

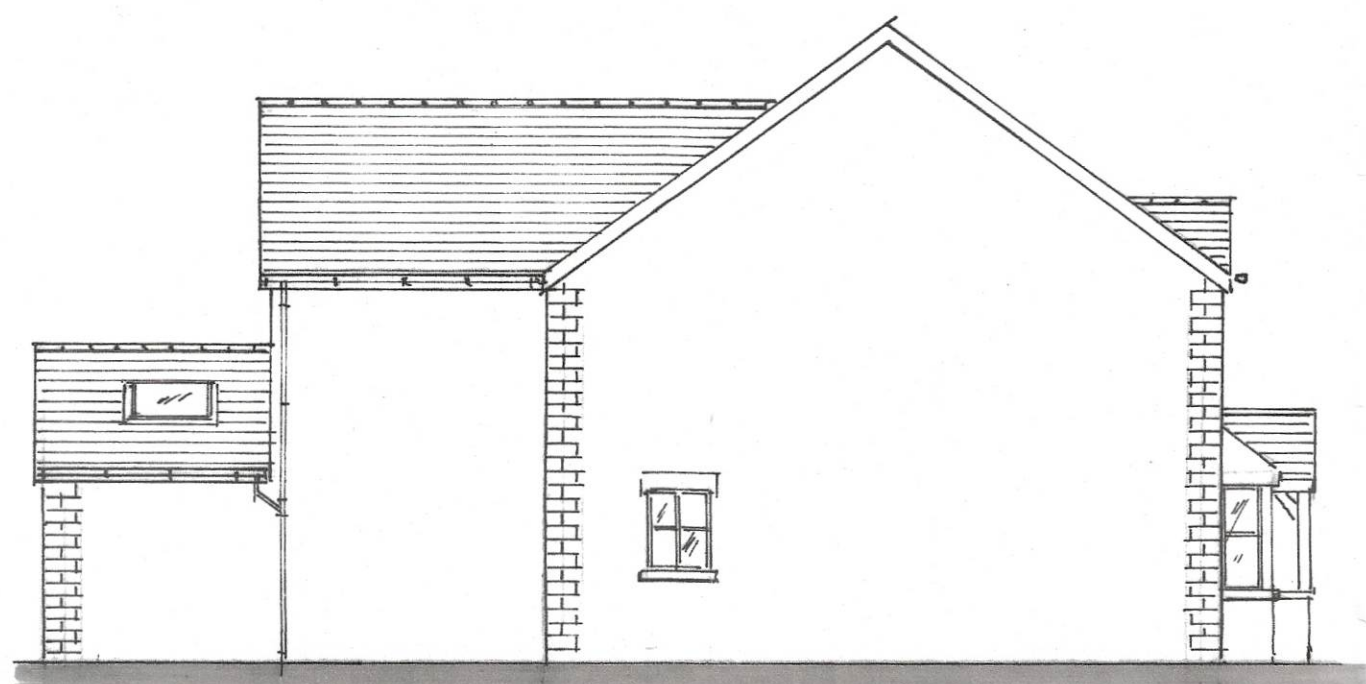
DRAWINGS

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HIPS/LEVE OR U.P.V.C. PIPES AT 240 MINIMUM SELF-CLEANING GRADIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND. DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. LINTOLS AND ROCKED PIPE USED EITHER SIDE OF WALL. UPRAMP DIAMETER 3/4" TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD GAGE TERMINAL AT LEAST 600MM ABOVE THE HIGHEST WINDOW/VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE Airtight VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE.

