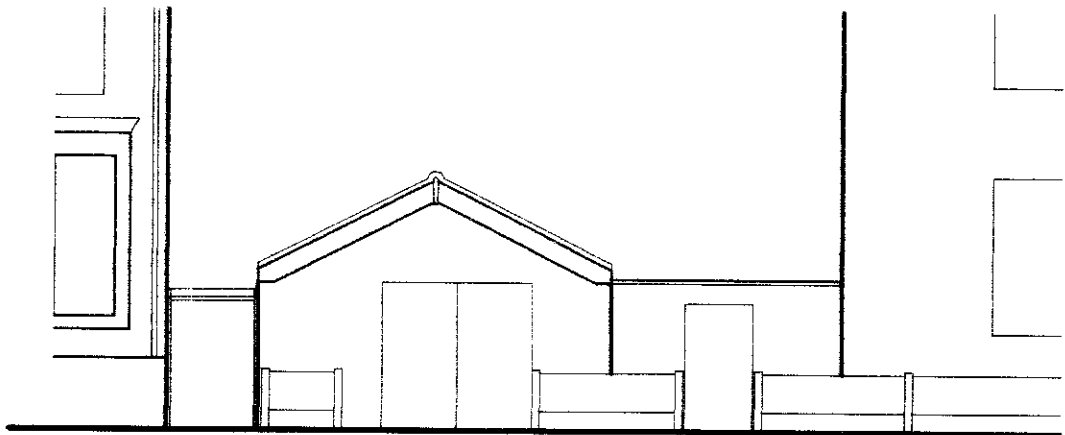
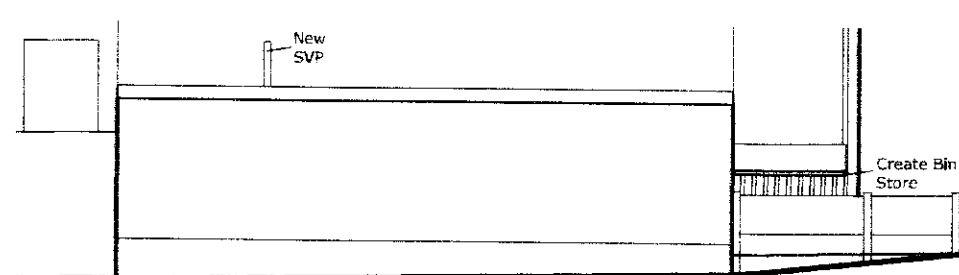


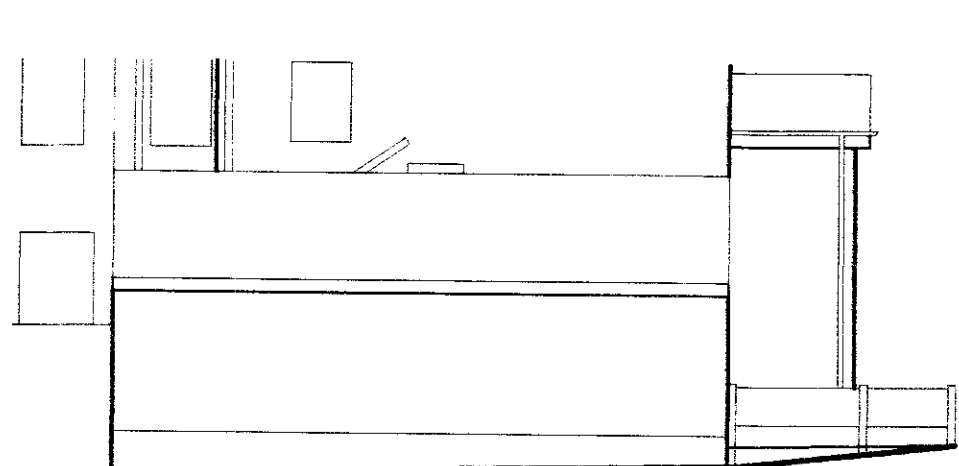
Proposed Front Elevation (1:100)



