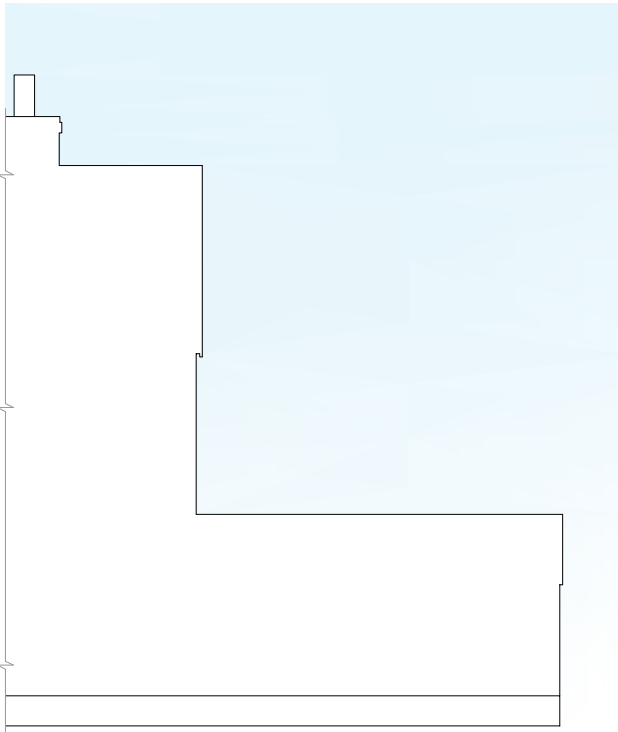




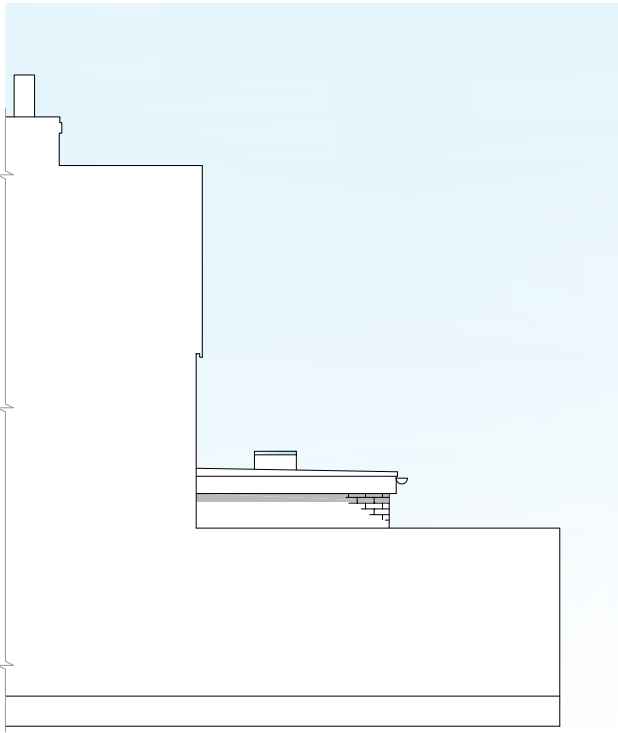
EXISTING SIDE ELEVATION
scale 1:100



EXISTING REAR ELEVATION
scale 1:100



