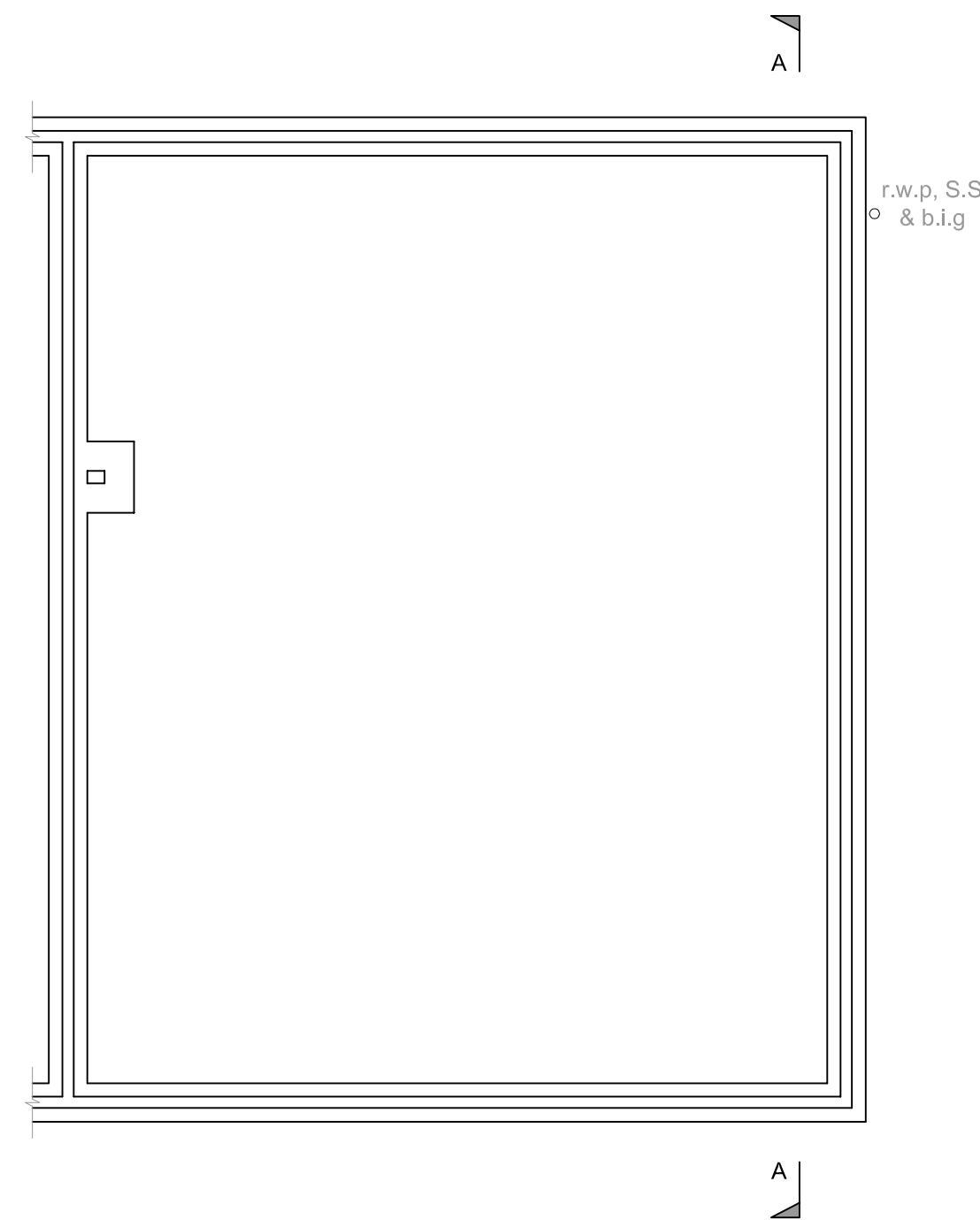
