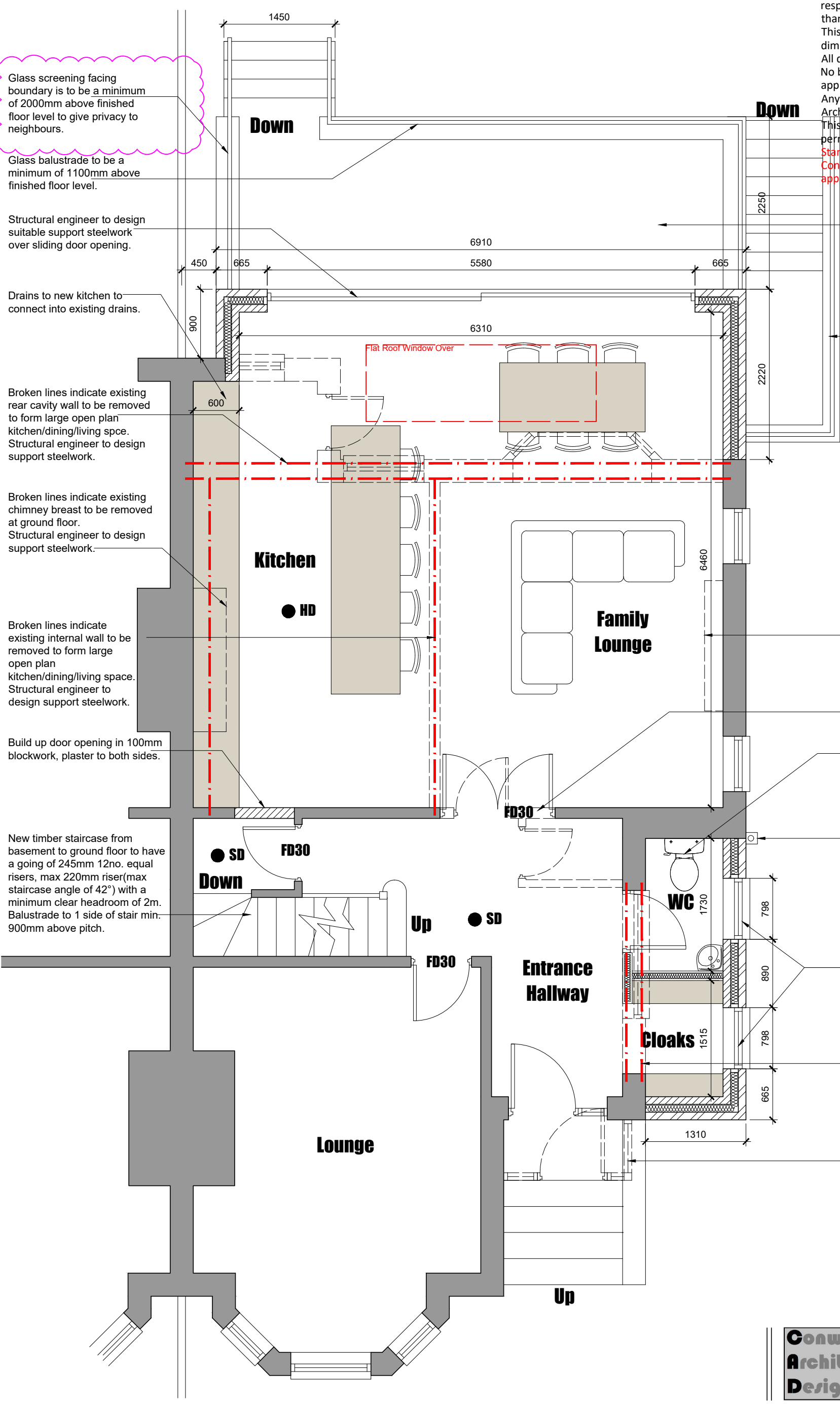
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Glass screening facing boundary is to be a minimum of 2000mm above finished floor level to give privacy to neighbours.

Glass balustrade to be a minimum of 1100mm above finished floor level.

Structural engineer to design suitable support steelwork over sliding door opening.

Drains to new kitchen to connect into existing drains.

Broken lines indicate existing rear cavity wall to be removed to form large open plan kitchen/dining/living spce. Structural engineer to design support steelwork.

Broken lines indicate existing chimney breast to be removed at ground floor. Structural engineer to design support steelwork.

Broken lines indicate existing internal wall to be removed to form large open plan kitchen/dining/living space. Structural engineer to design support steelwork.

Build up door opening in 100mm blockwork, plaster to both sides.

New timber staircase from basement to ground floor to have a going of 245mm 12no. equal risers, max 220mm riser(max staircase angle of 42°) with a minimum clear headroom of 2m. Balustrade to 1 side of stair min. 900mm above pitch.

New patio to have plastic pedestals sat on waterproof layer of roof above lower ground floor for patio floor finish to sit on, giving a near level finish with internal floor of house.

Retaining wall to new external steps to be designed by structural engineer.

Broken lines indicate existing chimney breast to be removed full height. Structural engineer to advise if any remedial work to existing structure is required.

Existing door opening to be widened. Structural engineer to design support steelwork over opening.

Drains to new toilet and sink to connect into existing drains.

New Upvc gutters to connect into new 75mm Upvc rainwater pipe then into new back inlet gully. Drains to connect into existing drains. Drainage run to be confirmed and exposed during excavations for extension.

New Catnic CG steel insulated lintel inserted over new high level window openings. Catnic reference to suit cavity wall thickness.

Existing window opening widened and cill level dropped to floor level. Structural engineer to design suitable support steelwork for cavity wall above.

Broken lines indicate existing porch to be removed and new front door and side screen inserted into existing/original front door opening.

HD Indicates heat detector.

SD Indicates smoke detector.

FD30 30min fire door.

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JOB TITLE : Extension And Alterations
ADDRESS : 2 Sefton Road, Chorlton-Cum-Hardy
DRAWING TITLE : Proposed Ground Floor Plan
SCALE : 1:50 @ A3
DRAWN : xxx
DATE : 25.06.26

JOB NO./
DWG NO. 1114-10C