

SCHEDULE OF DRAWING NOTES

5 TALLAND CLOSE,HALEWOOD,LIVERPOOL L26 7YA

General

All works to be to comply with this "Schedule of Drawing Notes"

also to comply with separate Structural Engineers information (if applicable)

Conditional consent required for STEEL BEAMS

All works to comply with current Building Regulations and to be executed to the satisfaction of the District Building Surveyor.

All works to comply with Building Regulations Part L 2021 (Insulation etc)

Drawing to be read in conjunction with separate Structural Engineers calculations, sketches, details.

All dimensions and setting out to be checked on site and agreed with Client/Builder before commencement of the works.

Do not use scaled measurements for setting out unless previously agreed with Client.

Permission to be obtained from the Owner(s) of any adjacent property if any of the proposed works encroach onto the adjoining property(s)

All works disturbed on the adjacent property(s) shall be made good by the Contractor to at least the original condition (eg fencing, paving etc)

Drainage requirements for wastes from kitchen, bathroom, shower room and utility room to be confirmed and agreed by Client/Contractor prior to installation of underground drainage

Plumbing, electrical, heating, finishes and decoration requirements to be agreed with Client/Builder prior to commencement

Trial holes to be excavated to check suitability of existing foundations if requested by Building Surveyor.

Steel beams to be installed as separate Structural Engineers calculations/notes/sketches

All elements of structure to be half hour fire resistant.

Brick returns to be minimum minimum 660 mm.

Bins to be made available on collection days

U values

All works to comply with Building Regulations Part L 2021

External Walls to achieve n/e 0.18W/m²K.

Double glazed units to achieve n/e 0.14W/m²K

Strip foundations

FOUNDATION ADJACENT TO NEXT DOOR GABLE TO BE AS DETAILED ON DRAWING

Foundation masonry cavity to be filled with weak mix concrete to 225mm below dpc.

Depth and type to suit ground conditions minimum 1m deep x 700mm wide and to be to the complete satisfaction of the D.B.S.

Concrete foundations to be minimum 600mm wide * 300mm deep.

Foundation masonry cavity to be filled with weak mix concrete to 225mm below dpc.

All walls below dpc to be concrete common bricks or trench block.

DPC to be minimum 150mm above ground level..

Ground floor construction

Solid : (U value n/e 0.22W/m²K)

150 hardcore, 50 sand blind, 1200 gauge visqueen dpm (dpm to be lapped over dpc)

150 polystyrene or 100 Kingspan Thermaflor TF70 insulation to horizontal areas with 25 insulation to edge of slab

500g visqueen vapour barrier, 100/150 concrete slab, 50mm sand/cement screed or 15mm mastic asphalt.

External wall construction (U value n/e 0.18W/m²K)

Facings outer skin/block inner skin

305 wide cavity wall-outer skin 105 skin facings to match existing as closely as

possible. 150 cavity filled with 150 Dritherm 32 Ultimate or equivalent, inner skin 100 Celcon Solar block or equivalent, stainless steel cavity ties @ 900 c/c horizontally and 450

c/c vertically. Insulated cavity closers to all openings. External walls to achieve U value of

0.18W/m²K. 12.5mm plasterboard and skim

Internal wall construction

Firestop all internal walls

75*50/100*50 sw studding @ 400 c/c vertically and 600 c/c horizontally with insulation as required (rigid or Quilt)

Windows and doors (U value n/e 0.14W/m2K)

Glazing to be K glass with minimum 28mm thick double glazed units with 20mm air gap.

Glazing to be toughened or laminated safety glass to comply with BS6206 to critical areas.

Laminated or toughened glass to be provided within 800mm of floor level for windows and within 1500mm of floor level for doors. Provide escape window to 1st floor bedroom min. 0.33sm unobstructed openable window, bottom no higher than 1100mm and no lower than 800mm from floor level, no dimension to be less than 450mm.

Opening lights to be minimum 1/20 floor area, doors and windows not to exceed 25% of new extension floor area plus the areas of existing windows and doors removed. Provide 8000mm² background ventilation to habitable and 4000mm² background ventilation to non habitable rooms.

First Floor construction

200*50 sw joists @ 400c/c with metal restraining straps @ 900 c/c, provide double joists under studded partitions, strutting to joists as necessary, 25mm nom t+g floorboards or 18mm MR flooring grade t+g chipboard, insulation as required.

Pitched Roof construction - Traditional construction (U value n/e 0.15W/m2K)

100*50 wall plate strapped to walls with 30mm*5mm metal straps @ 1200 c/c

125*50 bearer bolted to existing wall @ 1m c/c

125*50 C16 grade sw spars @ 400 c/c

125*50 C16 sw ceiling joists @ 400 c/c

175*50 sw ridge, 225*75 purlins, 75*25 hangers,

Softwood or pvc fascias and soffits as required

Marley or similar continuous soffit vents and Ubink or similar vent tiles to achieve 0.3% cross ventilation

Marley or similar concrete roof tiles to match existing as closely as possible and to suit pitch on 25 *50 battens, on breathable membrane (eg Tyvek), all fitted as manufacturers instructions.

membrane to be draped over rafters to allow moisture to drain into gutter.