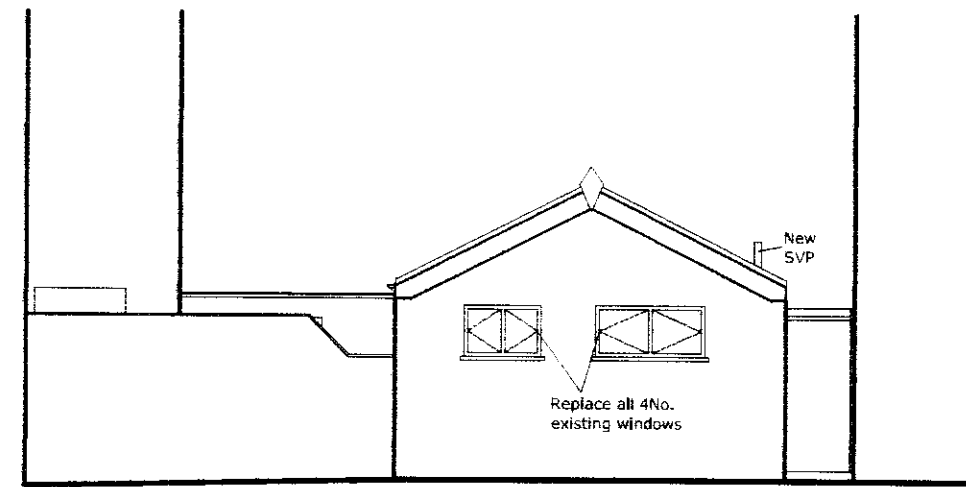
Existing Front Elevation (1:100)



