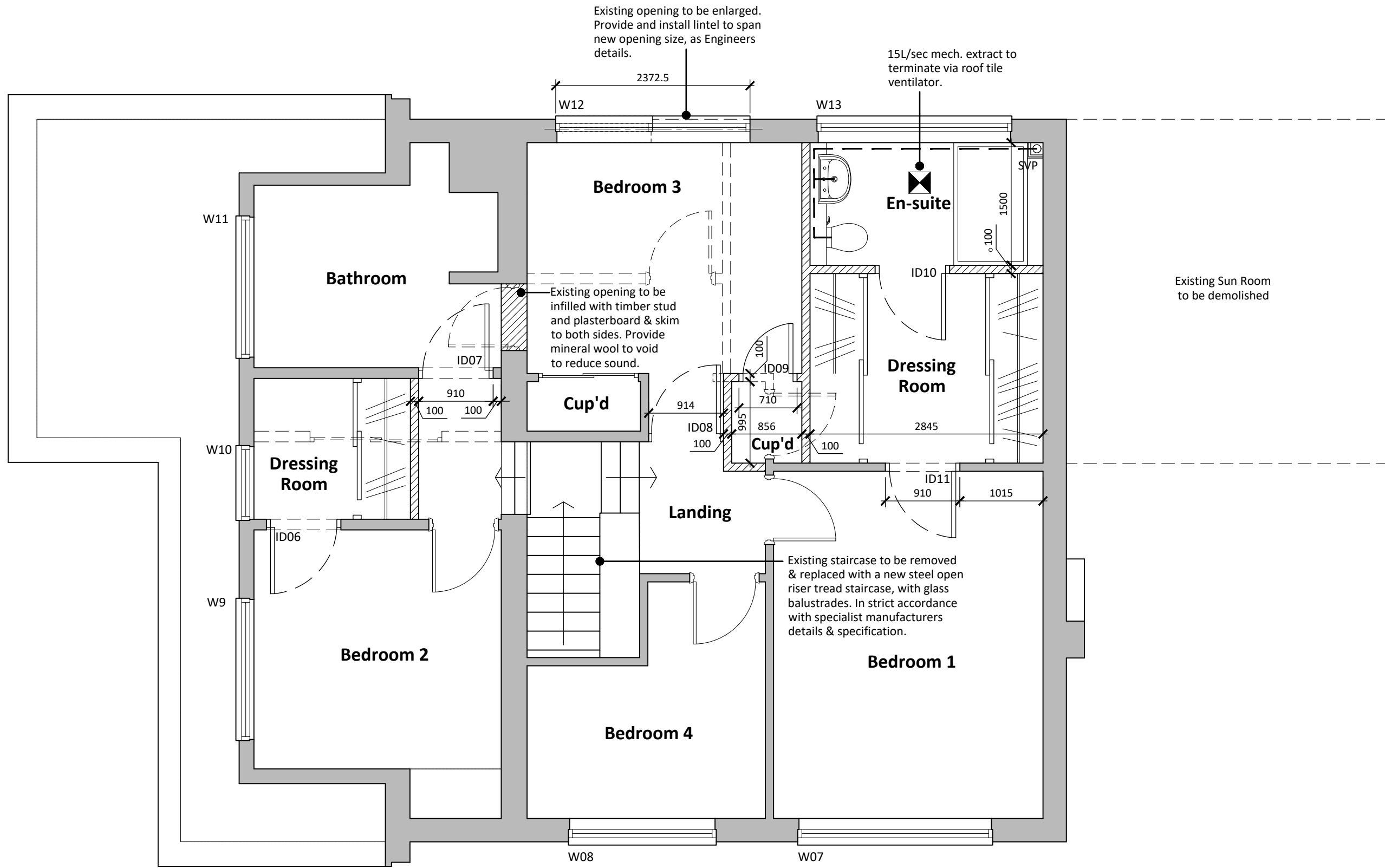
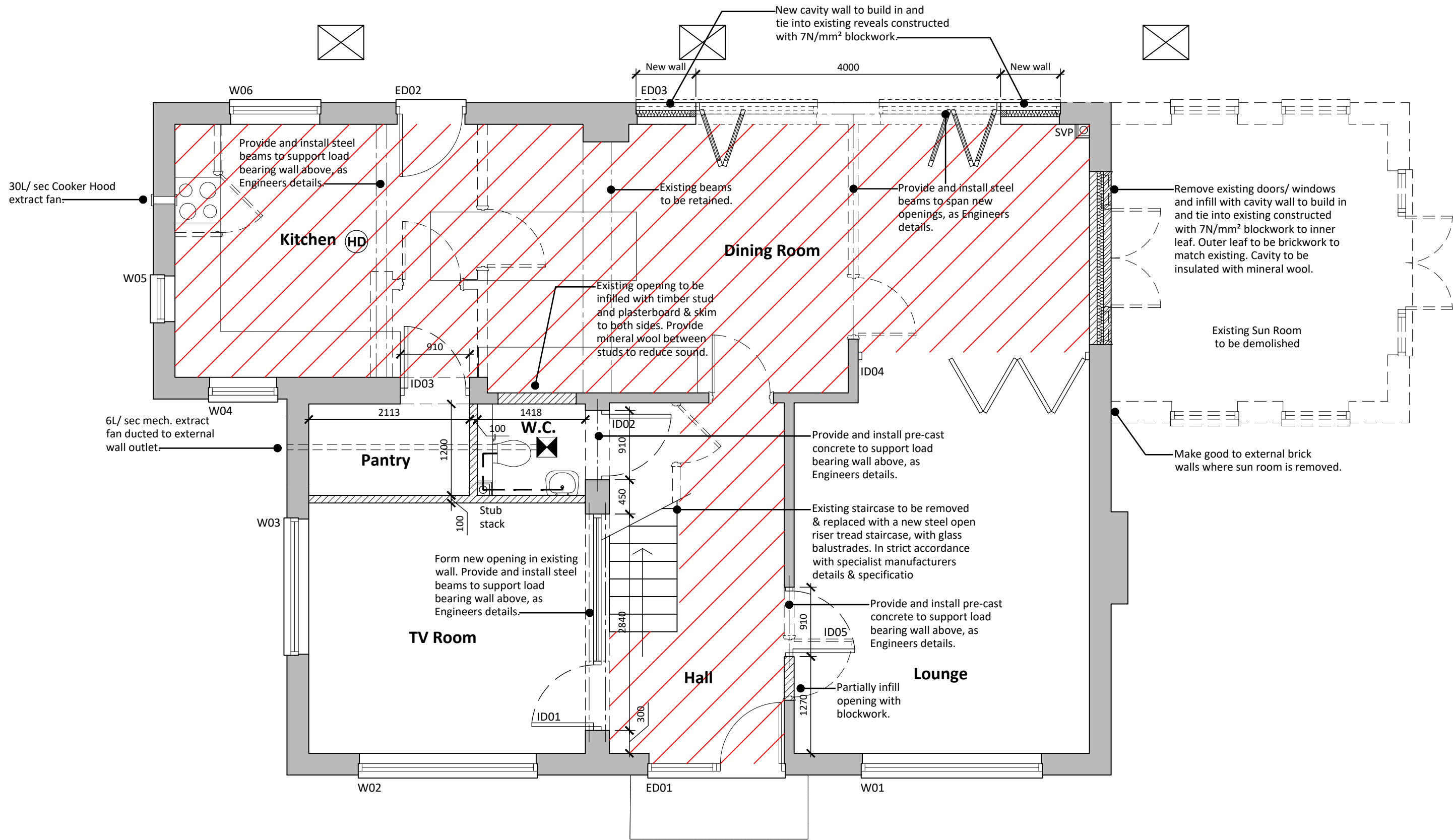




PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Notes

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Dimensions
Use figured dimensions only. All dimensions should be checked against on site conditions and any discrepancies should be brought to the attention of Robert Doughty Consultancy Limited.

CDM 2015
As part of our designer duties under the Construction (Design & Management) Regulations 2015, we have minimised the risks as far as reasonably practicable whilst carrying out our normal design process. Any items that would require additional identification or explanation of risks remaining are detailed on this drawing and/or in the accompanying risk register. However, we deem the design and construction described on this drawing is not past the realms of capability for a competent Principal Contractor using traditional methods of construction.

KEY:

Proposed walls/ infilled opening with timber stud partitions.

Existing walls to be demolished.

Area to receive new underfloor heating system.

Ceiling mounted mechanical extract fan

Mechanical extract fan through external wall.

Mains powered heat detector with battery backup

NOTES:

WINDOWS & EXTERNAL DOORS

- All existing windows to be removed and replaced with new powder coat aluminium PPC double glazed thermally broken units.
- W12 to be formed by enlarging the existing opening. Allow for installing new steel lintel in strict accordance with Structural Engineers details.
- ED01 remove existing doors and side lights and install new powder coat aluminium PPC double glazed thermally broken units.
- ED03 remove 2no. existing windows and form new large opening, allowing for installation of new RHS steel beams in strict accordance with Structural Engineers details and calculations. Install new powder coat aluminium PPC bi-fold doors.
- Generally allow for making good all window and door reveals as required.

INTERNAL DOORS & GLAZING

- Form new opening (ED01) to wall between TV Room & Hall. Provide and install new steel beam to opening in strict accordance with Structural Engineers details and calculations. Provide and install timber/ aluminium glazed screen and door.
- Form new opening (ED02) in wall between new Store & Hall. Provide and install new pre-cast concrete lintel in strict accordance with Structural Engineers details & calculations. Provide and install new door, frame and architrave to match existing.
- Form new door opening (ID03) in wall to the proposed W.C. Provide and install new pre-cast concrete lintel in strict accordance with Structural Engineers details and calculations. Provide and install new door, frame and architrave to match existing.
- Provide and install new timber/ aluminium glazed bi-fold doors (ID04) between Lounge and Dining Room.
- Remove existing door & frame into Lounge. Form new opening (ID05) as indicated on drawing, including infilling part of existing opening with block work and plasterboard & skim to both sides. Allow for removing section of existing wall and providing and new pre-cast concrete lintel to altered opening. Provide and install new door, frame and architrave to match existing.
- Form new openings (ID08, ID09 & ID10) in existing walls and provide and install new timber doors, frames & architraves to match existing.
- Provide and install new timber doors, frames & architraves to new openings (ID10, ID11 & ID12) in new timber stud partitions.
- Generally allow for making good all internal door reveals as required.
- All new steel beams and lintels to be in strict accordance with "Steve Gilman Design Ltd" (Structural Engineers) Details & Calculations, Project/ Drawing no. 6719.

GENERALLY

- Make good to all wall and ceiling finishes, where walls have been demolished.

B	W.C. location amended & Pantry added.	18/05/20
A	Sun Room removed & Window ref. amended.	13/05/20

Rev	Description	Date

Client
Mr Sam Chapman

Project
Alterations to Existing Dwelling at, 202 Spalding Rd, Pinchbeck

Drawing
Proposed Floor Plans

Scale @ A1 1:50	Date 27/04/20	
Drawn By MG	Checked By PSS	
Job Number 1388-1	Status BR	Purpose of Issue Building Regs
Drawing No. 1388-1_BR_PL01		Rev B