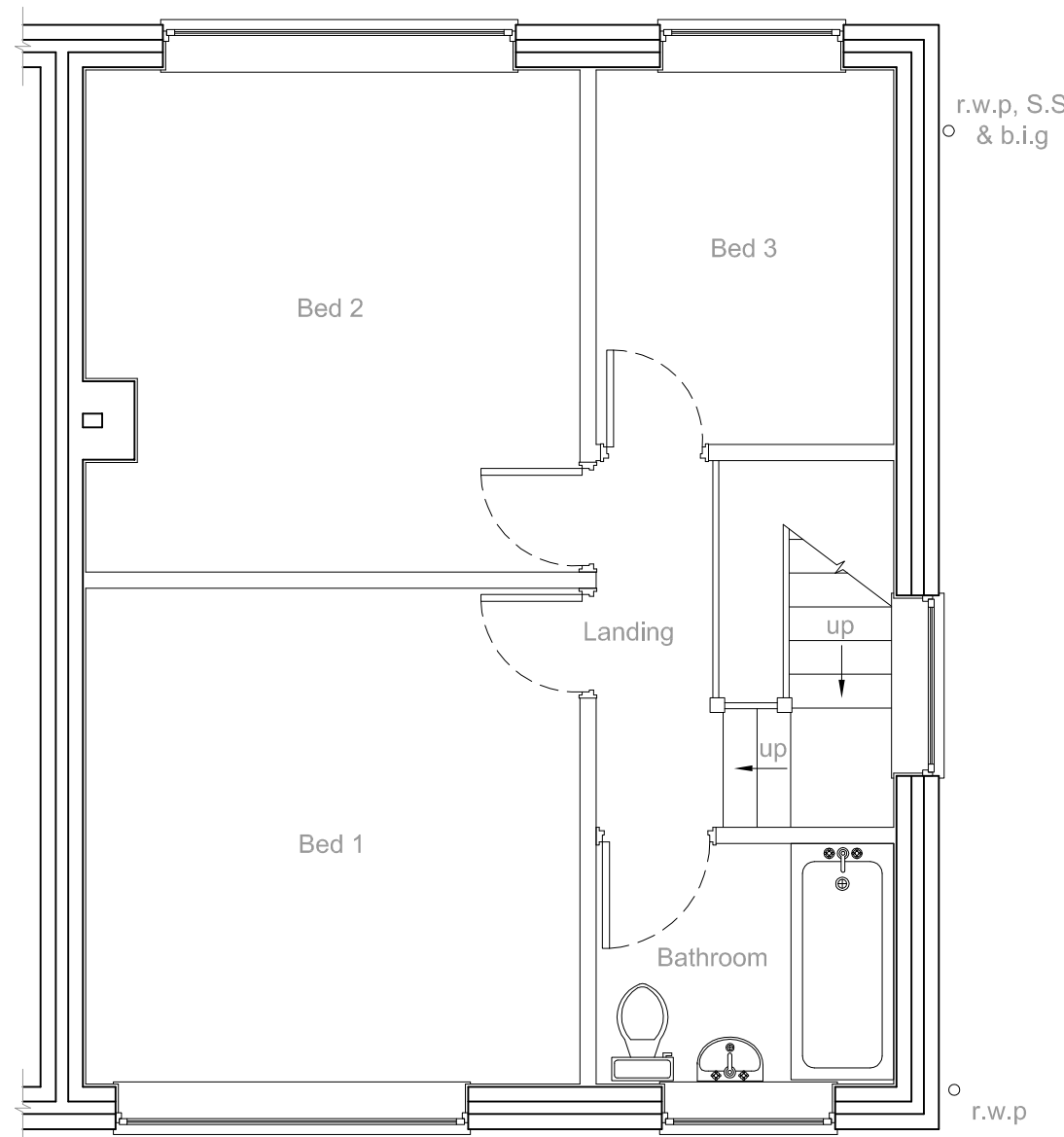
