SPECIFICATION NOTES

DRAINAGE (BY HUNTER OR POLYPIPE)

All new drainage to B.S.8301.
Carefully locate all existing drain runs prior to commencement of the works. Grub up existing redundant gullies and seal of redundant drains in concrete.
Excavate and farm new manhole chambers on 150mm concrete slab, bed new channels and 3/4 splayed bends set in benching trowelled smooth.
Build up 225mm class B engineering brickwork sides and set in cast iron cover and frame.
Chamber 600mm x 750mm if invert level < 1000mm
Chamber 1200mm x 750mm if invert level > 1000mm
Step irons at 300mm centres.
Precast concrete and PVC chambers to be used with Local Authority approval.
To existing manhole chambers with new drain connections form new channels as described above.

All new drain runs to be 110mm dia.supersleve flexible at min. 1:40 fall, surrounded in 150mm pea shingle.
All drains beneath buildings to be protected by RC lintels at wall intersections.

New back inlet gullies set on concrete bed to be roddable.

Single stack plumbing system installed in accordance with B.S.5572
Soil stack 110mm dia.pvc with large radius bend at base in the ground and to terminate in caged terminal min. 900mm above any opening window within 3m
Wash hand basin,shower and bath wastes to be 50mm dia. with 75mm deep seal anti-syphon traps, solvent welded joints, rodding access at all 90 degree bends and base of stack.
All stub stacks are to be provided with rodding access.
DEEP FLOW GUTTERING AND DOWN PIPES IN BLACK WITH ALL RWPs TO HAVE RODDING EYE ACCESS AT GROUND LEVEL

FOUNDATIONS

TO STRUCTURAL ENGINEERS DETAILS

DAMP PROOF COURSE

Polyethylene dpc to be installed in external walls minimum 150mm above adjacent ground level and bedded both sides in mortar.

FLOOR CONSTRUCTION

Beam & block floor system with
1200g polythene damp proof membrane laid over floor system with minimum laps of 300mm and topped with 75mm thick celotex TB3000 rigid slab insulation covered with 500gpolythene dpm lapped as before & finished with 75mm thick screed with mesh reinforcement. Trowelled to finish.
Damp proof membrane to extend up walls, partitions and vertical abutments and lapped with d.p.c. all round.

225 x 75mm air bricks at 2m centres providing
Sub floor ventilation to be 1500mm2/m run of perimeter wall
AIR BRICKS COLOUR BUFF 215mm X 65mm. WALL WEEP VENTS-COLOUR BUFF (COLOURS TO BE CONFIRMED WHEN BRICK COLOUR IS CONFIRMED)

WALL CONSTRUCTION

GROUND FLOOR
Cavity walls to have an external leaf of 102mm facing brickwork, Internal leaf to be 140mm Durox 'Supabloc 7' (MIN 7N) blockwork. with 80mm wide cavity filled with 80mm thick Rockwool cavity wall batts. Wall ties to be stainless steel built at least 50mm into each leaf, maximum spacing 900mm horizontally and 450mm vertically.

FIRST FLOOR
Cavity walls to have an external leaf of 102mm facing brickwork, Internal leaf to be 100mm Durox 'Supabloc 7' (MIN 7N) blockwork. with 100mm wide cavity filled with 100mm thick Rockwool cavity wall batts. Wall ties to be stainless steel built at least 50mm into each leaf, maximum spacing 900mm horizontally and 450mm vertically.

Below d.p.c. level both leaves to be in semi-engineering brickwork with weak mix cavity fill to ground level, or inner skin in blockwork to thickness shown on dwg's with strength confirmed by engineer.

Internally finish with 15mm plaster to main house and 12.5mm plasterboard on dabs with skim finish to games room etc.
Garage is to be two coat rendered and painted white.

INNER CAVITY BLOCK DENSITY LIGHTWEIGHT CONC. WITH A LAMBDA VALUE OF 0.18

Solid walls to be 100mm/140mm/190mm thick Durox Supabloc 7N blockwork

Stud partitions 75mm x 50mm studwork with 12.5mm plasterboard skim and set each side unless otherwise shown. 75mm Sound insulation (Rockwool isowool with a density of 10kg/m2) is to be installed between timber studs.

