

NOTES

ALL WORK TO COMPLY WITH TOWN & COUNTRY PLANNING ACT, THE BUILDING REGULATIONS & ALL RELEVANT CODES OF PRACTICE, BRITISH & EUROPEAN STANDARDS, THE PARTY WALL ACT 1996 AND NEIGHBORING CONSENT TO BE GAINED FOR WORK ON AT OR WITHIN 3 METRES OF THE PARTY WALL.

- FOUNDATIONS TO BE 600mm WIDE, 250mm THICK, 900mm DEEP TO SUITABLE SUBSTRATA OR TO STRUCTURAL ENGINEERS DETAILS & TO SATISFACTION OF L.A. B.C.O.
- DRAINAGE TO THE SATISFACTION OF L.A. B.C.O.
- ALL DRAINS TO BE 100mm DIA. U.P.V.C. PIPES & LAID TO 1:40 FALLS, WHERE PASSING UNDER BUILDING TO BE ENCASED WITH 150mm CONCRETE. ALL GULLIES TO BE RODDABLE BACK INLET TYPE. DRAINS PASSING THROUGH WALLS PROTECTED WITH 150 x 100mm P.C.C. R.C. LINTOLS AND WRAPPED WITH 150mm ROCKWOOL TO PREVENT INGRESS OF RODENTS.
- HORIZONTAL & VERTICAL D.P.C.s TO ALL CAVITY CLOSURES ACCREDITED DETAILS USED FOR THERMAL BRIDGING CONTROLS
- FIRE STOP CAVITIES AT EAVES LEVEL
- ELEMENTS OF STRUCTURE TO HAVE 1/2 HOUR FIRE RESISTANCE
- CAVITY TIES TO CAVITY WALLS 6 PER SQUARE METRE IN STAINLESS STEEL NOT MORE THAN 450mm APART VERTICALLY.
- ALL LINTOLS & CAVITY CLOSURES TO BE INSULATED TO PREVENT COLD BRIDGING, THERMABATE OR SIMILAR.
- TRICKLE VENTILATORS TO BE PROVIDED TO ALL WINDOWS FOR BACKGROUND VENTS. MINIMUM 8000mm² MIN ROOM VENTILATION 5% FLOOR AREA
- MECHANICAL VENTILATION TO BATHROOMS & GROUND FLOOR W.C. TO GIVE 15 LITRES PER SECOND EXTRACTION TO KITCHEN & UTILITY ROOM TO GIVE 65 LITRES PER SECOND EXTRACTION TO EXTERNAL AIR
- ROOF VENTILATION TO BE 0.3% ROOF PLAN AREA ACHIEVED BY 25mm WIDE CONTINUOUS GLIDEVALE VENTILATOR AT EAVES LEVEL & ROOF VENTILATORS ONE PER 9 SQUARE METRES OR TYVEC BREATHEABLE FELT USED
- WALLS TO HAVE MAX. "U" VALUE 0.28W/M²/°C. PITCHED ROOF INSULATION MAX. "U" VALUE TO BE 0.16W/M²/°C. FLOORS TO HAVE MAX. "U" VALUE 0.22W/M²/°C

- ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED WITH PILKINGTON "K" GLASS WITH A "U" VALUE OF 1.6W/M²/°C AND TO HAVE MIN 16mm AIR GAP. ALL FIRST & SECOND FLOOR WINDOWS, ESCAPE WINDOWS & INNER ROOM WINDOWS TO HAVE UNOBSTRUCTED OPENABLE LIGHTS FITTED AT LEAST 0.33M² AND BE NOT LESS THAN 450mm HIGH AND 450mm WIDE. CILL HEIGHT ABOVE THE FLOOR SHOULD BE A MAX. 1100mm & MINIMUM 600mm
- 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 2000mm CENTRES & FIXED TO WALLS
- 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
- ALL ELECTRICAL WORK TO COMPLY WITH IEE WIRING REGULATIONS, THIS MUST INCLUDE THE PROVISION OF APPROPRIATE CIRCUITS 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 BS7671. ELECTRICAL CONTRACTORS CARRYING OUT ELECTRICAL WORK MUST COMPLY WITH THE SAFETY PRINCIPLES SET OUT IN CHAPTER 13 OF BS 7671:2001. ALL ELECTRICAL INSTALLATION WORK IS TO BE INSPECTED AND TESTED DURING & ON COMPLETION OF THE WORK TO SEE THAT IT COMPLIES WITH BS7671:2001. 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 "COMPETANT PERSONS SCHEME."
- 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
- DECORATION & SERVICES TO CLIENTS INSTRUCTIONS.
- CONTRACTOR TO CHECK ALL EXISTING DRAINAGE OUTFALLS & SERVICES ENTRIES BEFORE COMMENCING ON SITE
- ALL BUTTRESSING WALLS TO HAVE MIN 550mm RETURNS.
- CAVITY TRAY D.P.C. & PROVIDED OVER ALL LINTOLS & AT ALL ROOF / WALL ABUTMENTS LINKED TO WEATHER FLASHINGS
- ALL WALLS FULLY BONDED WITH CONTINUOUS CAVITIES.