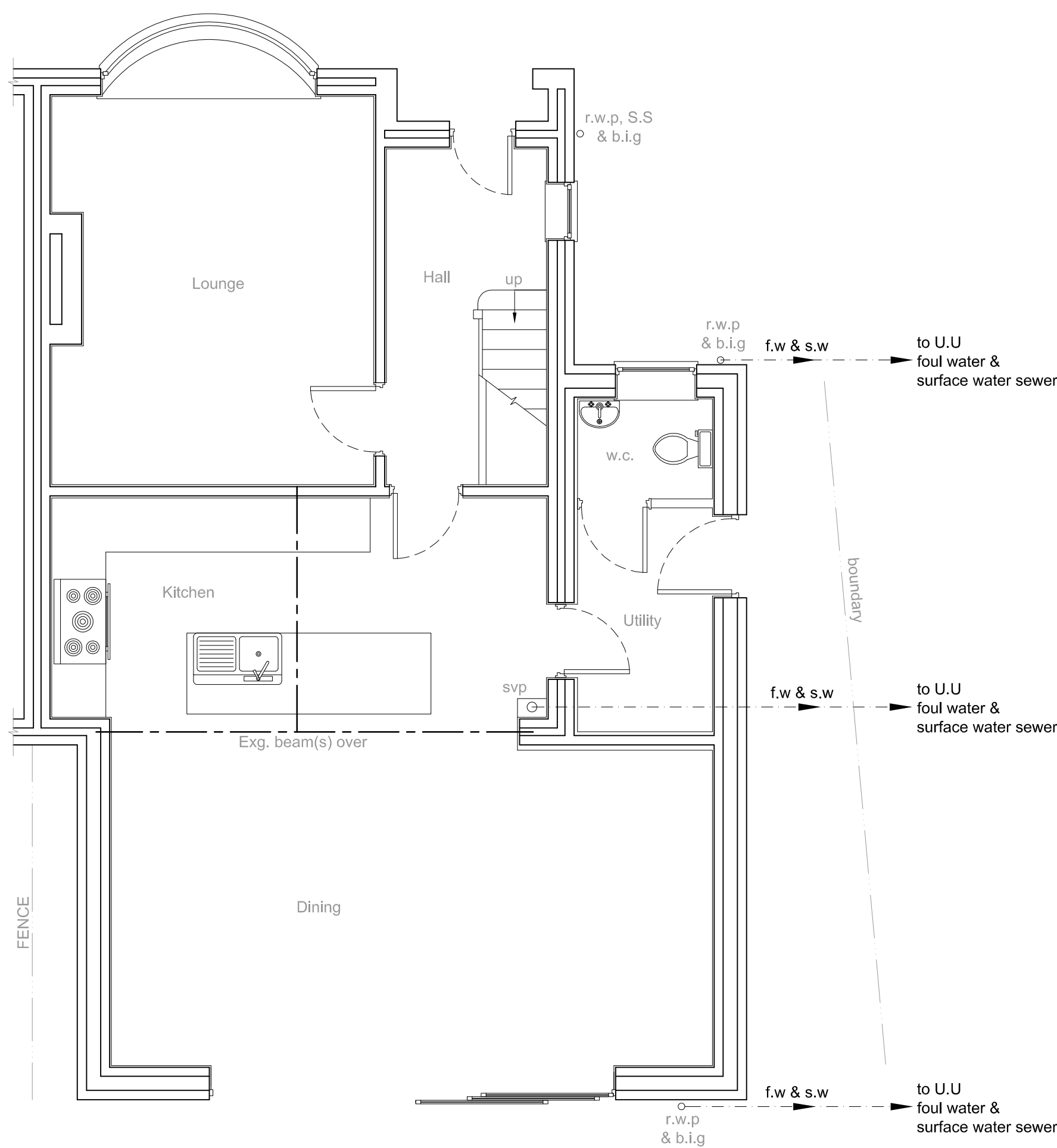
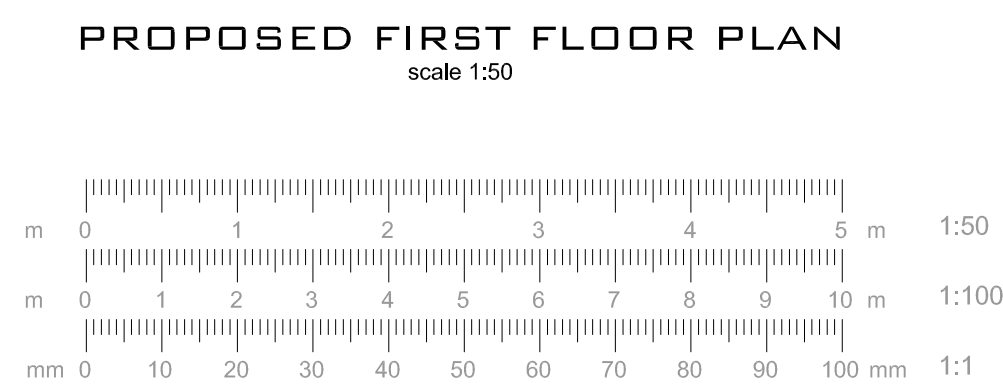
