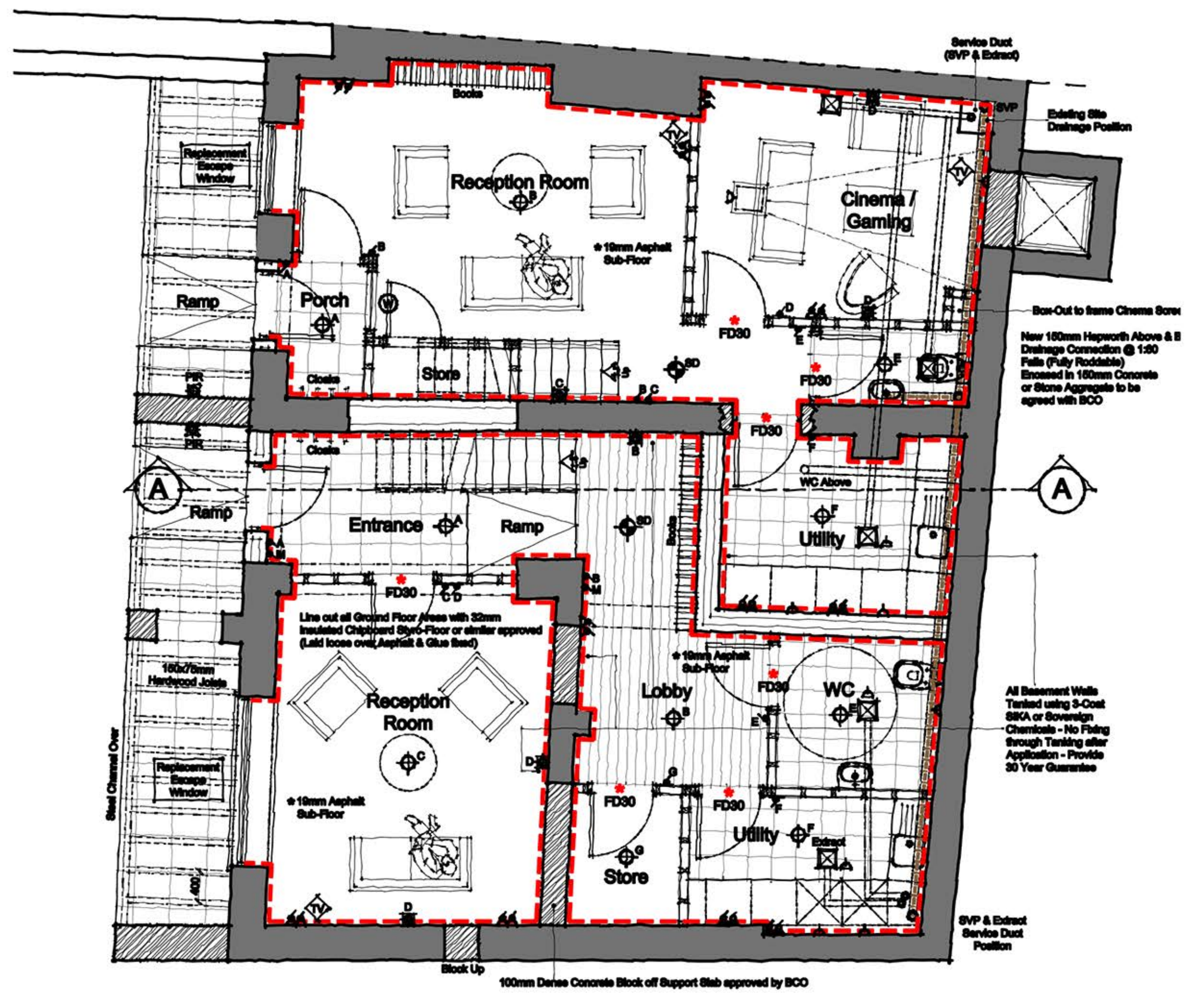

Proposed Basement Floor Plan
