

SPECIFICATION

FOUNDATIONS
CONCRETE STRIP MIN. 600 x 300min. 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 CONCRETE SLAB TO SCREED ON 100 XTRATHERM XT / UF INSULATION ON 300 um 1200g POLYTHENE
DPM ON 25mm SAND BLINDING TO 150 DEEP MOT BASE. ALLOW FOR UNDERFLOOR HEATING AS/IF REQUIRED
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 IN ACCORDANCE WITH BUILDING CONTROL APPROVAL

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
350mm MAX CAVITY CONSTRUCTION WITH WALL TIES TO BS.1243:1978 @ 750c/c HORIZONTALLY & 450c/c VERTICALLY
& 450c/c VERTICALLY STAGGERED. OUTER WALL 150mm MAX STONE DAVY BLOCK TO MATCH GARAGE, 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 100x50 SW BATTENS AT 450ctrs, WITH 75mm ISOVER APR 1200
BETWEEN HABITABLE AREAS. OVERBOARD WITH GYPROC WALLBOARD AND SKIM (PLYBOARD WHERE FIXINGS REQ')

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.

FIRST FLOOR CONSTRUCTION
200x50 WITH C24 GRADE JOISTS AT 450ctrs ON HANGERS TO NEW STRUCTURE WITH MID SPAN NOGGINS.
INSULATE WITH 100mm ISOVER APR1200 SOUND QUILT. UNDERDRAW WITH 15mm PBD AND SKIM.

ROOF STRUCTURE – EXTENSION
PITCHED ROOF AT PITCH TO MATCH TO FORM SPLAYED HIP WITH 150x75 C24 GRADE RAFTERS AT 450ctrs WITH 225x75 HIP RIDGES
WALLPLATE TO BE 100x75 C24 GRADE STRAPPED TO WALL AT 1200ctrs. ALLOW FOR SOFFIT FASCIA BOARD IN UPVC TO MATCH
WITH OVER FASCIA VENT TRAY. RAFTER LINE INSULATION 50/100mm KINGSPAN BETWEEN AND BELOW RAFTER LINE
ALL ROOF COVERINGS ARE TO BE BLUE/GREY SLATE TO MATCH EXISTING WITH CODE 5 LEAD OR GRP VALLEYS TO ABUTMENT

EXTERNAL WINDOWS / DOORS
ALLOW FOR CAVITY LINTOLS RELEVANT TO OPENING WIDTH INDICATED.
NEW WINDOWS TO BE WHITE UPVC DG UNITS TO HAVE U VALUE OF 1.2 W/M2K OR BETTER. ALLOW FOR RESTRICTOR STAYS &
TOUGHENED GLASS BELOW 800mm.



DWG: SPECIFICATION
32 MEADOW AVENUE
PEAK DALE

REVISIONS:

NTS	CHECKED:
DATE: OCT'20	DRAWN:

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A.J.S ARCHITECTURE

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

h: 01298 26062
m: 07794 400237

SPEC 01

32 MEADOW AVE