

This detailed floor plan shows a 4-bedroom house with a family bathroom, en-suite, and master bedroom. The layout includes:

- Bedroom 1 (Master Bedroom):** Located at the front right, measuring 3.50m by 6.10m, with a floor area of 21.5m². It features a bay window and access to a balcony.
- Bedroom 2:** Located at the back left, measuring 3.40m by 4.55m, with a floor area of 15.05m².
- Bedroom 3:** Located at the front left, measuring 3.75m by 3.50m, with a floor area of 13.11m².
- Bedroom 4:** A small bedroom measuring 1.10m by 1.50m, located between the master bedroom and the family bathroom.
- Bathrooms:** Includes a Family Bathroom (3.00m by 2.00m) with a shower, toilet, and sink, and an En-Suite (1.50m by 2.00m) attached to the master bedroom.
- Kitchen and Living Area:** The kitchen (2.00m by 2.00m) is located at the front right, featuring a sink, stove, and oven. The living area (3.00m by 3.00m) is located at the front left, featuring a fireplace and access to a balcony.
- Other Features:** The plan includes a central hallway, a storage room, a laundry room, and a rear garden with a patio and lawn.

Dilapidated bedroom windows to be refurbished or replaced with pair of sash windows with Georgian bar to match Ground Floor.

Make good any disturbed render/wall coverings during works with similar render and weather-seal with flexible caulk.

New u/vented, dual coil HW storage cylinder located on reinforced floor beside boiler

Install 2 x r/c lintels 100 x 65 x 2000mm over newly formed doorway into en-suite with min 150mm bearing on adjacent walls above ceiling line

2 x No. new extractor fans venting bathroom and en-suite through ceiling grills and venting through tile vents in north-facing pitch of

Log Burner re-installed with new flue by competent, certified installer in compliance with current building regulations document J and HETAS guidelines standards of practice 2020. Finishes to NHBC standards 2018

Existing foundation to be checked and if necessary replaced with new strip foundation 600mm deep x 400mm x 300mm to tie-in with existing foundations at either side. Protect existing services using 100 x 50mm concrete lintels as bridge within footing.

New classical timber Georgian style 6-panel Front Door & frame with integrated fanlight above, shallow porch with 2 x riser steps from pavement in York Stone or similar quality stone. Front entrance to be finished with portico hood and timber side flutes (see elevations).

Gas & Electric meters re-located from inside dining room to new meter cabinets set into external face of wall within alley.

Existing wall covering on Front Elevation to be removed back to bare brick and replaced with new, flat lime-render coat with white painted finish.

Dilapidated patio doors to be replaced with pair of sash windows with Georgian bar set on new cast concrete cill to match proposed replacement windows to bedroom above.

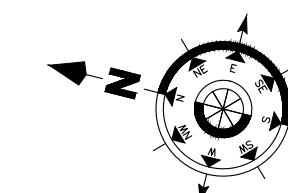
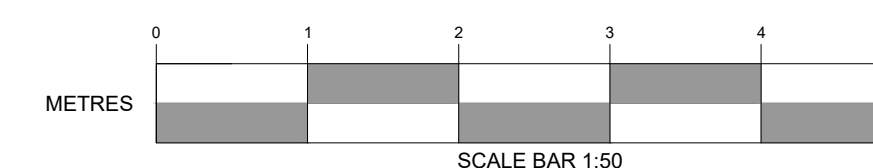
Reinstated Back
Door opening

Architectural floor plan of a house showing various rooms and structural details. The plan includes a Living Room (2860), Dining Room (2860), Kitchen (2498), Drawing Room (2580), Entrance Hall (2860), WC, and a Patio. Structural elements like walls (W1-W9), windows (W1-W9), and a raised platform are indicated. A note specifies the installation of 2 x r/c lintels over a double door opening into the Drawing Room.

Install 2 x r/c lintels 100 x 65 x 2000mm over newly formed double door opening into Drawing Room to support 225mm thick block wall above with min 150mm bearing.

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SVP



AMENDMENTS		DATE
CLIENT N/A		
PROJECT 19QS		
DRAWING TITLE FLOOR PLANS - PROPOSED		
DATE 05/05/2021		
SCALE 1:50 @ A1		
DRAWING No. 19QS.AM 03		B.1