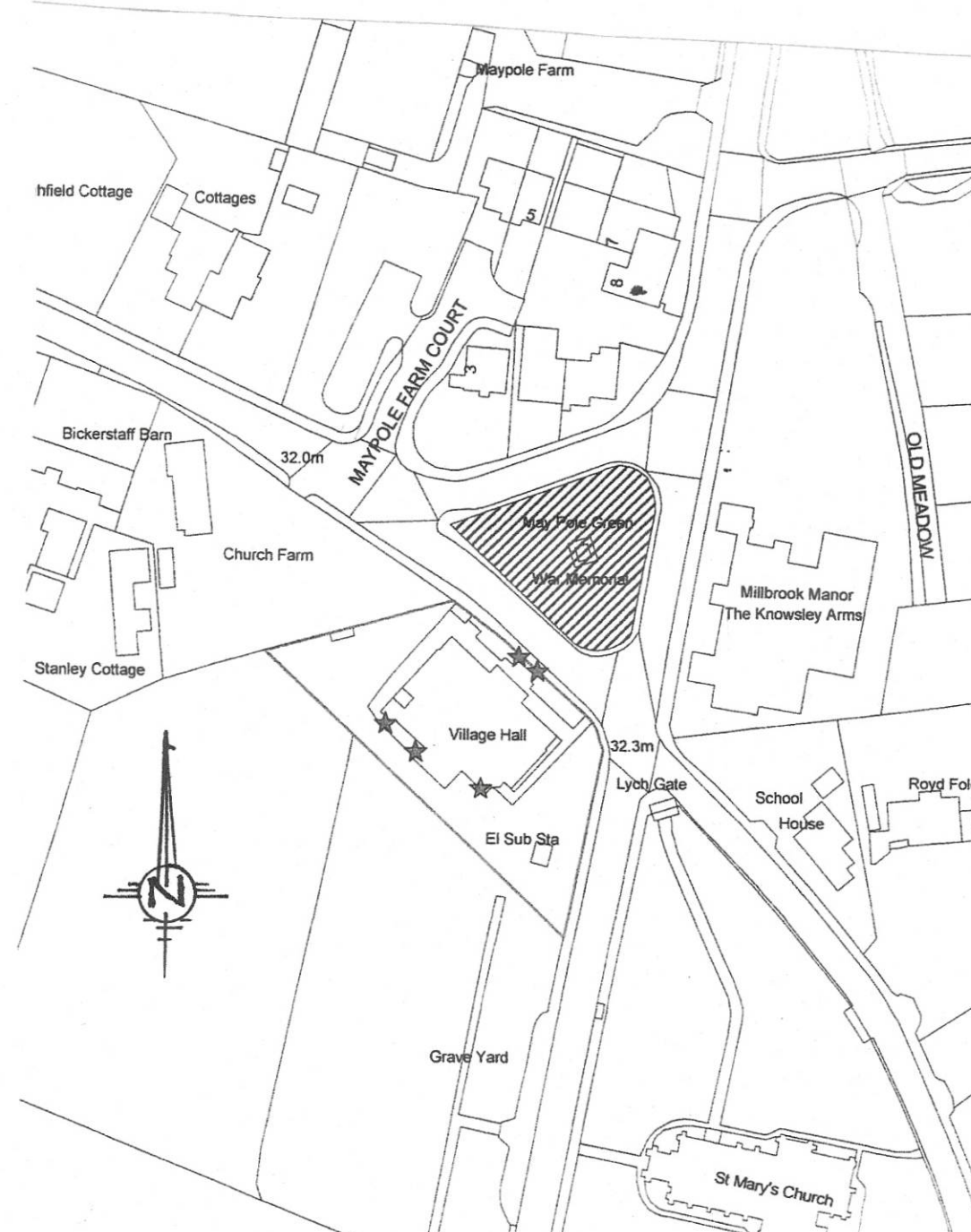
GENERAL NOTES

ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARRIED OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.C. ALL WORKS TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 100% EPSYM 'TRILING' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. UNITS TO BE INSULATED AND FINISHED WITH 12MM PLASTERBOARD AND SHARP'S 30 MINUTES FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY A REGISTERED CONTRACTOR WITH AN INSULATION CERTIFICATE TO BE ISSUED ON COMPLETION. ALL NEW RADIATORS FOR FITTING WITH THERMOSTATIC VALVES AND GAS SUPPLIES TO BE RETURNED IF NECESSARY WITH CONDUITS FOR THE RADIATORS AND INSTALLED BY A REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS. *

WEST SIDE ELEVATION 1:100



LOCATION PLAN 1:1250



WINDOWS

ALL NEW WINDOWS AND ROOF LIGHTS IN U.P.V.C. OR H.W. FRAMES TO HAVE 20MM SEALED DOUBLE GLAZED UNITS INCORPORATING LOW EMISSIVITY 'K' GLASS TO ACHIEVE A MAXIMUM 1.4W/M² K VALUE.

