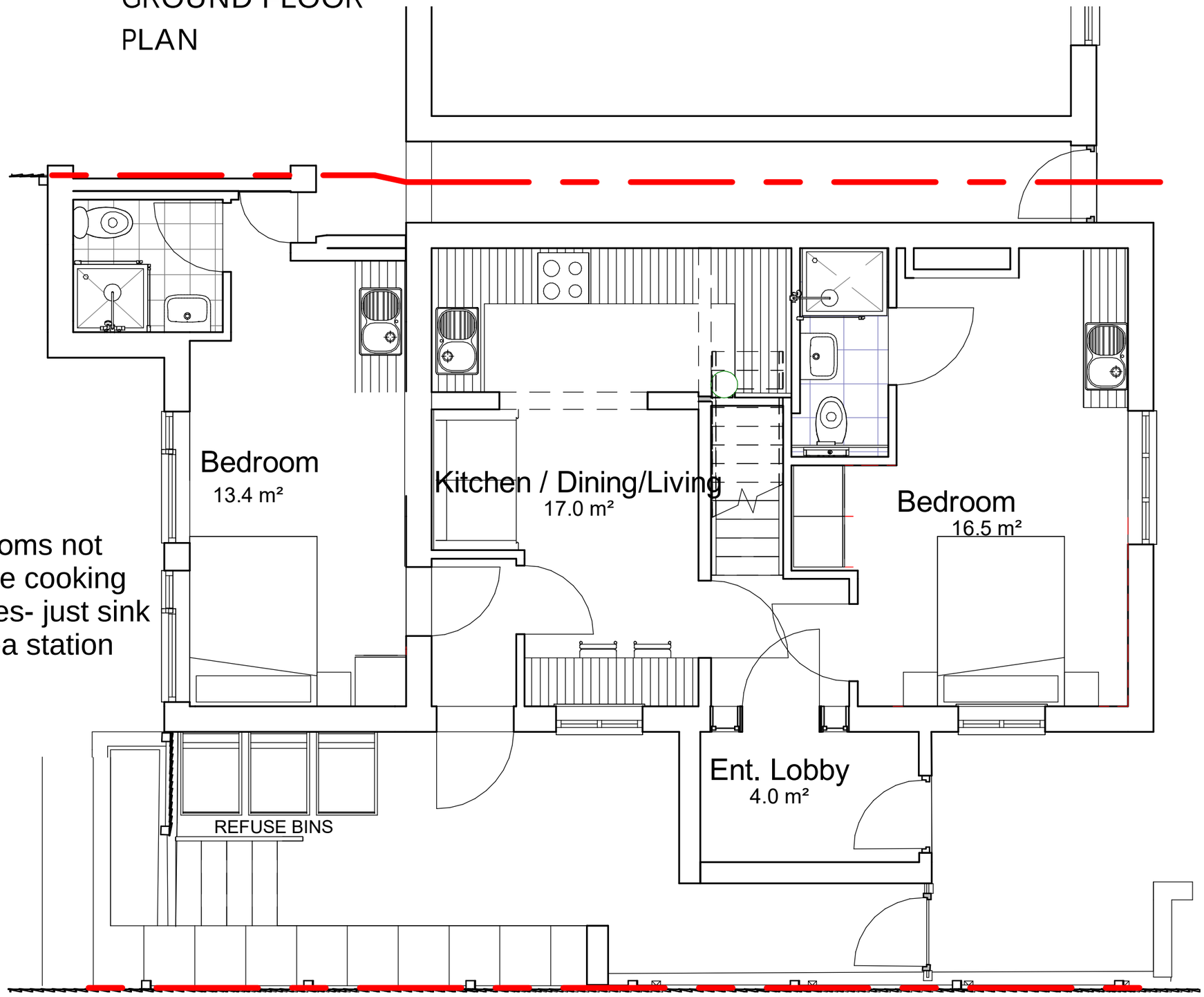
GROUND FLOOR PLAN



Bedrooms not to have cooking facilities- just sink and tea station

1 2

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR – PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works. ne contractor shall be responsible for taking all necessary site mensions and levels and for all exploratory works to verify any xisting structure before commencement of works. The ontractor will be responsible for all the correct setting out and mporary supports of works on site to property and neighbouring properties

o liability taken of any kind is accepted by Architect for any ror or omission Where new work is near/on boundary e/party wall the property owner is to serve party wall notice the adjoining property/land owner in accordance with the requirements of the 'Party Wall etc.' Act 1996

ontractor responsible for notifying of Building Control Surveyor each stage of works and ensure inspections have been ade. All details to comply with current building regulations and ilding Control Approval. Work not to commence until approval plans by Building Control Body. Any works that commence fore Building Regulations drawings have been approved is responsibility of client.

ter confirmation from local authority that prior approval is not quired, proposed extension must comply with all permitted evelopment criteria set out under the General Permitted Development Order 1995

ny development carried out without Permitted Development ertificate is at owner's own risk. It is strongly advised that a ermitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30 — FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.
Middle Hinge to be installed at least ⅔ of way up door frame

SD — Mains powered with battery back up interlinked smoke detector to be installed within at least 7.5m of all habitable rooms and at least 30cm from any light fitting or wall

HD — Mains powered and interlinked operated heat detector with battery back up

Ex — Extractor fan for shower room – 15l/s and Kitchen 30l/s to be taken through to run and expel externally

r Structural Steelwork refer to Structural Engineer's awing. Beams indicated by red dashed lines (see right)

Steel work to be encased in 2 layers of FireLine Board with staggered nts or fire resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance
Steel work to only be ordered once contractor has confirmed nensions on site and positioning with client. Any discrepencies noted to discussed with Surveyor prior to ordering any steel work. No sponsibility taken by Surveyor for steels ordered to match site conditions

A-Z Building Services

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CLIENT: Dauda Kehinde Adetona, Four F Property Ltd	PROJECT: 62 Taunton Vale, Gravesend, DA12 5RB	DRAWING: PROPOSED GROUND FLOOR PLANS	STAGE: BUILDING REGS

·	CHECKFD ·	APPROVED ·
	SCALE 1:50 @ A3	DATE
DRAWING No. 207LL-REGS-06		REV C