

BASEMENT PLAN

NEW FLOOD PROTECTION WALL OFF CONCRETE FOUNDATION. 150 THICK, PROJECTING 150 BEYOND WALL. 150 DENSE CONCRETE BLOCK WITH TANKING, 150 NOMINAL RANDOM STONE. WEAK MIX CAVITY FILL. FLAG COPING

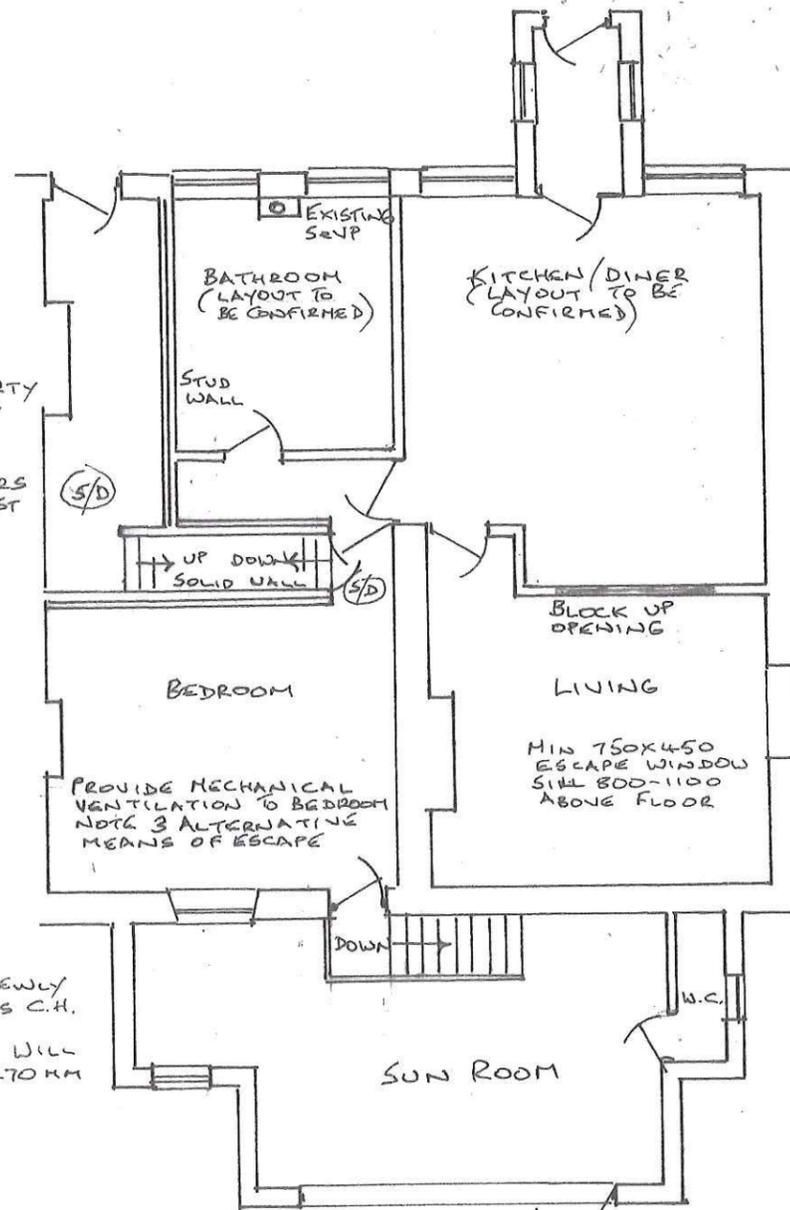
SOLID GATE WITH SILL. OPENING OUTWARDS. RUBBER SEAL TO REVEALS

SCALE 1:100 @ A3

SOUNDPROOF PARTY WALLS, CEILING & STAIRS

SMOKE DETECTORS TO GROUND & FIRST FLOOR

BOTH UNITS HAVE NEWLY INSTALLED COMBI GAS C.H. BOILERS. LOFT INSULATION WILL BE UPGRADED TO 270MM MINIMUM

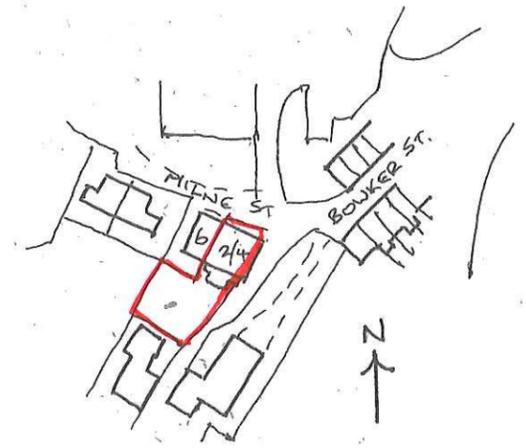


GROUND FLOOR PLAN

STAIRCASE PREVIOUSLY APPROVED. NEW DOMESTIC STANDARD STAIRCASE. MAX RISE 200, MIN GOING 220. MIN HEADROOM 2M. HANDRAIL 900 ABOVE PITCH. MIN 1100 HIGH BALUSTRADE TO LANDING. 100 MAX GAP BETWEEN VERTICAL RAILS.

\* NOTE - EXISTING ELEVATIONS UNAFFECTED

