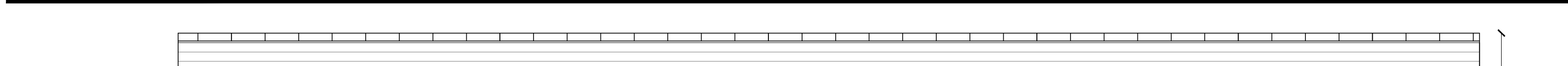


SPACE PROVISION CALCULATION.					
DWELLING TYPE: 4 BED/7 PERSON SINGLE STOREY.					
TARGET GROSS FLOOR AREA (m ²)	MINIMUM-MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)	
100	15	40	43	6	
PROPOSED GROSS FLOOR AREA (m ²)	PROPOSED MAIN LIVING ROOM (m ²)	PROPOSED AGGREGATE LIVING AREA (m ²)	PROPOSED AGGREGATE BEDROOM AREA (m ²)	PROPOSED STORAGE (m ²)	
140	18.4	41.8	57.1	6	



GENERAL SPECIFICATION

- FOUNDATIONS**
 - FOUNDATION STRIP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO SITE CONDITIONS. SEE DRAWING NO 00000 FOR FOUNDATION DETAILS.
 - FOUNDATIONS FOR EXTERNAL WALLS TO BE 1200mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM. FOUNDATIONS FOR INTERNAL WALLS TO 1200mm (min.) X 350mm (min.) WITH A393 MESH BOTTOM.
 - FOUNDATIONS TO BE MADE ON UNDISTURBED GROUND AND ANY SOFT SPOTS TO BE REMOVED AND MADE GOOD WITH A LEAN MIX CONCRETE TO ENGINEERS APPROVAL.
 - ALL CONCRETE FOR FOUNDATIONS TO 35N20 IN ACCORDANCE WITH BS8110.
 - MIN COVER TO A393 MESH TO BE 50MM.
 - SEE DRAWING NO 000000 FOR STEP FOUNDATION DETAIL.
- RISING WALLS**
 - RISING WALL CONSTRUCTION TO BE 350mm SOLID BLOCKWORK. ALLOW MINIMUM 4 COURSES BENEATH TO GROUND CONDITIONS.
 - 50mm CLEARANCE TO SURROUND SERVICE PIPES. FOR LARGE OPENINGS A LINTEL (NOT METAL) SHOULD BE PROVIDED.
- FLOORS**
 - 30MM 30N20 CONCRETE FLOOR SLAB WITH A142 MESH AND POWERFLOAT FINISH. ALL TO ENGINEERS SPEC AND DETAIL.
 - KINGSSPAN KOOL THERM K3 150mm BOARD (OR SIMILAR APPROVED), WITH VERTICAL STRIP OF 30mm KOOL THERM K3 (OR SIMILAR APPROVED) TO PERIMETER OF SLAB.
 - COMBINED RADON/DPM BARRIER 1200 GAUGE LAID TO MANUFACTURERS SPECIFICATION RADON BARRIER TO BE LAPPED AT LEAST 150mm AND SEALED AT ALL JOINTS AND AT D.P.C. ANY PUNCTURES IN BARRIER SHOULD BE PATCHED WITH THE SAME TYPE OF MEMBRANE, LAPPED AT LEAST 150mm AND SEALED BEYOND THE LIMITS OF THE PUNCTURE.
 - 50MM SAND BLINDING LAYER.
 - 225MM COMPACTED CLAUSE 804 STONE COMPLIANT WITH S.R. 21-2014 ANNEX E ON 400MM OF 75MM DIA CLEAN BROKEN STONE COMPLIANT WITH S.R. 21-2014 ANNEX E ON THERMAL BLOCK TO BE FITTED TO PERIMETER OF THE SLAB, 2-3 COURSES DEPENDING ON GROUND LEVELS.
 - FIT CERAMIC PLYKINGTON FLOOR TILES WITH A SLIP RESISTANT VALUE OF R11, TO ALL BATHROOM FLOORS. INSTALL A 150mm HIGH SKIRTING TILE COMPLETE WITH TRIM TO TOP USE FLEXIBLE ADHESIVE AND GROUT. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS.
