

1. FOUNDATIONS: TO BE 900mm WIDE, 250mm THICK, 900mm DEEP TO SUITABLE SUBSTRATA
2. UP TO STRUCTURAL ENGINEERS DETAILS & TO SATISFACTION OF L.A. B.C.O.
3. DRAINAGE TO THE SATISFACTION OF L.A. B.C.O
4. ALL OFFAINS TO BE 100mm DIA U.P.V.C. PIPES & LAID TO 1:40 FALLS, WHERE PASSING
5. UNDER BUILDING TO BE ENCASED WITH 150mm CONCRETE, ALL COLLIES TO BE
6. RIDDABLE BACK INLET TYPE DRAINS PASSING THROUGH WALLS PROTECTED WITH
7. 150 x 100mm CORRUGATED LINTOLS & WRAPPED WITH 150mm ROCKWOOL TO PREVENT
8. INGRESS OF RODENTS
9. HORIZONTAL & VERTICAL D.P.'s TO ALL CAVITY CLOSURES ACCREDITED DETAILS USED
10. FOR THERMAL BRIDGING CONTROLS
11. FIRE STOP CAVITIES AT EAVES LEVEL
12. ELEMENTS OF STRUCTURE TO HAVE ½ HOUR FIRE RESISTANCE
13. CAVITY TIES TO CAVITY WALLS 6 PER SQUARE METRE IN STAINLESS STEEL NOT MORE
14. THAN 450mm APART VERTICALLY
15. ALL LINTOLS & CAVITY CLOSURES TO BE INSULATED TO PREVENT COLD BRIDGING.
16. THICKENED OR SIMILAR
17. TRICKLE VENTILATORS TO BE PROVIDED TO ALL WINDOWS FOR BACKGROUND VENTS.
18. MINIMUM 8000mm³ MIN ROOM VENTILATION 5% FLOOR AREA
19. MECHANICAL VENTILATION TO BATHROOMS & GROUND FLOOR W.C. TO GIVE 15 LITRES
20. PER SECOND EXTRACTION TO EXTERNAL AIR
21. MECHANICAL VENTILATION TO KITCHEN & UTILITY ROOM TO GIVE 15 LITRES PER SECOND
22. EXTRACTION TO EXTERNAL AIR
23. ROOF VENTILATION TO BE 0.3% ROOF PLAN AREA ACHIEVED BY 25mm WIDE CONTINUOUS
24. GLIDEVALE VENTILATOR AT EAVES LEVEL & ROOF VENTILATORS ONE PER 9 SQUARE
25. METRES OR TYPE B BREACHERS
26. MECHANICAL VENTILATION TO GIVE INSULATION MAX "U" VALUE TO BE 0.16W/M²C.
27. FLOORS TO HAVE MAX "U" VALUE 0.22W/M²C

