

NOTES:

MATERIALS

ALL MATERIALS ARE TO BE USED AND INSTALLED IN ACCORDANCE WITH THE RELEVANT MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. THE QUALITY OF ANY MATERIAL SHALL NOT BE LOWER THAN THAT DEFINED IN THE RELEVANT BRITISH STANDARD.

TIMBER TREATMENT

ALL SOFTWOOD TIMBERS TO BE ADEQUATELY TREATED TO PREVENT INFESTATION BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, WINDOW AND SOFTWOOD CLADDING TO BE TREATED AGAINST FUNGAL ATTACK. ALL NEW STRUCTURAL TIMBERS SHOULD BE MARKED KD OR DRY.

EXISTING STRUCTURE

EXISTING FOUNDATIONS TO BE EXPOSED TOGETHER WITH ANY EXISTING LINTELS AS DIRECTED BY THE BUILDING CONTROL INSPECTOR ON SITE TO ASSESS THEIR SUITABILITY FOR ADDITIONAL LOADING. EXTRA WORKS THAT MAY BE NECESSARY TO BE CARRIED OUT IN COMPLIANCE WITH THE BUILDING INSPECTORS RECOMMENDATIONS. ENSURE THAT THE EXISTING STRUCTURE IS TEMPORARILY SUPPORTED DURING CONSTRUCTION.

FOUNDATIONS

CONCRETE TO FOUNDATIONS IS TO BE GRADE RC30 TO B.S EN 206:2013 – CONCRETE SPECIFICATION, PERFORMANCE, PRODUCTION AND CONFORMITY: BS 8500–1:2015 & BS 8500–2:2015.

THE EXISTING GROUND WITHIN THE EXTENT OF THE PROPOSED BUILDING CONSTRUCTION SITE SHALL BE CLEARED OF ALL TURF AND VEGETABLE MATTER PRIOR TO ANY FURTHER EXCAVATION BEING MADE. METHOD OF DISPOSAL OF ANY CONTAMINATED SOIL TO BE AGREED WITH THE LOCAL ENVIRONMENTAL OFFICER. FOUNDATION TRENCHES SHALL BE CLEAN AND TRUE AND CHECKED FOR SOFT AREAS, WATER ETC. AND LEFT WITH COMPACTED BOTTOMS.

FOUNDATIONS SHALL BE LOCATED CENTRALLY UNDER EXTERNAL AND LOAD BEARING INTERNAL WALLS. ALL FOUNDATIONS SHALL BE DESIGNED WITH DUE REGARD TO SUBSOIL CONDITIONS, WATER TABLE, PRESENCE OF SULPHATES AND PREVIOUS GROUND USES ETC. DEPTH OF THE FOUNDATIONS TO SUIT SOIL CONDITION, ORIGINAL AND PROPOSED GROUND LEVELS, DRAINAGE TRENCHES AND PROXIMITY OF TREES / HEDGES, ALL TO THE SATISFACTION OF THE RELEVANT BUILDING CONTROL AUTHORITY.

BELOW GROUND DRAINAGE

POSITIONS OF EXISTING DRAINAGE SYSTEM COULD NOT BE DETERMINED ON SITE. ANY NEW SOIL VENT PIPE CONNECTIONS TO EXISTING SYSTEM SHALL BE IN FULL ACCORDANCE WITH APPROVED DOCUMENT H OF THE BUILDING REGULATIONS, BS EN 752:2008 – BS 8000–13:1989 – BS 8000 14 – BS EN 13598 1:2010 AND TO THE COMPLETE SATISFACTION OF THE RELEVANT BUILDING CONTROL BODY.

ALL DRAINS BENEATH BUILDING TO BE BED AND SURROUND IN GRANULAR FILL OR CONCRETE SURROUND AS APPROPRIATE. WHERE DRAINS PASS THROUGH EXTERNAL WALLS THEY ARE TO BE PROTECTED WITH A PRE-STRESSED CONCRETE LINTEL OVER WITH MINIMUM 150 END BEARINGS, WITH 50mm CLEARANCE ALL ROUND PIPE AND THE OPENING IS TO BE MASKED WITH RIGID SHEET MATERIAL TO PREVENT INGRESS OF VERMIN OR FILL.

HORIZONTAL / VERTICAL - DAMP PROOF COURSES

THE HORIZONTAL DAMP PROOF COURSE SHALL CONSIST OF A LAYER OF 2000 GAUGE POLYTHENE DAMP COURSE TO BS 743 / 6515 ADEQUATELY LAPPED AT CORNERS AND JOINTS, ON A MORTAR BED MAINTAINING A MINIMUM 150mm ABOVE ADJACENT GROUND LEVEL. ALL JOINTS TO BE LAPPED A MINIMUM 150mm. ENSURE THAT DAMP PROOF COURSES DO NOT PROJECT INTO THE CAVITY.

