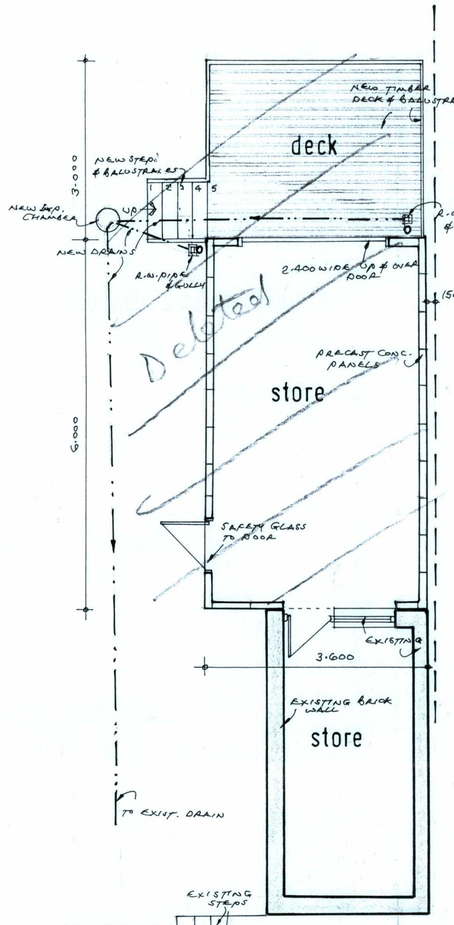
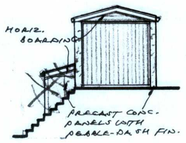
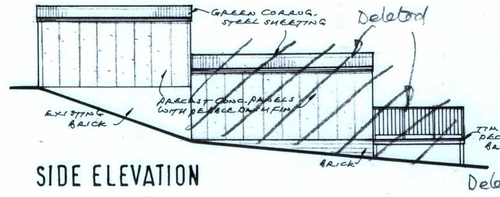
06/62/94148/W1

OFFICE COPY

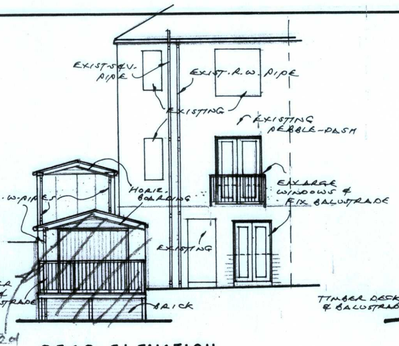




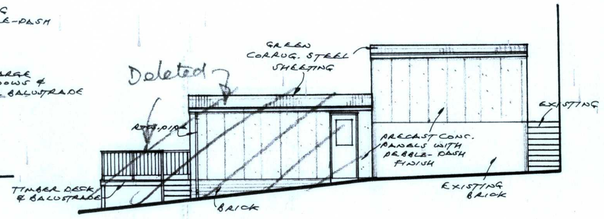
FRONT ELEV.



