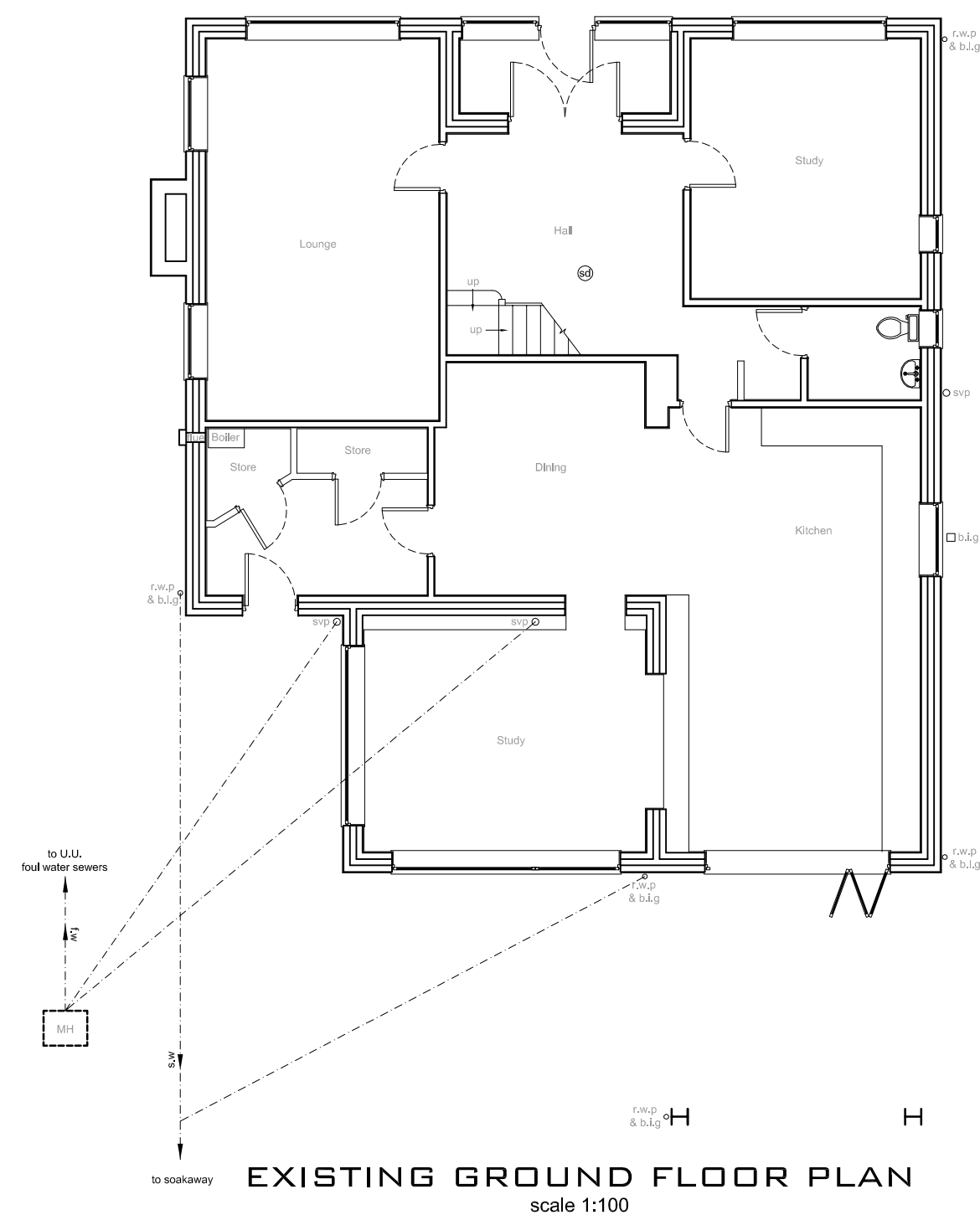
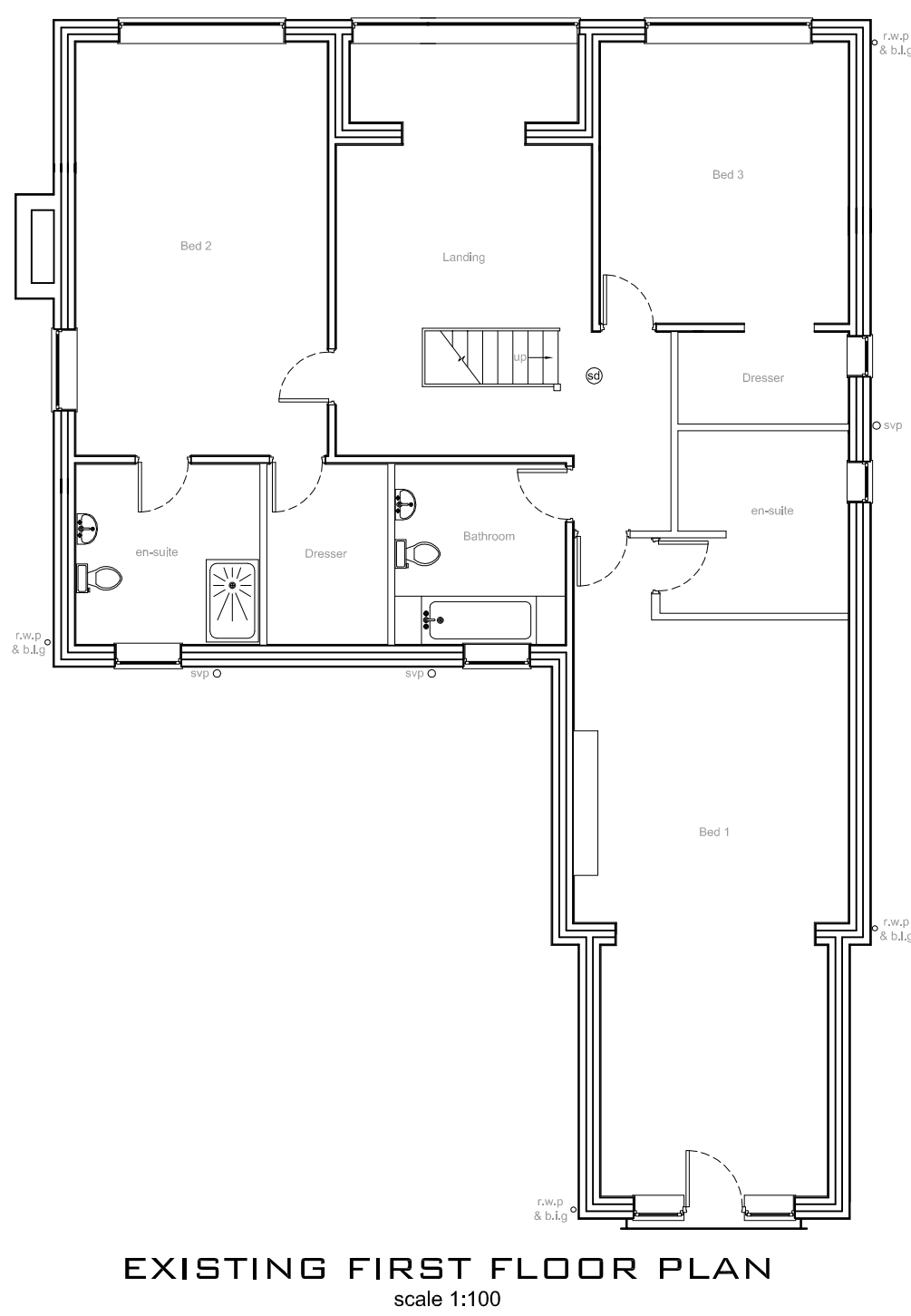
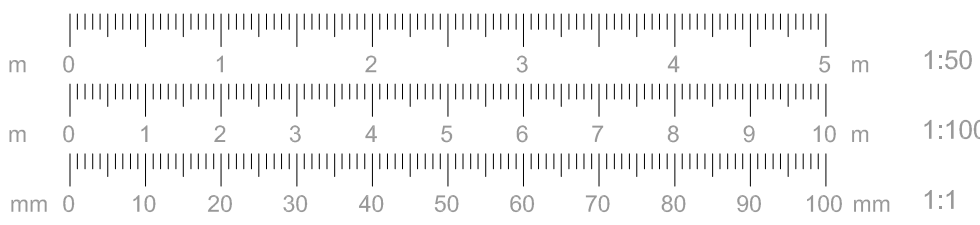
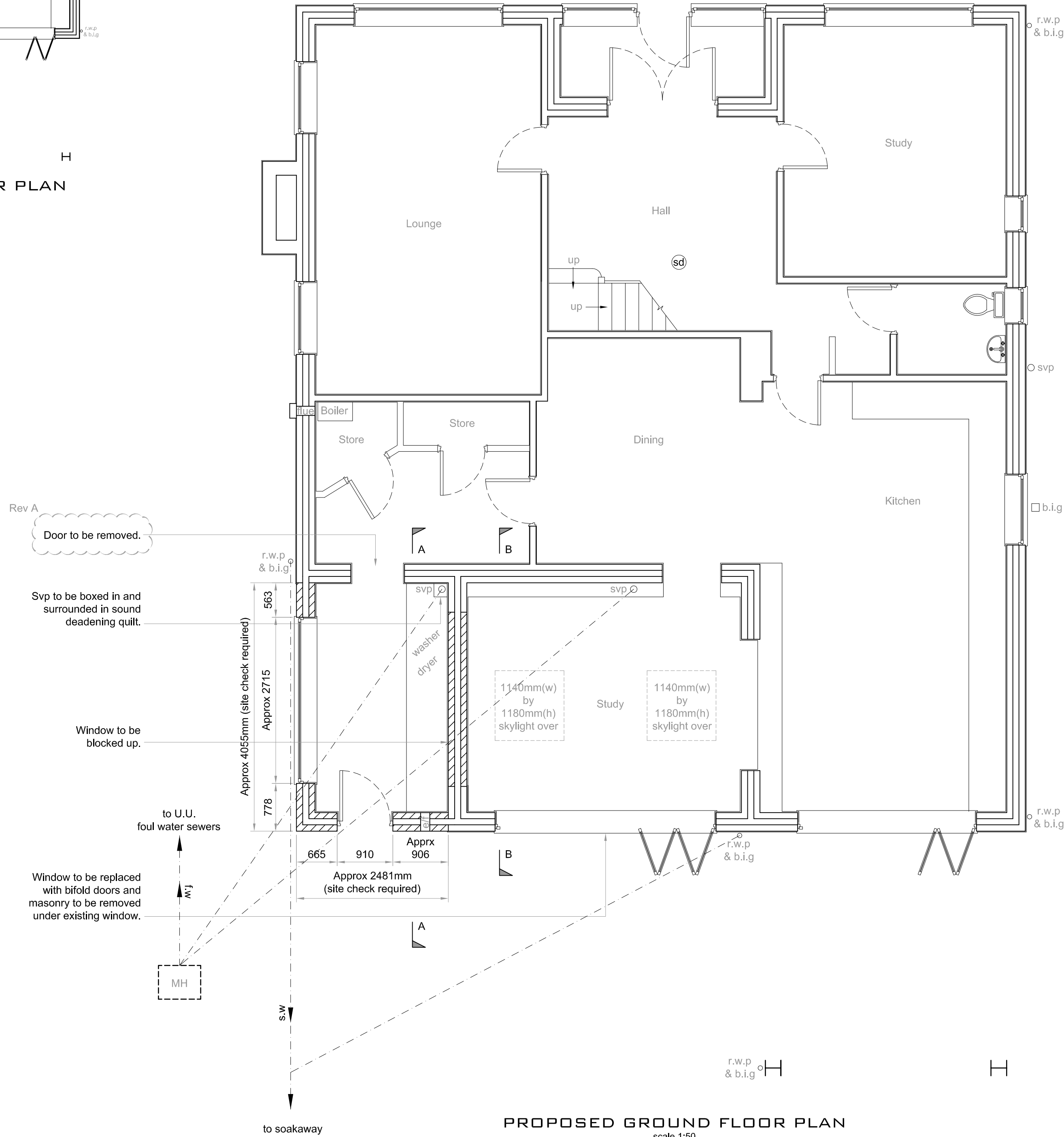




KEY	
Surface water drains	s.w
Foul water drains	f.w
Rain water pipe	r.w.p
Back inlet gully	b.i.g
Soil vent pipe	s.v.p
Soil stack	s.s
Manhole	MH
Inspection chamber	i.c
Mechanical extractor fans to be ducted to outside air, capable of 15 ltrs/sec flow rate bathrooms; 30 ltrs/sec flow rate utility rooms; 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	
Joist span direction	
Blockwork built on suitable foundations	
Facing brickwork	
rodding eye	r.e



1. Do 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.Regs. 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, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.
