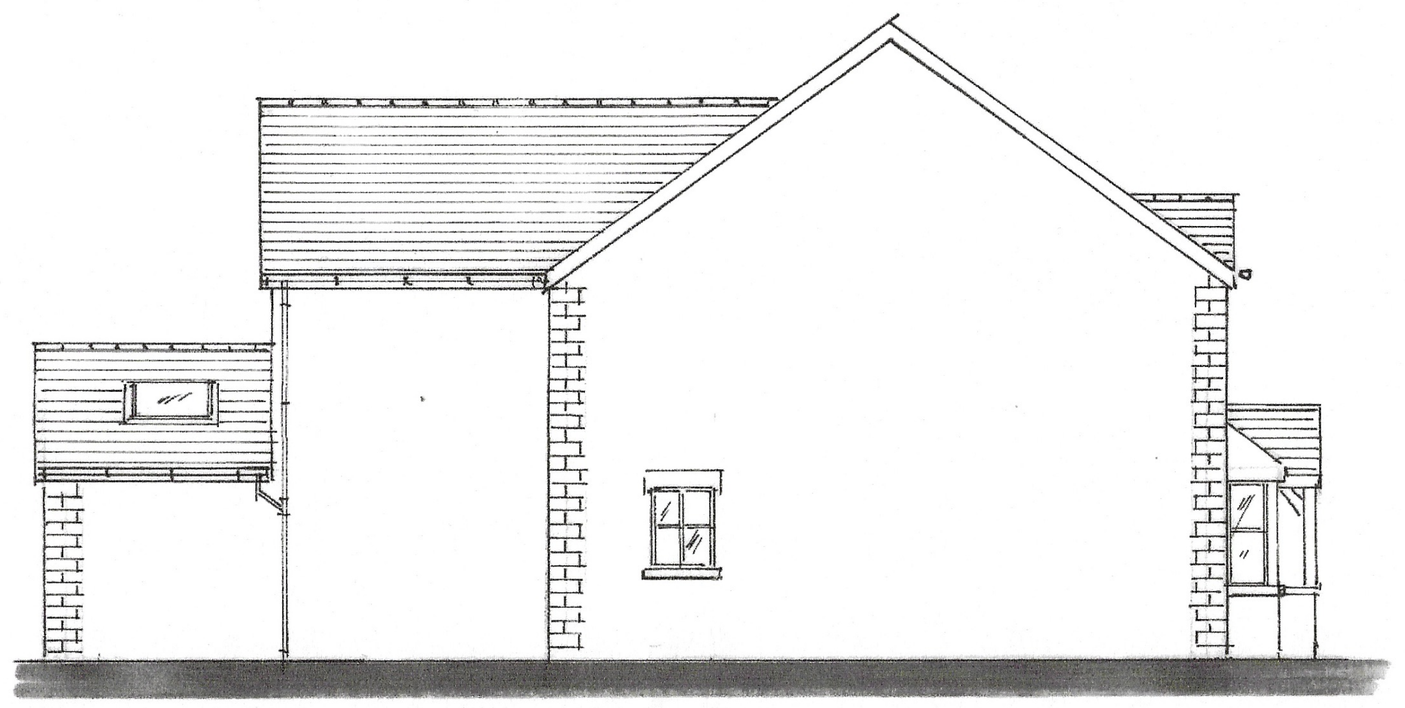
DRAINAGE

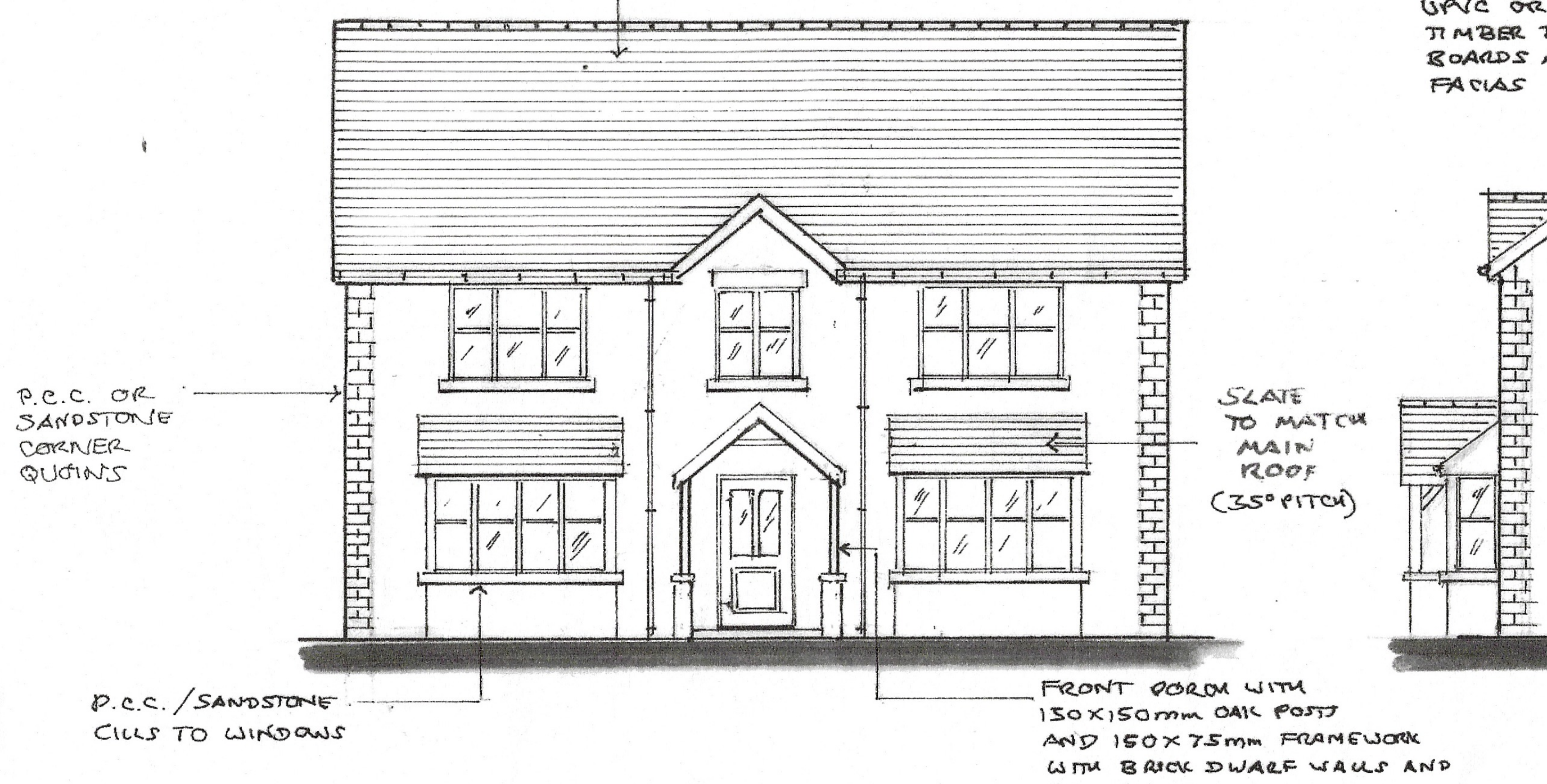
ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSLEVE OR U.P.V.C. PIPES AT 1:40 MINIMUM SELF-CLEANSING GARDIENT. DRAINS UNDER BUILDING AND WITHIN 1M OF FOUNDATIONS TO BE ENCASED IN CONCRETE SURROUND, DRAINS PASSING THROUGH FOUNDATIONS TO BE BRIDGED OVER WITH P.C.C. LINTOLS AND ROCKER PIPE USED EITHER SIDE OF WALL. 100MM DIAMETER S.V.P.'S TO RECEIVE UPPER FLOOR FITTINGS WITH WIRE BIRD CAGE TERMINAL AT LEAST 900MM ABOVE THE HIGHEST WINDOW VENT OPENING AND ABOVE ROOF LEVEL. ALL NEW SANITARY FITTINGS TO HAVE ANTI VAC TRAPS WITH WASTES CONNECTED SEPARATELY INTO SOIL STACKS. ALL WASTES TO BE MADE ACCESSIBLE.

