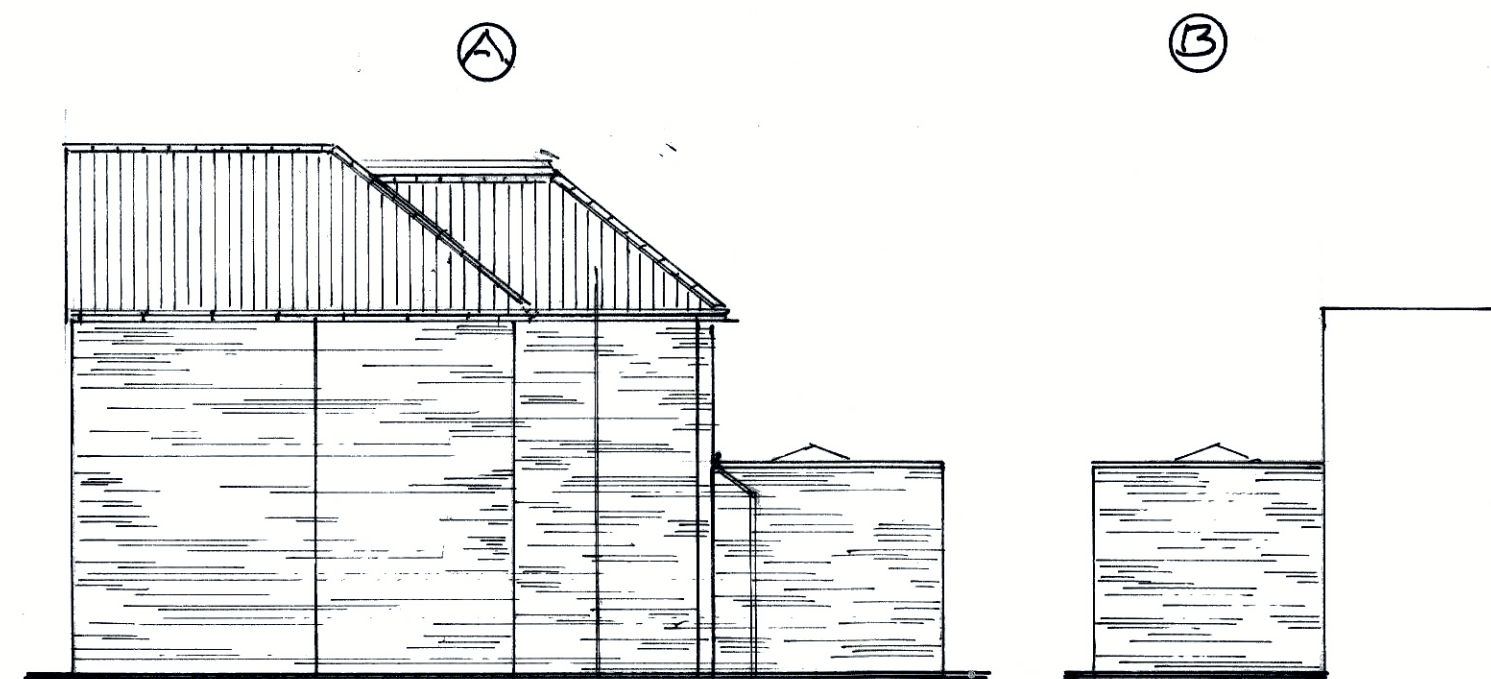
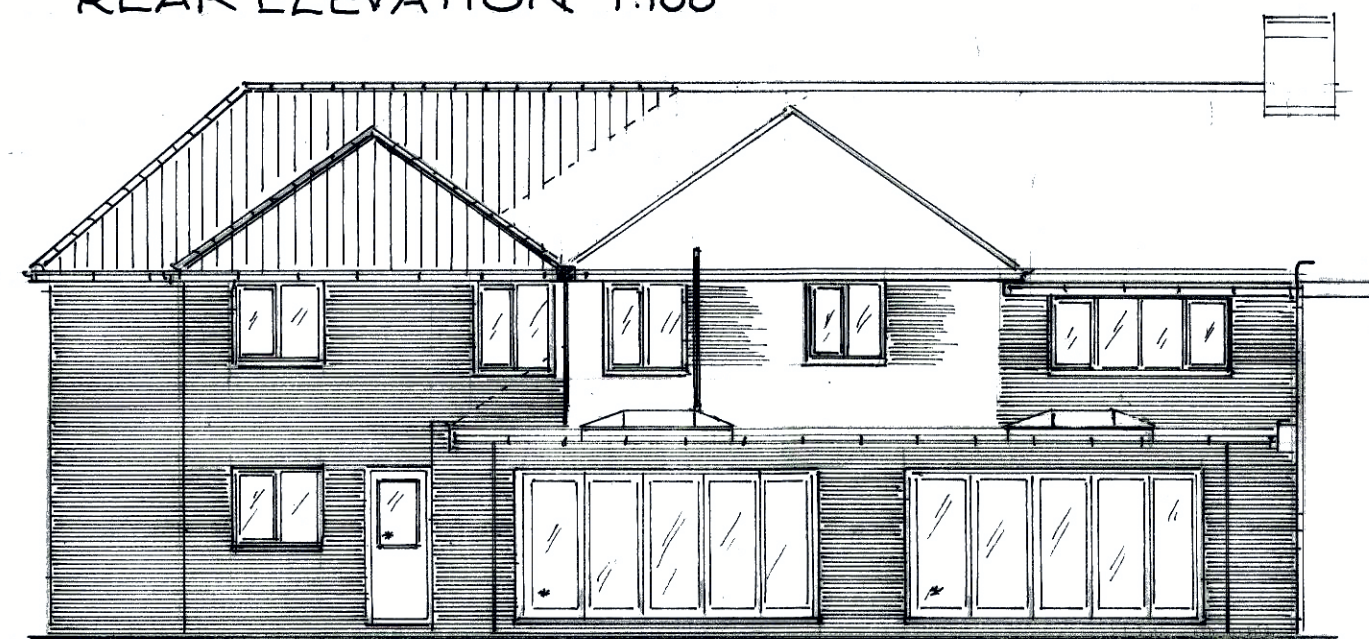


