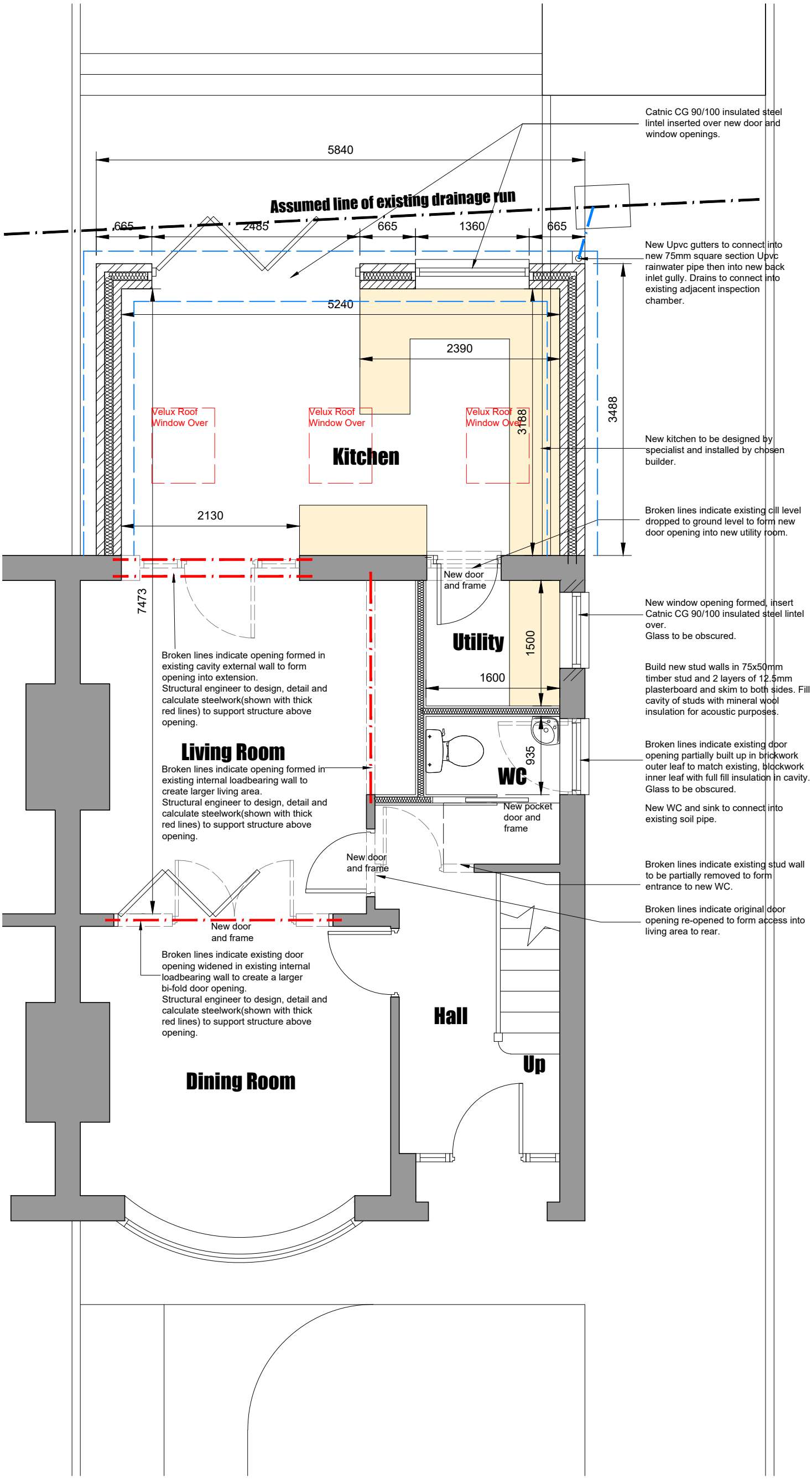

Conway Architectural Design shall have no responsibility for any use made of this document other than for that which it was prepared and issued.
This drawing should not be scaled. Work to figured dimensions only.
All dimensions and levels to be checked on site.
No building work is to be started until all relevant approvals are in place.
Any discrepancies should be reported to Conway Architectural Design.
This drawing should not be reproduced without written permission from Conway Architectural Design.
Standard Building Regs Notes are to be provided by Conway Architectural Design prior to a building regs application being submitted.

Works Generally

- This drawing package is for Planning and/or Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences on site and liaise with the building inspector to agree connection details.
- All gas work to be designed, installed, inspected and tested in accordance with the requirements of the current edition of the Gas Safety (Installation and Use) Regulations 1998 and carried out by a Gas Safe Registered person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or ‘party wall’. Go to www.gov.uk for further advise.
- Main Contractor to undertake the duties of the Principal Designer under the CDM Regulations 2015.
- Strip out existing kitchen following the disconnection of electricity, water and gas supply.
- Take down stud and structural walls as shown to form new larger openings and rooms.
- Contractor to ensure demolition of the existing structure is undertaken only after the retained structure is adequately supported to the complete satisfaction of the local Building Inspector.
- Contractor to agree any remedial works with the local Building Inspector at the earliest oportunity.
- Contractor to allow for structural steelwork and insulated lintels as necessary above all new door and window openings.
- All walls to be finished with plaster/ plasterboard internally, and timber skirting to match existing.
- Existing walls made good as necessary.
- Supply and install:-new water supply pipework internally, above and below ground drainage (connecting into existing sewer system). Central heating pipework to be copper, with new radiators fitted with thermostatic valves.
- Supply and fit new electrical sockets, switches and wiiring to light fittings as shown with new fused spurs for the extension in the existing distribution unit, or new electrical fused distribution unit as may be necessary. All face plates to match existing.
- Supply and install new external doors and roof windows in strict accordance with drawings and manufacturers instructions.
- Commission and test all installations, and provide associated certification to ensure compliance with the relevant part(s) of the Building Regulations.
- All scales correct at A3 size.
- This drawing to be read in conjunction with all associated building regs information issued by 'Conway Architectural Design' & all Structural Engineers details.
- This is not a construction drawing. The Contractor should ensure that he is aware of the existing site conditions and satisfy himself that all dimensions and proposals are feasible before commencement of the works.

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JOB TITLE :	Single Storey Rear Extension
ADDRESS :	180 Manchester New Road, Alkrington
DRAWING TITLE :	Proposed Ground Floor Plan
SCALE :	1:50 @ A3
DRAWN : xxx	DATE : 17.06.20
JOB NO./ DWG NO.	294-06D