

Specification

Date 25 June

Revision

Nutwood
Osborne Road
Sherborne
Dorset
DT9 3RX

Documents Drawing 244/2 rev. 'C' site layout & details.
" 244/3 rev. 'A' plans, elevations & details
" 244/4 section
" 244/5 section
Location plan
Calculations

Notes

- 1 All new drainage to be 100mm dia. U.P.V.C. with a 150mm granular bed and surround.
Falls to be between 1:15 to 1:60.
If a drain passes through a foundation it is to be wrapped in a fibreglass quilt with a minimum of 4 No 12mm dia. steel bars in the concrete above.
If a drain passes through a wall, the wall above is to be supported with P.C. lintols.
Any drain under the building is to be inspected, rodded and approved by the L.A.
Any drain less than 250mm deep is to be protected with a layer of concrete above
Any drain under a drive way less than 900mm deep to have a concrete bed and surround.
- 2 Soakaways are to be positioned a minimum of 5000mm from any building, the size is to be determined by the porosity of the ground, tests to be carried out with the building control officer. The soakaways are to be constructed in either brickwork or using concrete rings with percolation holes and complete with a manhole cover and frame.
- 3 D.P.C.s to be Hyload with plastic proprietary insulated cavity closers to all levels.
- 4 Natural Sherborne stone coursed laid using hydraulic lime NHL 3.5 mix and graded angular aggregate colour to be approved by the L.A. Mix to be 1 part lime to 2.5 parts aggregate by volume with approximately 15% water, and finished with flush pointing.
After mixing the mortar is to be left for 1 hour before use. Stone to wet before laying, both lime and aggregate to be kept dry prior to mixing.
Warnham red stock bricks to be used for arches over the windows and doors

- 5 Cavity insulation to be 100mm Celotex all edges to be rebated and sealed with tape.
- 6 Double triangular wall ties to be used 5 No per Ms complete with insulation retaining clips. The ties are to be placed at 750mm ctrs. horizontally and 450mm ctrs. vertically increasing to 225mm around openings.
- 7 Wall plates to be fixed with restraint straps at a maximum of 2000mm ctrs.
- 8 Roof trusses at 600mm ctrs. complete with longitudinal , diagonal, lateral and chevron bracing, trusses to be fixed to wall plate with truss clips. All to be fixed in accordance with the manufacturers instructions. The builder is to provide copies of the manufactures calculations to building control prior to the work commencing.
- 9 100mm thick fibre glass insulation to be laid between the roof trusses with a further 200mm layer laid over the trusses at 90o to the first.
- 10 First floor either 150mm of cellulose fibreglass or 90mm of rock wall batts to be laid between the floor joists to provide sound deading.
- 11 Studwork partitions are to be constructed from 75 x 50 studs at 400mm ctrs. with pole and sole plates and a row of intermediate noggins. The void between the studs is to be filled with rock wall sound deading quilt. 12mm plasterboard each side of partitions and skim.

Casement timber windows

12	sizes	W1	1342 x 1050
		W2	488 x 750
		W3	1342 x 1050
		W4	915 x 1050
		W5	1342 x 1050 escape window
		W6	915 x 1050
		W7	1342 x 1050 escape window
		W8	1342 x 1050
		W9	600 x 750
		W10	915 x 1050
		W11	1342x x1050 escape window

- 13 Windows that are designated escape windows are to have a minimum uninterrupted opening area of 0.33M² (450mm x 750mm) to be fully openable with the cill between 800mm and 1100mm from the floor.
- 14 All new windows to have trickle vents, habitable rooms vents to be (8000 mm²) and non habitable rooms (4000 mm²)

- 15 All new windows to be double glazed , the 'U' value of the glazing to be less than or equal to 1.1.3W/M²K
- 16 Windows and doors to have draught seals.
- 17 All doors which have glazing are to have a U value of less or equal to 1.5 W/M²K
- 18 Fully glazed doors and glazing to doors within 1500mm of the floor to have safety glazing as follows, glazed panels within 300mm of any door and below 1500mm to have safety glass. Any other glazing below 800mm also to have safety glazing complying to BS 5839 part 1
- 19 Extractor fans, ground floor shower room and the two shower rooms on the first floor to be provided with a mechanical extractor fan providing 30 litres/sec. The extractor fan in the kitchen to provide 60 litres /sec. or if incorporated in a cooker hood 30 litres /sec.
- 20 Self Contained mains interconnected smoke alarms to be installed in the entrance hall, landing together with a heat sensor in the kitchen area, System to have a battery back up incorporated.
- 21 Basin and sink wastes to be 32mm dia., shower wastes to be 38mm dia. all with anti-symphonic traps.
- 22 The electrical installation is to be carried out by a suitable qualified electrician in accordance with BS 7671 (The I.E.E. regulations) An installation certificate and test results are to be provided and copies sent to building control. Sockets are to be positioned 450mm above floor level and light switches 1200mm.
- 23 The heating installer is to be OFTEC registered.
- 24 Any gas installation is to be carried out by a CORGI registered operative.
- 25 Energy efficient lighting to be fitted throughout.
- 26 Heat exchanger, Electria inverter 1.3 Kw. To 5.8 Kw. Dual insulated ducting, one duct to the lounge the other to bedroom ! (the ducting to be know than 5M from the unit) The study, ground floor shower room, entrance hall, bedrooms 2 and 3, landing and the two shower rooms to be heated electrically.
- 27 320W JA solar panels Mono Percium, all black half cell 1689 x 996 x 35.
- 28 Battery storage, will be a 8.2 Kw. Floor mounted Powervault and will located under the stairs.

29 Water storage tank 3000 L size 2400mm x 2400mm x 1015mm deep complete with a lockable cover/