WHERE EXTERNAL WALL CAVITY IS BRIDGED I.E. AIR BRICK / VENTILATOR OPENINGS AND METER CUPBOARD ETC. PROVIDE POLYTHENE CAVITY TRAYS COMPLETE WITH STOP ENDS OVER IN THE EXTERNAL WALL WITH OPEN PROPRIETARY PERPENDS. CAVITY TRAYS ARE TO PROJECT 150mm BEYOND EITHER SIDE OF LINTEL / OPENING.

INTERNAL WALLS - NON LOAD BEARING STUDWORK

75 X 75mm SOFTWOOD FRAMING COMPRISING SOLE AND HEAD PLATES, UPRIGHTS AT 600mm CENTRES AND NOGGINS STAGGERED AT MID HEIGHT. WALLS TO BE LINED EACH SIDE WITH 12.5mm PLASTERBOARD. TAPED, SKIMMED AND SET FINISHED. PLASTERBOARD TO BE PLASTER SKIMMED READY FOR DECORATION. ALL STUDWORK TO BE SUPPORTED ON DOUBLE FLOOR JOISTS OR NOGGINS

EXTERNAL CAVITY WALLS (UNLESS OTHERWISE STATED ON THE DRAWING)

OUTER SKIN TO COMPRISE 102.5mm THICK BRICKWORK OF A TYPE TO MATCH EXISTING WITH A 100mm WIDE CAVITY AND A 100mm THICK BLOCKWORK INNER SKIN. (NOTE: NEW EXTERNAL WALLS SHOULD ACHIEVE A U-VALUE NO GREATER THAN 0.28W/m2K)

CAVITY TO BE CLOSED AT ALL WINDOW, DOOR JUNCTIONS AND AT EAVES LEVEL WITH BLOCKWORK OR A PROPRIETARY CAVITY CLOSURE. SKINS TO BE TIED TOGETHER WITH VERTICAL TWIST WALL TIES SPACED AT 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY AND AT 225mm CENTRES AT WINDOW AND DOOR REVEALS. PROVIDE ADDITIONAL TIES WITHIN 225mm OF SIDE OF OPENINGS AT NO MORE THAN 300mm CENTRES. ENSURE THAT CAVITIES ARE KEPT FREE FROM DEBRIS DURING WORKS.

EXTERNAL CAVITY WALLS (UNLESS OTHERWISE STATED ON THE DRAWING) (CONTINUED)

VERTICAL DAMP PROOF COURSES TO BE PROVIDED AT ALL UN-BONDED JAMBS (NOTE PROPRIETARY CAVITY CLOSER AT ALL JAMBS AND CILLS).

AT ALL LOW ROOF ABUTMENTS I.E. PORCHES, CONSERVATORIES ENSURE STEPPED DPC'S CAVITY TRAY WITH STOP ENDS ARE PROVIDED.

PROVIDE POLYTHENE LAPPED AND CONTINUOUS CAVITY TRAYS WITH STOP-ENDS, ABOVE ALL LINTELS AND OVER SHORT PIERS BETWEEN CLOSELY SPACED OPENINGS. PROVIDE OPEN PERPENDS OR PVCU PROPRIETARY PERPENDS AT 300mm CENTRES, MINIMUM 2No. PER OPENINGS. BOND NEW BLOCKWORK TO EXISTING WALLS WITH GALVANIZED STEEL MASONARY CONNECTORS AND TIES RAWBOLTED TO EXISTING WALLS.

NEW WALLS TO HAVE 100mm CAVITY FILLED WITH BLOWN GLASSWOOL CAVITY WALL INSULATION BY 'ROCKWOOL' OR CAVITY WALL BATS. CAVITY WALL INSULATION TO PROVIDE A U-VALUE OF NO GREATER THAN 0.28W/m2K (TO BE CONFIRMED WITH BUILDING CONTROL OFFICER). IF USING CAVITY BATS – FIX BATS SECURELY WITH TIGHTLY BUTTED JOINTS, ENSURING THAT ALL EDGES ARE NOT DAMAGED AND THAT TOP EDGES ARE COVERED WITH A TEMPORARY TIMBER BATTEN TO ENSURE THAT THEY REMAIN FREE FROM MORTAR DROPPINGS AND OTHER DEBRIS. THE CAVITY WALL INSULATION IS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS COMMENCING BELOW THE DPC TO AVOID COLD BRIDGING.

