**General specification notes :**

**Site preparation & site drainage :**
Strip areas to be built on of all turf & vegetable matter.
Grub up existing underground drains.
New surface water drains to be in accordance with drainage layout.

**Foundations :**
Mass concrete foundations to be of size
& depth to suit ground
conditions.

**Underground drainage :**
Drains to be generally of size & gradient shown on drainage plans. Pipes to be uPVC to BS EN 1401. Pipes to be bedded on min. 100mm granular material conforming to BS EN 1610 Annex B Table B15, single sized material or graded from 5mm-10mm. Compaction fraction maximum 0.3 for class N or B and 0.15 for class F. Granular material brought level with crown of pipe. Fill 100mm above crown of pipe with selected material or granular fill free from stones larger than 40mm. Backfill trench with selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material, vegetable matter. Minimum cover to pipe to be 300mm. Where pipes pass through loadbearing walls provide lintel over and maintain a 50mm space around pipe.

**Pressure testing of drains :**
Pipe to be pressurised up to a pressure of 110mm water gauge and held for 5 minutes prior to air testing.
Pipe to hold an initial 100mm pressure with a maximum loss of head on a manometer of 25mm in a period
of 7 minutes.

**Inspection Chambers :**
New inspection chambers to be proprietory plastic chambers conforming to BS 7158, 300mm/450mm in diameter as appropriate to depth with cast iron access covers.
Depths as shown on drawings.

**External Wall Construction :**
300mm Cavity wall comprising :
Brick or dense concrete block outerleaf with sand/cement render finish (as shown on elevations), 100mm cavity, 100mm aerated concrete block internal leaf. Cavity insulated with 100mm Celotex CF5000 full fill cavity insulation.
Dry line internally with 12.5mm Gyproc Wallboard.
Max U-value 0.17W/m²K.

**External Wall Construction below ground level:**
300mm Cavity wall comprising :
100mm dense concrete block outer skin, 100mm cavity, 100mm dense concrete block internal leaf.
Fill cavity to within 225mm of ground level with lean mix concrete.

**Masonry wall construction generally :**
Cavity wall ties to be placed at 750mm max. horizontal
centres and 450mm max. vertical ctrs.
Wall ties to be stainless steel to BS 1243, 225mm long, vertical twist type.
Wall ties to be provided within 225mm of jambs of
openings and movement joints at 300mm max. vertical ctrs.
Vertical chases to be less than 1/3 of leaf thickness,
horizontal chases to be less than 1/6 of leaf thickness.
Mortar designation to be in accordance with BS 5628-3:2001
and strength class M4 to BS EN 998-2

**Party wall construction :**
275mm cavity wall comprising
2 leaves dense concrete blockwork (density between 1850 & 2300kg/m3)
75mm cavity filled with mineral
wool insulation, density max 40kg/m3.
Render both sides with 1:1:6 sand/cement render scratch coat & line with Gyproc Wallboard 10 plasterboard & skim.

**Internal partitions :**
At ground floor level, 100mm dense concrete block partitions dry lined both sides with 12.5mm Gyproc Wallboard.
At first floor level, studwork partitions as British Gypsum Gypwall SoundBloc Rapid comprising 15mm plasterboard fixed to both sides of 70mm metal stud system.
25mm Isover APR 1200 insulation suspended in partition.
Seal all joints. Sound insulation Rw 46dB.

**Windows & external doors :**
Windows & external doors generally to be uPVC framed and double glazed. Max U-Value to be 1.4W/sq.m.K. and g-value of 0.63.

Background ventilation to each house to be provided by trickle vents in windows. Total free vent area for each house to be at least 40,000sq.mm. based upon 3-bed, 2-storey dwellings with habitable floor areas of 90sq.m..

**Ventilation of kitchens and bathrooms :**
Kitchens to be provided with extract fan with a min.capacity of 60 l/sec. or 30 l/sec. within cooker hood. Fans to be operated by humidistat with manual overide. Fans to be capable of operating continuously to provide 1 air change/hour.
Bathrooms to be provided with an extract fan with a min. capacity of 15 litres/sec. & controlled by the light switch.

**Hot & Cold Water Services :**
Water to be supplied by a statutory water undertaker or a licenced supplier through an installation complying with the Water Supply (Water Fittings) Regulations 1999 (SI 1999/1148 as amended).

