SPECIFICATION NOTES

DRAINAGE (BY HUNTER OR POLYPIPE)

All new drainage to B.S.8301.

Carefully locate all existing drain runs prior to commencement works. Grub up existing redundant gullies and seal of redund drains in concrete.

Excavate and farm new manhole chambers on 150mm concre bed new channels and 3/4 splayed bends set in benching tro smooth. 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 radding access at all 90 degree stacks. p 225mm class B engineering brickwork sides and s ver and frame. er 600mm x 750mm if invert level < 1000mm er 1200mm x 750mm if invert level > 1000mm cons at 300mm centres. t concrete and PVC chambers to be used with Local and set in cast

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.

ifferent materials are used on site the Contractor must en they comply with the currents BS Codes and quality and able for the purpose.

FD30 =

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.

S ETC. TO BE HED FLOOR LEVEL. Omm & 600mm

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.

SOCKET OUTLETS ETC. TO BE BETWEEN 450m FROM FINISHED FLOOR LEVEL.

MAINS OPERATED SMOKE ALARMS TO BS5446 IS TO BE PROVIDED TO GROUND, FIRST & SE

existing drainage shown on the drawings is assumed and must be ified by testing and excavation by the Contractor before works nmence.

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

GENERAL NOTES

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

p proof membrane to extend up walls, partitions and vertical tments and lapped with d.p.c. all round.

x 75mm air bricks at 2m centres providing
floor ventilation to be 1500mm2/m run of perimeter wall
BRICKS COLOUR BUFF 215mm X 65mm. WALL WEEP VENTS—COLOUR BUFF
OURS TO BE CONFIRMED WHEN BRICK COLOUR IS CONFIRMED) ne laid over floor system with with 75mm thick celotex TB3000 gpolythene dpm lapped as before mesh reinforcement. Trowelled nal walls minimum 150 both sides in mortar.

pletion the site is to be left clean and clear of debris. The tor is to provide all external works deemed relevant to the

the design on the drawings are to be made without prior approval and approval from the Local Authority

ent to the boundary or party walls within 3m distance arted without the neighbor's having advance consents under the Party Wall etc. Act, 1996. acent to boundary are to be eccentric and must not bundary.

design BS3921 (21N/mm

sq.) unless

treated, brush of the Enginer oxide primer.

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100mm SVF TO BE VENTED TO OUTSIDE AIR VIA SPECIAL PLAIN ROOF TILE VENT

SURROUND & BASKET STYLE TO BE CONFIRMED. SUPPLY BY CLIENT

& INSTALL

ALL CEILINGS IN LOFT ROOMS ARE TO HAVE ROUND OFF CORNER EDGES.
RADIUS TO BE AGREED WITH PLASTERER

KITCHEN, UTILITY

& 2ND FLOOR

KITCHEN

FIREPLACE

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

PER ROOM

ENSUITES & WCs ETC

MAIN HOUSE

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FINISHES

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

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

7

CORNICE

DOORS & IRONMONGERY (REFER TO DWGPB/08/50 FOR DOOR STYLE)

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

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.

IRST FLOOR

TREST FLOOR

Davity walls to have an external leaf of 102mm facing brickwork, nternal 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. rnally finish with 15mm plaster to main house and 12.5mm plas dabs with skim finish to games room etc. age is to be two coat rendered and painted white. 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. 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 & AIRTIGHTINESS WHICH IS ESSENTIAL FOR THIS BUILD. CONTRACTOR IS TO REFER TO ACCREDITED DETAILS WHICH CAN BE OBTAINED FROM PLANNINGPORTAL.GOV

TCHED ROOF CONSTRUCTION ate pitched roof tiles fixed to 32m ralised s.w battens on counter bat the control of t VER CAVITY BLOCK DENSITY LIGHTWEIGHT CONC. WITH A LAMBDA VALUE OF 0.18 id walls to be 100mm/140mm/190mm thick Durox Supabloc 7N blockwork sthable sarking membrane over rafters.

layers of 75mm (total 150mm) Celotex tuff—R GA3000 insulation layers of 75mm (total 150mm) Celotex tuff—R GA3000 insulation veen and 40mm TB3000 under purpose made trusses. The thene vapour control layer to be installed to underside of rafters.

The plates 100 x 75mm strapped to walls with 30 x 5 x 900mm anised straps at 1800mm centres.

The thone of the total trapers catnic and fixed in accordance with manufacturers than the plates 100 x 75mm strapped to walls with 30 x 5 x 900mm anised straps at 1800mm centres. partitions 75mm x 50mm studwork with 12.5mm plasterboard and set each side unless otherwise shown. 75mm Sound insulation kwool isowool with a density of 10kg/m2) is to be installed reen timber studs.

50mm STUB

En-

BEDROOM

SUITE

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STUB STACK

ROOFLIGHT

BEDROOM

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VOID ROOFLIGHT (lightwell)

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STO

DS09

1 100mm SVP
TO BE VENTED TO
OUTSIDE AIR VIA SPECIA
PLAIN ROOF TILE VENT

HANDRAIL/BALUSTRADII TO MATCH STAIRS

DS01 FD30

ROOF

ALLOW FOR PAINTED MDF DISCREET ACCESS HINGED PANEL AT CEILING LEVEL TO HIDE MAIN ROOF HATCH

 \boxtimes

KITCHEN

 Δ \bigcirc

75mm ROOF SOFFIT SIDE OF GARAGE —

70

WS04

to all abutments.

s code 4 lead dressed down over tiles / slates. Stepped ing to pitched roof abutments.

ad work including lead roofs, dormers & flashings etc to be patination oil inaccordance with manufactures instructions. upstands and aprons to be code 4 lead minimum 150m

LEAD FLAT ROOF Refer to Roof pla , upstands and aprons to be code 4 ill abutments.

yde 4 lead dressed down over tiles o pitched roof abutments. CONSTRUCTION an drawing PB/08/18 for spo

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 Cotnic 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 doc and run mastic in reveals.

