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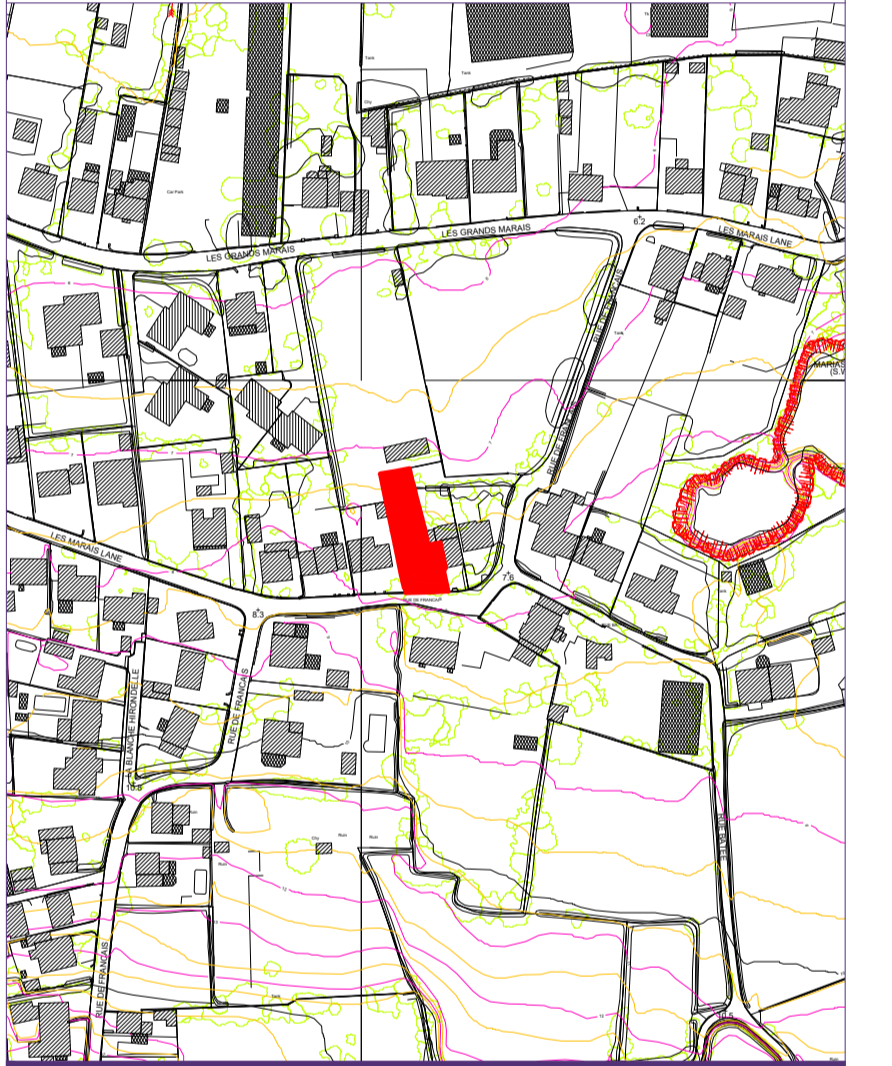
NOTES  
Any discrepancies found on this drawing must be reported to the architects immediately.  
Figured dimensions to be used in preference to scaled dimensions.  
Contractors must check all dimensions on site prior to commencement of work.

REVISIONS

No.	Date	Description	Drawn

In order to satisfy Policy GP9 of the Island Development Plan, we have taken into consideration the insulation, drainage, water efficiency, materials, waste storage and disposal, together with the conservation of fuel and power have all been carefully considered.

