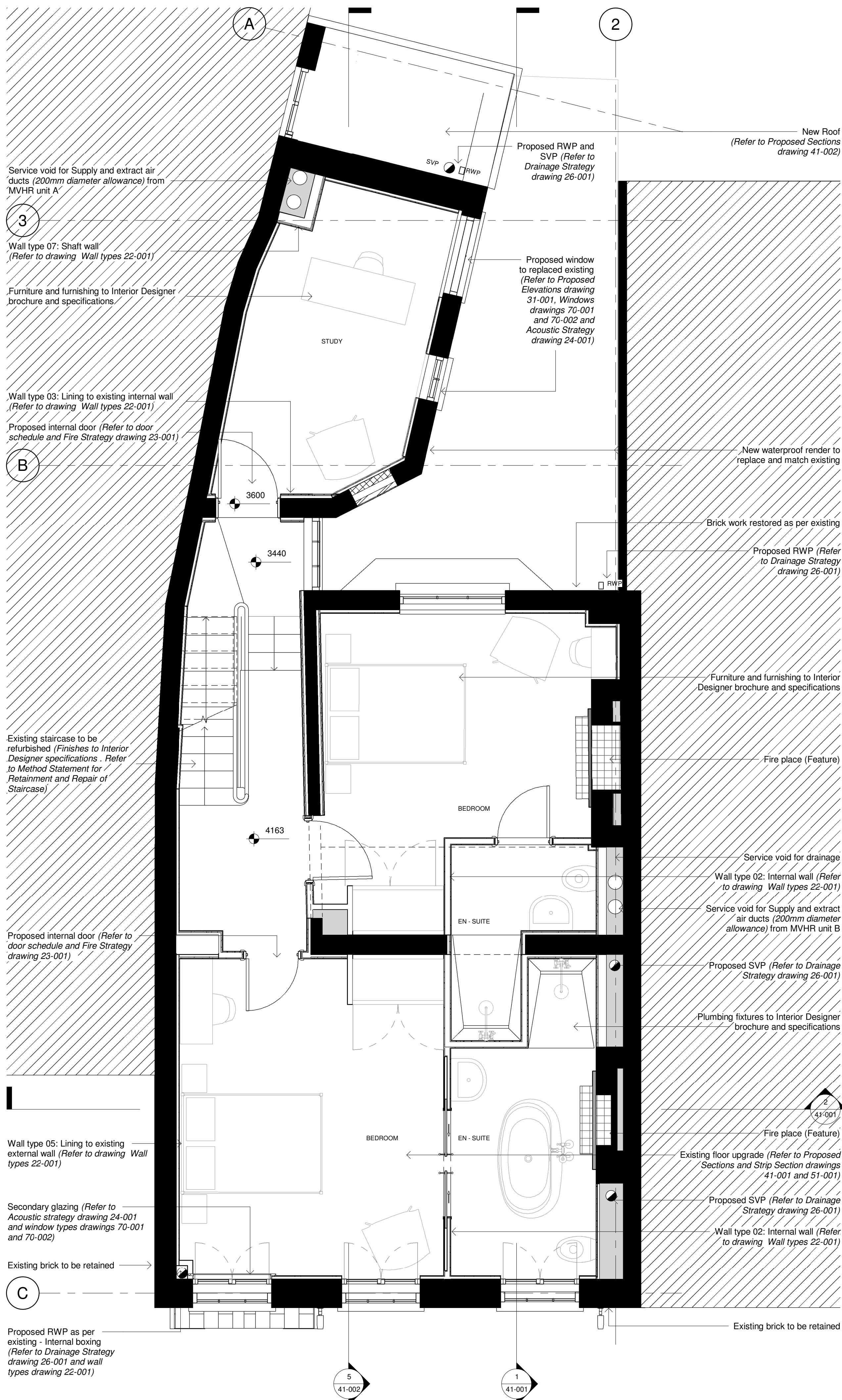
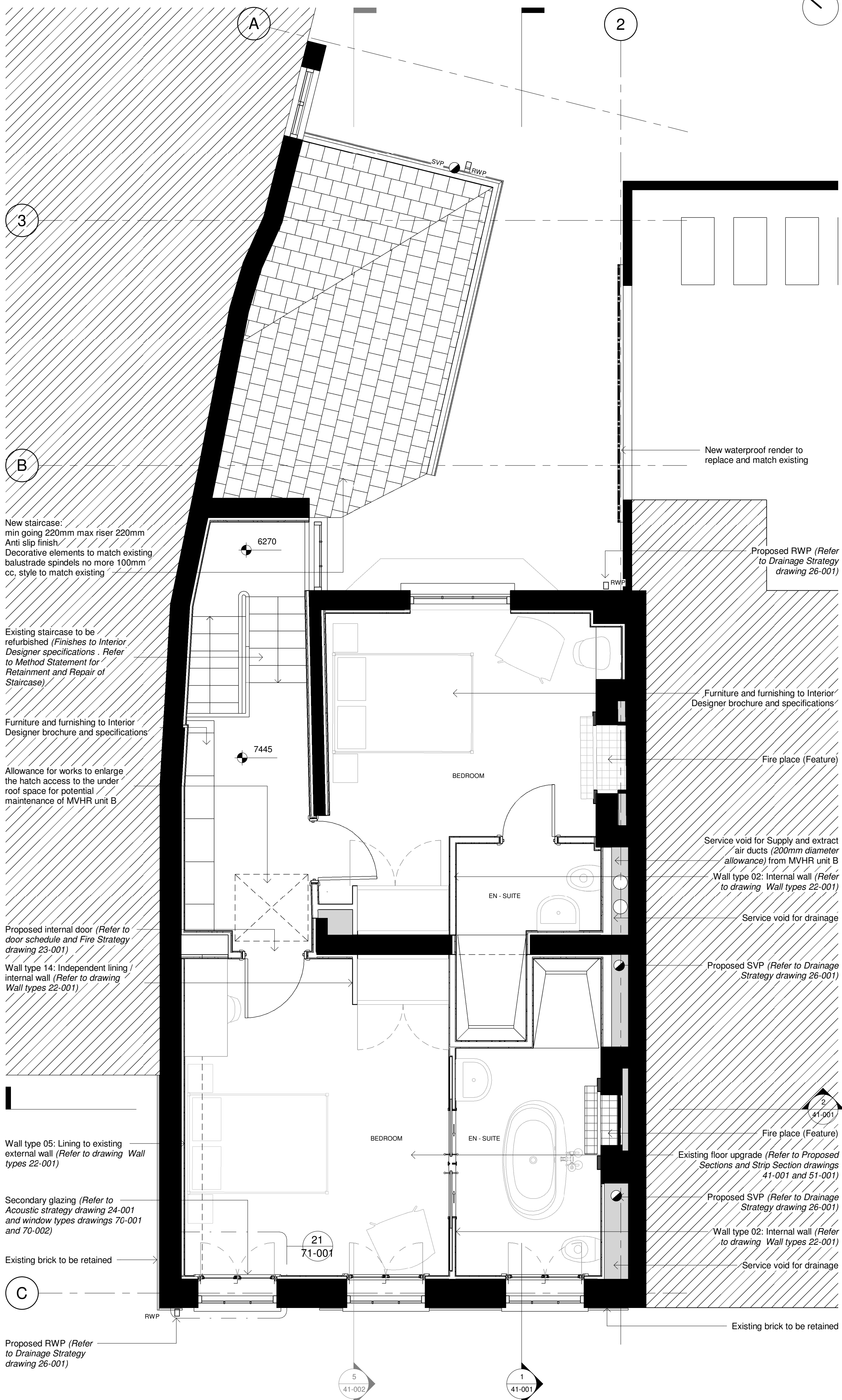




