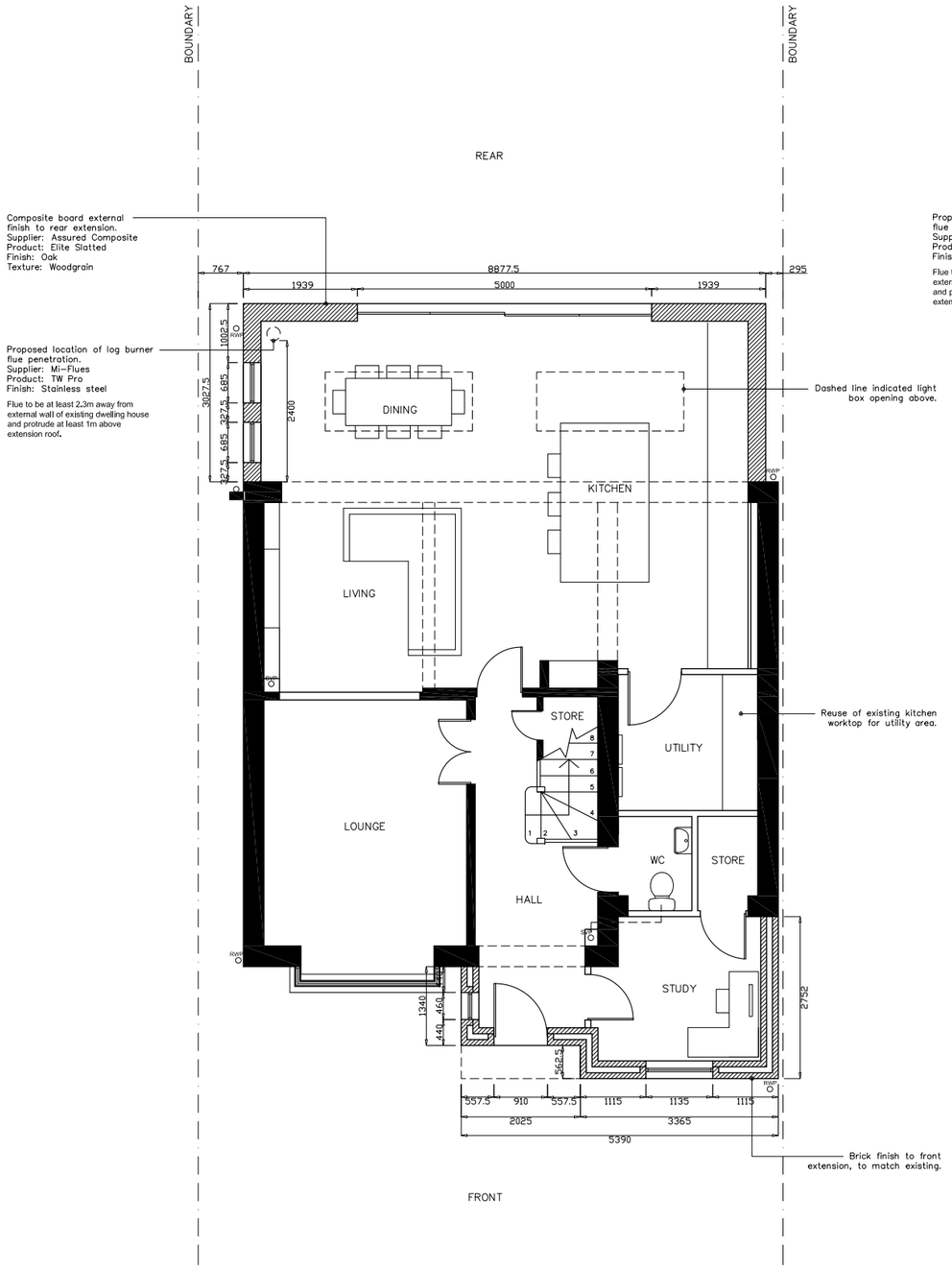
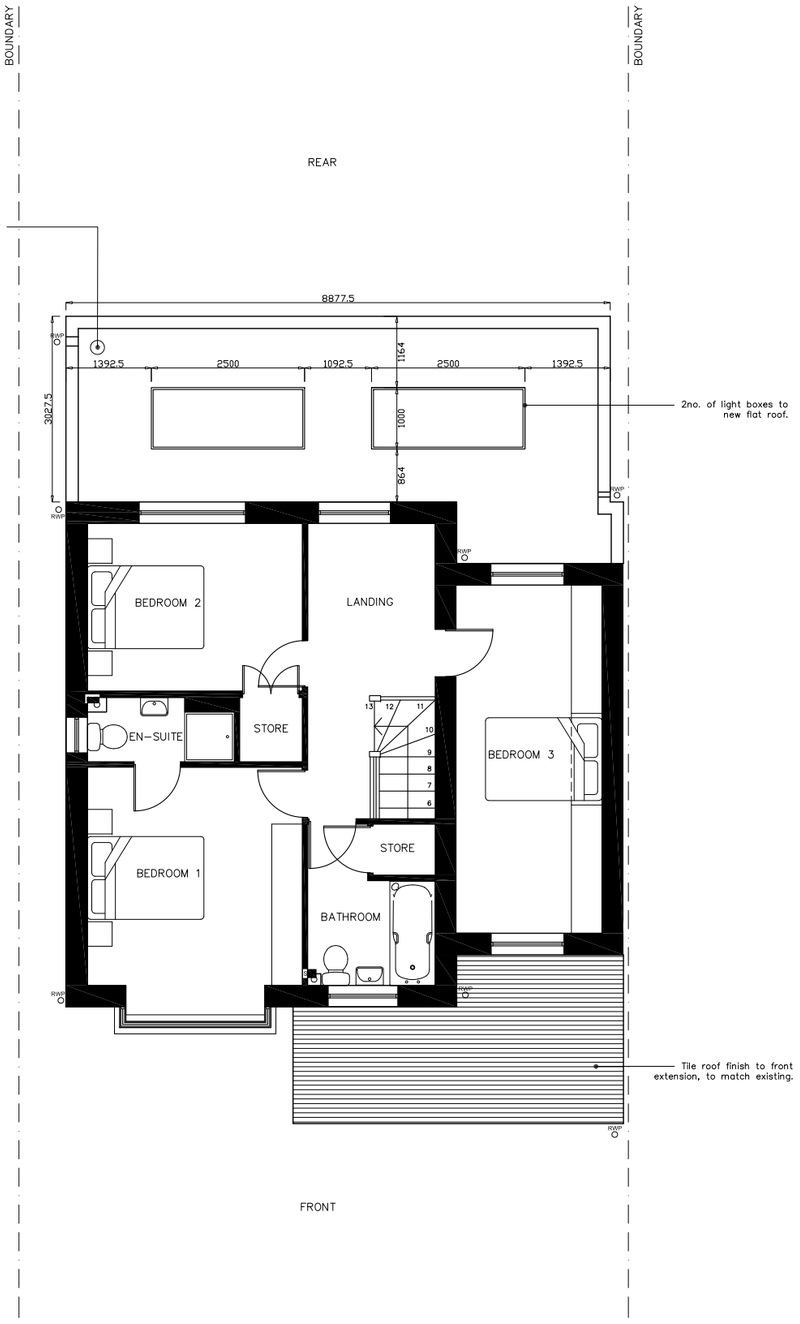



