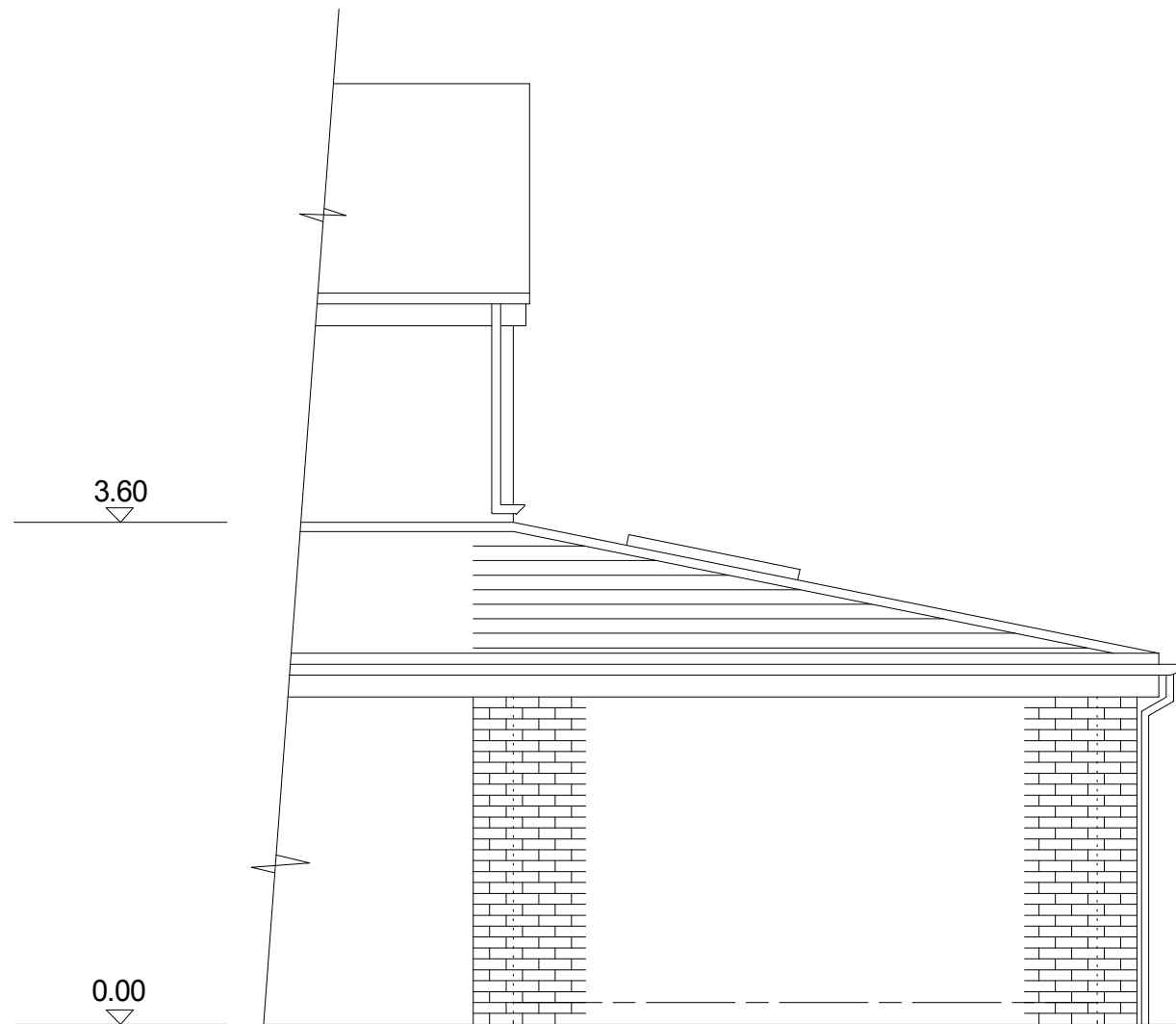
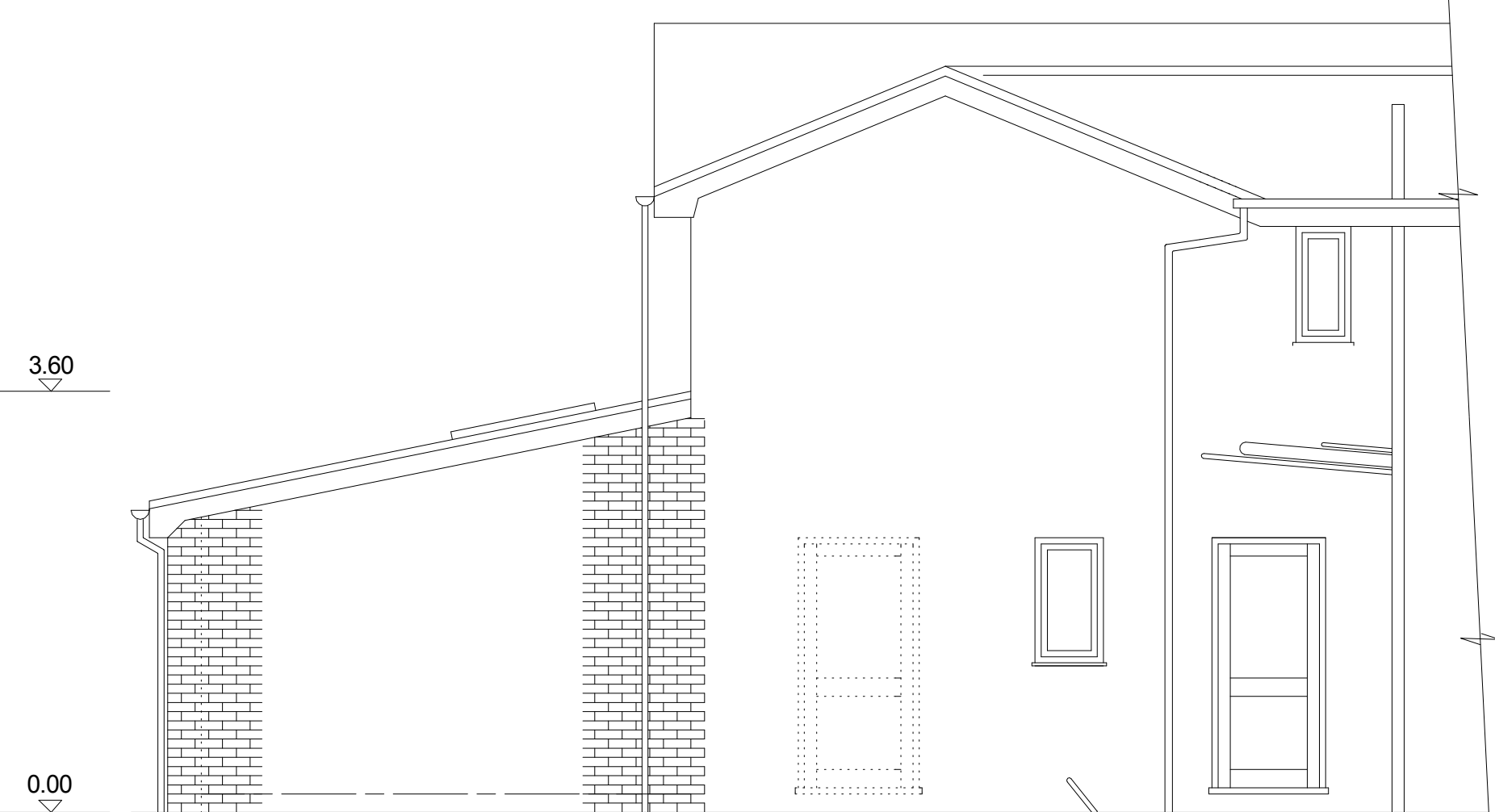




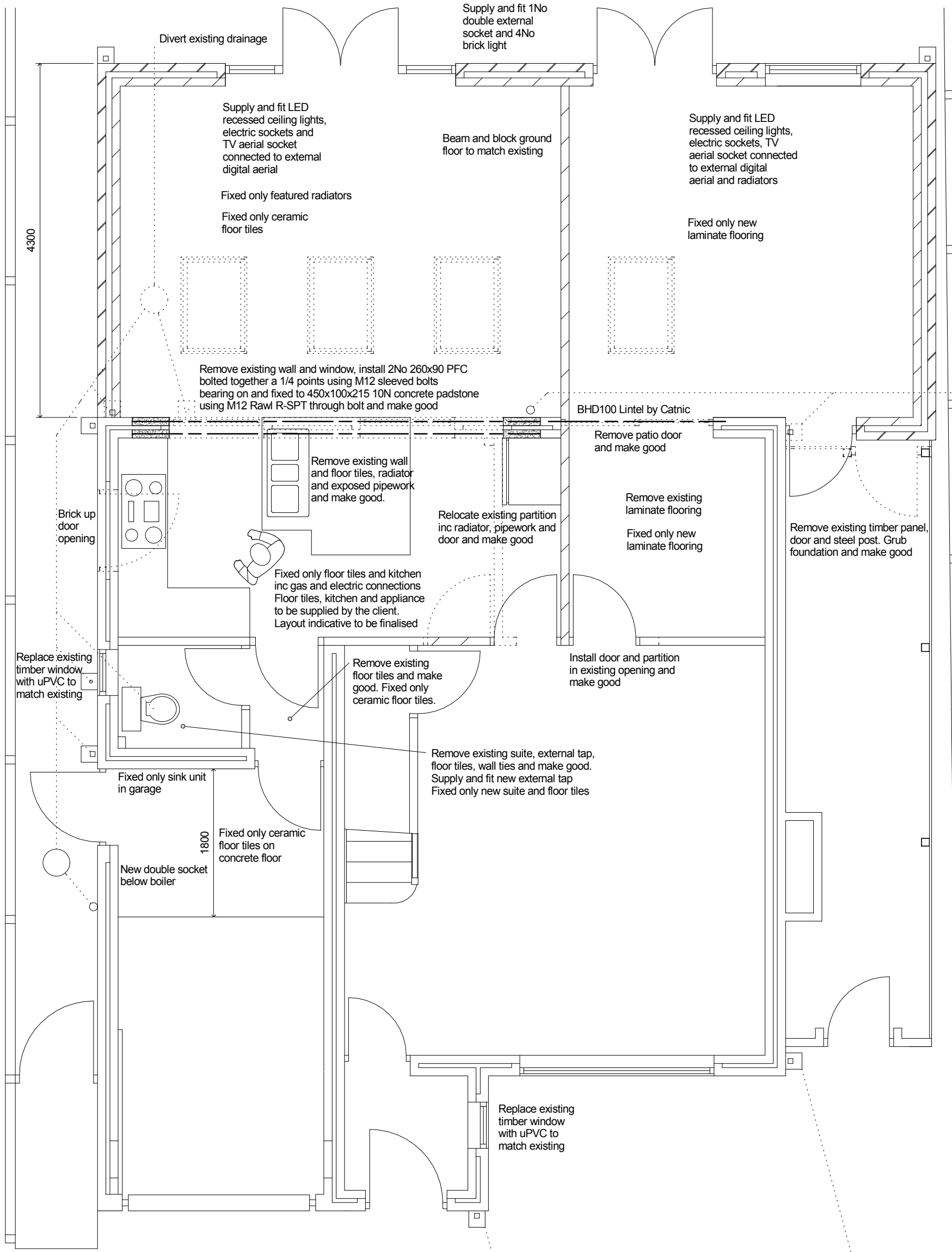
REAR ELEVATION



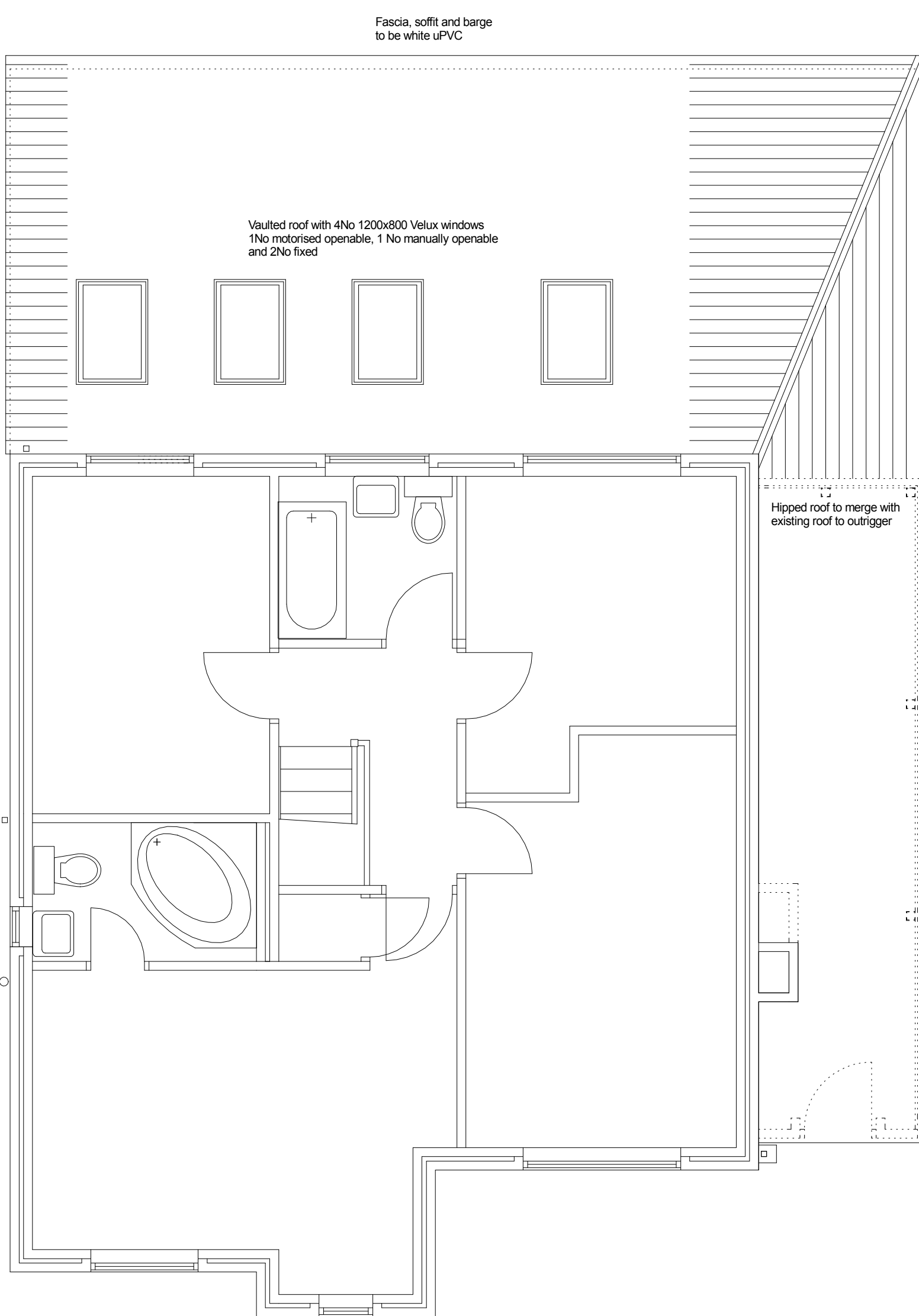
EAST SIDE ELEVATION



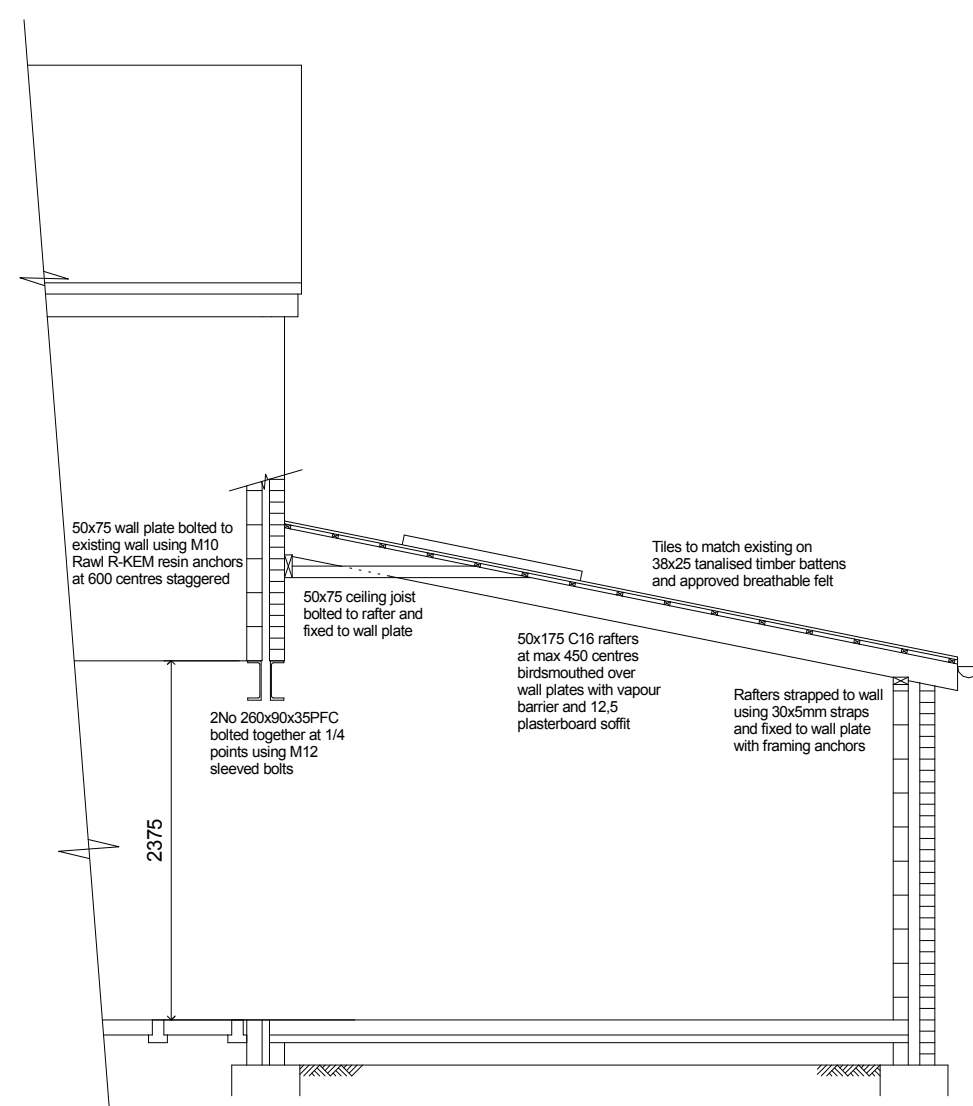
WEST SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION thro' KITCHEN DINER

Rev 11/12/14 Notes to Velux amended Windows to rear elevation amended

Proposed Plans, Elevations  
and Section

57 THE BEECHES  
LIVERPOOL

Drawing No 02

Scale 1:50

- 01 Preliminaries  
The contractor is to be familiar with all relevant codes of practice and current Building Regulations. Do not scale off drawings, all dimensions and calculations to be checked on site. All materials and products are to be installed to manufacturers specification and recommendations. All materials must be fit for their intended use and comply with relevant British Standards.
