

**SPECIFICATION NOTES**

- DRAINAGE ( BY HUNTER OR POLYPIPE )**
- All new drainage to BS.8301.
- Correctly locate all existing drain runs prior to commencement of the works. Grab up existing redundant gully and seal off redundant. Excavate and form new manhole chambers on 150mm concrete slab. Bed new channels and 3/4 sloped bends set in benching trowelled smooth. 25mm concrete 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
- Precast concrete and PVC chambers to be used with local Authority approval.
- To existing manhole chambers with new drain connections form new manhole chamber 1000mm diameter (suitable flexible of min. 1:40 fall, surrounded in 150mm poly pipe)
- All drains beneath buildings to be protected by RC inlets at wall intersections.
- New back risk gullies set on concrete bed to be roddable.
- Single store plumbing system installed in accordance with BS.5572 ground and to terminate in a trapped vertical stack with 50mm above any opening window within 3m.
- Wash hand basin/shower and bath wastes to be 50mm dia. solvent welded joints, rodding access of all 90 degree bends and bores of stack.
- Roof stacks are to be provided with rodding access. All stacks to be 100mm dia. minimum.
- RPMs TO HAVE ROODING EYE ACCESS AT GROUND LEVEL
- FOUNDATIONS TO STRUCTURAL ENGINEERS DETAILS**
- DAMP PROOF COURSE**
- Polystyrene d.p.c. 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 polysthene damp proof membrane laid over floor system with minimum gaps of 300mm and topped with 75mm thick celotex B3000 rigid slab insulation covered with 50kgpolythene geom topped as before & finish.
- 125mm thick screed with fresh reinforcement 150mm above Damp proof membrane to extend up walls, partitions and vertical downfalls and topped with d.p.c. of rodd.
- 22.5 x 75mm of bricks at 75mm centres providing perimeter wall.
- AR BRICKS COLOUR BLF 215mm x 65mm WALL WEEP VENTS-COLOUR BLF (COLOURS TO BE CONFIRMED WHEN BRICK COLOUR IS CONFIRMED)
- WALL CONSTRUCTION**
- GROUND FLOOR**
- Walls to be 100mm Durox Supaloc 20 (MIN 7N) blockwork. Internal leaf to be 40mm Durox Supaloc 20 (MIN 7N) blockwork, with 80mm wide cavity filled with 80mm thick blockwork cavity wall bats. Wall ties to be stainless steel built at least 50mm into each leaf. First floor.
- Walls to be 200mm solid built at least 50mm into each leaf. First floor.
- Cavity walls to have an external leaf of 102mm facing brickwork, internal leaf to be 100mm Durox Supaloc 20 (MIN 7N) blockwork. 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 to thickness shown on dwg's with strength confirmed by engineer. Internally finish with 15mm plaster to main house and 12.5mm plasterboard on garages to be two coat rendered and painted white.
- INNER CAVITY BLOCK DENSITY LIGHTWEIGHT CONC. WITH A LAMBDA VALUE OF 0.18
- Slud partitions 75mm x 50mm studwork with 12.5mm plasterboard skin and set each side unless otherwise shown. 75mm sound insulation between timber studs.
- PITCHED ROOF CONSTRUCTION**
- Slate pitched roof ties fixed to 32mm x 25mm
- timbered s.w. battens on counter battens on kingspan n/welt
- breathable sarking membrane over rafters.
- Two layers of 75mm (total 150mm) Celotex Luff-R GA3000 insulation between and 40mm BS800 under purpose made trusses.
- polyurethane foam over trusses installed to underside of rafters. polyurethane foam over trusses installed to underside of rafters.
- Wall gables 100 x 75mm strapped to walls with 30 x 5 x 900mm galvanised straps at 1800mm centres.
- Joist hangers Galvic and fixed in accordance with manufacturers instructions.
- Frangings, upstands and gromets to be code 4 lead minimum 150mm high to all downpipes.
- Apply to all downpipes.
- Apply to all downpipes down over tiles / slates. Stepped flashing to pitched roof eaves.
- All lead work including lead roofs, dormers & flashings etc to be coated with petroleum oil in accordance with manufacturers instructions.
- FLAT ROOF CONSTRUCTION**
- 3 layer built up FELTRONICH felt roofing system, with a 20 year warranty.
- 1st layer 7mm technoron underlay applied to insulation.
- 2nd layer 4mm technoron copp. Finished with 10mm granite chippings bedded in grouting compound.
- 3rd layer 4mm technoron copp. Finished with 10mm granite chippings on block & beam deck. (Minimum fall 1:40)
- Purlic roof deck to be 18mm exterior grade plywood on s.w. fittings insulation to be 120mm thick Celotex Luff-R GA3000 trusses on vapour barrier applied to roof deck.
- Callings to underside of roof space 12.5mm plasterboard
- Wall gables 100 x 75mm strapped to walls with 30 x 5 x 900mm galvanised straps at 1800mm centres.
- Joist hangers Galvic and fixed in accordance with manufacturers instructions.
- Frangings, upstands and gromets to be code 4 lead minimum 150mm high to all downpipes.
- Apply to all downpipes.
- Apply to all downpipes down over tiles / slates. Stepped flashing to pitched roof eaves.
- Across code 4 lead dressed down over tiles / slates. Stepped flashing to pitched roof eaves.
- LEAD FLAT ROOF CONSTRUCTION**
- Refer to Roof plan drawing 19/08/18 for specification.
- STEEL BEAMS & LINTELS ETC.**
- All steel beams & lintels to be painted with red oxide & indumentec Contractor to allow for tolerance of steel for end plates & connections etc, refer to engineers drawings
- Central wall studs to be 40mm x 100mm FSC FINE-SHEDS CONCRETE CEILING & BOVING OUT OF SVPS ETC.
- Chippings to be applied by 15mm gap and skin finish on MF ceiling system on MF ceiling system. Chippings to first floor to be two layers of 15mm sandlike slager joints & skin finish on MF gypc ceiling system.
- 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 less than 1/10 of floor area.
- New windows fixed by galvanised lips set into brick / blockwork, lead External glazing in bathroom windows are to each room to the risk Bed threshold on dpc and run mastic in reveals.
- Safety glazing to be installed in critical areas include building
- in doors and door side lights between finished floor level and 1500mm high
- in internal and external walls and partitions between finished floor level and 1500mm high
- NOTE: all safety glazing to comply with BS.6206.
- GLAZING (MINIMUM 4mm GAP, LOW E DOUBLE GLAZED, ARGON GAS FILLED) All glazing in windows within 800mm of floor level to be safety glass. All glazing in doors and side lights 300mm either side of a door within 1500mm of floor level to be safety glass to BS5353.