PROPOSED GROUND FLOOR PLAN
1:100




PROPOSED FIRST FLOOR PLAN
1:100

NORTH

SCALE BAR (1:100)
0m 1m 2m 3m 4m 5m

General Notes:

This drawing is copyright and must not be reproduced wholly or in part without prior permission.

All dimensions including roof pitches must be checked on site by Contractor prior to work commencing, and not scaled from this drawing.

All work must be carried out in accordance with statutory requirements and current Building Regulations, all relevant British Standards and codes of practice.

All timber to be treated with preservative. New steelwork to be encased with Gypsum Fireline board or equivalent, providing a minimum of 30min fire protection.

All electrical work to be carried out by approved contractor and a installation certificate to be provided on completion.

All new radiators to be fitted with thermostatic valves.

Any variations to the proposals shown on this drawing are to be agreed with the architect prior to construction.

WINDOWS
All new windows, doors and roof lights to be UPVC frames. All glazing to be double glazed safety glass with a minimum Uvalue of 1.6W/Mk.

VENTILATION
All habitable spaces to have trickle ventilators built in to window frames and/or air bricks.

FLAT ROOF
150mm upstand for light boxes, with flashing around edge of parapet. All new guttering to be PVC and clipped at 900 centres. 150x50mm joists laid to fall. 100mm celotex ot kingspan. 16mm minimum ply board. Roof covering by flat roof specialist.

EXTERNAL WALLS
Front extension – 100mm facing brick outer leaf. Facing brick to match existing. 100mm cavity with stainless steel cavity ties, rockwool insulation bats full fill. 100mm blockwork inner leaf with two coat plaster finish. Insulated thermabate or similar cavity closers. Galvanised steel lintels above all cavity wall openings.
Rear extension – composite panelling with oak finish, fixed to battens and filled with insulation board. Blockwork substrate.

FLOOR
100mm concrete slab with self levelling screed. Finish to client's choice on 120mm celotex or similar, on 1200G visqueen DPM. 50mm sand blinding over 150mm harcore. Insulated board to be turned up at edge of slab. DPC and DPM to overlap and bonded.

FOUNDATIONS
Two leaves of brickwork below DPC level with concrete cavity fill up to 225mm below the DPC. Strip concrete footings minimum 600x200mm thickness and minimum 1000mm deep. Overall size and depth to suit specific ground conditions and to be agreed with Building Control.

DRAINAGE
Any new drains to be laid using 100mm diameter hepsleve or UPVC pipes at a minimum 1:40 gradient. Drains within 1000mm of foundations to be encased, drains passing through foundations to be bridged over.

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Revisions:
A – lanterns replaced with light boxes. 2no. windows added to side of extension. Reconfiguration of wc, study and utility area. Covered porch area added.

B – flue and panelling specificatiosn added.

Mesha Annetts
Architectural Design

Client:
MARK & NIC COURT

Job Title:
10 PHEASANT GROVE
HALEWOOD
L26 7WT

Drawing Title:
PROPOSED PLANS

Scale: 1:100
Sheet size: A3

Date: MARCH 2025

Drawing No: 0100
Revision: B