

All materials, structural elements, fixtures and fittings should be ordered from dimensions checked onsite. Dimensions shown on plans should only be used for reference purposes only.

Steel beams to be fire protected via two layers of 12.5mm plasterboard with joints staggard and 5mm plaster skim to achieve minimum of 30 minutes fire resistance. Alternatively coat beams with Intumescent paint in accordance with manufacturers instructions.

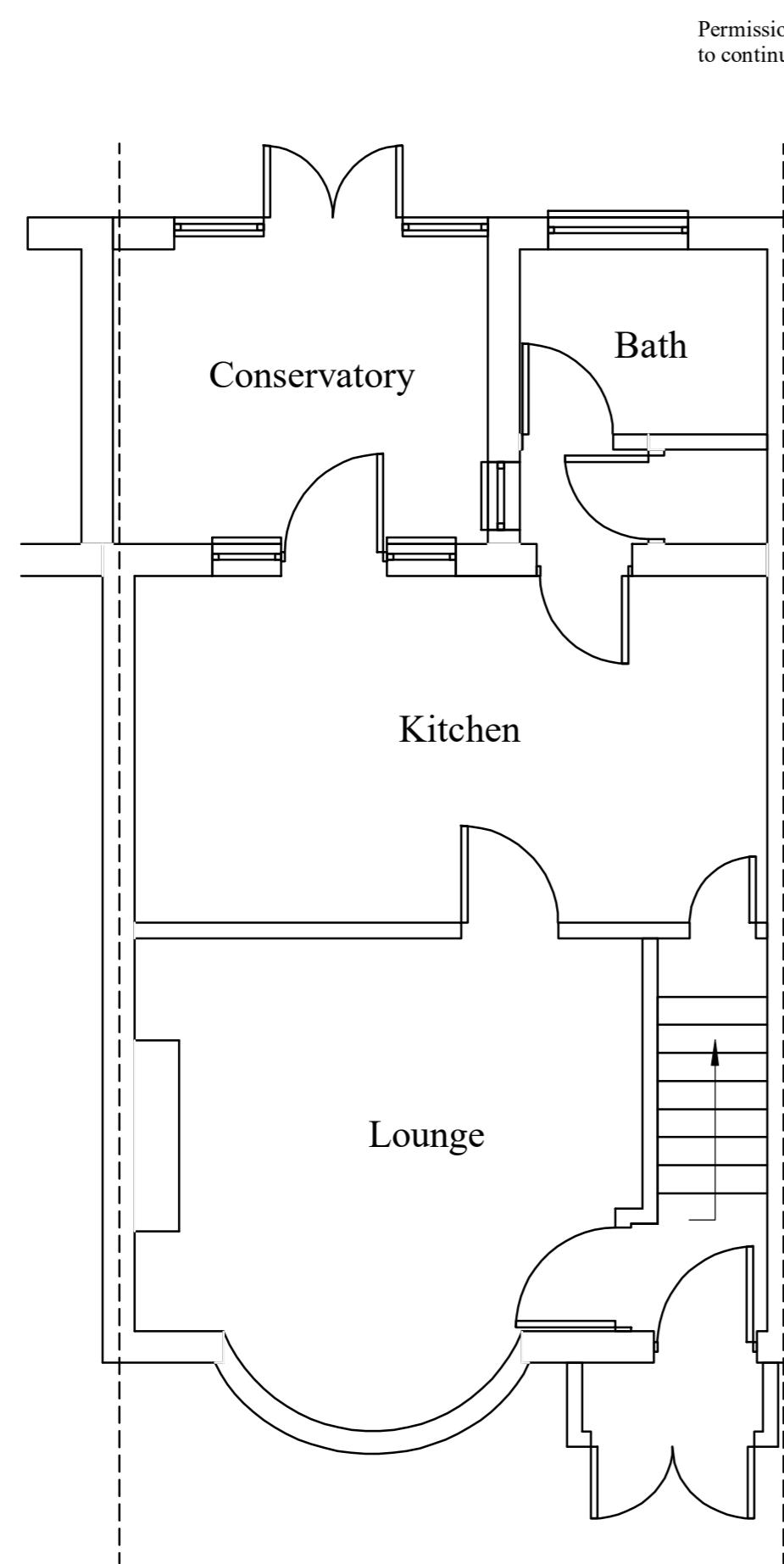
Additional loading of any existing elements that are to be subjected to additional loading their suitability are to be opened up to be confirmed and approved by the Local Authority Inspector prior to opening.

These drawings are based on the assumption that the works will be undertaken by a competent building contractor in accordance with the Building Regulations, relevant British Standards and to traditionally accepted standards and methods of building construction. On the commencement of building operations the ground conditions are to be assessed by the Building Control body. Foundation designs detailed and specified may require revision.

