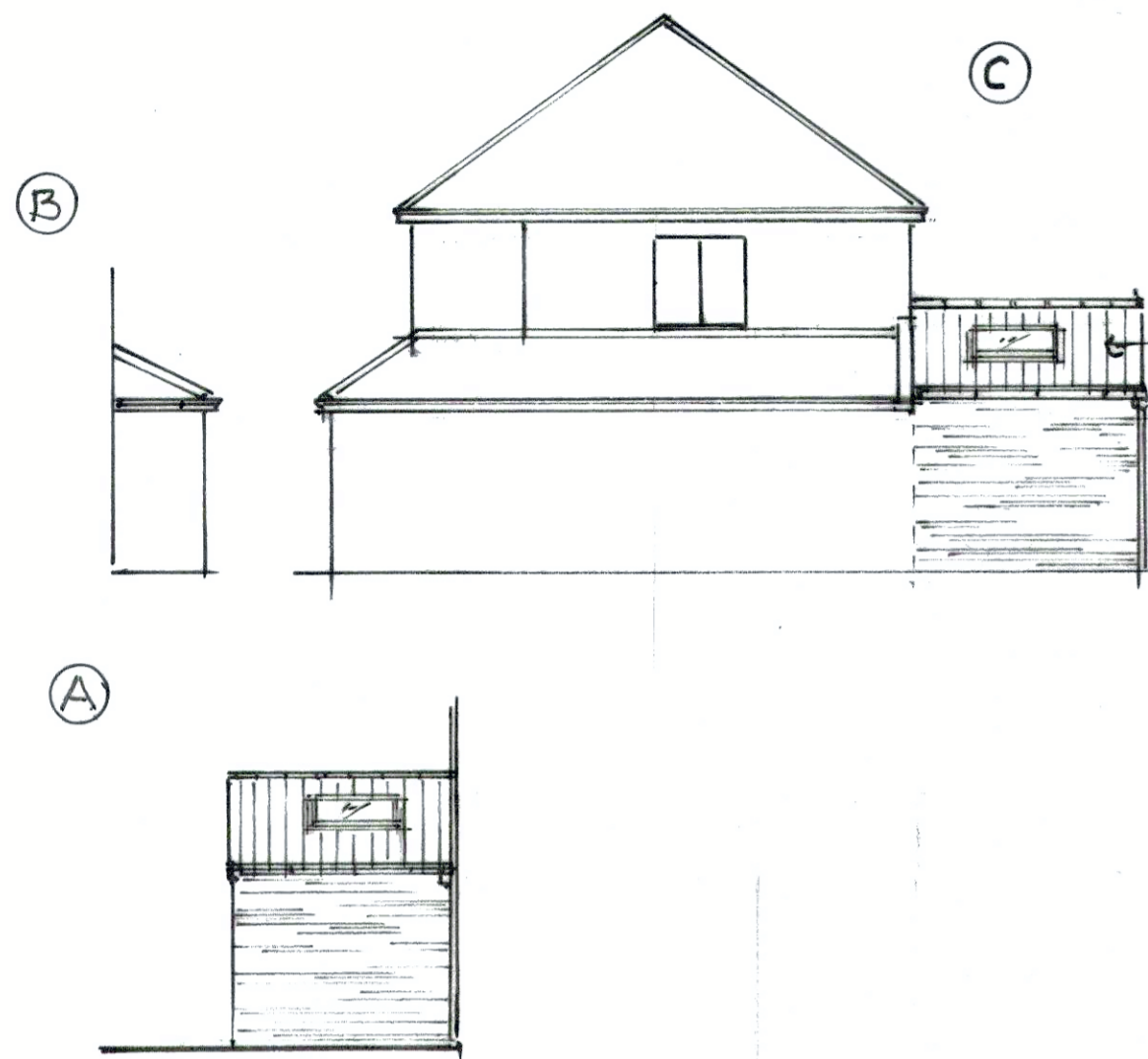