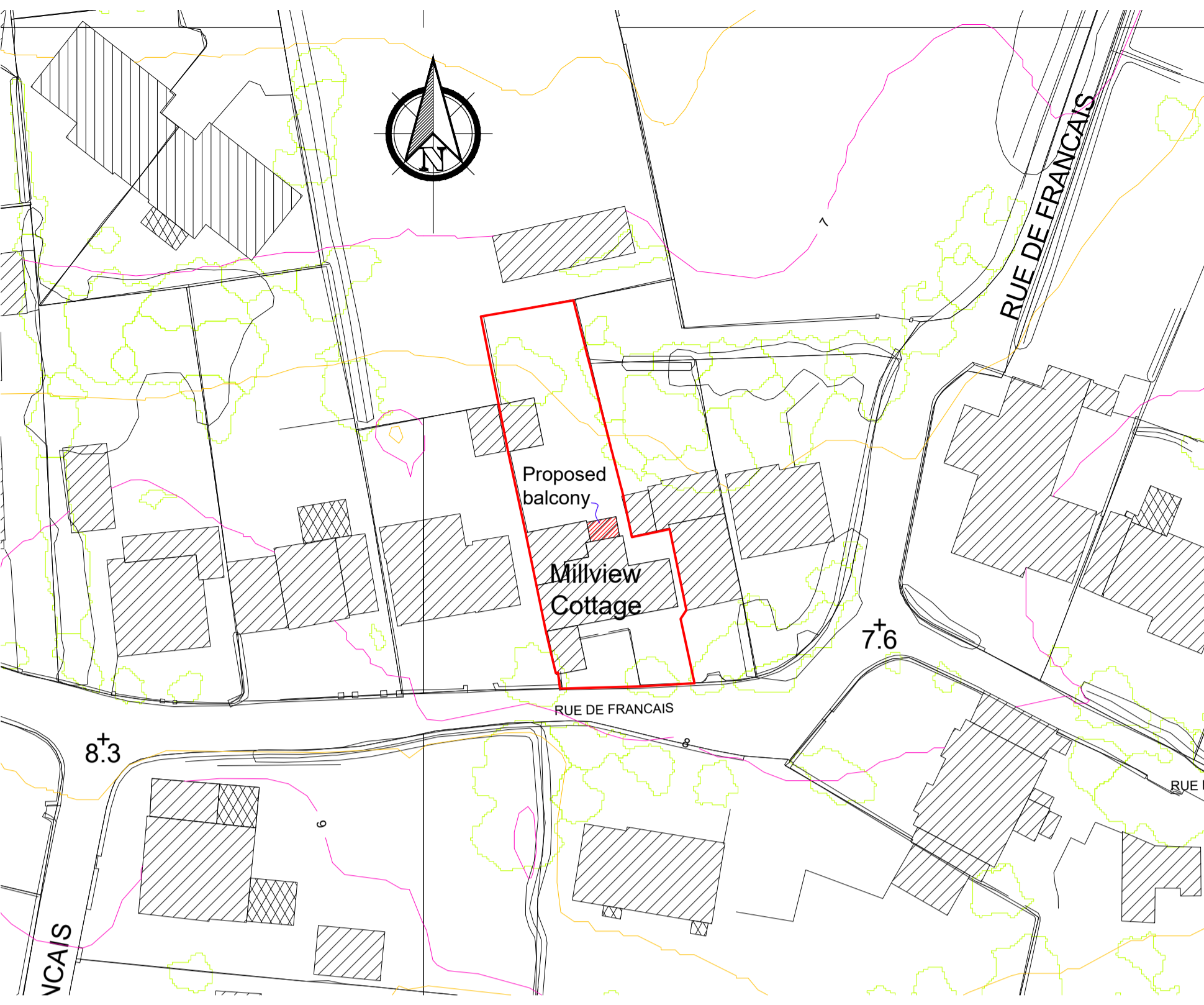
Site Location Plan - 1:2500



**TORODE**  
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**JOB**  
Alter window opening and construct balcony at Millview Cottage, Rue des Faucis, Vale, GY3 5NW for Mr. & Mrs. P. Baudains.

