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TV/FM AERIAL OUTLET/SATELLITE POINT

LIGHT SWITCH

DOUBLE LIGHT SWITCH

TRIPPLE LIGHT SWITCH (KITCHEN) CEILING/
UNDER UNITS/PLINTH LEDS

EXTERNAL WATERPROOF

SINGLE SOCKET OUTLET

13 AMP SWITCHED SOCKET ABOVE WORKTOP

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13 AMP SWITCHED SOCKET

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EXTERNAL WALL LIGHT

WALL LIGHT FITTING PENDANT FITTING

(SD)

SMOKE ALARM

 \boxtimes

EXTRACTOR FAN DUCTED TO EXTERNAL AIR WIRED INTO LIGHT SWITCH WITH HIGH LEVEL OVERRIDE SWITCH ABOVE DOOR OUTSIDE ROOM

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ARM CONTROL PANEL

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ALARM KEY PAD TELEPHONE POINT • 👶

CAPPED OFF LIGHT POINT

LOW VOLTAGE DOWNLIGHTS (CHROME)

d TILT LIGHT TO BE POSITIONED OVER WINDOWS
b TO BE POSITIONED OVER SHOWERS & BATH
c DOWNLIGHT TO BE POSITIONED ELSEWHERE
d EXTERNAL SPOT LIGHT

BULBS TO BE OSRAM M250 12v 50w CLOSED
TRANSFORMERS TO BE INTRAM BARWELL SELV50
50VA ELECTRONIC

KEY

up 225mm class B engineering brickwork since with the cover and frame.

ber 600mm x 750mm if invert level < 1000mm

ber 1200mm x 750mm if invert level > 1000mm

irons at 300mm centres.

ist concrete and PVC chambers to be used with Local Authority

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 deeseal 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

stands and aprons to be co outments. 4 lead dressed down over t tched roof abutments.

LOFT

NEW HARDWOOD STAIRCASE DETAILS 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 RED TERRACOTTA 215mm X 65mm. WALL WEEP VENTS-COLOUR BUFF

GARAGE

SECTION

-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
-Width of staircase to be a minimum of 1000mm with handrails both sides.

USTRADING (NON CLIMBABLE) imum height of 900mm minimum and be capable of resisting horizontal force given in BS6399: Part 1:1996.

opening of such size to allow the passage of a sphere of 100mm

o be installed in external walls mining ground level. (Alternative, Polythene

MASTER SUITE

BEDROOM

NOTE: all safety glazing to comply with B.S.6206.
Escape windows required to the first floor habitable rooms, to have an unobstructed openable area of at least 0.33msq that is a minimum of 450mm high and 450mm wide and not more than 1100mm from the 1

glazing in windows within 800mm of floor level to be safety gnforming to B.S.6202:1981.

glazing in doors and side lights 300mm either side of a door 00mm of floor level to be safety glass as above.

PITCHED ROOF CONSTRUCTION

[Slate or tiles] pitched roof tiles fixed to 32mm x 25mm analised s.w battens on counter battens on kingspan nilvent preathable sarking membrane over rafters.

250mm fibreglass quilt insulation to be installed in two layers, petween purpose made attic trusses and across.

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

STEEL BEAMS & LINTELS ETC.

New steel beams to be painted with red oxide and intumescent paint so to achieve one hours fire resistance.

Catnic Lintels are to be specified by engineer/Catnic techinical departing the state of the specified by the state of the specified by the state of the specified by the state of th

Garage ceiling is to be 1hour fire resisting achieved with two layers of 15mm fireline board with staggered joints and have 200mm quilt insulation between joists. CEILINGS & BOXING OUT OF SVPs ETC

All ceilings to ground,first floors to be 30min fire resisting achieved by 15mm wallboard and skim finish.

Boxing out around soil stacks are to be double lined with 15mm wallboard 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.

NOTES.

 \star FD30 = FIRE DOOR 30min RESISTING WITH AN AUTOMATIC SELF-CLOSING DEVICE. & SMOKE SEALS

BETWEEN 450mm & 600

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

sign BS3921 (21N/m

iation to the design on the drawings are to be made without signers prior approval and approval from the Local Authority applicable.

