

**NOTES:-**

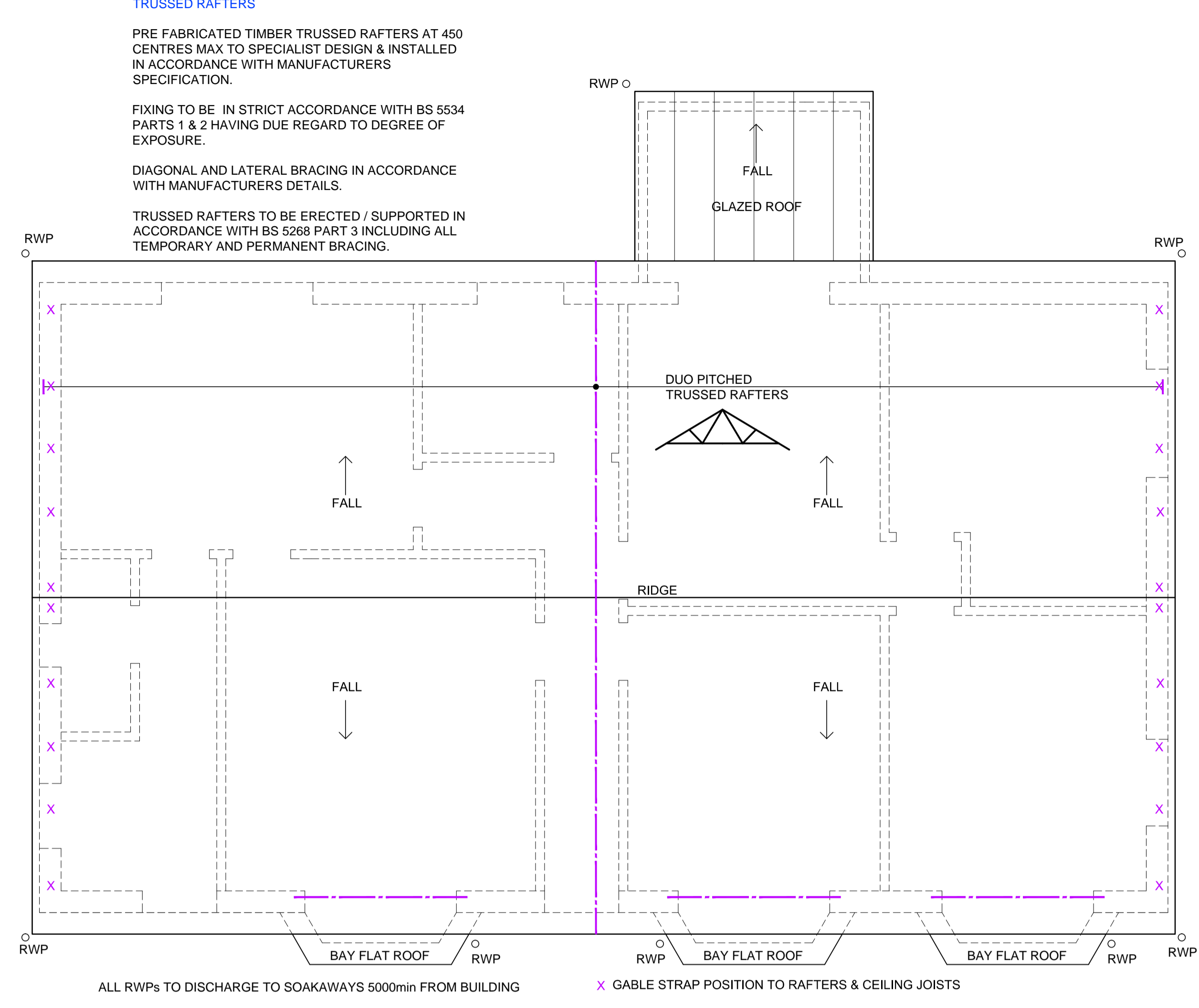
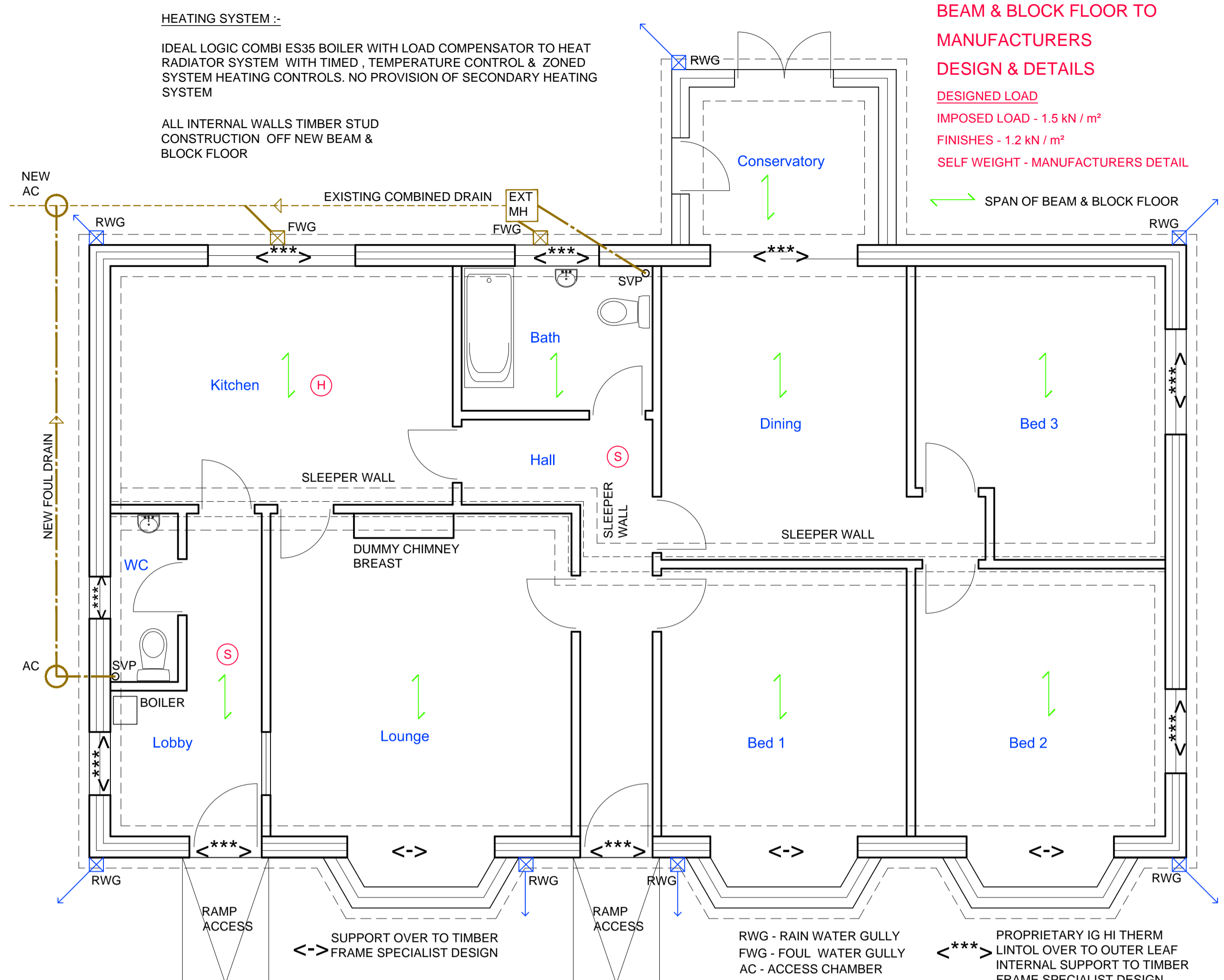
**VENTILATION:-**  
Eaves ventilation equivalent to 10mm continuous gap and ridge ventilation equivalent to 5mm continuous gap. Ventilation to be provided by proprietary air vents with insect guards.  
**WALLS BELOW DPC:-**  
All brickwork below dpc to be Class 'B' semi-engineering with a weak mix concrete cavity infill to ground level or 225mm below dpc. Mortar to be Designation (iii) in accordance with BS5628. Dpc to all external and internal walls to be 'Hyload' or 'Astos' (or similar lead cored bituminous dpc) set at a min/m of 150mm above ground floor level.  
**WALL CONSTRUCTION ABOVE DPC:-**  
Structural timber walls to specialist design & detail.