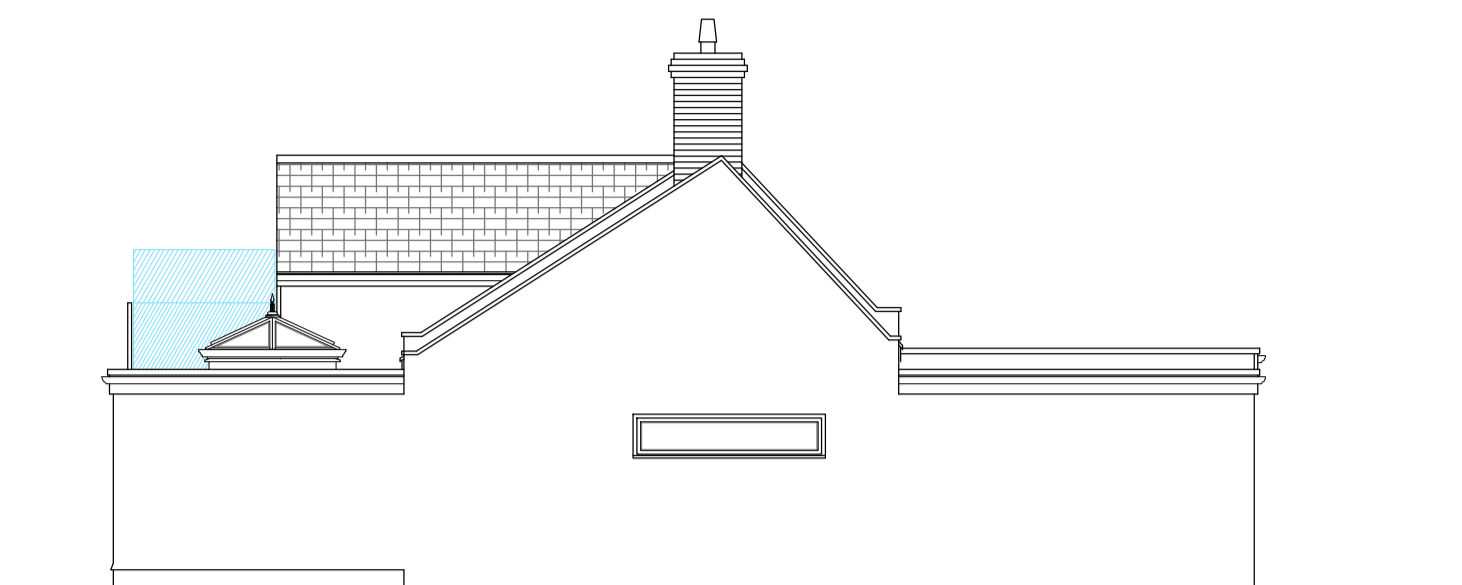
<b>Drawing</b>	Working drawing
<b>Scale</b>	1:500/ 1:100/ 1:20
<b>Date</b>	August 2021
<b>Signed</b>	
<b>Drawn</b>	Russell.
<b>Dwg. No.</b>	2869 - 05 <sup>B</sup>



Proposed block layout plan.



South elevation (no change).

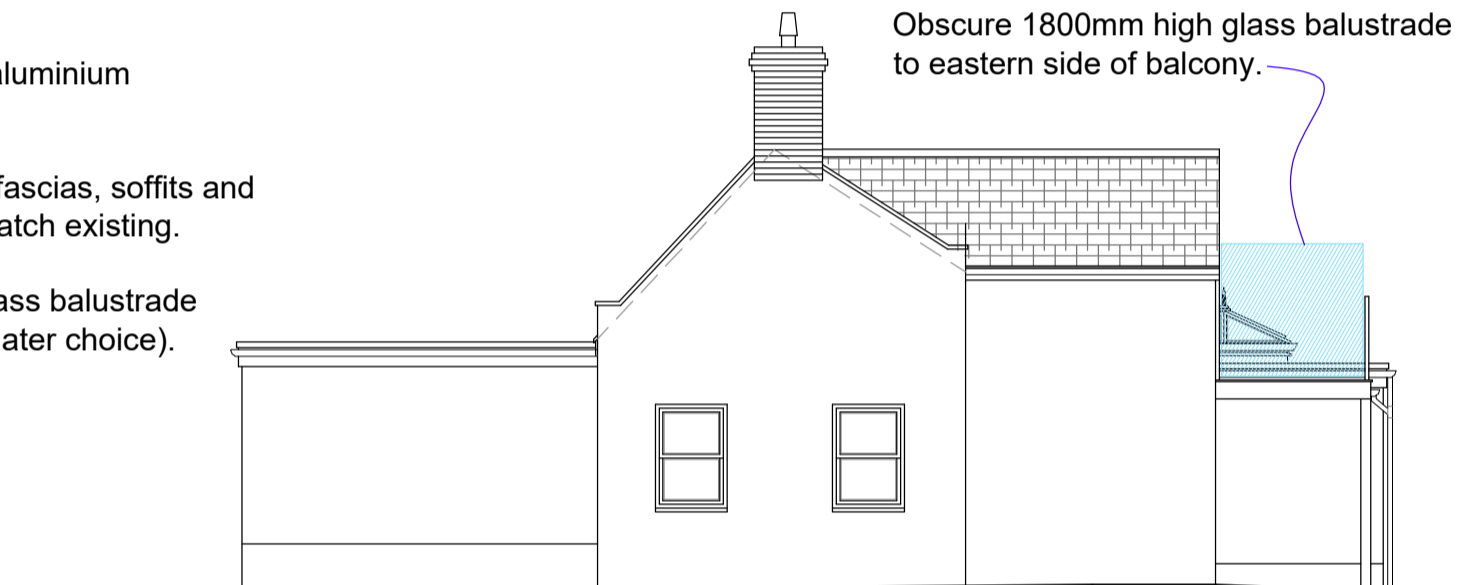


Proposed west elevation.