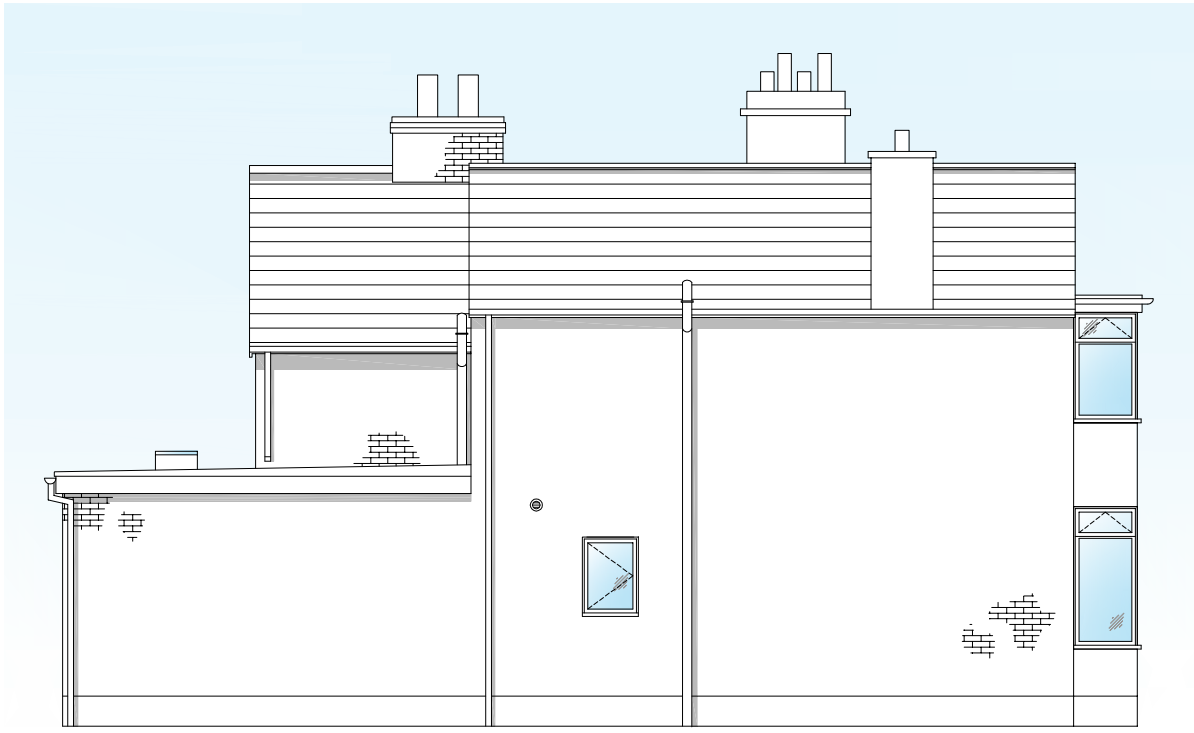
EXISTING OPP¹ SIDE ELEVATION
scale 1:100



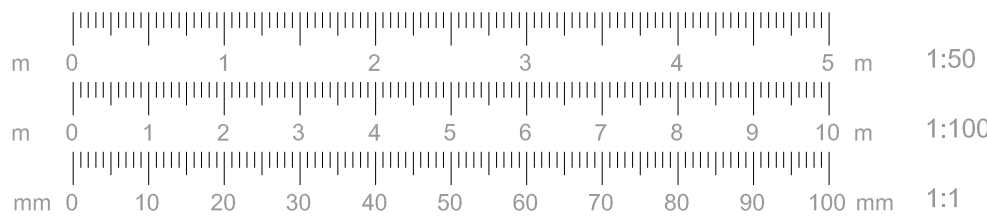
PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



