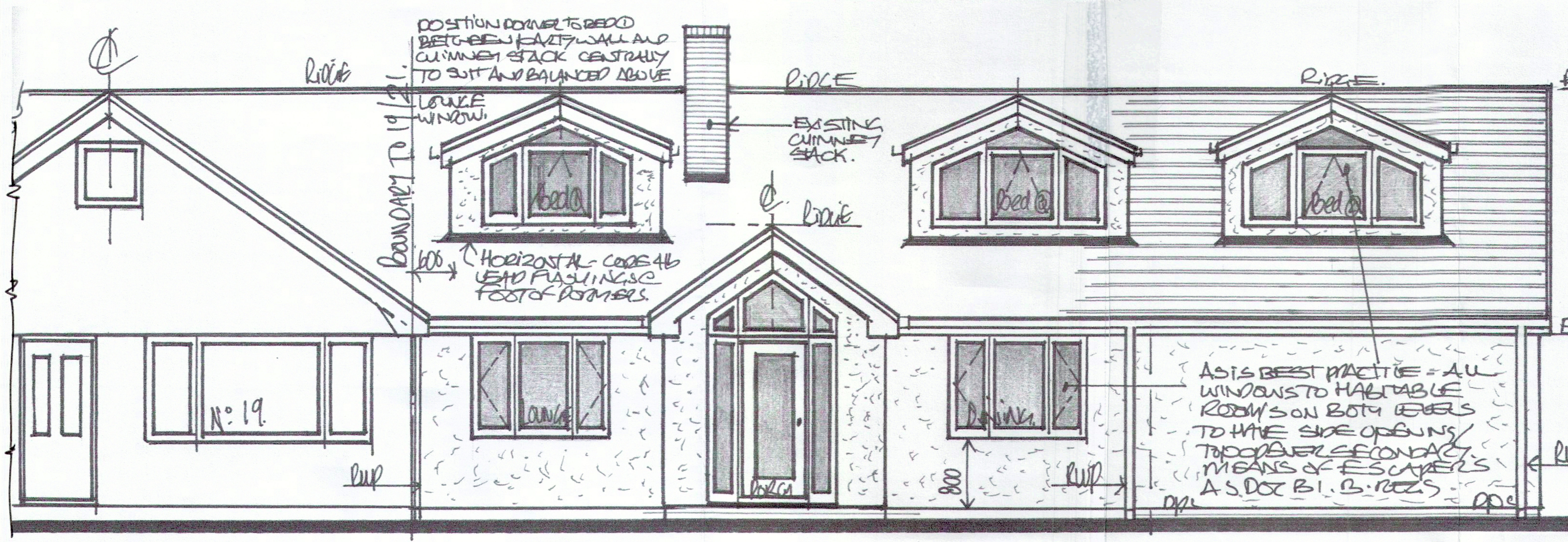
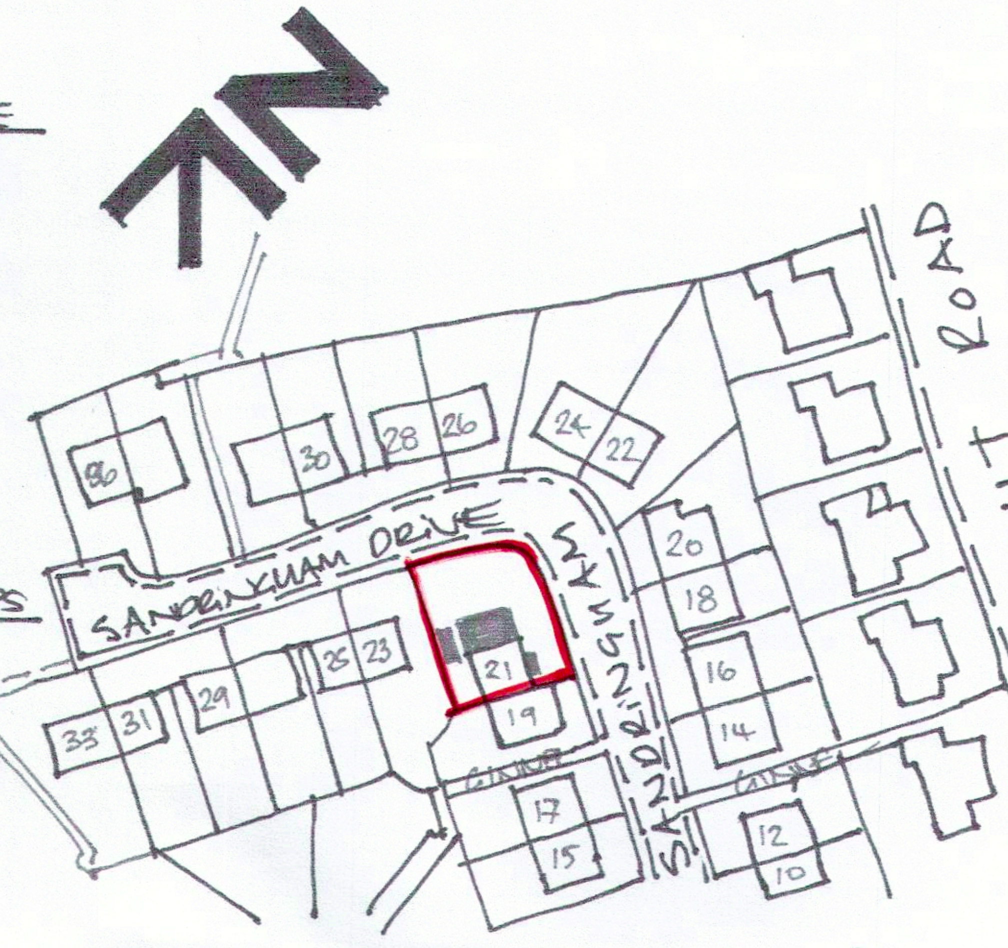