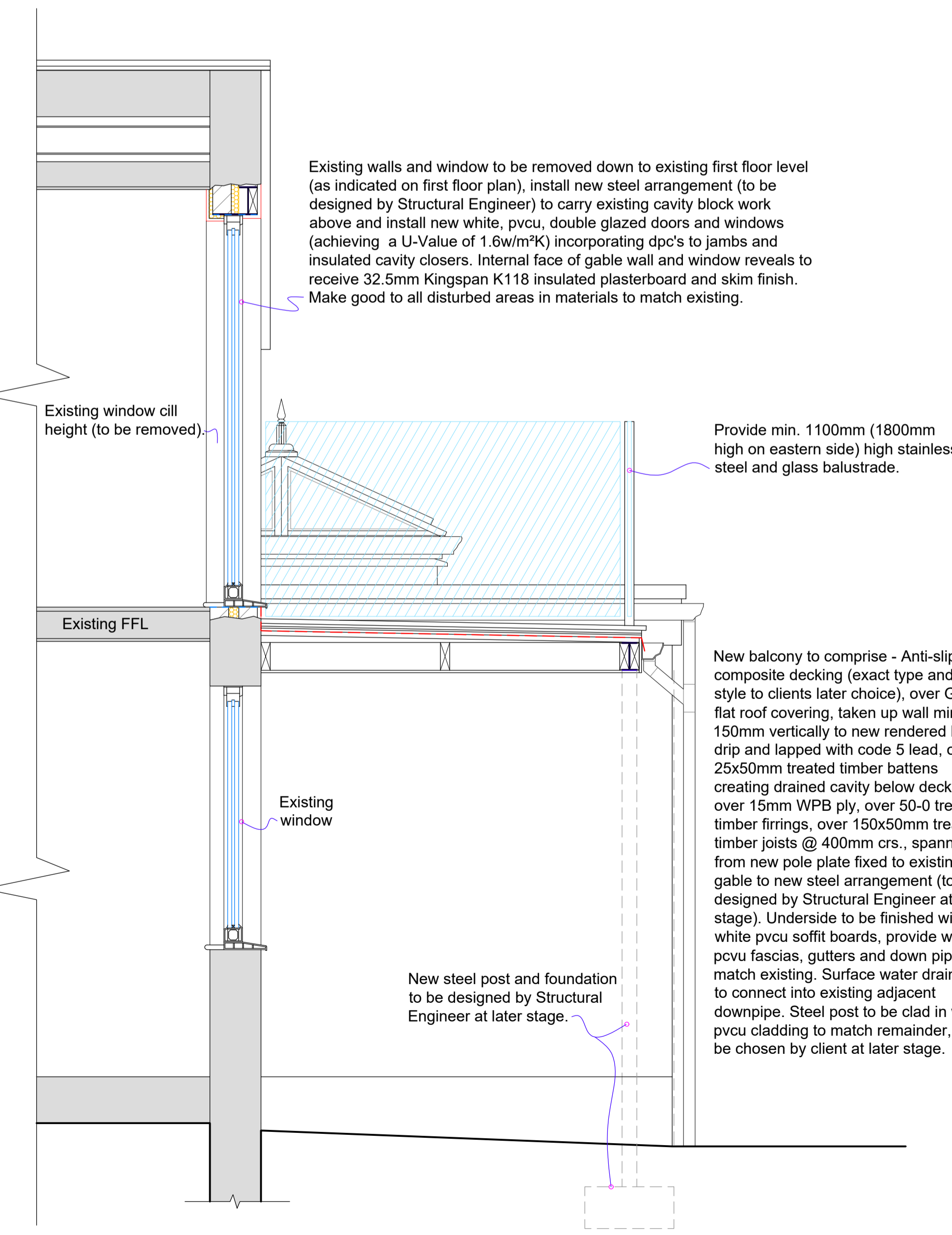
Proposed north elevation.

Grey powder coated aluminium windows and doors.  
White pvcu cladding, fascias, soffits and rain water goods to match existing.  
Stainless steel and glass balustrade (exact style to clients later choice).



