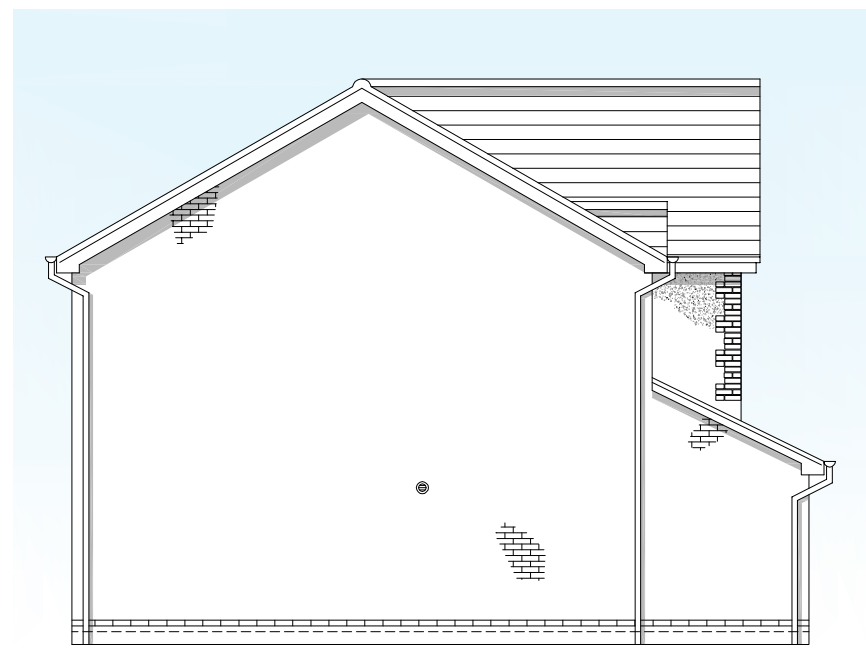
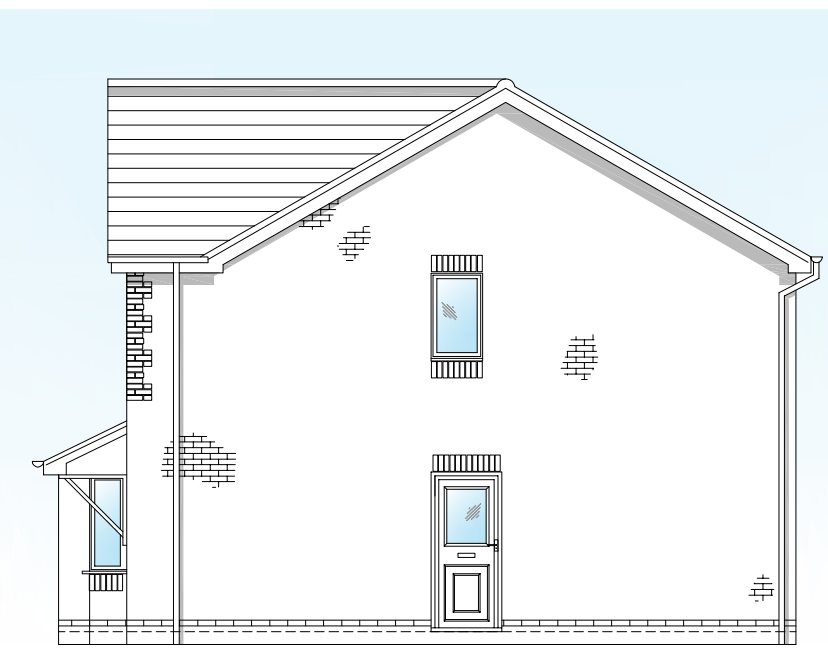