POSITION DORMER TO BED① BETWEEN PARTY WALL AND CHIMNEY STACK CENTRALLY TO SUIT AND BALANCED ABOVE LOUNGE WINDOW.
RIDGE
EXISTING CHIMNEY STACK.
Bed③
Bed②
Bed①
BOUNDARY TO 19/21
600
HORIZONTAL CODE 4 LEAD FLASHINGS @ FOOT OF DORMERS
EAVES
N° 19.
LOUNGE
DINING
PORCH
AS IS BEST PRACTICE - ALL WINDOWS TO HABITABLE ROOM'S ON BOTH LEVELS TO HAVE SIDE OPENINGS TO DOUBLE AS SECONDARY MEANS OF ESCAPE AS DOC B1 B.REGS
RWP
800
DPC

1:50 PROPOSED "FRONT" ELEVATION (OPP' N°s 16, 18 & 20)



1:1250 SITE LOCATION PLAN

EARLY WARNING SYSTEM.

AS DOC B1 PROVIDE A SERIES OF CEILING MOUNTED, AUTOMATED AND INTERLINKED SMOKE AND HEAT DETECTOR-ALARMS ON BOTH FLOOR LEVELS TO PROVIDE AN EARLY WARNING OF HEAT/SMOKE AS IS BEST PRACTICE:

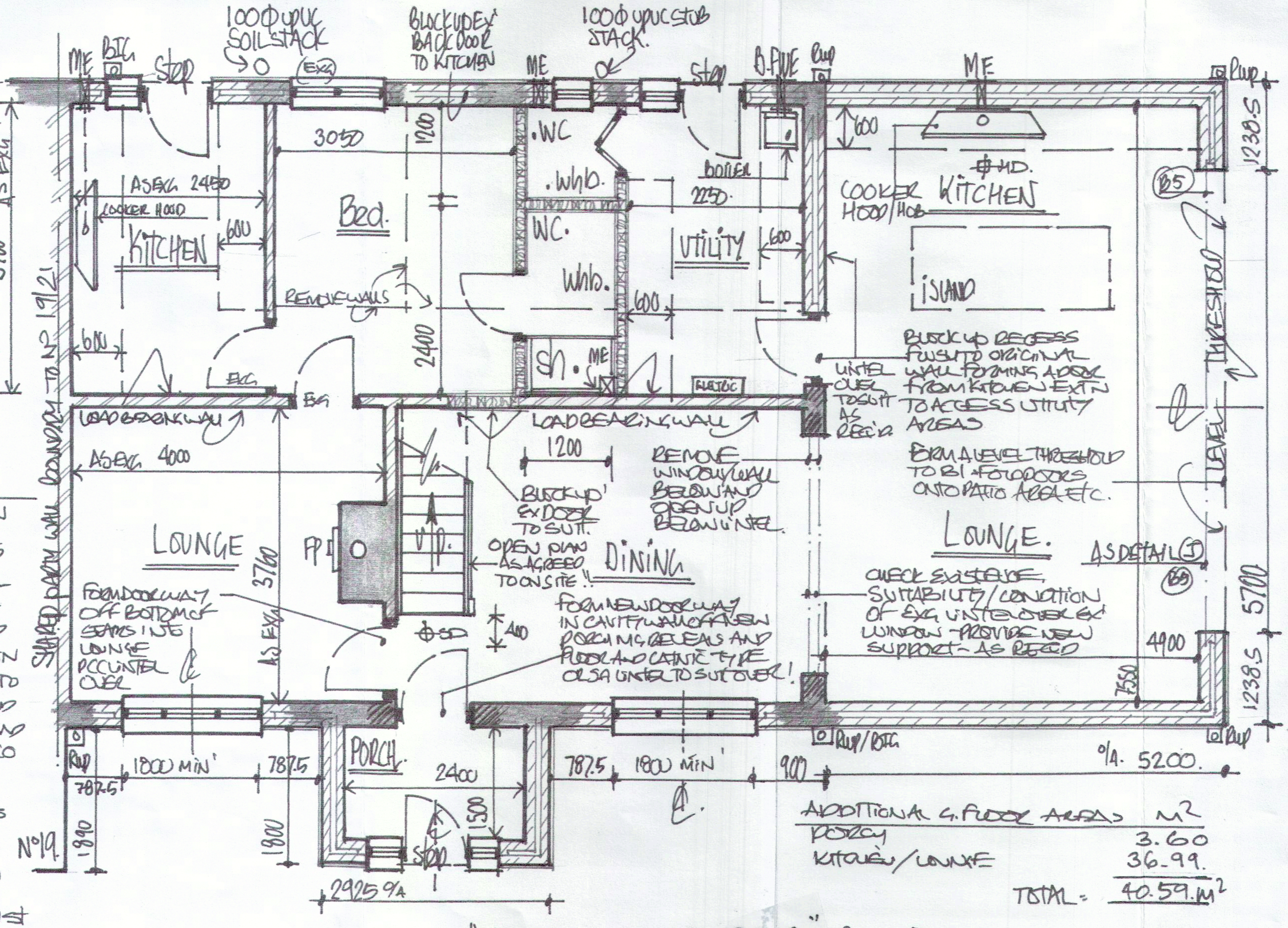
- SMOKE DETECTORS ⊕ PLACED @ BOTTOM OF STAIRS AND 1ST FLOOR LANDING @ TOP OF STAIRS AND A HEAT DETECTOR ⊞ HD ADJACENT TO COOKER HOOD IN KITCHEN

ENSURE ALARM/DETECTOR UNITS ARE SEPERATELY FUSED AND MAINS HARD WIRED TO MAINS POWER AND HAVE A BATTERY BACK UP PACK ETC TO BS 5839...

FIREPLACE:- (FP)

AS PER APPLICANTS WISHES, RETAIN CHIMNEY BREAST/CHIMNEY STACK ETC AND SWITCH FIREPLACE AROUND TO NEW LOUNGE AREA ON LH SIDE - ENGAGE SERVICES OF GAS SAFE ENGINEERS TO SERVICE TEST AND CERTIFY NEW GAS FIRE INSTALLATION INC CHECKING FLUE/FLUE LINER TO STACKS AND TEST, COMMISSION AND CERTIFY ALL WORKS INSTALLED AND CARRIED OUT ACCORDINGLY FOR LABC APPROVALS ETC..

- RE-FORM WINDOW APERTURES ON FRONT TO G.FLOOR LOUNGE AND DINING @ MIN 1800MM WIDE TO BE IN PROPORTION TO AND IN BALANCE WITH 1ST FLOOR ROOF DORMER POP-OUT - PODIUM/S TO 1ST FLOOR BED/S ① + ③ - ALL TO BE SET OUT ON SITE BY CONTRACTOR/S ETC... TO SUIT POSITION OF PORCH ETC


