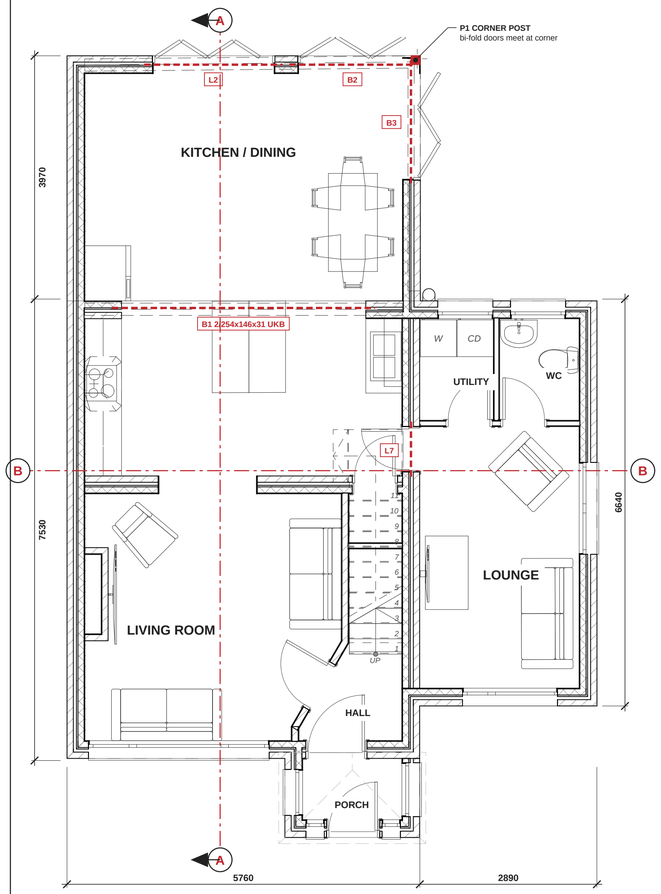
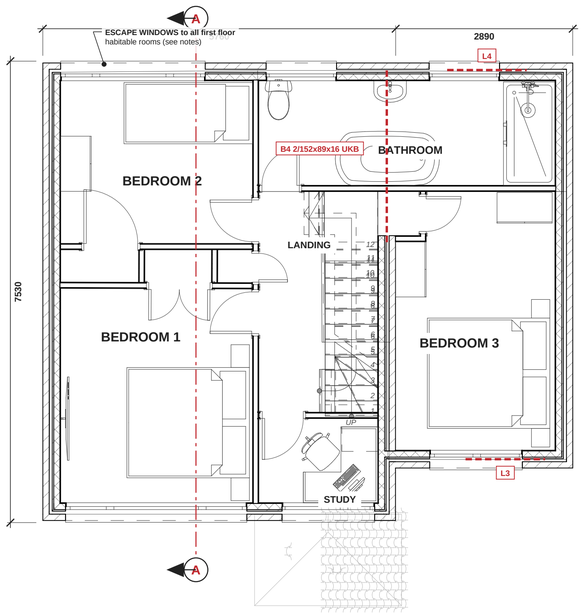