- 02 General  
All work carried out to comply with the current Building Regulations Town and County Planning Act 1990 and all relevant codes of practice, British and European standards  
All kitchen units and fittings inc appliances to be chosen and purchased by the client and installed by the contractor.
- 03 Building Regulations Procedure  
The architect is required to obtain building regulation approval via the Full Plans procedure. It is the contractors responsibility to carry out the building work in accordance with the current Building Regulations Approved Documents and Building Control approved plans. Also, the contractor is responsible for contacting the Building Inspector at the relevant key stages of work. Any abortive work due to insufficient notice to the Building Inspector is the responsibility of the contractor.
- 04 Protection to Existing Structure  
Before any work commences, the contractor is to discuss with the client temporary protection during construction. The contractor is to provide dust sheets as necessary and keep dust to a minimum.
- 05 Demolition and Strip Out  
Contractor to strip out and remove all redundant fixture and fittings, redundant structures, partitions, pipework, joinery and electrical wiring. Any existing services, wires and pipes etc are to be relocated to suit as part of the works. Strip out to be done with care. The contractor is responsible for all making good, removal and clearance of all rubbish generated.
- 06 Gas Works  
The Contractor is to protect the incoming gas main and meter position if necessary during the works. All gas installations to comply with British Gas regulations and Gas Safe requirements  