- WALLS**
 - 350mm CAVITY WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS EXTERNAL LEAF, 100mm SOLID BLOCKS INTERNAL LEAF WITH A 150mm CAVITY BETWEEN.
 - STEEL LINTELS TO STRUCTURAL ENGINEERS SPEC & DETAIL TO BE USED.
 - 110mm XTRATHERM THIN-R plus OR SIMILAR APPROVED CAVITY INSULATION (THERMAL CONDUCTIVITY 0.022 W/m²C).
 - AUSTINETIC STAINLESS STEEL VERTICAL TWIST DOVETAILED WALL TIES WITH CLIPS FOR INSULATION POSITIONED EVERY 750mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY.
 - ADDITIONAL TIES TO BE USED AT OPEN JAMBS.
 - CAVITY CLOSERS KINGSSPAN THERMABATE OR EQUIVALENT.
 - CONCRETE CILLS ON PVC DPC TURNED UP TO ALL ELEVATIONS.
 - PAINTED NAP PLASTER FINISH TO WALLS, PLINTH, WINDOW AND CORNER REVELS; (COLOUR TO BE AGREED).
 - 2 COATS OF DULUX WEATHERSHIELD TO BE APPLIED TO EXTERNAL WALLS/PLINTHS/CLLS ETC. COLOUR TO BE AGREED.
- ROOF**
 - NAIL EVERY SECOND ROW OF ROOF TILES, AND ALL PERIMETER TILES.
 - CONCRETE TILES ON 44mm X 35mm TREATED BATTENS ON TYVEC SUPRO BREATHER MEMBRANE OEA ON 100mm X 100mm TRUSSES.
 - NSAI APPROVED PREFABRICATED ROOF TRUSSES AT 400mm CENTRES ON 100X75 TREATED WOOD PLATES.
 - ALL ROOF TIMBERS TO BE PRESSURE TREATED INCL. FASCIA, SOFFIT, BARGE AND GABLE LADDER TIMBERS.
 - INCLUDE FOR ALL NECESSARY PURLINS, HIPS, BEARERS, TILTING FILLETS, RIDGE BOARDS ETC.
 - PROVIDE ADEQUATE BRACING TO ROOF.
 - CONNECT ROOF TRUSSES TO WALL PLATE USING PROPRIETARY TRUSS CLIPS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - EAVE VENTILATORS TO BE FITTED TO ROOF TILES TO BE FITTED AT RIDGE LEVEL AS PER MANUFACTURERS SPEC & DETAILS.
 - BATT ROOF/WALL STRIPS AT 2M CENTRES WITH 4 NO. FIXINGS TO WALLS, 3 NO. FIXINGS TO TRUSSES AND 2 NO. FIXINGS TO WALL PLATE.
 - 350mm FIBREGLASS (OEA) INSULATION.
 - PATINA OIL FINISH TO ALL CODE 5 LEAD, TO MANUFACTURERS SPECIFICATION AND DETAIL.
 - DRY VERGE SYSTEM. EASY TRIM VERGE U COMPLETE WITH RIDGE CAPS, STARTER CAPS AND END CAPS.
- FASCIA, SOFFIT AND DOWNPIPES**
 - WHITE ALUMINIUM FASCIA AND SOFFIT, 10mm CONTINUOUS VENT GAP BETWEEN FASCIA AND SOFFIT (250MM OVERHANG).
 - 125MM SMOOTH ALUMINIUM GUTTERS WITH 75MM X 50MM PVC DOWN PIPES. BLACK IN COLOUR.
- INTERNAL DOORS**
 - DOOR FRAMES TO BE DEAL.
 - FINISH SIZE TO BE EX 150MM X 50MM REBATED WITH 75MM X 20MM SPLAYED ARCHTRAVES STANDARD TO FLUSH DOORS.
 - SOLID PLY VENEER FLUSH DOORS THROUGHOUT.
 - LOCKS AND HANDLES TO BE BRASS SONNATO BW450PB.
 - 3 STEEL BUTT HINGES PER DOOR.
 - 22mm WHITE/RED DEAL SADDLE BOARDS, VARNISHED.
 - DOOR STOPS TO BE FITTED TO ALL DOORS.
- D.P.C.**
 - DPC CAVITY TRAY OVER ALL OPES.
 - DPC TO BE USED UNDER WALL PLATE.
 - DPC OVER OPES 160MM X 65MM EXTERNAL.
