

Note main 6m extension approved under application 21/01474 but not yet constructed

Proposed wall construction to be render to match extg on celcon standard blockwork 100mm cavity fully filled with Drytherm insulation, inner leaf of standard celcon blockwork. Provide stainless steel cavity wall ties at 450cc vertically and 750mm cc horizontally. Double up ties each side of openings.

Proposed windows to be double glazed with argon fill and low emmissivity coating Eg Pilkington K Glass. Provide 8000mm square trickle ventilation to heads.

Provide Thermabate cavity closers to all reveals and openings.

Glazed rooflight fitted in accordance with specialists requirements. Allow for trimming as per engineers requirements

Provide firfix profiles where new walls meet extg

Provide new kitchen units to clients final spec. Allow for tiling and decoration of kitchen to clients spec. Allow for provision of power sockets to kitchen area and fused spur socket for cooker/dishwasher.

Kitchen to be provided with 30 litre per second extract fan ducted to external air.

Note- All new radiators to be provided with thermostatic radiator valves(TRVs)

Remove wall and make good. Allow for new beam over in accordance with engineers requirements. Allow for encasing in 12.5mm plasterboard.

Utility room to be provided with 30 litres per second extract fan

WC to be provided with 15 litre per second extract fan ducted to external air.

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Note bwk to ground floor extension to front

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Flat roof area to be provided with fibre glass finish on osb decking on 120mm Celotex Insulation on vapour barrier on osb on firings laid min 1:60 fall on 195 x 47 @ 400cc SC24 flat roof joists.

Glazed rooflight fitted in accordance with specialists requirements. Allow for trimming as per engineers requirements

Note- All new radiators to be provided with thermostatic radiator valves(TRVs)

Proposed staircase to be as follows. going 225mm rise 194mm, max pitch 42 degrees. Provide handrail at 900mm above pitch line. Guarding to landing to be at 1100mm high. balustrade to be spaced at a maximum of 100mm. Min going at winders to be 50mm. It is advised to consult a specialist staircase manufacturer at the earliest date to ensure satisfactory headroom is achieved.

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Ground Floor

First Floor

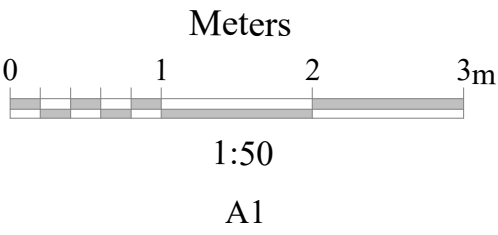
Note-No glazing to be allowed to doors/walls entering the stairwell on all three floor levels.

⦿ Mains wired interlinked smoke alarms

★ FD20s Fire Doors

Internal/external measurements to faces of brickwork and blockwork.

Note- All new electrical works to be carried out by a competent and qualified person. The installer should provide certification of the extended system in accordance with Part P of the building regulations and BS7671



Client	Mr Richards	Drawing Title	Proposed Ground and First Floor Plans	
Job Title	14 Meadowview Road Ewell KT19 9UB	Scale	1:50	Date August 2021
		Drawing No	21/31-11	Drawn By KRS Designs