

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 225mm MIN DEEP BEAM AND BLOCK FLOOR WITH 7N 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' 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

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 K RENDER / BRADSTONE, 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.

NB: BRADSTONE (OR SIMILAR APPROVED TO MATCH) IS TO BE UP TO 900mm FROM DPC LINE

INTERNAL WALLS - WHERE RELEVANT

STUDWORK TO ALL INTERNAL PARTITIONS TO BE 75mm O/A 'GYPCWALL 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.

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 CONSTANT RATES OF 30L/S IN KITCHENS, UTILITY ROOMS, 15L/S IN BATHROOMS & W.C'S. FANS TO VENT DIRECT TO EXTERNAL AIR. COOKER HOOD, IF FITTED TO BE ON RE-CIRCULATION.

ROOF

NATURAL BLUE/GREY SLATE TO MATCH EXISTING 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 ABUTMENT VENTS 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/M²K). ONDUTILE SYSTEM IS TO BE USED TO THE ROOF AS ROOF PITCH IS LOW. ONDUTILE SITS OVER BATTENED ROOF WITH BATTENS IN TURN OVER THE ONDUTILE MEMBRANE TO SUPPORT ROOF COVERINGS.

FIRE PROTECTION TO ENCASED STEEL BEAMS

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

HEATING - TO EXTENSION

IT IS PROPOSED THAT THE EXTENSION BE HEATED BY AN UNDER FLOOR SYSTEM (WET SYSTEM) TO THE UNDERSIDE OF THE CONCRETE FLOOR FINISH - CONTRACTOR TO DISCUSS WITH CLIENT AND AGREE THE SPECIFIC REQUIREMENTS OF THE SYSTEM.

5 SUNNYFIELDS, BUXTON

DWG: PROPOSED

5 SUNNYFIELDS

BUXTON

REVISIONS:

1:50

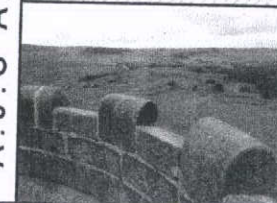
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DATE: OCT' 11

DRAWN:

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A.J.S ARCHITECTURE



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

h: 01298 26062
m: 07794 400237

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5 SUNNYFIELDS