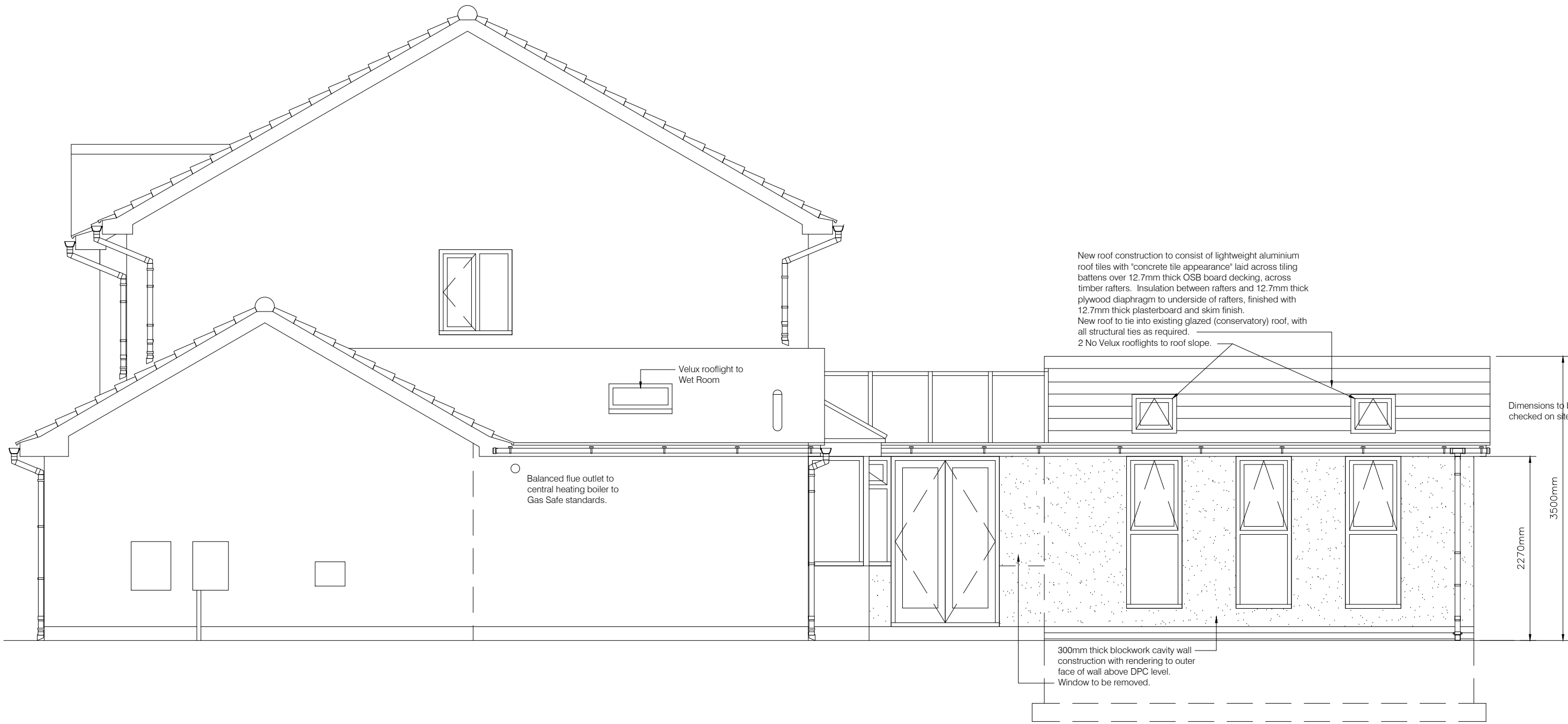
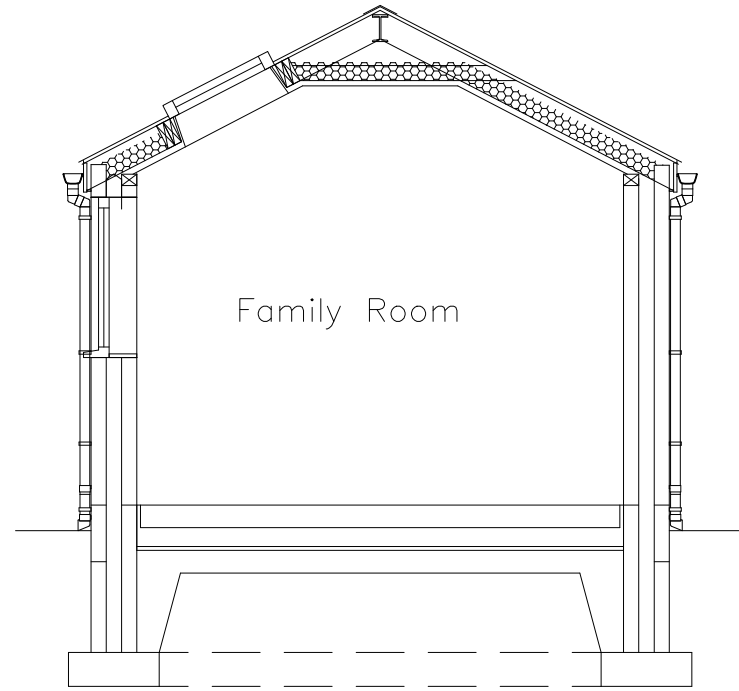