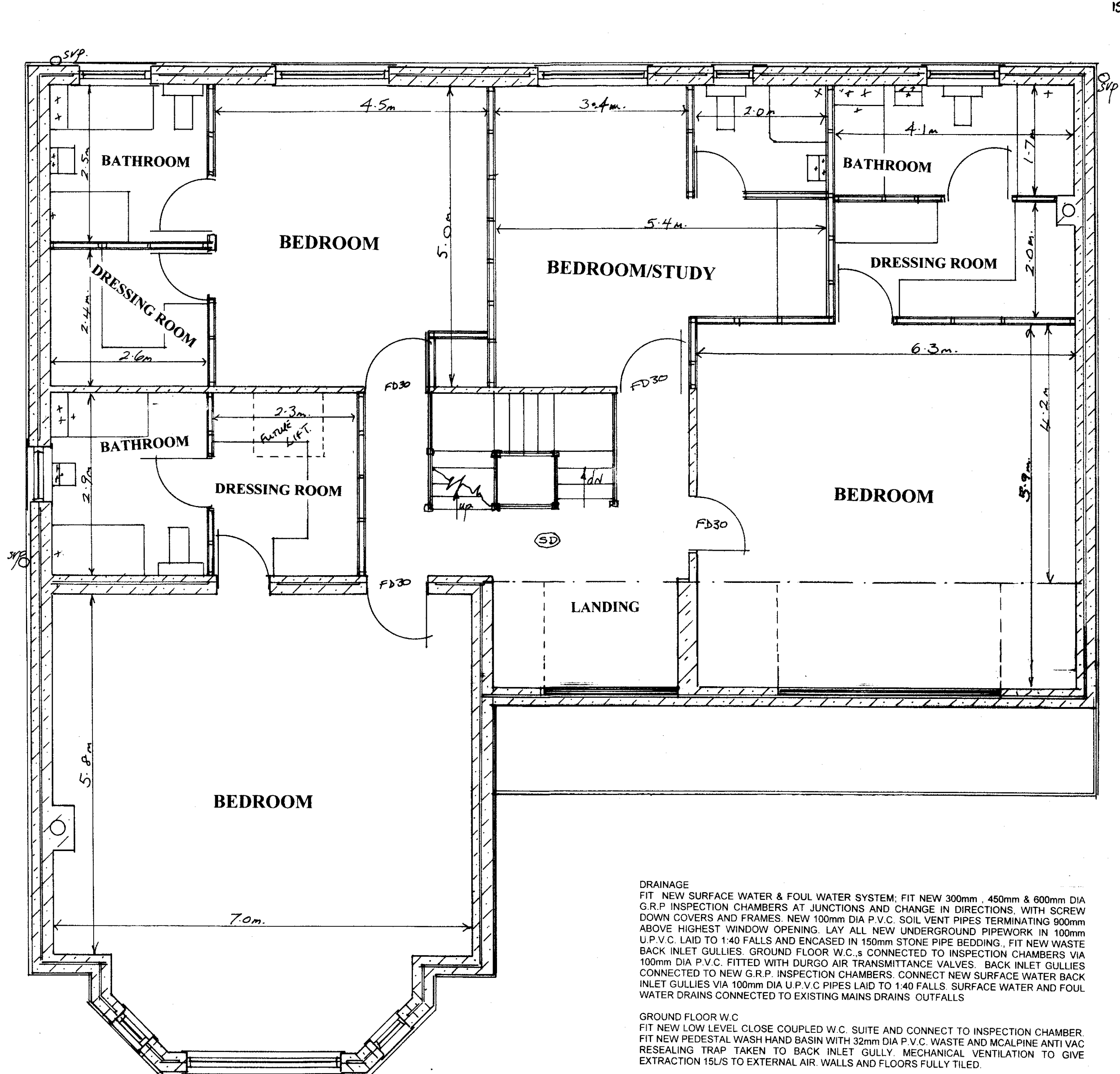
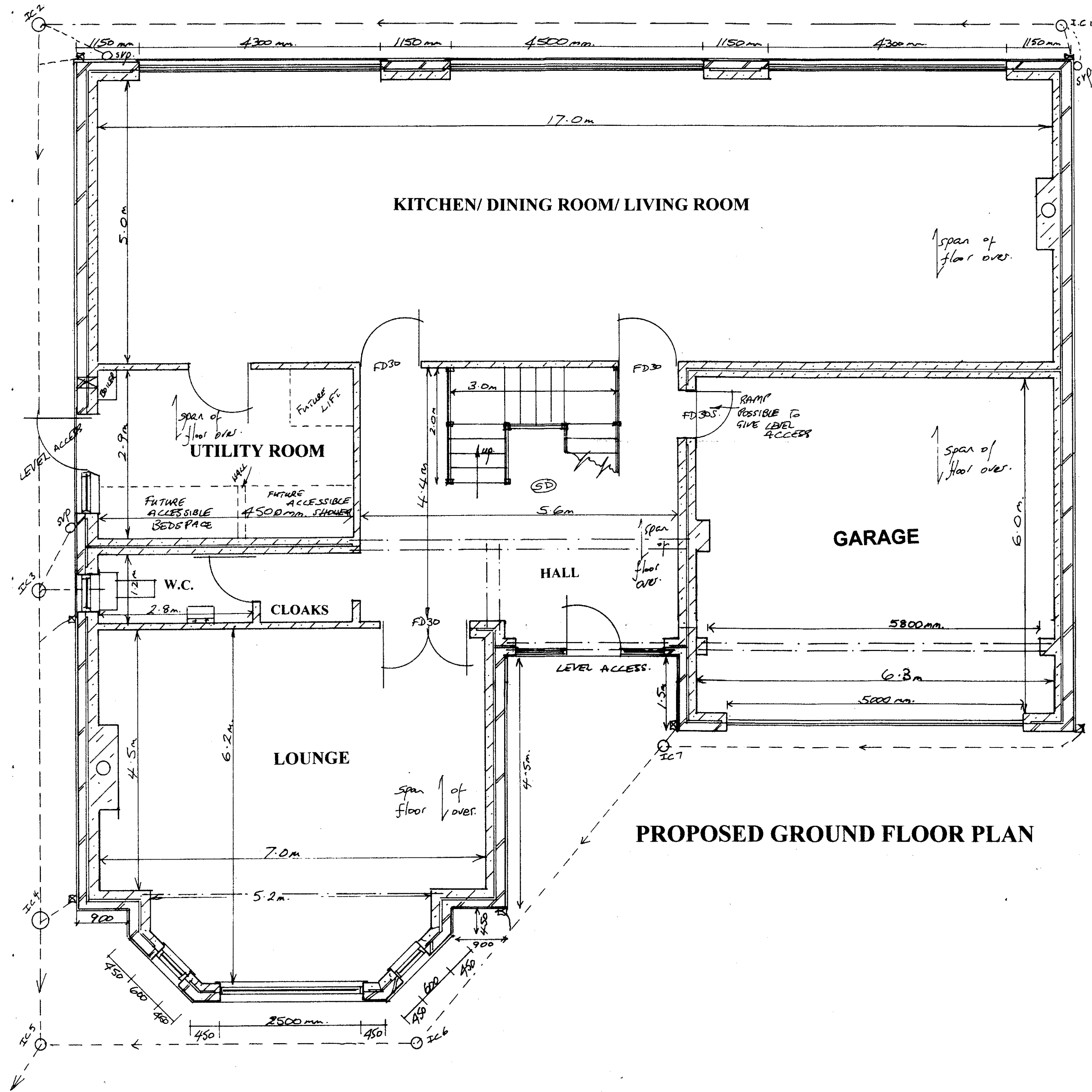
- ALL WALLS BELOW D.P.C. LEVEL TO BE 300mm CAVITY WALLS. TWO LEAVES OF 105mm BRICKWORK WITH 90mm CAVITY FILLED WITH LEAN MIX CONCRETE TO WITHIN 225mm OF D.P.C. OR TRENCH BLOCK
- WALLS ABOVE D.P.C. TO BE 300mm CAVITY WALLS. OUTER LEAF OF 105mm x 65mm TERCA KASSANDRA LIGHT FACING BRICK TO PLANNING AUTHORITY APPROVAL UP TO FIRST FLOOR LEVEL WITH 100mm CLASS A BLOCKWORK ABOVE FIRST FLOOR LEVEL RENDERED WHITE WITH "K" RENDER. INNER LEAF OF 100mm CELCON STANDARD BLOCK FINISHED WITH 12.5mm PLASTERBOARD & SKIM ON ADHESIVE DABS. 90mm CAVITY WITH 90mm DRITHERM 32 FULL FILL INSULATION & STAINLESS STEEL CAVITY TIES
- GROUND FLOOR CONSTRUCTION TO BE 150mm SAND BLINDED MOT 2 HARDWARE, FULLY CONSOLIDATED, 150mm KINGSPAN ON 1200 GAUGE VISQUEEN MEMBRANE D.P.M. LAPPED ONTO HORIZONTAL D.P.C.s. 100mm CONCRETE FLOOR SLABS & 75mm SCREED WITH A95 B.R.C. ANTI CRACK MESH OVER UNDERFLOOR HEATING MATS. FINAL FLOOR FINISH TO CLIENT INSTRUCTION. 12.5mm STYROFOAM INSULATION TO PERIMETER OF FLOOR SLAB.
- LIGHTING TO BE FLUORESCENT TUBE OR COMPACT FLUORESCENT LAMPS WITH LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT
- SPECIALIST ATTIC TRUSSED RAFTERS AT 40° PITCH DETAILS & STRUCTURAL DETAILS TO BE SUBMITTED AT A LATER DATE PRIOR TO WORK COMMENCING ON SITE. CONDITIONAL APPROVAL REQUIRED.
- DENSITY OF ROCKWOOL INFIL TO STUD PARTITIONS & FLOORS TO BE NOT LESS THAN 10kg/m³
- 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%
- ALL HEATING SYSTEMS AND RADIATORS TO BE FITTED WITH CONTROL VALVES.
- ALL LIGHT SWITCHES & SOCKETS TO BE ACCESSIBLE & LOCATED BETWEEN 450mm & 1200mm HIGH.
- FIT INTERLINKED MAINS WIRED SMOKE DETECTORS WITH RECHARGEABLE BATTERY BACKUP AT GROUND FLOOR, FIRST FLOOR & SECOND FLOOR LEVELS CIRCULATION SPACES
- PRINCIPAL ACCESS DOOR TO PROPERTY TO HAVE LEVEL THRESHOLD ACCESS AND THE LANDING OUTSIDE THE DOOR TO BE A MINIMUM OF 1200mm LONG & 900mm WIDE
- 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

