



**Proposed Ground Floor Plan**  
1:50 @ A3



New stormwater soakaway min 5.0m away from any building and outside of root protection areas. Formed using proprietary interlocking soak away system wrapped in geotextile liner. Size to be calculated to new roof areas in accordance with manufacturers instructions.

New rainwater gully to connect into existing system  
New foundation to be checked and inspected by Building Control Officer.

Walls shown dashed to be removed. (outbuilding to be removed)

New Cavity wall. Refer to Technical Spec. for more details.

Stainless steel wall starter bars connected to existing structure. By Ancon or similar. Existing and new walls ensure cavities are continuous.

Remove existing double doors to create new opening as shown, make good all disturbed surfaces.  
New lighting, electrical fittings, and heating systems at first floor level to be installed in compliance with Building Regs

Dashed line denotes existing wall to be removed.

Install new steel beam to carry new cavity wall above -2 layers of plasterboard to the steel beams. (beam size see engineers details)  
Refer to SE details and calculations for all new structural elements, including beams and joists.

Lintel / Steel Beam over new opening as per Structural Engineers details  
vertical insulated dpc chased into the existing wall at the new abutment

New heat detector to notes. Kitchen to be fitted with mechanical extract to notes.

Radon Sump

HD

Existing and new walls ensure cavities are continuous  
Stainless steel wall starter bars connected to existing structure. By Ancon or similar

New and existing drains to be connected to existing sewer. To be approved by Building Control.

All plumbing works to new kitchen room to be connected to existing drains. Kitchen room requirements to be confirmed by client.

New and existing drains to be connected to existing sewer. To be approved by Building Control.

New Cavity Wall.  
New foundation to be checked and inspected by Building Control Officer.

All structural alterations to be carried out in accordance with SE design and calculations.

ALL WORKS TO COMPLY WITH BUILDING REGULATION APPROVAL AND BRITISH STANDARD CODES OF PRACTICE.  
ALL MEASUREMENTS TO BE VERIFIED ON SITE & FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALED DIMENSIONS

As Shown			Project		Project No.	
Drawn by	Sig.	Date	Carly Kellow		1395	
Checked by	Sig.	Date	12 Festival Villas, Threemilestone		Contract Sheet No.	
Approved by	Sig.	Date	Proposed Ground Floor Plan		Drawing No.	
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