PITCHED ROOF CONSTRUCTION

Slate pitched roof tiles fixed to 32mm x 25mm
tanalised s.w battens on counter battens on kingspan nilvent breathable sarking membrane over rafters.
Two layers of 75mm (total 150mm) Celotex tuff-R GA3000 insulation between and 40mm TB3000 under purpose made trusses.
polythene vapour control layer to be installed to underside of rafters.
Internal finish to be Gyproc wallboard.
Wall plates 100 x 75mm strapped to walls with 30 x 5 x 900mm galvanised straps at 1800mm centres.
Joist hangers Catnic and fixed in accordance with manufacturers instructions.
Flashings, upstands and aprons to be code 4 lead minimum 150mm high to all abutments.
Aprons code 4 lead dressed down over tiles / slates. Stepped flashing to pitched roof abutments.
All lead work including lead roofs, dormers & flashings etc to be coated with patination oil inaccordance with manufactures instructions.

FLAT ROOF CONSTRUCTION

3 layer built up TECHNATORCH felt roofing system, with a 20 year insurance backed guarantee installed by manufactures approved contractor.
1st layer 2mm technatorch underlay applied to insulation.
2nd layer 4mm technatorch vented layer.
3rd layer 4mm technatorch capp. Finished with 10mm granite chippings bedded in gritting compound.
Minimum screed thickness 75mm on vapour barrier on block & beam deck. (Minimum fall 1:40)
Portico roof deck to be 18mm exterior grade plywood on s.w. firrings (minimum fall 1:40) on 50mm x 200mm s.w. joists at 400mm centres.
Insulation to be 120mm thick Celotex tuff-R tm or similar roof board on vapour barrier applied to roof deck.
Ceilings to underside of roof space 12.5mm plasterboard skim and set. Refer to section drawings for confirmation
Wall plates 100 x 75mm strapped to walls with 30 x 5 x 900mm galvanised straps at 1800mm centres.
Joist hangers Catnic and fixed in accordance with manufacturers instructions.
Flashings, upstands and aprons to be code 4 lead minimum 150mm high to all abutments.
Aprons code 4 lead dressed down over tiles / slates. Stepped flashing to pitched roof abutments.

LEAD FLAT ROOF CONSTRUCTION

Refer to Roof plan drawing PB/08/18 for specification.

STEEL BEAMS & LINTELS ETC.

All steel beams & columns to be painted with red oxide & intumescent paint so to achieve one hours fire resistance.
Contractor to allow for tonnage of steel for end plates & connections etc, refer to engineers drawings
Catnic Lintels are to be specified by Catnic technical department
Internal wall lintels to be NAYLOR HI-SPEC PRE-STRESSED CONCRETE

CEILINGS & BOXING OUT OF SVPs ETC

All ceilings to ground floor to be 30min fire resisting achieved by 15mm wallboard and skim finish on MF ceiling system.
Ceilings to first floor to be two layers of 15mm soundbloc stagger joints & skim finish on MF gyproc ceiling system.
Boxing out around soil stacks are to be double lined with 15mm wallboard and have quilt insulation within void.

WINDOWS / DOORS (ALL TO BE FITTED WITH TRICKLE VENTS)

Entrance door and internal doors are to have a minimum clear opening of 800mm for disabled access within building.
All windows as indicated on drawings to have a minimum of 1/20 floor area openable to all rooms, total window area to each room to be not less than 1/10 of floor area.
New windows fixed by galvanised lugs set into brick / blockwork, bed cills on dpc and run mastic in reveals.
External doors with hardwood threshold and waterbar.
Bed threshold on dpc and run mastic in reveals.
Safety glazing to be installed in critical areas inside building.
These areas are as follows :-
- In doors and door side lights between finished floor level and 1500mm high.
- In internal and external walls and partitions between finished floor and 800mm high.

NOTE: all safety glazing to comply with B.S.6206.

GLAZING (MINIMUM 16mm GAP, LOW E DOUBLE GLAZED, ARGON GAS FILLED)

All glazing in windows within 800mm of floor level to be safety glass conforming to B.S.6202:1981.
All glazing in doors and side lights 300mm either side of a door within 1500mm of floor level to be safety glass as above.