**DOORS AND WINDOWS:-**  
Glazing to doors within 1.5m of floor level and to windows within 800mm of floor level shall be toughened/laminated safety glass to BS6206.  
New windows shall match existing and achieve max'm 'U' value = 1.2 W/m<sup>2</sup>K or a WER of BAND C.  
New doors with greater than 50% glazing to achieve max'm 'U' value = 1.4 W/m<sup>2</sup>K.  
New windows to have opening lights to give a min'm of one 20th of floor area and trickle vents in head of frames to give min'm ventilation of :- 8000mm<sup>2</sup> to habitable rooms, 4000mm<sup>2</sup> to non-habitable rooms.  
At least 1 window in each room shall have a min'm opening light of 0.33m<sup>2</sup> with a min'm opening dimension of 0.45m. The opening light shall be positioned so as to provide an appropriate means of escape.

**EXTRACT VENTILATION:-**  
Mechanical extract fans shall be provided to kitchens, bathrooms, utility rooms and wc's as indicated on the drawing. Mechanical extract fans to achieve min'm extraction rates as follows:-  
KITCHEN - 30litres/second adjacent to hob, or 60litres/second elsewhere.  
UTILITY ROOM - 30litres/second.  
BATHROOM - 15litres/second.  
Where rooms are classed as 'internal' extract fans shall be light switch controlled with a 15 minute overrun.  
**ELECTRICAL SAFETY:-**  
Electrical insulation shall be in accordance with BS7671:2008 and undertaken by a competent person registered with an electrical self certification scheme authorised by the Secretary of State.  
**FIRE DETECTION:-**  
HEAT DETECTOR (H) SMOKE DETECTOR (S)  
Mains linked smoke and heat detectors to be located as indicated on drawing. Smoke alarms shall comply with BS5839 and interlinked in accordance with manufacturers instructions.

**BUILDING AIRTIGHTNESS:-**  
The building fabric shall be constructed to ensure no significant thermal bridges or gaps in the insulation layers to the roof, walls & floors at the joints between elements & the edges of doors & windows  
The property shall be tested for air permeability to achieve 5.00m<sup>3</sup> / h.m<sup>2</sup> at 50 Pa

**CONSTRUCTION 'U' VALUES:-**  
Floor construction to achieve 0.18 W / m<sup>2</sup> K  
External wall construction to achieve 0.26 W / m<sup>2</sup> K  
Roof construction to achieve 0.18 W / m<sup>2</sup> K



**PROPOSED GROUND FLOOR PLAN**



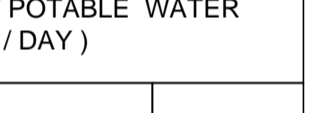
**SPECIFICATION FOR EXTERNAL CAVITY WALL TO ACHIEVE 0.26 W/m<sup>2</sup>K**



**PROPOSED ROOF PLAN**



**SPECIFICATION FOR PITCHED ROOF CONSTRUCTION TO ACHIEVE 0.18 W/m<sup>2</sup>K :-**



**MAXIMUM CONSUMPTION OF POTABLE WATER (LITRES / PERSON / DAY)**

LOCATION	ITEM	WATER USAGE
TOILET	WC (DUAL FLUSH)	4.31m <sup>3</sup>
TOILET	WC BASIN	
KITCHEN	SINK	15 L
KITCHEN	DISH WASHER	
UTILITY	WASHING MACHINE	