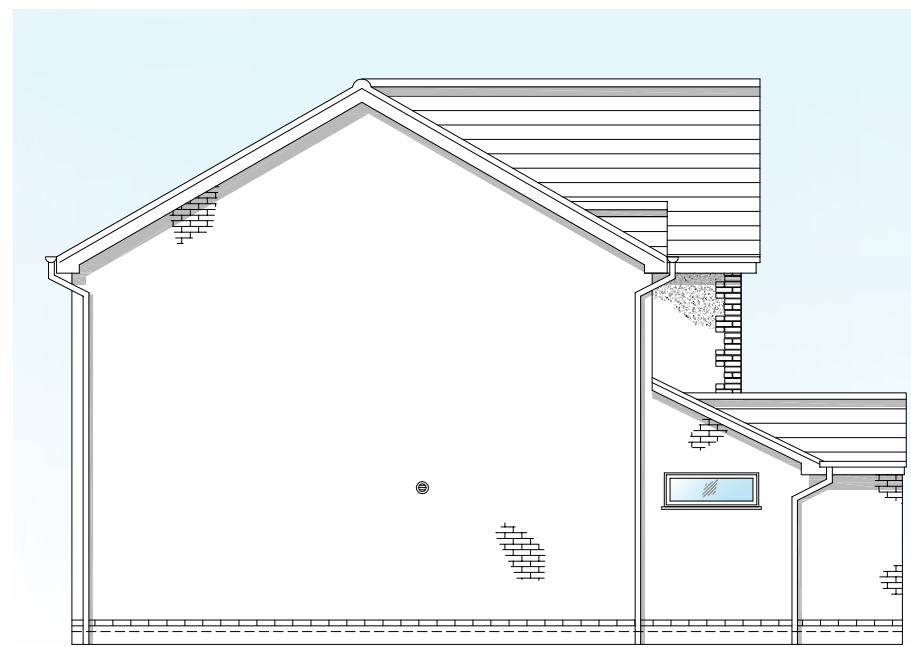
EXISTING SIDE ELEVATION
scale 1:100



EXISTING FRONT ELEVATION
scale 1:100



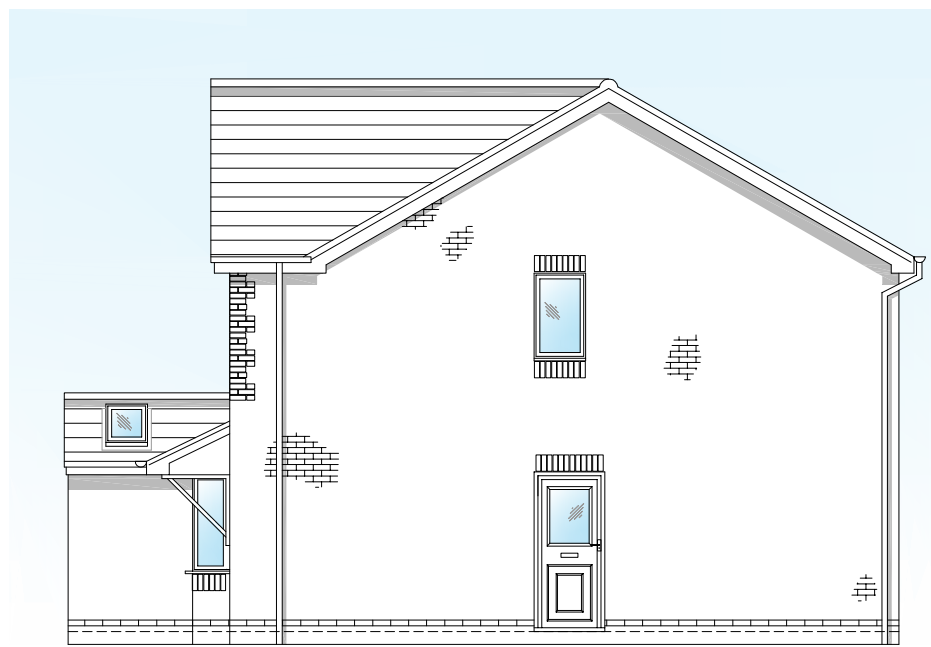
EXISTING OPP' SIDE ELEVATION
scale 1:100