10. **Roof:** Tiles/headlap to match existing ensuring that the tiles are suitable for a 15° pitch on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1981 draped between rafters with 150mm min. laps secured with clout nails, on timber rafters fitted to 100mm x 75mm timber wall plates 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. 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.
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. Sanitary ware to be fitted with 75mm deep seal traps with rodable access to be connected to soil stacks or B.I.G via 40mm dia p.v.c piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48°C via an inline blending valve which is to be compatible with hot and cold sources.

Heating:
New rooms to be heated using rads fitted with thermostatic radiator valves. Fed from exp. 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.

Amended to suit comments from Building Control and The Planning Department	A	04/02/24
Description	Rev	Date
DWG No. WA8 4PH/2/02 Rev A		
TITLE FLOOR PLANS		
PROJECT Proposed Development to 2 Stockswell Road Knowsley WA8 4PH		
CLIENT Mr. S. Liptrott		
DATE	23/01/2025	
SCALE AT A1	AS SHOWN	
PRO-TECH ARCHITECTURE WWW.PRO-TECHARCHITECTURE.CO.UK CONTACT : LEE ROWLEY B.ENG.(HONS) 0151 423-7895 07967836028 20 ELSTREE COURT WIDNES, WAB 3EP INFO@PRO-TECHARCHITECTURE.CO.UK FOLLOW US ON FACEBOOK @PROTECHARCHITECTURELTD		