External doors with hardwood threshold and waterbar.

Bed threshold on doc 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. Riser height 200mm max.

Going width 250mm min. (Tapered tread measured on 2 centre lines)

Pitch not more than 38deg.

Minimum width of tappered tread 50mm

Minimum headroom 2.0m across whole width

Handrail set between 900mm & 1.0m above pitch level

Handrails both sides.

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 fa capable of extracting at a rate of at least 3 air changes per hour and have an over run period of 15 minutes.

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. KITCHEN- MINIMUM EXTRACT RATE 301/s ADJACENT TO HO (601/s ELSEWHERE)

UTILITY ROOM- MINIMUM EXTRACT RATE 301/s
BATHROOMS/EN-SUITES- MINIMUM EXTRACT RATE 151/s

EXTRACTOR FAN DUCTED TO EXTERNAL AIR WIRED INTO LIGHT SWITCH WITH HIGH LEVEL OVERRIDE SWITCH

ATHROOMS & EN-SUITES TO HAVE RICKLE VENTILATION OF 2500mm2 WINDOWLESS SANITARY & BATHROOM MODATION IS TO HAVE A 10mm AIR W GAP. HARDWOOD STAIRCASE DETAILS

NDOW/DOORS TO KITCHEN UTILITY TO HAVE RICKLE VENTILATION OF 2500

PLASTERBOAF LOFT SPACE

fan

of of of

to comply with B.S.62ub.

n GAP, LOW E DOUBLE GLAZED, ARGON GAS FILLED)
thin 800mm of floor level to be safety glass

USTRADING (NON CLIMBABLE)
Innum height of 900mm minimum & be capable of resisting least the horizontal force given in BS6399: Part 1:1996.
Opening of such size to allow the passage of a ere of 100mm diameter.

SECOND

П

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Full fill sound insulation (Rockwool isowool with a density of 10k to be installed between timber stud

200mm ROOF MAIN HOUSE

SOFFIT

TO

nm either side of a door glass as above.

FLOOR CONSTRUCTION

Beam & block floor system with
1200g polythene damp proof membrane I
minimum laps of 300mm and topped with
rigid slab insulation covered with 500gpoly
finished with 75mm thick screed with mer MP PROOF COURSE /ethylene dpc to be ir ve adjacent ground le stub stacks are to I FLOW GUTTERING / S TO HAVE RODDING ELOOR

FLOOR

Valls to have an external leaf of 102mm facing brickwork, valls to be 140mm Durox 'Supabloc 7' (MIN 7N) blockwork leaf to be 140mm Durox 'Supabloc 7' (MIN 7N) blockwork nm wide cavity filled with 80mm thick Rockwool cavity wall batts. It is to be stainless steel built at least 50mm into each leaf, m spacing 900mm horizontally and 450mm vertically. L ENGINEERS DETAILS be provided with rodding access.
AND DOWN PIPES IN BLACK WITH
OF EYE ACCESS AT GROUND LEVEL

> * STAINLESS STEEL BED JOINT REINFORCEN ON ALL INTERNAL BLOCK WALLS INCLUDING OF CAVITY WALL, AT EVERY SECOND COLUMN ABOVE AND BELOW WINDOW / DOOLUMN CORNERS AND CHANGE IN DIRECTION. EXP.J DENOTES EXPANSION JOINT AGREED ON SITE WITH CLIENT NOTES. DIMENSION SETTING OUT TO FRONT ELEVATION ARE TAKEN ABOVE BRICK PLINTH
> AIR PRESSURE TEST WITH A RESULT NO GREATER THAN WITH STRUCTURAL ENGINEER. DOURSE. EMENT IS TO BE PLACED DING INTERNAL SKIN RK, MASTIC GAP-COLOUR TO VORK ARE TO BE AGREED

ВE

* 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 collar 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 EDITITHE 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.

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

MDF 200mm OGEE SKIRTINGS, ARCHITRAVES & DOOR IN SATIN PAINT FINISH TO THE FOLLOWING ROOMS. ENTIRE 2ND FLOOR INCLUDING ALL BEDROOMS, ENSUITES, CUP'Ds, CINEMA, KITCHEN, (REFER TO DWGPB/08/50 FOR ARCHITRAVE STYLE)

LININGS

INTERNAL FINISHES

₩C 8 STORE

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

THIS DRAWING IS TO BE READ INCONJUNC STRUCTURAL ENGINEERS DRAWINGS & DE ANY CONFLICTING INFORMATION IS TO BE CONFIRMED WITH N.J.ROUSE BEFORE COMMENCING THE WORKS. CTION WITH ETAILS.

 \triangleright ≻ GENERAL REVISIONS 18.3.09

	Desc	Project:	N 0.
SECOND FLOOR PLAN	Description:	EMERSON PARK HORNCHURCH ESSEX, RM11 3JD	No. Rev.
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DRN.

NJR

DRG. No. PB/08/17

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

CONSTRUCTION DRAWING

Architectural Design & Surveying Services

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