GENERAL NOTES

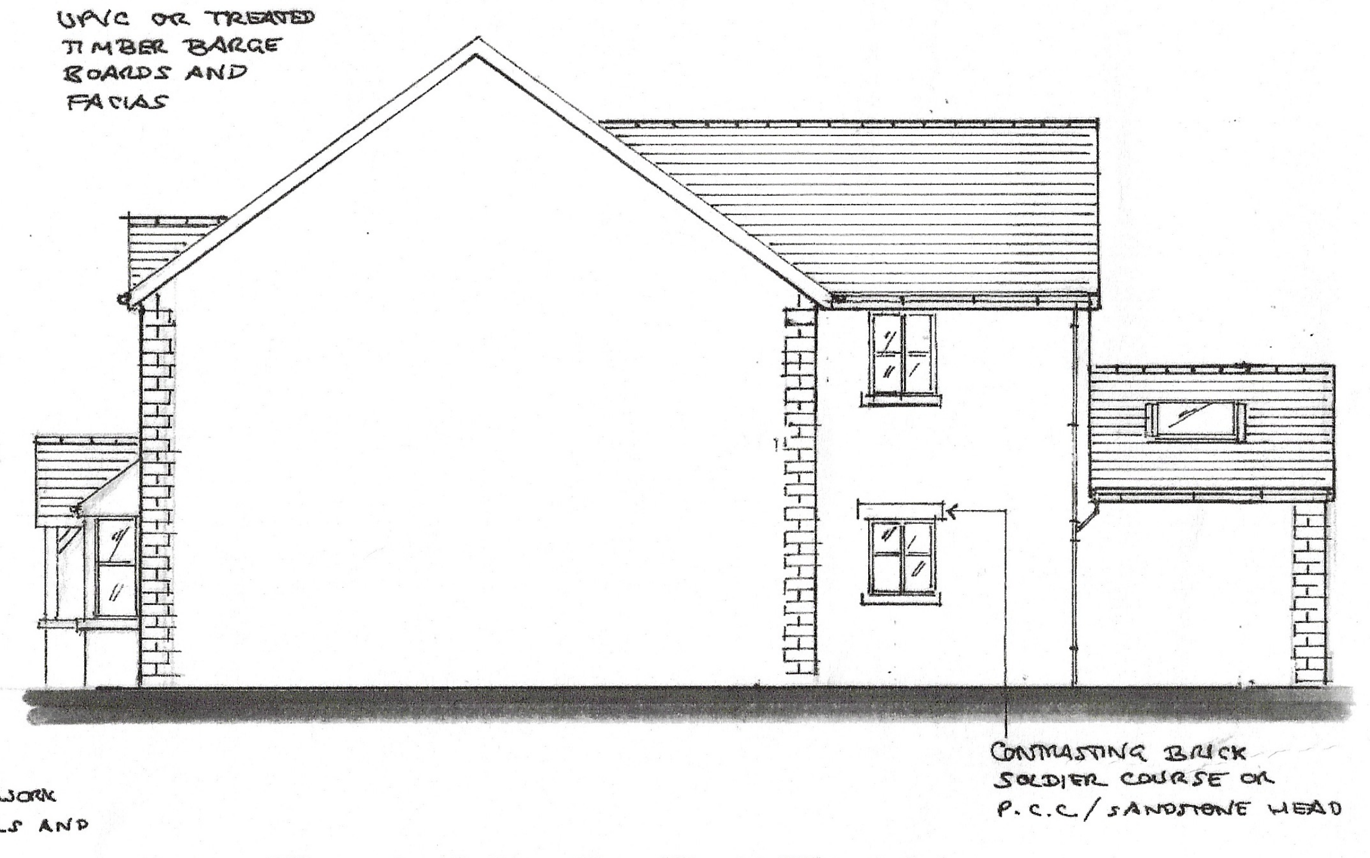
ALL DIMENSIONS INCLUDING ROOF PITCHES TO BE CHECKED BY CONTRACTOR BEFORE WORK COMMENCES. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CARREID OUT TO THE COMPLETE SATISFACTION OF THE DISTRICT B.C.O. ALL TIMBER TO BE TREATED WITH PRESERVATIVE. ALL NEW STEELWORK TO BE ENCASED IN 12M GYPSYM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12.5MM PLASTERBOARD AND SKIM FOR 30 MINUTE FIRE PROTECTION. ALL ELECTRICAL WORK TO BE UNDERTAKEN BY NICEIC APPROVED CONTRACTOR WITH AN INSTALLATION CERTIFICATE TO BE PROVIDED ON COMPLETION. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES AND C.H. BOILERS TO BE REPLACED IF NECESSARY WITH CONDENSING TYPE BOILERS AND INSTALLED BY A CORGI REGISTERED CONTRACTOR. TOUGHENED OR LAMINATED SAFETY GLASS TO BE USED IN ALL CRITICAL LOCATIONS. *