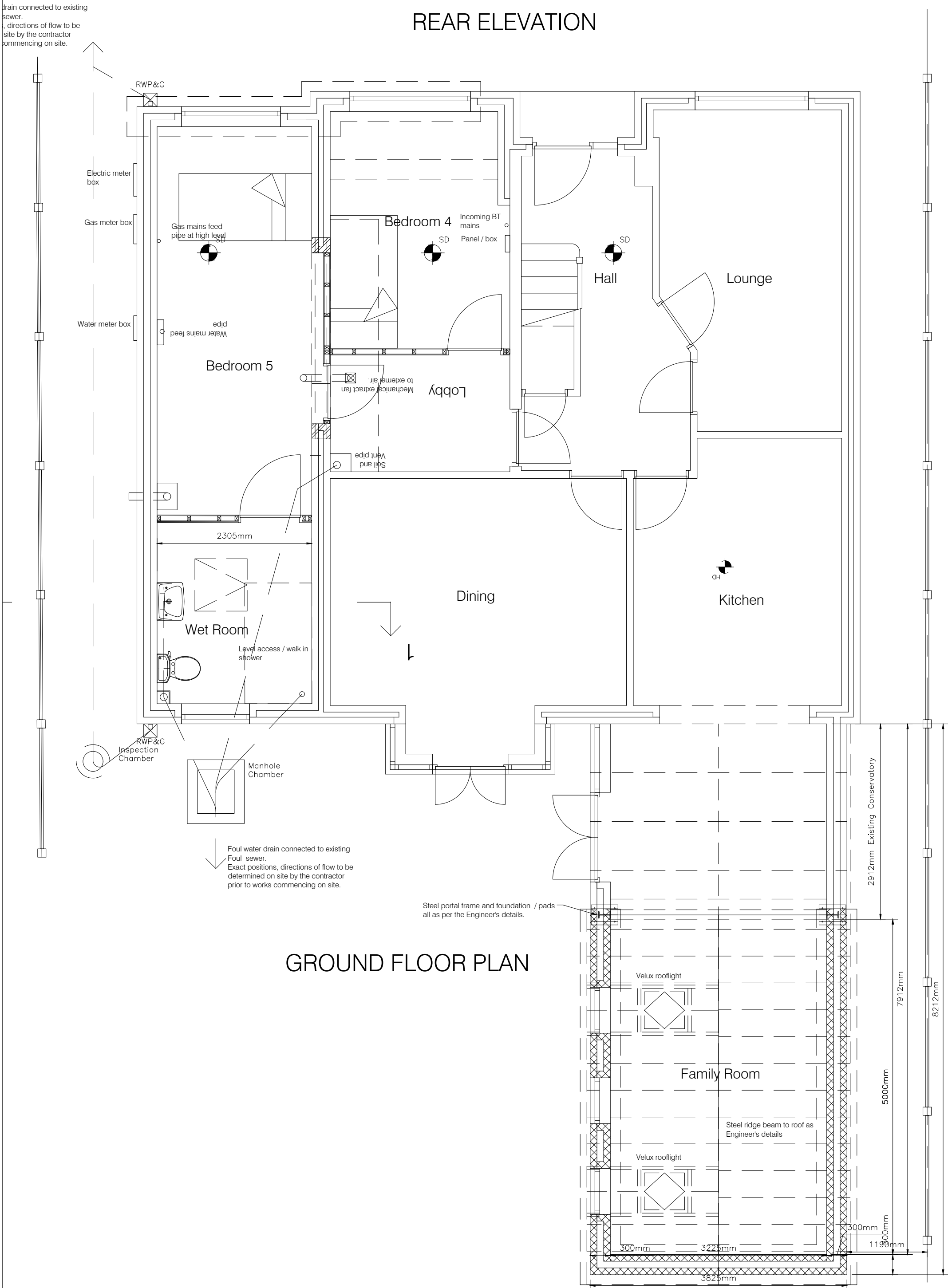
REAR ELEVATION



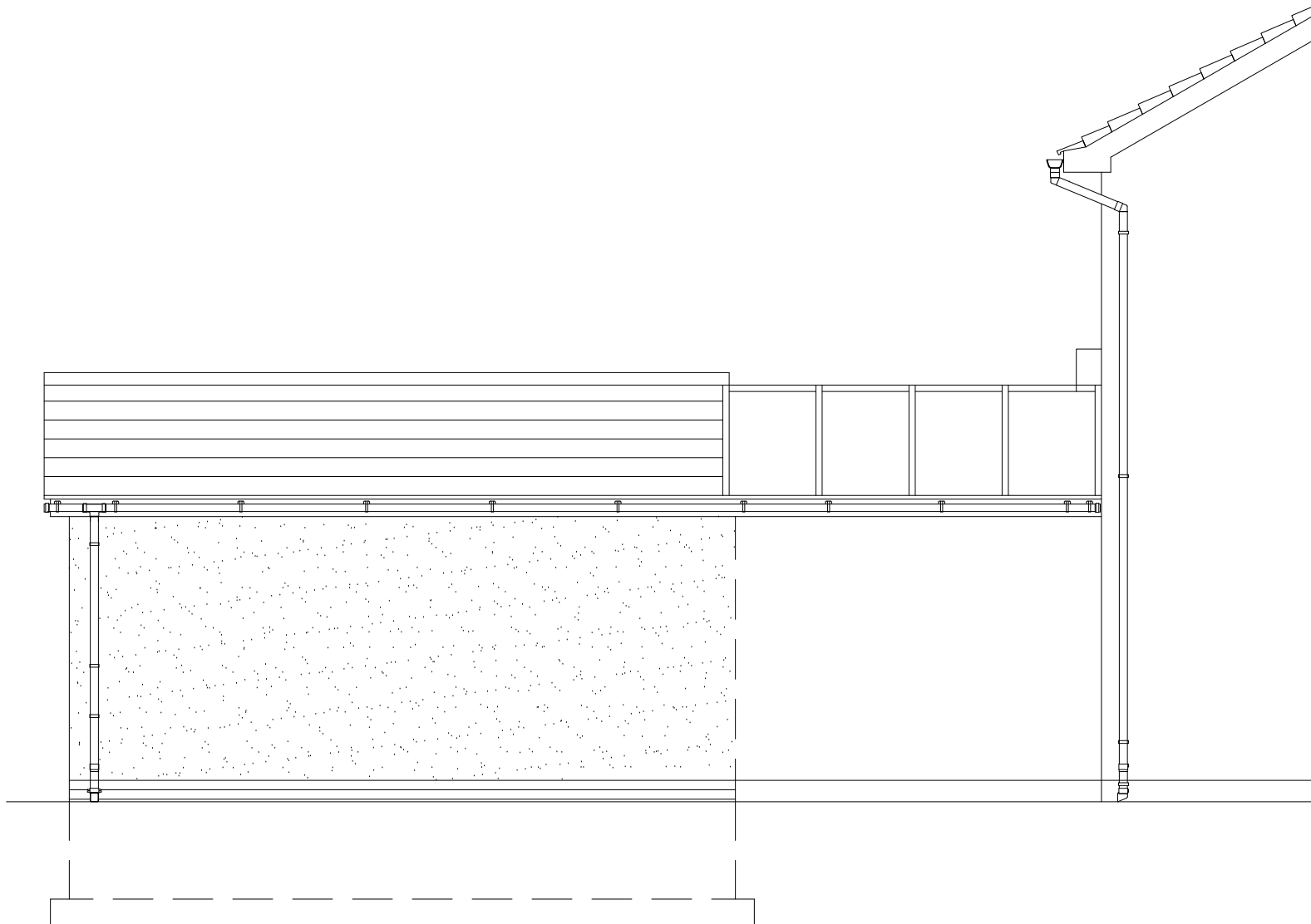
SIDE ELEVATION



SECTION 1 - 1



GROUND FLOOR PLAN



SIDE ELEVATION (VIEW FROM 7 TILSTOCK CLOSE)

LINTOLS (EXTERNAL WALLS)  
Cathnic lintols to external 300mm cavity walls to be type CG90/100 with minimum 150mm end bearing, or similar approved.  
Cathnic lintols to external 275mm cavity walls to be type CG70/100 with minimum 150mm end bearing, or similar approved.

