PROVIDE CONTINUOUS CAVITY. NOTE THAT THIS WILL BE WIDER THAN EXISTING. ANY STEP IN WIDTH TO BE ON THE INSIDE WALLING

PROVIDE OPTIONAL WINDOW TO UTILITY (CONFIRM WITH OWNER)

1981 x 762

100mm STUD PARTITION

PROPOSED JOISTS CEILING/1ST FLOOR

EXISTING CEILING JOISTS

PROPOSED UTILITY ROOM

ACTUAL SIZE OF UTILITY ROOM TO BE CONFIRMED WITH OWNER

1800 x 1050 WINDOW

NEW TRAPPED GULLEY

PROPOSED KITCHEN EXTENSION

KITCHEN

REMOVE WALLING PROVIDE SUPPORT BY 203 X 102 X 23Kg U.B.

10.N. BLOCK END BEARING

EXISTING SOIL PIPE BOXED IN AND DIVERTED AS NECESSARY

100mm BLOCK WALL

A

A

10,000

915 x 450 WINDOW OR SIMILAR

UP

STAIRCASE FOR FUTURE FIRST FLOOR DEVELOPMENT CURRENTLY NOT DEFINED. (SEE NOTES)

C/BD

A/C

BATH

EXISTING I/C

CONSERVATORY

PRESUMED LINE OF DRAIN

600mm SIDELIGHTS

PROPOSED LOUNGE

1168mm FRENCH DOORS

BLOCK WINDOW

BED

CATNIC CG 90/100 LINTELS TO ALL OPENINGS

WOOD BURNING STOVE AND FLUE.
IF NON COMBUSTABLE PLINTH IS NOT SUPPLIED WITH STOVE THEN PROVIDE SUITABLE HEARTH WITH MINIMUM 500mm PROJECTION AND 125mm THICKNESS AND 50mm AIRSPACE TO ANY OTHER COMBUSTABLE MATERIAL BEHIND FRONT SUPPORTING JOIST.

IF OPEN CEILING AREA PROVIDED OVER LOUNGE THEN EXTEND ORIGINAL REAR WALL UP TO RAFTER LEVELFOR SUPPORT TO ENDS OF TIES IN PLACE OF CEILING JOISTS.

MAX. HEIGHT OF TIES 1/3 HEIGHT OF RIDGE. - THEN PROVIDE INSULATION BETWEEN RAFTERS AS SPECIFIED IN NOTES.

PROVIDE NEW INSPECTION CHAMBER TO EXISTING SEWER ON SIDE THAT HAS FLOW DIRECTION.

SURFACE WATER TO EXISTING R.W.P.

EITHER RE-LOCATE WINDOW IF PRACTICAL - OR PROVIDE NEW SIDE WINDOW

1150

BOUNDARY

4700

PERMIT

PROPOSED GROUND FLOOR 1:50

KITCHEN

C/BD

A/C

BATH

BED

EXISTING GROUND FLOOR

ROGER CLARK (ARCHITECTURAL SERVICES)
Tel: 023 9237 3841

PLAN No: 240/374 / 1

Drawing: Floor Plans Scale: 1:50

PROPOSED EXTENSION

4 COTWELL AVENUE

COWPLAIN