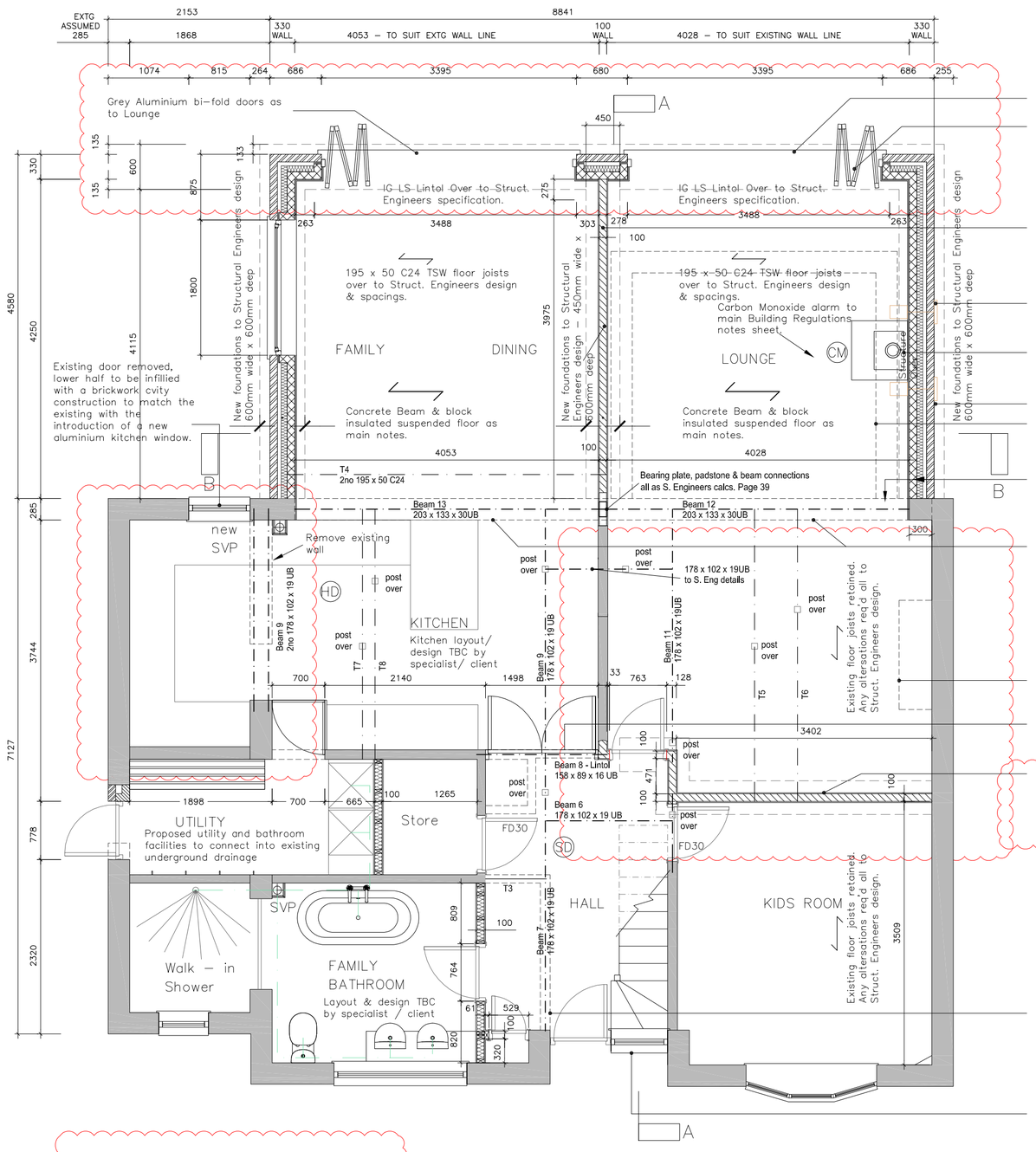
A2



Grey Aluminium bi–fold doors by specialist in safety glass. Site dimensions to be taken by specialist prior to manufacture.

Lintel TBC by SE. Deflection allowance of structure above bi–fold doors to be confirmed by bi–fold door manufacturer, checked with and confirmed by SE.

Load bearing internal masonry wall, & associated foundation to provide support for first floor structure, structural requirements to be confirmed by SE.

