

# NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING.

DO NOT SCALE FROM THIS DRAWING.

ANY DISCREPANCY TO BE REPORTED IMMEDIATELY TO MAGHULL DESIGN LIMITED.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND SPECIALISTS DRAWINGS.

FOUNDATIONS.  
Concrete strip foundations (C20 mix) taken down to ground bearing strata to the satisfaction of the Building Control Officer and in accordance with BS8004:1986. Foundations are to be taken below the invert level of any drains passing through the foundations. Existing foundations to be checked for adequacy prior to work commencing.

FLOOR CONSTRUCTION.  
20mm T&G boarding on C16 timber joists as indicated @400 ctrs with 120mm thick Celotex FR5000 beteen the joists supported on timber battens. (U value 0.2W/sq.m.K). Provide 100mm thick oversite concrete laid at adjoining finished ground level and include for inserting air bricks to the external wall at max. 1500mm ctrs.

EXTERNAL WALLS.  
300mm thick cavity walls comprising 100mm thick Thermalite 4.0kN Shield block or other equal & approved finished externally with sand:cement (3:1) o/a thickness 20mm; cavity with 47 thick Celotex CG5000 insulation board inserted strictly in accordance with the manufacturers recommendations and with weak mix concrete infill up to finished ground level; 100mm thick Thermalite 4.0kN Shield block or other equal & approved finished internally with 12.5 plasterboard & skim on dabs. Galvanised double triangular ties to be inserted at 750mm centres horizontally and 450mm staggered centres vertically, weepholes are to be provided every 4th perpend over openings and above the dpc course. Cavities to be closed around openings with Thermabate insulated cavity closer/dpc. (U value 0.25W/sq.mK)

DAMP PROOF COURSE.  
The DPC is to be inserted min 150mm above FGL lapped and sealed to floor dpm and existing dpc.

FIRST FLOOR CONSTRUCTION.  
20mm T&G boarding on C16 joists as indicated @ 400 centres underdrawn with 12.5 plasterboard & skim with 100mm thick mineral wool insulation quilt (min. density 10kg/cu.m.)

INTERNAL PARTITIONS.  
Unless otherwise noted all internal partitions to be 100x50 timber studs at 600mm ctrs faced both sides with 12.5 plasterboard & skim (min. mass 10kg/sq.m.) with 100mm insulation quilt infill (min. density 10kg/cu.m.)

ROOF CONSTRUCTION.  
Concrete interlocking tiles to match existing or other equal and approved on 38x25 treated s/w battens at gauge to give min. headlap as recommended by the manufacturer on Andersons Universal reinforced roofing felt with min 150mm edge laps on grade C16 rafters as specified on the drawing at 400mm ctrs, pitched as specified. Ceiling joists are to be as specified on the drawing at 400mm ctrs underdrawn with 12.5mm Duplex plasterboard and skim coat of finishing plaster. 100mm thick Crown Loft Roll mineral wool insulation quilt is to be laid between the ceiling joists with a further 170mm thick layer laid across the joists. A 10mm continuous gap is to be provided at the eaves to provide cross ventilation to the roof space. Tiling practice shall be strictly in accordance with BS5534:Part 1:1978 and the manufacturers recommendations. Abutment flashings are to be Code 4 lead chased into masonry and secured with lead wedges. (U value 0.16W/sq.m.K). Valley to be formed with Code 5 lead in max. 1500 lengths with double welted joints on 12 thick WBP extending min. 450 above each side of valley, valley tile edges to be parged with sand:cement mortar.

LATERAL RESTRAINT.  
Rafters and joists at right angles to the external walls are to be tied down at max. 2000 ctrs with 900x30x5 galv. ms straps secured to the masonry. Rafters and joists parallel to the external walls are to be laterally restrained with 900x30x5 galv. ms straps at 2000mm ctrs spanning min. 2 no. structural members packed tight to adjoining masonry with timber battens. Wallplates are to be tied down at 1200mm ctrs with 900x100x30x5 galv. ms straps at 1200mm ctrs secured to masonry.

LINTELS.  
Lintels are to be as noted on the drawing and taken from the Catnic range of lintels, with min. 150mm bearing to each end.

RAINWATER GOODS.  
uPVC rainwater gutters and downpipes are to be installed strictly in accordance with the manufacturers recommendations.

STRUCTURAL TIMBERS.  
All structural timbers are to be treated with spirit borne preservative prior to fixing on site and all cut ends are to be liberally coated on site with the same preservative. Timbers used for structural purposes are to be marked KD or DRY.

DOORS & WINDOWS.  
Doors and windows are to be as indicated on the drawing, windows are to have trickle vents incorporated into the frames to give a free area of 8000 sq.mm. for habitable rooms and 4000sq.mm. for all other areas. Windows are to be double glazed and to have opening lights equal to 5% of the floor area of that room Any general glazing within 800mm of the FFL or 1500mm in doors and side screens within 300 of the doors are to be glazed in safety glass to BS6202. Double glazed units to comprise 6mm Pilkingtons K glass with a 20mm cavity. Opening lights from habitable rooms to have min. clear area of 0.33sq.m. with a min. clear height of 750mm and a min. clear width of 450mm(U value 1.8W/sq.mK)

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MECHANICAL VENTILATION.  
Provide and fix mechanical extract to the Kitchen capable of extracting at the rate of 60 litres/second and to bathrooms and en-suites at a rate of 15 litres/second. Extract fans to Bathrooms & en-suites to be connected via the light switch and to have 15 minute over-run facility and 10mm gap at bottom of door.

