NOTES

1. Refer to all relevant specifications.
2. Do not scale. Work only from figured dimensions. The Contractor will be responsible for taking all necessary measurements on site relating to the existing construction.
3. This drawing is 'as proposed' the Contractor must visit the site to establish the nature of the existing construction, and the extent any propping required, before tendering and carrying out works on site.
4. In order to prepare this drawing, certain assumptions have been made which have to be verified both before and during the course of the works.The Contractor should ensure that there is good liaison at all times between himself and the client. by the owner.
5. **STABILITY OF EXISTING STRUCTURE**.
   The Contractor is to be responsible for the stability of the existing building and earthworks on the site, and must take all necessary precautions to safeguard their stability at all times.

Electrical wiring: When using competent person

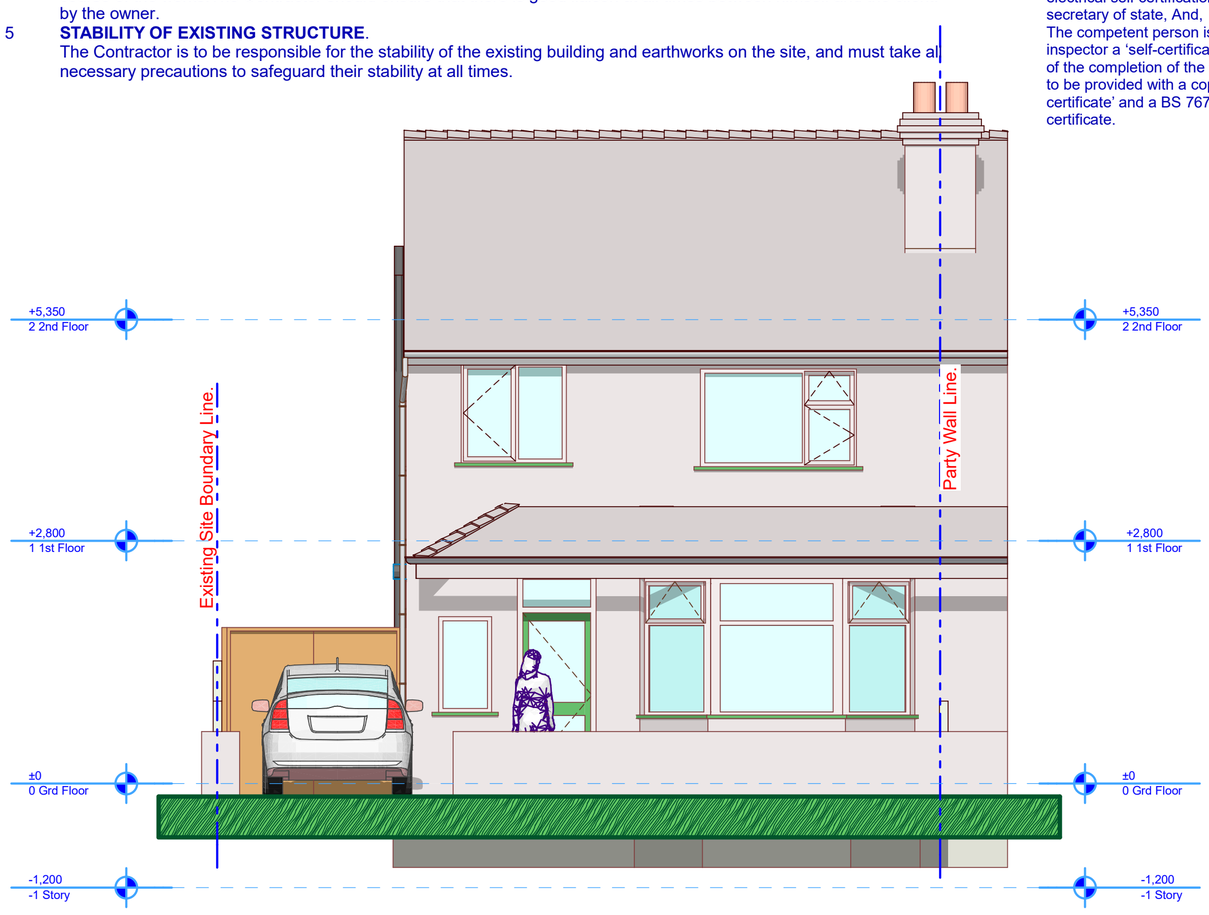
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS7671, the iee 18th edition wiring guidance and building regulation Part P (electrical safety) by a competent person registered with an electrical self certification body authorised by the secretary of state, And,
The competent person is to send to the approved inspector a 'self-certification certificate' within 30 days of the completion of the electrical works. The client is to be provided with a copy of the 'self-certification certificate' and a BS 7671 electrical installation test certificate.