RAINWATER GUTTERS AND DOWNPIPES  
110mm diameter half round uPVC rainwater gutters, to discharge into 68mm diameter uPVC rainwater pipes. Rainwater pipes to discharge into trapped waste gulleys.

DRAINAGE BELOW GROUND LEVEL  
The size, depth and direction of flow of drains are shown on the drawings. For identification purposes only, and the exact size, position, depth and Direction of flow are to be fully determined on site prior to commencement of works, or laying any drains by the Contractor. All drains under building, and drains within 1 metre of building to be surrounded with at least 100mm of granular or other flexible filling. Drains not exposed (other than in foundation trenches) are assumed to be already bedded in granular material, and unless there is a problem with the drain, it should be left undisturbed. Drains passing through the structure to have a steel reinforced concrete Lintel over, supporting the structure so as not to interfere with the drainage.

All new drains to be 100mm diameter Supasleeve, laid to give a self cleaning velocity.

Manholes greater than 900mm deep to comprise 150mm thick concrete base; 65mm thick steel reinforced, precast concrete manhole rings, backed with Minimum 150mm thick Grade 25 plain concrete. 150mm thick concrete cover surround, with airtight metal cover and frame set into slab.

Manholes less than 900mm deep to be Hepworths pvc pre-formed chamber, with metal cover and surround, bedded, and surrounded in 150mm thick concrete. Cover and frame set in 150mm thick concrete.

All new rainwater and waste gulleys to be trapped.

Gulleys bedded and surrounded in concrete, and fitted with a suitable grating.

PVCU WINDOW FRAMES  
PVCU frames - fully draught stripped, with inner structural frame, and Thermal breaks, to comply with BS. Windows to be double glazed.

Window frames to inner rooms shall be an escape window (where applicable). Emergency egress windows to be provided where required to meet Building Regulation 2.10 in ABD Volume 1. i.e. Minimum area of 0.33sq.m; Minimum height of 450mm, minimum width of 450mm, and the bottom of the operable area to be a maximum of 1100mm above the floor.

GLAZING  
Any glazing below 900mm from floor level, 1500mm for doors, and any Glazing Within 300mm to be toughened or laminated safety glazing to BS 6206.

Glazing to be "Low Emissivity" double glazed units with minimum 20mm air gap, or 16mm with Argon fill between panes.

Obscure glazing to be fitted to Bathrooms, toilets, and where applicable to windows facing boundary lines.

Where the area of glazing exceeds 25% of the external wall area an Energy rating calculation may be required, or weighted U value calculation.

VENTILATION REQUIREMENTS (Minimum)  
Habitable Rooms  
Window opening area approximately 1/20th of floor area.  
5000 sq.mm background ventilation.

ENERGY SAVING LIGHTING  
Provide energy saving lighting to all new rooms where applicable. Luminous efficiency of lamps greater than 40 lumens per circuit watt.

EXTERNAL DOORS  
External doors (as existing).

ELECTRICAL INSTALLATION  
All electrical works 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 authorised self-certification scheme (eg. BRE Certification, ELECSA, NICEIC, or NAPIT Certification).

Prior to completion an appropriate BS 7671 electrical certificate must be provided by the competent person.

Quantities and positions of new fittings agreed with Client.

Test equipment and installations on completion of the works, upgrade Earthing if required.

GAS INSTALLATION  
All works to gas installations to comply with Gas Safe Standards, and Codes of Practice. Provide Gas Safety Certificate.

HEATING INSTALLATION  
Extend the existing heating installation by installing new radiator(s). Alterations to the heating system should comply fully with the guidance in Approved document L1, 2016 and must be designed, installed, commissioned and tested in accordance with the Domestic Building Services Compliance Guide 2018. New radiators to have thermostatic radiator valves (TRVs).

Details of heat producing appliances to be provided (new dwelling).

DECORATIONS  
Ceilings & Walls - 1 mist coat and 2 coats of emulsion paint.  
Joinery Items - 1 primer coat, 1 undercoat and 2 gloss finishing coats of paint.

SMOKE DETECTORS  
Smoke detectors to be provided in the Hall, and on Landing area, supplied From an independent ring main, and to be inter-connected.

HEIGHT OF HABITABLE ROOMS  
The minimum height of habitable rooms is to be 2.3 metres.