PROPOSED FLOOR PLANS - First Floor

1 : 35



PROPOSED FLOOR PLANS - Second Floor

1 : 35

The Principle Contractor is responsible for managing health and safety risks during the construction phase and must have the skills, knowledge and experience to carry out the work.

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.

This drawing must be read with and checked against any structural or specialist drawings provided.

The contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.

No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported to client.

Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.

All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.

Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.

Should the indicated thermal elements construction (walls / floors/ceilings / roofs / windows / doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum 'U' values for each element.

Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.

Contractor to remove all rubbish from site during the course of the building operations.

Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.

H&S Notes:

Large/ Heavy Glazing Units require specialist lifting equipment to install. Full height glazing will require temporary edge protection during install.

Window cleaning to be by long reach pole from firm level ground.

Future maintenance of windows, gutters, roofs and facias requires specialist access equipment such as fixed scaffolding.

All dimensions for Windows, Kitchen, Bathroom and specialist joinery and to be check on site prior to fabrication.

Drawing notes:

KEY

- — — Projection of existing (Above)
 — — — Projection of proposed (Above)
 - - - Existing to be demolished
 - - - Existing main sewer from UU (Location is approximate and levels are unknown. All to be checked on-site). Proposed works as per SE and UU recommendations
 AC Air Conditioning internal unit above wardrobe. (M&E strategy drawing 25-001)
 Beam projection (Above)
 [Grey Box] Radiator (Heating strategy)

P3	05/02/21	VK	Revised Planning - Residential
rev	date	issued	description



Newark Studio
t: 01635 605100

Derby Studio
t: 01332 557557

Manchester Studio
t: 0161 8261042

A1

Original Sheet Size

STATUS

Planning

PROJECT
St. James Residence
65 PRINCESS STREET, M2 4EG

CLIENT
Mr. Colin Shenton

DRAWING TITLE
PROPOSED FLOOR PLANS 2 OF 3

SCALE	DATE	DRAWN	CHK
As indicated	10/28/20	AM	CR

DRAWING NUMBER	REVISION
19-0017-20-002	P3