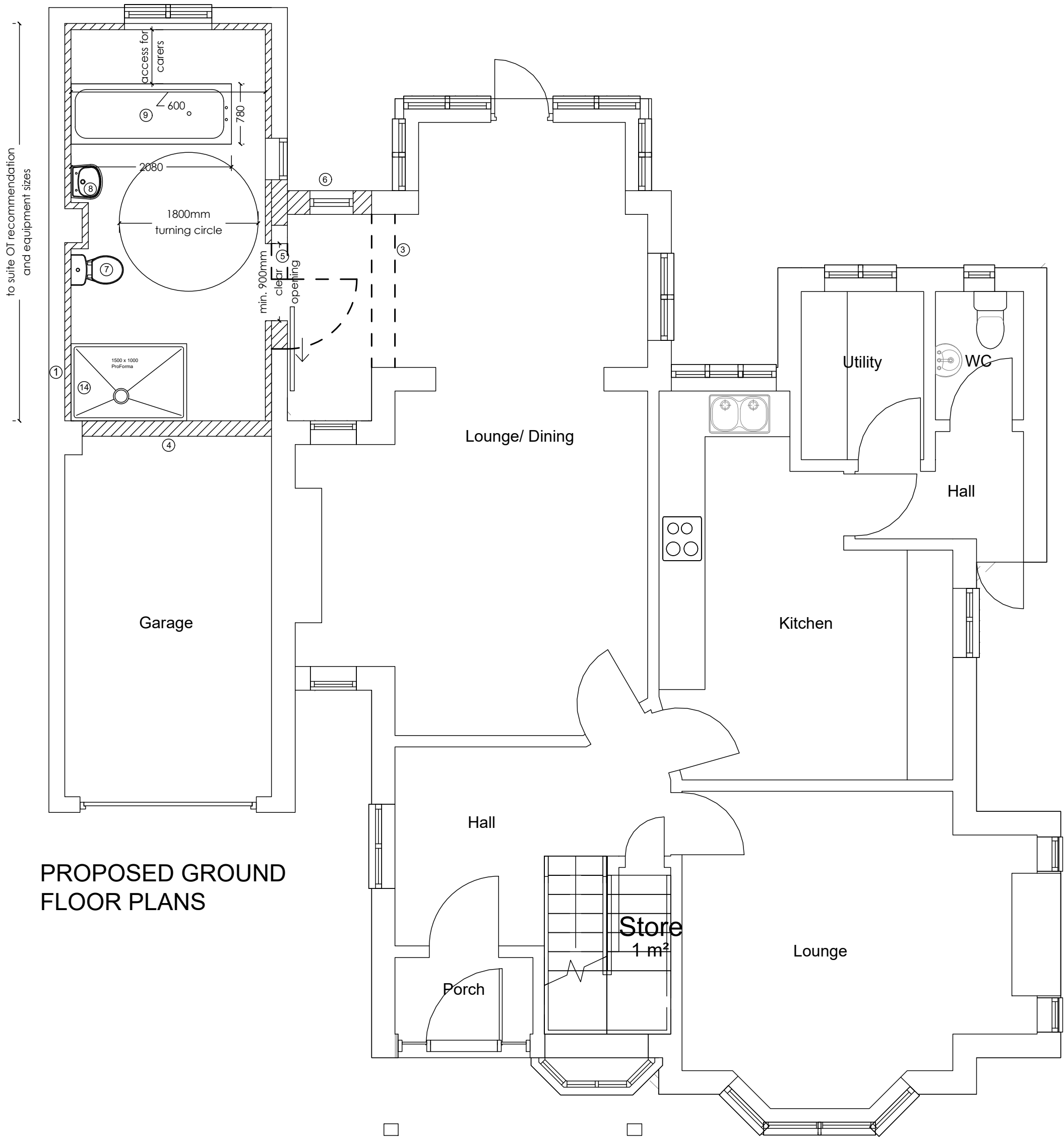
