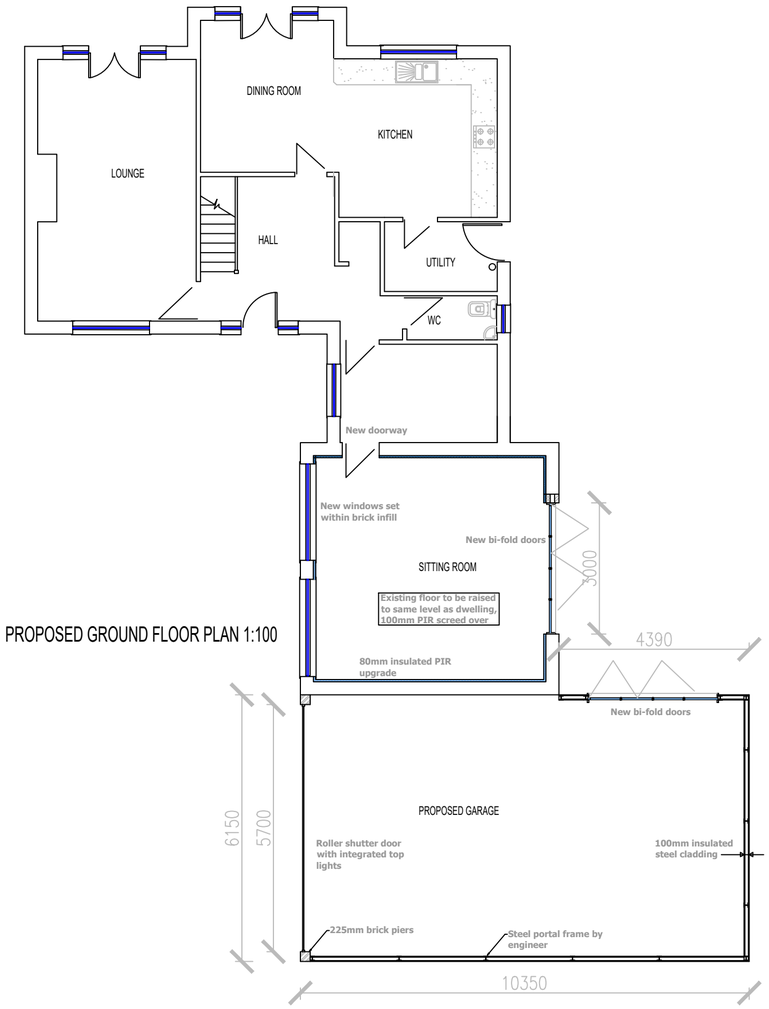
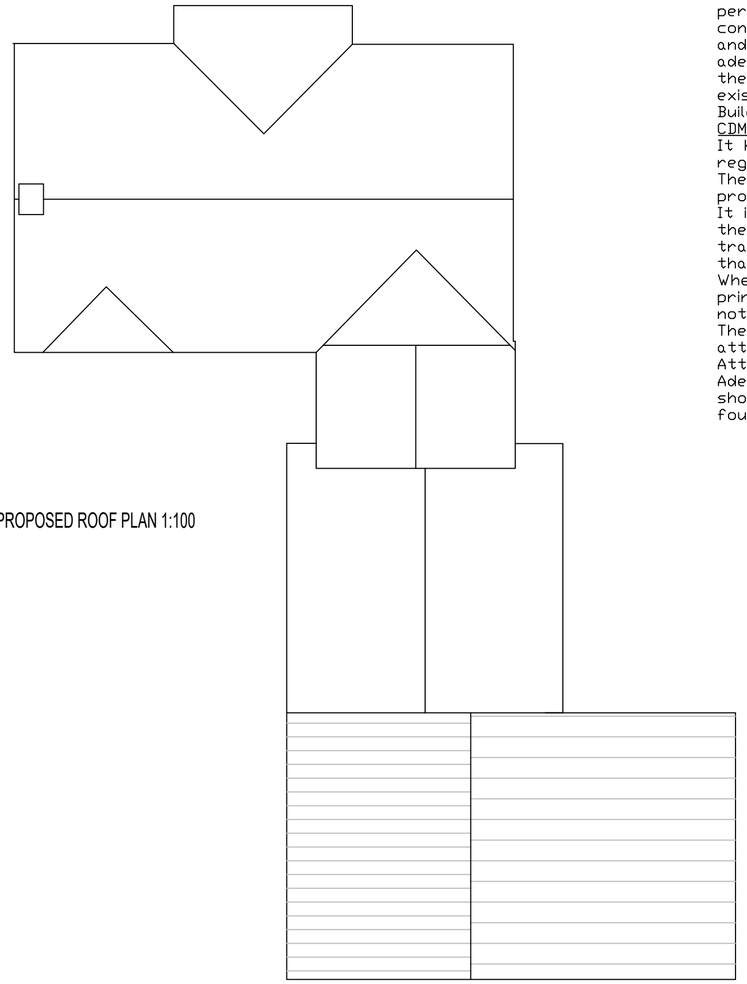
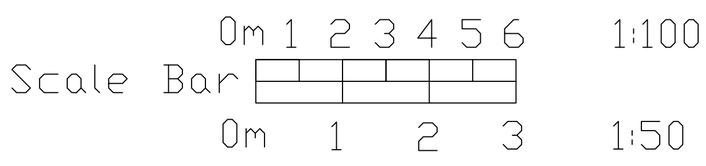


PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED ROOF PLAN 1:100

General Notes;
All drawings produced are for planning purposes only. These drawings are to read in conjunction with any structural engineers drawings and details,building control specifications in due course. All dimensions are to be verified on site, work not to commence all statutory approvals have been issued.
Drainage. The drainage layout is to be confirmed subject to Planning permission being granted.. Before the drainage is confirmed on site, the contractor is to expose existing drainage to ascertain the best routes and positioning for the drainage, discharging to the existing soil pipe.If an adequate route to the existing soil pipe and chamber cannot be achieved then a new chamber is to be installed and connections made to the existing below ground drainage system. This is to be agreed on site with Building Control to achieve compliance.
CDM regulations.
It has been assumed that this project is not notifiable under CDM regulations:
The contractor must provide a written construction phase plan for the project in hand prior to commencement of works if appropriate.
It is assumed that a competent contractor will be employed to undertake the works and ensure all workers have the right skills, knowledge, training and experience in order to undertake the project in hand, and that they will comply with all current and relevant regulations.
Where more than one contractor is involved then a principle designer and principle contractor must be appointed (It is assumed that the agent is not the principle designer or contractor unless specifically appointed).
The following foreseeable risks on this project are brought to the attention of the contractor;
Attention is drawn to the steel beams required for this project.
Adequate lifting equipment should used for roof structure. Consideration should also be given to access and working at height, and working in foundation trenches.



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