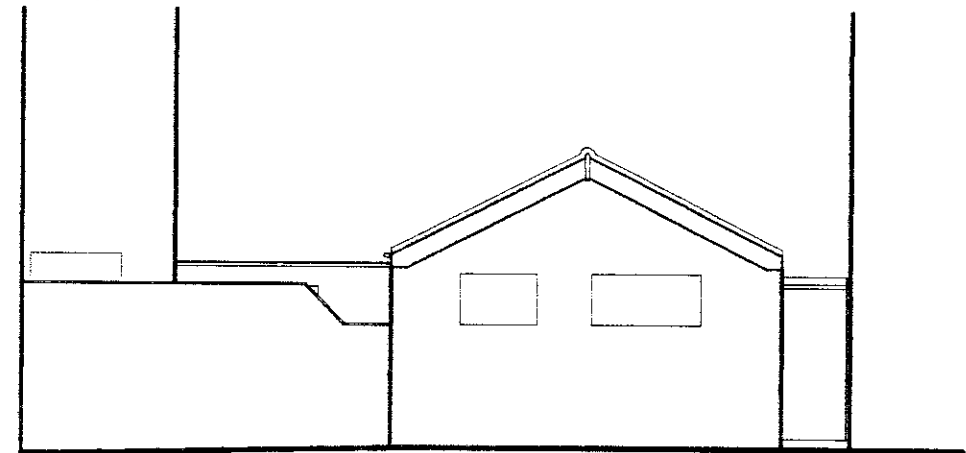
Existing Side Elevation



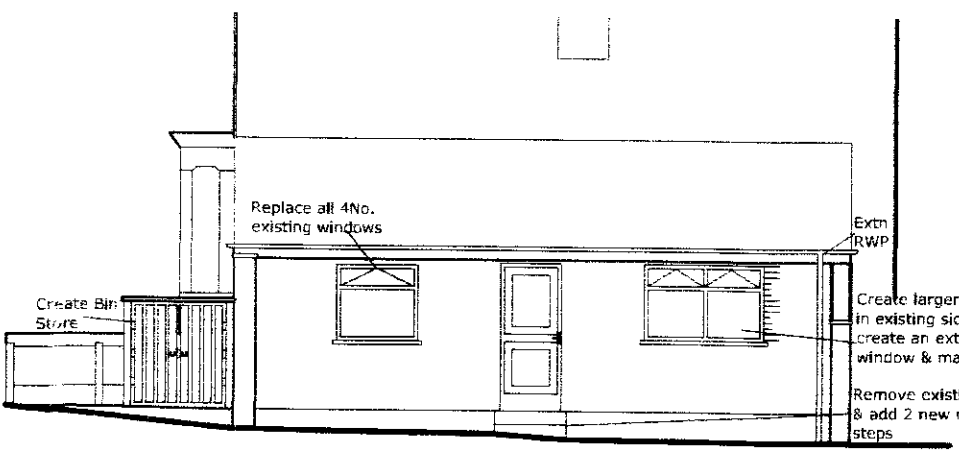
Proposed Side Elevation



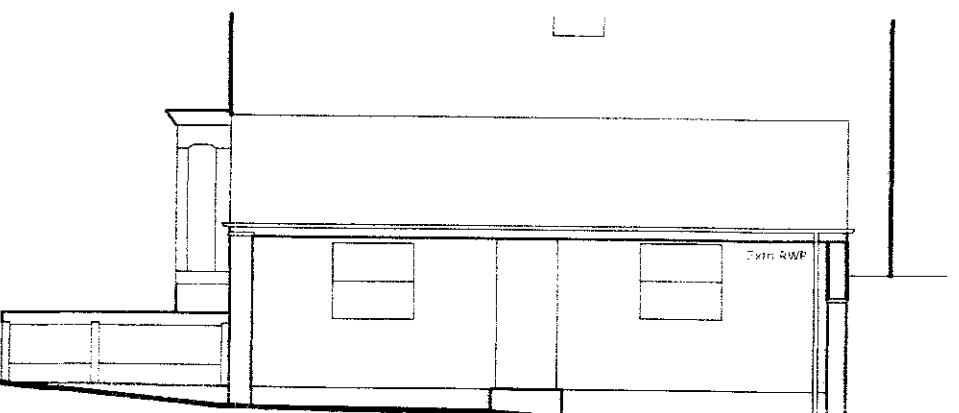
Proposed Rear Elevation



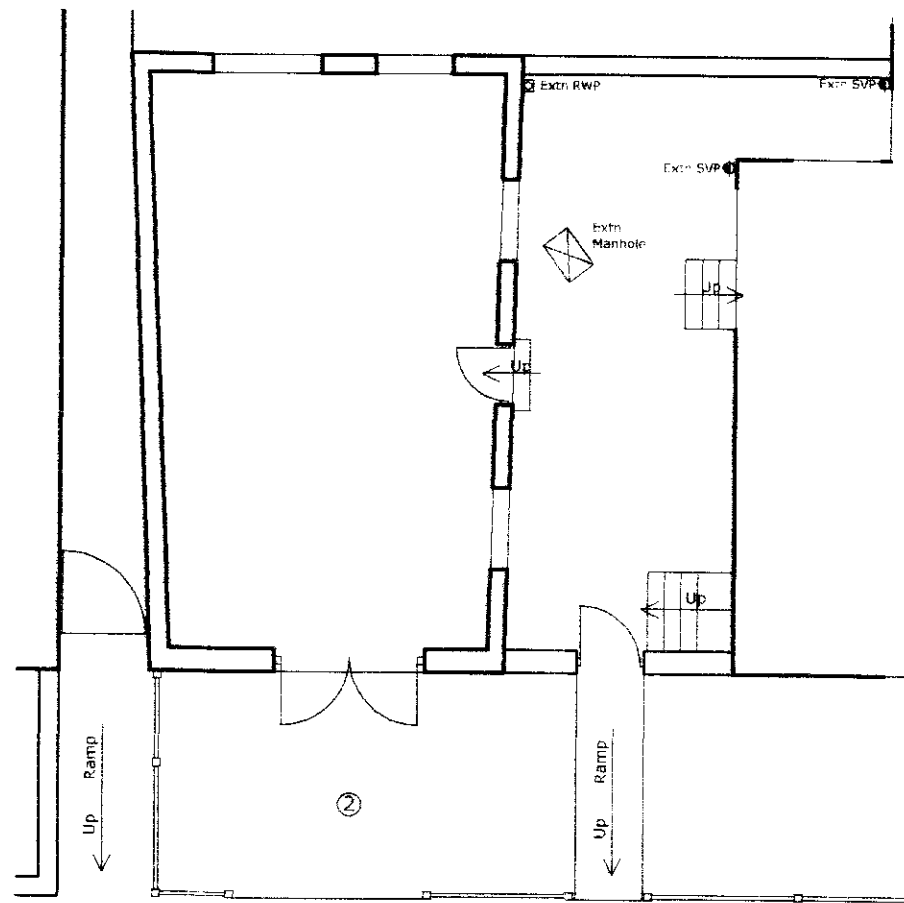
Existing Rear Elevation



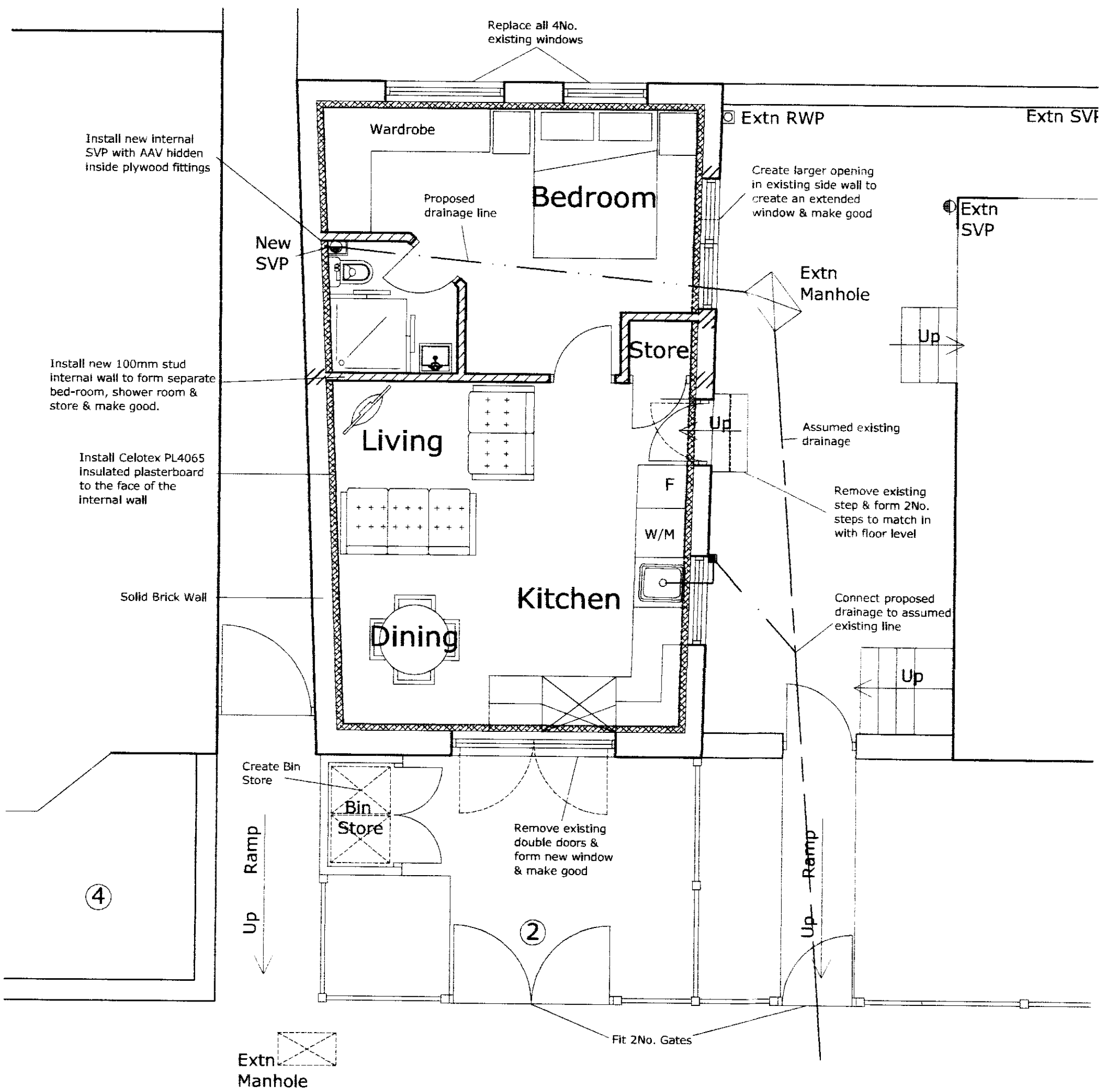
Proposed Side Elevation



Existing Side Elevation

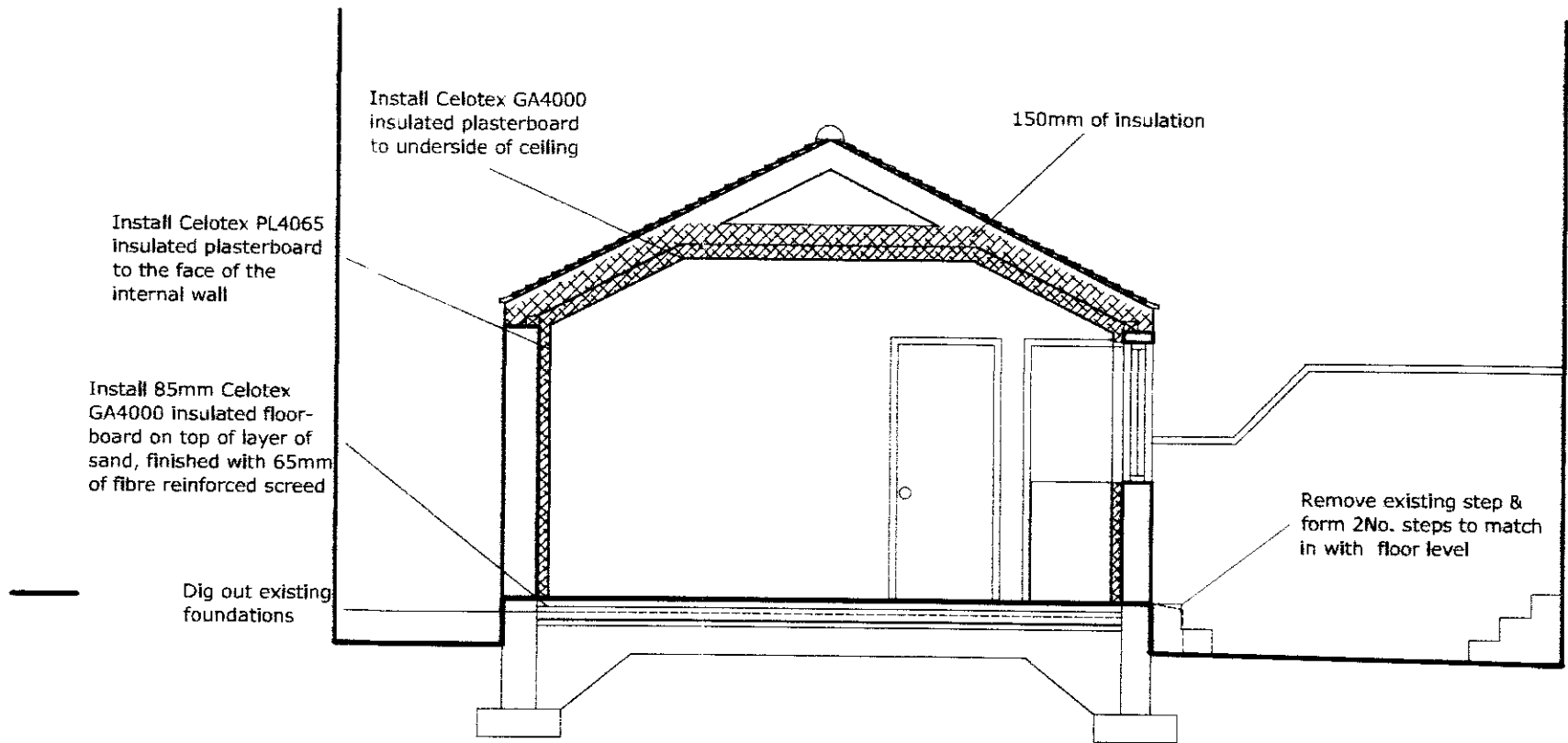


Existing Floor Plan (1:100)



Proposed Floor Plan (1:50)

THIS DRAWING IS TO BE READ IN
CONJUNCTION WITH STRUCTURAL
ENGINEERS CALCULATIONS AND DETAILS.
ALL DIMENSIONS ARE APPROXIMATE



Proposed Section Through (1:50)

work.