STRUCTURAL STEELWORK / BEAMS  
Structural steelwork to be in accordance with the Engineer's designs. Steel beams to be seated on Grade 25 concrete padstones.

Steel beams encased to give a minimum of half hour fire resistance.

MOISTURE CONTENT OF STRUCTURAL TIMBERS  
All structural timbers to be stamped KD or DRY to ensure that Moisture content does not exceed 20%.

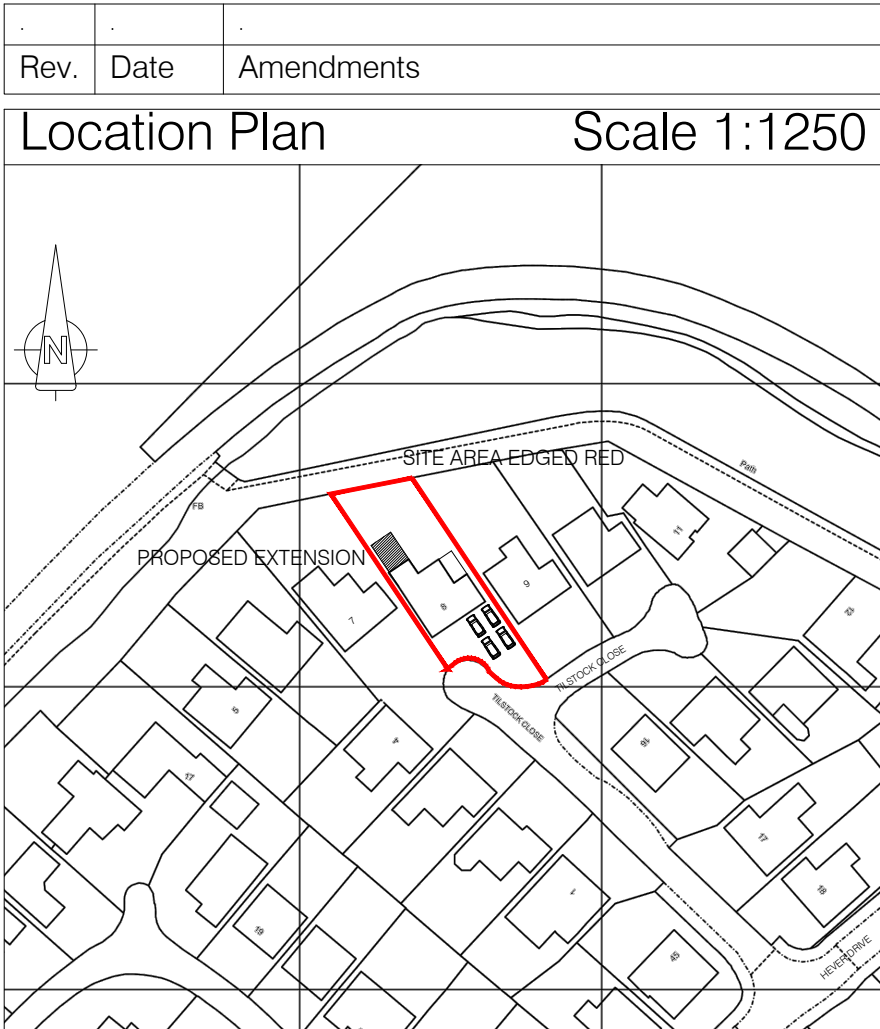
ON SATISFACTORY COMPLETION OF THE WORK REMOVE ALL DEBRIS ARISING FROM THE WORKS.

Dimensions shown are to structural elements and not to finished surfaces.

Scale in Metres

1 0 1 2 3

Existing Floor Area = 159.06 sq.m  
Total Floor Area = 17.09 sq.m  
Total Floor Area = 176.15 sq.m



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Work to figured dimensions only.  
All dimensions relating to the setting out of the works are to be checked on site by the Contractor prior to commencement of the works on site.  
Any discrepancies on figured dimensions on these drawings, other information relating to the construction of the works must be referred to the Agent immediately.

**JM Building Design and Planning**  
John McGee (MCIOB), Building Surveyor  
Mobile: 07905 749941, Tele: 0151 525 1242.  
Email: johnmcgee3@outlook.com

Address: 8 Tilstock Close,  
Halewood,  
Liverpool, L26 2NA

Drawing Title: Proposed Plan and Elevations

Dwg No: 06  
Scale: 1:50 @ A0

Revision:  
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