

6 Kelmscott Close
Caversham
Reading RG4 7DG

This set of drawings has been produced to seek Planning and/or Building Regulation consent only (to determine whether construction is permitted to start), and does not represent a detailed specification. It is expected the proposals are to be constructed using tried and tested methods and techniques by a suitably competent and experienced contractor who is knowledgeable of the construction details not included on these plans. The contractor will also employ appropriately qualified staff familiar with this type of work and the site-wide construction risks. All works are to be carried out in accordance with Building Regulations, and according to Regulation 7; in a workmanlike manner using materials complying to relevant British Standards, BBA Agreement Certificates, Product Certification of Schemes, manufacturer instructions, and show relevant CE markings.

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.

New structural steel connection details to be determined by the contractor's appointed steel fabricator/supplier

BEAM A:
203 x 203 x 71UC
with 10mm steel plate welded to top flange
to support full width of wall above (if required)

BEAM C:
152 x 152 x 23UC
with 10mm steel plate welded to underside
to support outer bricks and door assembly

		
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	Title:	PROPOSED GROUND FLOOR PLAN
Drwg No:	WFG-0724-01	Scale: (A2) 1:50
		Rev: E