WEST SIDE ELEVATION 1:100

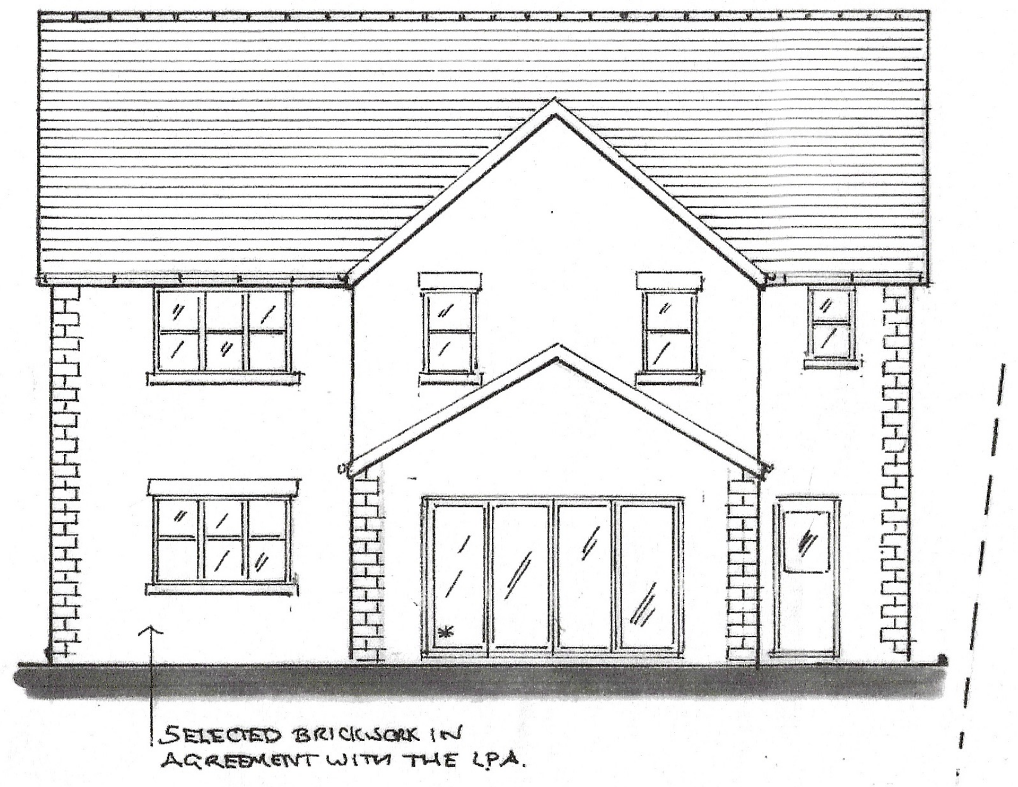



ROOF TILES / SLATES IN AGREEMENT WITH L.P.A. TO SUIT MIN 30° PITCH
P.C.C. OR SANDSTONE CORNER QUOINS
P.C.C. / SANDSTONE CILLS TO WINDOWS
FRONT PORCH WITH 150X150mm OAK POSTS AND 150X75mm FRAMEWORK WITH BRICK DWARF WALLS AND P.C.C. / STONE CILLS

FRONT ELEVATION 1:100


UPVC OR TREATED TIMBER BARGE BOARDS AND FACIAS
SLATE TO MATCH MAIN ROOF (35° PITCH)
CONTRASTING BRICK SOLDIER COURSE OR P.C.C. / SANDSTONE HEAD

EAST SIDE ELEVATION 1:100



REAR ELEVATION 1:100

CURVED BOUNDARY LINE

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.

