

Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS..

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS, AGREEMENT CERTIFICATES ETC. ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL

- THE CONTRACTOR 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 ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OT NOT SPECIFICALLY STATED ON THESE DRAWINGS
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSION TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT.
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

Proposed Drainage route to existing Main Sewer

Dashed Green line indicating - Proposed Structural Elements defined by Structural Engineer - refer to Engineers Documentation

Rev	Description	Date	Dr	App
original by		date created	by	by
NK		13/08/2022	NK	



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19 HEXAGON CLOSE, MANCHESTER, M19 1BN

client name
MRS N NURGUS - 54 ARDERN ROAD M8 4NW

project
- REAR DOUBLE AND SINGLE STOREY AND SIDE DOUBLE STOREY EXTENSION

drawing
PROPOSED GF AND 1ST FFL GA PLAN

computer file
C:\Users\TRADE\Desktop\NKARCH\54 ARDERN ROAD M8 4NW\54 ARDERN ROAD M8 4NW.dwg

plot date

project number
2021.0042.2247

scale

1 : 50

@A1

drawing number
A100

rev

D

issue status
PLANNING

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of NK Architectural.

KEY

NOTE :

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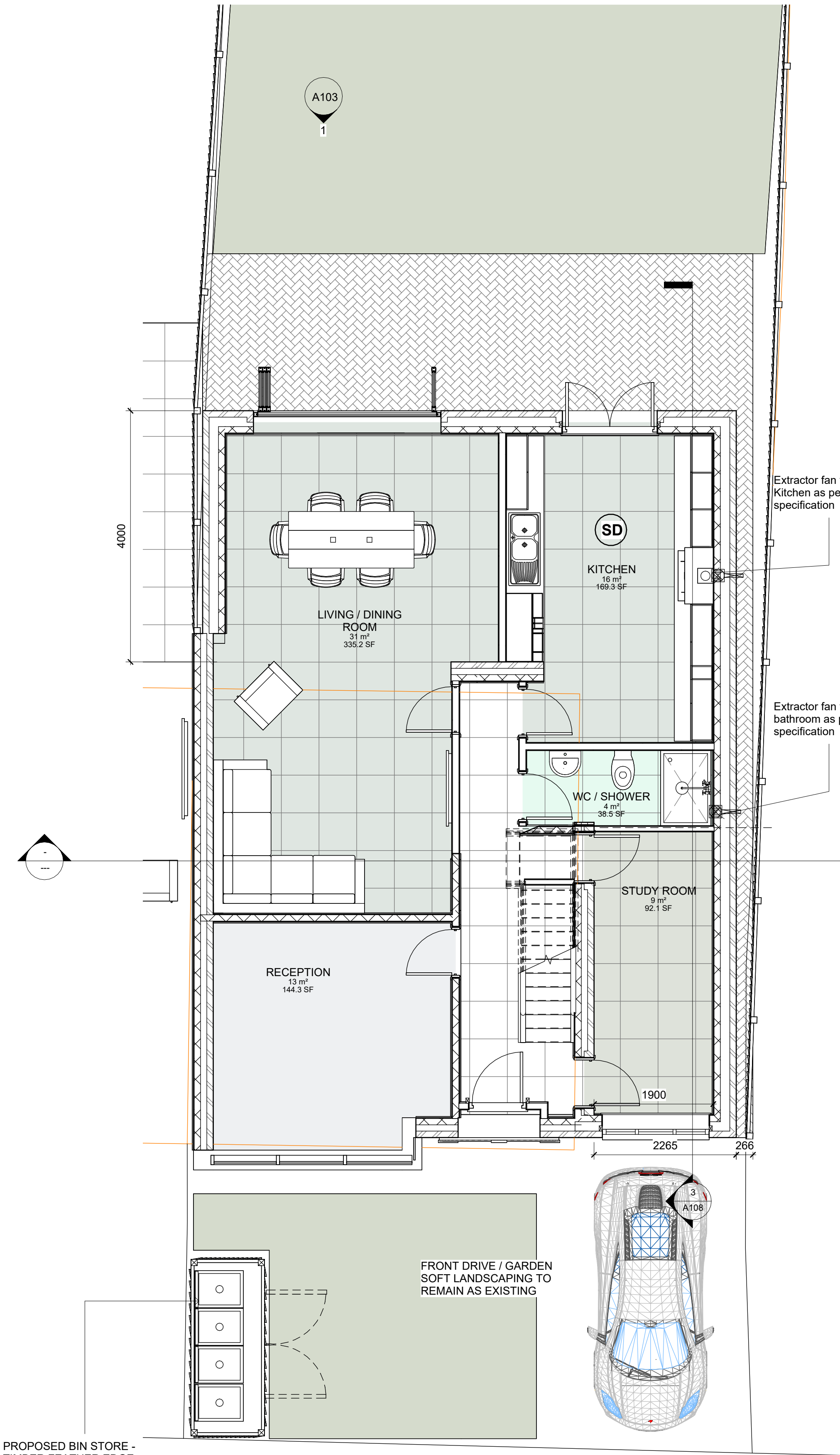
- SELF CLOSING DOOR CLOSER INSTALLED TO COMPLY WITH MEANS OF FIRE ESCAPE

