

- PROPOSED SPACES**
1. Entry Hall
  2. Study
  3. Sitting Room
  4. Kitchen
  5. Dining
  6. Patio (Existing)
  7. Bathroom
  8. Bedroom 2
  9. Bedroom 3
  10. Bedroom 1 (Master)
  11. Landing
  12. Bedroom 4
  13. Bedroom 5
  14. Shower room
  15. Landing

**KEY**

SH SILL HEIGHT  
OH OPENING HEIGHT  
C CEILING HEIGHT  
BH BEAM HEIGHT  
FFL FINISHED FLOOR LEVEL  
RWP RAIN WATER PIPE  
SVP SOIL VENT PIPE

UP190 STEP  
UP STAIRWELL, STAIRCASE  
CEILING FALL  
SURFACE FALL  
ROOF FALL  
ELEVATION HEIGHT

Hose/Bib tap  
RE Rodding Eye  
NEW Foul waste drain and pipework, as indicated. Generally x, 110 ø uPVC for toilets. Falls @ 1:60 and all wastes to have rodding eyes to BS 5572:1978, and 110 ø uPVC foul waste drain @ 1:80 fall, laid in 150 mm pea shingle  
NEW 110 ø uPVC storm water drain @ 1:80 fall, laid in 150 mm pea shingle

LINE NEW CEILINGS WITH 15 MM GYPROC FIRE RESISTANT PLASTERBOARD AND MOISTURE RESISTANT WHERE NECESSARY, WITH SQUARE AND PLUMB EDGE TO ALL NEW WALL/CEILING JUNCTIONS READY TO RECEIVE CLIENT CHOSEN PAINTED FINISHES

**NEW SINGLE STOREY SIDE EXTENSION**  
**- NEW FOOTING TO BE MIN. 1000MM DEPTH BELOW EXISTING GROUND LEVEL**

Allow for all radiators (NEW) complete with thermostatic radiator valves to be ordered by client and checked by contractor, except where stated otherwise. Adequately sized and BTU's to be designed by contractors plumbers. Refer to client for locations. Radiator type, size and style to be chosen by client where positions are stated. All standard radiators to be similar range, sized by Contractor's plumber. Towel radiators to be supplied by client.

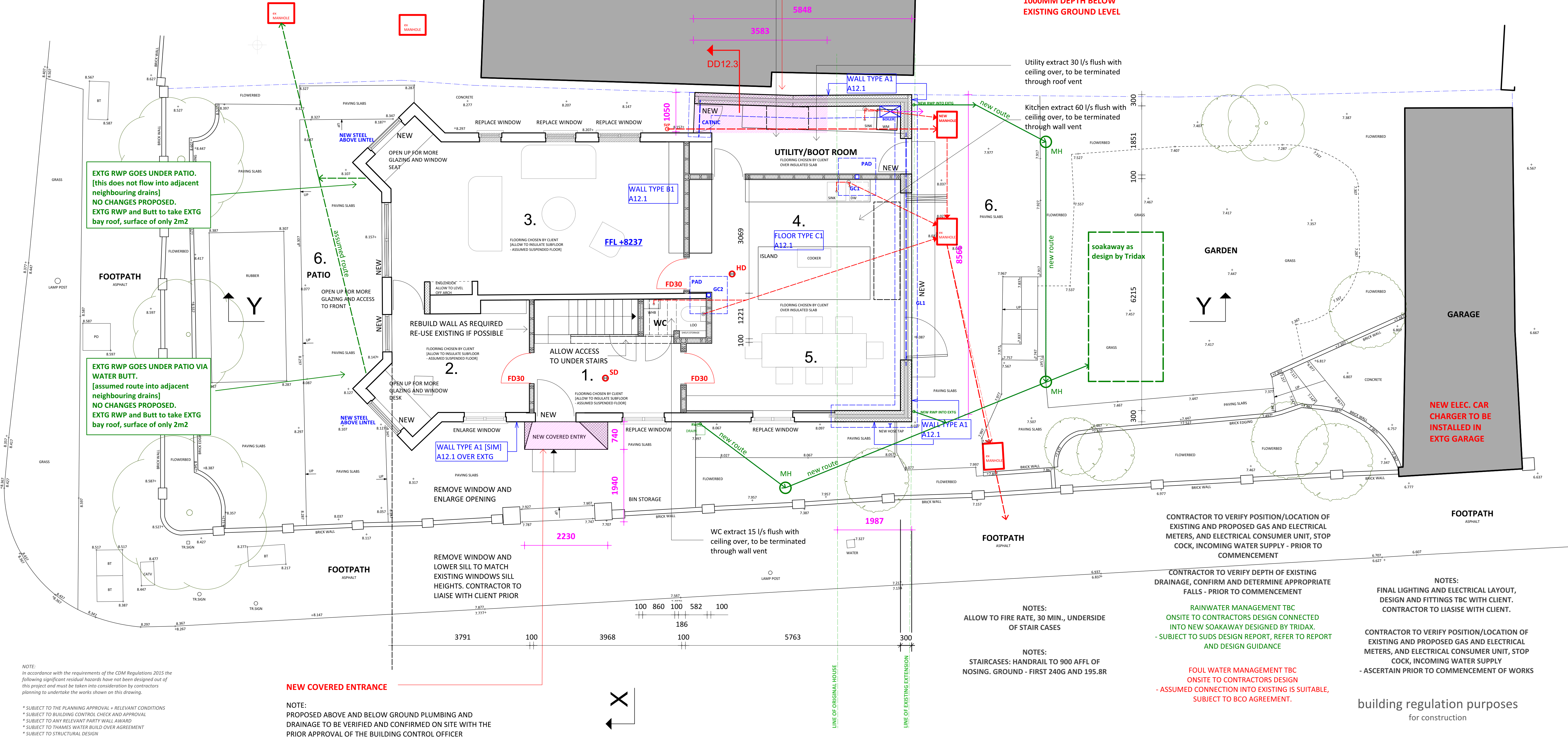
Heated towel radiators to be provided by client.  
Allow for dual fuel radi.