PROPOSED PLANS



LOCATION PLAN (1:1250)

DRAWINGS FOR COUNCIL SUBMISSION ONLY. ALL DIMENSIONS & METHODS OF CONSTRUCTION TO BE VERIFIED ON SITE BEFORE WORK COMMENCES.

ELECTRICAL WORK TO INCLUDE MOVING OF CONSUMER UNIT FROM BASEMENT. WORK TO BE CARRIED OUT BY COMPETENT PERSON IN ACCORDANCE WITH BUILDING REGULATIONS PART P & CERTIFICATE ISSUED ON COMPLETION.

LOW ENERGY LIGHTING TO BE INSTALLED.

SMOKE DETECTORS INTERLINKED, WIRED TO MAINS WITH SEPRATE FUSE & BATTERY BACK UP. ALSO TO HALL & FIRST FLOOR LANDING OF EXISTING UNIT.

CONFIRM 1 HOUR FIRE RESISTANCE TO CEILINGS OF NEW UNIT & STAIRS TO FIRST FLOOR

\* SOUND PROOFING IS ESSENTIAL & SUBJECT TO TEST PRIOR TO OCCUPATION, IN ACCORDANCE WITH BUILDING REGULATIONS PART E. SPECIALIST ADVICE RECOMMENDED. DETAILS OF TREATMENT TO WALLS, FLOOR/CEILING & STAIRS ATTACHED.