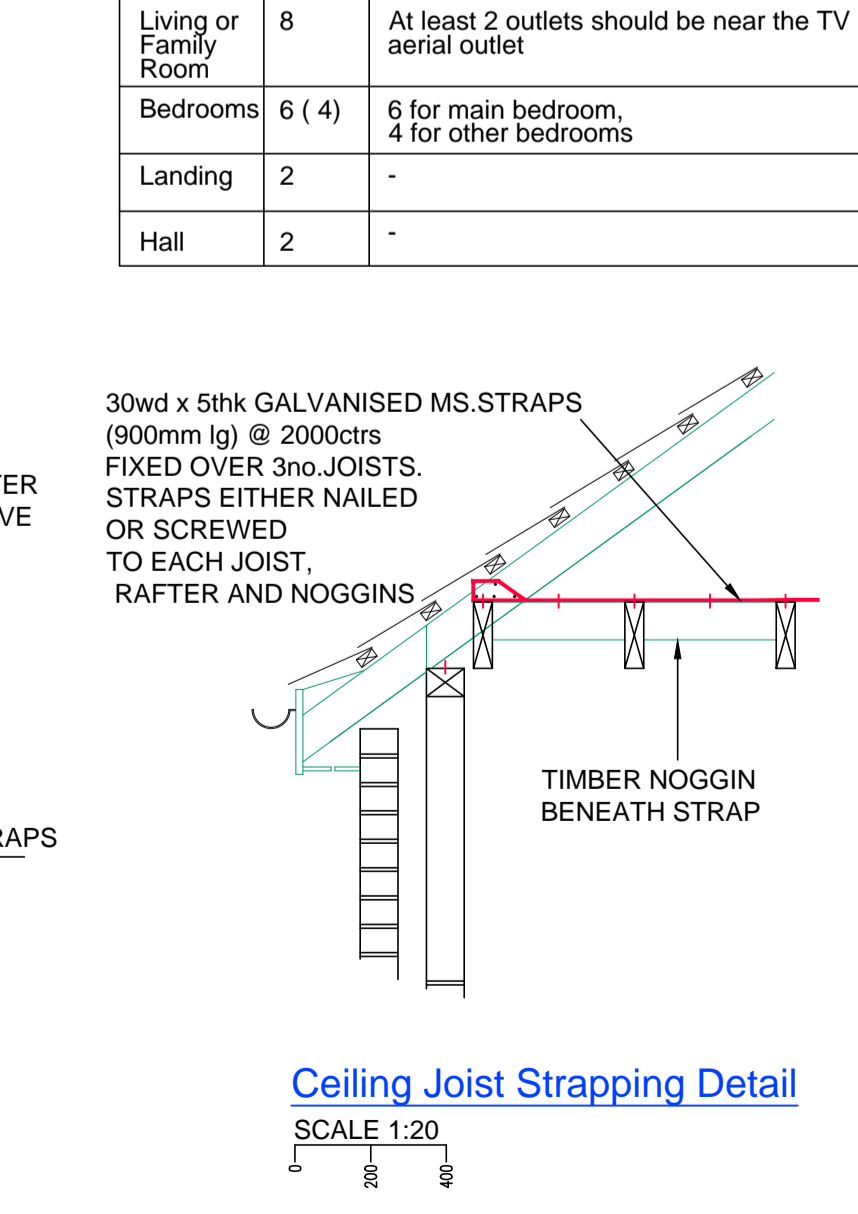
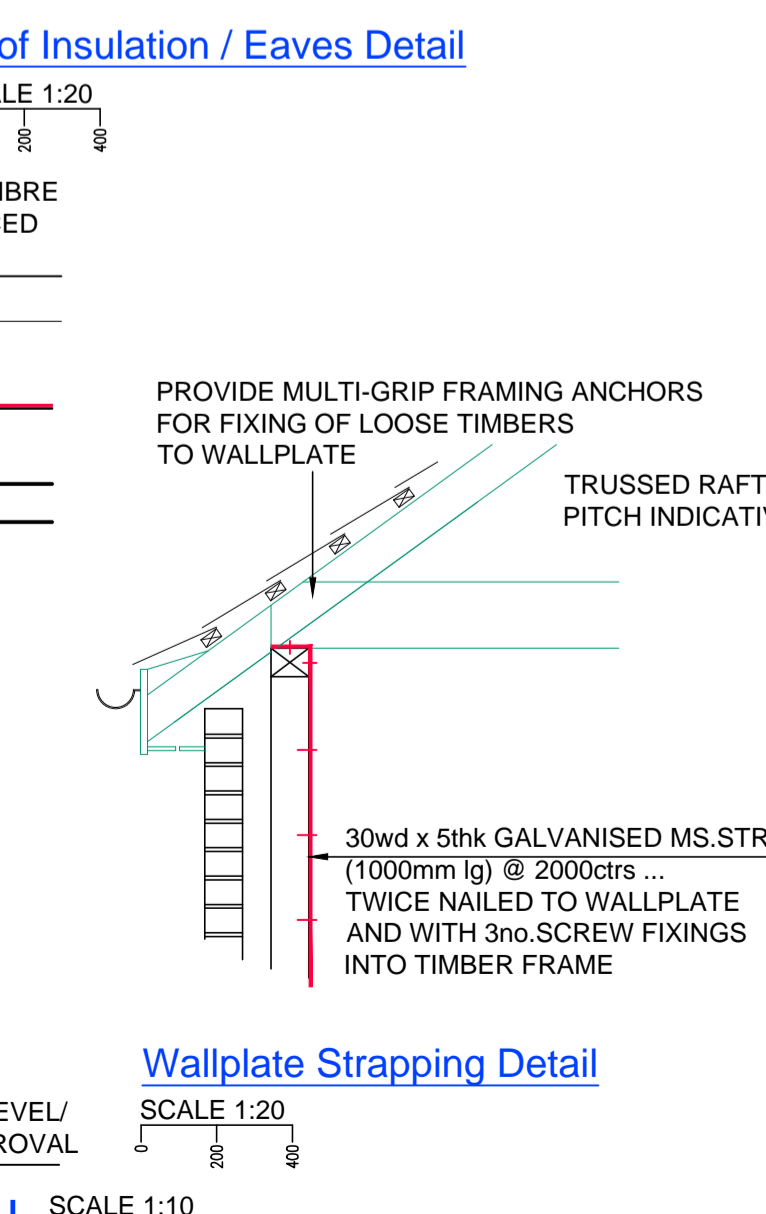
