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Project
RESIDENTIAL DEVELOPMENT.
HIGH ROAD.
WESTON.
SPALDING. LINCS. PE12 .

Client
BELMONT BUILDERS LTD.

Drawing
PLOT 1
5 BEDROOM BUNGALOW.
FLOOR PLANS & ELEVATIONS.

Job Ref.	Drawing No.
3072-16	09A.

Date	Drawn
DECEMBER 2016..	S.L.P.

Scales
1/50. 1/100.

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be loaned, 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 discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions assumed by the issue. No responsibility can be accepted to anomalies created by site conditions varying significantly from assumed conditions. Any variations which may affect the design must be brought to the attention of the Architect before work commences. Do not scale this drawing. Figured dimensions are to be taken in preference to scaling. Building Regulation approval. For planning roof tile samples are to be submitted to the Local Planning Authority for approval. Any proposed alterations to the approved drawings must be agreed in writing with the Architect before work commences. The work is not to be sub-contracted or transferred on site by or to be used as a contract document. The works will not be supervised or inspected on site by or on behalf of the Architect at any representative thereof. It is client or their appointed agents responsibility to appoint a person(s) competent to undertake the role of Principal Designer and Principal Contractor under the Construction (Design and Management) Regulations 2015 and to ensure that adequate welfare facilities are provided for the duration of the project. Materials and workmanship. Substitution of materials, workmanship to specification. variations to contract and any material to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant code of practice. Materials shall conform to appropriate British standard specification or EEA directive or European standard where such exists. The Employer / Client shall ensure that the selected contractor is competent with those aspects of the Construction Design and Management Regulations 2015 which apply to the Employer / Client and that adequate resources are allocated during the construction stage to ensure compliance with the Construction Design and Management Regulations an independent Planning Supervisor will be appointed. The works and foundations are to be carried out in accordance with the requirements of the Building Regulations for the time being in force. All trees within building is close proximity to clean foundations are to be felled and removed to the nearest licensed tip. Land owners responsibility to ensure adequate drainage is provided to the site and that no surface water from the site is allowed to flow onto the highway. All new drainage systems to be approved by the Local Authority and Water Authority. Any existing drainage systems encountered during the course of the works are to be maintained in working order. Any damage caused to the highway during the course of the works is to be made good to the satisfaction of the Highway Authority. Any existing trees to be retained are to be protected during the course of the works in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations. Any trees to be felled are to be removed to ground level and the stumps ground out. Any trees to be felled which are the subject of a Tree Preservation Order must not be felled without the consent of the Local Planning Authority. Any trees to be felled which are not the subject of a Tree Preservation Order but are within a Conservation Area must not be felled without the consent of the Local Planning Authority. Any trees to be felled which are not the subject of a Tree Preservation Order and are not within a Conservation Area may be felled without consent. Any trees to be felled which are not the subject of a Tree Preservation Order and are not within a Conservation Area may be felled without consent. Any trees to be felled which are not the subject of a Tree Preservation Order and are not within a Conservation Area may be felled without consent.

ref:	revision	date
A	PLANNING AMENDMENTS	DEC '16