ELEMENTS OF STRUCTURE.  
All elements of the structure shall be half hour fire resistant.

DRAINAGE.  
Provide and lay new 100mm Ø drains laid to 1:40 falls as indicated on the drawings laid strictly in accordance with the manufacturers instructions and to the complete satisfaction of the Building Control Officer. drains under the building or with less than 450mm cover are to be encased in 150mm C25 concrete with flexible joints at 5000mm ctrs comprising 18mm cmpressible boards pre-cut to pipe diameter and to be equal in height and width to the concrete cross section. Drains below the foundation level and within 1000 of the foundations shall be encased in concrete up to the level of the foundation. Where the distance is more than 1000 from the wall the concrete fill should be to a level below the underside of the foundation equal to the distance from the wall to the nearside of the trench minus 150mm. drains are to have Class F bedding where the cover is less than 500mm.

PLUMBING.  
WHBs are to be fitted with 75mm deep seal waste pipes discharging into 35Ø upvc waste; Sinks & showers are to discharge vis 75 deep seal traps into 42Øupvc wastes.

ELECTRICAL INSTALLATION.  
The electrical installation and modifications are to be in accordance with the clients instructions.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a competent person to do so in accordance with BS7671. A copy of the certificate must be forwarded to the Council immediately following the completion of the electrical installation.

Provide & install mains operated, interlinked optical type smoke detectors conforming to BS 5446-Pt 1 to the circulation areas as shown.

HEATING INSTALLATION.  
The heating installation and any modifications are to be in accordance with the clients requirements, all new radiators to be fitted with thermostatic control valves. All works to the extended heating system should be in accordance with the recommendations of the Domestic Heating Compliance Guide. A commissioning report is to be provided by the Contractor to the BCO confirming that heating and hot water and all their controls operate efficiently for the purposes of conservation of fuel & power.

KITCHEN FITTINGS.  
Provide and fix kitchen fixtures and fittings as agreed with the client.

## SCHEDULE of WORKS

- 01

Take down existing Conservatory and demolish walls to existing extension as shown including removing roof structure.
- 02

New RWP to discharge to new 150sq. hopper connected to new IC as described elsewhere.
- 03

New 450Ø IC complete with CI cover & frame and installed in accordance with the manufacturers instructions.
- 04

Grub up existing redundant gullies and seal redundant branch drains with concrete.
- 05

RWP and waste to discharge into new 150sq. hopper connected to new IC as described elsewhere.
- 06

Provide & install Velux GGL CK01 rooflight (700x550) in accordance with the manufacturers recommendations complete with all necessary flashings.
- 07

Install 2 no. 203x102x??UBs bolted together at 450 ctrs with M16 bolts and spacers bearing min. 100mm onto 450x100x3crs C25 concrete padstones at each end. Include for encasing beams in 12.5 Fireline plasterboard & skim to provide ½ hour fire resistance.
- 08

Grub up existing redundant gullies and seal redundant branch drains with concrete.
- 09

New 110Ø SVP discharging via 100Ø drain to new IC as described elsewhere.
- 10

Break through and form opening as shown 2100 high and install 2 no. 203x102x??UBs bolted together at 450 ctrs with M16 bolts and spacers bearing min. 100 onto 350x100x3crs C25 concrete padstones to each end. Include for encasing beams in 12.5 Fireline plasterboard & skim to provide ½ hour fire resistance.
- 11

Remove existing window and form full height opening, include for making good as necessary.
- 12

Provide mechanical extract as before described discharging to external air.
- 13

Remove existing window and modify opening to receive new 2100x900 doorset complete with all necessary ironmongery. Build up opening in plasterboard and skim on 100x50 timber studding.
- 14

Wastes from existing fittings to be redirected to discharge into new 110Ø upvc SVP as described elsewhere.
- 15

Break through & form opening as shown, insert 2 no. Naylor ER7 PCC lintels 3000 long. Lintels to be tight to the underside of the existing wallplate.
- 16

Remove existing Bedroom door and make good to all disturbed finishes.
- 17

Insert cavity flashing sealed to Code 4 lead upstand flashing chased into brickwork min. 25mm and sealed to cavity flashing. Flashing to be dressed min 150mm down roof slope. Weepholes to be formed every 4th perpend.
- 18

Build up existing cavity wall in cavity wall construction as described elsewhere and terminate in concrete parapet capping, include for inserting cavity flashing with weepholes every 4th perpend.

- 19

Parapet gutter to be formed with code 5 lead in max. 1500 lengths with double welted joints On 18 thick WBP laid to 1:60 fall discharging to 225x150 rainwater hopper. Ply and lead to be dressed up roof slope under tiles for min. 450mm.
- 20

Rafters supported on 150x65 timber bearer secured to masonry with M16 Kemfix bolts at 450 ctrs.

project	
PROPOSED DWELLING at 11 PRETORIA ROAD LIVERPOOL, L9 9DD	
title	
GENERAL NOTES and SCHEDULE of WORKS	
MAGHULL DESIGN architectural technicians & building design consultants	
154 Liverpool Road North Maghull Liverpool L31 2HW tele: 0151 531 0603mob: 07715 353219	
scale	NTS
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