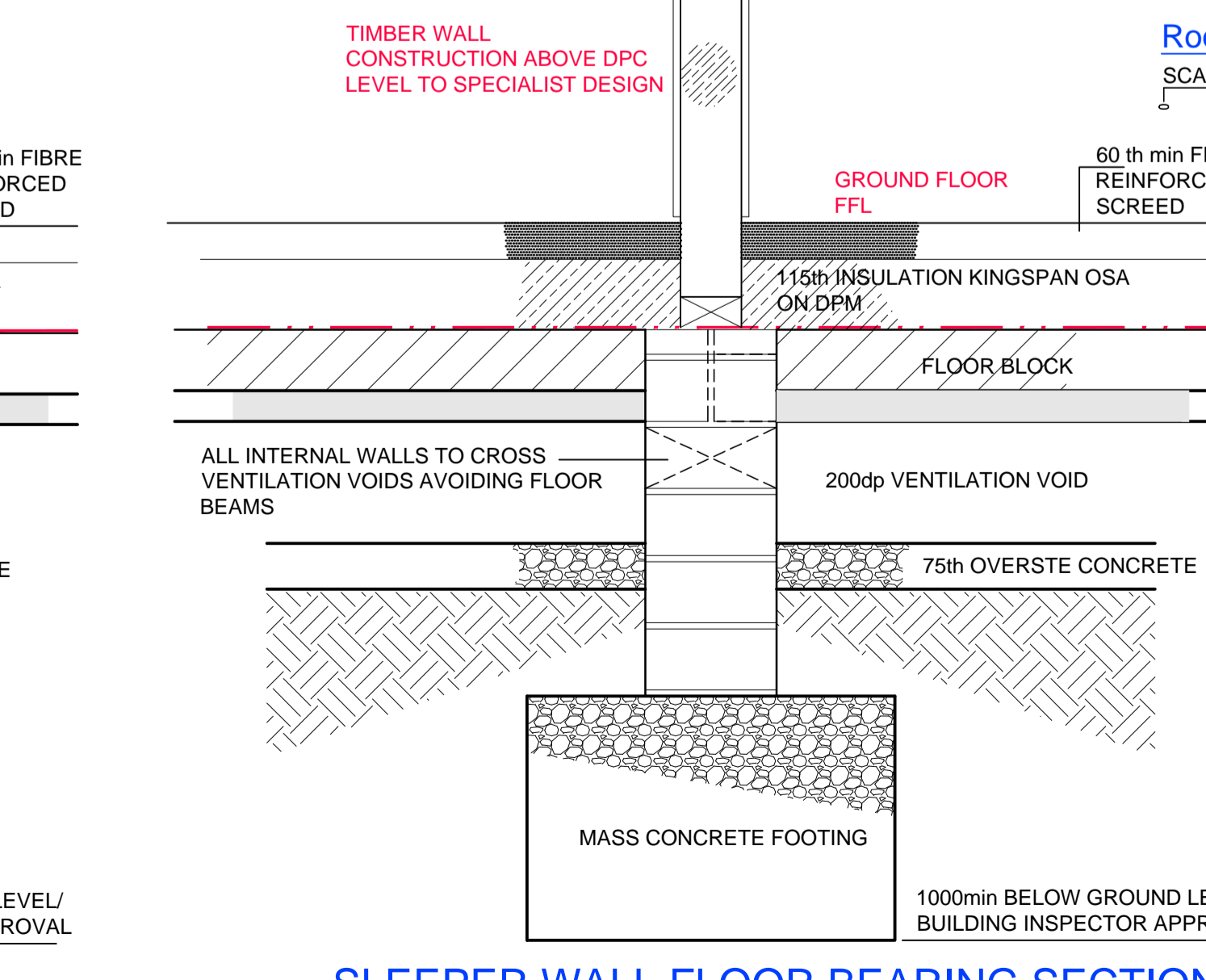
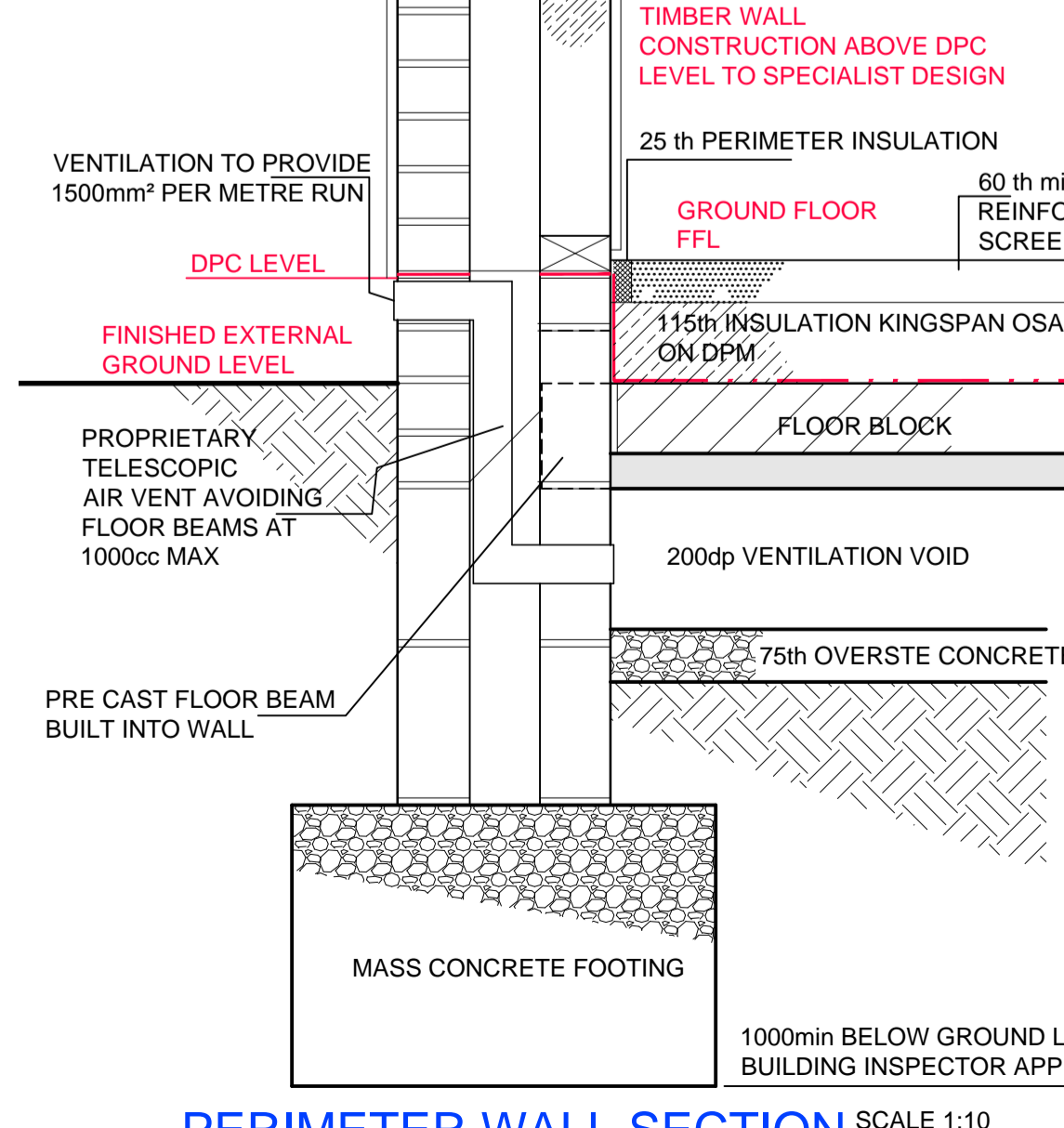