The Contractor to be Gas Safe registered.  
The Contractor to provide the client with Gas Installation Certificate for the plumbing and heating works.
- 07 Existing and Proposed Heating System  
Drawings indicate positions of radiators. The Contractor is to size radiators to achieve necessary temperature for the room.
- 08 Electrical Works  
Electrical works to be designed by the Contractor in accordance with the current regulations and carried out by a qualified competent person. The Contractor to be approved member of NICEIC or ECA and provide installation test and completion certificate on completion of the work.  
Heat detector to be provided in kitchen area in accordance with BS 5839.  
Contractor to agree with client on the locations and type of switch and sockets
- 09 Water Services  
The Contractor is to locate and protect existing incoming water main during the course of the works
- 10 Existing and Proposed Drainage  
All existing drainage runs and positions are indicative and to be verified by the Contractor.  
All new drainage to be designed by the Contractor, installed and tested in the presences and to the approval of the Building Inspector.  
Drainage under proposed building to be encased in concrete.  
Pipework passing through walls to be provided with proprietary concrete lintel.  
Kitchen sink waste to be 38mm dia uPVC pipes concealed within kitchen units at 1 in 40, exit external wall into new gully.  
Sinks to be fitted with 75mm re-sealable trapped gullies.  
Contractor to determine and agree with the Building Inspector the drainage route on site.