- OPES**
 - ROW OF MASONRY MESH REINFORCEMENT FOR FULL LENGTH OF ALL WALLS ABOVE LINTELS.
- WINDOWS & DOORS**
 - WHITE UPVC DOUBLE GLAZED ARGON FILLED SOFT LOW-E WINDOWS.
 - MANUFACTURERS CERTIFICATE FOR WINDOW & DOOR U-VALUES (MIN. 1.2) IS TO BE OBTAINED AND GIVEN TO COUNCIL ENGINEER.
 - TRICKLE VENTS TO BE INSTALLED TO ALL WINDOWS.
 - FIT THUMB-TURN LOCK TO ALL EXTERNAL DOORS. ALLOW FOR INSTALLATION OF SECURITY CHAIN TO DOOR BY DOOR MANUFACTURER.
 - SAMPLE OF DOOR & WINDOW TO BE PROVIDED PRIOR TO ORDERING.
 - ALL BEDROOM WINDOWS TO HAVE MIN. OPE OF 550x500mm. (IN COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEQUATE MEANS OF ESCAPE. CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS NON LOCKABLE HANDLES TO BE FITTED.
- THERMAL BRIDGING**
 - ALL INTERNAL PLASTER FINISHES OF SAND/CEMENT SCRATCH COAT TO GO DOWN TO FLOOR LEVEL.
 - ALL ELECTRICAL CONDUIT IN ATTIC SPACE TO BE SEALED.
 - AFTER FITTING OF WINDOWS & DOORS ALL GAPS TO BE SEALED BEFORE PLASTERING.
 - ATTIC HATCH TRAP DOOR TO BE FITTED WITH LATCH AND DRAFT EXCLUDER STRIPS.
 - ALL PIPE AND SERVICE PENETRATIONS OF BUILDING ENVELOPE TO BE SEALED.
 - THERMAL BRIDGING & ABC DETAILS TO COMPLY WITH 2007 BUILDING REGULATIONS, RESIST TO UNDESIRABLE HEAT LOSS, PREVENT CONDENSATION AND AIR INFILTRATION - ACCEPTABLE CONSTRUCTION DETAILS.
 - GLAZING TO BATHROOM TO BE OBTAINED.
 - PRECAST CONCRETE SILLS TO BE USED THROUGHOUT.
 - 19MM BULNORSE WHITE DEAL WINDOW BOARDS, PAINTED.
 - WINDOW BOARDS IN KITCHEN AND BATHROOM TO BE TILED.
 - DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY. RECEIVER TYPE ON EXTERNAL DOORS TO BE OF THE HOOKED TYPE. 5 POINT LOCKING SYSTEM.
 - FRONT DOOR TO HAVE THRESHOLD HEIGHT OF 15mm, WITH EXPOSED EDGES CHAMFERED.

- VENTILATION**
 - ALL WALL VENTS TO BE 125MM AAC125HPCWL - RYTONS COWLED SUPER ACOUSTIC CONTROLLABLE VENTS.
 - MECHANICAL VENTILATION (VORTICE PUNCTO EXTRACT FAN OEA) TO BE PROVIDED IN BATHROOMS.
 - EXTERNAL GRILLS TO MECH. FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND HOOD.
- KITCHEN**
 - FITTED KITCHEN AS PER PLANS. 18mm MDF CARCASS AND FRAME. PVC FOIL WRAPPED FORMS, MAX WIDTH 500mm. DOUBLE CARCASS ON HINGE SIDE OF DOORS. 30mm DOORICA COUNTER TOP. 180° DEGREE STAINLESS STEEL HINGES. WALL MOUNTED OVERHEAD CUPBOARDS.
 - STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
 - FIT INTEGRATED COOKER HOOD, WITH 150mm DUCTING PIPE TO VENT. EXTRACTION RATE TO BE 150m³/H (ASSUMING 6 AIR CHANGES PER HOUR).
 - DECK MIXER TAPS TO BE INSTALLED AT KITCHEN SINK UNIT FITTED.
 - STAINLESS STEEL SINK, 2 TAPS OR DECK MIXER ACCEPTABLE.
 - FIT NEW 'COMBIMATE' WATER DESCALING UNIT (SOFTNER) UNDER SINK UNIT.