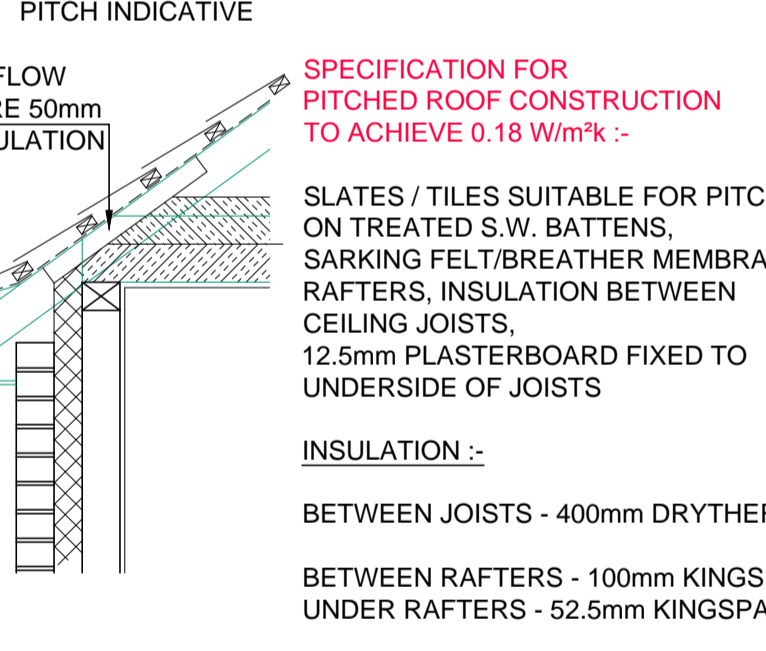
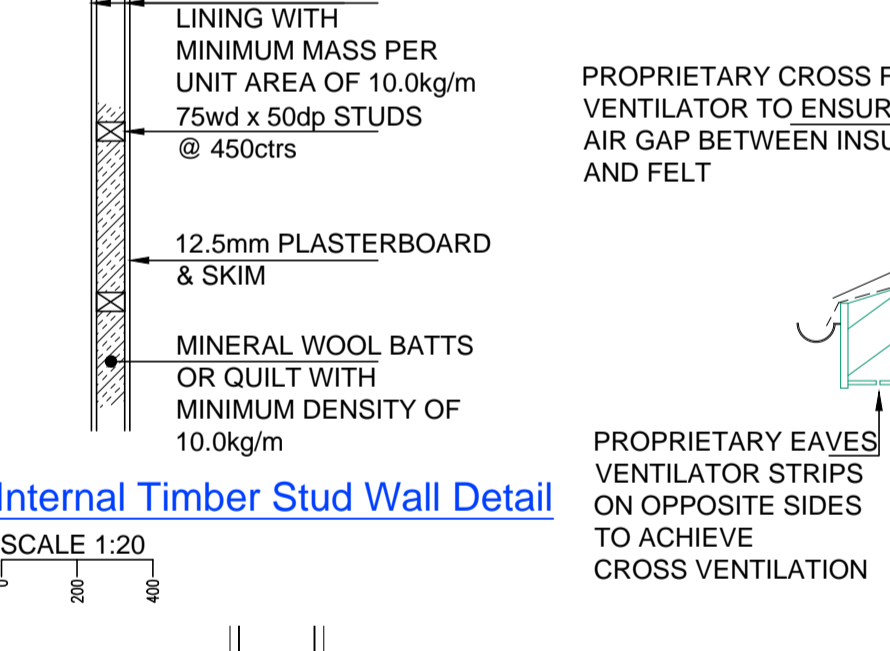
