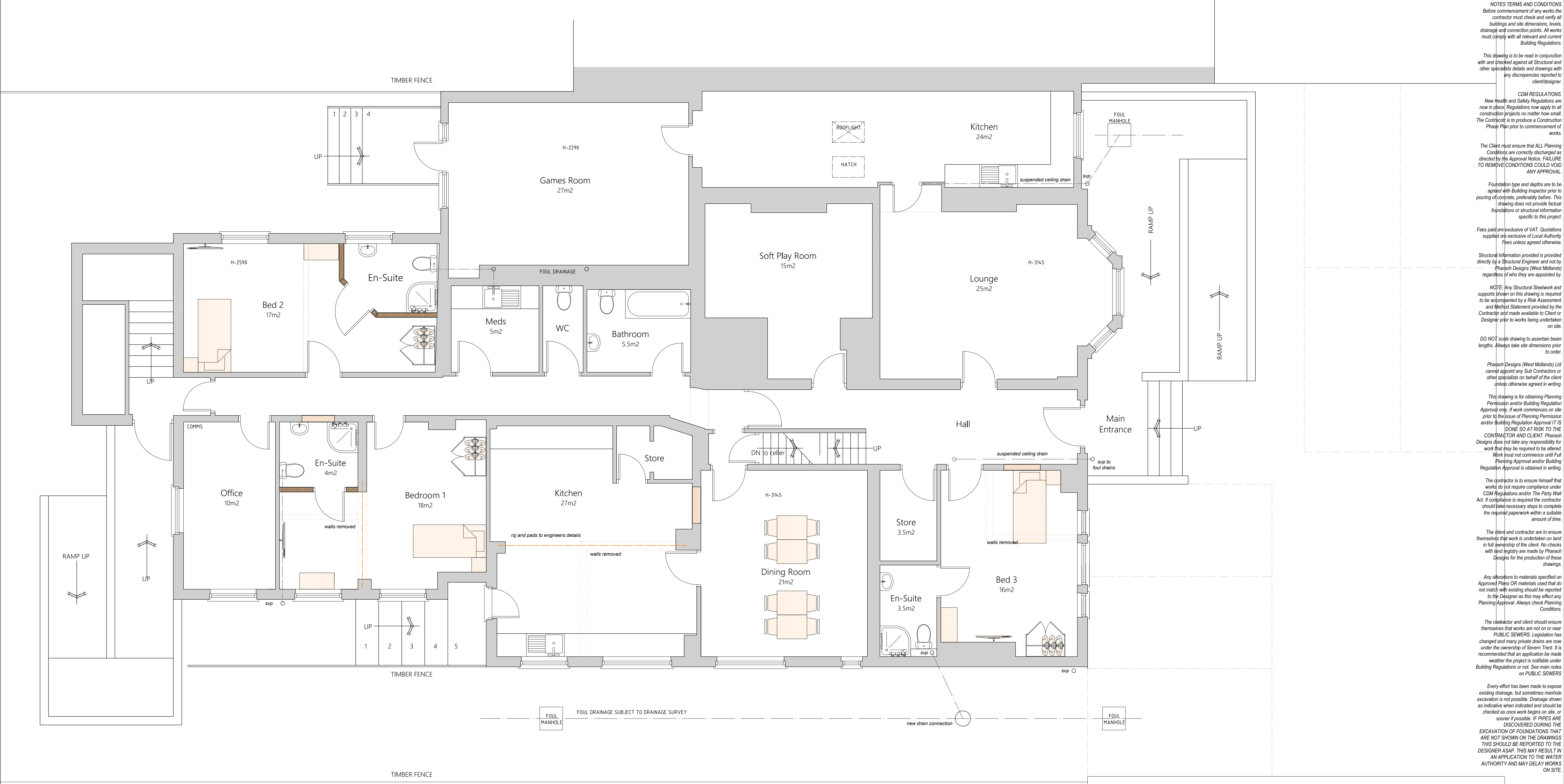




Proposed Ground Floor Plan

NOTES TERMS AND CONDITIONS
Before commencement of any works the contractor must check and verify all buildings and site dimensions, levels, drainage and connection points. All works must comply with all relevant and current Building Regulations.

This drawing is to be read in conjunction with and checked against all Structural and other specialists details and drawings with any discrepancies reported to client/designer.

CDM REGULATIONS.
New Health and Safety Regulations are now in place. Regulations now apply to all construction projects no matter how small. The Contractor is to produce a Construction Phase Plan prior to commencement of works.

The Client must ensure that ALL Planning Conditions are correctly discharged as directed by the Approval Notice. FAILURE TO REMOVE CONDITIONS COULD VOID ANY APPROVAL.

Foundation type and depths are to be agreed with Building Inspector prior to pouring of concrete, preferably before. This drawing does not provide factual foundations or structural information specific to this project.

Fees paid are exclusive of VAT. Quotations supplied are exclusive of Local Authority Fees unless agreed otherwise.

Structural Information provided is provided directly by a Structural Engineer and not by Pharaoh Designs (West Midlands) regardless of who they are appointed by.

NOTE: Any Structural Steelwork and supports shown on this drawing is required to be accompanied by a Risk Assessment and Method Statement provided by the Contractor and made available to Client or Designer prior to works being undertaken on site.

DO NOT scale drawing to ascertain beam lengths. Always take site dimensions prior to order.

Pharaoh Designs (West Midlands) Ltd cannot appoint any Sub Contractors or other specialists on behalf of the client unless otherwise agreed in writing.

This drawing is for obtaining Planning Permission and/or Building Regulation Approval only. If work commences on site prior to the issue of Planning Permission and/or Building Regulation Approval IT IS DONE SO AT RISK TO THE CONTRACTOR AND CLIENT. Pharaoh Designs does not take any responsibility for work that may be required to be altered. Work must not commence until Full Planning Approval and/or Building Regulation Approval is obtained in writing.

The contractor is to ensure himself that work does not require compliance under CDM Regulations and/or The Party Wall Act. If compliance is required the contractor should take necessary steps to complete the required paperwork within a suitable amount of time.

The client and contractor are to ensure themselves that work is undertaken on land in full ownership of the client. No checks with land registry are made by Pharaoh Designs for the production of these drawings.

Any alterations to materials specified on Approved Plans OR materials used that do not match with existing should be reported to the Designer as this may effect any Planning Approval. Always check Planning Conditions.

The contractor and client should ensure themselves that works are not on or near PUBLIC SEWERS. Legislation has changed and many private drains are now under the ownership of Severn Trent. It is recommended that an application be made weather the project is notifiable under Building Regulations or not. See main notes on PUBLIC SEWERS.

Every effort has been made to expose existing drainage, but sometimes manhole excavation is not possible. Drainage shown as indicative when indicated and should be checked as once work begins on site, or sooner if possible. IF PIPES ARE DISCOVERED DURING THE EXCAVATION OF FOUNDATIONS THAT ARE NOT SHOWN ON THE DRAWINGS THIS SHOULD BE REPORTED TO THE DESIGNER ASAP. THIS MAY RESULT IN AN APPLICATION TO THE WATER AUTHORITY AND MAY DELAY WORKS ON SITE.

revisions

Pharaoh Designs
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Client Keys Group		
Site 1524 Ashton Old Road Openshaw, Manchester. M11 1HN		
Scale 1:50@A1	Date Dec 2024	
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