HEATING
Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities by laws, Gas safety requirements and IEEE regulations.

Contractor to ensure the following:

Contractor to visit site prior to submitting tender/final quotation. Include in price all works necessary to clear site prior to commencing works described on detailed drawings.
Contractor to clearly identify items of work not included in tender figure necessary to achieve completion of the works. Contractor to identify any discrepancy between the drawings & works & obtain client approval prior to proceeding. Site to be kept tidy all times, no refuse burned on site & normal hours of working observed.

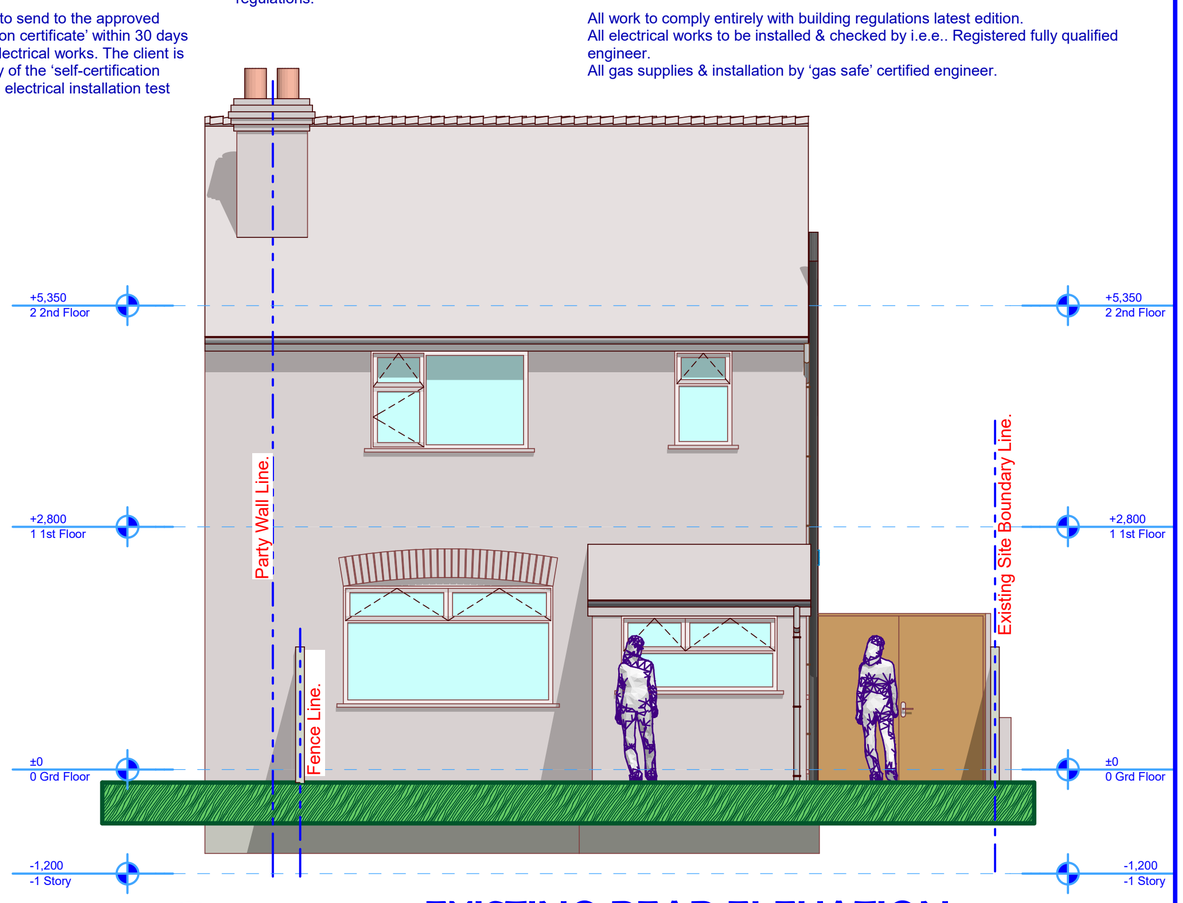
All work to comply entirely with building regulations latest edition.
All electrical works to be installed & checked by i.e.e.. Registered fully qualified engineer.
All gas supplies & installation by 'gas safe' certified engineer.



