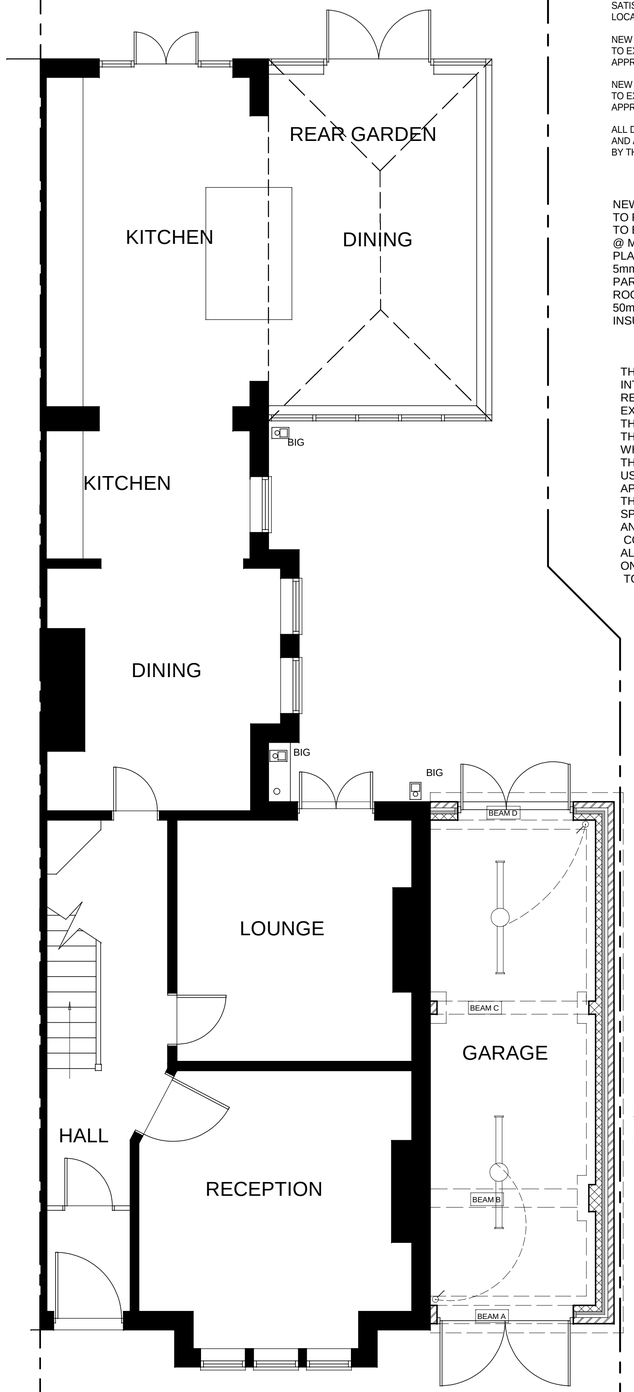


GROUND FLOOR PLAN

0 1 2 3 4 5 6 7 8 9 10 meters

REDUNDANT DRAINS TO BE GRUBBED UP AND OR SEALED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING SURVEYOR.

NEW STORM DRAINS TO BE CONNECTED TO EXISTING DRAINS TO APPROVAL OF LOCAL AUTHORITY D.B.S.

NEW FOUL DRAINS TO BE CONNECTED TO EXISTING DRAINS TO APPROVAL OF LOCAL AUTHORITY D.B.S.

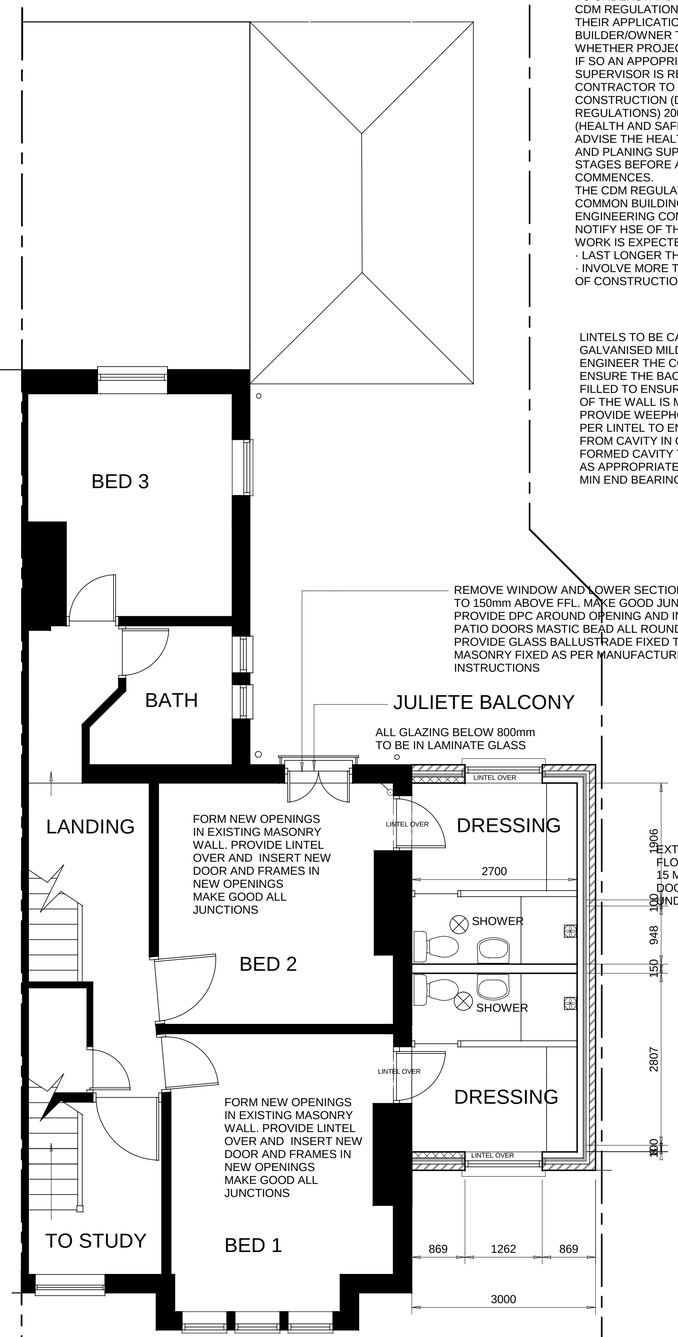
ALL DRAIN POSITIONS ARE ASSUMED AND ARE TO BE DETERMINED ON SITE BY THE CONTRACTOR.