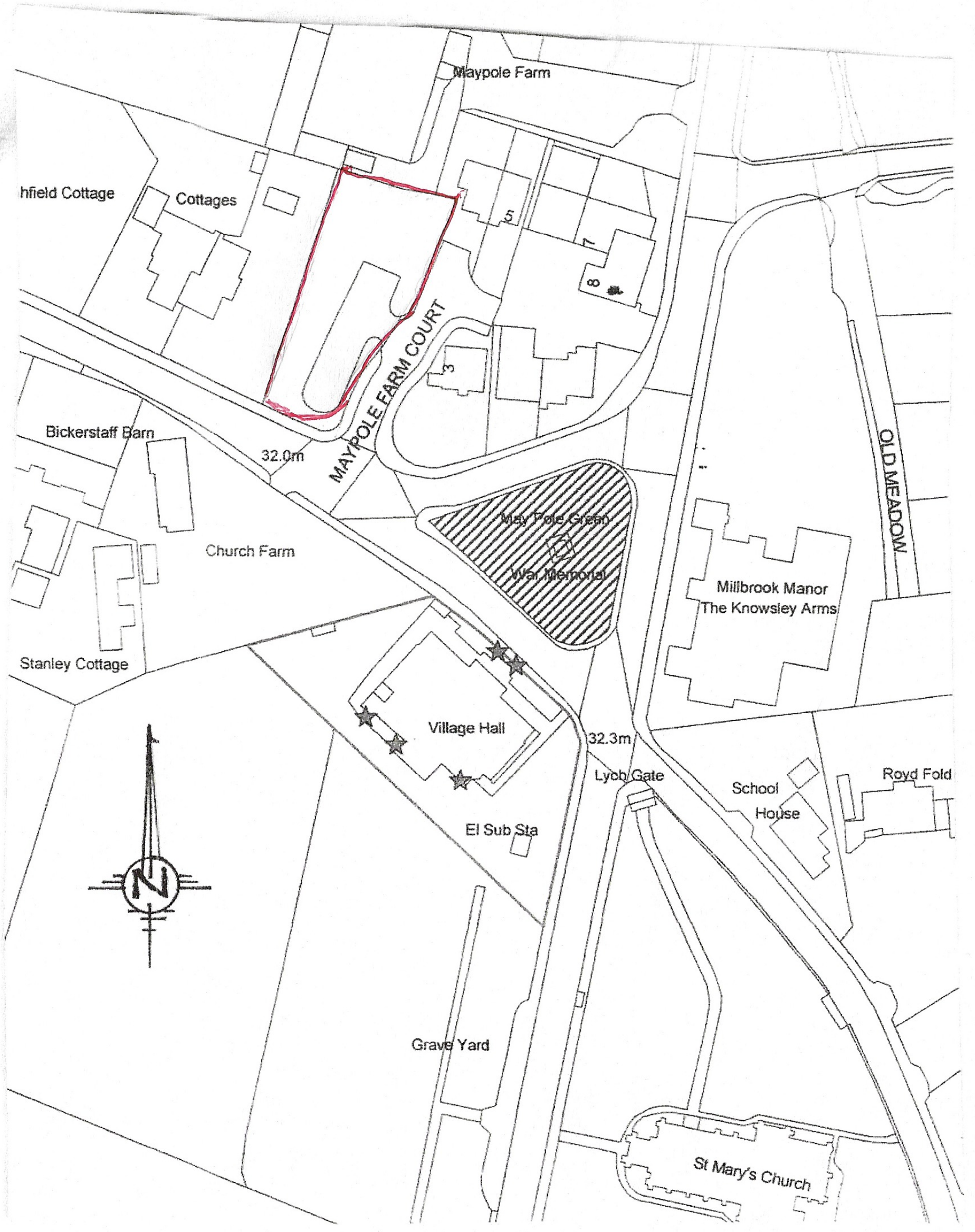
VENTILATION

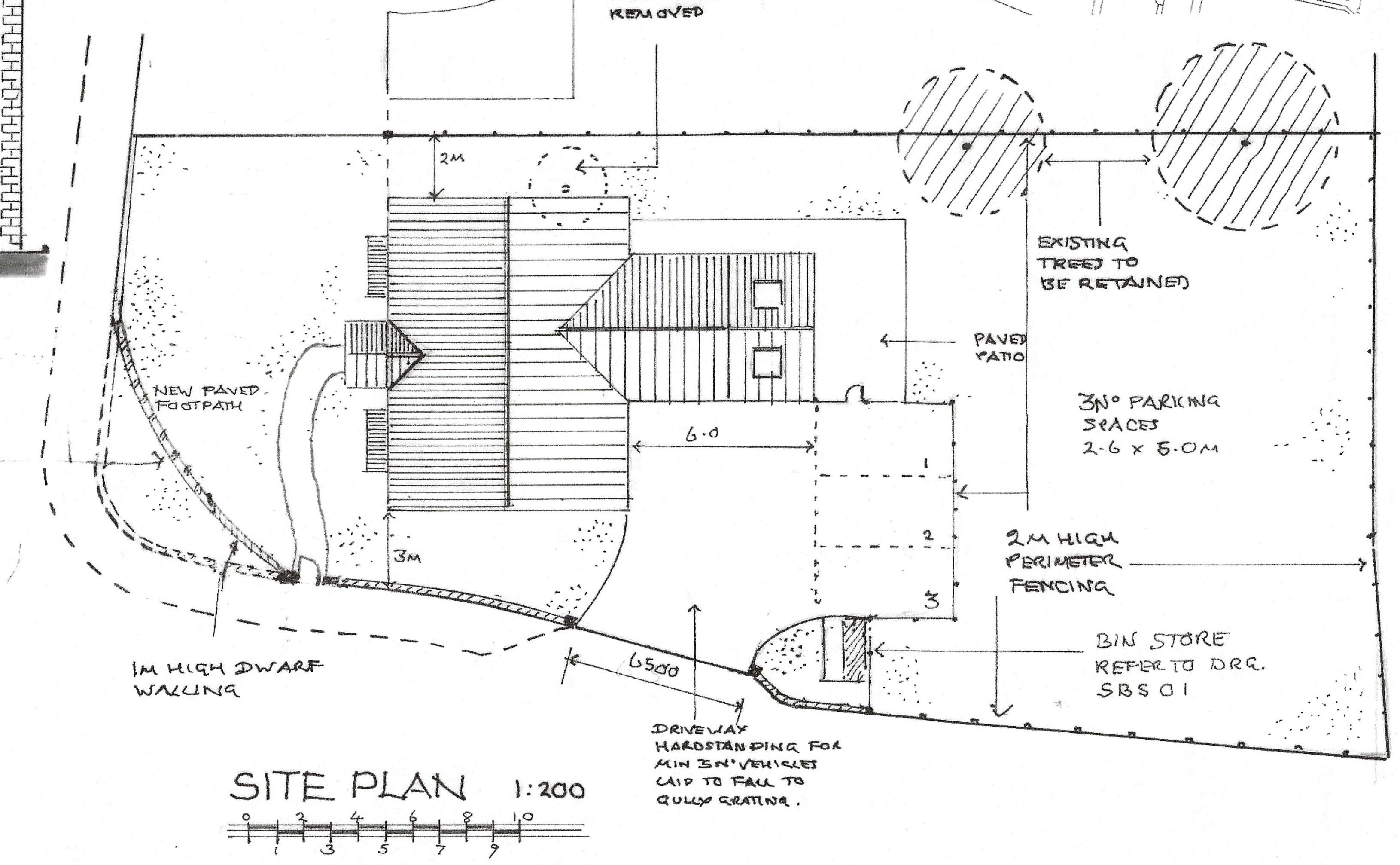
ALL HABITABLE ROOMS TO HAVE AT LEAST 8000MM² BACKGROUND VENTILATION PROVIDED THROUGH TRICKLE VENTILATIORS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS. AT LEAST 4000M² BACKGROUND VENTILATION TO BE PROVIDED TO KITCHENS, BATHROOMS AND UTILITY ROOMS. WINDOW FRAMES TO INCORPORATE OPENING VENTS EQUIVALENT TO AT LEAST 5% OF THE FLOOR AREA OF THE ROOM SERVED.