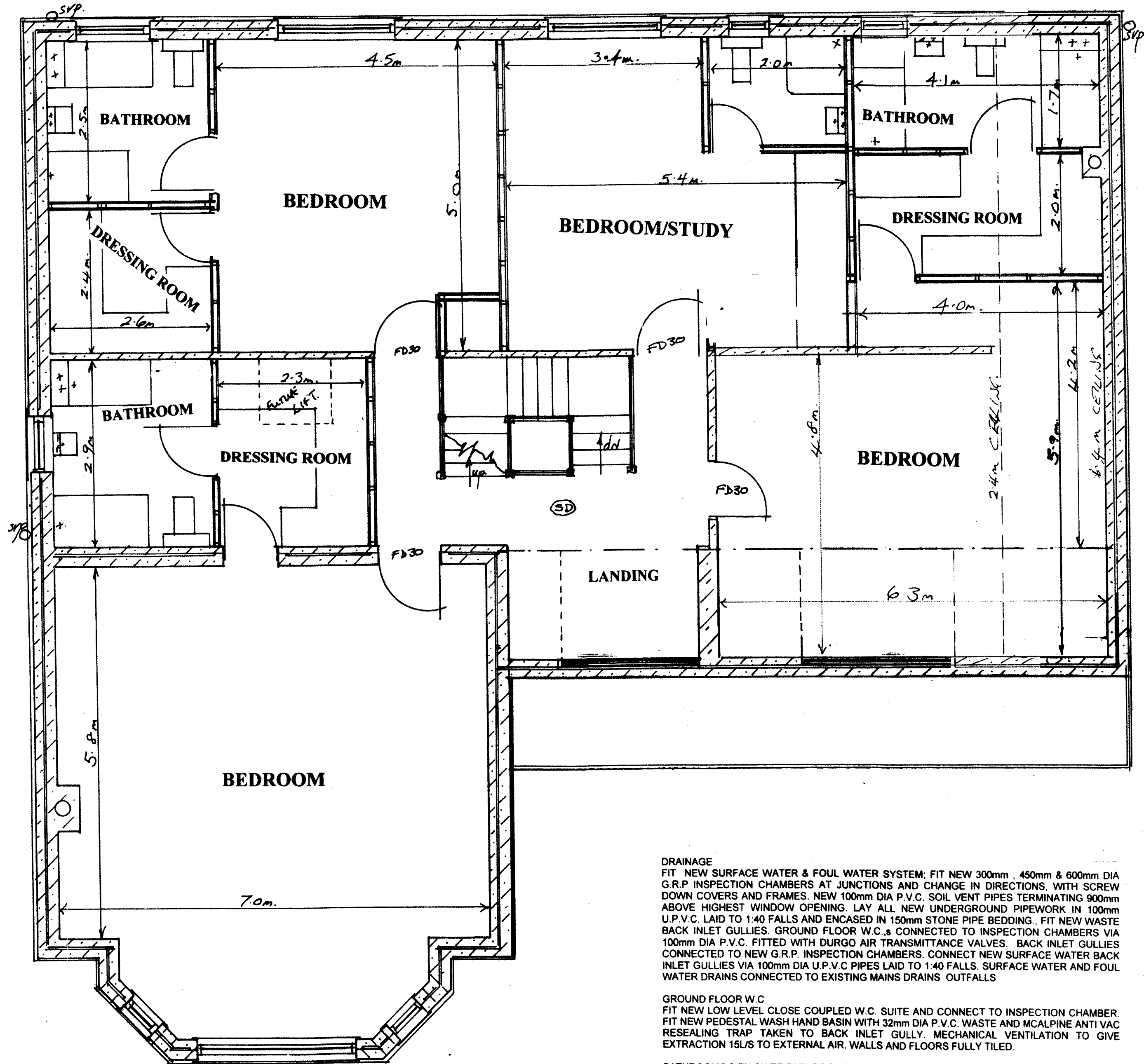
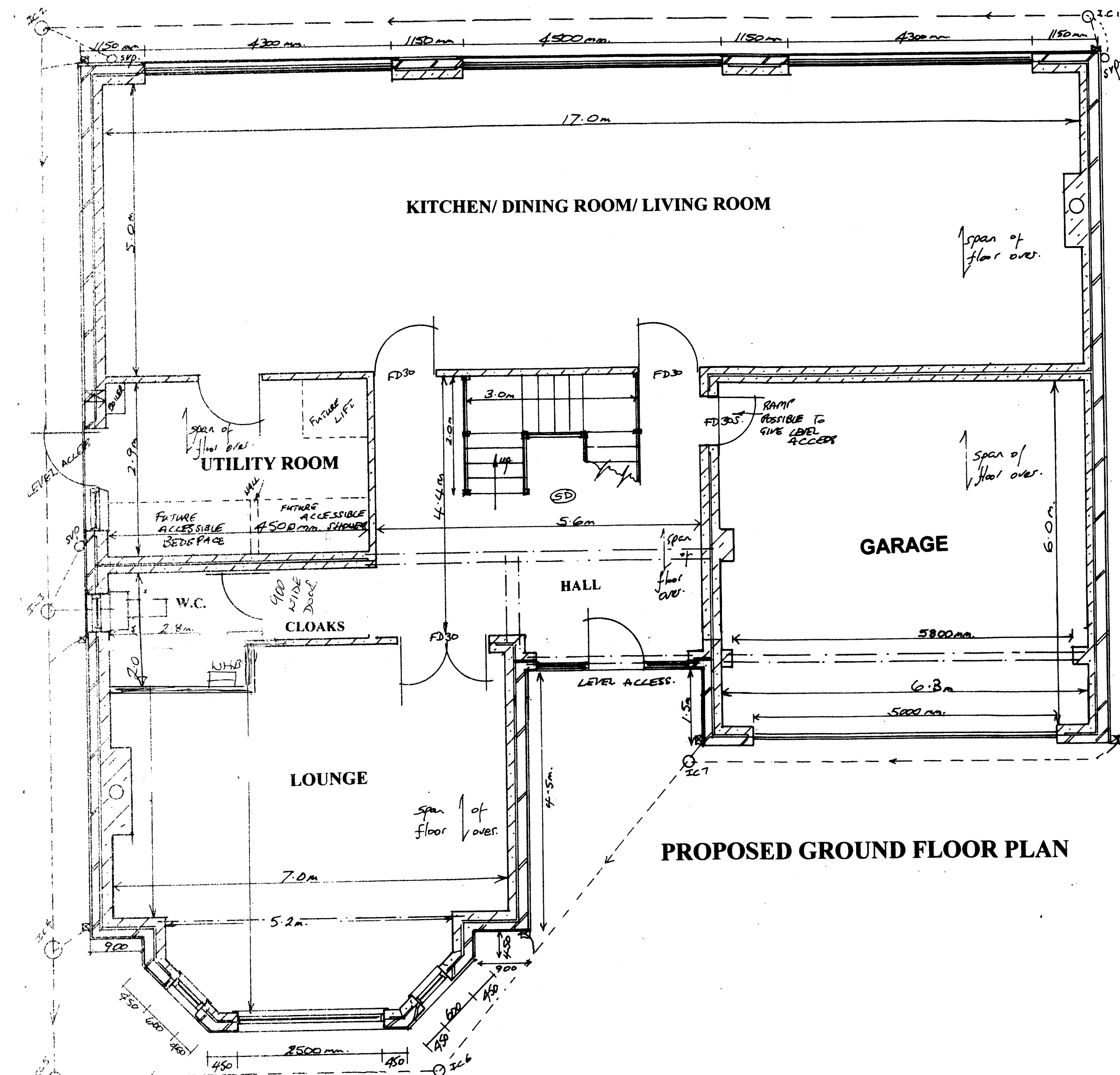
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| <p>4. ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED WITH PILKINGTON "CL" GLASS WITH A "U" VALUE OF 1.6W/M²C AND TO HAVE MIN 16mm AIR GAP. ALL FIRST & SECOND FLOOR WINDOWS, ESCAPE WINDOWS AND INNEYS TO BE WINDPROOFED TO WITHIN 25mm OF THE WINDOW. ESCAPE WINDOWS TO BE FITTED AT LEAST 0.33M² AND NOT LESS THAN 450mm HIGH AND 450mm WIDE. CILL HEIGHT ABOVE THE FLOOR SHOULD BE A MAX. 1100mm & MINIMUM 600mm</p> <p>15. ROOF RESTRAINT STRAPS TO BE 38mm x 6mm GALVANISED MILD STEEL 1000mm LONG. FIXED TO ROOF MEMBERS. FIRST & SECOND FLOOR JOISTS & RAFTER LINES TO GABLE & PARTY WALLS AT POSITION CENTRED & FIXED TO WALLS & P.C.s</p> <p>16. ANY GLAZING BELOW 800mm FROM FLOOR LEVEL TO BE SAFETY GLAZING TO BS 6206. ANY GLAZING TO DOORS OR SIDE FRAMES TO DOORS BELOW 1500mm FROM FLOOR LEVEL TO BE SAFETY GLAZING</p> <p>17. ALL ELECTRICAL WORK TO COMPLY WITH IEE WIRING REGULATIONS, THIS MUST INCLUDE THE PROPER CIRCUIT PROTECTED BY SUITABLE SAFETY DEVICES, THE POSITION AND SITING OF ALL SOCKETS, LIGHT SWITCHES AND POINTS AGREED WITH THE CLIENT AND COMPLYING WITH PART "M" OF THE BUILDING REGULATIONS 2000. ALL ELECTRICAL WORK IS TO COMPLY WITH BS7871: ELECTRICAL CONTRACTORS CARRYING OUT ELECTRICAL WORK MUST COMPLY WITH THE SAFETY PRINCIPLES SET OUT IN CHAPTER 13 OF BS 7871: 2001. ALL ELECTRICAL INSTALLATION WORK IS TO BE INSPECTED AND TESTED DURING AND ON COMPLETION OF THE WORK TO SEE THAT IT COMPLIES WITH BS7871:2001. ALL ELECTRICAL INSTALLATION WORKS MUST BE NOTIFIED TO LOCAL AUTHORITY BUILDING CONTROL. UNLESS THE WORK IS BEING CARRIED OUT BY AN ELECTRICIAN WHO IS QUALIFIED TO "SELF CERTIFY" THEIR WORK UNDER THE "COMPETENT PERSONS SCHEME".