Potential consumption of wholesome water to be limited to max 125litres per person per day as illustrated by water efficiency calulator.
Kitchen/Utility Room taps to be fitted with flow regulator/aerator limiting flow capacities to 4litres/min.
Basin taps & showers to be fitted with flow regulator/aerator limiting flow to 6litres/min.
Dual flush 4litre/2litre WC's to be installed
Max bath capacity to be 150litres.

Hot water supply to baths to be limited to maximum 48degC by in-line blending valves with max. temperature stop. Valve to comply with BS EN 1111:1999 and installed in accordance with BS8000-15:1990 & generally in accordance with Approved Doc. G3 paragraphs 3.64 - 3.68.

**Sanitary pipework :**
All wastepipes to be formed in PVCu to BS EN 1329.
Wastepipes to be fitted with 75mm deep seal anti-vac traps
to BS EN 274 and BS 3943.
WC pans to be fitted with multi-quick outlets.
Discharge stacks noted on drawings as SVP to be 110mm PVCu
and to be taken to roof vent terminal or open air and to terminate
min. 900mm above openings.
Discharge stacks noted on drawings as SP to be 110mm PVCu
and to be terminated with proprietory air admittance valve
complying with BS EN 12380:2002. Valve to be located in
accessible position and to have adequate ventilation.
Bend at base of discharge stack to have 200mm min. dia.
(measured on centre line).
Min. 450mm between lowest branch connection & invert at
foot of stack.

Wastepipe sizes:
WC 100mm dia. Shower 40mm dia.
Bath 40mm dia. Sink 40mm dia.
Bidet 40mm dia. Basin 32mm dia.

Provide anti-syphonic traps to bath and sink wastes exceeding 3m
& basin wastes exceeding 1.7m.

Pipes, fittings and joints to be capable of withstanding an air test of
positive pressure of a least 38mm water gauge for at least 3 minutes.
Every trap to maintain a water seal of at least 25mm.

**Space and water heating :**
Boilers to be high efficiency gas fired balanced flue combi boilers as specified in SAP calculations and to be fitted with weather compensators.

Space heating by underfloor heating at ground floor level and hot water radiators at first floor level. Systems to have full time and temperature zone controls with delayed start thermostat function. Hot water systems to be controlled by a cylinder thermostat and a time controller.

Pipework to be insulated.
Insulation to have thermal conductivity not exceeding 0.045 W/mK and a thickness equal to pipe outside diameter, up to a max. of 40mm.

Provide durable guard to boiler flue outlets as necessary.

Documentation to be provided on completion for the combustion installations, in accordance with Approved Doc. J, Appendix 'A'.

Notice plates for hearths & flues to be provided and fixed in an unobtrusive but obvious position within the building, in accordance with Approved Doc. J, sect. 1.56, 1.57 & diag. 1.9.

Heating and HW systems to be inspected at completion and a commissioning certificate submitted, in accordance with Approved Doc. L 1, sect. 1.47.

Operating and maintenance instructions for Heating & HW systems to be issued on completion to householder, in accordance with Approved Doc. L 1, sect. 1.51.

Note: Building to be Air Tested for compliance with App. Doc Part L1A,
and to achieve 5cu.m./(h.sq.m) at 50PA or better. Construction generally to be in accordance with Approved Construction Detail sheets provided by SAP assessor and appropriate sheets to be completed and signed by contractor prior to issue of as-built SAP calculations and EPC's

**Lighting and electrical Installations :**
100% of light fittings to be low energy fittings.

External lighting to automatically extinguish in daylight and when not required at night or to have sockets only to be used with efficient lamps, in accordance with Approved Doc. L 1, 1.57.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. To show compliance with Part P, prior to completion, may require the issue of an appropriate BS7671 electrical installation certificate
by the person competent to do so.

**Fire detection & Alarm System :**
Provide a linked Grade A Category LD2 system as described in BS5839-6:2004 with detectors sited in accordance with BS5839-1:2002 for a Category L2 system.