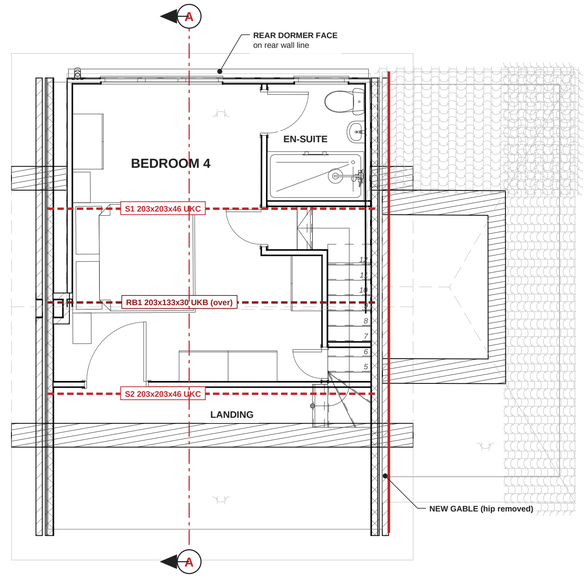
1 PROPOSED GROUND FLOOR PLAN

SCALE 1:50 @ A1



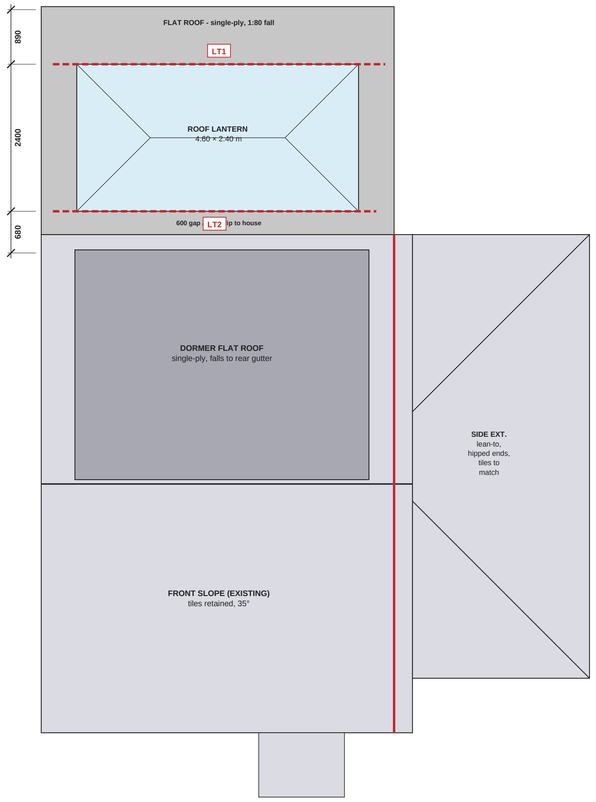
2 PROPOSED FIRST FLOOR PLAN

SCALE 1:50 @ A1



3 PROPOSED LOFT FLOOR PLAN

SCALE 1:50 @ A1



4 PROPOSED ROOF PLAN

SCALE 1:50 @ A1

GENERAL ARRANGEMENT NOTES

1. Layout as client's approved scheme (Keystone drawing A.02.1). Structural members shown for coordination only - read with ST-01 to ST-03 and the structural calculations.
2. Rear extension bi-fold doors meet at the rear corner on steel post P1; roof lantern 4.60 × 2.40 m with a 600 mm strip to the rear wall.
3. At first floor the existing side wall is removed for 2.85 m from the rear (bathroom / bedroom 3) - beam B4 at ceiling level.
4. New door from the hall into the lounge under the B4 bearing - lintel L7 (steel).
5. Loft: hip-to-gable with full-width rear box dormer; new stair (13R × 198 / 12G × 250) over the existing stair; head height approx. 2.1 m under the dormer - levels to be checked on site before the stair is ordered.

ACCOMMODATION AND AREAS (APPROX., INTERNAL)

Ground floor - kitchen / dining (rear ext. + rear of house)	approx. 37 m²
Ground floor - living room / hall	approx. 23 m²
Ground floor - lounge, utility, WC (existing side ext.)	approx. 14 m²
First floor - bedrooms 1-3, bathroom, study	approx. 50 m² (incl. 14 m² new over side ext.)
Loft - bedroom 4 + en-suite (head height > 1.5 m)	approx. 25 m²
New floor area (rear ext. + FF side ext. + loft)	approx. 58 m²

FIRE SAFETY STRATEGY (ADVISED TO CLIENT)

1. Loft conversion creates a new floor above 4.5 m: protected stair enclosure at first floor and loft with E20 (FD20) doors to all habitable rooms off the stair; existing glazing in the enclosure 30 min or replaced.
2. Ground floor is open plan - the client has been advised of the implications of this layout. Final arrangement (sprinkler / fire-resisting separation of the stair, AD B Vol 1 2.6) to be agreed with Building Control before work starts.
3. All first floor habitable rooms to have escape windows with escape sashes: unobstructed opening min. 0.33 m² and min. 450 mm high × 450 mm wide, bottom of opening 800-1100 mm above floor.
4. Mains interlinked smoke alarms Grade D1 LD2 at every level + heat alarm in the kitchen / dining area.

KEY

New steel beam / lintel shown dashed (size per calculations / ST-01, ST-02)

Walls - existing and new cavity masonry (build-ups on BR-05)

Section line (sections A-A, B-B on BR-05)

GENERAL NOTES

1. This drawing is to scale at A1 at the scales stated - check against the scale bars. Figured dimensions take precedence over scaled dimensions.
2. All dimensions and levels to be checked and verified on site before work starts or anything is ordered.
3. Read with the Keystone Project Specification, Structural Calculations and all KCC-11PC drawings.
4. Report any discrepancy to Keystone Construction Consultancy Ltd before work proceeds.
5. Copyright Keystone Construction Consultancy Ltd.

SCALE BARS

SCALE 1:50 (metres)

0 0.5 1 1.5 2 2.5

REVISIONS

REV	DESCRIPTION	DATE	BY
P1	First issue - Planning & Building Regulations	10.11.26	MW

KEYSTONE CONSTRUCTION CONSULTANCY

Keystone Lodge, Church Farm Estate, Church Lane,
Thurstaston, Wirral CH61 0HW
T: 07824 552564 E: matthew@keystonecc.co.uk

CLIENT
Richie & Helen Bollard

SITE ADDRESS
11 Pine Close
Kirkby, Liverpool
L32 0RZ

PROJECT
Two storey side extension over existing single storey, single storey rear extension with roof lantern, hip-to-gable loft conversion with rear dormer

DRAWING TITLE
Proposed Floor Plans & Roof Plan

STATUS
PLANNING / BUILDING REGS

SCALE	SHEET SIZE
1:50	A1
DATE	**JOB REF**
10.11.26	KCC-11PC
DRAWN	**CHECKED**
MW	PD

DRAWING NO.	REV
KCC-11PC-BR-03	P1