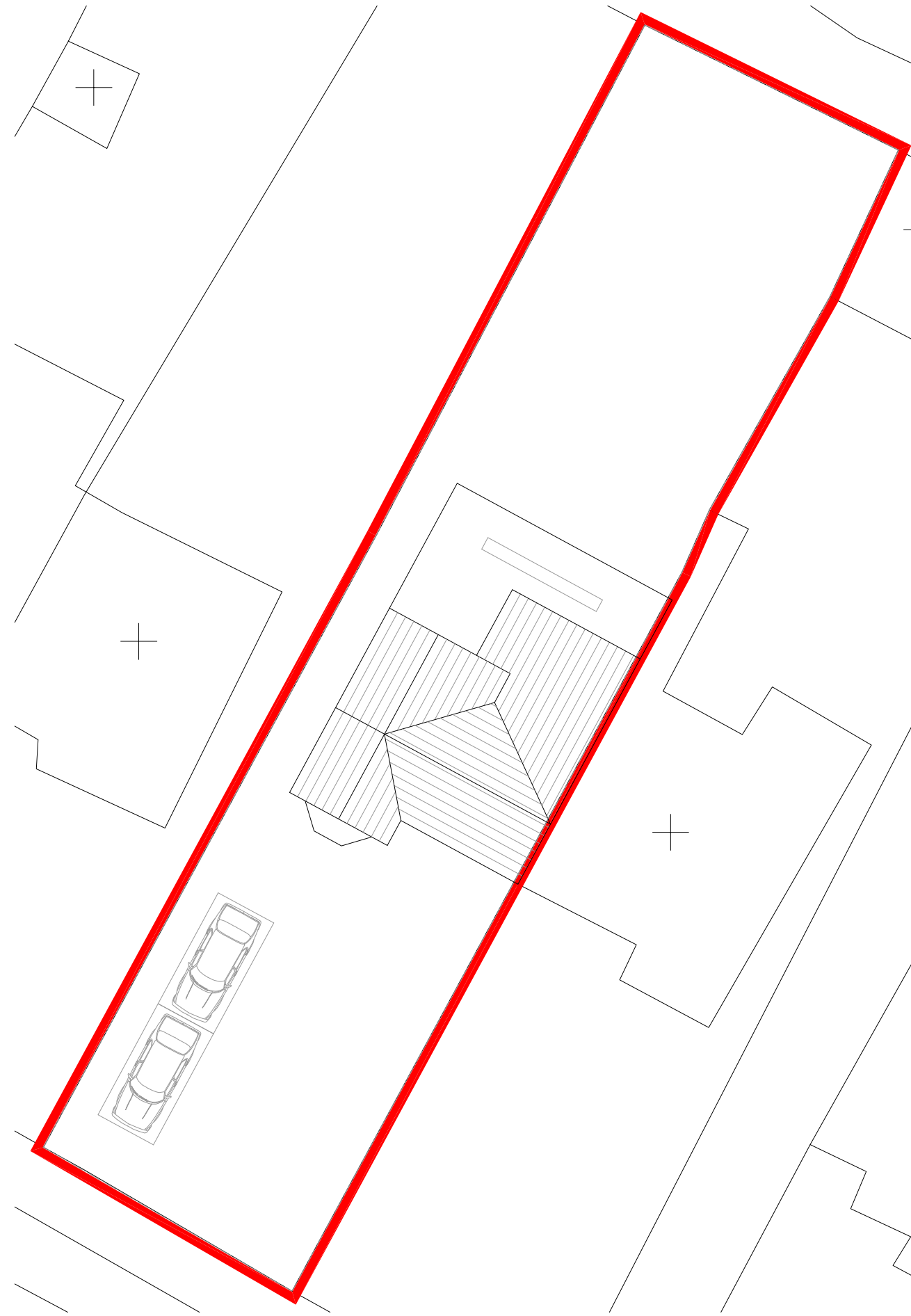
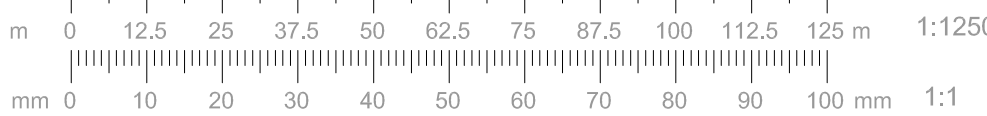
PROPOSED OPP¹ SIDE ELEVATION
scale 1:100



EXISTING BLOCK, ROOF & SITE PLAN
scale 1:200



LOCATION PLAN
scale 1:1250



PROPOSED BLOCK, ROOF & SITE PLAN
scale 1:200



1. Do not scale 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.Reg's. 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 to conform to BS EN 12150, protection against impact, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.

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.

12. **Kitchen Ventilation**
The requirement will be satisfied if there is both:
(i) Mechanical extract ventilation for rapid ventilation, rated capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second), which may be operated intermittently, for instance during cooking:
and
(ii) Background ventilation, either:
(a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000sq. mm, located so that to avoid drafts, eg. a trickle ventilator, or
(b) by the mechanical ventilation being in addition, capable of operating continuously at a nominally one air-change per hour.

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

- Box lintels:**
Box/K-100 Lintels by Keystone or similar approved beams requiring 150mm end bearing, to be given ½ hour fire protection via 2 layers of 12.5mm plasterboard.
Box lintels to have a minimum of one course of blockwork or 2 courses of brickwork between lintel and joists to prevent point loading from joists.

- Escape Window(s):**
To have an unobstructed opening of at least 0.33m² and at least 450mm (w) x 735mm (h)
The bottom of the opening should be not more than 1100mm and not less than 800mm above floor level.

DWG No.
L36 STD/93/01

TITLE
ELEVATIONS & SITE PLANS

PROJECT
Proposed Development to
93 Tarbock Road
Huyton
L36 5TD

CLIENT
Mr. K. Burnett

DATE 04/06/2024

SCALE AT A1 AS SHOWN

PRO-TECH
ARCHITECTURE
WWW.PRO-TECHARCHITECTURE.CO.UK
CONTACT : LEE ROWLEY B.Eng.(HONS)
0151-420-7895
07967836028
20 ELSTREE COURT
WIDNES, WAB 3EP
INFO@PRO-TECHARCHITECTURE.CO.UK
FOLLOW US ON FACEBOOK @PROTECHARCHITECTURELTD