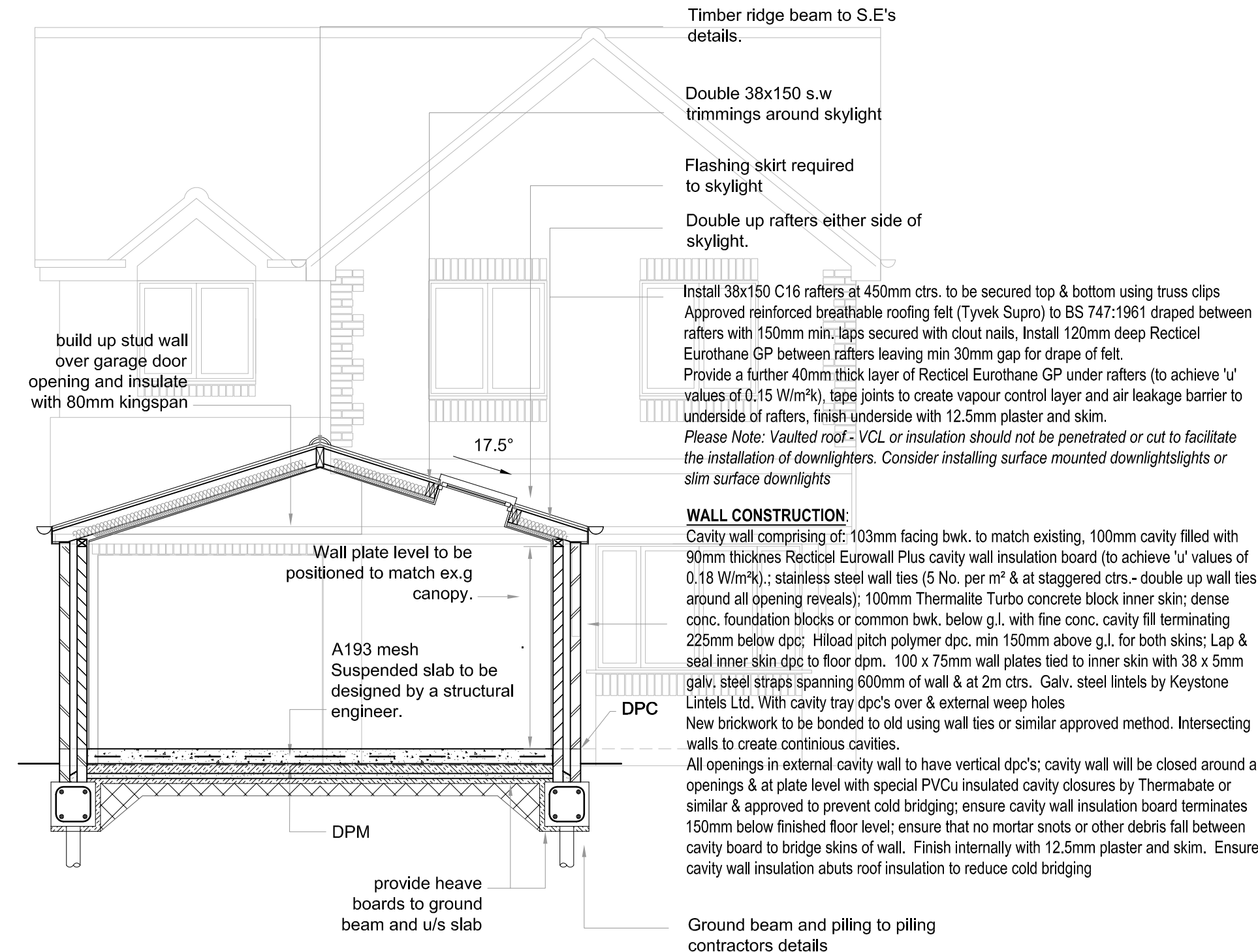
PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



