FOUNDATIONS
Concrete strip foundations to be at a minimum of 600mm below GL. and 900mm in clay subsoils
below invert level of adjacent drains within 1000mm radius.
Depth to go down to a level to the approval of the Local Authority District Building Surveyor.
Common brickwork below GL with lean mix concrete cavity fill.
DPC min. 150mm above GL

DRAINAGE
RWP's to soakaway min. 5m away from building. and 4M away from boundary Soakaway to be as BRE digest 365 percolation test to be submitted for approval prior to commencement on site.
100mm square sectioned UPVC gutters & downpipes.
All drainage above ground to comply with part H1 of the current Regs.
WC wastes to be 100mm diam.
Sink wastes to be 40mm diam.
All wastes fitted with anti-vac deep seal traps min. 75mm.
Below ground drainage in 100mm Hepsleeve clayware min. fall 1in60 connected to existing manhole & mains drainage.
SVP's to terminate min. 1000mm above adjacent openings.

MECHANICAL & ELECTRICAL
Mechanical ventilation to be introduced as :-
15 litres/sec at Bathrooms / WC's / en-suites,
30 litres/sec at Utility rooms,
60 litres/sec at kitchens,
All fans with 15min. overrun.
All heating & hot water pipes to be adequately insulated.
Gas boilers to have minimum efficiency rating of 86%.
Combustion appliances and appliances to be identified with robust notice plate.
TRV's fitted to all new radiators
All electrical work required to meet the requirements of Part P (Electrical safety) to be designed, installed, inspected and tested by a person competent to do so. And on completion issue a design, installation & test certificate in accordance with BS7671

EXTERNAL WALLS
100mm Facing brickwork outer leaf
50mm Kingspan Kooltherm K8 rigid insulation boards clipped back to inner leaf.
100mm thermal blockwork inner leaf.
12.5mm lightweight plaster & skim.
to achieve 0.28 w/msq k U value
Stainless steel safety wall ties @ 750mm ctrs horizontally & 450mm ctrs vertically & 225mm ctrs at reveals of openings.
Insulated DPC's to reveals of all openings by messrs Damcor or similar.
DPC min. 150mm above ground level.
IG or similar insulated galvanised steel lintols above openings with 150mm min. end bearing.
Tray DPC's above all openings with weepholes to external leaf.
New walls to be toothed and bonded into existing.

WINDOWS & DOORS
UPVC double glazed units with argon filled 16mm cavity and k glass to all windows & doors. to achieve min. U value of 1.6
Opening lights to give 1/20th floor area ventilation & 8000mmsq. background trickle ventilation.
Glazing within 800mm of ffl at windows & within 1500mm of ffl at doors and within 300mm to sides of doors to be glazed with toughened safety glass to BS6206.

INTERNAL WALLS
All new internal walls in 100X50mm SC3 studs @600mm ctrs horizontally & vertically with 12.5mm plasterboard & skim to each side.
100mm rockwool quilt infil.
Double joists to be inserted at position of new walls to accept fixings.

ROOFS
Roof trusses to the manufacturers design & specification TO bs 5268 at 450mm ctrs
Trusses underdrawn with 12.5mm p/board & skim finish.
100X50mm treated timber wall plate strapped down to external wall with stainless steel straps @ 1200mm ctrs.
Proprietory concrete interlocking roof tiles on 38X25mm treated battens on proprietory breathable roofing membrane
150mm code 5 lead flashing at abutments with tray DPC at cavity walls.
Roof trusses strapped to walls at gables with stainless steel straps at 1200 ctrs to span over 3 trusses minimum.
75x50mm dragon ties to be inseted over corners of hips.

ROOF INSULATION
100mm thick rockwool quilt at void areas between joists with 200mm thick quilt above laid at 90 degrees to bottom layer to achieve 0.16 U value
75mm thick kingspan Kooltherm K7 rigid roofing insulation between rafters at pitched roofs with 62.5mm thick kingspan kooltherm K18 insultion bonded to plasterboard under rafters to achieve 0.16 w/msq k U value with 50mm clear airspace above rafters

ROOF VENTILATION
25mm continuous ventilation at eaves soffit with insect mesh.
Proprietory vent flashings to be provided continously at wall abutments with integral code 5 lead flashing.
Proprietory vented ridge tiles to give min. 5mm continuous ventilation.

ELECTRICAL WORK
electrical work to be carried out by an electrical installer who is registered with a competent person's scheme and on completion issue a design, installation & test certificate under BS7671
fixed energy efficient lighting will be installed as one per 25msq of the dwelling
Light fittings to only take lamps to have luminous efficacy greater than 40 lumens per circuit watt

GROUND FLOORS (TIMBER)
25mm thick PT&G floor boarding on 150X50mm SC3 treated timber floor joists @ 450mm ctrs.
Joists built into internal and external walls and on concrete common brickwork honeycomb bond sleeper support walls located to ensure maximum 2000mm span
Sleeper walls to be built off foundations.
250mm rockwool insulation quilt between joists on galvanised steel support mesh. to achieve 0.22 U value
150mm min. clear ventilated airspace to achieve 1500mmsq ventilation per 1M run with 225X225mm air bricks to external walls
100mm oversite concrete.
100mm hardcore

FIRE PROTECTION / ESCAPE
Smoke alarms will be linked together and will be mains wired with battery back-up provided at each storey within 7.5m of each room.
All new first floor windows to have an escape window 0.33msq clear area at least 750mm high and 450mm wide. and at 900mm above relevent floor level
Exposed steelwork to be protected to half hour min. with 2 layers of p'board.
Garage door to be FD30S with 150mm step down.

NOTES
Builder to check and clarify all levels dimensions drainage construction & specification prior to any works on site and to bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

Do not scale from these drawings - If in doubt always ask first

Report any discrepancies and omissions to M2 Design
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Drawings are prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Approval only.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority Building Surveyor, whether or not indicated on the drawing or in the specification

It is the responsibility of the owner / client to serve a notice on the adjoining or adjacent neighbours for the proposed works under The Party Wall Act 1996' Explanatory booklets can be obtained free of charge from the D O E publications despatch centre, Blackhorse Road, London SE99 6TT Tel 0181 691 9191.

Rev	Date	Comments	by
A	Apr 15	Planning Issue	MS

Project
54 Hawshaw Lane,
Hoyland,
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Client
Mrs M Davies

Drawing title
PROPOSED SPECIFICATIONS

Scale (@)	Drawing No.	Revision
NTS @ A3	15010/06	A
Date: Apr 15		
Drawn By: MS		

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