 - ALLOW FOR PLUMBING UNDER SINK AND LEAVE ALL READY FOR DISH WASHER AND WASHING MACHINE.
 - SUPPLY AND FIT NEW COOKER VENT HOOD AND EXTRACT THROUGH EXTERNAL WALL AS INDICATED.
 - ALL NEW SOCKETS, SWITCHES AND LIGHT FITTINGS AS PER DRAWING.
 - LAY NEW CERAMIC TILES 150MM BY 150MM FROM KITCHEN UNIT WORK TOP TO BATHROOM AND CEILING TO BE PAINTED WITH 3 COATS OF SOFT SHEEN EMULSION (COLOUR TO BE CHOSEN AT A LATER DATE).
 - 12MM X 20MM BULLNORSE SOFTWOOD SKIRTING THROUGHOUT.
 - WALL TO BE TILED IN KITCHEN TO UNDERSIDE OF OVERHEAD UNITS. STANDARD 100x100 MESH BACKLASH TILE. APPROPRIATE ADHESIVE AND GROUT TO BE USED.
 - INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS.
 - FLUSH SOLID DOORS PAINTED UNDERCOAT AND SATIN WOOD PAINT. TIMBERS TO BE PRIMED BEFORE APPLYING UNDERCOAT AND PAINT.
 - MIN COVER TO A393 MESH TO BE 50MM. TO BE FITTED TO WALL USING CLASSI-SEAL OR E/A FLEXIBLE WATERPROOF UPSTAND.
 - INCLUDE FOR SUPPLY AND FITTING OF MIRROR OVER SINK TO ALL BATHROOMS.
 - ONE ROW OF TILING TO BE PROVIDED ABOVE WASH-BASIN IN BATHROOM. WALLS AND CEILING TO BE TILED TO CEILING. STANDARD 200X200 CERAMIC PLYKINGTON OEA. APPROPRIATE ADHESIVE AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS. PRIMER AND BAL TANKING SYSTEM TO BE APPLIED TO WALLS PRIOR TO TILING.
- TRAP DOOR**
 - FOREM TRAP DOOR IN CEILING IN POSITION AS WILL BE POINTED OUT FOR ACCESS TO ROOF INTERIOR.
 - THE TRAP DOOR SHALL BE ACCOMMODATED WITH THE TRUSS SPACING AND SHALL BE 760MM IN DEPTH.
 - TILE TRAP DOOR SHALL BE CONSTRUCTED WITH 75 X 225MM STOP FILET AND 12MM THICK CHIPBOARD COVER WITH FIRE BARRIER ON THE BACK (1/2 HOUR FIRE RATING IS REQUIRED AS PER PART B OF THE BUILDING REGULATIONS) AND FINISHED WITH EX 75 X 199MM ARCHTRAVE.
 - WOODWORK TO BE PAINTED.
- RADON**
 - RADON SUMP/COLLECTOR TO BE PROVIDED WITH 100mm DIA PVC PIPE WHICH IS TO TERMINATE OUTSIDE EXTERNAL WALL WITH BEND, CAPPED FLUSH WITH PATH. PIPE CAN BE EXTENDED AND FAN FITTED SKID D SUBSIDIARY BEDDINGS REQUIRE IT.
 - 100mm MIN. TO BE LEFT EVERY 4TH BLOCK IN COURSE BELOW RADON BARRIER TO PROVIDE AIRFLOW TO RADON SUMP.
 - PROVIDE REINFORCED RADON BARRIER WITH TEAR RESISTANCE - OR - 100N WITH VAMPING STRIPS AND ANTI-SLIP EARTH CONNECTION. NEW SHOWER UNIT WHICH IS TO BE A THERMOSTATICALLY CONTROLLED MIXER SHOWER UNIT WITH A SAFE ANTI-SCALD TEMPERATURE OF 41 DEGREES (SHOWER) TO BE SUPPLIED BY A PUMPED SUPPLY OF HOT WATER PRODUCED BY AIR TO WATER UNIT. INCLUDE FOR GRUNDFOS STRI 5.1.5C BAR TWIN IMPELLER RECIRCULATIVE SHOWER PUMP. A 25mm FLEXIBLE HOSE IS TO BE PROVIDED WEIGHTED SHOWER CURTAINS & HALF HEIGHT EASA EVOLUTION PORTABLE DOORS WITH CHROME FINISH AND POLYCARBONATE DOORS.