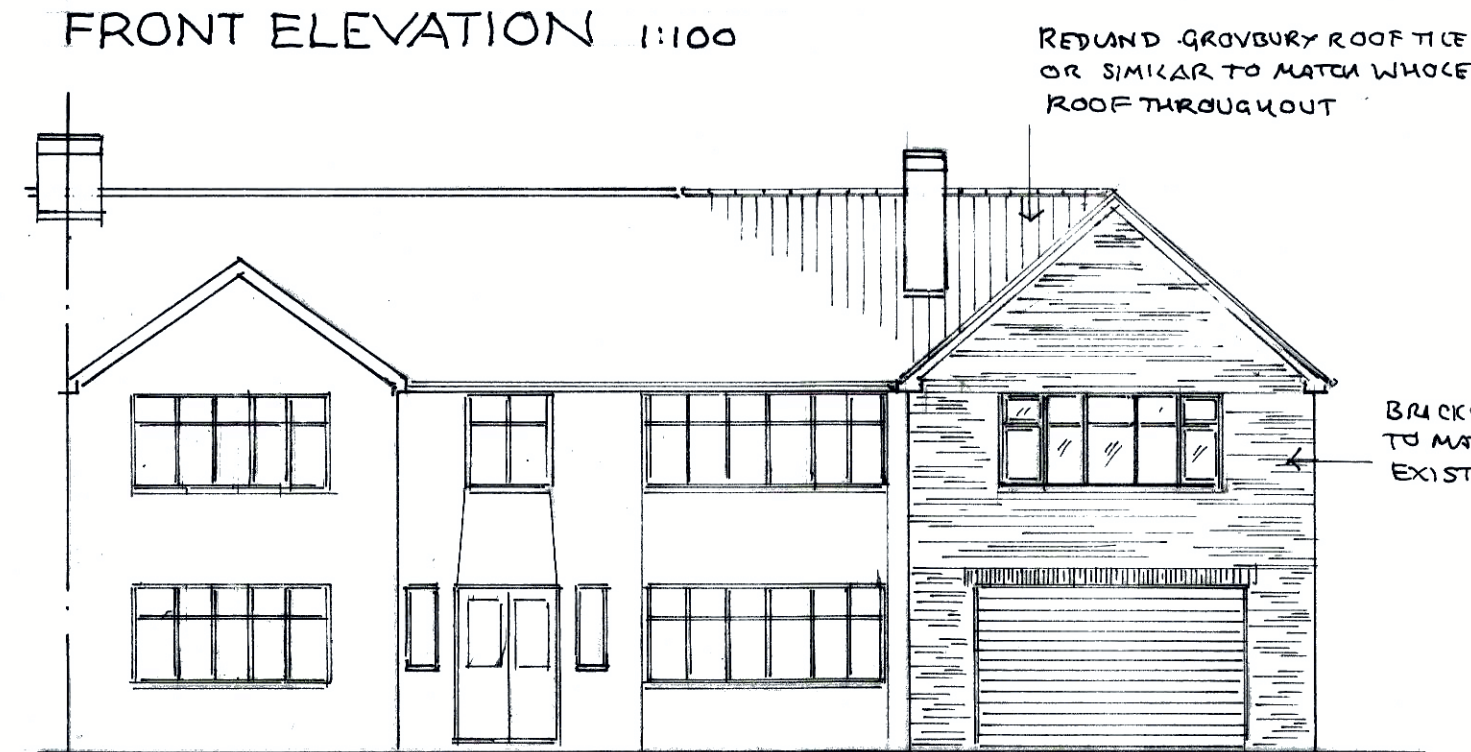
SIDE ELEVATIONS 1:100



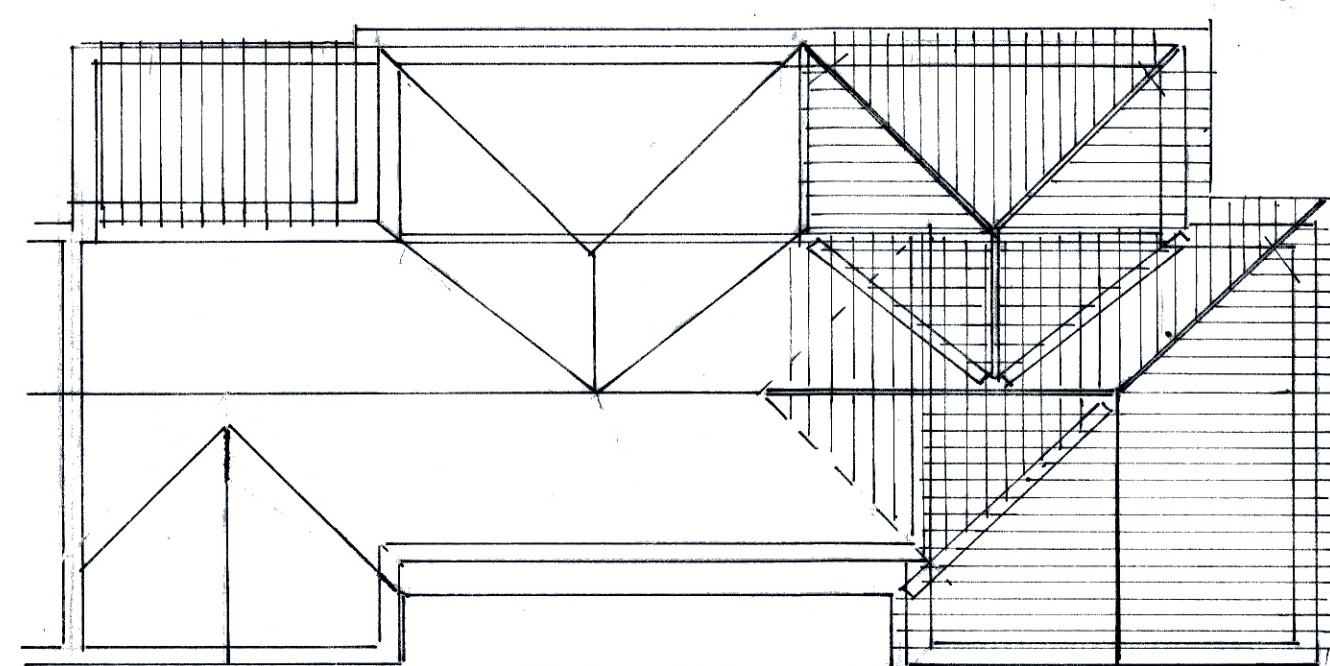
REAR ELEVATION 1:100



