

SPECIFICATION:

FOUNDATIONS

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.

GROUND FLOOR

100 POWERFLOAT FINISH TO CONCRETE ON 100 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE DPM (500g ISOLATING DPM BETWEEN CONC AND INSULATION). 25mm UPSTAND INSULATION TO CONC PERIMETER SO AS TO PREVENT COLD BRIDGING. FLOOR BASE CONSTRUCTION TO BE CONSTRUCTED AS PER A GROUND BEARING SLAB PROVIDING BUILD UP TO FOUNDATION IS NO GREATER THAN 600mm. TAPE AND SEAL DPM/DPC AND ALLOW FOR RADON SUMP / VENTS TO SUB FLOOR IN ACCORDANCE WITH LA APPROVAL

SERVICES

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 M²K/W) BUILT IN BEHIND RECESSED METER BOXES. ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH BS.7671. W.E INDICATES WATER ENTRY POINT.

DE

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.


EXTERNAL WALLS

CAVITY CONSTRUCTION TO MATCH WITH TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm 7N HEMELITE DASHED, CAVITY TO MATCH EXISTING NOT KNOWN IF THE EXISTING CAVITY IS INSULATED OR NOT - FULL FILL IF IT IS TO MATCH. INTERNAL BLOCK SKIN TO BE 7N HEMELITE - MUST CHECK THE EXISTING BLOCKS IF ONLY 3.5N THEN NEW BLOCKS NO GREATER ! OR EQUIVALENT BLOCKS INNER LEAF AS SHOWN WITH 68mm KOOLTHERM K18 THERMAL BOARD ON DABS 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.

INTERNAL WALLS

NEW STUDWORK IS TO BE 75x50 SW AT 450c/c WITH 15mm GYPROC WALLBOARD EITHER SIDE. STUDWORK TO THE EN-SUITE IS TO BE INSULATED WITH 50mm ISOVER APR1200 TO ACHIEVE 40dB IN COMPLIANCE WITH APPROVED DOCUMENT 'E' 2003.

MEANS OF WARNING AND ESCAPE

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.

FIRST FLOOR & ABOVE

TIMBER - 22 T&G FLOORING GRADE CHIPBOARD ON C24 TIMBER JOISTS TO MATCH EXISTING DEPTH AT 450c/c (50mm WIDE). JOISTS @ JUNCTION WITH EXTERNAL & EXISTING WALL TO BE ON HANGERS & SEALED THERETO. & IN ACCORDANCE WITH ROBUST DETAILS APPENDIX A. CEILING TO BE UNDERDRAWN WITH 15mm GYPROC WALLBOARD AND FLOOR VOID INSULATED WITH 100mm ISOWOOL QUILT.

HEATING TO BS.5449. - WHERE APPLICABLE IF NEW BOILER TO BE FITTED

GAS FIRED CONDENSING BOILER WITH MIN. 90.4% EFFICIENCY SEDBUK 'A' RATING, TO FA 4.4.33 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 REFERING 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

VENTILATION - NATURAL

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.

VENTILATION - MECHANICAL

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.

ABOVE GROUND DRAINAGE

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, 112mm WIDE SQUARELINE SECTION GUTTERS AND 65mm SQUARELINE SECTION DOWNPIPES.

ROOF

TRADITIONAL TILE TO MATCH EXISTING ON 50 x 25 TREATED SW BATTENS ON NON TEARABLE SARKING FELT ON PREFABRICATED GANG NAILED RAFTERS @ MAX 600c/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.

ROOF STRUCTURE TO COMPRISE 97mm TOPCHORD TRUSSED RAFTERS AND 150x50 C24 GRADE RAFTERS BUILT UP OVER EXISTING STRUCTURE AND FIXED THERETO. INSULATION TO BE 300mm CROSS LAYED 25mm CONTINUOUS AIRGAP AT EAVES.

HPK/2011 / 0183

11 APR 2011

DWG: 2 STOREY EXTENSION

BALHOLME, SUNNYFIELDS
HARPUR HILL, BUXTON

SCALE: 1:50

DATE: 30/03/11

CHECKED:

DRAWN: AJS

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PROPOSED 09

PART 1 COMPLIANT