GENERAL NOTES

All work is to comply with current British Standards, Codes of Practice and Building Regulations as applicable. Workmanship shall be in accordance with good building practice and should at least comply with BS 8000 and the latest applicable Codes of Practice. Proprietary materials to be fixed/applied in accordance with manufacturers recommendations.

Any conflicting information is to be confirmed with Neil Rouse before commencing the works. No responsibility can be accepted for dimensions scaled from drawings and Contractors are expected to check all dimensions and details before commencing work. Do not scale drawings.

No responsibility can be accepted for estimates of work or orders placed for materials based the drawings while still being considered by the Local Authority and pending amendments.

If different materials are used on site the Contractor must ensure that they comply with the currents BS Codes and quality and are suitable for the purpose.

All work to be carried out in accordance with current Building Regulations and BS Codes of Practice. All dimensions are to be checked on site by the Contractor prior to commencement of the works. Errors and omissions are to be reported immediately.

Any existing structure with increased loading due to new works must be checked for suitability prior to commencement. Replacement and underpinning at the direction of the Designer or Engineer.

All existing drainage shown on the drawings is assumed and must be verified by testing and excavation by the Contractor before works commence.

All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbor's having advance notification and consents under the Party Wall etc. Act, 1996. Foundations adjacent to boundary are to be eccentric and must not encroach the boundary.

No variation to the design on the drawings are to be made without the Designers prior approval and approval from the Local Authority where applicable.

On completion the site is to be left clean and clear of debris. The Contractor is to provide all external works deemed relevant to the works.

Brickwork design BS3921 (21N/mm sq.) unless noted otherwise.

Painting and decorating to BS6150.

Joinery and ironmongery to BS1186.

Preservatives to timber BS5268 with all cut ends treated, brush applied.

Structural steel to BS4360 grade 43 or as specified by the Engineer. Concrete encased sections painted with 2 No. coats of red oxide primer.

Ensure that cavities are kept clean of all mortar snots or other debris during construction

✻ *MAIN CONTRACTORS SITE MANAGER/SUPERVISOR IS TO COMPLETE AN ACCREDITED DETAILS CHECK LIST DURING THE CONSTRUCTION PROCESS. THIS IS REQUIRED IN ORDER TO MAINTAIN INSULATION CONTINUITY & AIRTIGHTNESS WHICH IS ESSENTIAL FOR THIS BUILD. CONTRACTOR IS TO REFER TO ACCREDITED DETAILS WHICH CAN BE OBTAINED FROM PLANNINGPORTAL.GOV*

✻✻ *THIS BUILDING IS SUBJECT TO AN AIR PRESSURE TEST AT PRACTICAL COMPLETION & THE RESULTS WILL NEED TO COMPLETE THE AER ACTUAL ENERGY RATING OF THE BUILDING.*

NOTES.