All workmanship and materials shall comply with building regulations, British standards and codes of practice. The contractor shall include for all works contained on the drawings whether expressed or implied. He shall be responsible for carrying out all.

INTERNAL WALLS

100mm

SOUND INSULATED STUD PARTITIONS - 50x100mm treated softwood framework with timber head and sole plates. Finished either side with 12.5mm Gyproc SoundBloc with plasterskim finish. Infill with sound deadening insulation between, min 25mm thick with a density of 10 kg/m³.

LINTELS

Proprietary Catnic or IG lintels to be used for new openings to suit wall construction with minimum 150mm bearings

FLOORS

Ground Floors - 65mm fibre reinforced screed on 500G visqueen on 85mm Celotex GA4000 insulation on 1200G visqueen on levelling screed on proprietary concrete beam and block floor system as manufacturers design (All details to be submitted to LA for approval). Excavate for and provide 150mm deep ventilated floor void with 50mm inert oversite cover. Ventilate floor void with periscopic vents at max 1800mm centres.

Garage Floor

250mm concrete slab laid at 1:80 fall towards door with 2 layers B503 mesh as struct eng design on 1200G visqueen Dpm on 150mm well compacted sand blinded hardcore. Slab to be thickened to 300mm thick at door opening

ROOF STRUCTURE

Construct roof structure comprising proprietary roof trusses (Attic trusses to main roof) as manufacturers design and bracing all as structural engineers details and design.(All details to be submitted to LA for approval).

ROOF FINISH

Interlocking roof tiles to approval on 25x38mm roofing battens on Tyvek soft roofing membrane. Provide 100mm insulation quilt between joists and 170mm over and across to achieve 0.16 w/m²k U value to horizontal ceilings and

WALL FINISHES

General Masonry walls - 12.5mm wallboard on dabs as manufacturers spec finished with plasterskim finish.
NOTE - All boards fixed to walls shall have a continuous ribbon of adhesive to perimeters of wall and around service / socket openings/ window & door reveals.

STEELWORK

Install new steelwork as Structural Engineers details.
All steelwork and structural timbers shall be encased in supalux fire resisting board to give steel elements 60 minutes fire protection.