Dwg 1

Existing Ground Floor Layout

1:50



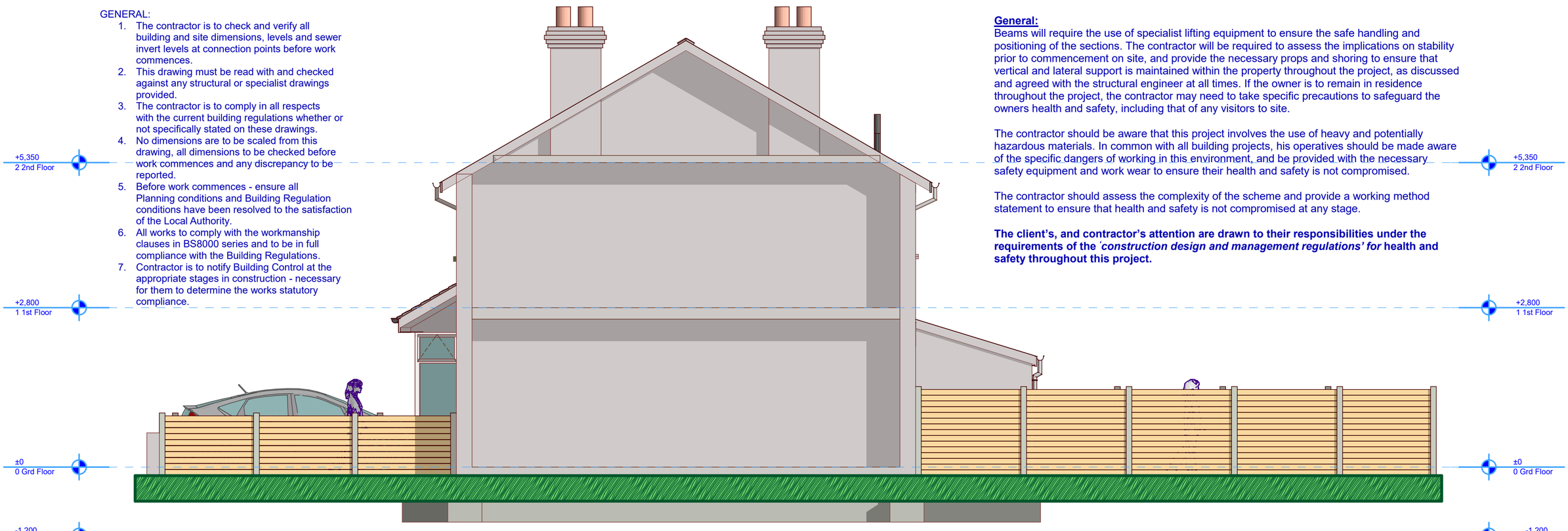
2

EXISTING REAR ELEVATION

1:50

GENERAL:

1. The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
2. This drawing must be read with and checked against any structural or specialist drawings provided.
3. The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
4. No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
6. All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
7. Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.



4

Existing Ground Floor Layout

1:50

General:
Beams will require the use of specialist lifting equipment to ensure the safe handling and positioning of the sections. The contractor will be required to assess the implications on stability prior to commencement on site, and provide the necessary props and shoring to ensure that vertical and lateral support is maintained within the property throughout the project, as discussed and agreed with the structural engineer at all times. If the owner is to remain in residence throughout the project, the contractor may need to take specific precautions to safeguard the owners health and safety, including that of any visitors to site.