VENTILATION

ALL HABITABLE ROOMS TO HAVE AT LEAST 800MM² BACKGROUND VENTILATION PROVIDED THROUGH THICK VENTILATIONS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVERED CONTROLLABLE PLASTER VENTS. AT LEAST 4000MM² BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

MECHANICAL VENTILATION

ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE. KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES/SECOND OR A COOKER HOOD CAPABLE OF 30L/S. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 3 AIR CHANGES PER HOUR WITH A 35 MINUTE OVER RUN FACILITY.

ROOF TILED / SLATED IN AGREEMENT WITH C.P.A. TO SUIT MIN 30° PITCH

UPVC OR TREATED TIMBER BARGE BOARDS AND FACIAS

PLAIN CLAY ROOF TILES (35° PITCH)

CONTRASTING BRICK SOLIER COURSE OR P.C.C./SANDSTONE WISAD

SELECTED BRICKWORK IN AGREEMENT WITH THE LPA

NEW OPENING IN FRONT DWARF WALL

TREE TO BE REMOVED

EXISTING TREES TO BE RETAINED

2.1M HIGH PERIMETER FENCING

1M HIGH DWARF WALLING

DRIVEWAY HARDSTANDING FOR 2 NO 3.5M VEHICLES LAY TO FALL TO GULLY CENTRE.