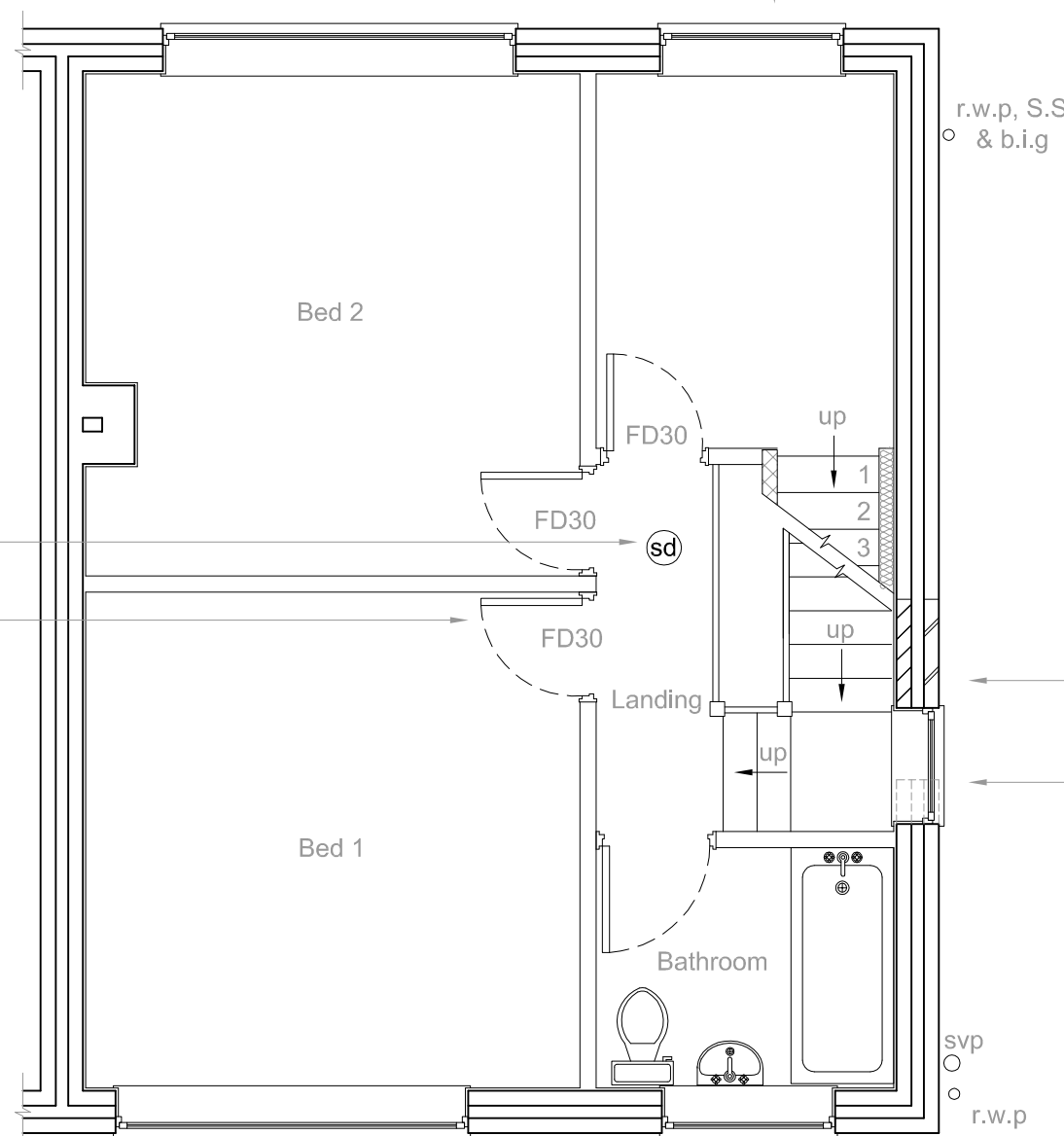