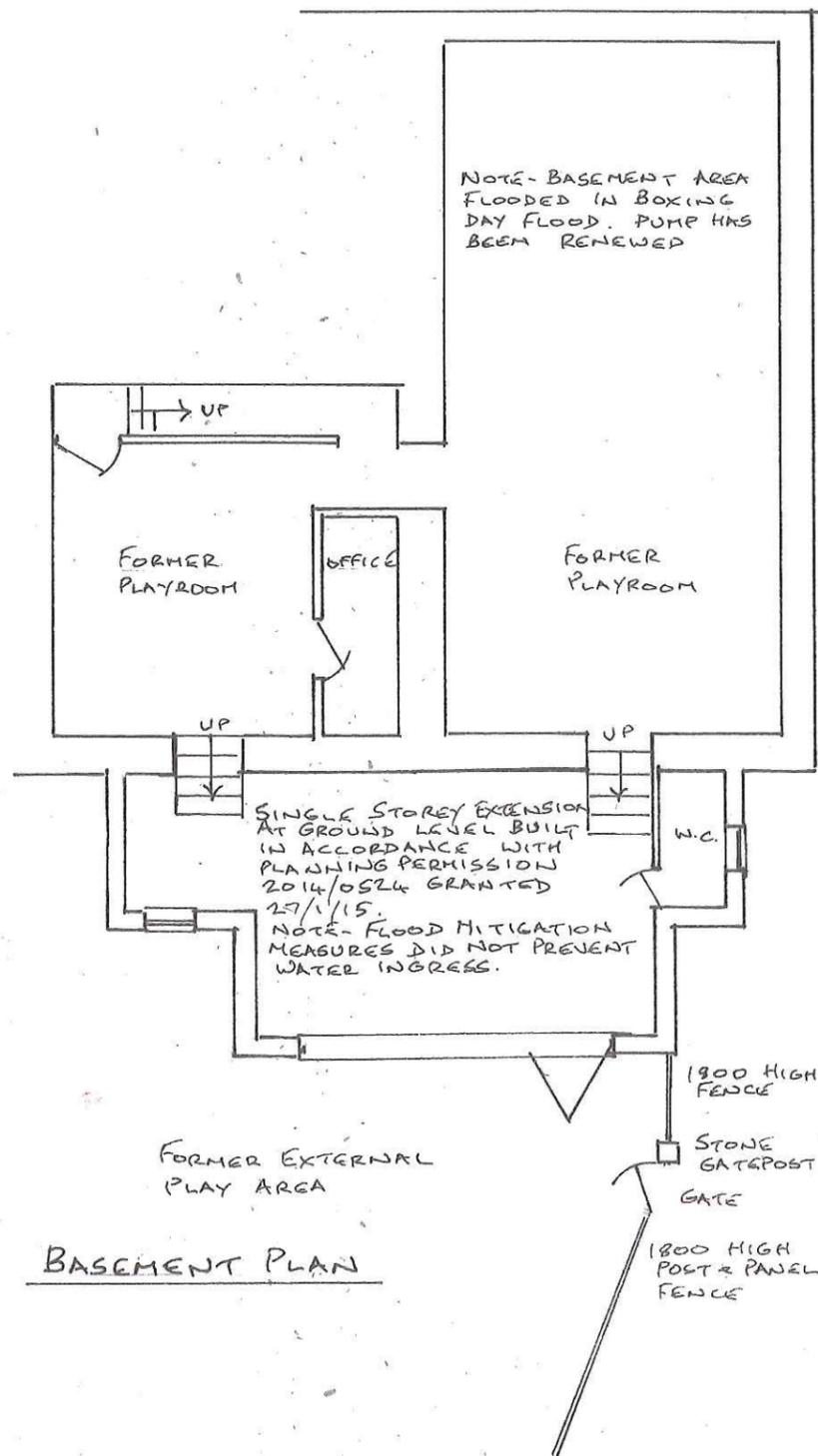
38 UPVC SINK, BATH & SHOWER WASTES, 75 DEEP SEAL ANTI VAC TRAPS

MECHANICAL VENTILATION TO KITCHEN MIN 60 LITRES/SEC, BATHROOM 15 LITRES/SEC

16/248/02

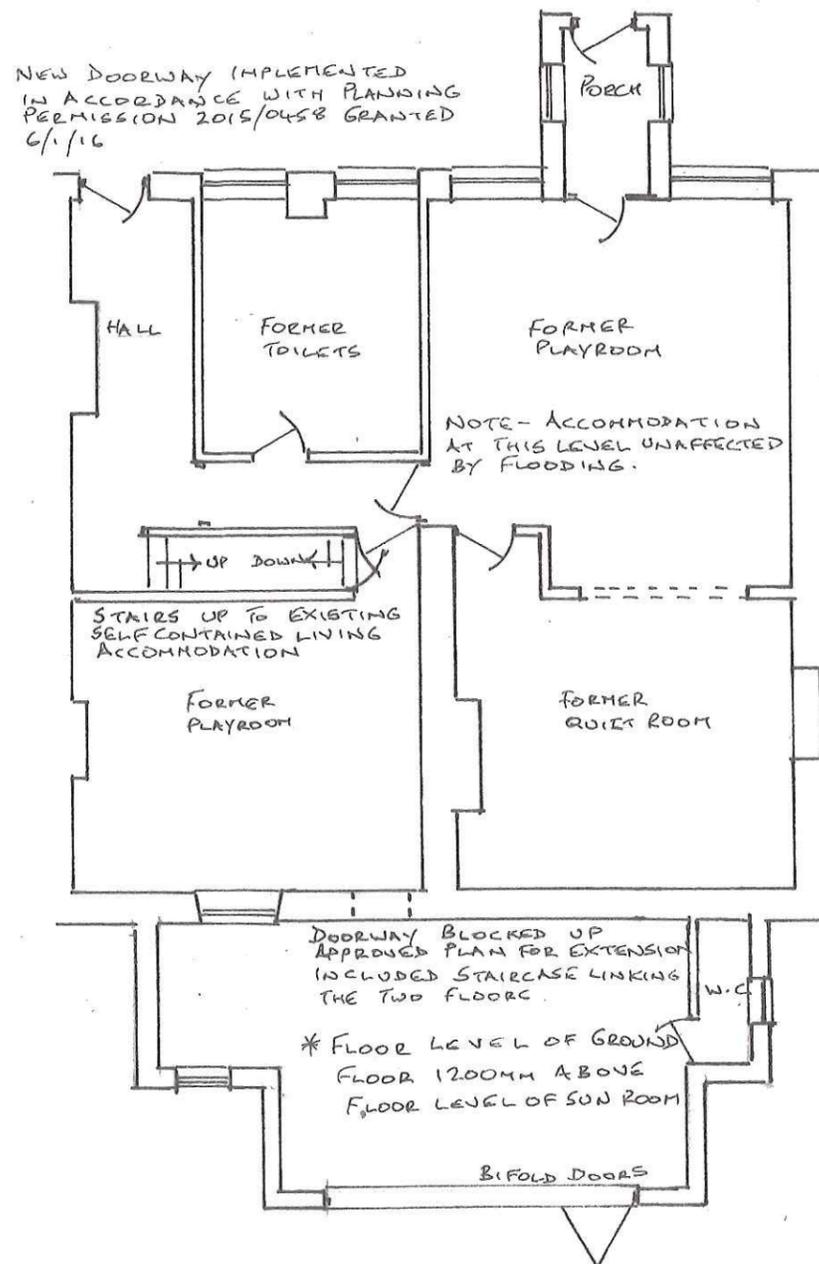
12/08/2016

CHANGE OF USE FORMER NURSERY TO SELF CONTAINED FLAT  
2/4 MILNE STREET, IRWELL VALE BLO OGP