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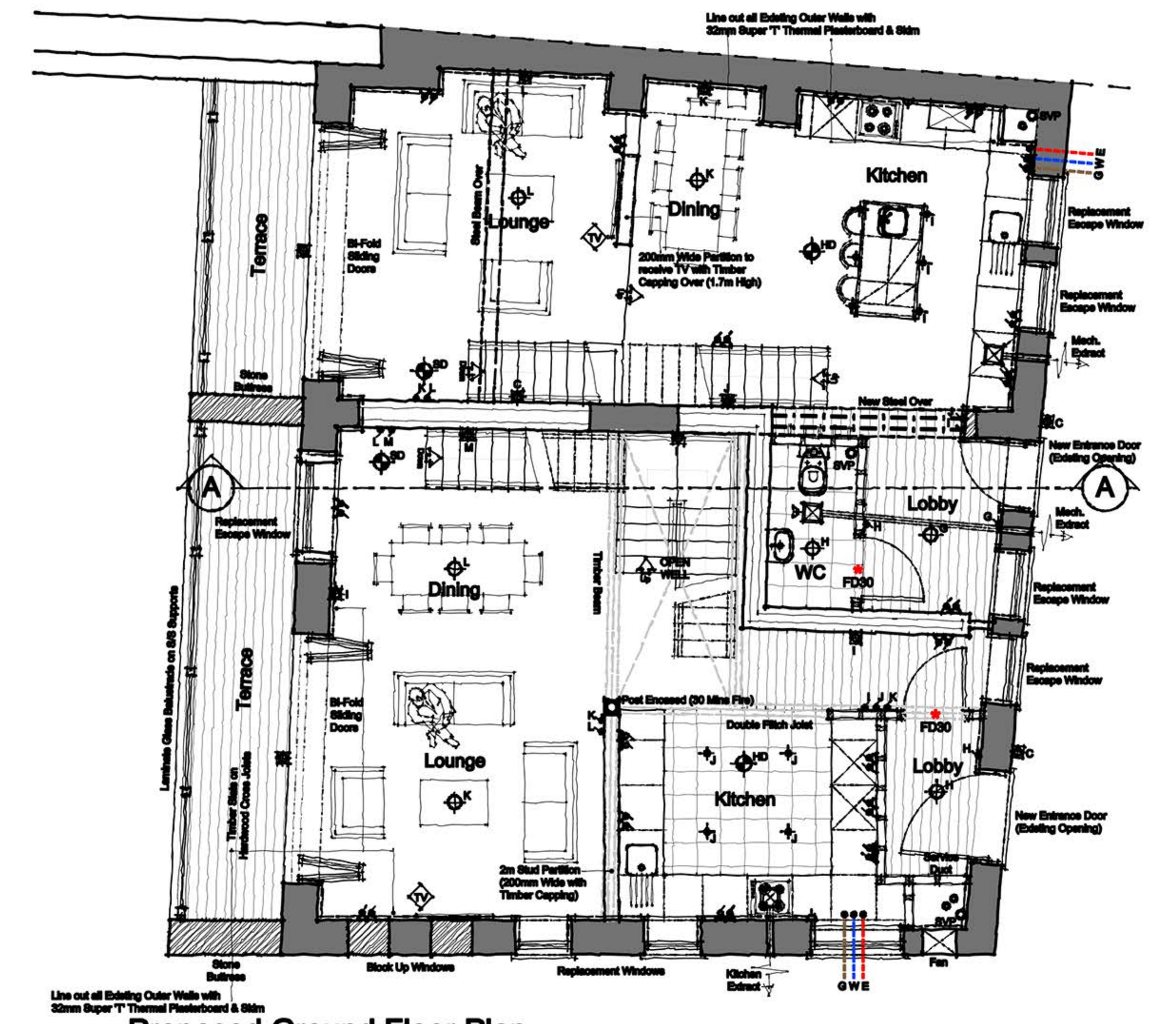