NEW INTERNAL PARTITIONS TO FIRST AFLOOR TO BE EX. 75x50mm SW STUDS @ MAX 400mm C/C WITH 12.5mm PLASTERBOARD 10kg/M2 WITH 5mm SKIM TO FACE. BATHROOM PARTITIONS ABUTTING HABITABLE ROOMS TO BE INFILLED WITH 50mm ROCKWOOL FLEXI SOUND INSULATION BETWEEN STUDS

THE CONTRACTOR SHALL TAKE INTO ACCOUNT EVERYTHING REQUIRED FOR THE PROPER EXECUTION OF THE WORKS TO THE COMPLETE SATISFACTION OF THE L.A. BUILDING INSPECTOR WHETHER OR NOT INDICATED ON THE DRAWING, ALL MATERIALS USED SHALL BE FIXED MIXED OR APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND TO COMPLY WITH CURRENT CODES OF PRACTICE.
ALL DIMENSIONS TO BE CONFIRMED ONSITE ALL NEW MATERIALS TO BE TO OF THE BEST QUALITY

EXISTING AND PROPOSED PILLASTERS TO ENGINEERS DESIGN AND SATISFACTION OF THE BUILDING INSPECTOR

ALL DRAIN POSITIONS ARE ASSUMED ACTUAL POSITIONS TO BE DETERMINED ON SITE NEW CONNECTIONS TO LA INSPECTORS SATISFACTION AND APPRROVAL



FIRST FLOOR PLAN

REMOVE WINDOW AND LOWER SECTION OF MASONRY TO 150mm ABOVE FFL. MAKE GOOD JUNCTIONS PROVIDE DPC AROUND OPENING AND INSERT NEW PATIO DOORS MASTIC BEAD ALL ROUND AND PROVIDE GLASS BALLUSTRADE FIXED TO OUTSIDE MASONRY FIXED AS PER MANUFACTURERS INSTRUCTIONS

JULIETE BALCONY

ALL GLAZING BELOW 800mm TO BE IN LAMINATE GLASS

EXTRACT FANS TO NEW FIRST FLOOR EN SUITES TO HAVE 15 MINUTE OVER RUN AND DOORS TO HAVE A 10 MM UNDERCUT.

CONTRACTOR TO ENSURE THE FOLLOWING:

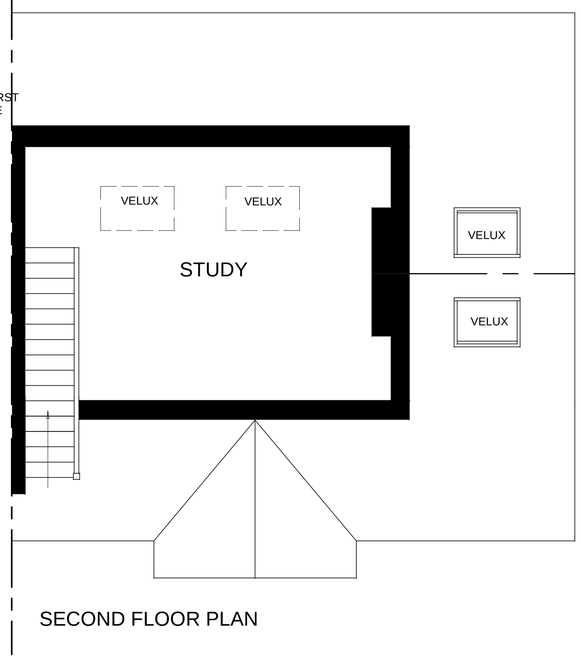
CDM REGULATIONS:
THE CONTRACTOR AND OWNER ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION.
BUILDER/OWNER TO CONFIRM WITH 'HSE' WHETHER PROJECT IS DEEMED AS 'NOTIFIABLE'. IF SO AN APPOPRIATELY QUALIFIED PLANNING SUPERVISOR IS REQUIRED O BE EMPLOYED.
CONTRACTOR TO COMPLY FULLY WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS) 2000 AND THE WORKPLACE (HEALTH AND SAFETY) REGULATIONS, AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AND PLANING SUPERVISOR AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
THE CDM REGULATIONS APPLY TO MOST COMMON BUILDING, CIVIL ENGINEERING AND ENGINEERING CONSTRUCTION WORK. YOU MUST NOTIFY HSE OF THE SITE IF THE CONSTRUCTION WORK IS EXPECTED TO EITHER:
· LAST LONGER THAN 30 DAYS; OR
· INVOLVE MORE THAN 500 PERSON DAYS OF CONSTRUCTION WORK.