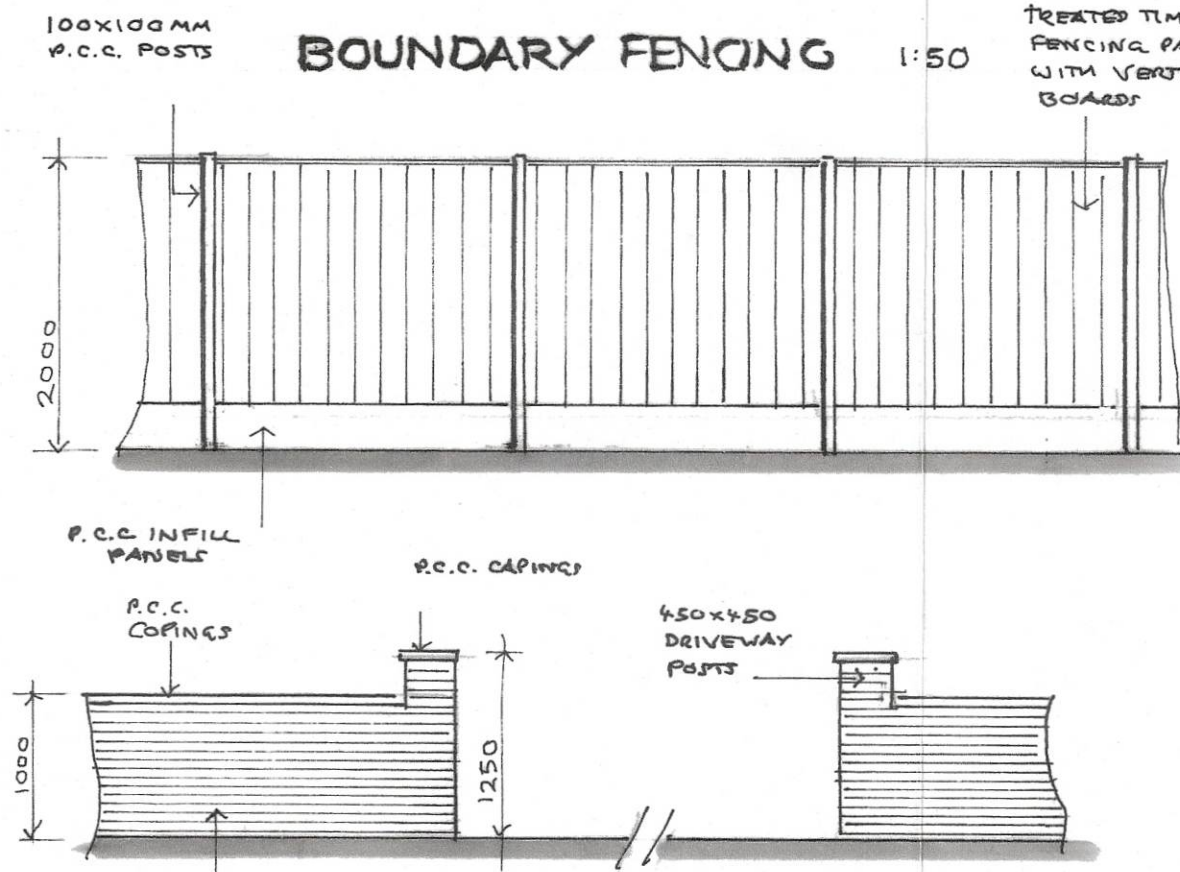
FRONT ELEVATION 1:100

EAST SIDE ELEVATION 1:100

REAR ELEVATION 1:100

SITE PLAN 1:200

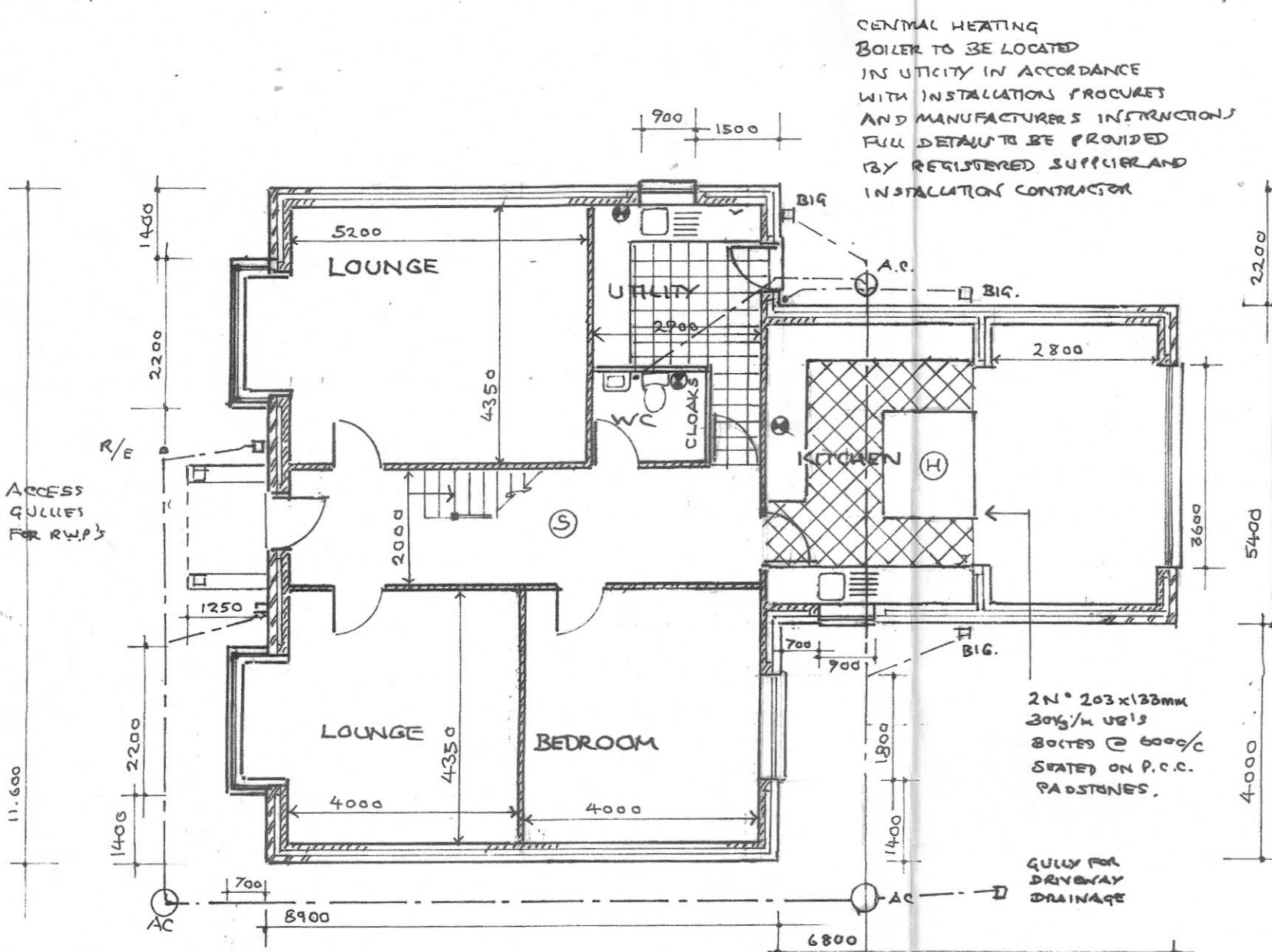
BOUNDARY FENCING 1:50



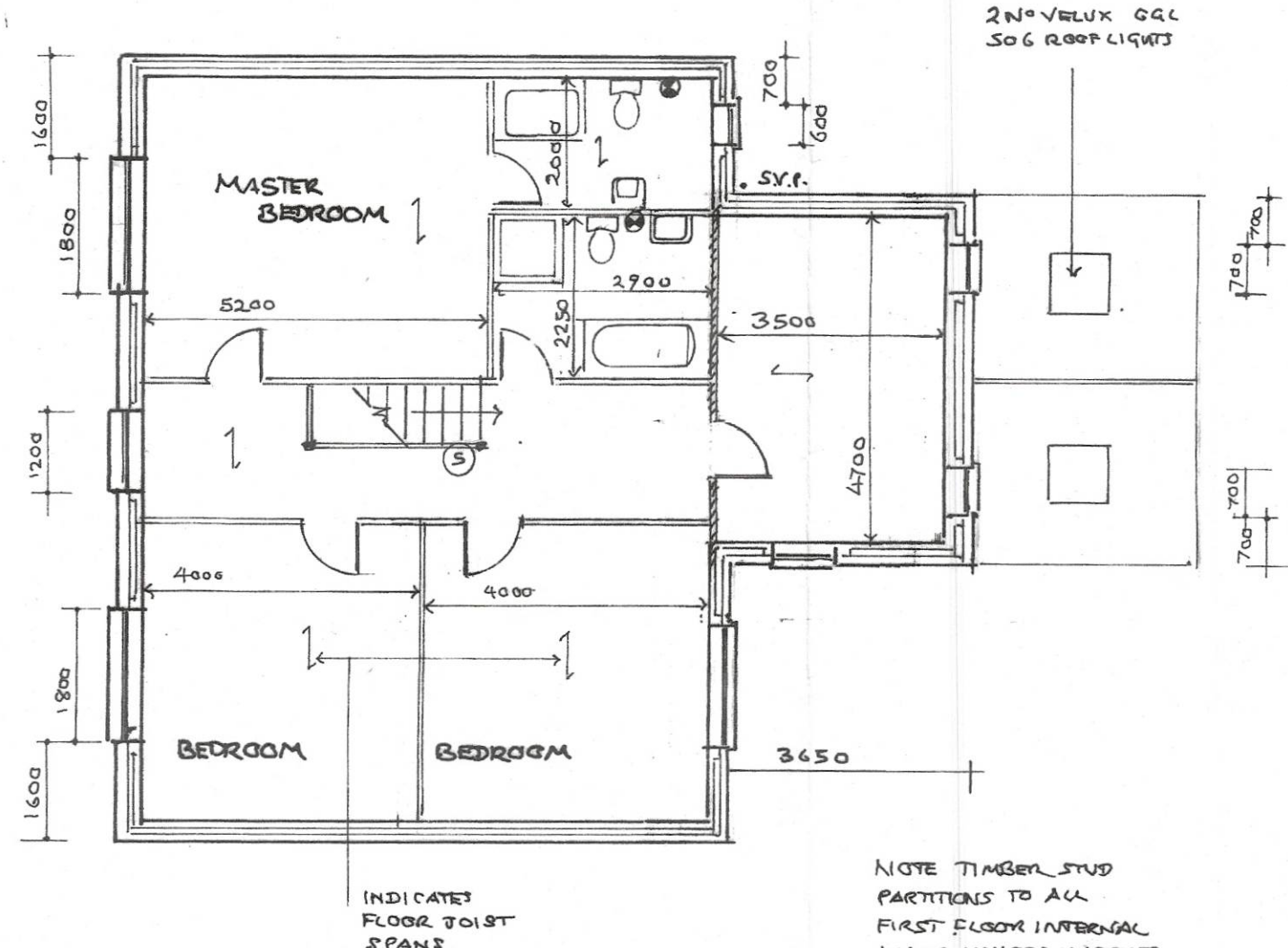
FRONT WALL 1:50



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



CLIENT	MR. B MAGUIRE	
SCHEME	NEW DETACHED DWELLING	
ADDRESS	FORMER VILLAGE HALL CAR PARK, MAYPOLE FARM COURT KNOWSLEY VILLAGE	

DRAWING TITLE	NUMBER	REVISION
PLANS AND ELEVATIONS	13K 01	
DATE	SCALES	1:50
JANUARY 2024		1:100

