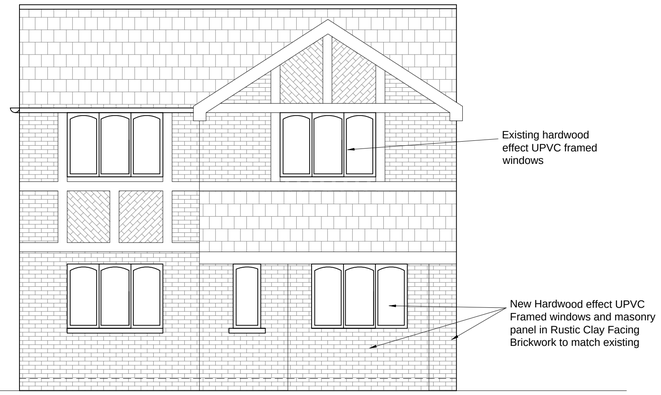
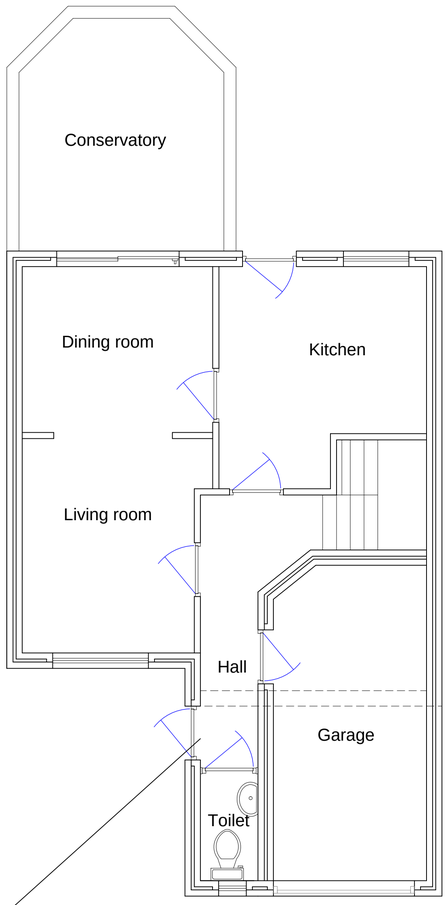
EXISTING FRONT ELEVATION

Scale 1:50



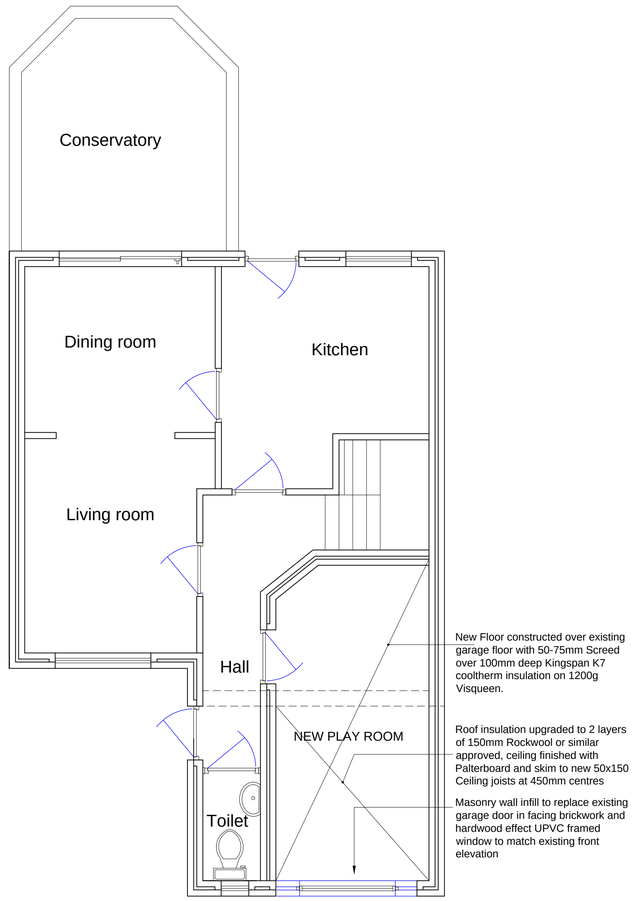
PROPOSED FRONT ELEVATION

Scale 1:50



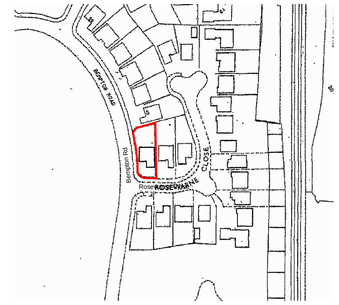
EXISTING GROUND FLOOR PLAN

Scale 1:50

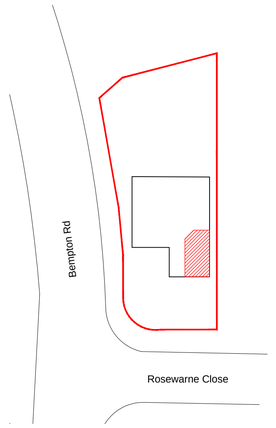


PROPOSED GROUND FLOOR PLAN

Scale 1:50



Location Plan 1:250



Plot Layout 1:250

CONSTRUCTION NOTES

General
All heights, level, sizes and dimensions to be checked on site prior to any works being carried out. Do not scale off the drawings.