- 11 Foundations  
Foundations shown are indicative to be inspected and approved by the Building Inspector.
- 12 New Floor Slab  
Ground floor to be have min U-value of 0.22W/m<sup>2</sup>K, min 150mm concrete slab on Visqueen vapour control layer, 70mm Kingspan Kooltherm K3 floorboard, 1200g dpm, 50mm sand blinding and min 150mm compacted hardcore. Perimeter to have 50mm rigid insulation.  
Formation to be clear of top soil and vegetation. Any soft spot to be removed and replaced with compacted hardcore to the satisfaction of the Building Inspector.
- 13 New External Walls  
New cavity walls to be 302.5mm thick with a minimum U-value of 0.28W/m<sup>2</sup>K.  
Outer leaf to be 102.5mm facing brick to match existing.  
Contractor to provide sample for approval.  
100mm cavity with 50mm Celotex CG35000 insulation board.  
Inner leaf to be 100mm 74mm2 dense concrete block with dot and dab finish internally.  
Weep vents to be provided at 900mm centres.  
Stainless steel wall ties spaced and staggered at 600mm horizontal, 450mm vertical centres generally and 300mm vertical centres at openings.  
All structural openings to have Catnic lintels with min 150mm bearing, dpm cavity tray above openings and weep holes.
- 14 New Internal Walls  
100mm lightweight blockwork with plaster and skim finish or 100mm timber stud with 12mm plasterboard and skim finish.
- 15 Joinery  
All skirting and architraves to match existing, plugged and screwed to wall.
- 16 Structural Steelwork  
Steelwork to be grade 43A to BS4360 unless noted otherwise.  
Contractor to ensure existing structure is adequately propped prior to the forming of opening.  
All welds to be 8mm continuous fillet welds. Connections to be designed and detailed by Contractor with min 2M20 grade 8.8 bolts.  
Steelwork to have one hour fire resistance with one layer 15mm Gyproc Fireline board with skim finish.
- 17 Structural Timber  
Timber to be grade C16 to comply with BS4978 unless noted otherwise
- 18 Roof Construction  
Construction to have min U-value 0.18W/m<sup>2</sup>K  
Covering to match existing on 38x25mm treated timber batten, breathable felt with sealed joints on 50x175mm C24 timber rafters at max 400 centres unless noted otherwise.  
Rafters to be fixed to 100x75mm treated timber wall plates secured to inner leaf using min 30x55mm galvanised mild steel straps 1000mm long at 1200 centres  
100mm Celotex GA3000 insulation to be provided between rafters with 50mm Celotex GA3000 insulation board fixed under the rafters.  
Existing roof to be insulated with 200mm Celotex XR4000 laid over ceiling joists  
Internal ceiling following the pitch of the roof to be finished with one layer of Gyproc wallboard with scrim joints and skim finish.  
Gable wall to be tied to min 3 No rafters with 50x75mm noggin min 30x55mm galvanised mild steel straps at 1200 centres.  
Opening for rooflights to be formed trimmed by double rafters.  
Flashing to be code 4 lead. Fascia to be 19mm and soffit to be 9mm treated timber.  
Provide 50mm constant cross flow ventilation and 25mm continuous eaves ventilation.
- 19 Finishes  
All ceiling to be moisture resistant plasterboard, skimmed, filled and skimmed. Ceiling and internal wall to have painted finish.
- 20 External Doors and Windows  
New windows and doors to be energy rating band C with U-value not more than 1.8W/m<sup>2</sup>K.  
Area of windows to be minimum of 10% of the floor area with opening light to be 5% of the floor area.  
Glazing in doors and windows to be double glazed with min air gap of 16mm with K glass Low E coating to inner pane. Frames to be fixed to wall using galvanised steel cramps or non-corrodible screw fixings.  
Safety glass to BS6206 is to be used.  
- Glazing in a door between floor level and 1500mm above floor level  
- Glazing to window between floor level and 800mm above floor level  
Locking system to be insurance rated to comply with relevant British Standards
- 21 Ventilation  
Ventilation to habitable rooms by opening doors and windows with a combined area of min 1.0m<sup>2</sup> of the room area.  
Trickle ventilation with min height of 1700mm above floor level to be provided to head of windows.  
Mechanical ventilation to be provided in all confined rooms providing a 5 air changes per hour to an external environment connected to a light switch with 20 minute overrun.  
Extraction rate to kitchen to be 60 litres/second.  
Extraction rate to bathroom to be 30 litres/second