



PROPOSED GROUND FLOOR PLAN

1:50 @ A3

0 1 2 3 4 5 M

ISSUED FOR PLANNING
AND BUILDING REGULATION
APPROVAL ONLY

mino architects
design + architecture

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DRAWN BY DDP
SCALE 1:50
DRAWING TITLE PROPOSED
CHECKED BY A3
PROJECT TITLE 48 WALTHAM ROAD
DRAWING NUMBER MA081-03

DRAWING DATE MARCH 2017
REV A
PROPOSED
GROUND FLOOR
PLAN
RAYLEIGH
SS6 9BB

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DO NOT SCALE FROM THIS DRAWING. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.
No site supervision is implied or undertaken unless otherwise separately arranged.
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.
The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulation purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.

BUILDING NOTES:

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015: THE ROLE OF THE CLIENT

If the works detailed within these drawings, together with any other works to be undertaken at the same time, are to last longer than 30 days or are to involve more than four people the client has a duty to comply with the above CDM Regulations and should obtain information and advice from his local Health & Safety Executive (HSE). A principle designer MUST be appointed refer to: <http://www.hse.gov.uk/construction/cdm/2015responsibilities.htm>

REFERENCES

This drawing is to be read in conjunction with 1. Building regulations approval documentation and any conditions of approval.

2. The building regulations approval documentation and any conditions of approval.

3. The structural engineers details prepared by others.

DEMOLITION WORKS

Locate and make safe all services. Disconnect, seal and remove all redundant pipes, cables, conduits etc. Provide protection to all remaining services throughout contract. Remove all walls, fixtures and fittings as shown, providing temporary support and bracing as required.

EXISTING STRUCTURE

All existing structure to be exposed where supporting new walls, floors, beams etc to determine suitability prior to commencement of work.

JONTS WITH EXISTING

Joint between existing and new walls to be formed using Cetim or similar proprietary wall connectors allowing vertical movement only, bolted to existing walls fully in accordance with supplier's instructions. Metal seal externally and plaster caulk either side of joint internally.

LINTELS

Galvanised prefabricated steel lintels to BS 5977:Part 2, by Lintels Ltd or similar approved, with integral insulation. Min 150mm bearing each end. Lintel sizing subject to manufacturers confirmation and Structural Engineers design.

FOUNDATIONS - SEE STRUCTURAL ENGINEERS NOTES.

The Structural Engineer is to prepare the necessary foundation design and calculations, to the clients expense, and submit to the Local Authority for their approval prior to installation on site.

Where there are in close proximity of the new foundations, deep depths are to be designed in accordance with the structural engineers calculations. It is important that the structural engineer visits site to identify tree locations and does not work from a desk too study as trees do have an impact on the foundations and structure design.

TILE DESIGN AND PATTERN

PATTERN TO CLIENTS APPROVAL

KITCHEN DESIGN AND APPLIANCES

LAYOUT TO CLIENTS APPROVAL

SEE VENTILATION NOTES

NEW DOOR TO BE MADE WIDER
CLIENT TO ADVISE

NEW I.C.

SVP

1160

SEE INSTRUCTIONS TO LINTELS ABOVE

900 x 900

ROOF LIGHT

1725

ROOF LIGHT

900 x 900

BATH ROOM

STUDY

SEE VENTILATION NOTES

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