

5 BEATTY CLOSE WHISTON LIVERPOOL L35 3PH

NOTES.

All works to the total satisfaction of the Local Authority Building Control Officer and in accordance with approved documents of Building Regulations as amended.

FOUNDATIONS.

Existing foundations to be exposed and if inadequate the following

Underpin existing foundations with mass concrete bays as indicated to be taken down to a Safe Bearing Capacity of 100kN/m².

Provide 2T16 bars top and bottom face with minimum cover of 40mm.

Concrete to be vibro compacted and Dry mix packed to under existing footing.

ROOF.

Roof tiles to match existing on 38mm x 25mm s/w battens on corovin 150 vapour permeable roofing felt on 50 x 175mm rafters @ 450mm c/c, bearing on 75 x 100mm s/w wallplate and 75x225mm purlins. Ceiling joists to be 47 x 150mm @ 450 c/c fixed to rafters & bearing on 50 x 150mm s/w hangers. Underside to be plated in 12.5mm plasterboard & skim finished.

Roof void to be insulated in 300mm 'Rockwool' Insulation.

To achieve a 'U' value of 0.16 W/m²K

Provide ventilation to roof space via roof vent tiles & proprietary eaves ventilators giving equivalent 10mm continuous space.

Provide 5 x 38 x 900mm long mild steel restraint straps, fixed over wallplate & fixed to wall at max 2m c/c.

Provide 19mm externally quality plywood fascia board & soffit at eaves, to receive 100mm upvc half round gutter, draining to 68mm dia. rwp.

DO NOT SCALE THIS DRAWING.

ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL ELEMENTS OF THE STRUCTURE TO BE 1/2 HOUR FIRE RESISTING.

WALLS.

102.5mm brick outer leaf (brick to match existing), 100mm fully filled cavity and 100mm thermalite block inner leaf, 75mm Dritherm to give overall 'U' value of 0.28 W/m² deg.C. Dryline internal wall with 50mm 'Kingspan' insulation plasterboard and skim internally.

Continue cavity with existing where possible, otherwise use Trueline crocodile clip wall connectors, or similar approved, bonded every 3rd course.

Provide weak splayed concrete cavity fill a minimum 225mm below dpc. level with s/steel vertical twist wall ties at maximum 450mm c/c vertically and 900mm horizontally & to be staggered at door and window openings. Stagger to be 300mm.

Ties to be in accordance with BS 1243 and to be inclined to outer leaf.

Provide Hyload dpc, or similar approved, a minimum 150mm above ground level.

Install I.G. s/steel lintels (type L1-S/80 with cavity tray over) or similar approved, above all new door and window openings on external walls.

Provide 5 x 38 x 900mm long m/steel restraint straps fixed across 3No rafters, where rafters run parallel to wall. Allow for noggins between rafters.

Cavity to be closed at openings with insulated cavity closers by damcore.

Cavity to be closed at head with supalux.

Use Domicore vertical dpc's to all new external openings.

Provide weep holes at max. 900mm c/c above ground level and above cavity tray dpc's. (a min. 3No/ opening is required).

FLOOR CONSTRUCTION.

22mm T&G boarding on 50 x 200mm s/w joists built into new external wall @ 450mm centres & joist hung from existing external walls with galvanised steel joist hangers, Underside to be plated in 12.5mm plasterboard & skim finished.

Double up joists beneath new stud work.

MEANS OF ESCAPE.

Mains operated smoke alarms to be provided in circulation areas. Self contained units and where more than one is installed they shall be interconnected.

MEANS OF ESCAPE WINDOW.

Opening area 750 x 450mm minimum to be provided in all new window configurations.

ELECTRICAL WORKS.

All electrics to be installed by competent person

All new electrical works to be in accordance with BS 7671 and an installation certificate to be issued on completion of the works

All works to be to current IEE regulations.

SURFACE WATER DRAINAGE

Surface water to discharge minimum 5.00metres from the building where ground conditions permit

LIGHTING.

Provide energy efficient light fitting to 1 in 4 Fixed light fitting.

SANITARY.

All new fittings to have 75mm deep seal traps or re-sealing traps, if sink is more than 3.2m from gully, sink to also have 38mm dia. waste.

Encase all drains under building in 150mm concrete surround. All new drains are to be 100mm dia. approved type, to falls of 1 in 40.

WINDOWS.

Window areas of habitable rooms to be 1/10th floor area and to be fitted with trickle ventilation or facility to give total ventilation not less than 8000mm².

TIMBER.

In order to satisfy Building Regulations all structural timbers used, must be strength graded and marked 'DRY' or 'KD'.

VENTILATION.

Bathroom- Provide mechanical ventilation capable of extracting 15 litres/second capacity with 15 minute overrun.

Kitchen- Provide mechanical ventilation capable of extracting 60 litres/second.

Utility- Provide mechanical ventilation. capable of extracting 30 litres/second with 15 minute overrun.

Where no window fan to be connected via light switch and 10mm gap to bottom of door.

PADSTONES.

Concrete padstones to be 3course deep grade C30.

MORTAR MIXES.

Mortar mixes below dpc to be 1:0-1/4:3 mortar.

Mortar mix above dpc to be 1:1:6.

Concrete to be grade C30.

NOTES.

DO NOT SCALE THESE DRAWING.

THE CONTRACTOR IS TO CHECK ALL SITE DIMENSIONS, LEVELS AND SEWERS INVERTS BEFORE WORKS COMMENCE.

THESE DRAWING MUST BE CHECKED AND READ AGAINST ANY STRUCTURAL OR CONSULTANT DRAWINGS.

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATIONS AND B.S. CODES OF PRACTICE WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS AND CONFIRMATION AND/OR INVESTIGATION IS TO BE CARRIED OUT BY SUITABLE EXPERTS.

ALL WORKS INVOLVED ADJACENT TO THE BOUNDARY OR THAT EFFECTS THE ADJACENT PROPERTY SHOULD ONLY BE COMMENCED SUBJECT TO SERVING ALL NOTICES ETC. ON THE ADJACENT OWNERS & SATISFYING THE PROCEDURAL REQUIREMENT OF THE PARTY WALL ACT 1996.

CONTRACTOR TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING OF ALL OPENINGS OF THE PROPERTY AND WHERE STRUCTURAL WORKS ARE TO BE UNDERTAKEN