✻ EXPANSION JOINT POSITIONS IN BRICKWORK ARE TO BE AGREED WITH STRUCTURAL ENGINEER.
✻ EXP.J DENOTES EXPANSION JOINT IN BRICKWORK, MASTIC GAP-COLOUR TO BE AGREED ON SITE WITH CLIENT
✻ STAINLESS STEEL BED JOINT REINFORCEMENT IS TO BE PLACED ON ALL INTERNAL BLOCK WALLS INCLUDING INTERNAL SKIN OF CAVITY WALL, AT EVERY SECOND COURSE. AND ABOVE AND BELOW WINDOW / DOOR OPENINGS, CORNERS AND CHANGE IN DIRECTION.
✻ DIMENSION SETTING OUT TO FRONT ELEVATION ARE TAKEN ABOVE BRICK PLINTH
✻ AIR PRESSURE TEST WITH A RESULT NO GREATER THAN 9
✻ FD30 = FIRE DOOR 30min RESISTING WITH INTUMESCENT SEALS DOUBLE DOORS ARE TO BE REBATED
✻ SWITCHES, DOOR HANDLES & THERMOSTATS ETC. TO BE BETWEEN 900mm & 1200mm FROM FINISHED FLOOR LEVEL.
✻ SOCKET OUTLETS ETC. TO BE BETWEEN 450mm & 600mm FROM FINISHED FLOOR LEVEL.
✻ MAINS OPERATED SMOKE ALARMS TO BS5446 PART 1 IS TO BE PROVIDED TO GROUND, FIRST & SECOND FLOOR AND INTERCONNECTED
✻ MIN BOILER EFF. 90% (COMMERCIAL BOILER MAY BE REQUIRED) FULL ZONE HEATING CONTROLS REQUIRED. 50mm FOAM TO DHW CYLINDER CONDENSOR BOILER, PRESSORISED CYLINDER (MEGAFLOW OR SIMILAR) THERMOSTATIC CONTROL POSITIONED IN HALL, ALL ROOM RADIATORS TO BE FITTED WITH THERMOSTAT VALVES
✻ (PPC) DENOTES NAYLOR HI-SPEC PRE-STRESSED CONCRETE
✻ The smoke detectors are to be wired to the fuse box on a seperate circuit and provided with a battery back-up.
✻ The kitchen is to be provided with mechanical extraction of at least 60L/sec or 30L/sec if over the cooking appliance.
✻ All soil & vent pipes passing through floor to be fitted with intumescent collars including small diameter waste pipes
✻ Energy efficient artificial lighting within the buildings are to comply with section 2.42-2.51 of Approved Document L
38 No LOW ENERGY LIGHT FITTINGS (MIN) ARE TO BE INSTALLED IN THIS PROJECT (1 fitting per 25sqm)
✻ ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH BS 7671 (I.E.E WIRING REGULATIONS 17th EDITION). THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

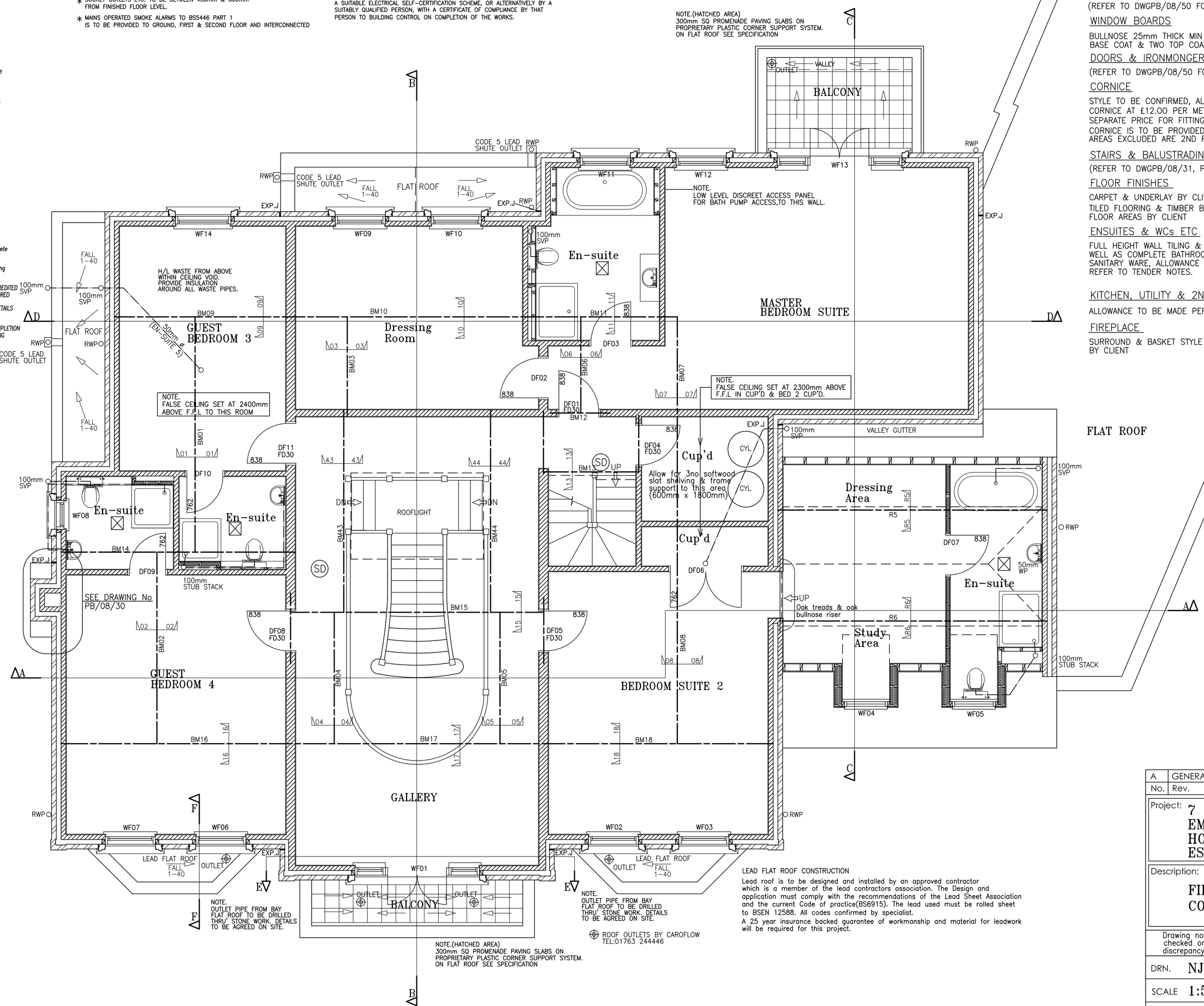
NOTE.
SOLID OAK 200mm OGEE SKIRTINGS, OAK ARCHITRAVES & OAK LININGS ARE TO BE IN THE FOLLOWING AREAS.