All structural steelwork sizes and bearing requirements to be confirmed by the Structural Engineer.

215 x 140 terracotta combustion air inlet (2 no.) with mesh insect screens & 100mm ø VC ducts to internal st. steel grilles.

Proposed wood burner stove on tiled or glass hearth panel (Exact type TBC, assumed balanced flue outlet will not require combustion air inlets)

Ground floor external render walls to Building Regulation Notes

Outline of existing walls to be removed.

All structural steelwork sizes and bearing requirements to be confirmed by the Structural Engineer.

Existing apertures enlarged as dimensioned, structural requirements to be confirmed by SE.

Existing Chimney removed from all levels ground/ first and roof.

Enlarge existing opening and provide glass doors to draw natural light into the hall and a point of interest on entrance to dwelling.

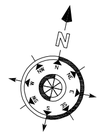
Install new dividing wall to separate the lounge and kids room, wall in 7N/mm2 concrete blockwork with new foundation all as Structural Engineers design.

NOTE: ALL STRUCTURAL STEELWORK & TIMBER SIZES, POSTS, LOAD BEARING STUDWORK, TRIMMERS LINTOLS AND BEARING REQUIREMENTS TO BE IN STRICT ACCORDANCE WITH THE STRUCTURAL ENGINEERS DESIGN AND CALCULATION SHEETS. REFER TO SPA SKETCHES AND CALCULATIONS – SPA JOB REFERENCE 17197.

Remove existing internal walls to to enlarge entrance hall. Provide new 30 minute FR studwork wall as main notes.

New front door with frosted & numbered glass fixed side pane

GROUND FLOOR PLAN



KEY

Refer to Building Regulation Notes for full details of B–Reg specifications

Existing structure to be removed

A — Section lines

Areas of frosted glass

Lines of structure (TBC by Structural Engineer)

Lines of foundations (TBC by Structural Engineer)

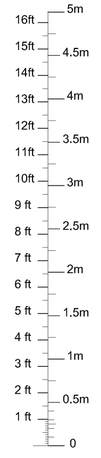
HD — Heat detectors linked with smoke detectors in accordance with Approved Document Part B1 section 1

SD — Smoke detectors linked with heat detectors in accordance with Approved Document Part B1 section 1

EG — Egress window to provide an unobstructed openable area 450 x 450mm (min.) in accordance with the Building Regulations Approved Document 'B'

FD30 — 30 minute fire doors

SG — Safety glazing toughend and laminated in accordance with Building Regulation AD 'K'



1 : 50
SCALE

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GENERAL NOTES

1. Foundations, retaining walls, suspended Reinf. concrete and engineered Posijoist floors all to specialist designs to follow.

2. Ground floor layout and structure as original Architects drawings and Engineers design. Minor revisions to ground floor as shown clouded on this drawing.

3. Levels indicated are based on ground floor FFL being taken as Datum 0.000 metres as shown on original WGADD Architectural drawings. General dimensions, floor to ceiling heights etc are in millimetres unless stated on the drawings.

4. These CAD drawings have been prepared from the original WGADD Microstation drawings for the project. It is possible that discrepancies may occur in conversion between Microstation and AutoCAD systems.

5. The original WGADD notes for the materials and constructions specifications should be referred to for any works which are to be, or have been constructed to those specifications.

6. Refer to the Structural Engineers separate design and details for all structural works, timber and steel sizes and structural information.

D 21.9.18 Revised layouts.
C 11.6.18 Revised Structures & notes.
B 2.5.18 Revised SVP, wood burner etc.
A 28.4.18 Revised to client requirements
amendment schedule -

CS PARTNERSHIP
CHARTERED BUILDING SURVEYORS
8 ST CROSS ROAD
WINCHESTER
HAMPSHIRE SO23 9HX
tel: 01962 850 869
fax: 01962 850 869
email:jsteel@cspartnership.co.uk
CSP

client -
Mr A Betteridge

project -
Proposed alterations at
41 Whalesmead Road

drawing title -
Proposed Ground
Floor Plan

drawing no -
CSP/740/03 D

drawn by - **PN** date - March 18
checked by - **js** date - March 18
scale(s) - **1:50**

status -
PRELIMINARY ☐ PLANNING ☐ B. CONTROL ■ PARTY WALL ☐
FOR INFORMATION ☐ FOR APPROVAL ☐ FOR CONSTRUCTION ☐