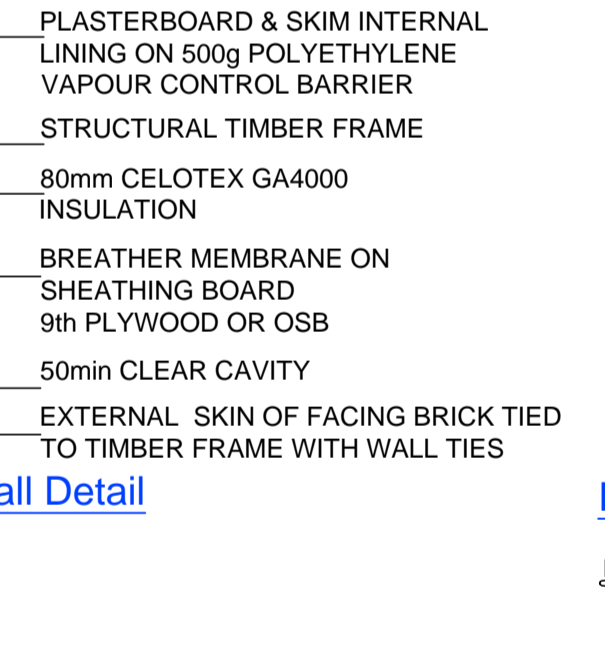
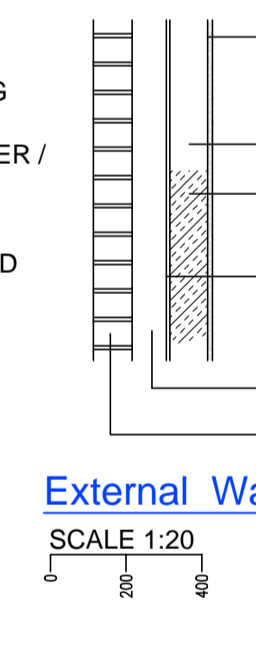