Proposed Ground Floor Plan
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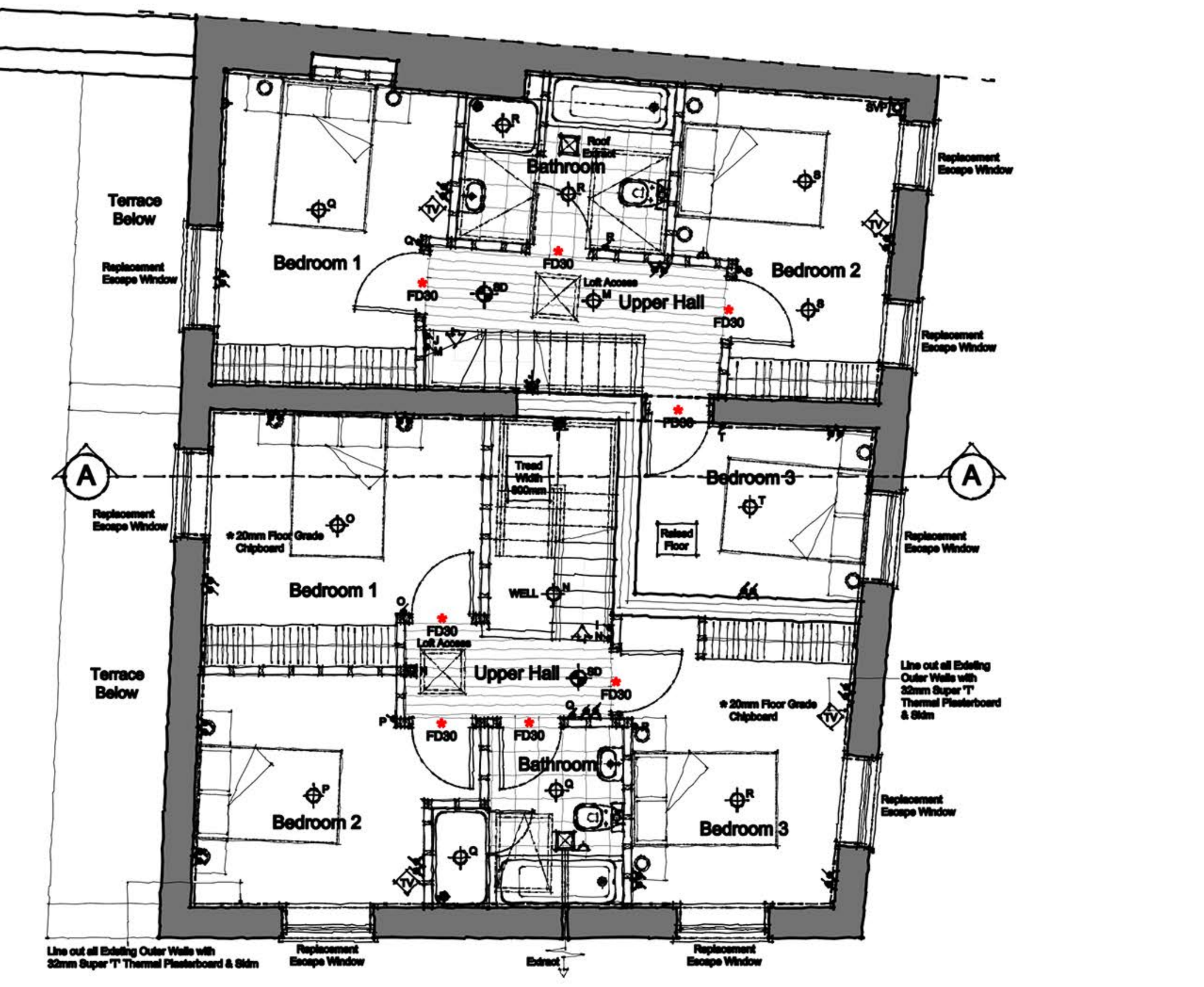
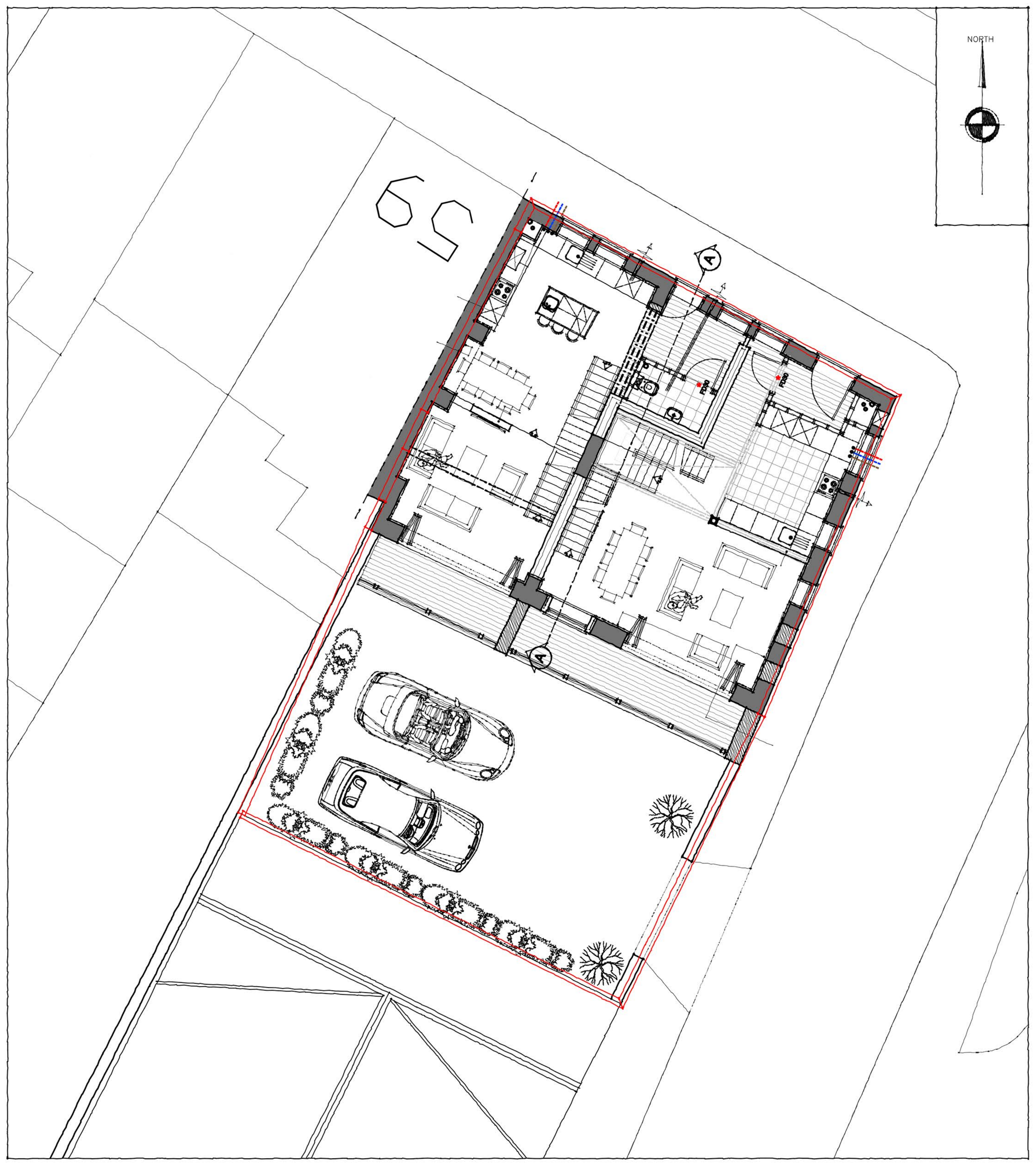