</p> <p>18. NEW CENTRAL HEATING & PLUMBING SYSTEMS TO BE INSTALLED & ALL WORK CARRIED OUT BY A REGISTERED GAS SAFE INSTALLER. POSITION OF RADIATORS & SUITABILITY OF THE BOILER TO BE AGREED WITH THE CLIENT. SEDBUK RATING 95%. UNDERFLOOR HEATING BY SPECIALIST</p> <p>19. DECORATION & SERVICES TO CLIENTS INSTRUCTIONS.</p> <p>20. CONTRACTOR TO CHECK ALL EXISTING DRAINAGE OUTFALLS & SERVICES ENTRIES BEFORE COMMENCING ON SITE</p> <p>21. ALL BUTTRESSING WALLS TO HAVE MIN 550mm RETURNS.</p> <p>22. CAVITY TRAY D.P.C. TO BE OVER ALL LINTOLS & AT ALL ROOF / WALL ABUTMENTS LINKED TO WEATHER FLASHINGS</p> <p>23. ALL WALLS FULLY BONDED WITH CONTINUOUS CAVITIES.</p> | <p>24. ALL WALLS BELOW D.P.C. LEVEL TO BE 300mm CAVITY WALLS, TWO LEAVES OF 125mm BRICKWORK WITH 90mm CAVITY FILLED WITH LEAN MIX CONCRETE TO WITHIN 225mm OF D.P.C. OR TRENCH BLOCK</p> <p>25. WALLS ABOVE D.P.C. TO BE 300mm CAVITY WALLS, OUTER LEAF OF 105mm x 65mm TERCA KASSANDRA LIGHT FACING BRICK TO PLANNING AUTHORITY APPROVAL. UP TO FIRST FLOOR LEVEL WITH 100mm GLASS BLOCK BLOCKWORK ABOVE FIRST FLOOR LEVEL RENDERED WHITE WITH "K" RENDER. INNER LEAF OF 105mm STANDARD BLOCK FINISHED WITH 10mm PLASTERBOARD. SKIM ON ADHESIVE DABS. 90mm CAVITY WITH 90mm DITHERM 32 FULL CELL FILM INSULATION & STAINLESS STEEL CAVITY TIES</p> <p>26. GROUND FLOOR CONSTRUCTION TO BE 150mm SAND BLINDED MOT 2 HARDCORE, FULLY CONSOLIDATED, 150mm KINGSAN ON 1200 GAUGE VISQUEEN MEMBRANE D.P.M LAPPED TO TOP HORIZONTAL JOINTS. RAFTERS AT FLOOR SLABS & 75mm SCREED WITH A95 B.C. 90mm CANT MESH OVER UNDER FLOOR HEATING MATS. FINAL FLOOR FINISH TO CLIENT INSTRUCTION. 