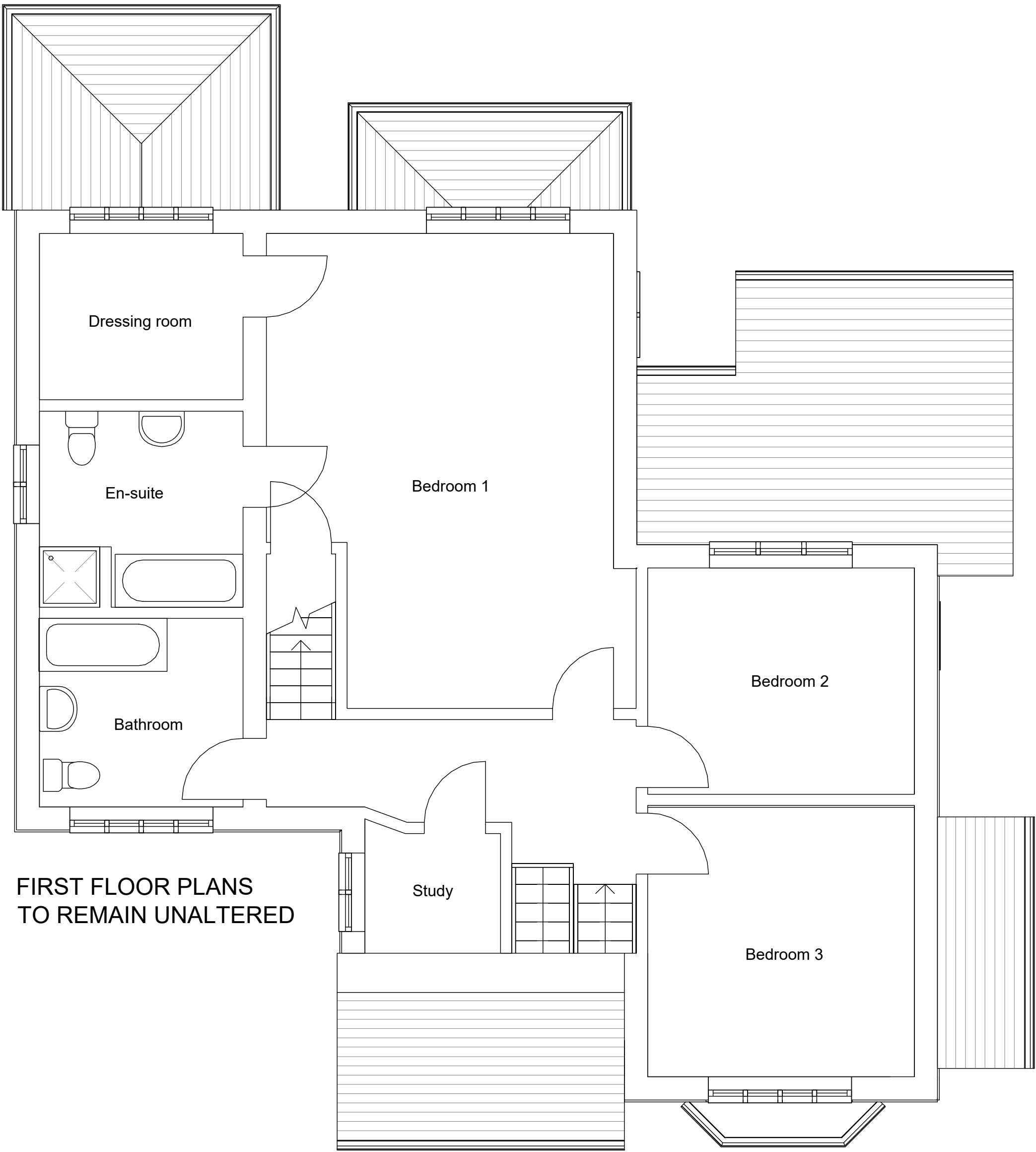