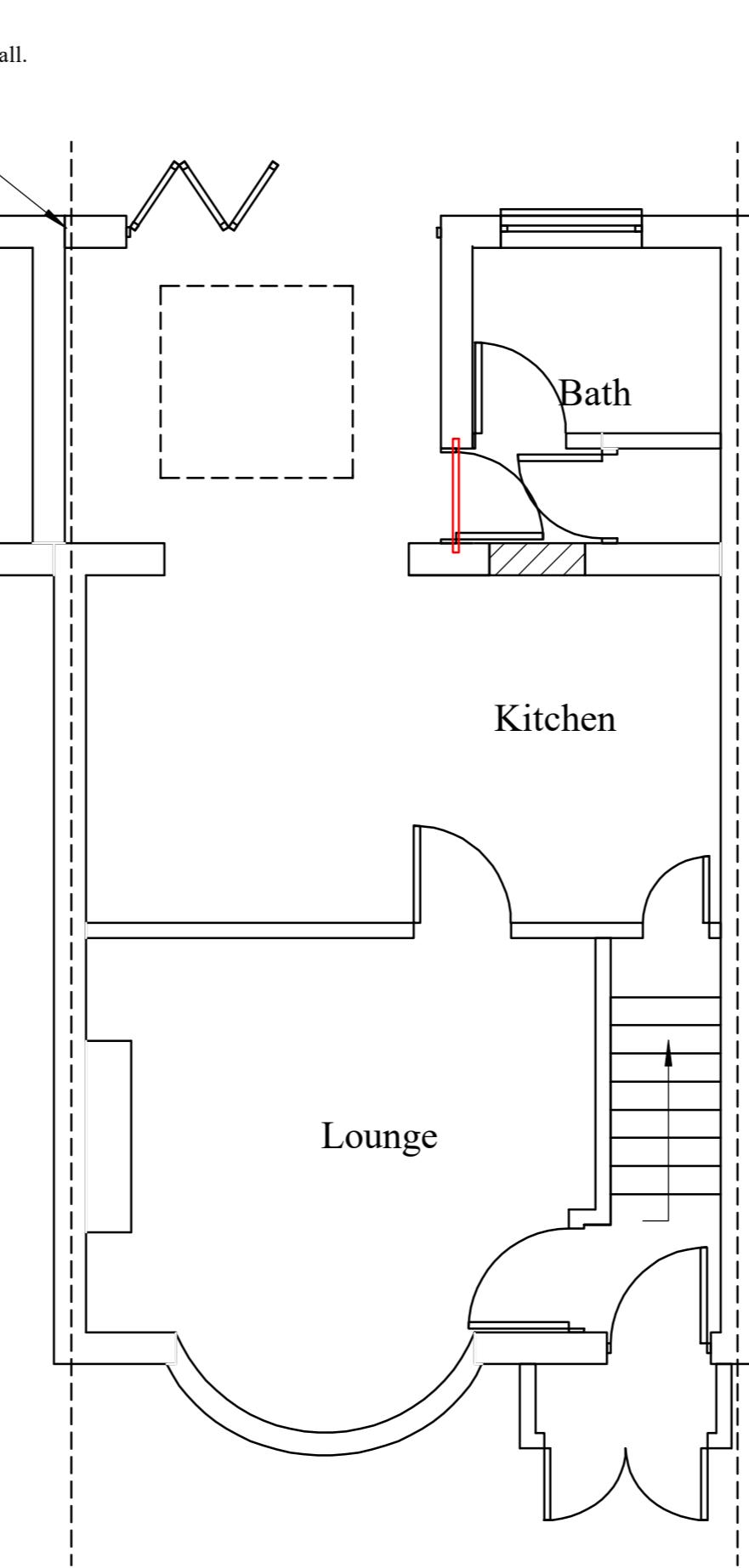
Scale with care from this drawing. All dimensions, proposed roof pitches, eaves overhangs etc. to be checked and confirmed by the builder on site prior to commencement of work. Figured dimensions only to be used. All work to be in accordance with the latest Building Regulations, British Standards and codes of practice. Adequacy of existing walls, lintels and foundations required to carry increased loads to be exposed, checked and verified on site as required by local authority building control officer. Accuracy of setting out works to be in accordance with BS 5606: section 6. All materials used in construction are to conform to the relevant British Standard or BBA certification. All works to comply with the relevant codes of practice for workmanship and to BS 8000. Type, finish, make, style and positioning of all new fittings such as radiators, kitchens etc. to clients approval.

All materials, steels, timbers, furnishings and fittings are required to be ordered from site measurements. Do not use these plans or specified measurements for the ordering of any elements of the construction. Use site measurements.

Provide all necessary temporary protective screens, hoardings, scaffolding and structural shoring to ensure the property is secure and weather resistant during the course of the contact and to ensure the safe and proper execution of the works. The building contractor is to undertake any necessary preliminary investigations and accept full responsibility for the overall safety of the works and integrity of the adjacent existing structures during the works.



Existing Ground Floor Plan



Proposed Ground Floor Plan