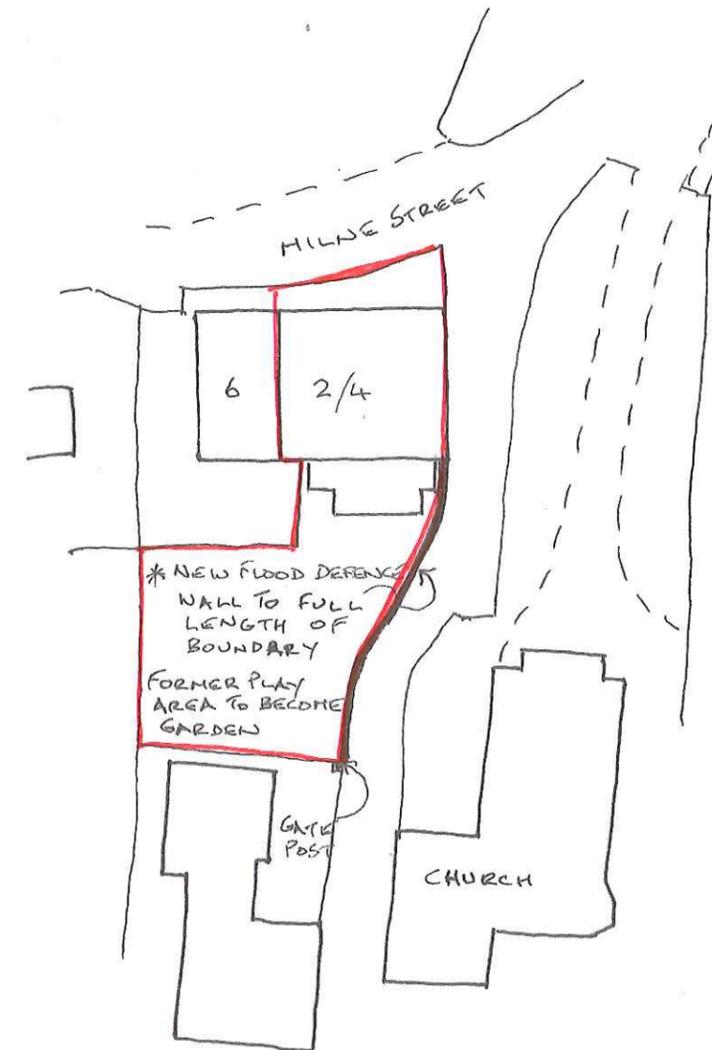


BASEMENT PLAN

SCALE 1:100 @ A3



GROUND FLOOR PLAN



SITE PLAN (1:500)

2016/0388

1A EXISTING PLANS

16/248/01A LENGTH OF FLOOD DEFENCE WALL CONFIRMED FLOOR LEVELS ADDED 06/10/2016 12/08/2016

CHANGE OF USE - FORMER NURSERY TO SELF CONTAINED FLAT  
2/4 MILNE STREET, IRWELL VALE BLO ORP