1ST FLOOR GALLERY INCLUDING
STAIR AREA TO 2ND FLOOR.

MDF 200mm OGEE SKIRTINGS, ARCHITRAVES & DOOR LININGS IN SATIN PAINT FINISH TO THE FOLLOWING ROOMS.

ALL 1ST FLOOR BEDROOMS, ENSUITES & CUP'Ds.

(REFER TO DWGPB/08/50 FOR ARCHITRAVE STYLE)



FIRST FLOOR

VENTILATION

To be inaccordance with approved document F (2006 edition) Toilets without a ventilation opening of at least 1/20 of the floor area of the room to be fitted with an extractor fan capable of extracting at a rate of at least 3 air changes per hour and have an over run period of 15 minutes.

KITCHEN- MINIMUM EXTRACT RATE 30l/s ADJACENT TO HOB (60l/s ELSEWHERE)
UTILITY ROOM- MINIMUM EXTRACT RATE 30l/s
BATHROOMS/EN-SUITES- MINIMUM EXTRACT RATE 15l/s
☒ EXTRACTOR FAN DUCTED TO EXTERNAL AIR WIRED INTO LIGHT SWITCH WITH HIGH LEVEL OVERRIDE SWITCH

WINDOW/DOORS TO KITCHEN & UTILITY TO HAVE TRICKLE VENTILATION OF 2500mm2

BATHROOMS & EN-SUITES TO HAVE TRICKLE VENTILATION OF 2500mm2

EACH HABITABLE ROOM TO HAVE TRICKLE VENTILATION OF 5000mm2

ALL WINDOWLESS SANITARY & BATHROOM ACCOMODATION IS TO HAVE A 10mm AIR GAP BELOW GAP.

NEW HARDWOOD STAIRCASE DETAILS

1-Riser height 200mm max.
2-Going width 250mm min. (Tapered tread measured on 2 centre lines)
3-Pitch not more than 38deg.
4-Minimum width of tapered tread 50mm
5-Minimum headroom 2.0m across whole width
6-Handrail set between 900mm & 1.0m above pitch level
7-Width of staircase to be a minimum of 1000mm with handrails both sides.

BALUSTRADING (NON CLIMBABLE)

Minimum height of 900mm minimum & be capable of resisting at least the horizontal force given in BS6399: Part 1:1996. No opening of such size to allow the passage of a sphere of 100mm diameter.

INTERNAL FINISHES

WALLS

PAINT FINISH TO WALLS, SEALER COAT FOLLOWED BY 3No COATS OF SOFT WHITE/CREAM EMULSION. COLOURS TO BE AGREED.
SWIMMINGPOOL ROOM REFER TO DRAWINGS.