Code 4 lead to all cover/step/valley flashings

100 pvc gutters with 63mm pvc rainwater pipework

300 rockwool mineral insulation, roof insulation to be continuous with cavity insulation

Form openings

(To comply with separate Structural Engineers calcs/sketches/details)

U beams minimum end bearing 150mm, seated on concrete padstones.

beams top to be bolted together @ 600c/c with 12mm bolts/washers and ferrules and diaphragm connectors.

Piers below beams to be to be fully bonded into existing/new walls.

beams to be encased in 2 layers of 12.5mm plasterboard and skim.

Beams supporting upper floor brickwork above

(To comply with separate Structural Engineers calcs/sketches/details)

U beams minimum end bearing 150mm, seated on concrete padstones.

beams top to be bolted together @ 600c/c with 12mm bolts/washers and ferrules and diaphragm connectors.

Piers below beams to be to be fully bonded into existing/new walls.

beams to be encased in 2 layers of 12.5mm plasterboard and skim.

Internal joinery (all to be agreed with client)

window boards

internal doors, frames, ironmongery

skirtings and architraves

picture rail

loft access door and frame

pipe boxing

Finishes

Ceilings - 12.5mm plasterboard + skim; Masonry walls - 2 coats gypsum plaster or dryline with 12.5mm plasterboard and skim; Studded partitions 12.5mm plasterboard + skim both sides; 75mm Isowool acoustic insulation..

Steel beams - 12.5mm plasterboard and skim

Ventilation

Shower room - 15 litres per second, 215 minute overrun; WC - 3no air changes per hour with 20 minute over run

Plumbing

100mm diameter pvc soil and vent pipe terminating 900 above highest window opening, OR 100mm stub stack with air admittance valve; all fittings to have deep seal traps and to be connected separately to soil stack; anti vac traps to be fitted if waste more than 1067mm from soil pipe.

Electrics

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a

person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS87671 electrical certificate must be provided by the competent person.

Provide smoke detection to hall and kitchen

Allow heat detection to kitchen

Provide interconnected smoke alarm to ground/first floor circulation area

Provide 2 no low energy light fittings

Gas Heating

Boiler to be situated 600mm from nearest window. Any new boiler to achieve a SEBUK rating for mains gas or LPG of 86%, or 85% if oil fired.

Gas pipework

any gas pipework to be carried out by GAS SAFE registered Contractor

Drainage

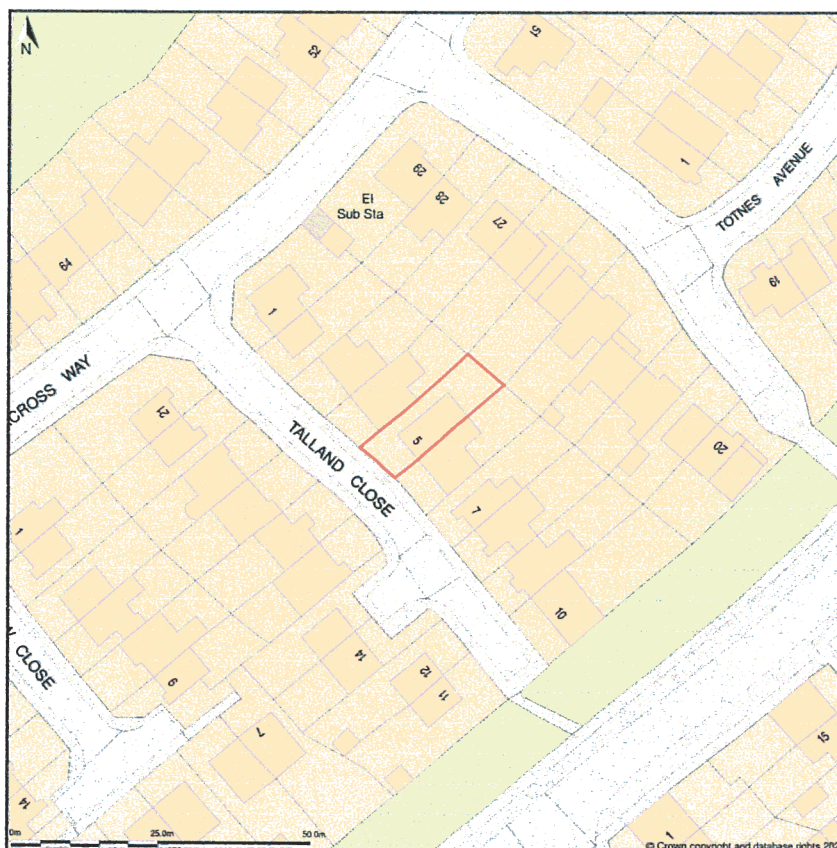
New drainage installation to be same system as existing system - either combined or separate system.

100mm diameter plastic underground drainage system minimum fall 1:40, all gullies to be roddable.

Inspection chambers - 150 concrete base, 225 Class B engineering bricks or preformed polypropylene inspection chamber, covers and frames to suit location.

Any drains passing through new brickwork to be lintolled over and packed with polystyrene or similar. Any drain passing under new extension to be encased with 150mm concret surround if required by Building Inspector.

5. Talland Close, Halewood, Knowsley, L26 7YA



Location Plan shows area bounded by: 344425.27, 385977.37 344566.69, 386118.8 (at a scale of 1:1250), OSGridRef: SJ44498604. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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