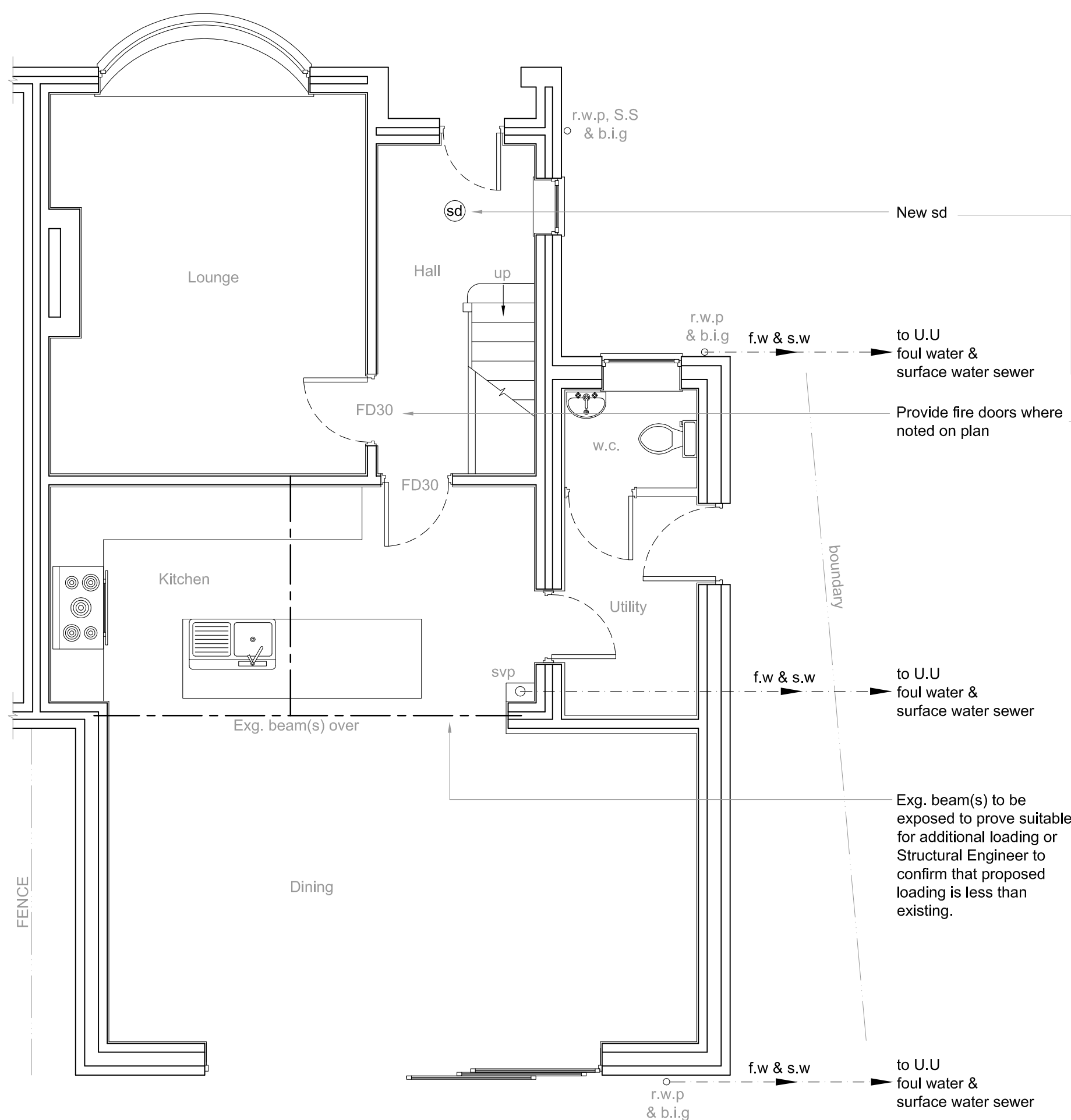




