A1

As Proposed

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The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

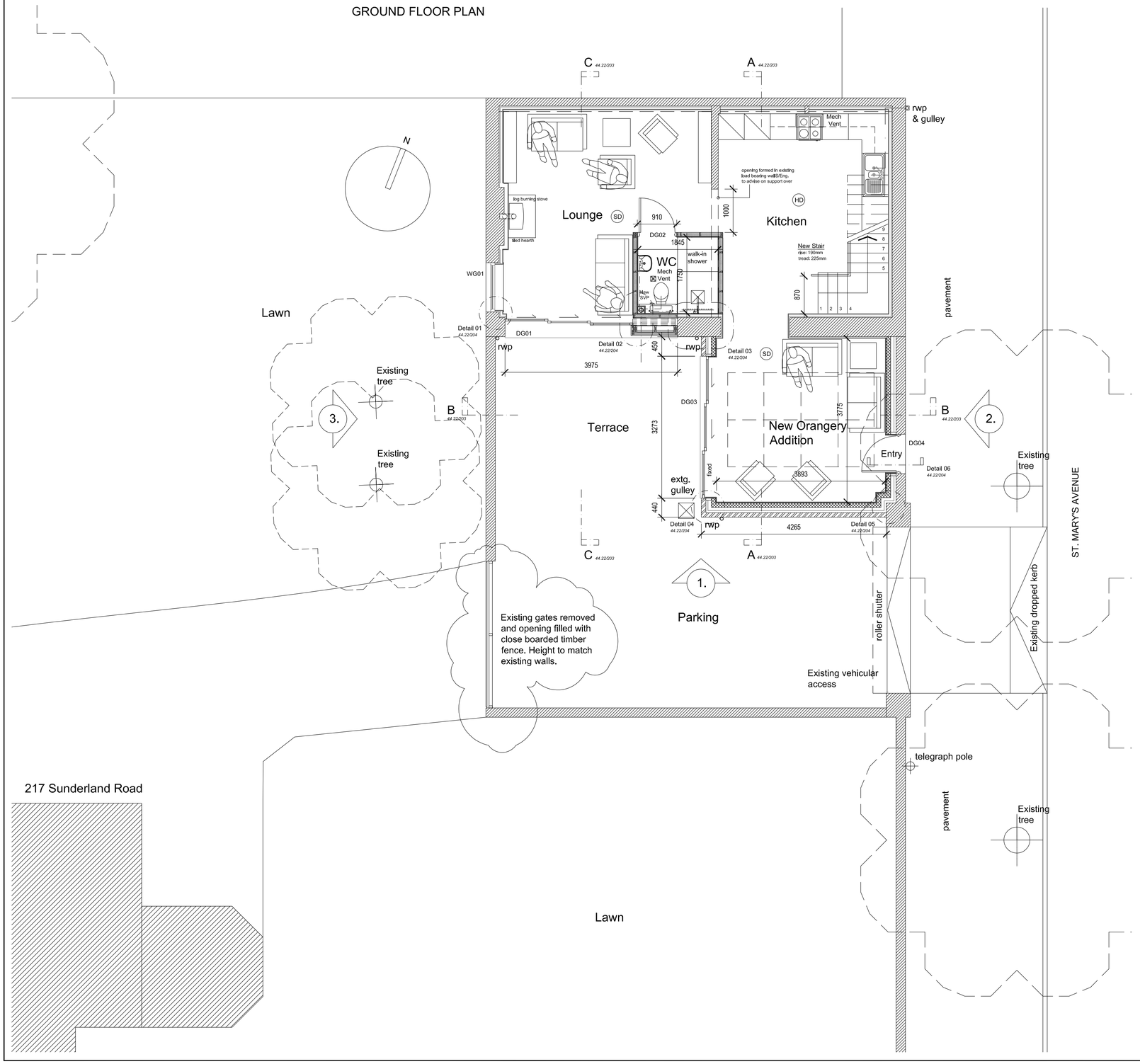
Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

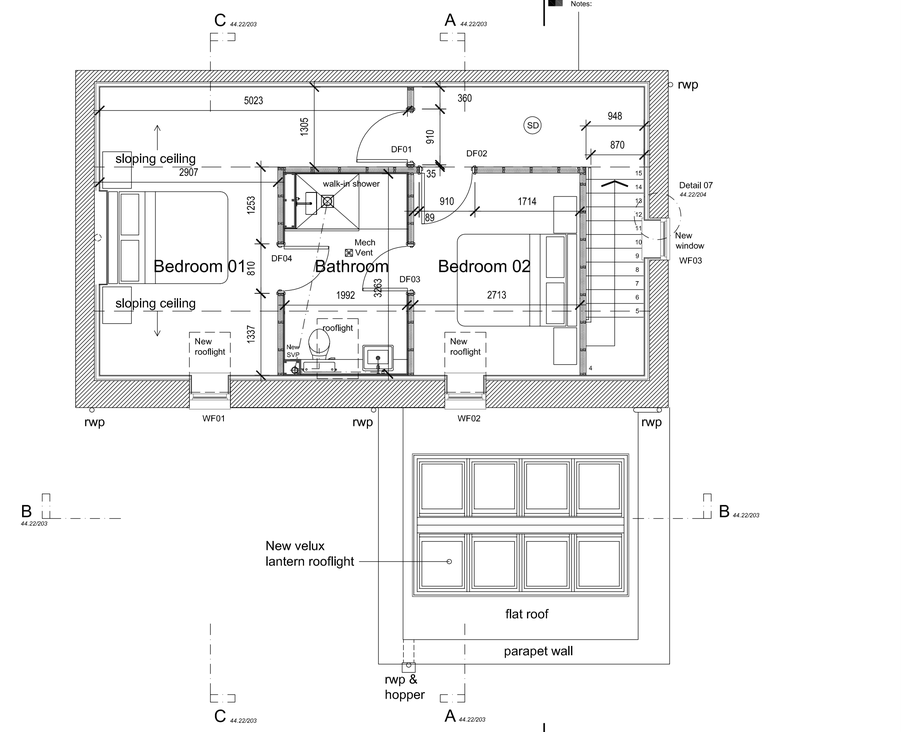
Notes: Attention is drawn to the following remaining significant hazards;

Notes:

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Revisions:	Date:	Amendment:	Name:	Checked:
D	19.01.21	Existing access gates from 217 Sunderland Road shown removed	GH	GH
C	26.08.20	Further existing site Information added	GH	GH
B	03.08.20	Detail design and Building Regulations submission	GH	GH
A	10.07.20	Door to Bedroom 01 relocated	GH	GH

For guidance only. Do not scale off this drawing

1:20 - 0 | 200mm | 400mm | 600mm | 800mm | 1000 | 1200 | 1400 | 1600 | 1800 | 2000
1:100- 0 | 1m | 2m | 3m | 4m | 5m | 6m | 7m | 8m | 9m | 10m
1:50 - 0 | 1m | 2m | 3m | 4m | 5m
1:5 - 0 | 100mm | 200mm | 300mm | 400mm | 500mm

gh
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Client: **Mr T. McCann**

Project: Proposed Coach House Conversion:
217 sunderland Road,
South Shields,
NE34 6AQ.

Title: Proposed General Arrangement Floor Plans

Status: APPROVAL Checked:

Drawn: GH Date: 29.06.20 Scale: 1:50 @ A1

Drawing Ref: –

Job No: **44.22** Drg No: **201** Rev: D