MECHANICAL VENTILATION

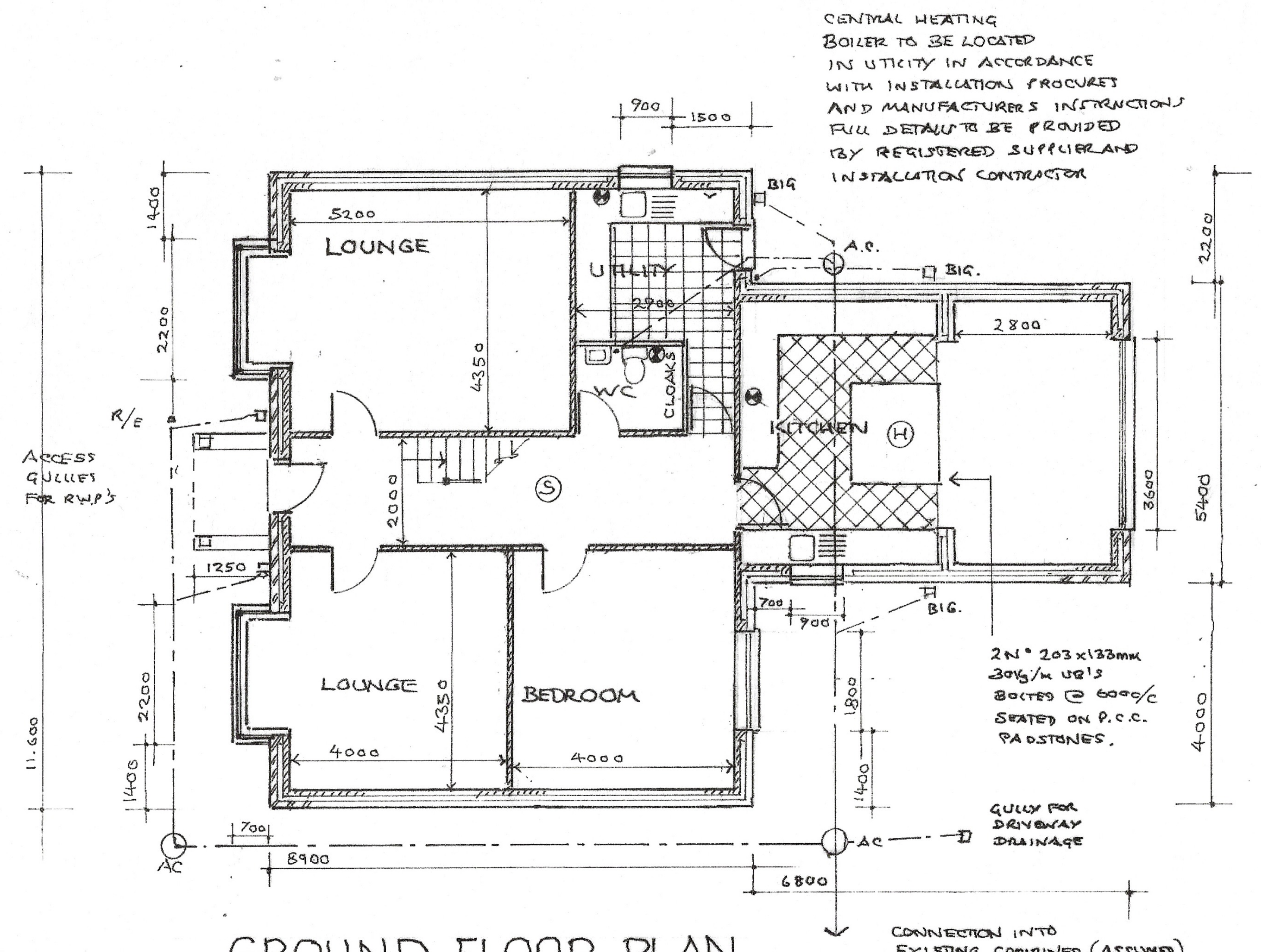
ALL BATHROOMS AND SHOWER ROOMS TO BE FITTED WITH A MECHANICAL EXTRACT FAN CAPABLE OF AT LEAST 15 LITRES/SECOND EXTRACT RATE, KITCHENS TO HAVE EITHER A MECHANICAL EXTRACT FAN CAPABLE OF 60 LITRES.SECOND OR A COOKER HOOD CAPABLE OF 90L/s. MECHANICAL EXTRACT FANS SERVING WINDOWLESS BATHROOM/SHOWER ROOMS/W.C. CUBICLES TO PROVIDE AT LEAST 3 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

