

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.

Text Key

- Proposed White K-Rend Coloured Render System
- Proposed Tiles to Match Existing Roof Covering
- Proposed Anthracite PVCu Roof Lantern
- Proposed Anthracite PVCu Double Glazed Windows
- Proposed Anthracite PVCu Obscured Double Glazed Windows
- Proposed Velux PVCu Roof Light
- Bi-Fold Aluminium Anthracite External Door
- GRP Flat Roof - Anthracite top cop finish
- Composite Double Glazed doors

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 by	App by
original by		date created		
NK		10/04/2023	NK	



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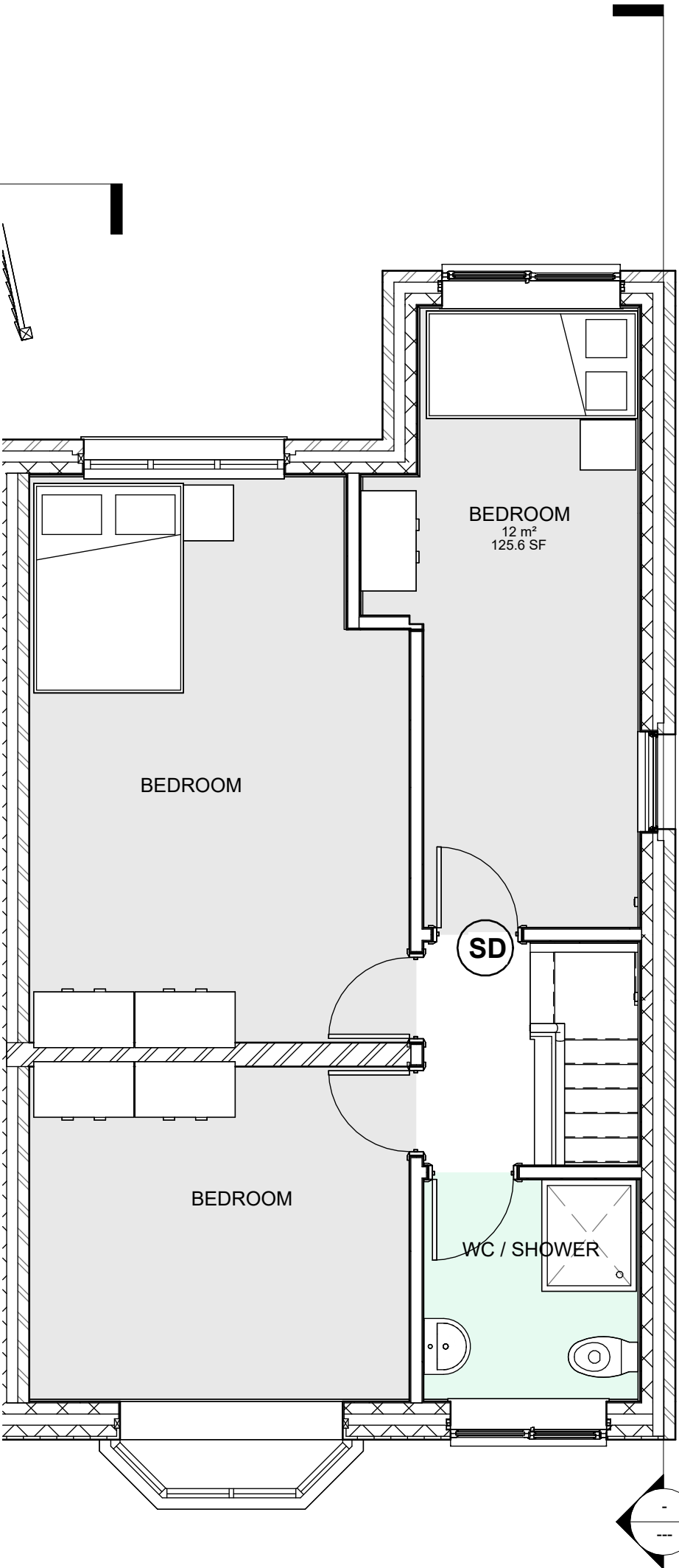
19 HEXAGON CLOSE, MANCHESTER, M19 8BN

client name	OWNER - 38 RATHBOURNE, MANCHESTER, M9 6PN
project	- REAR AND SIDE SINGLE STOREY AND DOUBLE SIDE STOREY EXTENSION
drawing	PROPOSED GF AND 1ST FFL GA PLAN
computer file	C:\Users\nk\OneDrive\Dropbox\NK\038 rathbourne\38 RATHBOURNE.rvt
plot date	
project number	2021.0042.2247
scale	1 : 50 @A1
drawing number	A100
rev	B
issue status	PLANNING APP