CAVITIES TO BE CONTINUOUS BETWEEN NEW AND EXISTING BRICKWORK.

PROVIDE BUILDING CONTROL WITH APPROPRIATE CERTIFICATION FOR INSTALLATION OF BLOWN IN INSULATION TO CAVITY WALLS.

THE CAVITY IS TO BE FILLED UP TO A LEVEL OF 225mm BELOW DPC & IS TO BE LAID WITH SULPHATE RESISTANT MORTAR. PROVIDE PERPENDS WEEP HOLES EVERY FORTH VERTICAL JOINT IN THE OUTER LEAF AT THE BASE OF THE CAVITY AT 150mm BELOW DPC. MAINTAIN A CONTINUOUS CAVITY BETWEEN NEW AND EXISTING WALLS.

THE CAVITY IS TO BE CLOSED AT OPENINGS USING PROPRIETARY CAVITY CLOSER 'THERMABATE' OR EQUAL, INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

WALLS TO BE FINISHED INTERNALLY WITH 12.5mm THICK PLASTERBOARD ON PLASTER DABS WITH A PLASTER SKIM FINISH.

WINDOWS AND DOORS

WINDOWS ARE TO BE GLAZED WITH 24MM (4:16:4) SEALED DOUBLE GLAZED (LOW-E: EMISSIVITY OF 0.15) UNITS WITH A MINIMUM "U" VALUE OF 1.6 W/M SQ K (TO BE CONFIRMED WITH BUILDING CONTROL). ALL GLASS SHALL BE IN ACCORDANCE WITH BS 6262:2005. OBSCURE GLAZING IS TO BE PROVIDED TO ALL BATHROOMS AND CLOAKROOMS. ALL WINDOWS AND DOORS ARE TO BE WEATHER STRIPPED.

SAFETY GLAZING IN ACCORDANCE WITH BS 6206:1981 SHALL BE FITTED IN THE FOLLOWING CRITICAL LOCATIONS:

- (1) ALL GLAZED DOORS
- (2) ANY FULL HEIGHT SIDELIGHTS
- (3) ANY WINDOW WITHIN 300mm FROM A DOOR OPENING UP TO A HEIGHT OF 1500mm
- (4) ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL.

NOTE ALL WINDOWS PROVIDED FOR EMERGENCY EGRESS SHOULD HAVE AN OPENABLE AREA OF AT LEAST 0.33m SQ. AND HAVE A UNOBSTRUCTED DIMENSION OF AT LEAST 450 X 450mm. THE BOTTOM OPENABLE AREA SHOULD NOT BE MORE THAN 1100mm ABOVE FINISHED FLOOR LEVEL.

MEANS OF ESCAPE - FIRE DOORS

FORM A PROTECTED ESCAPE STAIRWAY BY PROVIDING HALF HOUR FIRE RESISTANCE TO ALL PARTITIONS AS WELL AS FLOORS AND CEILINGS ABOVE AND BELOW ROOMS. STAIRWAY TO BE PROTECTED AT ALL LEVELS AND LEADING DIRECTLY TO EXTERNAL DOOR AT GROUND LEVEL (NO INNER ROOMS ALLOWED). ALL DOORS ON TO THE STAIRWAY MUST BE FD20 RATED FIRE DOORS TO BS 476–22:1987 (FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME IF REQUIRED BY BCO). WHERE APPLICABLE, ANY GLAZING IN FIRE DOORS TO BE HALF HOUR FIRE RESISTING AND GLAZING IN THE WALLS FORMING THE ESCAPE ROUTE ENCLOSURE TO HAVE 30 MINUTES FIRE RESISTANCE AND BE AT LEAST 1.1M ABOVE THE FLOOR LEVEL OR STAIR PITCH LINE.

PLUMBING INSTALLATION

COMPLETE INSTALLATION TO BE SUBJECT TO AND CAPABLE OF WITHSTANDING TESTING IN ACCORDANCE WITH BS 5572:1978. ABOVE GROUND DRAINAGE PIPE SHALL BE PVCU TO BS 4514.