 - FLOOR TO BE TILED WITH NON-SLIP TILES. WHB TO BE BRACKETED, NO PEDESTAL.
 - WASTE PIPES TO BE RECESSED. LEVER TAPS.
 - PROVIDE COLD WATER STORAGE TANK OF APPROX. 350 LITRE CAPACITY IN ROOF SPACE. PROVIDE EXPANSION TANK OF APPROXIMATELY 45 LITRE CAPACITY. EACH TANK SHOULD BE PROVIDED WITH APPROPRIATE COVER AND SUPPORTED IN ACCORDANCE WITH GUIDELINES AS SET OUT IN THE BUILDING REGULATIONS. WALKWAY TO BE LAID IN ATTIC FROM TRAP DOOR TO WATER TANK. LIGHTS TO BE FITTED IN ATTIC.
 - ALL SANITARY FITTING AND APPLIANCES TO HAVE FLEXIBLE PENNY VALVE FEEDS.
 - FIT 'COMBIMATE' WATER SOFTENER TO ALL HOUSES.
 - FIT 'MAGNETIC' PROFESSIONAL 'ELECT' FILTER SYSTEM TO ALL PARTY WALLS.
 - GULLY TO BE INSTALLED UNDERNEATH HEAT PUMP SYSTEM TO COLLECT WATER EXTRACT FROM SYSTEM. GULLY TO BE LINKED TO FOUL WATER DRAINAGE SYSTEM. PVC DROP TO BE INSTALLED FROM UNIT TO GULLY UNDERNEATH TO ALLOW FOR CONDENSATION RUNOFF.
 - 50mm (min) DRAIN ADJACENT TO THE WATER TANK UNIT OF THE HEAT PUMP - PLUMBED TO THE OUTSIDE TO ALLOW FOR OVERFLOW.
 - INDIVIDUAL WASTE PIPES REQUIRED FROM EACH SINK, DISHWASHER, WASHING MACHINE, WBSHOWER, BATH ETC. INDIVIDUAL WASTE PIPES TO DISCHARGE ABOVE FOOTPATH LEVEL INTO WASTEWATER GULLIES. ALL 90 DEGREE BENDS ON ALL WASTE PIPES TO HAVE RODDING FACILITY.
 - CERTIFICATION OF HEATING/PLUMBING SYSTEM REQUIRED UPON COMPLETION.
- ELECTRICAL**
 - BATHROOM & EXTERNAL LIGHTS TO HAVE LED 12 WATT COOL WHITE BULBS FITTED.
 - ALL SMOKE/HEAT DETECTORS TO BE LINKED.
 - ALL ELECTRICAL WORK TO BE TO CURRENT RECI STANDARDS.
 - NO WALL SOCKETS ARE TO BE BACK TO BACK ON PARTY WALL.
 - ALL SMOKE / HEAT / CO2 DETECTORS TO BE WIRED BACK TO INDICATOR PANEL UNIT, LOCATED BESIDE FUSE BOARD.
 - SHOWER INSTALLATIONS TO HAVE ESB CABLE TAILS FROM METER TO BOARD TO BE 16 SQUARE. AND CABLE FROM BOARD TO SHOWER MUST BE 10 SQUARE. BATHROOM LIGHT TO BE ON AN RCD.
 - CERTIFICATION OF ELECTRICAL SYSTEM REQUIRED UPON COMPLETION.
- AIR TIGHTNESS TEST**
 - CONTRACTOR IS TO INCLUDE FOR CARRYING OUT AN AIR TIGHTNESS TEST. REQUIRED RESULT IS AIR PERMEABILITY RATE OF 0.022W/m² PER HOUR PER SQUARE METRE OF EXPOSED ENVELOPE AREA. TO ALLOW AN ENTRY INTO THE DEAP SOFTWARE FOR ADJUSTED RESULT OF AIR PERMEABILITY TEST IN EACH ADJ OF NOT GREATER THAN 0.2.
- BUILDING ENERGY RATING (BER) CERTIFICATE**
 - CONTRACTOR IS TO PROVIDE BER CERTIFICATE ON COMPLETION OF CONSTRUCTION. MINIMUM ACCEPTABLE BER RATING IS A2.