Proposed First Floor Plan
Scale 1:100



Proposed Site Plan
Scale 1:100

Specification

Basement Foundations & Slab

1. All new foundations are to be mass concrete trench fill to a minimum depth of 1.0m and approved by the local building control officer. All concrete shall be of a minimum strength of C25.
2. Proposed new Basement floor slab to be 150mm thick concrete slab of minimum strength C25 (25 N/mm²) poured over 125mm high density polystyrene insulation over a 1200 gauge visqueen DPM on 250mm crushed and well consolidated hard-core sub-base (sand blinded). Anti-crack mesh to be used in large surface areas.
3. Use Cellotex T-Break TB300 board or similar up stands around perimeter of slab. The up stand thickness should not exceed the combined thickness of the wall plaster and the skirting board.

Walls

4. All existing external & internal walls are to be checked & approved by the local building control officer prior to commencement of works.
5. External walls to be made good and any blocked up openings to be rendered in stucco to match the existing building.
6. Basement Tanking to be as per Sovereign Chemicals specification. All basement walls are to be tanked using an BBA approved K11 Tanking System as recommended and installed by Sovereign Chemical Specification. All external 250mm cavity and internal walls to be tanked.
7. New internal party wall to be thick dense blockwork with 12.5mm thick plasterboard on dabs and skim finish.
8. Existing load bearing Basement walls to be made good, blocked up with dense blockwork and if required underpinned, then plated either side with 12.5mm thick plasterboard on dabs with skim finish.
9. Lintels over new openings to be pressed steel 'catnic', ensure a stepped and closed damp proof course is installed above all new lintel positions.
10. Existing internal walls to remain as existing and made good and checked by structural engineer.
11. All proposed internal studwork walls to be insulated using full fill rockwool insulation.
12. All studwork to wet areas to be constructed using 125mm x 50 mm rough sawn softwood or metal stud, plated both sides with 12.5 mm moisture resistant (MR) plasterboard, with a tile finish. Tiles to be agreed with client.
13. All unused openings, where indicated on plan, to be blocked up and made good where demolition occurs, all surrounding brick/block work to be made good.

Roof

14. Existing main roof structure to re-felted with Tyvek or similar approved product and re- battened. Existing Welsh slate tiles to be re-used.
15. Existing roof light above new party wall to be removed.
16. Insulate all sections of roof where possible with 3no. layers of 150mm 'Rockwool' insulation quilt tightly buffed between ceiling joists with second layer transversely over, maintain a min. 50mm clear void at eaves position using proprietary eaves ventilators.
17. Where there is no roof void 150mm X4000 Cellotex to be used with 50mm clear ventilation gap below felt to be maintained. Additional 50mm x 50mm battens may be needed to be fixed to existing rafters to achieve this.

Upper Floor

18. All existing floor construction is to be approved by Local Authority prior to works commencing- for details of new joist sizes please refer to structural engineer's drawings.
19. All works must be in full accordance with Approved Document E - Resistance to the passage of sound. For full specification and details please refer to accompanying report by PDA acoustics.