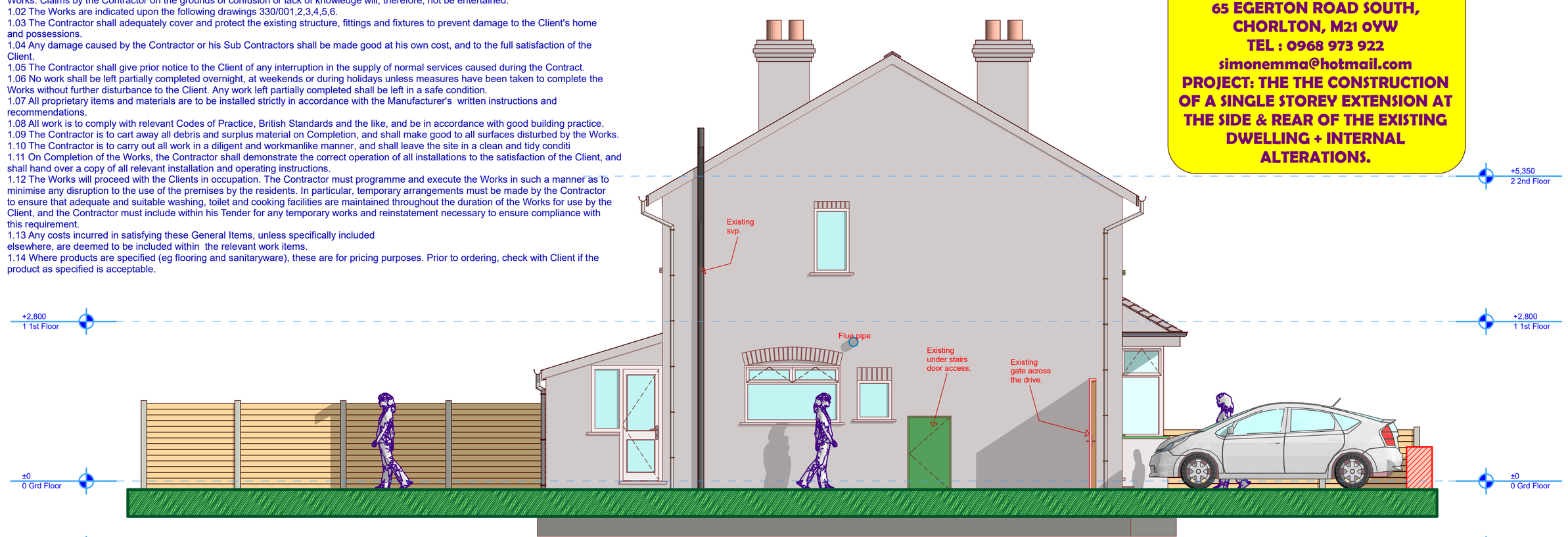
The contractor should be aware that this project involves the use of heavy and potentially hazardous materials. In common with all building projects, his operatives should be made aware of the specific dangers of working in this environment, and be provided with the necessary safety equipment and work wear to ensure their health and safety is not compromised.

The contractor should assess the complexity of the scheme and provide a working method statement to ensure that health and safety is not compromised at any stage.

The client's, and contractor's attention are drawn to their responsibilities under the requirements of the *'construction design and management regulations' for* health and safety throughout this project.

1.00 GENERAL ITEMS:
1.01 Every endeavor has been taken to provide the Contractor with sufficient information to adequately price the proposed Works.
It is recommended, however, that the Contractor visits the premises prior to submitting his Tender.
It will be deemed that any Tender submitted will include for all work required, both explicit and implicit, for the successful completion of the Works. Claims by the Contractor on the grounds of confusion or lack of knowledge will, therefore, not be entertained.
1.02 The Works are indicated upon the following drawings 330/001,2,3,4,5,6.
1.03 The Contractor shall adequately cover and protect the existing structure, fittings and fixtures to prevent damage to the Client's home and possessions.
1.04 Any damage caused by the Contractor or his Sub Contractors shall be made good at his own cost, and to the full satisfaction of the Client.
1.05 The Contractor shall give prior notice to the Client of any interruption in the supply of normal services caused during the Contract.
1.06 No work shall be left partially completed overnight, at weekends or during holidays unless measures have been taken to complete the Works without further disturbance to the Client. Any work left partially completed shall be left in a safe condition.
1.07 All proprietary items and materials are to be installed strictly in accordance with the Manufacturer's written instructions and recommendations.
1.08 All work is to comply with relevant Codes of Practice, British Standards and the like, and be in accordance with good building practice.
1.09 The Contractor is to cart away all debris and surplus material on Completion, and shall make good to all surfaces disturbed by the Works.
1.10 The Contractor is to carry out all work in a diligent and workmanlike manner, and shall leave the site in a clean and tidy conditi
1.11 On Completion of the Works, the Contractor shall demonstrate the correct operation of all installations to the satisfaction of the Client, and shall hand over a copy of all relevant installation and operating instructions.
1.12 The Works will proceed with the Clients in occupation. The Contractor must programme and execute the Works in such a manner as to minimise any disruption to the use of the premises by the residents. In particular, temporary arrangements must be made by the Contractor to ensure that adequate and suitable washing, toilet and cooking facilities are maintained throughout the duration of the Works for use by the Client, and the Contractor must include within his Tender for any temporary works and reinstatement necessary to ensure compliance with this requirement.
1.13 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.
1.14 Where products are specified (eg flooring and sanitaryware), these are for pricing purposes. Prior to ordering, check with Client if the product as specified is acceptable.

