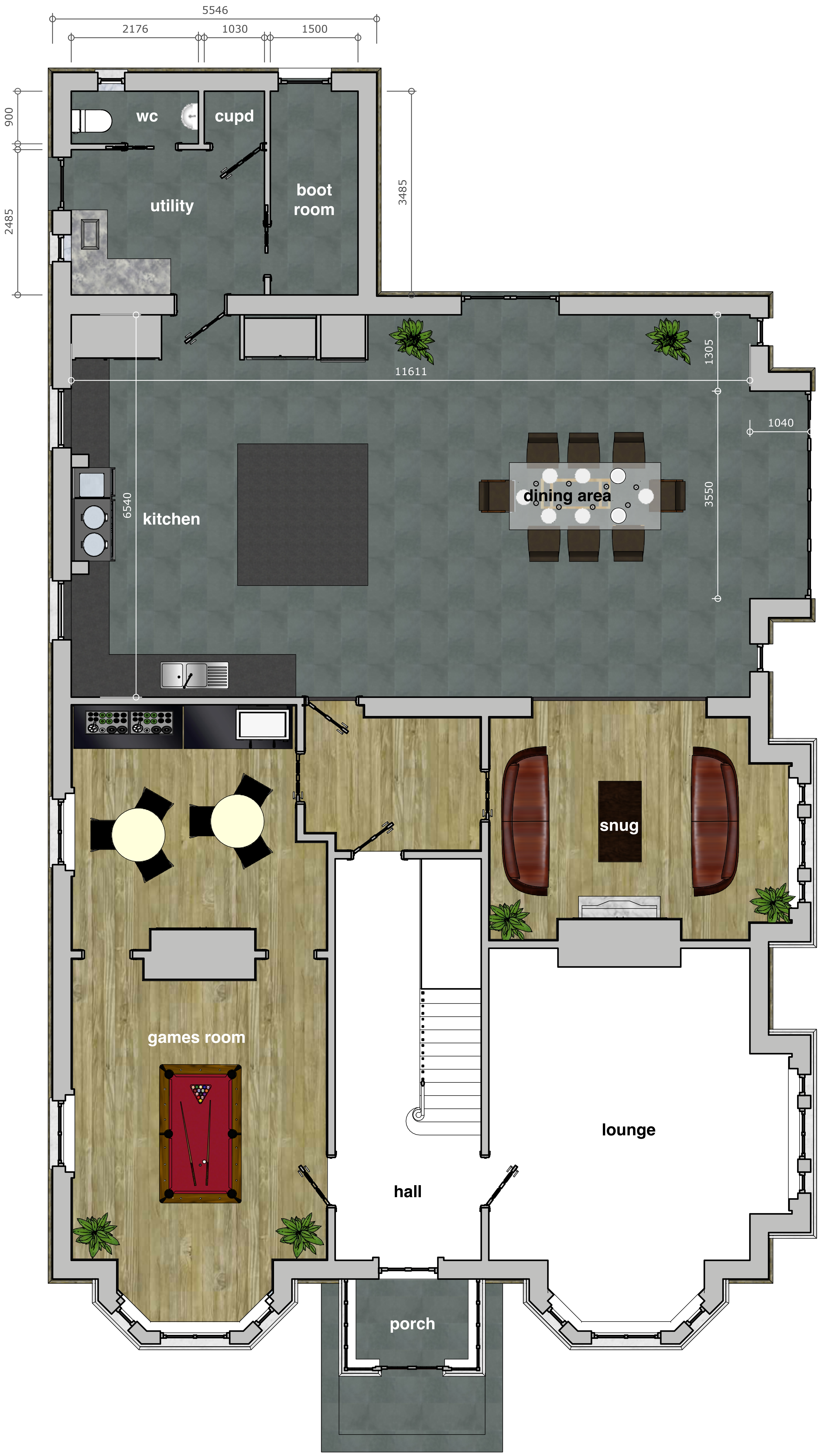
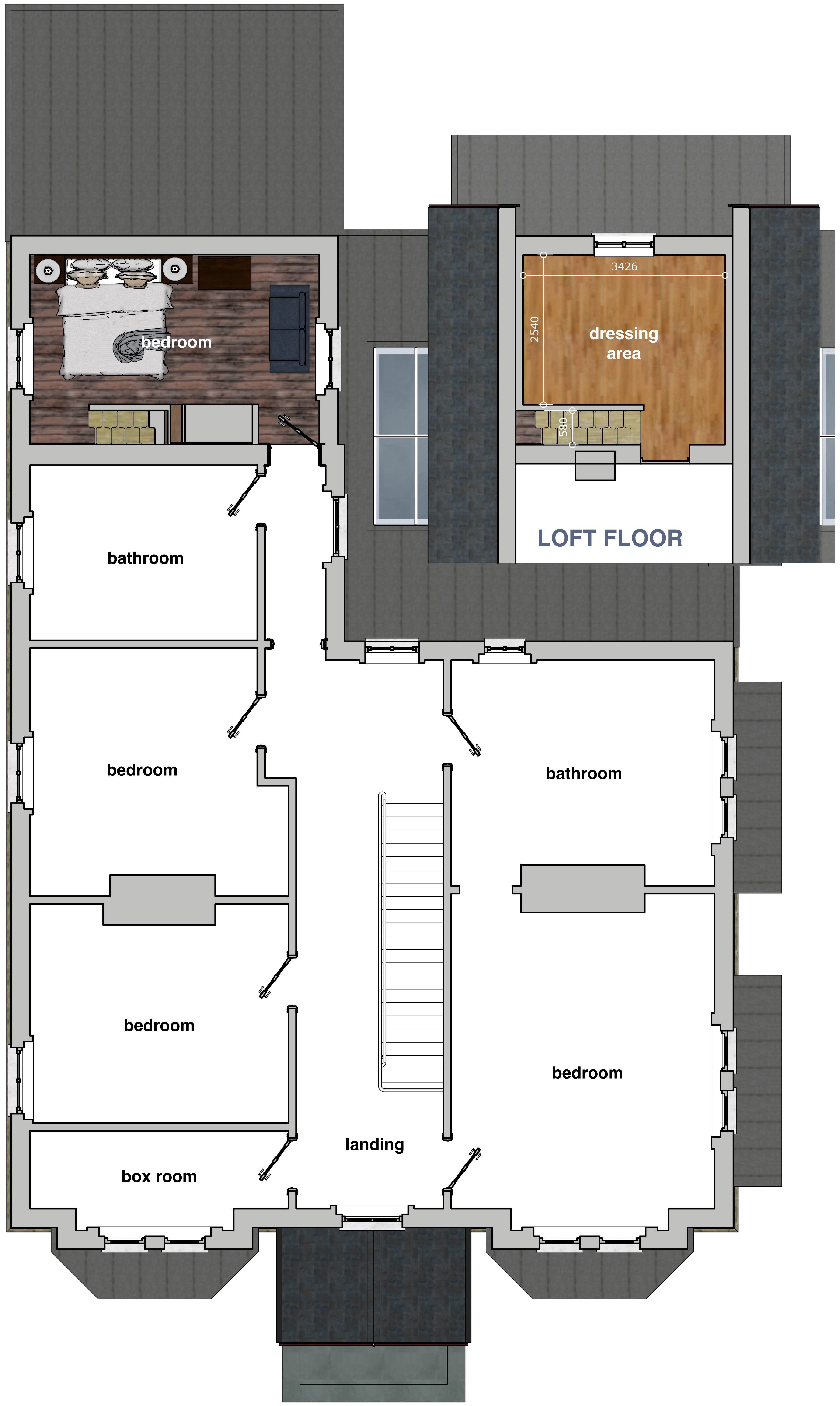


GROUND FLOOR



FIRST FLOOR

PROPOSED EXTENSION & ALTERATIONS TO HOUSE AND NEW GARDEN BUILDINGS AT 'THE VILLA' 83 NEW ROAD SUTTON BRIDGE for MR & MRS WARR

A	7/9/20	SCALES CORRECTED

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepencies to this office. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to this office so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. The drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by J Warrick or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British Standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independant CDM coordinator will be required. The works shall comprise of all that is shown on the drawing and details.

Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbors boundaries.

We must point out it is the Clients responsibility to provide an Asbestos Report for the existing buildings affected by the works. The General Contractor must be Asbestos Aware to the latest codes of practice.

J128-PL 3A

1/50 AT A1	JULY 20

PROPOSED HOUSE PLANS

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