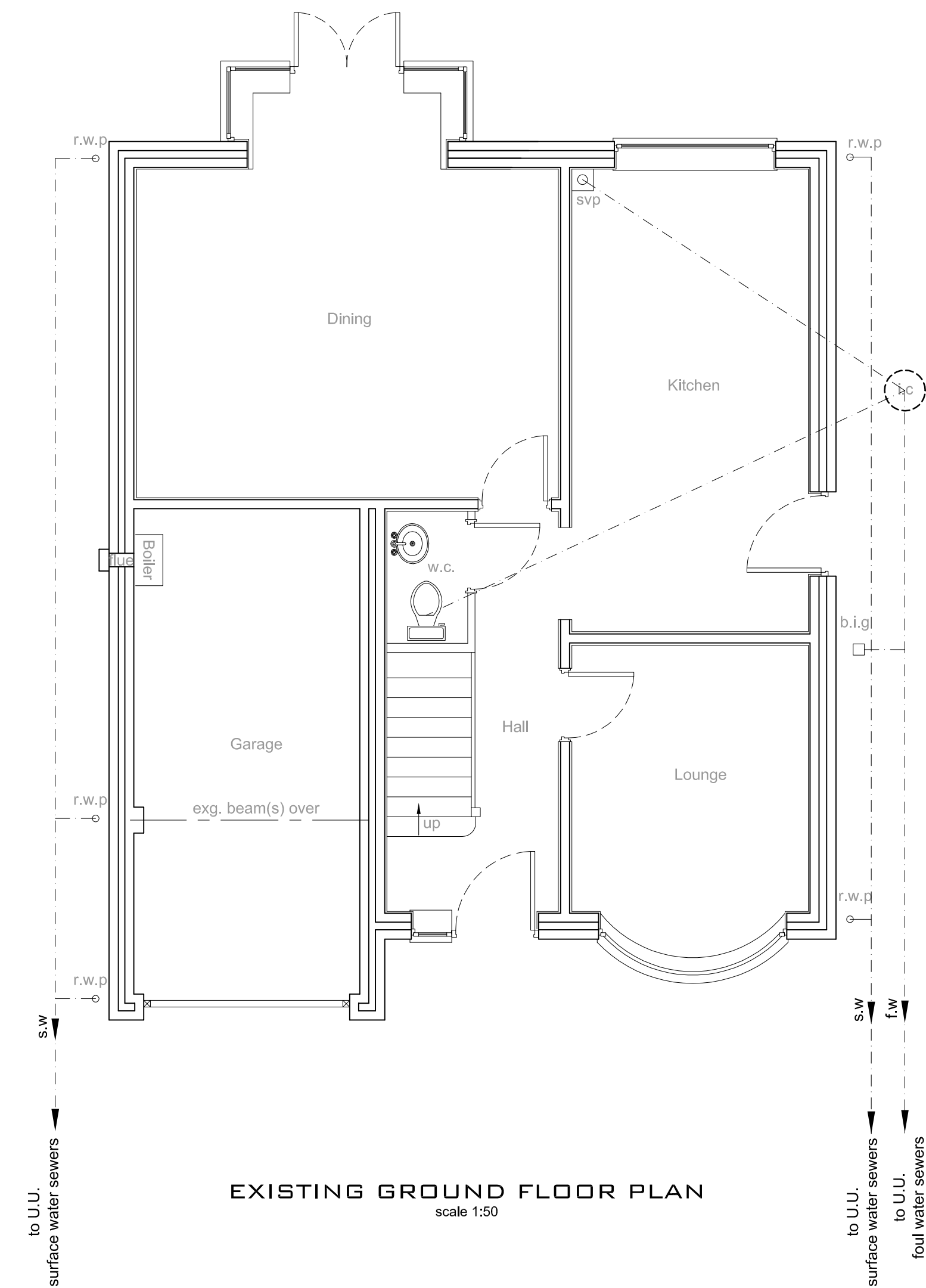
PROPOSED OPP' SIDE ELEVATION
scale 1:100



SECTION A-A
scale 1:50

GROUND FLOOR CONSTRUCTION
Laid level with existing using tiles or asphalt finish on 150mm thickness concrete on polythene separation layer on 100mm thickness Rectisol Eurothane GP insulation (to achieve 'u' values of 0.18 W/m²K) on, 1200 gauge Visqueen damp proof membrane on 50mm sandblinding, finished fully level & smooth; 150mm layers of clean & sulphate free consolidated hard-core to a maximum depth of 600mm.
All new hard-core must be clean & free of all wood, vegetation etc. Second-hand hard-core shall not be permitted.
NOTE 1:- Should new floor cover existing air bricks for sub-floor ventilation, then the existing air bricks are to be ducted to new air bricks on new external wall to maintain cross ventilation.