External Walls
Constructed in 102.5 MM Facing Brick to match existing with 50mm overall cavity with full fill cavity wall insulation, Kingspan Kooltherm K8 or equal approved. Inner leaf 100mm solid aerated blockwork Celcon Solar or other approved min. density 450kg/m3; 1:1:6 mortar. Internal wall finish to be 13mm 2ct. plaster and skim finish. Max. weight of any blocks to be 20kg. Stainless steel (safety) wall ties to comply with BS 1243 or DD 140 Type 2 / BSEN 845-1 with insulation retaining clips. Part E compliant. Type B. Ancon HRT4 or equal approved. Maximum spacing of wall ties to provide minimum 2.5 ties per m². maximum spacing 600mm horizontal and 450mm vertical, stack pattern to support insulation boards (ie non-staggered pattern) with maximum spacing of 225mm from any opening, movement joint or head of wall and 225mm vertical spacing. min. embedment 50mm. All cavities and wall ties to be kept clear of mortar droppings and debris. Wall ties to be installed levels of sloped towards external leaf. Must not slope toward inner leaf.
Provide stepped cavity trays above all openings, and service penetrations and meter boxes and to continuous perimeter at DPC level min. 150mm above external ground level. Minimum 150mm vertical rise across cavity. Fully supported lapped and sealed at joints in accordance with manufacturer's instructions. To extend min.225mm over each side of opening and incorporating stopped ends. Rigid preformed support units to be used at stop ends, all corners and changes in level. All cills to be backed by flexible DPC's. Provide proprietary polypropylene weepholes to external leaf to drain all cavities, and above all cavity trays, colour matched to brickwork. Max.900mm centres or minimum 2 no. per window/door openings.

Windows
Double glazed units to meet target U-Values. All casement windows opening mechanisms to allow for internal cleaning. All upper floor habitable rooms to have emergency egress window with unobstructed openable area at least 0.33m2 area, 450mm high and 450mm wide. Bottom of the openable area to be not more than 1100mm above FFL. Side hung easy clean friction hinges generally, escape type to escape windows.Each habitable room and WC's with windows to have an opening light of min. 1/20th of room floor area. Windows to provide trickle vents in accordance with Building Regulations Part F. Key locking espagnolette to all opening casements, minimum 2 point locking. 2 position nightvent position and hinge integrated security restrictor to limit opening to 100mm, emergency releasable internally for fire escape or opening. All controls are to between the range of 900 and 1200mm above floor level. All glass below 800mm above FFL to be toughened safety glass to comply with BS 6206 Class A. All external panes to doors and side screens within 300mm of doors and wherever required by Secured by Design glass is to be laminated safety glass minimum 6.4mm thick in full accordance with BS 6262 - all ground floor windows and windows above flat canopies. All safety glass to be kitemark stamped. Fire escape windows are not to have key operated locks, but outer glazing to be laminated to 6.4mm minimum thickness. Glass to bathrooms and WCs to have 1 leaf in obscured pattern glass to approved pattern. Window boards 25 mm thick moisture resistant MDF to all windows, except kitchens and bathrooms to be tiled. Window boards are to project 25 mm over finished wall plaster. Windows and doors must be securely fixed in accordance with the manufacturer's specifications.

Sealing
All windows, doors and service penetrations must be fully weatherstripped and air sealed all round, and have appropriately backed mastic pointing all around, with compressed closed cell polyethylene or flexible polyurethane foam backing.

Electrical Installation
To be installed, tested and certified in accordance with Building Regulations, Approved Document P. Mains powered smoke detectors to be provided in accordance with Building Regulations Approved Document Part B. Dedicated low energy light fittings to be fitted to a minimum of 75% of fittings by approval of Clients

Heating System
To Clients specification

Ventilation
All rooms to have opening windows with an area min. 1/20th floor area of the room, of which part is min.1750 above floor level together with controllable trickle ventilation having a total area of not less than 8000mm2.

Finishes
All new finishes are subject to the clients specification and approval and are to be applied in accordance with the relevant British Standard/ current code of practice.

Other
On completion of the work the contractor is to be responsible for satisfactory tidying up & removal of all unwanted materials and
transportation to a recognised/approved tip.

No.	Revision/Issue	Date

SWH *Design Services*
377 Mill St
Liverpool
07587185683

Project
1 ROSEWARNE CLOSE
AIGBURTH
LIVERPOOL 17

Drawing Title
PROPOSED GARAGE CONVERSION

Project Ref.	Sheet
1Rose	01
Date: 25/10/15	
Scale: As Noted at A1	