Proposed east elevation.

Obscure 1800mm high glass balustrade to eastern side of balcony.



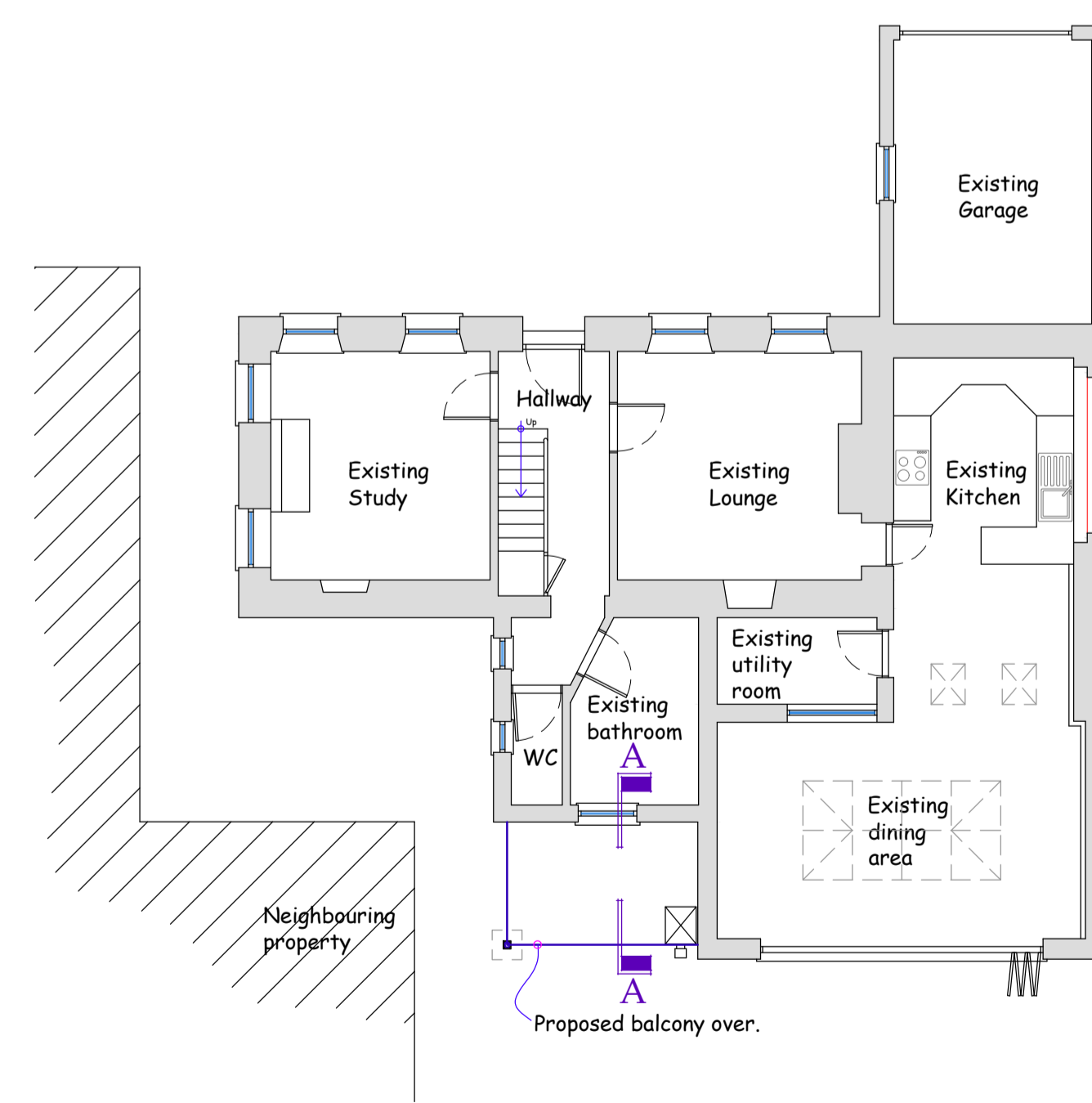
Cross section A - A.

Existing walls and window to be removed down to existing first floor level (as indicated on first floor plan), install new steel arrangement (to be designed by Structural Engineer) to carry existing cavity block work above and install new white, pvcu, double glazed doors and windows (achieving a U-Value of 1.6w/m²K) incorporating dpc's to jambs and insulated cavity closers. Internal face of gable wall and window reveals to receive 32.5mm Kingspan K118 insulated plasterboard and skim finish. Make good to all disturbed areas in materials to match existing.