Stairs

20. New staircases to have MDF treads with all other parts of the stair in softwood to have:
 Riser = 190 mm max.
 Going = 200 mm plus 25 mm nosing
21. Staircases to have a minimum clear width of 800mm and clear headroom of 2m.
22. Handrail to be 900 mm above stringer and 1000 mm above landing. No gap will exceed 99 mm between spindles.
23. Stairs & landings to comply with Approved Documents Part K & M

Windows & Doors

24. Windows with a cill height lower than 800mm to have a restrictor or safety rail.
25. New bi-fold sliding doors to lounge to have background ventilation of 8000mm² and to be fitted with high performance double glazed units, which should be double glazed (low e en_0.05) with 16mm air gap between panes and provide a u-value of no greater than 1.8 W/m2 K.
26. Internal window boards to be 32mm finished good quality redwood, skirting boards and architrave to match existing. Point finish abutments with 'painter's mate', knot, stop and prime all timbers prior to decoration.
27. All internal doors to be FD30 fire doors.

Drainage & Plumbing

28. All new below ground drainage for Foul and Surface water to be Hepsleve 100 as manufactured and supplied by Hepworth Drainage, Hazlehead, Crow Edge, Sheffield S36 4HG Tel 01226 763561. All below ground drainage to comply with BS EN 295-1: 1991: Vitrified clay pipes and fittings and pipe joints for drains and sewers and to satisfy the relevant requirements of The Building Regulations (and DOE Approved Document H1: sanitary pipe work and drainage).Installation of private drains and sewers should conform to BSEN 752 "Drains and Sewer Systems outside buildings", BSEN 1610 "construction and testing of drains and sewers" and part H of the building regulations. Adoptable sewers should be installed in accordance with the current edition of the "Sewers for Adoption" manual and the relevant Water Company Addendum. A test for watertightness using the air or water test should be applied initially after the system has been installed, before any backfilling, Flush out the whole of the system with water to remove any silt and debris before final tests are applied again after backfilling is complete. All below ground drains should be laid to falls as specified by the manufacturer and installed in full accordance with the manufacturers recommendations. All below ground drainage under building or within 1.0m of building is to be encased in a minimum of 150 mm Concrete surround (min strength C20P). A flexible joint should be inserted at the end of each coupling joint of minimum thickness 18 mm, which should extend to the edge of the encasement, where pipes are laid beneath concrete slabs they may be cast-in monolithically in a local thickening of the slab without the need for flexible boards. A flexible coupling joint should always be placed within 150 mm of the face of any concrete with a further joint no more than 600 mm away, where pipes emerge into flexible bedding. All drains to be laid at falls of 1:40.
29. All points of discharge are to be fitted with removable water seal traps as set out in the Building Regulations:
 32mm diameter traps for washbasins with 75mm depth of seal, 40mm diameter trap for showers, sink units and washing machine outlets each with 50mm depth of seal, and 75mm diameter traps for WC pans with outlet less than 80mm (100mm for those with outlets greater than 80mm) and 50mm depth of seal.
30. Branch discharge pipes are to be installed in accordance with the requirements of Part H of the Building Regulations.
31. Proposed SVP to be ventilated to the outside air. SVP to finish at least 900mm above any opening into the building
32. Any internal SVP's should be finished with a proprietary ventilation tile as manufactured by Redland.
33. Branch pipes are to discharge into another branch pipe or discharge stack in such a manner that prevents cross-flow into any other branch pipe.
34. Rainwater goods to be cast iron or aluminium to match existing- to be painted to match stucco behind.
35. All foul water drainage to be connected to local authority mains system.
36. Surface water from downpipes to the front elevation to be connected to local authority mains system; surface water from remaining elevations to be connected to a soakaway in the garden. For full details please refer to drawing 1145/50.
37. All pipes passing through foundations walls to be protected by 75mm Deep P.C. Lintels over drains passing under floor slab. Precast concrete lintel to give 50mm clearance for drainage pipes passing through external wall Drain to be encased in a minimum of 150 mm Concrete surround (min strength C20P). Mask opening both sides with rigid sheet material to prevent entry of fill or vermin.
38. Soil and Foul waste to B.S.5572 150mm Dia U.P.V.C. SVP
39. All services passing through separating floors to be insulated in full accordance with Approved Document E and Robust Details. All services to be insulated with 25mm(min) mineral wool quilt around pipe boxed in using plywood and S.W. frame boxing plated with two layers of 12mm Gyproc Wallboard. All voids around pipes to be sealed. All SVP to have screwed panels for access to rodding points.
40. Gas supply to be kept external with low level 'rat boxes' for meter positions.
41. Properties to include a condensing Grade A boiler and balanced flue to all kitchen areas, as indicated on the drawings.
42. Indicative radiator positions shown on drawings, appointed plumber to calculate necessary BTU and sizes of radiators for each room.