12.5mm STYROFOAM INSULATION TO PERIMETER OF FLOOR SLAB</p> <p>27. LIGHTING TO BE FLOURESCENT TUBE OR COMPACT FLOURESCENT LAMPS WITH LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER WATT</p> <p>28. SPECIALIST WITH ACCESS TO ALL PITCH DETAILS & STRUCTURAL DETAILS TO BE SUBMITTED AT A LATER DATE PRIOR TO WORK COMMENCING ON SITE. CONDITIONAL APPROVAL REQUIRED</p> <p>29. DENSITY OF ROCKWOOL INFIL TO STUD PARTITIONS & FLOORS TO BE NOT LESS THAN 100Kg/M³</p> <p>30. GAS WALL BOILER BALANCED FLUE OUTLETS TO BE A MINIMUM OF 600mm FROM THE CORNER OF THE BUILDING AND A MINIMUM OF 600mm FROM ANY WINDOW OR DOOR OPENING HORIZONTALLY AND VERTICALLY. SEDBUK RATING TO BE 91%</p> <p>31. ALL HEATING SYSTEMS AND RADIATORS TO BE FITTED WITH CONTROL VALVES.</p> <p>32. ALL LIGHT SWITCHES & SOCKETS TO BE ACCESSIBLE & LOCATED BETWEEN 450mm & 1200mm HIGH</p> <p>33. FIRE INTERLINKED MAIN WIRED SMOKE DETECTORS WITH RECHARGEABLE BATTERY BACKUP AT GROUND FLOOR, FIRST FLOOR & SECOND FLOOR LEVELS CIRCULATION SPACES</p> <p>34. PRINCIPAL ACCESS DOOR TO PROPERTY TO HAVE LEVEL THRESHOLD ACCESS AND THE LEADING OUTSIDE THE DOOR TO BE A MINIMUM OF 1200mm LONG & 900mm WIDE</p> <p>35. AIR TEST REQUIRED AT THE CONCLUSION OF THE CONSTRUCTION WORK BEFORE THE PROPERTY IS OCCUPIED. AIR TEST TO SHOW AIR PERMEABILITY NO LESS THAN 8m³/hr/m²</p> |
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CONSTRUCTION 75mm x 50mm S.W. TIMBER STUD PARTITIONS AT GROUND, FIRST & SECOND FLOOR LEVELS. INFILLED WITH 75mm POLYSTYRENE INSULATION. 13mm PLASTER BOARD & SKIM BOTH SIDES. 100mm BLOCK PARTITION WALLS AT GROUND & FIRST FLOOR LEVELS WITH 12.5mm PLASTERBOARD BOTH SIDES ON ADHESIVE DABS SKIMMED. CONSTRUCTED OFF STRIP CONCRETE FOUNDATIONS WITH HORIZONTAL D.P.C. AT STRUCTURAL FLOOR LEVEL.