NOTE 2:- Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor TF70 zero ODP perimeter insulation upstand insulation strips for the depth of the screed at the abutment of the screed to wall junctions.



EXISTING GROUND FLOOR PLAN
scale 1:50

Extents of exg. garage floor to be raised to the same level as main dwelling floor using tiles or asphalt finishes on approx 70mm screed on 100mm Kingspan Insulation Boards on damp proof membrane

Provide 80mm insulated backed plasterboard to external wall

Plasterboard and skim all exposed blockwork

Remove door and window, remove brickwork below window and make good plasterwork.

Provide 40mm polystyrene insulation around all piers to prevent thermal bridging.

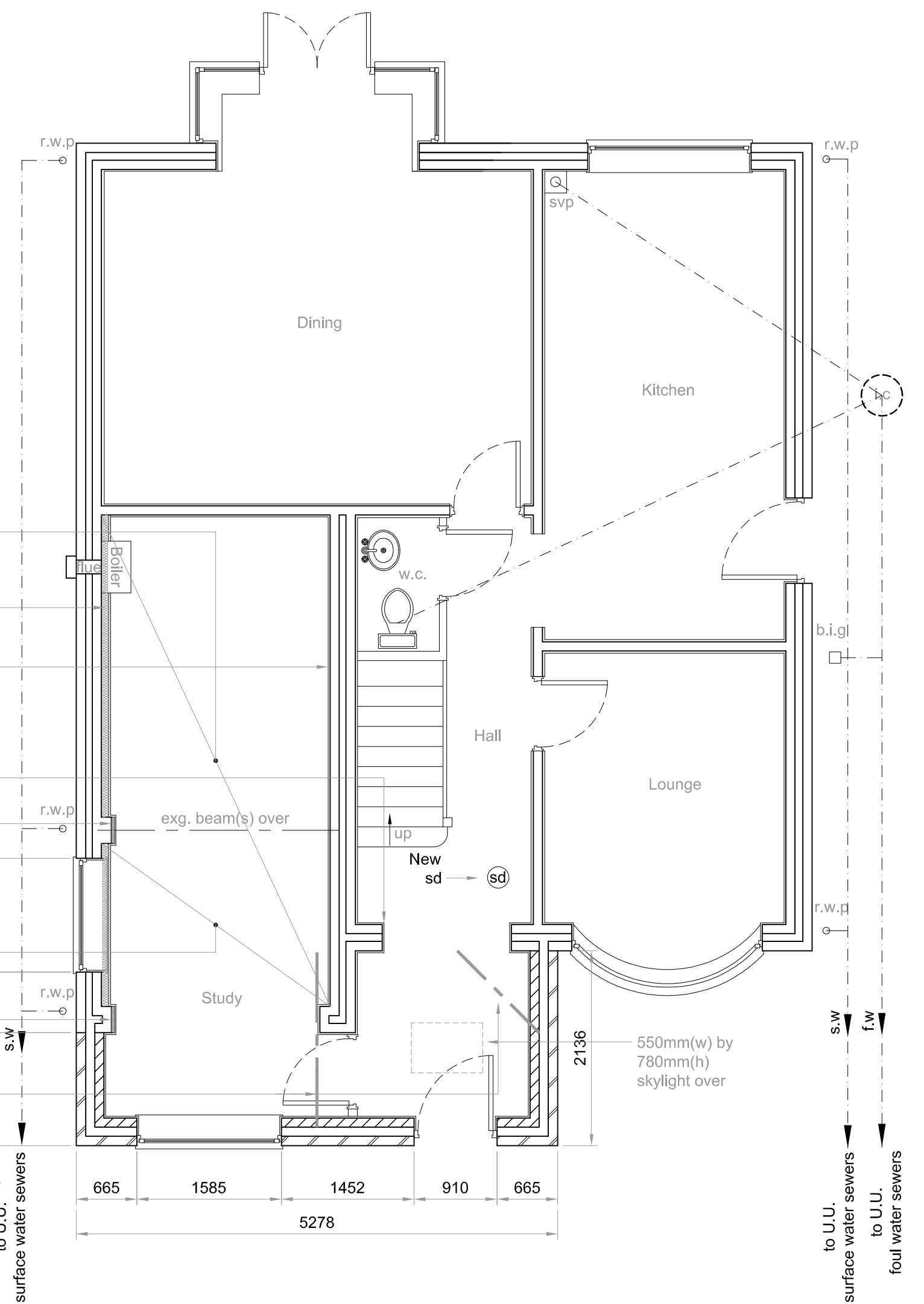
Approx location of new window, exact location to suit exg. brick spacings