All dims are to be checked on site by builder.



Dwg 3

EXISTING SIDE ELEVATION

1:50

CLIENT: EMMA SIMON
65 EGERTON ROAD SOUTH,
CHORLTON, M21 0YW
TEL : 0968 973 922
simonemma@hotmail.com
PROJECT: THE THE CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE SIDE & REAR OF THE EXISTING DWELLING + INTERNAL ALTERATIONS.

STEEL BEAMS:
The method of carrying out the safe and secure temporary support of the existing building structure whilst building work is being undertaken is the sole responsibility of the builder who is to ensure that NO settlement or disturbance/cracking of the fabric of the building takes place during the construction process.
Builder to fit the top flange of new steel beams directly beneath the existing ceiling or as confirmed with the client prior to any beam installation. Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the building plans and calculations and all work is to be inspected by the Approved Inspector prior to any covering up. New steel beams to be encased in 15.0mm Gyproc fireline board with staggered joints nailed to timber cradles and finished with 5mm plaster skim to provide 1/2 hour fire resistance.

BUILDING PRECAUTIONS:
The temporary support of the existing building whilst building work is under progress is to be carried out in a diligent, professional, careful and safe manner by the builder. It is the sole responsibility of the builder to ensure that the existing property is safely and securely supported at all times whilst building work is being undertaken and to obtain all professional advice/guidance as required to ensure this.
The builder and owner are to employ a cdm specialist to oversee the health and safety requirements for the overall project if the building work is deemed to be 'NOTIFIABLE' under the CDM Regulations
The owner is to satisfy all party wall issues with the neighbor/s prior to allowing the builder to commence any work on site.

Regulation 7:
All work shall confirm to the standards for materials & workmanship identified in regulation 7:
I.e. *using proper materials appropriate for the circumstances in which they are used,
*the building operations to be carried out in a workmanlike manner,
*proper materials include materials which bear an e.c. Mark, confirm to a harmonised standard or european technical approval, conform to a bs or b.b.a. Certificate.

HEATING:
Suitable heating and provision of hot water to be provided to the proposed new building work/extension/conversion.
'Gas Safe' registered plumber to design, install, inspect and test to all appropriate 'gas safe' regulations the new/extended system and ensure full satisfactory working performance to the owners requiements. Plumber to liase completely with owner at all times and submit all required documentation to Approved Inspector upon completion of work.
All radiators to be fitted with thermostsatic radiator valves.
All work to be carried out by a 'Gas-Safe' approved installer, to Gas Board Regulations and provisions and Approved Doument J.
Installing plumber to notify the Approved Inspector, not later than 30 days after completion, that the building services have been commissioned in accordance with a procedure aproved by the Secretary of State.
All qualified boilers to have an 'SEDBUK' value/band of of '90%, band a'.
All pipework, incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40 mm of insulating material (min conductivity 0.045 w/mk.)
All work to be carried out by a 'Gas Safe' certified engineer/plumber.

DRAIN TESTING:
The whole of the drainage system shall be tested when laid and again on completion to the satisfaction of the approved inspector. Any lengths, fittings or construction found to be faulty to be taken up, relayed and reconstructed and retested until satisfactory. Testing will be by water generally as laid down in B.S. 8301 :1985.