1. FIT WHITE U.P.V.C. PILKINGTON ENIGKARE ARGON FILLED DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT INCLUDING VELUX ROOF WINDOWS. FRONT DOORS TO BE ENERGY EFFICIENT CONSTRUCTION P.V.C. POWDER COATED ALUMINIUM BOLD DOOR SETS TO REAR ELEVATION.

GROUND FLOOR W.C.'S, BATHROOMS & EN SUITE BATHROOMS TO BE GLAZED IN OBSCURED GLASS. BIRTLEY SUPERVAL INSULATED PRESSED STEEL LINTOLS WITH CAVITY TRAY OVER ALL EXTERNAL DOORS & WINDOWS. FIT 1950mm x 750mm INTERNAL DOORS & FRAMES TO W.C.'S BATHROOMS & EN SUITE BATHROOMS. FIT FD30, 1/2 HOUR FIRE RESISTING DOORS & FRAMES WITH INTUMESCENT STRIPS THROUGHOUT. FIT 800mm wide CLEAR OPENING U.P.V.C. DOUBLE GLAZED EXTERNAL DOORS & FRAMES TO FRONT ENTRANCE, DOORS TO REAR ENTRANCE & REAR DOOR OPENINGS. 800mm REAR OPENING WIDTH AT EXTERNAL WINDOWS AND DOORS TO HAVE BIRTLEY INSULATED SUPERVAL PRESSED STEEL LINTOLS OVER.