**BTU OUTPUT TO BE ADVISED BY PLUMBER.**

**RADIATOR INSTALLATION NOTE:**  
- RETICULATION OF RADIATOR PIPEWORK TO PLUMBERS DESIGN  
- ALL PIPEWORK TO BE OFF WALLS AND NOT FROM FLOOR  
- ENSURE ACCURACY OF PIPEWORK SETTING OUT RELATIVE TO THE CHOSEN PRODUCT

THERMOSTAT LOCATIONS TO BE AGREED WITH CLIENT

**FIRE RATINGS:**  
Part P registered electrician to check specification for fire rated hoods for recessed light fittings and speakers within floors/ceilings as per Building Regulations requirement.  
Hoods to light fittings and speakers etc, to all be compliance with Part E for acoustics.



NOTE:  
In accordance with the requirements of the CDM Regulations 2015 the following significant residual hazards have not been designed out of this project and must be taken into consideration by contractors planning to undertake the works shown on this drawing.

\* SUBJECT TO THE PLANNING APPROVAL + RELEVANT CONDITIONS  
\* SUBJECT TO BUILDING CONTROL CHECK AND APPROVAL  
\* SUBJECT TO ANY RELEVANT PARTY WALL AWARD  
\* SUBJECT TO THAMES WATER BUILD OVER AGREEMENT  
\* SUBJECT TO STRUCTURAL DESIGN

**NEW COVERED ENTRANCE**

NOTE:  
PROPOSED ABOVE AND BELOW GROUND PLUMBING AND DRAINAGE TO BE VERIFIED AND CONFIRMED ON SITE WITH THE PRIOR APPROVAL OF THE BUILDING CONTROL OFFICER

NOTE:  
PROPOSED RADIATORS AND UNDERFLOOR HEATING TBC WITH CLIENT THROUGHOUT HOUSE

All dimensions in millimetres.  
Do not scale. Use figured dimensions only. Scale for planning purposes.  
All dimensions to be checked on site.  
All omissions and discrepancies to be reported to the designer immediately.  
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STATUS:  
BUILDING REGULATIONS

SCALE:  
1: 50 @ A1 | 1: 100 @ A3

DATE:  
JULY 2021

PROJECT #:  
2021 | 00278

DRAWING TITLE:  
PROPOSED GROUND FLOOR PLAN

PROJECT TITLE:  
58 Albany Park Road, KINGSTON, KT2 5SU

DRAWING #:  
00278\_58APR\_A05.1

CONTRACTOR TO VERIFY POSITION/LOCATION OF EXISTING AND PROPOSED GAS AND ELECTRICAL METERS, AND ELECTRICAL CONSUMER UNIT, STOP COCK, INCOMING WATER SUPPLY - PRIOR TO COMMENCEMENT

CONTRACTOR TO VERIFY DEPTH OF EXISTING DRAINAGE, CONFIRM AND DETERMINE APPROPRIATE FALLS - PRIOR TO COMMENCEMENT

**RAINWATER MANAGEMENT TBC**  
ONSITE TO CONTRACTORS DESIGN CONNECTED INTO NEW SOAKAWAY DESIGNED BY TRIDAX.  
- SUBJECT TO SUDS DESIGN REPORT, REFER TO REPORT AND DESIGN GUIDANCE

**FOUL WATER MANAGEMENT TBC**  
ONSITE TO CONTRACTORS DESIGN  
- ASSUMED CONNECTION INTO EXISTING IS SUITABLE, SUBJECT TO BCO AGREEMENT.

**NOTES:**  
FINAL LIGHTING AND ELECTRICAL LAYOUT, DESIGN AND FITTINGS TBC WITH CLIENT.  
CONTRACTOR TO LIAISE WITH CLIENT.

CONTRACTOR TO VERIFY POSITION/LOCATION OF EXISTING AND PROPOSED GAS AND ELECTRICAL METERS, AND ELECTRICAL CONSUMER UNIT, STOP COCK, INCOMING WATER SUPPLY  
- ASCERTAIN PRIOR TO COMMENCEMENT OF WORKS

building regulation purposes  
for construction

**MONUMENT ARCHITECTURE AND DESIGN**

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