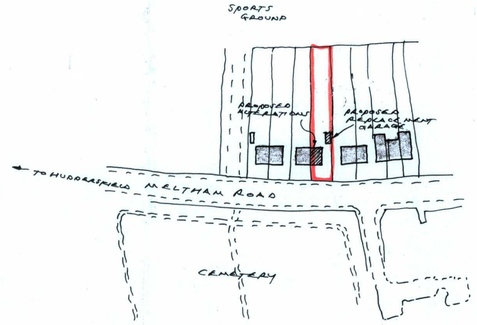
SIDE ELEVATION



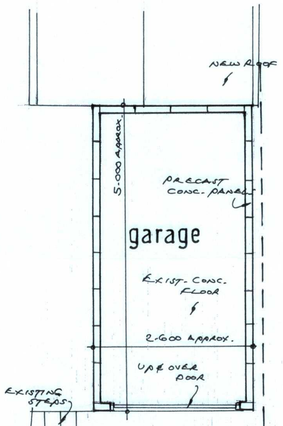
REAR ELEVATION

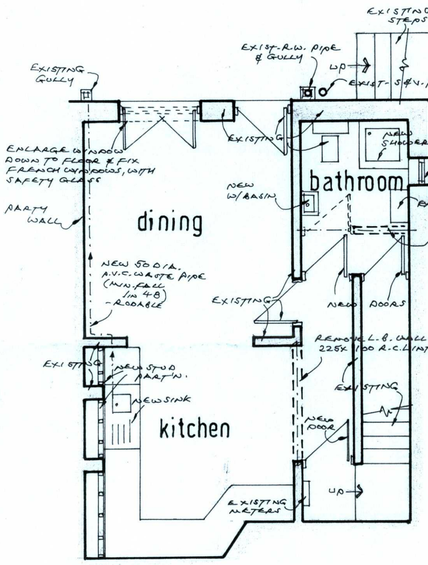


SIDE ELEVATION

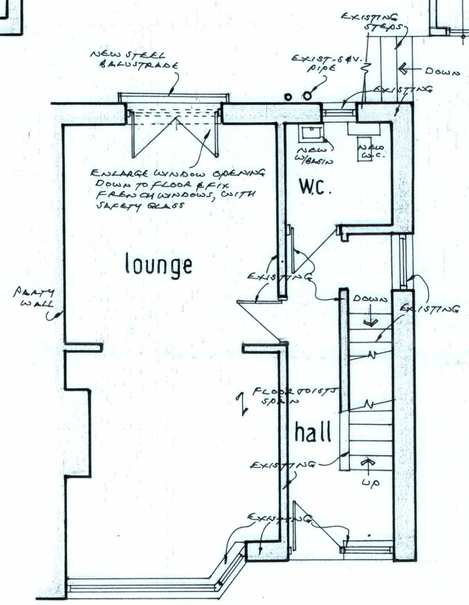


LOCATION PLAN

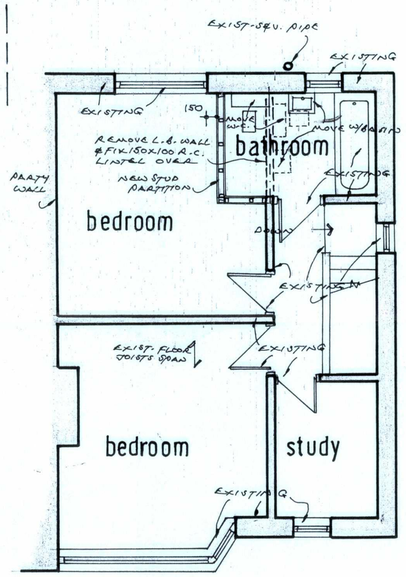




BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES:-

- NEW DRAINS TO BE 100 DIA. VITR. CLAY WITH MIN. FALL 1 IN 40.
- ANY DRAIN PASSING UNDER BUILDING TO BE ENCASED WITH 150 CONC. & WHERE DRAIN PASSES UNDER WALL FORM 'BRIDGE' OVER WITH CONC. LINTELS & TAKE FOUNDATION DOWN TO INVERT LEVEL.
- NEW RAINWATER PIPES TO BE 75 DIA. INTO BACK INLET GULLIES.
- ALL NEW EXPOSED REVEALS & CILLS TO HAVE 2000 GAUGE, D.P.C'S.
- NEW WINDOWS TO BE DOUBLE GLAZED WITH IPLEX, INTONS K'GLASS (16mm GAP) & HAVE OPENING AREA MIN. 1/20TH FLOOR AREA OF ROOM SERVED.
- BATHROOMS & W.C. TO HAVE 4,000 mm² TRICKLE VENT & MECHAN. VENTIL. TO GIVE MIN. 15 LITRES/SEC.
- STUD PARTITIONS TO CONSIST 75X50 S/WD. STUDDING AT 400 CTS. WITH MINERAL WOOL IN SPACES & 10 mm PLASTERBD. & SKIM BOTH SIDES.
- EXT. STEPS TO HAVE 250 GOINGS & 185 RISERS.
- BALUSTRADES TO BE 1:100 HIGH WITH MAX. 100 mm GAPS BETWEEN BALUSTERS.
- USE ENERGY EFFICIENT LIGHTING.
- ALL ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED & TESTED BY AN APPROVED ELECTRICIAN.

PLUMBING NOTES:-

- W.C'S – 70 TRAPS WITH SWEPT CONN'S. TO S&V. PIPE (NO OTHER CONN. TO BE WITHIN 200 BELOW)
- SINK & SHOWER – 38 DIA. OUTLETS WITH APPROVED RE-SEALING TRAPS INTO 38 DIA. P.V.C. WASTE PIPES (50 DIA. FOR SINK), WITH MIN. FALL 1 IN 48 TO S&V. PIPE OR GULLY.
- WASHBASINS – 32 DIA. OUTLETS WITH APPROVED RE-SEALING TRAPS, INTO 32 DIA. P.V.C. WASTE PIPES FALLING TO S&V. PIPE.
- ALL PIPES TO BE RODABLE.

PROPOSED GARAGE, STORE & ALTERATIONS AT 163 MELTHAM ROAD, LOCKWOOD, HUDDERSFIELD, FOR MR. R. HAYWARD.

date: 8·7·06 scale: 1:50, 1:100, 1:1250.

drawn: D. Revitt M.C.I.O.B.

REV-'A'

KIRKLEES METROPOLITAN BOROUGH COUNCIL
29 SEP 2006
RECEIVED