KEY	
Foul water & Surface water drains	f.w & s.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	i.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 6ltrs/sec 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
30 mins fire door complete with intumescent strips to frame	FD30
Structural Engineer	S.E
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim	
Joist span direction	



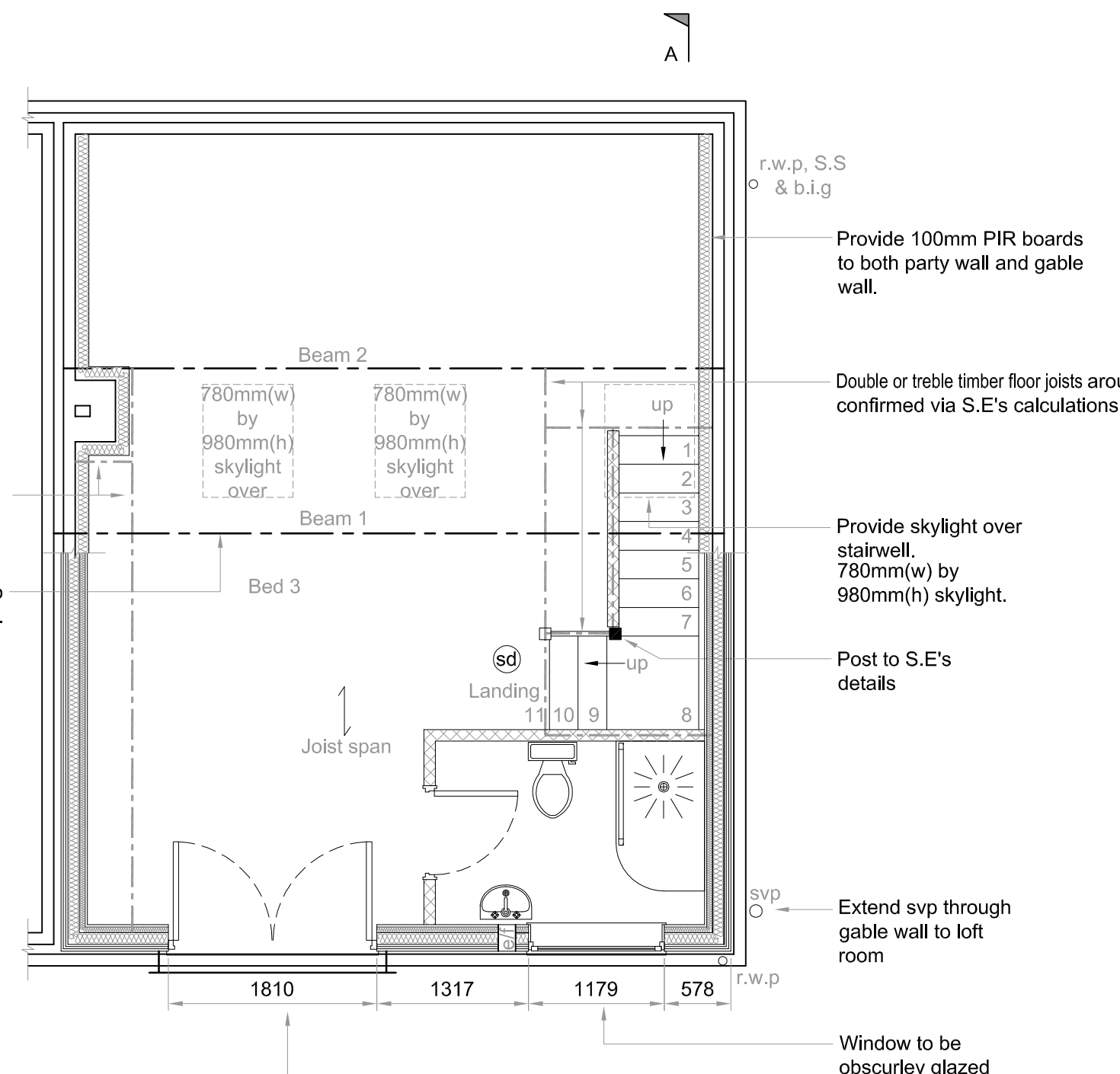
Ensure window is escape window compliant, install new window if necessary

Joists to be doubled up either side of chimney breast. Ensure that no combustible material is within 40mm of breast & stack. Alternatively remove chimney and provide gallow brackets to S.E's details.

New ridge beam over to S.E's details Beam 1.

Partly brick, block up window.
Create new window opening.

Juliet balcony to have no gaps greater than 100mm so that a sphere of Ø100mm can not pass through. The height of the balcony to be 1100mm from the F.F.L 1st floor. Balcony to be fixed using min 2No. m12 hillis at each corner or as specified by the manufacturer. glazing in balcony must conform to BS 12150, protection against impact.



DWG No. L26 OTN/33/02

TITLE FLOOR PLANS

PROJECT Proposed Development to 33 Oxford Drive Halewood L26 OTN

CLIENT Mr. A. Ledger

DATE 28/08/2026

SCALE AT A1 AS SHOWN

PRO-TECH ARCHITECTURE

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