WINDOWS

Supply and fit double glazed upvc windows with security ironmongery and trickle ventilators.
Double glazed units to achieve U value of 1.6 w/m²k to windows and 1.8w/m²k to doors. Windows to be Band C or greater.
Any glazing below 800mm above finished floor to windows shall be toughened safety glass to comply with part K of the current building regulations any glazing below 1500mm above finished floor level to doors and 300mm either side shall be toughened safety glass conforming to part K.
Escape windows to have min clear opening of 0.33m² (Min 750x450mm) bottom of opening min 800mm above FFL and 1100mm above FFL.

ELECTRICAL INSTALLATION

All installations to comply with current IEE regulations, all fittings to comply with British Standards quality.
The works must be designed, installed, inspected and tested by a competent person to comply with part P of the Building Regulations. Prior to completion an appropriate BS 7671 electrical installation certificate will be issued by a competent person.

DRAINAGE

Foul

New drain runs shall be 100mm GVC with flexible joints encased in 150mm concrete where below or within 1m of any foundations. Install proprietary inspection chambers with covers as indicated. Form and make good connection to existing manhole.
New soil and vent pipes to be fitted at head with air admittance valves.

All sanitary fittings to have 75mm deep seal traps. Re-sealing traps to be used where run exceeds 1600mm to SVP and anti-syphon pipes where exceeding 2000mm. Sink shower and bath wastes to be 40mm Dia.

Internal SVPs to be housed in sound resisting ducts and have proprietary fire collars fitted at junctions of floors and walls

SURFACE WATER

New drain runs shall be 100mm GVC with flexible joints encased in 150mm concrete where below or within 1m of any foundations. Install proprietary inspection chambers with covers as indicated. All new surface water drainage to discharge to suitably sized soak-a-way min 5 metres from any building. Size and exact location to be agreed on site with LA Building Inspector to suit ground conditions.

FIRE RESISTANCE

All elements of structure to have 1 hour fire resistance minimum
Party walls and floors to have 1 hour fire resistance
Common areas to have class 0 spread of flame.

FIRE DETECTION AND ALARM SYSTEM

Install mains powered smoke detectors with integral sounder positions shown, all to be interconnected and wired to a sepa fused circuit.

VENTILATION

Bathrooms and shower rooms to have extract ventilation cap extracting at a rate of 15 litres / second ducted to external
Extract ventilation to WCs to be capable of operating at 6 litres/second ducted to external air and operated via light sw
Extract ventilation to kitchen to be via cooker hood ducted to

Mains powered Smoke Detector with integral sounder base connected to Alarm installation all to be interlinked

(SD)

Mains powered Heat Detector with integral sounder base connected to Alarm installation all to be interlinked

(HD)

Note:

Contractor should satisfy himself of the position of all drainage runs and manholes, inspection chambers etc are approximate only and drain runs shown are assumed.
The local authority building Inspector should be notified of all excavations for and the laying of new/alterd drainage in accordance with the Inspection Notification Framework (INF)

Contractor/Client to satisfy themselves that all conditions of the planning permission approval and building control approval have been satisfied prior to commencement.
These drawings have been produced for the purpose of obtaining statutory approvals. Contractors in pricing or undertaking works should familiarise themselves with the particulars of the site/building.

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorized self-certification scheme (eg. BRE Certification, ELECSA, NICEIC or NAPIT Certification). Prior to completion an appropriate BS7671 electrical certificate must be provided by the competent person.

rev	date	narr
Do not scale this drawing. Any discrepancy in figured dimensions to be referred immediately to the agent/consultants. Contractors must check all dimensions from site. Copyright Philip Seddon Associates. All rights reserved.		
project		
2 Sefton Road, Liverpool, L9 2BP		
drawing		
Proposed conversion of garage into self contained unit. Elevations and Floor plans as Existing and Proposed. Proposed Section through.		
scale	number	date
As Shown @ A1	1268/01	30.10.15

Philip Seddon Associates



Philip Seddon Associates
157/2787
13-11-15