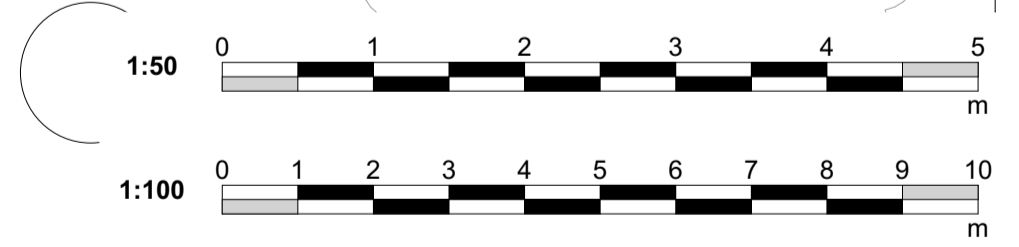


1 [Proposed First Floor Plan]
Scale: 1:50




No.	Revision.	Date.	-
	DRAFT	14.08.2023	-
	TENDER ISSUE	19.12.2023	-
A	Updated as per planning comments	07.03.2024	-
B	Updated as per planning comments	18.03.2024	-

GENERAL NOTES

- All rooms will be redecorated.
- The client would like to install Solar Panels and is considering Air Source Heat Pumps - specification will need to be confirmed with Contractor.
- All MEPH, Security and AV systems will need to be reviewed by Contractor and updated throughout - subject to specialist review and specification.
- Mechanical Ventilation to be installed in Bathrooms and En-suite.
- All new windows doors and rooflights unless otherwise stated to be Aluminium Black/Grey RAL Colour TBC. Garage door (GD1) as per client spec.
- Elements of the Roof and Facade to be updated where repair and/or upgrading is required.
- All doors to be FD30 or above.

Notes: All setting out must be checked on site. All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given. All fixings and weatherings must be checked on site. All dimensions must be checked on site. This drawing must not be scaled. This drawing must be read in conjunction with all other relevant drawings and specification clauses. This drawing must not be used for land transfer purposes. Calculated areas in accordance with the Architect's Definition of Areas for Schedule of Areas. This drawing must not be used on site unless issued for construction, subject to survey, consultation and approval from all statutory Authorities. This drawing has been prepared in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and the Architect's shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by the Architect's in this connection without the explicit written agreement thereto by them. Neighbouring buildings are approximate and are for illustrative purposes only. While we do not doubt the ridge and eaves height accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the neighbouring buildings shown.

PLANNING ISSUE	Project: Braye House	
	Drawing Title: Proposed First Floor Plan	
	Drawing No.: GA-10	
	Date 14/08/2023	Scale 1:50@ A1/1:100@ A3
 JMA Julian McIntosh Architects		