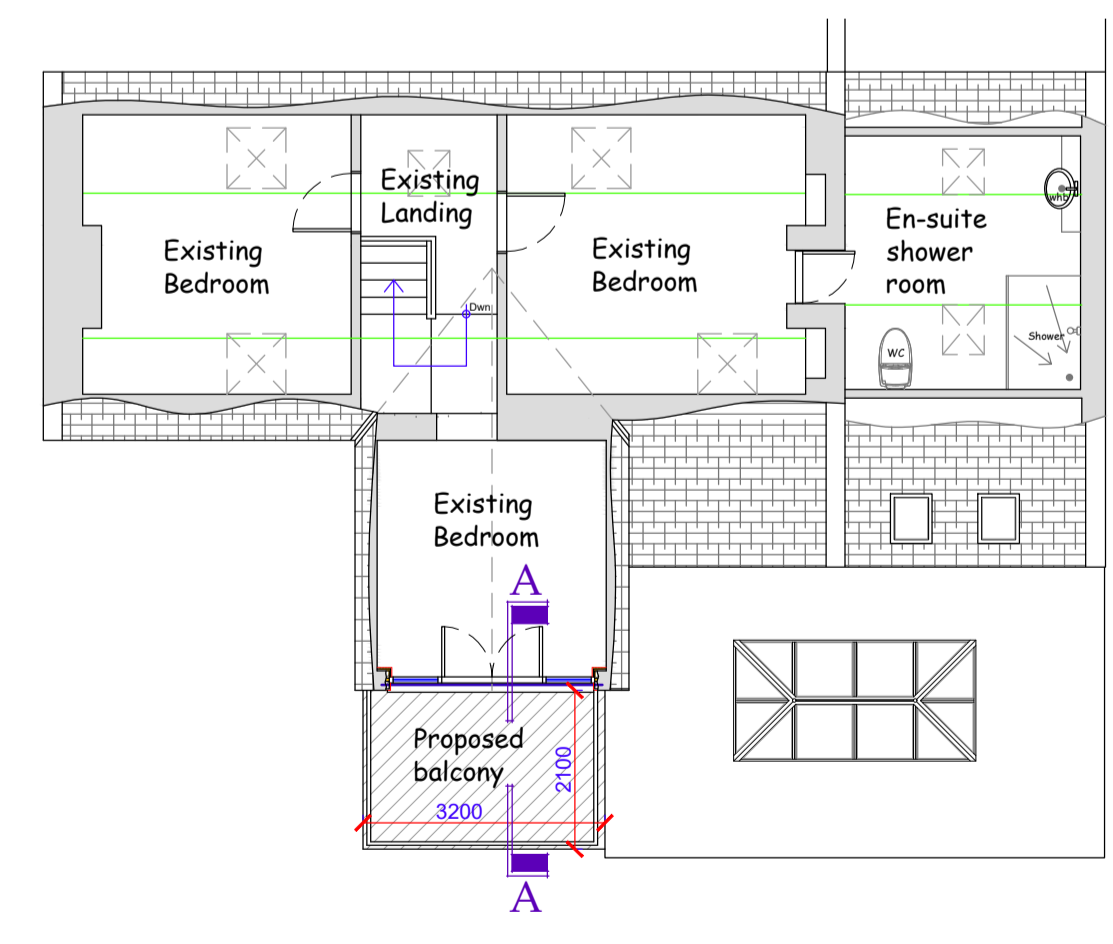
Provide min. 1100mm (1800mm high on eastern side) high stainless steel and glass balustrade.

New balcony to comprise - Anti-slip composite decking (exact type and style to clients later choice), over GRP flat roof covering, taken up wall min. 150mm vertically to new rendered bell drip and lapped with code 5 lead, over 25x50mm treated timber battens creating drained cavity below decking, over 15mm WPB ply, over 50-0 treated timber firings, over 150x50mm treated timber joists @ 400mm crs., spanning from new pole plate fixed to existing gable to new steel arrangement (to be designed by Structural Engineer at later stage). Underside to be finished with white pvcu soffit boards, provide white pvcu fascias, gutters and down pipes to match existing. Surface water drainage to connect into existing adjacent downpipe. Steel post to be clad in white pvcu cladding to match remainder, to be chosen by client at later stage.

New steel post and foundation to be designed by Structural Engineer at later stage.



Proposed ground floor plan.



Proposed first floor plan.