIP RAFTERS AND GIRDER TRUSSES. ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE WITH REGARD TO THE WALLPLATE HEIGHT SO THAT THE NEW ROOF STRUCTURE LINES IN WITH THE EXISTING

HPK/2010/0260

27 MAY 2010

DWG: PROPOSED
14 DAKIN AVENUE
BUXTON

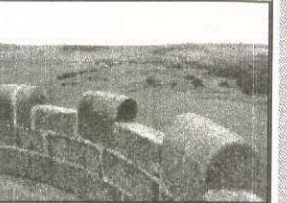
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PROPOSED 07

14 DAKIN AVENUE

14 DAKIN AVENUE, FAIRFIELD