Extents of exg. ceiling to be insulated using 300mm thickness Knauf - glass mineral wool insulation

Provide 40mm polystyrene insulation around all piers to prevent thermal bridging.

Timber ridge beam and timber valley beam to S.E.'s details

All drainage shown is assumed and must be checked on site (care to be taken when excavating)



PROPOSED GROUND FLOOR PLAN
scale 1:50

KEY	
Surface water drains	s.w
Foul water drains	f.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	i.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 6ltrs/sec flow rate w.c; with 15 mins overrun. Leave 10mm gap below door. Only install an e/f if appliance in the same room is a sealed unit	e/f
Self contained mains operated interlinked smoke alarms fixed to each floor level in main circulation areas.	(sd)
Structural Engineer	S.E
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim	
Blockwork built on suitable foundations	
Facing brickwork	
rodding eye	(r.e)

1. Do not scale the drawings.
2. Figured dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.
3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).
4. Report any discrepancies to Pro-TECH immediately.
5. All drawings are to be read in conjunction with other related information &/or relevant Consultants drawings where applicable.
6. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.
7. **Electrics:** Lights and sockets to clients specifications and I.E.T.Reg's. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.
8. **Timber:** All timber to be stress graded and stamped, kiln dried (KD).
9. **Windows/Ventilation:** New windows to achieve minimum 'u' values of 1.4 W/m²K with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Lintels over windows/doors to be Keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone lintels filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any loft hatch. All glazing in critical locations on internal and external walls must conform to BS EN 12150, protection against impact, Le glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.
10. **Roof:** Tiles to be Mendip Interlocking concrete roof tile or a similar approved tile suitable for a 17.5" pitch and to match those of the main existing roof as close as possible with 100mm headlap on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails, on timber rafters fitted to 100mm x 75mm timber wall plates at using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm ctrs. All ridge and hip tiles are to be mechanically fixed to the roof. Fascia boards to match with existing. Ceilings to be 12.5mm plasterboard with plaster finish All flashings to have a minimum 150mm upstand using code 4 lead flashing. Provide lead flashing where new roof abuts walls (stepped if required). Provide cavity trays where roof abuts wall. Valley gutters to be formed using lay boards and code 5 lead flashing with 225mm min laps under tiles and over fillets. Valley lead laps lengths not to exceed 1.2m
11. **Drainage:** 115mm PVC guttering to 64mm dia. PVC downspouts as shown to B.I.G.'s to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be incased in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete lintels leaving a 50mm clear gap below filled with approved compressible sealant, masked over at both sides of wall with rigid none degradable sheet material.

Heating:
New rooms to be heated using rads fitted with thermostatic radiator valves. Fed from exg. boiler
Any alterations to heating /hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

DWG No.
L36 OYF/1/01

TITLE
PLANS, ELEVATIONS & SECTIONS

PROJECT
Proposed Development to
1 Bridgewater Way
Huyton
L36 OYF

CLIENT
Mr.M. Low

DATE 08/05/2023

SCALE AT A1 AS SHOWN

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