100Φ UPVC SOILSTACK
BLOCK UP EX' BACK DOOR TO KITCHEN
100Φ UPVC STUB STACK
ME
BIG
STOP
RWP
B.FLUE
KITCHEN
COOKER HOOD
AS EXG 2450
600
3050
1200
Bed.
REMOVE WALLS
2400
WC
WHB.
WC.
WHB.
SH.
2250
600
UTILITY
BOILER
COOKER HOOD/HOB
KITCHEN
HD
ISLAND
BLOCK UP RECESS FLUSH TO ORIGINAL WALL FORMING A DOOR FROM KITCHEN EXTN TO ACCESS UTILITY AREAS
LINTEL OVER TO SUIT AS REQ'D
AS EXG
3700
BOUNDARY TO N° 19/21
SHARED PARTY WALL
LOAD BEARING WALL
AS EXG. 4000
LOUNGE
FP
3760
AS EXG
FORM DOORWAY OFF BOTTOM OF STAIRS INTO LOUNGE PCC LINTEL OVER
UP
OPEN PLAN AS AGREED TO ON SITE!
DINING
BLOCK UP EX DOOR TO SUIT
1200
REMOVE WINDOW/WALL BELOW AND OPEN UP BELOW LINTEL
FORM NEW DOORWAY IN CAVITY WALL OFF NEW PORCH INC REVEALS AND FLOOR AND CATNIC TYPE OR SA LINTEL TO SUIT OVER!
FORM A LEVEL THRESHOLD TO B1 + FOLDING DOORS ONTO PATIO AREA ETC.
LOUNGE.
CHECK EXISTING SUITABILITY/CONDITION OF EXG LINTEL OVER EX' WINDOW - PROVIDE NEW SUPPORT - AS REQ'D
AS DETAIL ①
LEVEL THRESHOLD
1238.5
5700
4900
O/A. 5200.
PORCH
2400
1800 MIN'
787.5
1500
1800
1890
N°19.
2925 O/A

ADDITIONAL G.FLOOR AREAS	M²
PORCH	3.60
KITCHEN/LOUNGE	36.99
TOTAL:	40.59 M²

1:50 PROPOSED "GROUND FLOOR" PLAN

NEW EXTERNAL CAVITY WALL CONSTRUCTION.

SPECIALIST OFF WHITE (R) RENDER SYSTEM TO BE EXTERNALLY APPLIED ONTO 100MM 7N DENSE CONCRETE OUTER LEAF BLOCKWORK WITH 100MM 3.5N AERATED, LIGHTWEIGHT CONC BLOCK INNER LEAF CELCON SOLAR OR SA TYPE FOR WALLBOARD, DOT/DAB/SKIM FINISH FOR 2CTS EMULSION DECOR' AND/OR SPECIALIST GLAZED CERAMIC WALL TILING AS SPECIFIED ON SITE

- FORM A 100 WIDE CAVITY SPACE BETWEEN INNER AND OUTER LEAF BLOCKWORK WITH STAINLESS STEEL CAVITY WALL TIES @ 750 C/C H/Z AND 450 C/C VT BEDDED 50MM INTO EACH LEAF + SLOPING OUTWARDS AND EXTRA TIES TO DOOR/WINDOWS @ 225 C/C WITHIN 300MM OF OPENINGS
- FULLY INSULATE CAVITIES FROM DPC TO EAVES AND VERGES USING CROWN DRITHERM FULL FILL TYPE OR SA CAVITY WALL INSULATION TO ACHIEVE A MAX 0.28 'U' VALUE AS DOC L1B OCT. 10 AND PROVIDE INSULATED DPC'S - THERMABATE/CAVALOK TYPE OR CAVITY CLOSERS TO DOOR/WINDOW REVEALS TO LIMIT/PREVENT AIR LOSS ETC
- AS IS POSSIBLE, TOOTH AND BOND NEW MASONARY INTO EXISTING TO CREATE CONTINUOUS CAVITIES OR PROVIDE A PROPRIETORY STAINLESS STEEL CROCODILE TIE OR SA SYSTEM, SCREWED TO EXG MASONARY & CRANKED TO SUIT COURSING OF NEW MASONARY TO ENSURE A SECURE, ROBUST & POSITIVE CONNECTION OF NEW MASONARY TO EXG.

LINTEL'S. UNLESS STATED OTHERWISE - PROVIDE CATNIC TYPE OR SA COUGAR CG 90/100 OPEN BACKED - INSULATED STEEL SECTION LINTELS TO NEW DOOR AND WINDOW OPENINGS TO GROUND FLOOR WALL OPENINGS ONTO MIN 150MM END BEARINGS AND ENCASED IN GYPROC 1/2 HOUR PINK - FIRELINE BOARDS AS DOC B1 ETC

INTERNAL PARTITIONS ON GROUND FLOOR. UNLESS STATED OTHERWISE NEW PARTITIONS TO BE TREATED SW STUD FRAMED - SET OUT, ARRANGED/POSITIONED AS PROPOSED FLOOR PLANS - 100X50 SOLE PLATES, 75X50 VT STUDS @ 400 C/C - CROSS NOGGINS TO SUIT, 50MM 10KG/M3 QUILT WOOL SOUND INSULATION IN BETWEEN STUDS AS DOC E AND 12.5MM FOIL BACKED GYPSUM BASED PLASTERBOARD AND SKIM CT FOR 2CTS EMULSION DECOR' AND/OR SPECIALIST GLAZED CERAMIC TILING AS SPECIFIED ON SITE.

DRG N°. 3