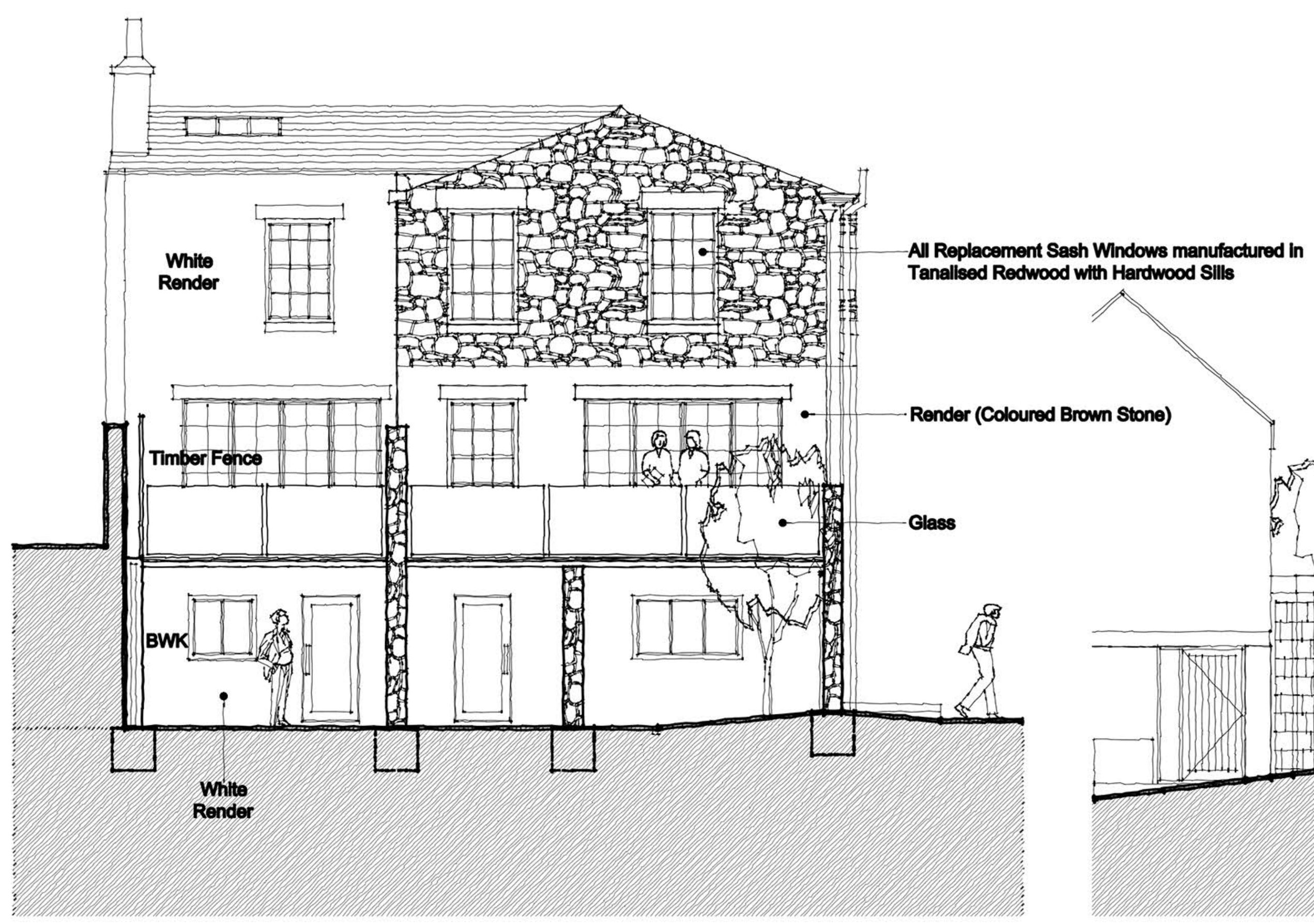
Electrical

43. Fire detection and alarm to be to BS5829-6 2004.
44. Escape lighting to BS5266-1:2005 to common areas.
45. Mains operated smoke & heat detection to be installed and must be inspected by an approved electrical engineer NIC EIC. Heat detector to be installed in kitchen to manufacturers guidelines. Smoke detection to be installed to all hallways.
46. Provide mechanical extract to bathrooms and en-suites to operate from light switch with 15 minute overrun, to achieve 15 litres per second and 4000mm² background ventilation.
47. Mechanical ventilation to kitchen & utilities to have an extract rate of 30l/s this is to be via the extract hood oven hob, with 4000mm² background ventilation.
48. Switches and socket outlets for lighting and other equipment in habitable rooms to be placed at appropriate heights between 450mm and 1200mm from finished floor level for disabled users. To be in full accordance with Document M of the Building Regulations.