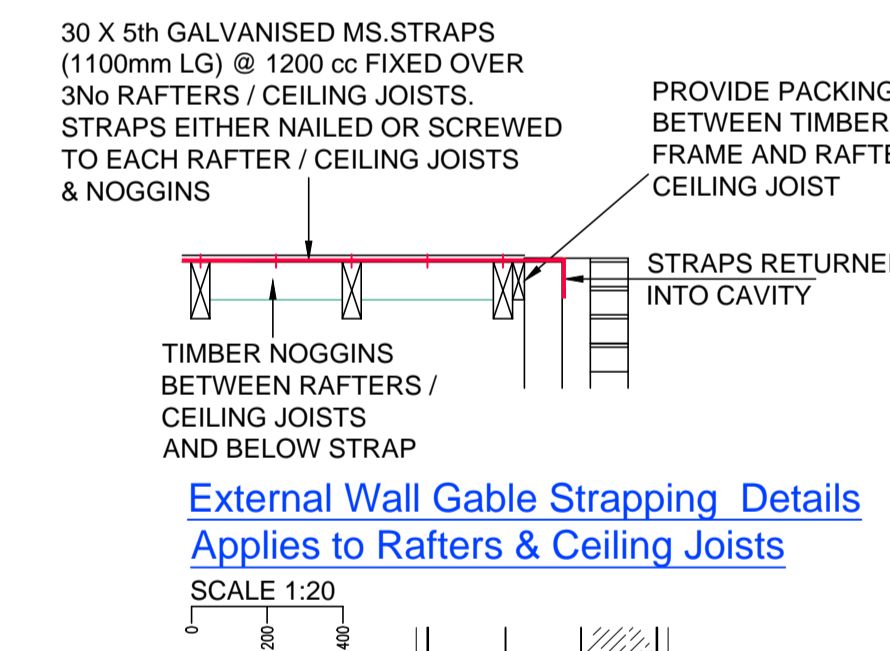
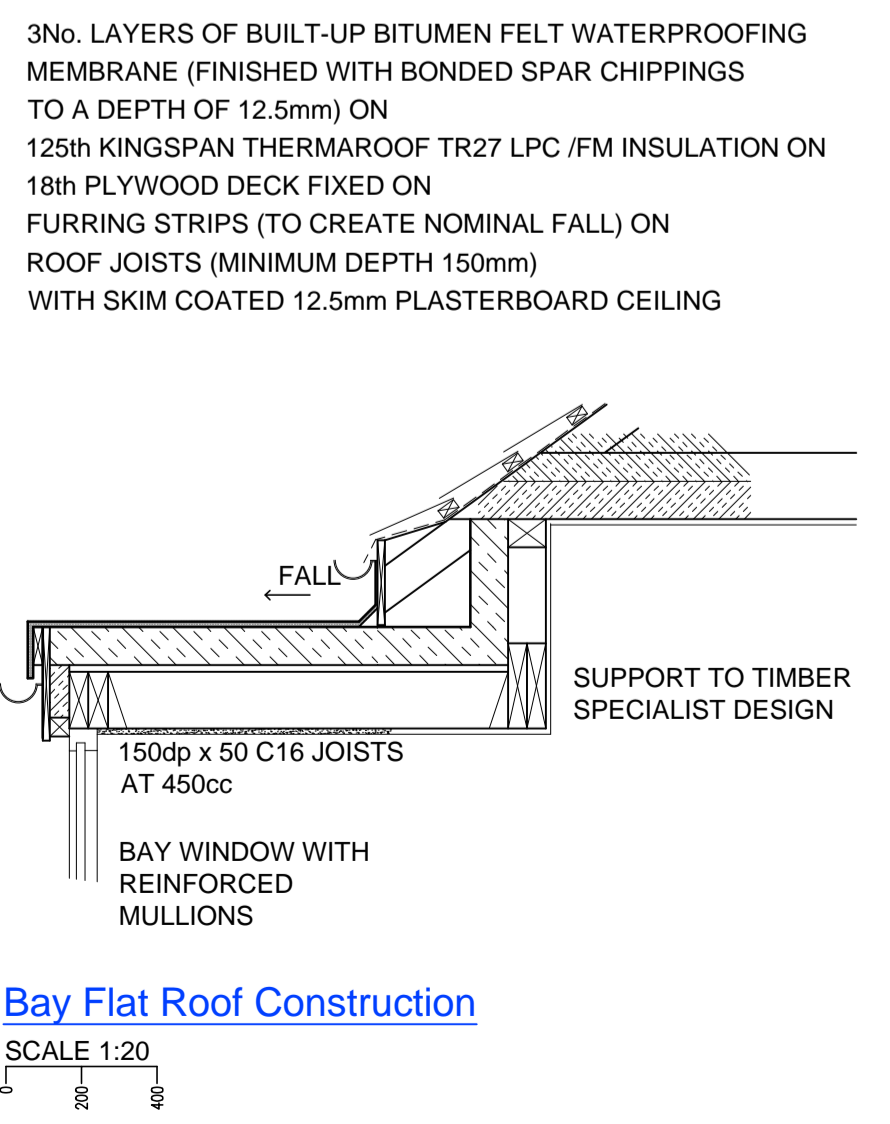
**SPACE HEATING:-**