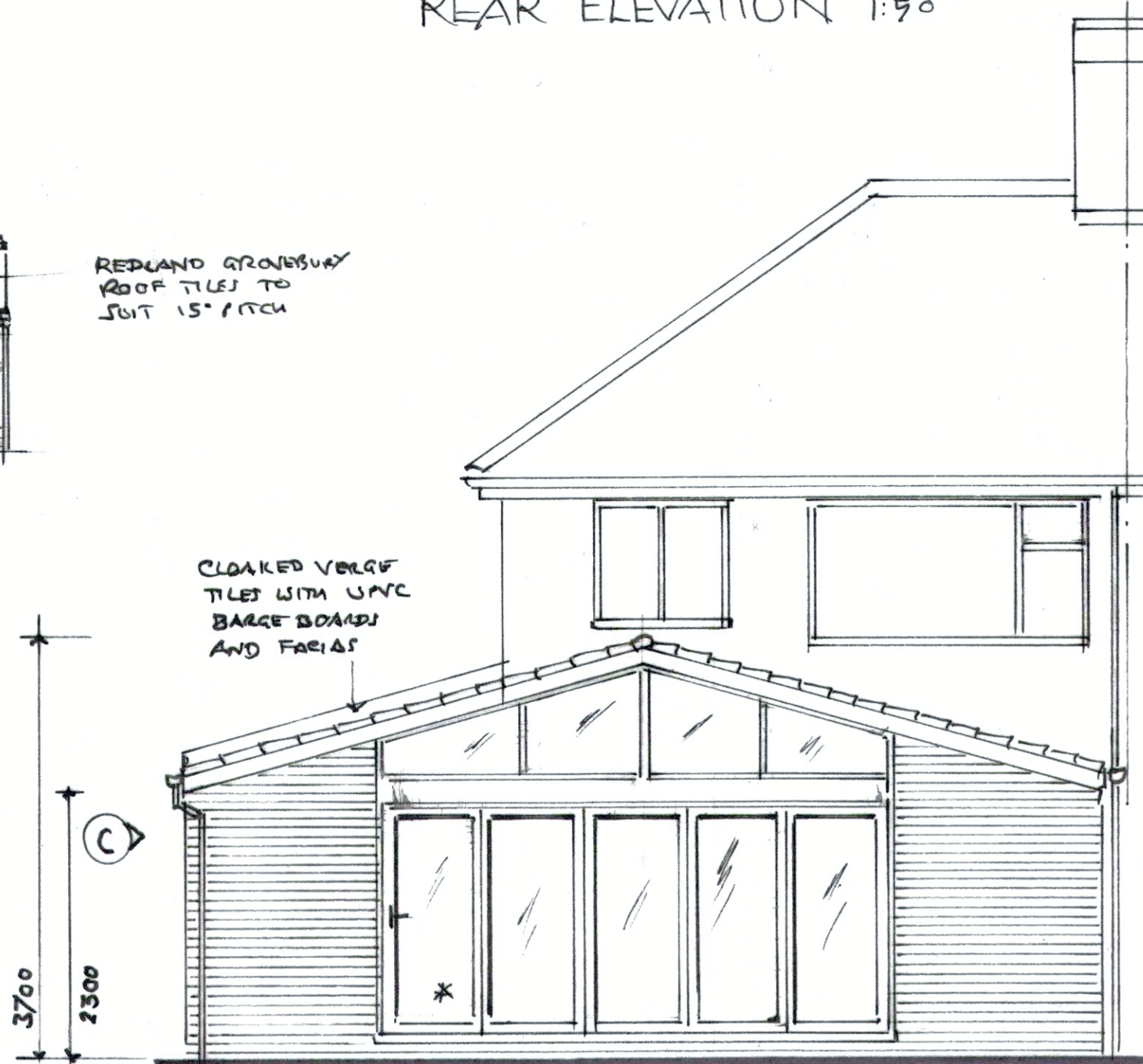


