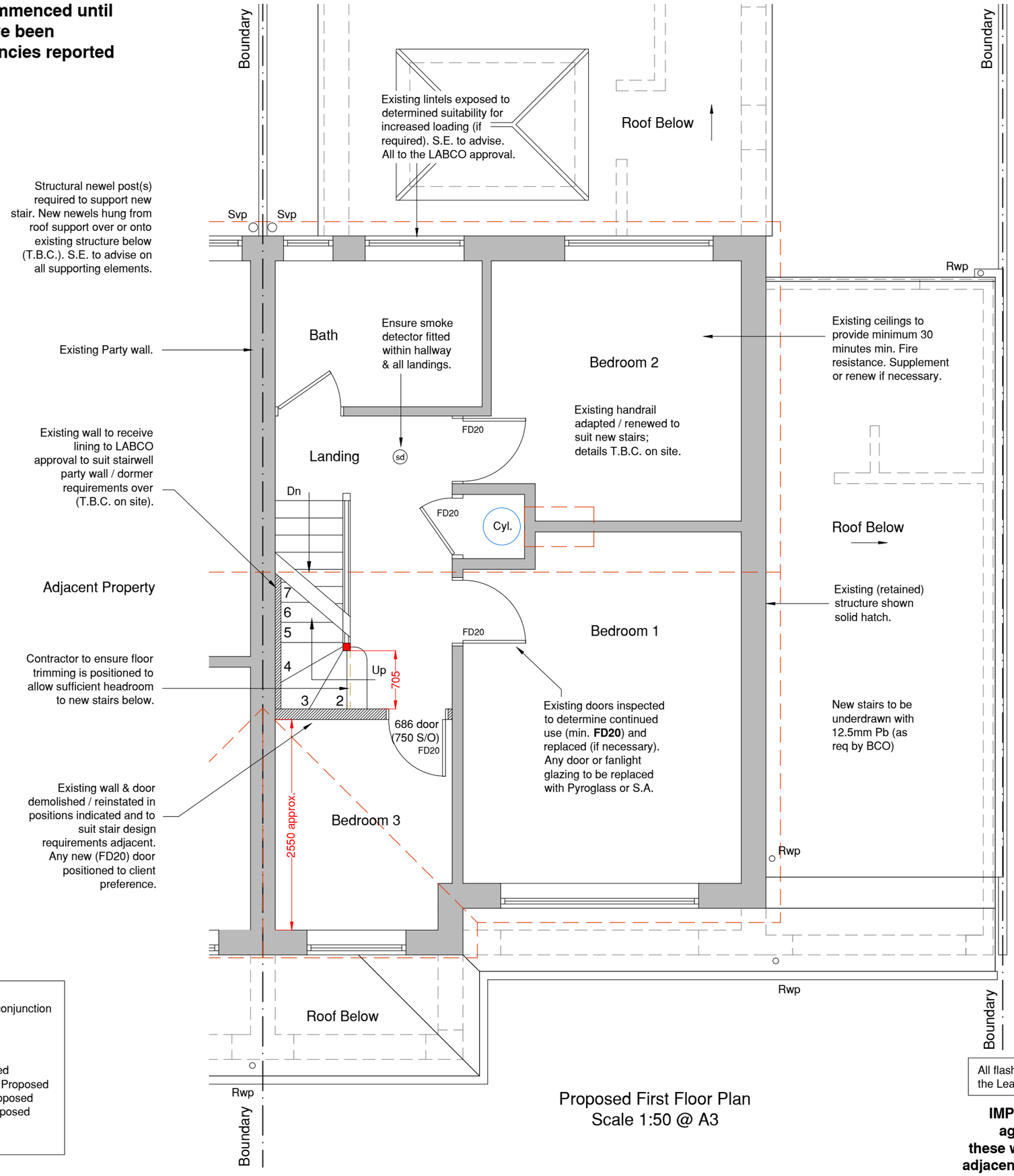
No work is to be commenced until site dimensions have been checked & discrepancies reported



Proposed First Floor Plan
Scale 1:50 @ A3

Note
Refer to S.E drawings for confirmation of all structural elements, sizing and positions

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015:
Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations dwgs. The client, for all future works, will need to be made aware of their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client.
See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.

Note to Contractor:
Typical new stair configuration; contractor to carry out survey and provide full details prior to construction
Ensure min 2000mm head height over existing stairs below & throughout flight

All flashings, valleys, drips and soakers to the Lead Development Associations details

IMPORTANT NOTE: A Party Wall agreement may be required for these works. See information in the adjacent titleblock for further details

General notes:
This drawing must be read in conjunction with the following:

1491-01 Plans as Existing
1491-02 Elevations as Existing
1491-03 Elevations as Proposed
1491-04 Ground Floor Plan as Proposed
1491-05 First Floor Plan as Proposed
1491-06 Loft Floor Plan as Proposed
1491-07 Section as Proposed
1491-08 B.R. Specification

Original Drawing Size A3

Rev	Date	Description

PLANNING

Scale Bar:
0 1 2 3 m 3m
SCALE 1:50

EK PLANNING
ARCHITECTURAL DESIGN CONSULTANTS
Email: info@ekplanning.co.uk
Web: www.ekplanning.co.uk

Project Title:
Mr Jamie Sutherland
23 Darenth Drive,
Gravesend, Kent. DA12 4TA.

Drawing:
Loft Conversion
First Floor Plan
Proposed

Date:	23/09/2023	Drawing Number:	1491 - 05
Scale:	1:50 @ A3		
Drawn:	G.J.O.		
Checked:	S.W.	Revision:	

This drawing is the copyright of Essan-K Planning Ltd and must not be reproduced or used without permission. Figured dimensions to be taken in preference to scaled dimensions and site dimensions must be checked before work is commenced. Copyright reserved.