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- KEY NOTE :
- * - 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

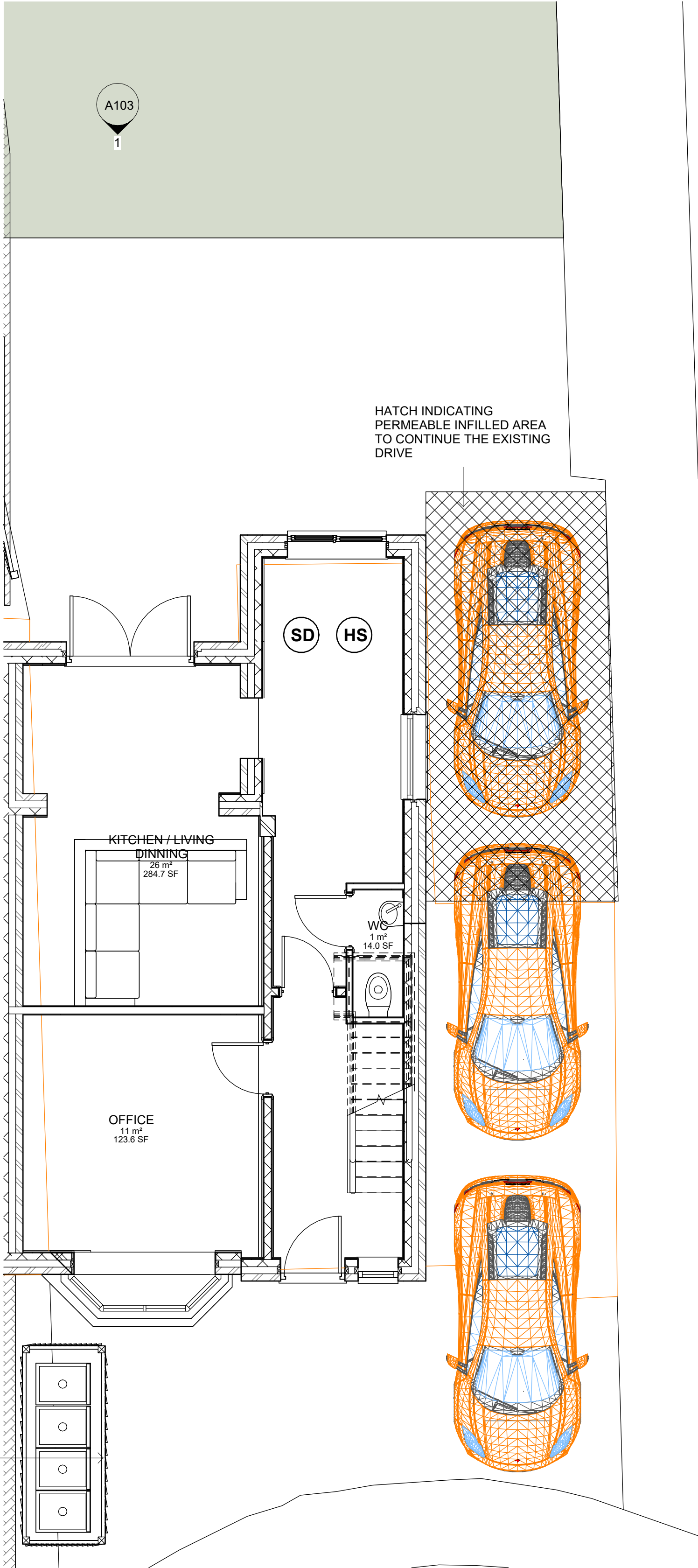
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2 1ST FFL PROPOSED
1 : 50

Room Area Legend

- BEDROOM
- WC / SHOWER



PROPOSED BIN STORE -
TIMBER FEATHER EDGE
BOARD PANELS 1.8m IN
HEIGHT TO ALL SIDES WITH
SWING OPENING GATE -
240L 4 X WASTE UNITS

No color scheme assigned to view

1 GF PROPOSED
1 : 50