Provide mains fed ionisation type smoke detectors with audible warning & battery back-up. Detectors to be wired & separately fused, all to BS 5446.
Detectors to be ceiling mounted and located in the circulation space within 7.5m of the door to every habitable room in accordance with App.Doc B1 Clauses 1.1 to 1.24

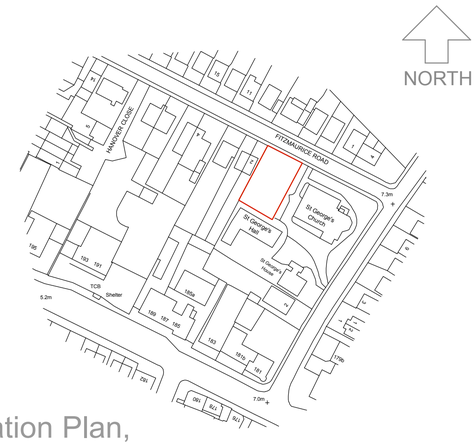
**Communications :**
Provision to be made for a telephone service suppliers access point outside each dwelling ducted to a network termination point within each dwelling. Termination point to be capable of delivering broadband speeds greater than 30 Mbps.

**Access to & Use of Buildings :**
Provide a level approach to main access door. Pave driveway area with permeable block paving to provide a firm ground surface, gently sloping with max. cross-fall of 1:40.
Hatched area on plans adjacent to WC's denotes wheelchair manoeuvring area (750 x 900 zone), all in accordance with Approved Doc. M 3, sect. 10, diag. 25.
Switches, sockets, points etc. to be fixed to walls within a zone, min. 450mm & max. 1200mm from fin. floor level. All in accordance with Approved Doc. M 2, section 8, diag.22.

**Security :**
Front entrance doorsets to be 'secure doorsets' complying with British Standards publication PAS 24:2012 or Approved Doc Q, Appendix B.
Glazing to front entrance door to be obscured glazed.
Letterplate in accordance with Door & Hardware Federation spec TS 008:2012.
Front entrance door to be fitted with security chain or door limiter.

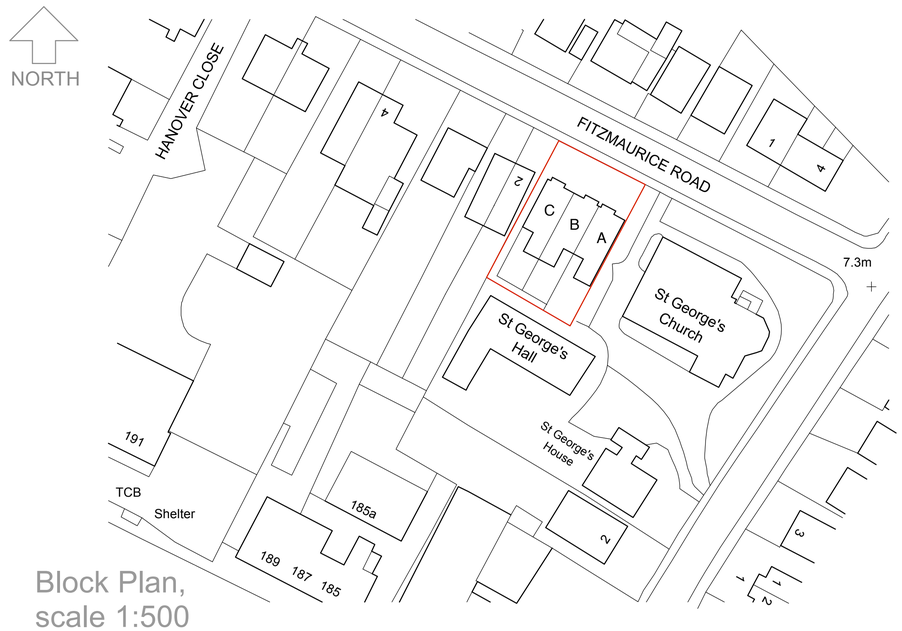
Frame mechanically fixed to structure.
Ground floor windows to be manufactured in accordance with British Standards poblication PAS 24:2012 and mechanically fixed to structure.


Site Plan, scale 1:100




Location Plan, scale 1:1250

10 0 10 20 30 40 50
Metres




Block Plan, scale 1:500

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Revisions :

Notes :

Gross internal floor area of each house = 90sq.m. (965sq.ft.)

Note:
Do not scale from this drawing. The contractor is to check all dimensions on site.

Residential Development
land adjoining
St Georges Hall
Fitzmaurice Road
Christchurch for
Positive Group

2016-04-01
Site/Block/Location Plans
Rev.

10 October 2016
scale as shown

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