

PROPOSED SPECIFICATION OF WORKS

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 ON MIN 150mm DEEP BEAM AND BLOCK WITH 7N INFILL BLOCKS AS PER WALL CONSTRUCTION. EXTERNAL WALL JUNCTION TO BE CONSTRUCTED AS TO PREVENT "COLD BRIDGING" WITH 25mm PERIMETER INSUL' DPM MUST BE CONTINUOUS OVER CAVITY WITH TRAY OVER - THIS IS FOR RADON PROTECTION

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.

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

ALL NEW DRAINAGE IS TO BRANCH CONNECT TO EXISTING MAIN WITH RESITED MANHOLE TO FRONT

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

DPC

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

300mm CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY & 450c/c VERTICALLY STAGGERED. WALL COMPRISING 100mm BRICK TO MATCH (85mm COURSE) 100mm CAVITY 60mm XTRATHERM POLYISO XT / CW ZERO ODP INSULATION WITH AIR GAP MAINTAINED TO GIVE MIN U VALUE IN PART L COMPLIANCE WITH INTERNAL SKIN OF 7N HEMELITE OR TOPLITE 7 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.

INTERNAL WALLS - WHERE RELEVANT

ALL NEW STUD WALLS ARE TO BE 75x50 SW BATTENS AT 450ctr, WITH 50mm ISOVER APR 1200 TO BATHROOM AND BETWEEN HABITABLE AREAS. OVERBOARD WITH GYPROC WALLBOARD AND SKIM. TAPE AND SEAL ALL JUNCTIONS SPECIFICATION TO ACHIEVE 40dB IN COMPLIANCE WITH APPROVED DOCUMENT 'E' 2003.

MEANS OF WARNING AND ESCAPE

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.

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 BOOST IN KITCHENS TO A RATE OF 60L/S, 30L/S IN UTILITY ROOMS AND 15L/S IN BATHROOMS AND WC'S ALL FANS TO BE VENTED DIRECTLY TO OUTSIDE AIR.

COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

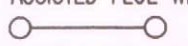
ROOF

NATURAL GREY SLATE OR ETERNIT GREY SLATES ON 50 x 25 TREATED SW BATTENS ON NON TEARABLE SARKING FELT ON PREFABRICATED GANG NAILED RAFTERS @ MAX 450c/c TO BS.5268: PART 3:1985. BRACED IN ACCORDANCE WITH APPENDIX A. RAFTERS TO BE 150x50 DEEP WITH TRIMMERS TO ALL VELUX OPENINGS 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 XTRATHERM XT/PR BETWEEN AND UNDERDRAWN WITH 45MM XTRATHERM XT/TL BELOW. ENSURE MIN 50mm CLEAR AIRGAP OVER & 25mm CONTINUOUS AIRGAP AT EAVES ONDUTILE SYSTEM IS TO BE USED TO THE ROOF WHERE PITCH BELOW 22.5deg. ONDUTILE SITS OVER BATTENED ROOF WITH BATTENS IN TURN OVER THE ONDUTILE MEMBRANE TO SUPPORT ROOF COVERINGS.

FIRE PROTECTION TO ENCLOSED STEEL BEAMS

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

HEATING TO BS.5449 - ONLY RELATES TO ANY NEW WORKS IF REQUIRED

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 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 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

66 NORTH RD, GLOSSOP

DWG: PROPOSED

66 NORTH ROAD

GLOSSOP

REVISIONS:

1:50

CHECKED:

DATE: MAY 11

DRAWN:

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PROPOSED SPEC

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