ALL PVCU PIPEWORK TO BE TO BS 4514.
MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:

W.C'S, SOIL PIPES	100MMØ NOM. SIZE
COMMON PIPE WASTES	50Ø NOM. SIZE
BATH, SINK	50Ø NOM. SIZE
HANDBASIN	32MMØ NOM. SIZE
SHOWER	32MMØ NOM. SIZE
OVERFLOW	19MMØ NOM. SIZE

ALL FITTINGS TO HAVE 75mm DEEP SEAL TRAPS. PROVIDE WASTE FOR WASHING MACHINE AND DISHWASHERS WHERE APPLICABLE. ALL WASTE PIPES SHALL BE LAID TO FALLS 925mm PER METER RUN). ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

THE MAXIMUM LENGTHS OF WASTE PIPES SHALL BE AS FOLLOWS:

32MM PIPE	1.7M MAXIMUM LENGTH
40MM PIPE	3.0M MAXIMUM LENGTH
50MM PIPE	4.0M MAXIMUM LENGTH
100MM PIPE	6.0M MAXIMUM LENGTH

SOIL PIPES PASSING THROUGH HABITABLE ROOMS (INCLUDING KITCHENS) TO BE LAGGED WITH MINIMUM 50mm SOUND DEADENING QUILT AND WITH 2NO. LAYERS OF 12.5mm PLASTERBOARD IN 38 X 38mm SOFTWOOD FRAMING. ACCESS AND RODDING EYE FITTINGS TO BE PROVIDED TO ENSURE ALL PIPEWORK IS ACCESSIBLE AS REQUIRED. PIPEWORK LAID BETWEEN JOISTS TO BE ADEQUATELY SUPPORTED. UNDERGROUND PIPES WITH LESS THAN 750mm GROUND COVER SHALL BE INSULATED. ALL RISING MAINS TO BE INSULATED.

GENERAL NOTES

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE APPOINTED CONTRACTOR WITH ANY DISCREPANCIES BEING AGREED WITH THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.

LOW ENERGY LIGHTING IS TO BE FITTED TO ALL NEW ROOMS/AREAS.

ALL ELECTRICAL WORKS TO MEET REQUIREMENTS OF PART P. ALL ELECTRICAL INSTALLATOR CERTIFICATES WILL BE FORWARDED TO THE LOCAL AUTHORITY PRIOR TO WORKS COMMENCING ON SITE.

ALL WORKS TO BOILER / FLUE AND OUTLET TO BE UNDERTAKEN AND CERTIFIED BY A GAS SAFE REGISTERED CONTRACTOR.

ALL REQUIREMENTS OF THE PARTY WALL ACT 1997 IN CONNECTION TO THIS PROJECT IS TO BE CARRIED OUT BY THE APPOINTED CONTRACTOR / BUILDER.

INTERLINKED SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH BUILDING CONTROL RECOMMENDATIONS.

ALL BEARINGS TO BEAMS ARE TO BE INSPECTED AND APPROVED BY THE APPOINTED CONTRACTOR IN CONSULTATION WITH THE BUILDING CONTROL OFFICER PRIOR TO CONSTRUCTION / INSTALLATION OF NEW STEELWORK. ALLOW FOR INSPECTING MASONRY AND FOOTINGS WHERE NECESSARY. ALL NEW BEAM LENGTHS ARE TO BE CONFIRMED ON SITE INCLUDING A MINIMUM BEARING LENGTH OF 150mm EACH END. ALL NEW BEAMS TO SIT ON APPROPRIATE CONCRETE PADSTONES.

PROVIDE NEW LINTELS ABOVE ALL NEW OPENINGS WHERE APPROPRIATE TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

THESE DRAWINGS MUST BE ASSESSED BY THE LOCAL AUTHORITY (PLANNING & BUILDING CONTROL) PRIOR TO ANY WORKS TAKING PLACE ON SITE.

IT IS GOOD PRACTICE TO HAVE A STRUCTURAL SURVEY OF THE PROPERTY PRIOR TO STARTING WORKS ON SITE TO ENSURE THAT THE STRUCTURE AS A WHOLE IS SUITABLE FOR THIS PROJECT AND THAT THE STRUCTURE IS IN AN APPROPRIATE CONDITION.

SECOND DRAFT FOR CONTRACTOR DISCUSSIONS / LOCAL AUTHORITY APPROVALS

		DRG PRINTED AT A3 SIZE	
LOCATION ADDRESS: 8 PARKFIELD GROVE, MAGHULL L31 7DD	DRAWING TITLE: CONSTRUCTION NOTES	DATE: MAR 20	SHEET No: 14 OF 14
		DRAWING NUMBER: 1W/0320/14	
		PROJECT DESCRIPTION: – DEMOLISH REAR GARAGE AND PROVIDE A SINGLE STOREY SIDE EXTENSION ALSO COVERING FOOTPRINT OF GARAGE	