MAIN ROOF TO BE ACME ANTIQUEDOUBLE CAMBER CLAY PLAIN TILES TO SATISFACTION OF LOCAL PLANNING AUTHORITY. TILES LAID TO 40° PITCH ON 50mm x 25mm TILE BATTENS ON TYVEC BREATHEABLE FELT TO BS 747 ON C24 STRESS GRADED TIMBER ATTIC TRUSSED RAFTERS AT 600mm CENTRES. ALL NECESSARY WIND BRACING TO BS5268. 100mm x 75mm S.W. WALL PLATES. 13mm PLASTERBOARD & SKIM CEILINGS. 400mm FIBREGLOSS INSULATION TO ROOF VOIDS. 100mm LAID BETWEEN THE CEILING JOISTS AND 170mm DRAPED ACROSS THE CEILING JOISTS AT RIGHT ANGLES. 150mm KINGSPAN INSULATION BETWEEN THE RAFTERS WITH 50mm AIR GAP OVER. PARTY WALL SEALED AT ITS JUNCTION WITH THE ROOF TILING WITH ROCK WOOL INSULATION U.P.V.C. DRY EAVES, VERGES, & RIDGES 225mm x 25mm U.P.V.C. FACIA BOARDS & SOFFITS WITH 100mm PROFILED DEEPLINE P.V.C. CUTTERS & 68mm BOX SECTION RAIN WATER DOWN PIPES. GALVANISED MILD STEEL "BAT" STRAPS AT 2000mm CENTRES FIXED TO RAFTER LINES, CEILING TIE LINES, WALL PLATES AND BUILT INTO WALLS. FRONT DORMER WINDOW CONSTRUCTION TO HAVE HANGING TILES TO DORMER CHEEKS & COMPATIBLE INSULATION LEVELS.

