

# SPECIFICATION:

CONCRETE STRIP MIN. 600 x 300mm. 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.

100 POWERFLOAT FINISH TO CONCRETE ON 75 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE DPM ON 225mm MIN DEEP BEAM AND BLOCK FLOOR WITH 3.6N HEMELITE INFILL BLOCKS LAID FLAT. DETAILS OF BEAMS TO FLOOR TO BE SUPPLIED BY MANUFACTURER PRIOR TO INSTALLATION EXTERNAL WALL JUNCTION TO BE CONSTRUCTED AS TO PREVENT "COLD BRIDGING" WITH 25mm PERIMETER INSUL

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.

ALL ELECTRICAL WORKS IN ACCORDANCE WITH APPROVED DOCUMENT 'P' UNDER CERTIFICATION

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.

300mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm RENDERED BLOCK TO FINISH, 100mm CAVITY 50mm XTRATHERM POLYISO 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 'GYPWALL 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 NOGGINS (MAX HEIGHT 2700mm). TO ACHIEVE 40dB IN COMPLIANCE WITH APPROVED DOCUMENT 'E' 2003.

SELF CONTAINED MAINS OPERATED SMOKE / HEAT ALARMS TO BS.5446:PART 1. TO BE INSTALLED INDICATED THUS:- SD INTERCONNECTED & WIRED TO A SEPARATELY FUSED CIRCUIT WITH A DEDICATED MONITORING DEVICE FOR MAINS FAILURE.

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/M<sup>2</sup>K & 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 8000mm<sup>2</sup> 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. WC'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, ALL RWP'S AND GUTTERING ARE TO BE BLACK AND TO MATCH EXISTING

INTERLOCKING TILES TO MATCH EXISTING ON 50 x 25 TREATED SW BATTENS ON NON TEARABLE SARKING FELT ON PREFABRICATED GANG NAILED RAFTERS @ MAX 400c/c TO BS.5268: PART 3:1985. BRACED IN ACCORDANCE WITH APPENDIX A.

100 x 75 GRADE C24 WALLPLATE. "PREVENT" OR EQUAL VENTED SOFFIT BOARD TO EAVES TO GIVE > 10mm CONTINUOUS GAP. MARLEY EAVES VENT DUCT OR EQUAL TO RAFTERS OVER WALLPLATE TO MAINTAIN AIRFLOW. CODE 4 LEAD COVER FLASHING OVER SOAKERS WITH MIN 150mm UPSTAND AND CAVITY TRAY AT ROOF / WALL ABUTMENTS. GLIDEVALE MR50 MONO VENT OR EQUAL AT HIGH LEVEL ENCLOSED INSULATED LEAN TO ROOFS (EQUIVALENT TO 5mm CONTINUOUS GAP). SLOPING CEILINGS TO BE INSULATED WITH 100mm THICK CELOTEX RXR3000 OR EQUAL (K=0.035 W/MK) AND UNDERDRAWN WITH WITH 40mm CELOTEX GA3000 & P.B UNDER THE RAFTERS. MIN 50mm CLEAR AIRGAP OVER & 25mm CONTINUOUS AIRGAP AT EAVES. (U = 0.2 W/M<sup>2</sup>K).

HPK/2010 / 0440

DWG: PROPOSED  
14 FERNEYDALE AVENUE  
BUXTON

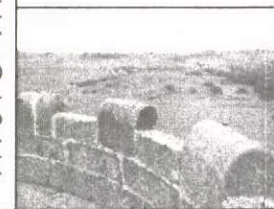
1:50 CHECKED:  
DATE: AUGUST 10 DRAWN:

THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF A.J.S ARCHITECTURE AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS. - DO NOT SCALE OFF DRAWINGS, CONFIRM ALL DIMS ON SITE

A.J.S ARCHITECTURE

32 carr road.  
buxton.  
derbyshire.  
sk17 6wf.

h: 01298 26062  
m: 07794 400237



PROPOSED 08

# 14 FERNEYDALE AVE, BUXTON