LINTELS TO BE CATNIC OR OTHER APPROVED GALVANISED MILD STEEL AS SPECIFIED BY ENGINEER THE CONTRACTOR IS TO ENSURE THE BACKS OF THE LINTELS ARE FILLED TO ENSURE THAT THE INTEGRITY OF THE WALL IS MAINTAINED.
PROVIDE WEEPHOLES @ 900mm C/Cs MIN 2 PER LINTEL TO ENSURE ESCAPE OF WATER FROM CAVITY IN CONJUNCTION WITH PRE FORMED CAVITY TRAYS WITH STOP ENDS AS APPROPRIATE.
MIN END BEARING TO BE 150mm

CONTRACTOR TO ENSURE THE FOLLOWING:
CONTRACTOR TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION.
INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS DESCRIBED ON DETAILED DRAWINGS.
CONTRACTOR TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF THE WORKS. CONTRACTOR TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS & WORKS & OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. SITE TO BE KEPT TIDY ALL TIMES, NO REFUSE BURNED ON SITE & NORMAL HOURS OF WORKING OBSERVED.
ALL WORK TO COMPLY ENTIRELY WITH LOCAL AUTHORITY BUILDING REGULATIONS NEW EDITION.
ALL ELECTRICAL WORKS TO BE INSTALLED & CHECKED BY I.E.E.. REGISTERED FULLY QUALIFIED ENGINEER.
ALL GAS SUPPLIES & INSTALLATION BY GAS SAFE REGISTERED ENGINEER.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS.
ALL WORKS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS, FIRE PRECAUTIONS ACT 1971, HEALTH AND SAFETY AT WORK ACT, THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS AND ALL BY-LAWS AND STATUTORY ENACTMENTS OF LOCAL AND OTHER AUTHORITIES.
ALL WORKMANSHIP, WORKING ACTIVITIES, AND METHODS OF CONSTRUCTION TO BE IN ACCORDANCE WITH ALL HEALTH AND SAFETY REGULATIONS.
THE CONTRACTOR IS TO SIGN THE HEALTH AND SAFETY MANUAL BEFORE WORKS ON SITE COMMENCE.

NEW LIGHTING TO INCORPORATE ENERGY EFFICIENT FIXED LIGHTING OUTLETS THAT TAKE ONLY LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT



SECOND FLOOR PLAN

LIGHT WITH LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT WATT

= FAN TO OUTSIDE AIR

THE INCLUSION OF ANY EXPANSION JOINTS TO BE DETERMINED BY STRUCTURAL ENGINEER

NOTE:
NEW LIGHTING POSITIONS AND TYPE OF FITTINGS TO BE DETERMINED BY CLIENT

BUILDING REGULATIONS NOTES

SPECIFICATION REQUIREMENTS

MATERIALS AND WORKMANSHIP GENERALLY

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARD OR BRITISH CODE OF PRACTICE CURRENT AT THE DATE OF TENDER INCLUDING BS 8000.

MATERIALS AND COMPONENTS SHALL BE OF A STANDARD APPROPRIATE TO THE TYPE OF WORK INVOLVED, AND SPECIFICATION SHALL GIVE PREFERENCE TO MATERIALS AND COMPONENTS WHICH WILL REDUCE THE COST OF FUTURE MAINTENANCE.

PROPRIETY- MATERIALS SHALL BE STORED AND FIXED ENTIRELY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

CLIENT: MR. & MRS.SEVILLE 12 STATION ROAD HUYTON L36	PROJECT PROPOSED 2 STOREY EXTENSION TO SIDE OF DWELLING DRAWING TITLE PROPOSED FLOOR PLANS	SITE LOCATION 12 STATION ROAD HUYTON L36	GARY MORRIS 7 KENDAL CLOSE RAINFORD WA11 7LG 07786 362 196 gemorris@blueyonder.co.uk www.garymorrisdesign.com facebook Gary Morris Design	PROPOSED PLANS SCALE 1:50 @ A1 DATE APRIL 2019	REVISION:

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