**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 BS 8000 and the latest applicable Codes of Practice. Whereby methods to be used/modified in accordance with manufacturers recommendations.
- Any conflicting information is to be confirmed with the following 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 for materials and services unless they have been confirmed by the local Authority and pending approvals.
- If detailed methods are used on site the Contractor must ensure that their work meets the specified BS codes and quality and be suitable for the purpose.
- All work to be agreed and 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 work commences.
- All works adjacent to the boundary or party walls within 3m distance must not be started without the neighbor's written advance permission and consent under the Party Wall etc. Act, 1996. The Contractor shall be responsible for any costs incurred and shall 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.
- Protecting and securing to BS1196.
- Joinery and masonry to BS1196.
- Preparations to finish BS5262 with all cut ends treated, burnt applied. Structural steel to BS5950 grade 43 or as specified by the Engineer. Concrete ground sections galvanized with 2 lbs. coats of red oxide primer.
- Concrete that comes on left clean or of minor scale or other debris during concrete placement.
- \*ALL CONCRETE SITE MANAGER/SUPERVISOR IS TO COMPLETE AN ACCEPTED DETAILS CHECK LIST DURING THE CONSTRUCTION PROCESS. THIS IS REQUIRED IN ORDER TO MAINTAIN REGULATION COMPLIANT AND APPLICABLE WHICH IS WHICH CAN BE OBTAINED FROM PLANNING@NORTHGLAZING.CO.UK
- \*THIS BUILDING IS SUBJECT TO AN AIR PRESSURE TEST AT PRACTICAL COMPLETION OF THE BUILDING.

**NOTES.**

- NON BOLLER EFF. 90% (COMMERCIAL BOLLER MAY BE REQUIRED)
- FULL ZONE HEATING CONTROLS IN BRICKWORK ARE TO BE AGREED WITH STRUCTURAL ENGINEER
- EPG 1 REPORTS PENANSION JOINT IN BRICKWORK, MASTIC CAR-COLOUR TO BE AGREED ON SITE WITH CLIENT
- STAINLESS STEEL BED JOINT REINFORCEMENT IS TO BE PLACED IN SATIN PAINT FINISH TO THE FOLLOWING ROOMS. ENITRE 2ND FLOOR INCLUDING ALL BEDROOMS, ENSUITS, CUP'Ds, CINEMA, KITCHEN, WC & STORE (REFER TO DWG/PB/08/50 FOR ARCHITRAVE STYLE)
- DIMENSION SETTING OUT TO FRONT ELEVATION ARE TAKEN ABOVE BRICK PLANT LEVEL
- AIR PRESSURE TEST WITH A RESULT NO GREATER THAN 9 DOUBLE DOORS ARE TO BE REHEARD
- \* SWITCRES, DOOR HANDLES & THERMOSTATS ETC. TO BE SOCKET OUTLETS ETC. TO BE BETWEEN FINISHED FLOOR LEVEL, BETWEEN 900mm & 1200mm FROM FINISHED FLOOR LEVEL.
- \* MANS OPERATED SMOKE ALARMS TO BS5446 PART 1 TAKEN ABOVE BRICK PLANT LEVEL
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