Job "COTSWOLD" WOOLTON PARK LIVERPOOL L25 6DR	
Title PROPOSED GROUND & FIRST FLOOR LAYOUT PLANS	
Drawing number 15/06/01	
CLIENT : MR. & MRS. C. CATO C/O CHESTNUT BUILDING CENTRE 13-19 PICTON ROAD LIVERPOOL L15 4LL	
Scales 1:50	Date 27/01/15
RICHARDS DESIGN 85 MELROSE DRIVE WINSTANLEY WIGAN WN3 6EG	



DRAINAGE: FIT NEW SURFACE WATER & FOUL WATER SYSTEM: FIT NEW 300mm", 450mm & 600mm DIA. INSPECTION CHAMBERS AT JUNCTIONS AND CHANGE IN DIRECTIONS, WITH SCREW DOWN COVERS AND FRAMES. NEW 100mm DIA P.V.C. SOIL VENT PIPES TERMINATING 300mm ABOVE HIGHEST WINDOW OPENING. LAY ALL NEW UNDERGROUND PIPEWORK IN 100mm U.L. AND TO 1.40 FALLS AND LINED IN 150mm STONE PIPE BEDDING. FIT NEW WASTE WATER INLET QUICK RELEASE FLOOR DRAIN FLOORS. FIT NEW 100mm DIA. BACK INLET GULLIES IN 100mm DIA P.V.C. FITTED WITH DURGO AIR TRANSMITTANCE VALVES. BACK INLET GULLIES CONNECTED TO NEW G.R.P. INSPECTION CHAMBERS. CONNECT NEW SURFACE WATER BACK MAINS TO EXISTING MAINS. CONNECT NEW SURFACE WATER AND FOUL SURFACE WATER DRAINS CONNECTED TO EXISTING MAINS DRAINS. OUTFALLS

GROUND FLOOR W.C
FIT NEW LOW LEVEL CLOSE COUPLED W.C. SUITE AND CONNECT TO INSPECTION CHAMBER.
FIT NEW PEDESTAL WASH HAND BASIN WITH 32mm DIA P.V.C. WASTE AND MCALPINE ANTI VAC
RESEALING TRAP TAKEN TO BACK INLET GULLY. MECHANICAL VENTILATION TO GIVE
EXTRACTION 15L/S TO EXTERNAL AIR. WALLS AND FLOORS FULLY TILED.

BATHROOMS & EN SUITE BATHROOMS
FIT NEW LOW LEVEL CLOSE COUPLED W.C. SUITES AND CONNECT TO NEW S.V.P. FIT NEW
PEDESTAL WASH HAND BASINS WITH 32mm DIA. P.V.C. WASTE AND 75mm DEEP SEAL TRAP
TAKEN TO NEW S.V.P. FIT NEW BATH WITH 38mm DIA P.V.C. WASTE AND 75mm DEEP SEAL
TRAP CONNECTED TO S.V.P. FIT NEW SHOWER CUBICLES TO ENSUITE BATHROOMS WITH
38mm DIA P.V.C. WASTE AND 75mm DEEP SEAL TRAP CONNECTED TO S.V.P.

FIRST FLOOR
22mm TONGUE & GROOVED FLOORING GRADE CHIPBOARD ON 304mm x 97mm ECOJOISTS AT 400mm CENTRES SUPPORTED ON GALVANISED MILD STEEL JOIST HANGARS OR BUILT SOLIDLY INTO BLOCKWORK. JOISTS INFILLED WITH 200mm ROCKWOOL INSULATION QUILT. 12.5mm PLASTERBOARD AND SKIM CEILINGS. DOUBLE JOISTS UNDER ALL TIMBER STUD PARTITIONS AND STAIRCASE TRIMMING. 200mm TIMBER BRIDGING AT MID SPAN OF JOISTS.

STAIRCASES
900mm WIDE TIMBER FRAMED CLOSED RISER STAIRCASES. TOTAL RISE 2630mm IN EACH FLIGHT. 900mm LANDINGS AT TOP AND BOTTOM OF FLIGHT. 100mm X 100mm NEWEL POSTS. MINIMUM STAIRCASE HEADROOM 2000mm. HANDRAIL HEIGHT MIN 900mm. BALUSTRADE HEIGHT 1100mm WITH VERTICAL BALUSTERS NOT MORE THAN 100mm APART.

170mm MAX RISERS.
250mm TREADS.

PROPOSED FIRST FLOOR PLAN