All work to be carried out in accordance with the Building Regulations and the requirements of the Approved Inspector.

The contractor shall check all dimensions on site before commencement of work.

No dimension to be scaled off this drawing.

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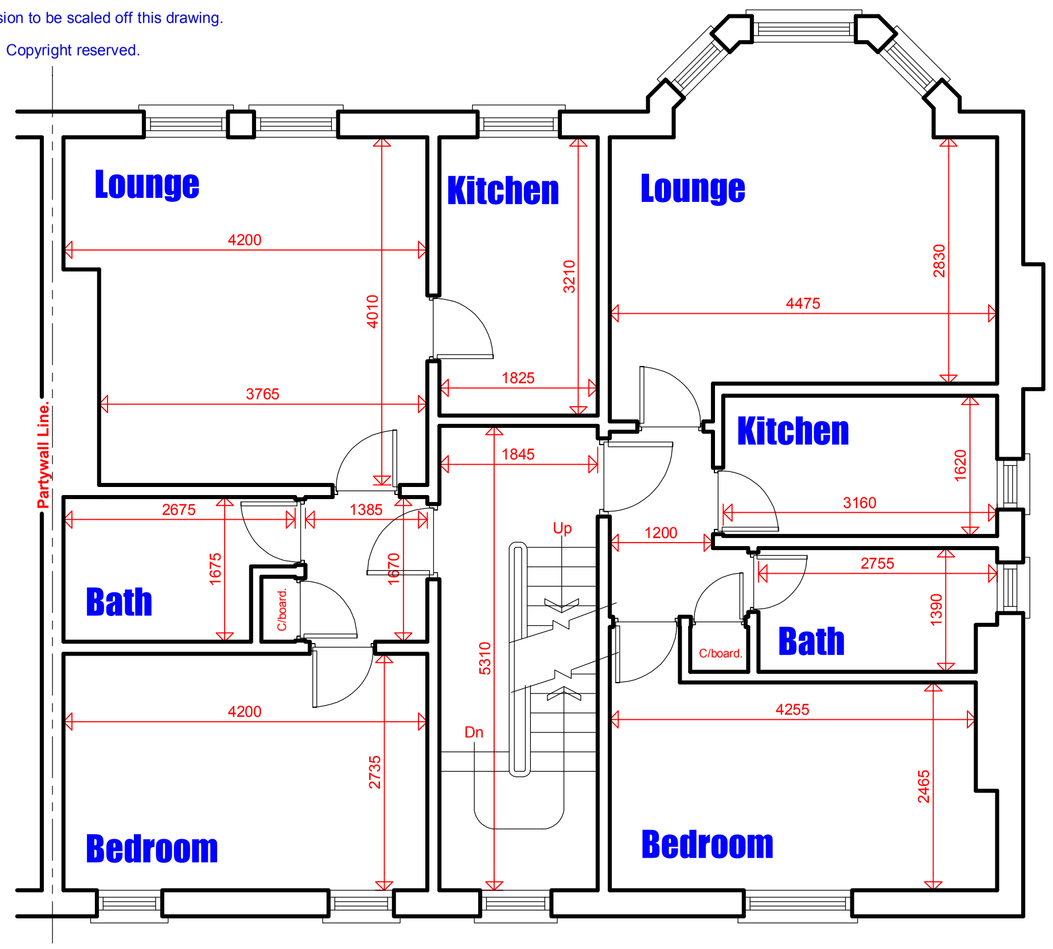
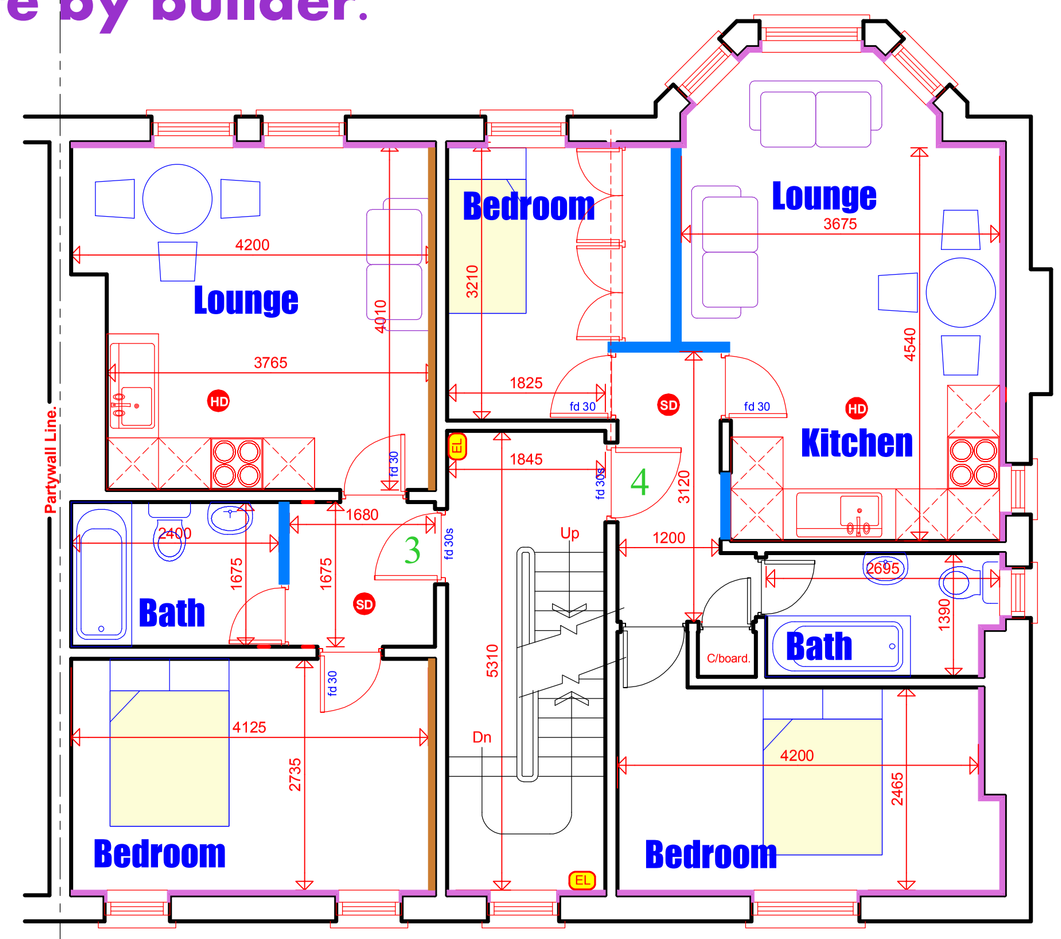
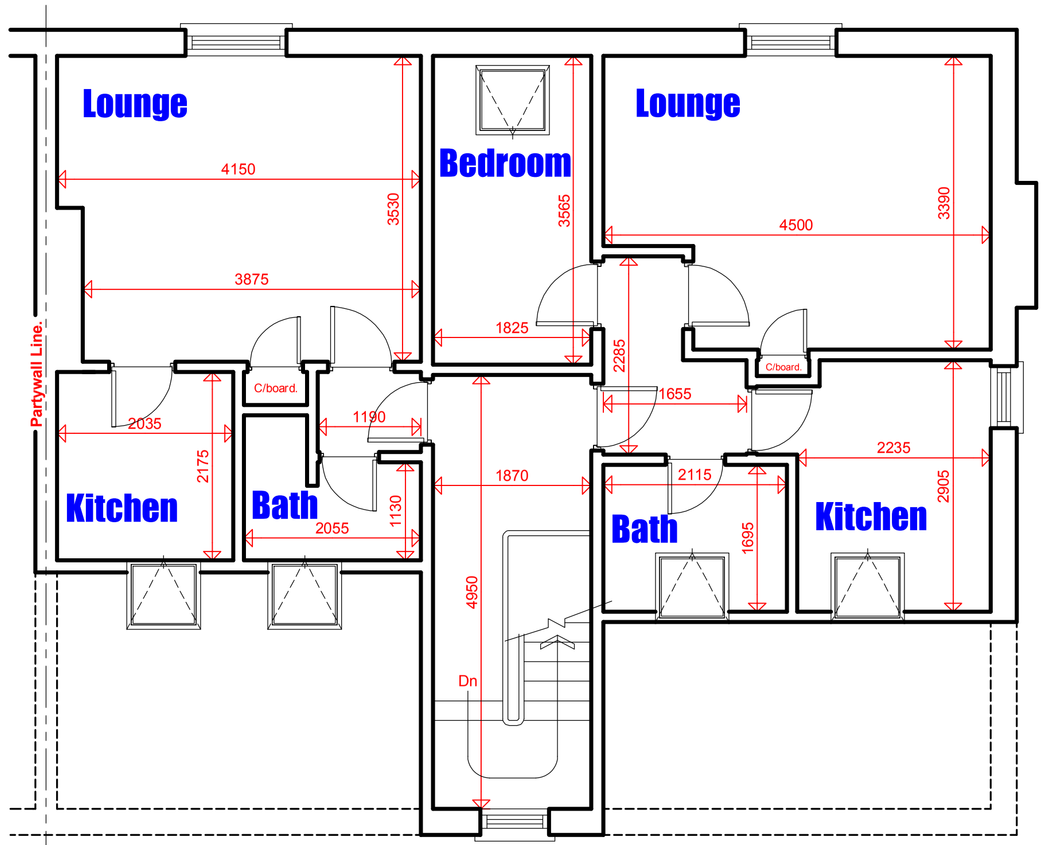
All dims are to be checked on site by builder.