- KEY**
- ① Existing garage walls, floor and ceiling to be insulated.
 - ② Raise garage floor within new bathroom area to match existing (approx. 150mm).
 - ③ Wall to be removed.
 - ④ Construct new insulated wall between garage and bathroom with fire protection.
 - ⑤ Create new sliding doorway into bathroom area, ensure new door into bathroom has 900mm clear opening width.
 - ⑥ Existing footings and walls to be checked for suitability of new wall.
 - ⑦ Compact toilet and seat (example Procure Protea)
 - ⑧ Compact sink (example Procure Proline 450mm wall hung wash hand basin)
 - ⑨ Specialist height adjustable bath (example Kingkraft).
 - ⑩ Steam proof light fitting in bathroom.
 - ⑪ Polysafe Hydro non-slip flooring in bathroom.
 - ⑫ Heated towel rail + radiator in bathroom to provide correct BTU.
 - ⑬ Extractor fan.
 - ⑭ 1000 x 1500mm level access shower with shower fitting.



PROPOSED GROUND FLOOR PLANS



FIRST FLOOR PLANS TO REMAIN UNALTERED

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARG, ARCHITECTS, SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS.

REVIEW ALL DRAWINGS AND REPORT ANY DISCREPANCIES TO ARG DESIGN PRIOR TO COMMENCEMENT.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS INCLUDING ANY ABUTMENT TO EXISTING STRUCTURES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT.

WORK FROM FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM THIS DRAWING.

ALL DIMENSIONS IN MILLIMETRES AND LEVELS IN METRES, TO BE CHECKED ON SITE

NO DEVIATION FROM DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT ARG DESIGNS PRIOR PERMISSION IN WRITING.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY ARG DESIGN, BRITISH STANDARD CODES OF PRACTICE, STATUTORY REQUIREMENTS AND THE CONTRACT DOCUMENTS.

ALL SETTING OUT, WATERPROOFING, DRAINAGE & SEALANTS TO ARCHITECTS DETAILS

ALL STEELWORK TO BE GRADE S355

ALL STEELWORK TO HAVE 150MM MINIMUM END BEARING

ALL STEELWORK TO BEAR ON CONCRETE PADSTONES (C40)

ALL BOLTS TO BE GRADE 8.8. MINIMUM OF 2NR, M20 BOLTS PER CONNECTION.

BOLTS FOR EXTERNAL USE TO BE SPUN GALVANISED. BOLTS FOR INTERNAL USE TO BE SHERADIZED.

ALL INTERNAL STEELWORK TO BE BLAST CLEANED TO 2ND QUALITY AND PRIMED WITH 75 MICRONS OF HIGH BUILD ZINC PHOSPHATE PRIMER.

ALL STEELWORK BUILT INTO CAVITY WALLS TO RECEIVE A SITE COAT OF HIGH BUILD BITUMINOUS PAINT TO A DFT OF 125 MICRONS.

STEEL SUBCONTRACTOR TO INCLUDE SUITABLE ALLOWANCE IN TENDER FOR CONNECTIONS (PLATES, BOLTS AND WELDING ETC.)

ALL FLOOR BEAMS TO HAVE 1/2 HOUR FIRE PROTECTION, INTUMESCENT OR SPRAYED

ALL CONCRETE TO BE GRADE C40 AND RESISTANT TO CLASS 2 SULPHATE ATTACK

LOADBEARING BRICK AND BLOCKWORK
(i) UNLESS STATED OTHERWISE, BRICKWORK TO NEW CAVITY WALLS TO HAVE A MINIMUM CRUSHING STRENGTH OF 20 NMM2.
(ii) UNLESS STATED OTHERWISE, LOADBEARING BLOCKWORK, AND ALL BLOCKWORK BELOW D.P.C., TO HAVE A MINIMUM CRUSHING STRENGTH OF 7 NMM2.
(iii) UNLESS STATED OTHERWISE MORTAR SHALL BE: GRADE III GENERALLY GRADE I BELOW DPC

FOR ABS READ TO APPROVED BEARING STRATA

EXISTING FOOTINGS SHALL NOT BE UNDERMINED UNDER ANY CIRCUMSTANCES

DRAINAGE PASSING THROUGH STRUCTURE TO BE ISOLATED AND PROTECTED WITH 150MM CONCRETE SURROUND.

ALL TIMBER TO BE GRADE C16 SOFTWOOD UNLESS STATED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, ERECTION AND REMOVAL OF ALL TEMPORARY WORKS AND ALL NECESSARY PROPPING TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.

A	23.02.23	ISSUED FOR B.REGS
N°	DATE	DESCRIPTION
REVISION		

CLIENT: Mr & Mrs xxxx			
CONTRACT: 141, HIGHER LANE, WHITEFIELD			
DRAWING TITLE: PROPOSED FLOOR PLANS			
PROJECT N°:		Dwg N°:	S.001 Rev: B
PLANNING:		SCALE:	1/50
BUILDING REGS:		DATE:	13.09.23
TENDER:		DRAWN:	AG
CONSTRUCTION:		CHECKED:	