General

49. Structural calculations and details by appointed engineer to be submitted separately.
50. Structural steelwork and metal work to be thoroughly clean and free from scale, dust and rust. Where not embedded in concrete it shall have one coat of red oxide paint immediately before fixing.
51. All steelwork members to bear onto concrete pad stones, refer to structural engineers design and calculations.
52. Internal plastering to be 12.5mm 'Gyproc' plasterboard on timber frame finished with 'thistle' multi-finish skim, during the contract 'carlite' plaster must not be used at any time.
53. All timbers to be marked KD or dry
54. Thermal (SAP) calculations provided by client.
55. Robust details not used- completion tests to be provided by consultants as per the SAP calculations and acoustic report.
56. Various certificates such as Gas Safe, NIC EIC and FENSA originals to be submitted to the LA Building Control Department upon completion.
57. Level access to be incorporated at ground floor and lower car park level.

Proposed Front Elevation (Quarry Street)
Scale 1:100



Proposed Rear Elevation (Courtyard)
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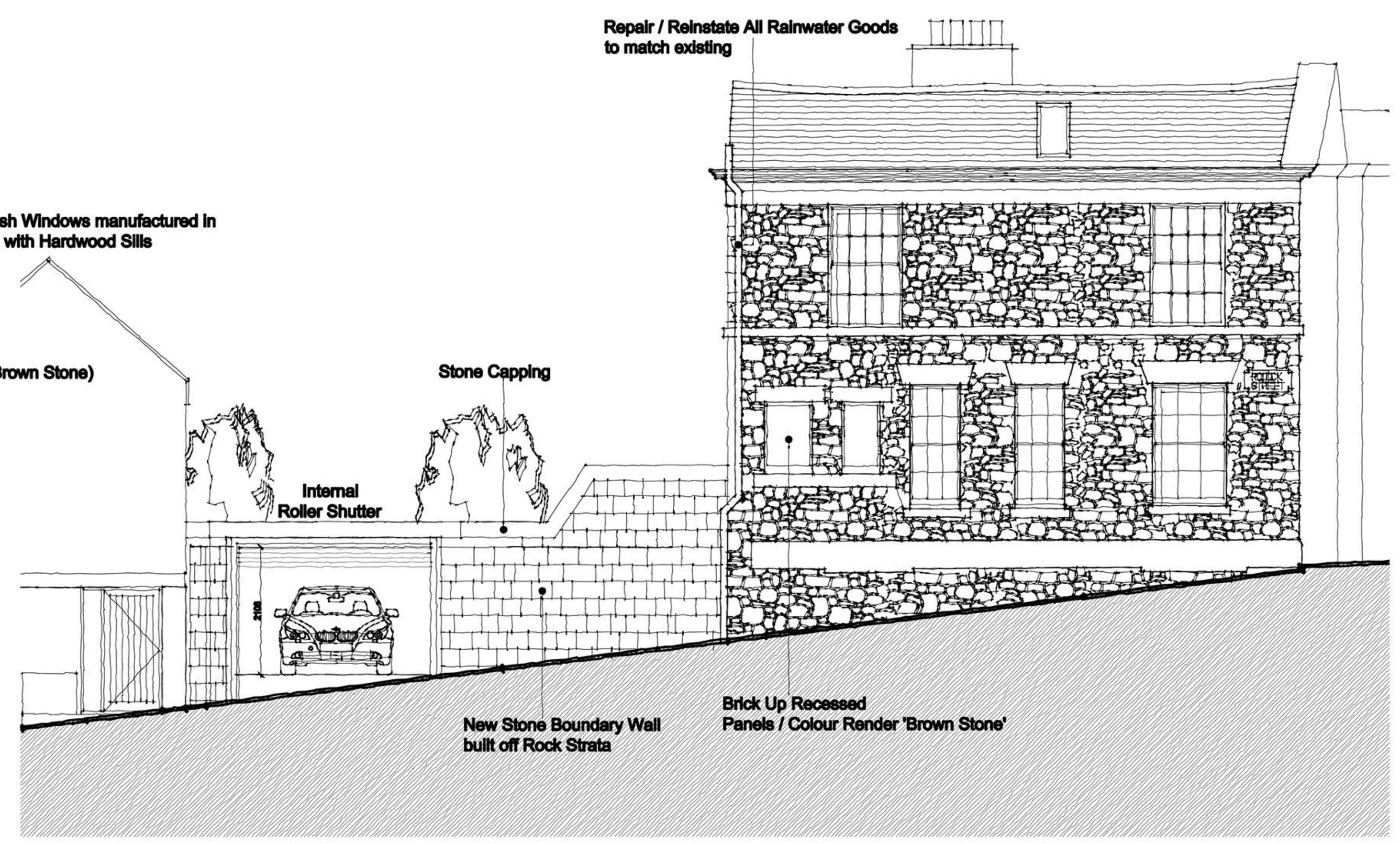
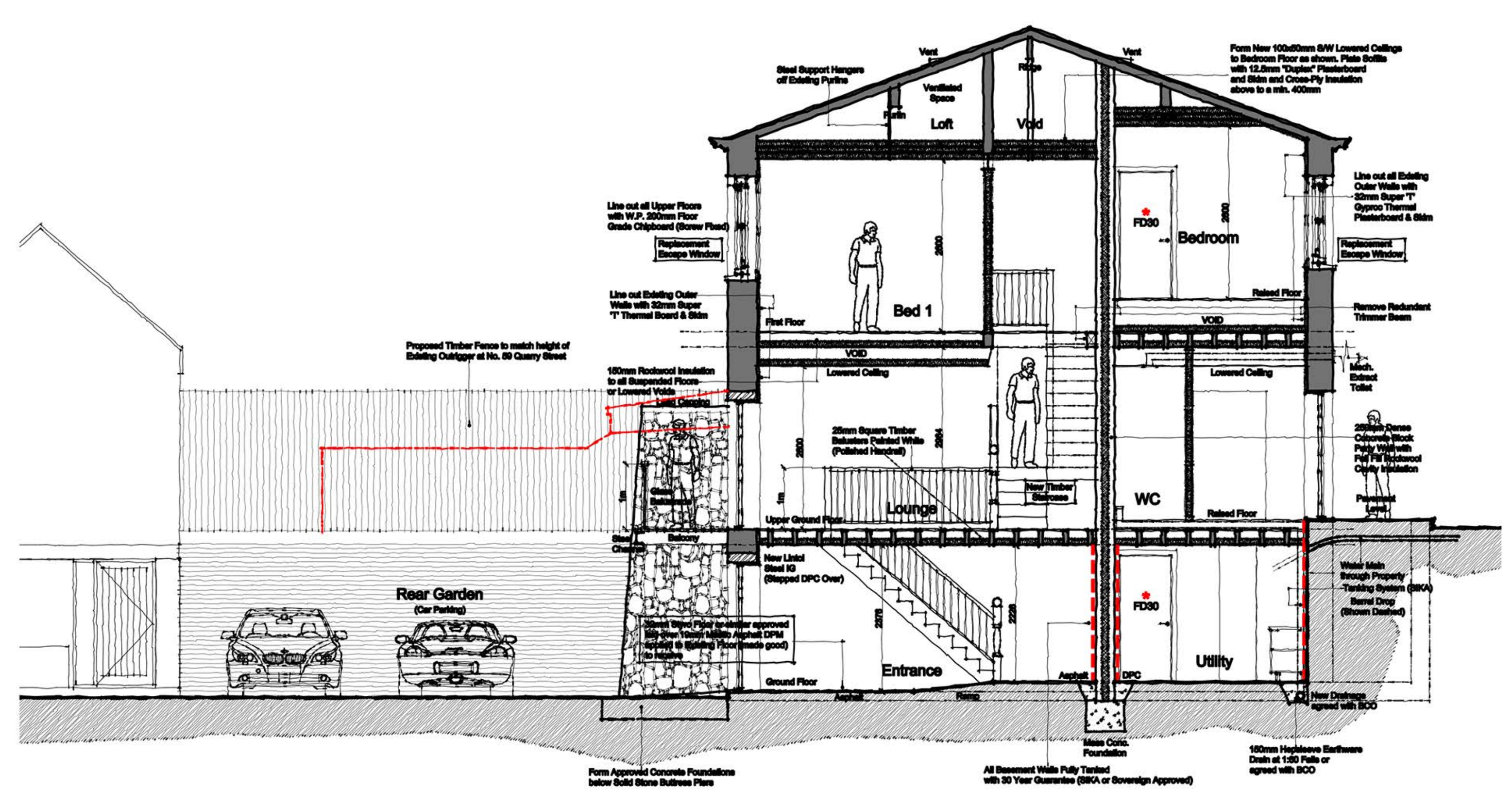


Proposed Side Elevation (Rodick Street)
Scale 1:100



Proposed Section
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Revisions				
Rev	Date	Description	Init.	Check
A	-	-	MG	SRD
B	-	-	MG	SRD
C	-	-	MG	SRD
D	-	-	MG	SRD
E	07.04.15	Amendments to Side Elevation (Terrace)	CW	SRD

THE KEITH DAVIDSON PARTNERSHIP
CHARTERED ARCHITECTS - PROJECT MANAGEMENT - 3D VISUALISATION

13 Seymour Terrace
Seymour Street
Liverpool
L3 5PE

Telephone: +44 (0) 151 709 1777
Facsimile: +44 (0) 151 708 9998

Email: info@kdparchitects.com
Website: www.kdparchitects.com

Planning

Client: Phil Walsh
Job title: Proposed Alterations at The Village Inn Pub, Woolton
Drawing title: Proposed Plans & Elevations
Job number: 1382
Drawing number: 200
Revision: G

Scale	Drawn	Checked	Date
1:100@A1	CW	SRD	02.02.15