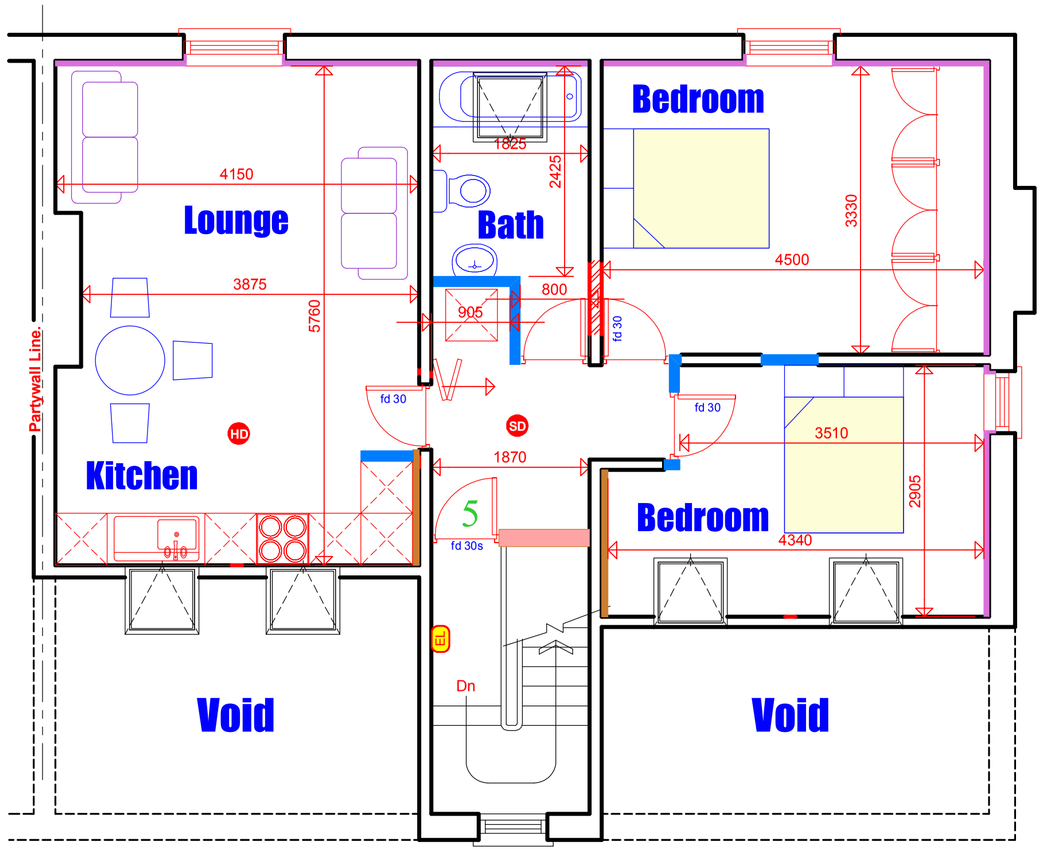
Existing 1st Floor Layout



Proposed 1st Floor Layout



Existing 2nd Floor Layout



Proposed 2nd Floor Layout

1.00 GENERAL ITEMS:

1.01 Every endeavour 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.

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 condition.

1.11 Any discrepancies within the project are to be reported to Blueprint CAD LTd for resolution.

1.12 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.

1.13 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.

1.14 Any costs incurred in satisfying these General Items, unless specifically included elsewhere, are deemed to be included within the relevant work items.

1.15 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.

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. Should at any time existing construction be exposed which does not agree with this drawing or dimensions vary then Blueprint CAD Ltd should be informed immediately. The Contractor should ensure that there is good liaison at all times between himself and the engineer.

5 All drains and their connections are to be checked for soundness and if necessary replaced using extra strength 'Hepsleve' or 'Hepseal' , or similar in a minimum of 150mm stone bed and surround. If necessary replace gullies and set in a minimum of 150mm concrete bed and surround.
N. B. Any drain found to be defective, outside the scope of the work and not affecting the stability of the property, but which requires replacement, will be the responsibility of the Insured unless agreed by the owner.

6 **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.

7 **UNDERPINNING NOTES**
Excavation below the level of the existing foundations must be carried out in stages in accordance with the Structural Engineers detailed drawings. No such excavation at any stage is to be commenced without the Structural engineers prior approval and until the previous stages has been completed.

The design has required the use of a number of steel beams and columns as designed by the structural engineer to provide support to roof, floor and masonry construction. The weight of the steel 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. 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.

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CONVERSION OF THE EXISTING BASEMENT TO FORM AN EXTRA 1No BED FLAT - TO FORM 7 No SELF CONTAINED FLATS IN TOTAL WITH 5No CAR PARK SPACES IN TOTAL.

BUILDING FLOOR PLANS
PROPOSED 1ST & 2ND FLOOR

SITE ADDRESS:
10 YORK ROAD
CHORLTON
MANCHESTER
M21 9HP

DRAWN:	DATE: 10/05/12	Job Reference:	REV:
CHKD:	SCALE: 1:50	DRAWING No: 330/003	