SKIRTINGS,ARCHITRAVES & LININGS

SOLID OAK 200mm OGEE SKIRTINGS, OAK ARCHITRAVES & OAK LININGS ARE TO BE IN THE FOLLOWING AREAS.
HALL,COATS,CLOAKROOM,DRAWING ROOM, DINING ROOM,STUDY
FAMILY ROOM, KITCHEN, 1ST FLOOR GALLERY INCLUDING
STAIR AREA TO 2ND FLOOR.
ALL THE ABOVE OAK TO BE WAXED & LACQUERED FINISHED.

MDF 200mm OGEE SKIRTINGS, ARCHITRAVES & DOOR LININGS IN THREE COAT SATIN PAINT FINISH TO THE FOLLOWING ROOMS.
ALL BEDROOMS, ENSUITES, CUP'Ds, ENTIRE 2ND FLOOR INCLUDING ALL CUP'DS, ENTIRE GAMES/POOL COMPLEX INCLUDING PLANT ROOM, GYM, SHOWER ROOM ETC.
(REFER TO DWGPB/08/50 FOR ARCHITRAVE STYLE)

WINDOW BOARDS

BULLNOSE 25mm THICK MIN MDF WINDOW BOARDS FINISHED WITH BASE COAT & TWO TOP COATS OF WHITE SATIN.

DOORS & IRONMONGERY

(REFER TO DWGPB/08/50 FOR DOOR STYLE)

CORNICE

STYLE TO BE CONFIRMED, ALLOWANCE TO BE MADE FOR SUPPLY OF CORNICE AT £12.00 PER METRE BY CONTACTOR & ALSO ALLOW A SEPARATE PRICE FOR FITTING & FINISHING.
CORNICE IS TO BE PROVIDED TO ENTIRE GROUND FLOOR & FIRST FLOOR. AREAS EXCLUDED ARE 2ND FLOOR, ALL ENSUITES,GARAGE & PLANT ROOMS.

STAIRS & BALUSTRADING

(REFER TO DWGPB/08/31, PB/08/32 FOR DETAILS)

FLOOR FINISHES

CARPET & UNDERLAY BY CLIENT.
TILED FLOORING & TIMBER BOARDED FLOOR FINISHES TO GROUND FLOOR AREAS BY CLIENT

ENSUITES & WCs ETC

FULL HEIGHT WALL TILING & FLOOR TILING AS WELL AS COMPLETE BATHROOM SUITES & SANITARY WARE, ALLOWANCE TO BE MADE PER ROOM. REFER TO TENDER NOTES.

KITCHEN, UTILITY & 2ND FLOOR KITCHEN

ALLOWANCE TO BE MADE PER ROOM. REFER TO TENDER NOTES

FIREPLACE

SURROUND & BASKET STYLE TO BE CONFIRMED. SUPPLY & INSTALL BY CLIENT

LEAD FLAT ROOF CONSTRUCTION

Lead roof is to be designed and installed by an approved contractor which is a member of the lead contractors association. The Design and application must comply with the recommendations of the Lead Sheet Association and the current Code of practice(BS6915). The lead used must be rolled sheet to BSEN 12588. All codes confirmed by specialist.
A 25 year insurance backed guarantee of workmanship and material for leadwork will be required for this project.

THIS DRAWING IS TO BE READ INCONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS & DETAILS. ANY CONFLICTING INFORMATION IS TO BE CONFIRMED WITH N.J.ROUSE BEFORE COMMENCING THE WORKS.

No.	Rev.	Date.
A	GENERAL REVISIONS	18.3.09

Project: 7 BURNTWOOD AVENUE
EMERSON PARK
HORNCHURCH
ESSEX, RM11 3JD

Description:
FIRST FLOOR PLAN
CONSTRUCTION DRAWING

Drawing not to be scaled. Dimensions indicated must be checked on site before manufacture by contractor, any discrepancy should be reported immediately.

DRN.	NJR	DRG. No.	PB/08/16
SCALE	1:50	REV.	A
DATE	DEC 08		

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