SD

- SMOKE DETECTOR LOCATION

ALL MAIN ESCAPE CIRCULATION AND STAIR WELLS TO BE TO HAVE A 30MIN FIRE RATING

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THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS

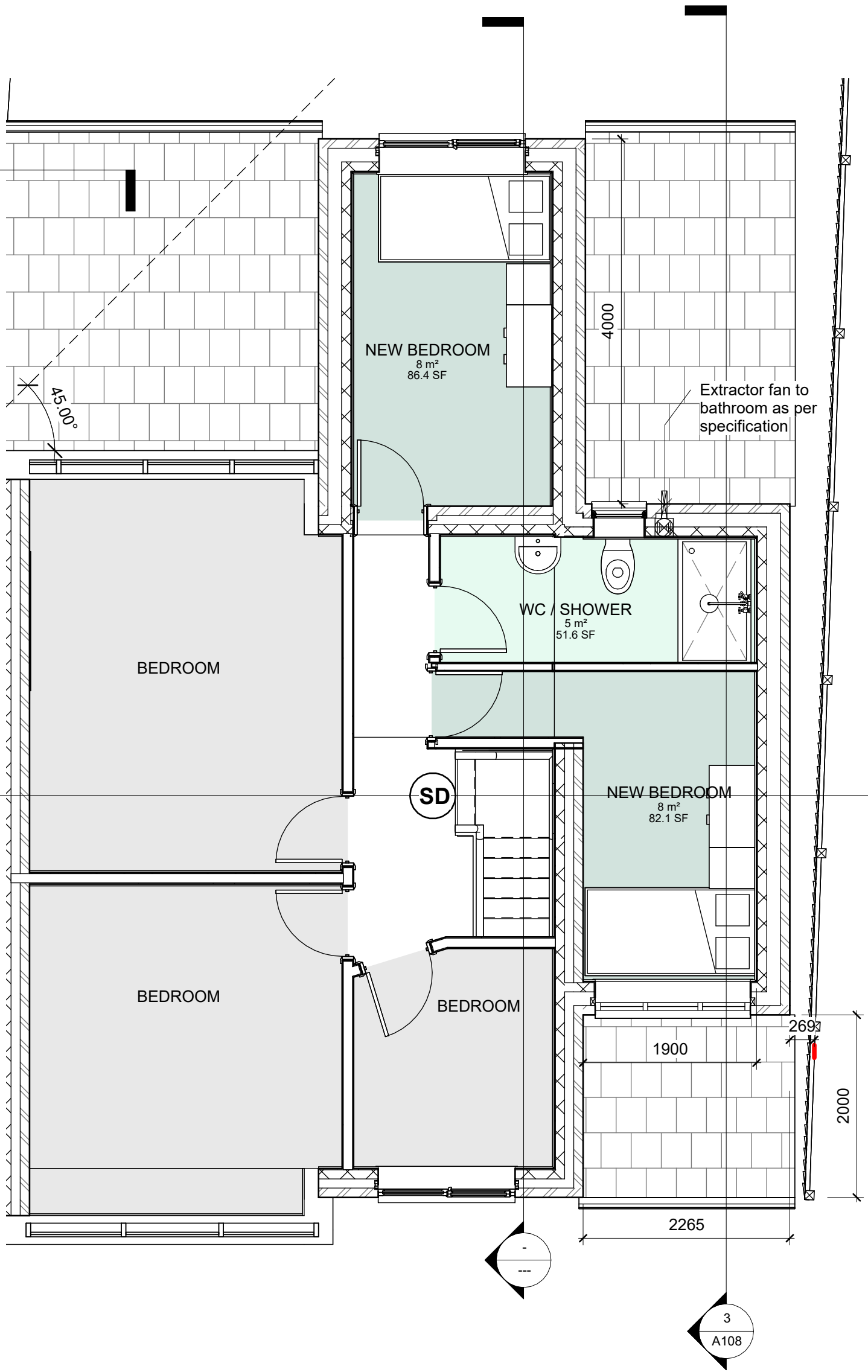


PROPOSED BIN STORE -
TIMBER FEATHER EDGE
BOARD PANELS 1.2m IN
HEIGHT TO ALL SIDES WITH
SWING OPENING GATE -
240L 4 X WASTE UNITS

SITED ON - HARD STANDING
REINFORCED CONCRETE
SLAB -

Room Area Legend

- KITCHEN
- LIVING / DINING ROOM
- RECEPTION
- STUDY ROOM
- WC / SHOWER



2 1ST FFL PROPOSED
1 : 50

Room Area Legend

- BEDROOM
- NEW BEDROOM
- WC / SHOWER