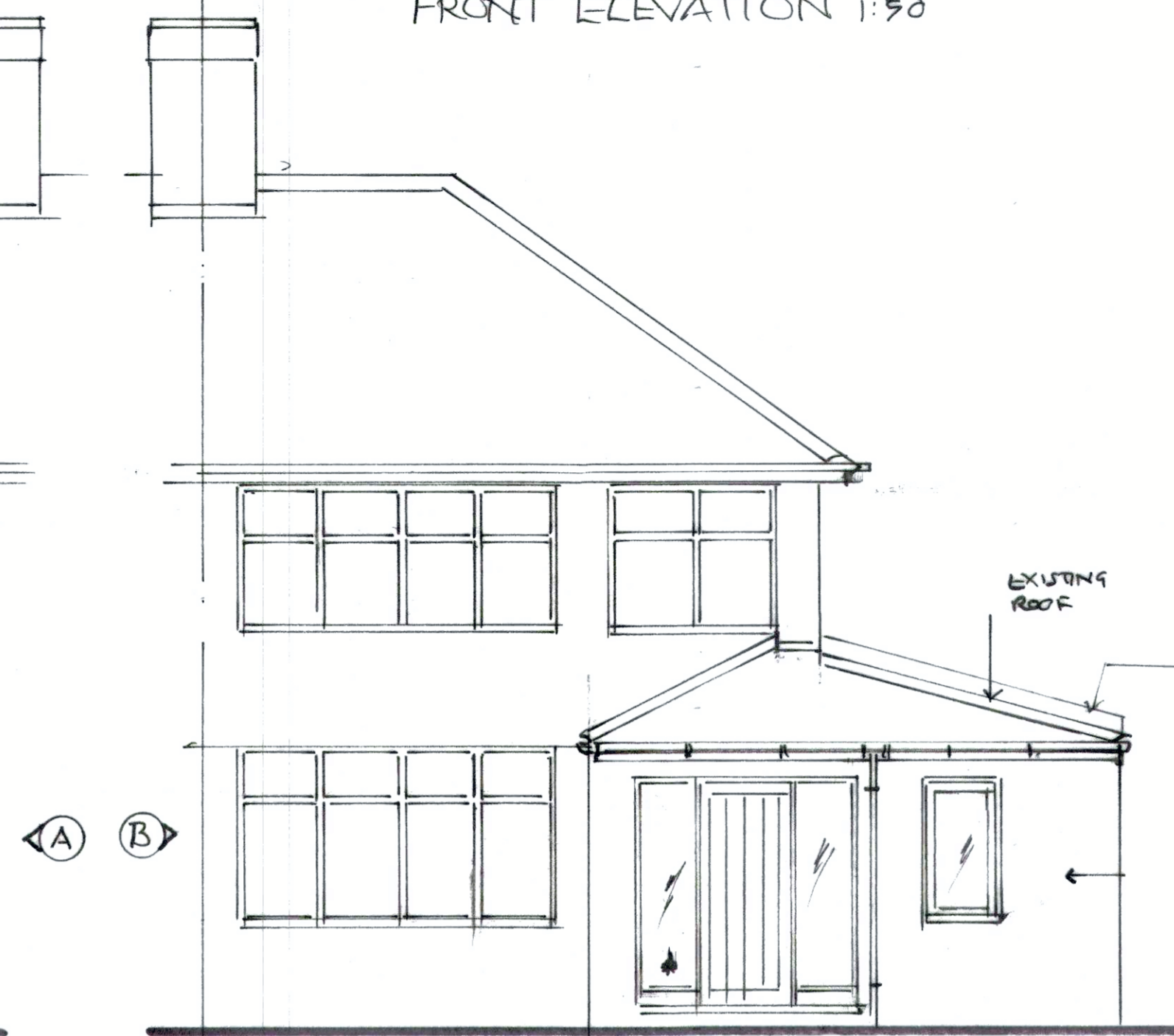
SIDE ELEVATIONS 1:100



REAR ELEVATION 1:90



FRONT ELEVATION 1:90



LOCATION PLAN



WALL CONSTRUCTION

- ◇ TWO COAT SAND CEMENT RENDER TO MATCH EXISTING ON 100MM CONCRETE BLOCKWORK OR SELECTED FACING BRICK OUTER LEAF 100MM CAVITY WITH DRITHERM 32 ULTIMATE FULL FILL 100MM CELCON SOLAR BKG INNER LEAF WITH 32.5mm GYPROCK THERMAL BOARD FOR 0.18 U VALUE. STAINLESS STEEL CAVITY TIES TO BE PROVIDED AT 450mm CENTRES AND AT 300MM CENTRES AROUND ALL OPENINGS. INSULATED 'THERMABATE' OR SIMILAR CAVITY CLOSERS WITH INSULATED CATNIC OR I.G. PROPRIETARY GALV. STEEL LINTOLS TO BE PROVIDED OVER ALL CAVITY WALL OPENINGS WITH A MINIMUM 150MM END BEARING. TIMBER STUD PARTITIONS 75 X 50MM STUDDING WITH MINERAL WOOL INFILL AND 12MM PB AND SKIM BOTH SIDES.
- ◇ ALTERNATIVE BRICK OUTER LEAF, 150MM CAVITY FILL WITH DRITHERM 32 ULTIMATE INSULATION, 100MM CELCON SOLAR BLOCK INNER LEAF WITH 12MM PB AND DABS FOR 0.16 U VALUE.

WINDOWS

ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C OR H.W. FRAMES TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.4W/M<sup>2</sup> K VALUE.

VENTILATION

ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM<sup>3</sup> BACKGROUND VENTILATION PROVIDED THROUGH TRICKLE VENTILATORS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS, AT LEAST 4000MM<sup>3</sup> BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

ROOF CONSTRUCTION

175 X 80MM SC3 RAFTERS AT 400MM C/C 150MM KINGSPAN THERMOPITCH TP10 BETWEEN AND 25TP10 TO U/SIDE WITH 9MM PB CEILING. ENDS OF RAFTERS TO BE BROSMOUTHED ONTO WALL PLATES END RAFTERS TO BE RAWL BOLTED TO GABLE END MASONRY AT 600/C.

ROOF COVERING

SELECTED MATCHING ROOF TILES/SLATES NAILED TO TREATED S.W. BATTENS WITH LAP TO SUIT ROOF PITCH IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS OVER TYVEK BREATHABLE SARKING FELT LAID OVER RAFTERS AS SPECIFIED. 300MM FIBREGLASS QUILT INSULATION OVER AND BETWEEN JOISTS ON 9MM PB AND SKIM CEILING.

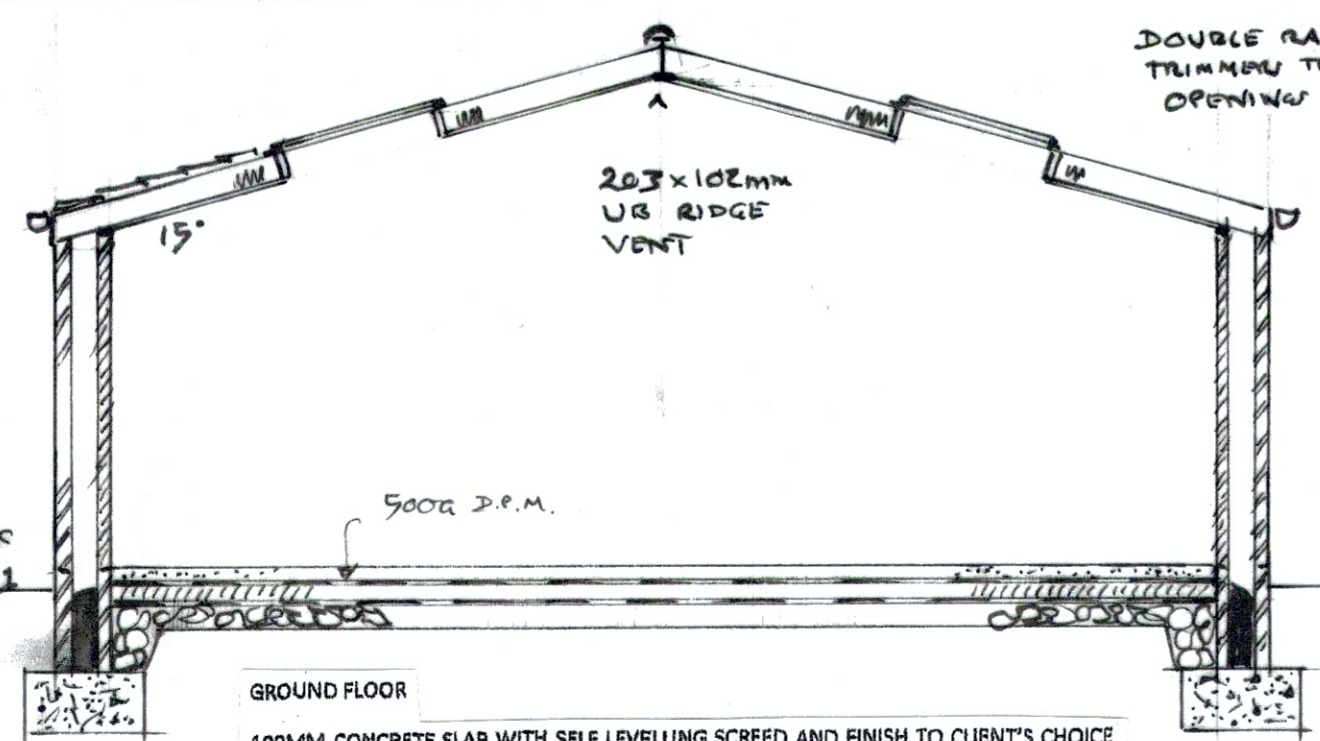
GARAGE CONVERSION:

EXISTING CONCRETE FLOOR TO BE RAISED WITH 50MM KINGSPAN OR SIMILAR EPS WITH 100MM CONCRETE TO FINISH FLUSH WITH HOUSE FLOOR

NOTE: ENSURE MIN 2000MM HEADROOM

ROOF VOID TO BE INSULATED WITH 300MM FR QUILT OVER + BETWEEN EXISTING JOISTS WITH 12MM PB + SKIM CEILING CROSS VENTILATION TO BE PROVIDED TO ROOF VOID WITH ROOF VENT TILES AND CONTINUOUS EXIST VENT. ALTERNATELY ROOF TO BE RECOVERED WITH TYVEK BREATHABLE FELT

125mm R.V.C. CUTTING CLASS G 800/C



GROUND FLOOR

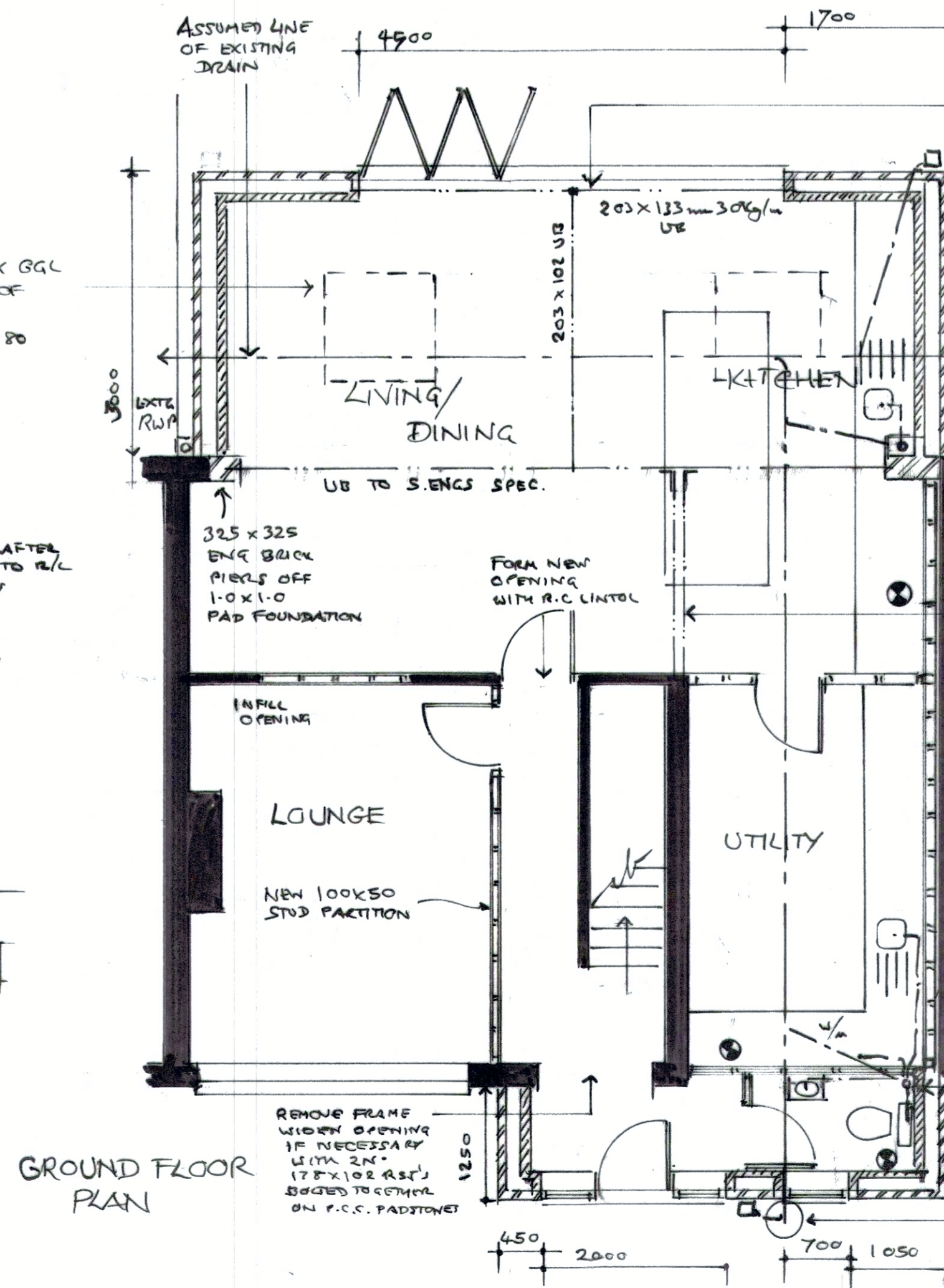
100MM CONCRETE SLAB WITH SELF LEVELLING SCREED AND FINISH TO CLIENT'S CHOICE ON 120MM 'CELOTEK' ON 1200 G VISQUEEN DPM ON 50MM SAND BLINDING OVER 150MM WELL CONSOLIDATED BRICK HARDWARE. INSULATION BOARD TO BE TURNED UP AT EDGE OF SLAB, D.P.C. AND D.P.M. TO BE LAPPED AND BONDED.

FOUNDATIONS

TWO LEAVES BRICKWORK BELOW D.P.C. LEVEL WITH CONCRETE CAVITY FILL UP TO 225MM BELOW D.P.C. LEVEL STRIP CONCRETE FOOTINGS MINIMUM 600MM X 200MM THICK AT LEAST 100MM DEEP BEARING ON FIRM CLAY SUB STRATA, OVERALL SIZE AND DEPTH TO SUIT GROUND CONDITIONS IN AGREEMENT WITH THE B.C.O./A.I.

SECTION 1:90

2# VELEX GGL SOL ROOF LIGHTS 1140 X 1180



GROUND FLOOR PLAN

MECHANICAL VENTILATION

ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 25 LITRES/SECOND EXTRACT RATE, KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF 30L/S. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 3 AIR CHANGES PER HOUR WITH A 35 MINUTE OVER RUN FACILITY.

DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANSING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND, DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH F.C.C. LINTOLS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.V.P.'S TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 900MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE. NOTE: SEPARATE SYSTEM TO BE RETAINED AFTER INVESTIGATION

GENERAL NOTES

ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIMPOR 30 MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND C.H. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS.\*

CLIENT  
MR. D. McGRATH

SCHEME  
SINGLE STOREY EXTENSION AT REAR GARAGE CONVERSION AND FRONT PORCH

ADDRESS  
15 ALDER CRESCENT  
KIRKBY  
LIVERPOOL

DRAWING TITLE	NUMBER	REVISION

DATE	SCALE	1:90
April 25 26		