LOCATION PLAN 1:1250

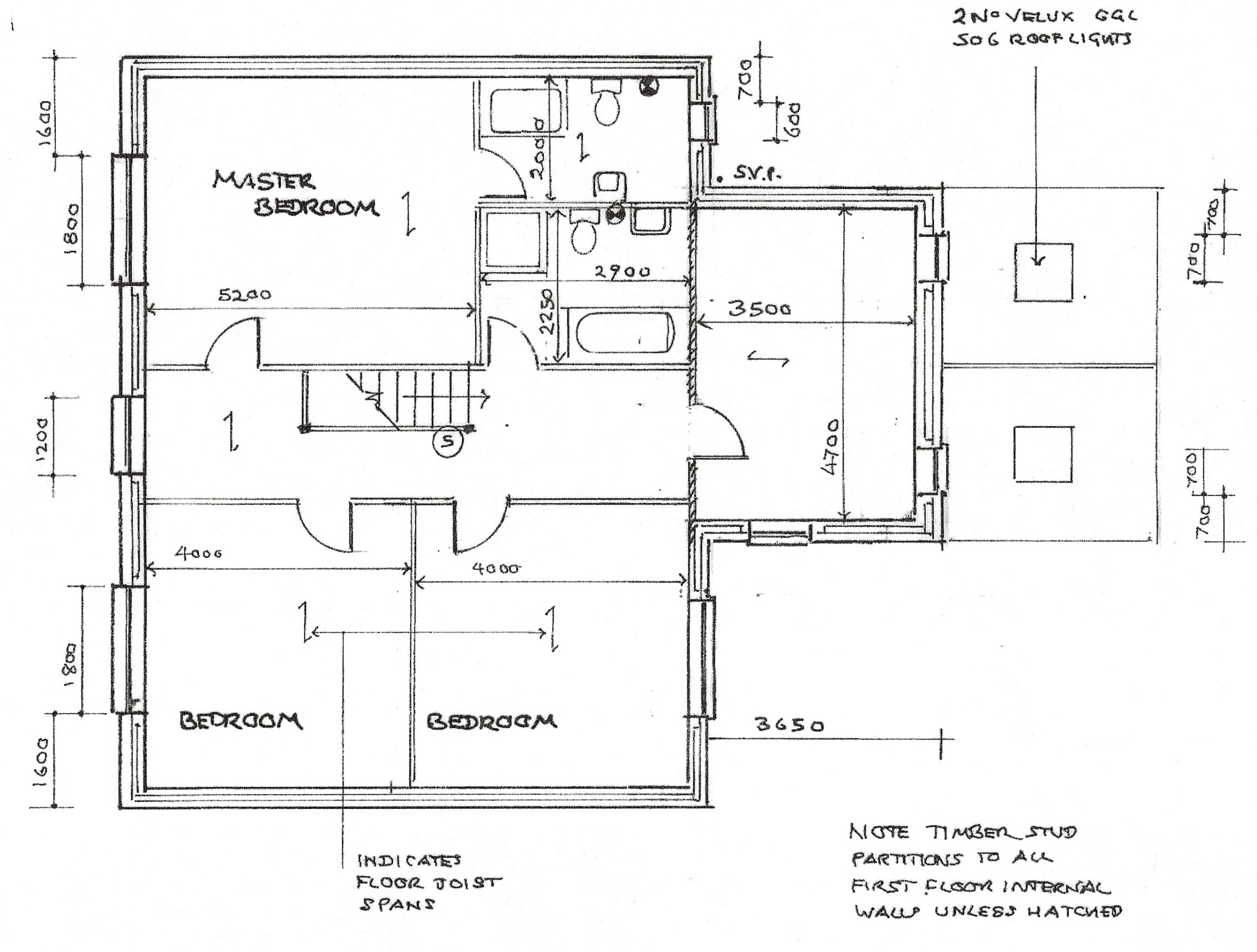



TREE TO BE REMOVED
2M
EXISTING TREES TO BE RETAINED
PAVED PATIO
3Nº PARKING SPACES 2.6 x 5.0M
6.0
1
2
3
NEW PAVED FOOTPATH
3M
2M HIGH PERIMETER FENCING
BIN STORE REFER TO DRG. SBS01
1M HIGH DWARF WALLING
6500
DRIVEWAY HARDSTANDING FOR MIN 3Nº VEHICLES LAID TO FALL TO GULLY GRATING.
0 1 2 3 4 5 6 7 8 9 10