CONSTRUCT. 75mm x 50mm S.W. TIMBER STUD PARTITIONS AT GROUND, FIRST & SECOND FLOOR LEVELS, INFILLED WITH 75mm ROCKWOOL 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.

FIT WHITE U.P.V.C. PILKINGTON ENIGIKARE ARGON FILLED DOUBLE GLAZED WINDOWS & DOORS THROUGHOUT INCLUDING VELUX ROOF WINDOWS. FRONT DOORS TO BE ENERGY EFFICIENT CONSTRUCTION P.V.C. POWDER COATED ALUMINIUM BI FOLD DOOR SETS TO REAR ELEVATION. GROUND FLOOR W.C., BATHROOMS & EN SUITE BATHROOMS TO BE GLAZED IN OBSCURED GLASS. BIRTLEY SUPERGALV INSULATED PRESSED STEEL LINTOLS WITH CAVITY TRAY D.P.C.s. 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 ALL GROUND FLOOR DOOR OPENINGS. 800mm CLEAR OPENING WIDTH. ALL EXTERNAL WINDOWS AND DOORS TO HAVE BIRTLEY INSULATED SUPERGALV 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	Date
1:50	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 G.R.P. INSPECTION CHAMBERS AT JUNCTIONS AND CHANGE IN DIRECTIONS, WITH SCREW DOWN COVERS AND FRAMES. NEW 100mm DIA P.V.C. SOIL VENT PIPES TERMINATING 900mm ABOVE HIGHEST WINDOW OPENING. LAY ALL NEW UNDERGROUND PIPEWORK IN 100mm U.P.V.C. LAID TO 1:40 FALLS AND ENCASED IN 150mm STONE PIPE BEDDING. FIT NEW WASTE BACK INLET GULLIES. GROUND FLOOR W.C.s CONNECTED TO INSPECTION CHAMBERS VIA 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 INLET GULLIES VIA 100mm DIA U.P.V.C. PIPES LAID TO 1:40 FALLS. SURFACE WATER AND FOUL 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. 14 RISERS AT 193mm. TREADS 225mm. 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.

PROPOSED FIRST FLOOR PLAN