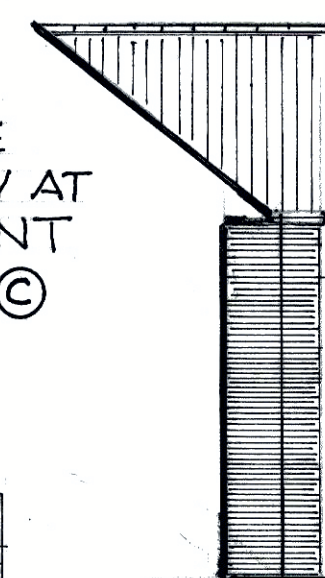
FRONT ELEVATION 1:100



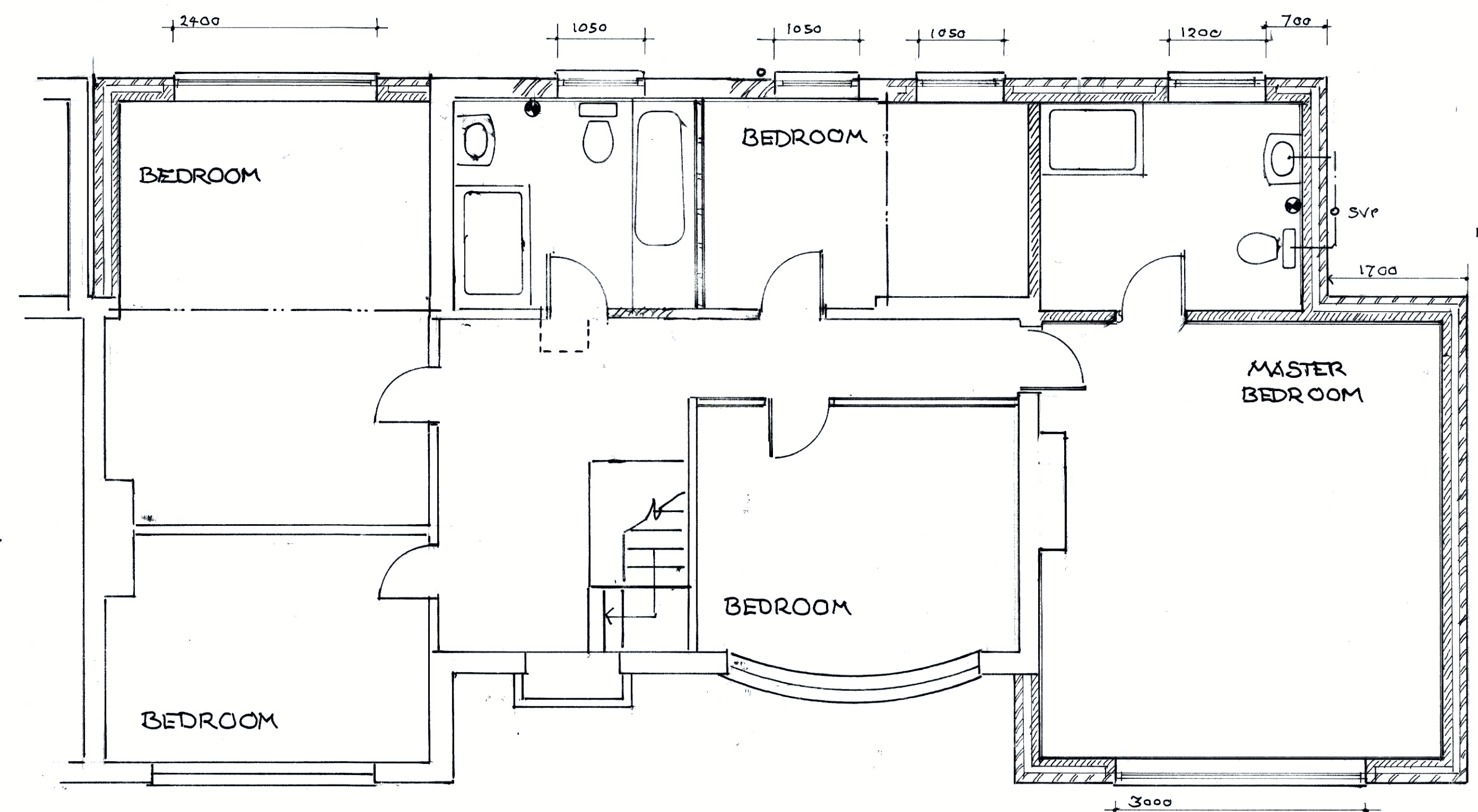
ROOF PLAN 1:100



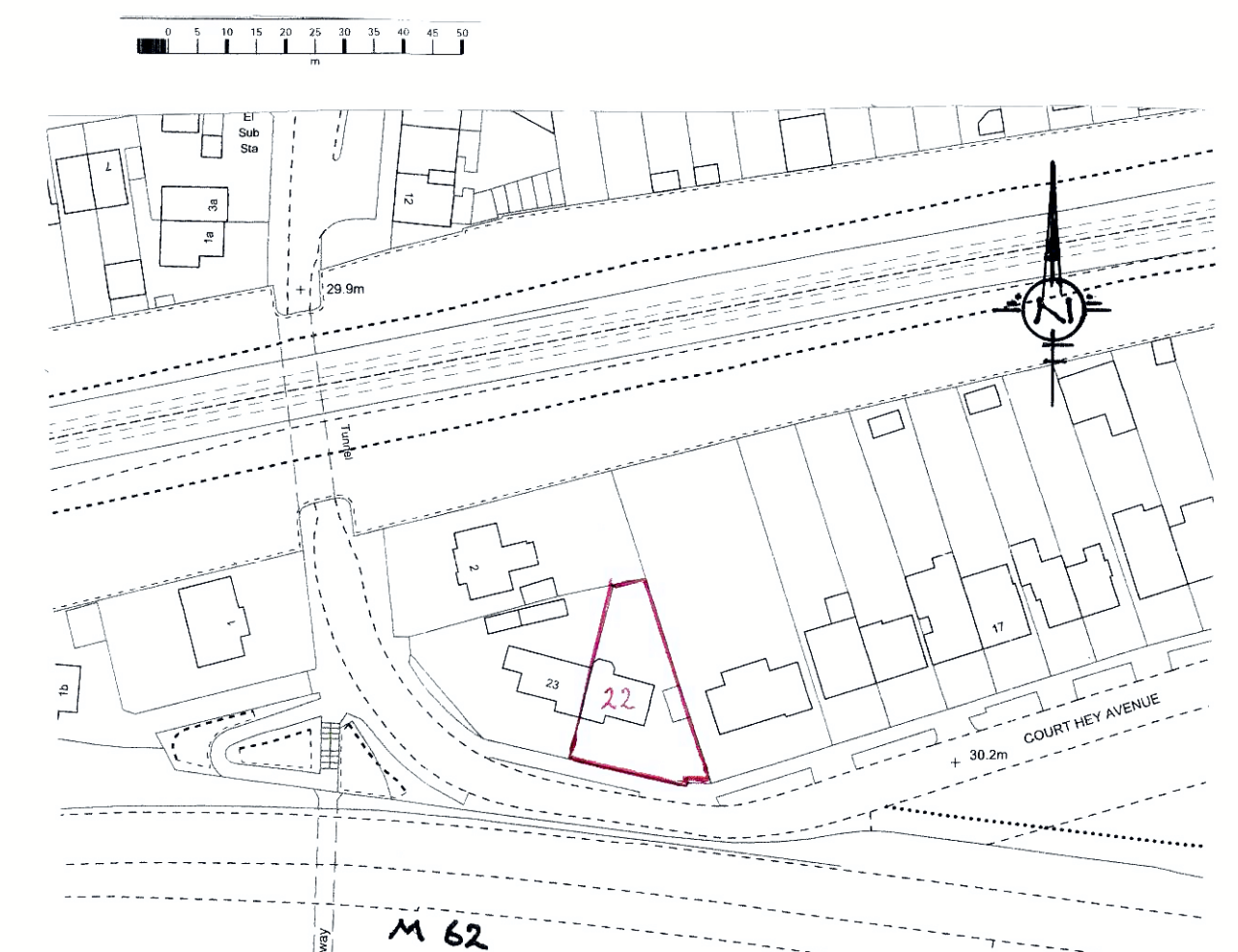
SIDE VIEW AT FRONT



FIRST FLOOR PLAN



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 TRICKLE VENTILATIONS BUILT INTO WINDOW FRAMES OR 2 NO 225 X 150MM AIR BRICKS WITH LOUVRED CONTROLLABLE PLASTER VENTS. AT LEAST 400MM² 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.