SITE PLAN 1:200

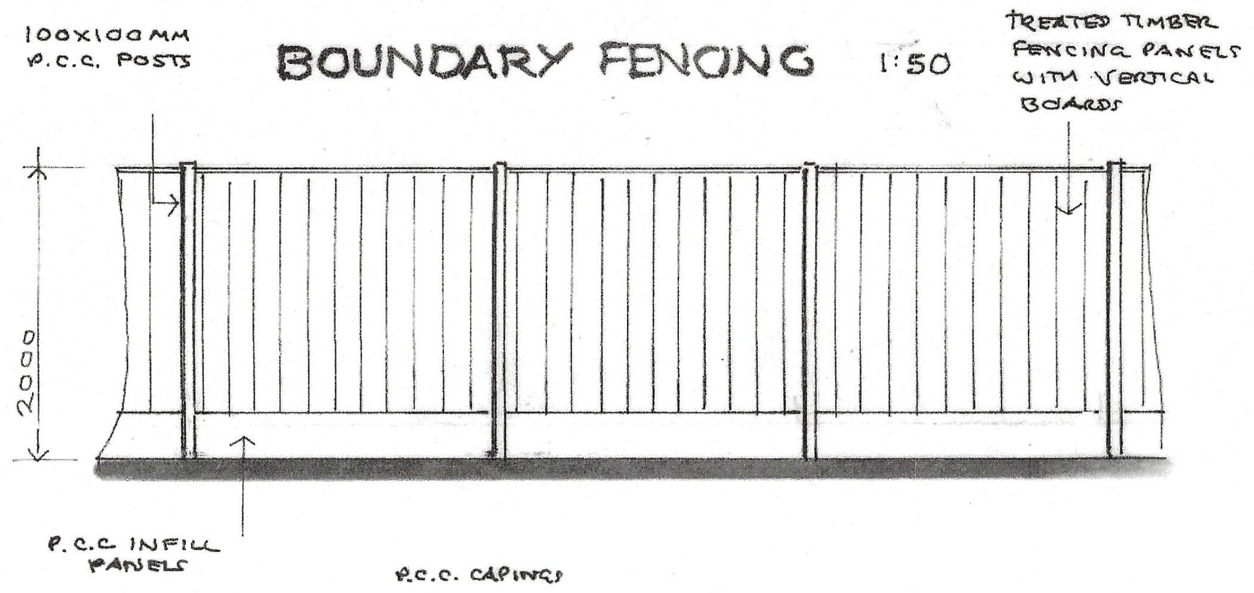

CENTRAL HEATING BOILER TO BE LOCATED IN UTILITY IN ACCORDANCE WITH INSTALLATION PROCURES AND MANUFACTURERS INSTRUCTIONS FULL DETAILS TO BE PROVIDED BY REGISTERED SUPPLIER AND INSTALLATION CONTRACTOR
900
1500
BIG
A.C.
BIG.
LOUNGE
5200
4350
UTILITY
2900
WC
CLOAKS
KITCHEN
H
2800
3600
5400
2200
1400
11.600
R/E
ACCESS GULLIES FOR RWP'S
S
2000
1250
LOUNGE
BEDROOM
4000
700
900
BIG.
1800
2N° 203x133mm 30Kg/m UB'S BOLTED @ 600c/c SEATED ON P.C.C. PADSTONES.
GULLY FOR DRIVEWAY DRAINAGE
AC
8900
6800
CONNECTION INTO EXISTING COMBINED (ASSUMED) DRAINAG SYSTEM IN ROAD

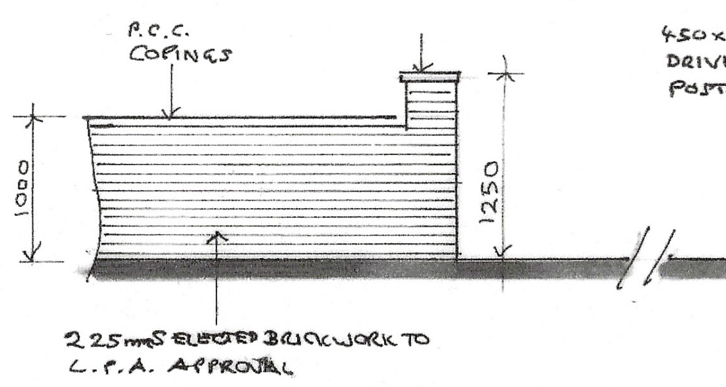
GROUND FLOOR PLAN 1:100


2Nº VELUX GGL SO6 ROOF LIGHTS
MASTER BEDROOM
1600
1800
1200
5200
2000
2250
2900
700
600
S.V.P.
3500
4700
S
4000
BEDROOM
BEDROOM
3650
INDICATES FLOOR JOIST SPANS
NOTE TIMBER STUD PARTITIONS TO ALL FIRST FLOOR INTERNAL WALLS UNLESS HATCHED

FIRST FLOOR PLAN 1:100

BOUNDARY FENCING 1:50





FRONT WALL 1:50

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	BK 01	~~B~~ C

DATE		SCALES	
	JANUARY 2024		1:50 1:100

1:100 0 1 2 3 4 5 6 7 8 9 10
1:50 0 1 2 3 4 5