Room	Temperature (°C)	Ventilation Rate (Air changes per hour)
Living Room	21	1.5
Dining Room	21	1.5
Bedroom	18	1
Hall & Landing	18	1.5
Kitchen	18	2
Bathroom	22	2
WC / Toilet	18	2

**ELECTRICAL SERVICE:-**

Room	Outlets	Notes
Kitchen / Utility	8	Where homes have a separate areas, the kitchen should have a minimum of 4 outlets, and the utility room 4. Where appliances are provided at least 3 outlets should be free for general use
Dining Room	4	-
Living or Family Room	8	At least 2 outlets should be near the TV aerial outlet
Bedrooms	6 ( 4 )	6 for main bedroom, 4 for other bedrooms
Landing	2	-
Hall	2	-

**SPECIFICATION FOR FLAT ROOF 'WARM DECK' CONSTRUCTION TO ACHIEVE 0.18W/m<sup>2</sup>K :-**



REV	AMENDMENT	DATE	BY
T	TENDER	06.08.15	SW
-	BUILDING REGS	28.07.15	SW

**STATUS:-**  
**TENDER**

**CLIENT:-**  
Mrs J. Markham

**CONTRACT:-**  
1 Wolverton Road, Castlethorpe, Milton Keynes, Bucks MK19 7EP

**TITLE:-**  
Proposed Ground & Roof Plans

DESIGN:- JDS	DRAWN:- SW	CHKD:-
SCALE:- As shown @ A1	DATE:- July 2015	

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