DRAINAGE

ALL NEW DRAINS TO BE LAID USING 100MM DIAMETER HEPSELEVE OR U.P.V.C. PIPES AT 1:40 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 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 CARRIED 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 12MM GYPSUM 'FIRELINE' BOARD FOR 30 MINUTES FIRE PROTECTION. ALL GALV. LINTOLS TO BE INSULATED AND ENCASED WITH 12MM PLASTERBOARD AND SKIMFOR 30 MINUTES 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. *

CLIENT

SCHEME

TWO STOREY AND SINGLE STOREY EXTENSIONS AT SIDE AND REAR

ADDRESS

Nº 21 COURT HEY AVENUE
HUYTON
L36 4JB

DRAWING TITLE

NUMBER

REVISION

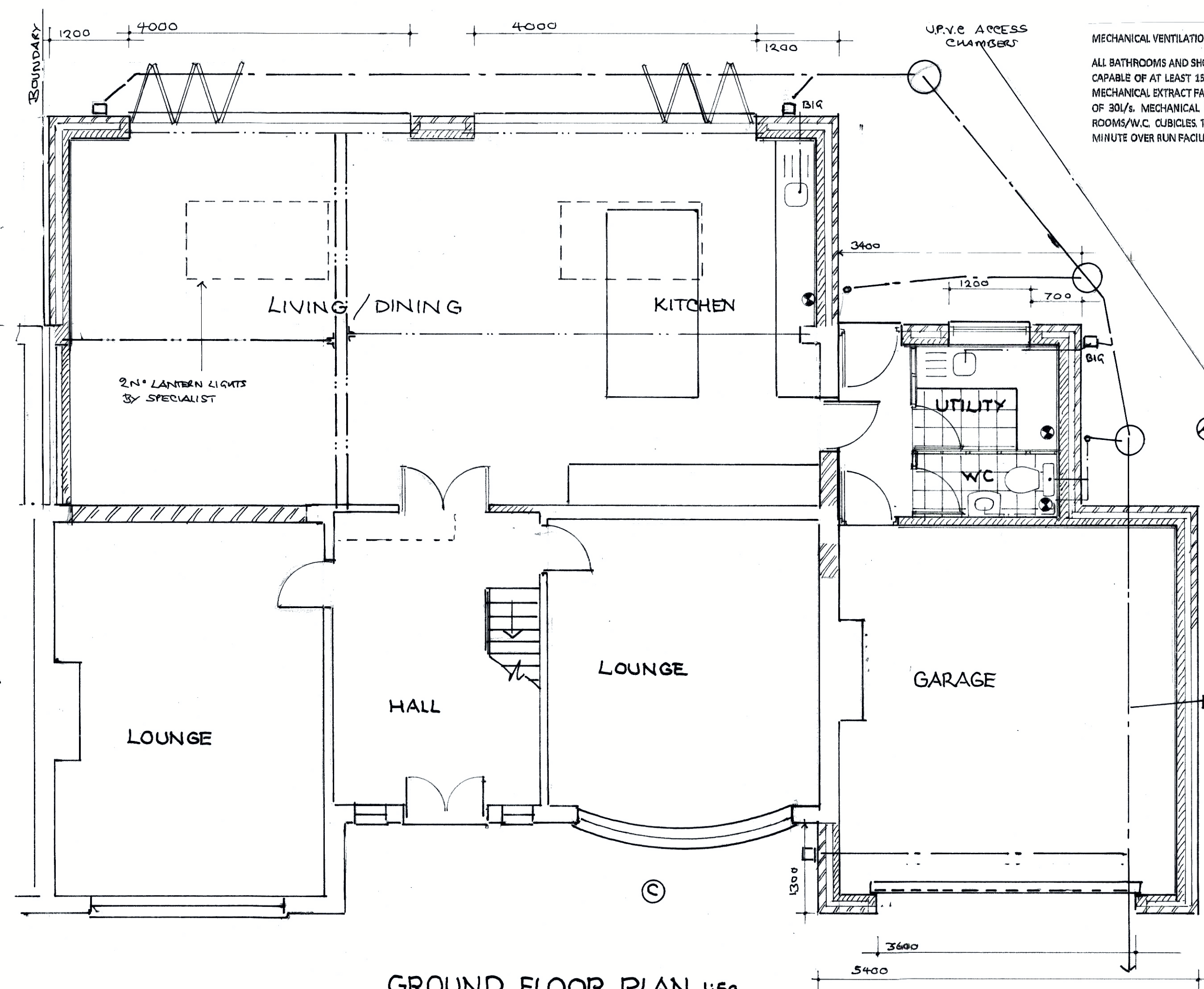
DATE

MAY
2023

SCALES

1:50
1:100

GROUND FLOOR PLAN 1:50



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 8 AIR CHANGES PER HOUR WITH A 15 MINUTE OVER RUN FACILITY.