(PPC) DENOTES NAYLOR HI-UNDER FLOOR HEATING TO GROUND FLOOR ONLY. SPEC PRE-STRESSED CONCRETE

Painting and decorating to BS6150.

Joinery and ironmongery to BS1186.

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

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

PRESSURE TEST FIGURE OF 8.00 TO BE ACHIEVED.

CUTILITY TO HAVE RICKLE VENTILATION OF 2500mm2

ATHROOMS & EN-SUITES TO HAVE RICKLE VENTILATION OF 2500mm2

CACH HABITABLE ROOM TO HAVE RICKLE VENTILATION OF 5000mm2

RICKLE VENTILATION OF 5000mm2

ACCOMODATION IS TO HAVE A 10mm AIR GAP

DATE

31/01/07

SCALE

1:50

REV.

DRN.

NJR

DRG.

NR/06/05

ONS IN BRICKWORK ARE TO BE AGREED IEER.

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

SWITCHES, DOOR HANDLES & THERMOSTATS ETC. TO BE BETWEEN 900mm & 1200mm FROM FINISHED FLOOR LEVEL

* ONE SELF CONTAINED MAINS OPERATED SMOKE ALARM TO BS5446 PART IS TO BE PROVIDED TO GROUND, FIRST FLOOR AND INTERCONNECTED The smoke detectors are to be wired to the fuse box on a seperate circuit and provided with a battery back-up.

BOILER DETAILS & CONTROLS.

CONDENSOR BOILER, PRESSORISED CYLINDER (MEGAFLOW OR SIMILAR)
THERMOSTATIC CONTROL POSITIONED IN HALL, ALL ROOM RADIATORS TO BE FITT
WITH THERMOSTAT VALVES.

GAS FIRED BOILER TO HAVE A SEDBUK EFFICIENCY OF 91%
SECONDARY HEATING SYSTEM TO BE A MODERN GAS FIRE WITH AN OPEN FLUE. ISED CYLINDER (MEGAFLOW OR SIMILAR)

The kitchen is to be provided with mechanical extraction of at least $60L/\sec$ or $30L/\sec$ if over the cooking appliance.

Energy efficient artificial lighting within the buildings are to comply with section 2.42-2.51 of Approved Document L.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED & TESTED IN ACCORDANCE WITH BS 7671 (I.E.E WIRING REGULATIONS 16th THE WORKS ARE TO BE UNDERTAKEN BY AN INSTALLER REGISTERED UNDER A SUITABLE ELECTRICAL SELF-CERTIFICATION SCHEME, OR ALTERNATIVELY BY SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE BY THAT PERSON TO BUILDING CONTROL ON COMPLETION OF THE WORKS.

VENTILATION: To be inaccordance with approved document F (2006 extractional total control of the floor area of the room to be fitted with an extractor fan capable of extracting at crate of at least 3 air changes per hour and have an over run period of 15 minutes.

GENERAL NOTES FUSE BOX UNIT STRIP LIGHTS

All existing drainage shown on the drawings is assumed and must be verified by testing and excavation by the Contractor before works commence. 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 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. 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. 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 sheck all dimensions and details before commencing work. Do not scale drawings. work is to comply with current British Standards, Codes of actice and Building Regulations as applicable. Workmanship shall be accordance with good building practice and should at least comply h BS 8000 and the latest applicable Codes of Practice. Proprietary sterials to be fixed/applied in accordance with manufacturers works adjacent to the boundary or party walls within 3m distance st not be started without the neighbor's having advance fification and consents under the Party Wall etc. Act, 1996. Indiations adjacent to boundary are to be eccentric and must not roach the boundary. responsibility can be accepted for estimates of work or orders ced for materials based the drawings while still being considered the Local Authority and pending amendments.

		edition) Description:	EH	Z	EDITION). Project:	No. Rev.	collars	=
CONSTRUCTION DRAWING	GROUND & FIRST FLOOR		HORNCHURCH ESSEX	NEW BUILD		Date:		

Architectural Design & Surveying Services N.J.Rouse

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