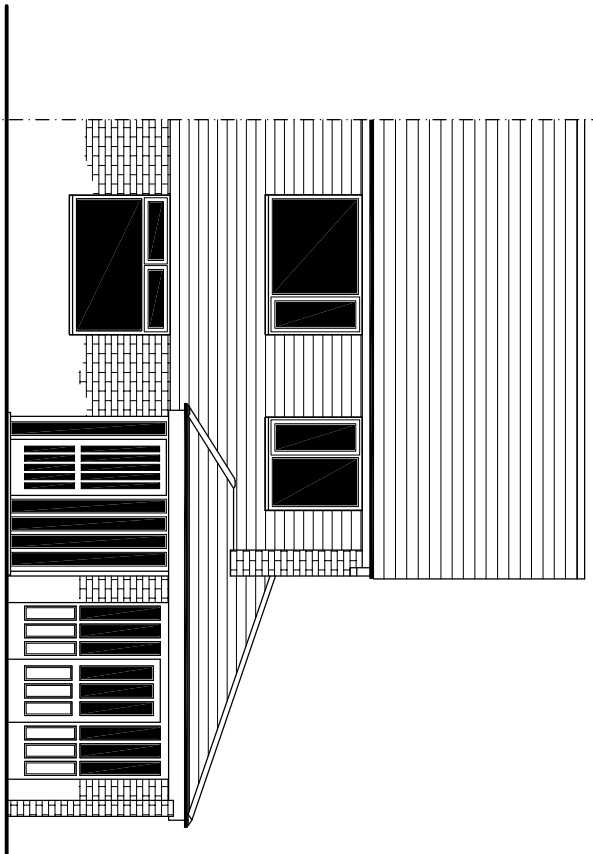


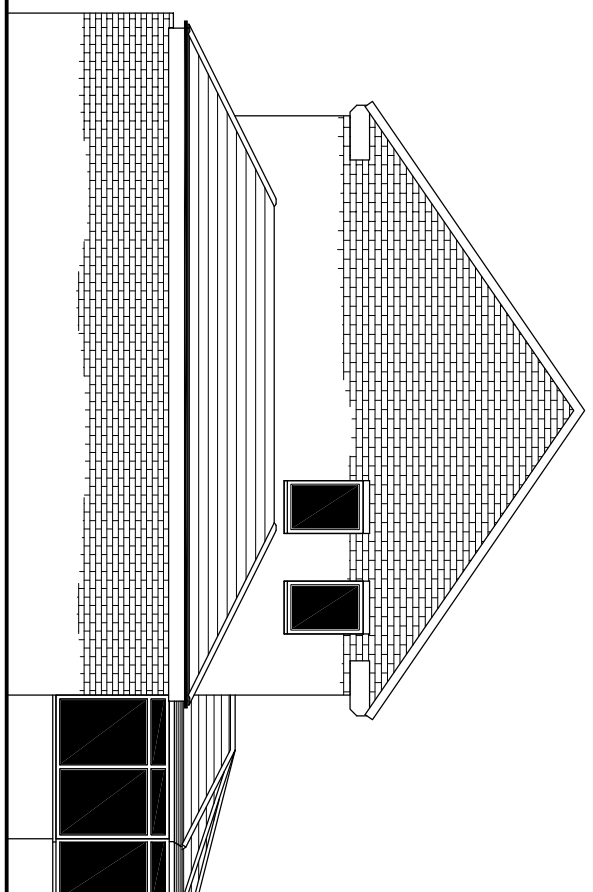
[illegible]

PROPOSED EXTERNAL FINISHES	
	Floor : Concrete tiles of grey colour to match existing.
	Windows / Doors : uPVC frames - anthracite grey.
	Extension Eaves Details : uPVC - colour to match existing.
	Walls : Smooth render finished in off-white.
PROPOSED STRUCTURAL BEAM - LINTEL, at ceiling, SCHEDULE	
①	150 x 89 x 16kg UB. Refer to structural calculations sheets for further detail
②	300 x 102 x 28kg UB. Refer to structural calculations sheets for further detail
③	178 x 102 x 19kg UBS - DIMS.
④	178 x 102 x 19kg UBS - DIMS.
⑤	300 x 102 x 28kg UB. DIMS.
⑥	250 x 140 x 37kg UB with form piler and gusset plate (160mm x 200) to support water-shed memory.
⑦	150 x 89 x 16kg UB. Refer to structural calculations for further detail
⑧	150 x 89 x 16kg UB. Refer to structural calculations for further detail
⑨	150 x 102 x 30kg IJC. Refer to structural calculations for further detail
⑩	200 x 200 x 77mg UC with corner tick top plate to suit min thickness of the wall being supported.
	Clinic C&DO 100 finish. Refer to data sheets provided.

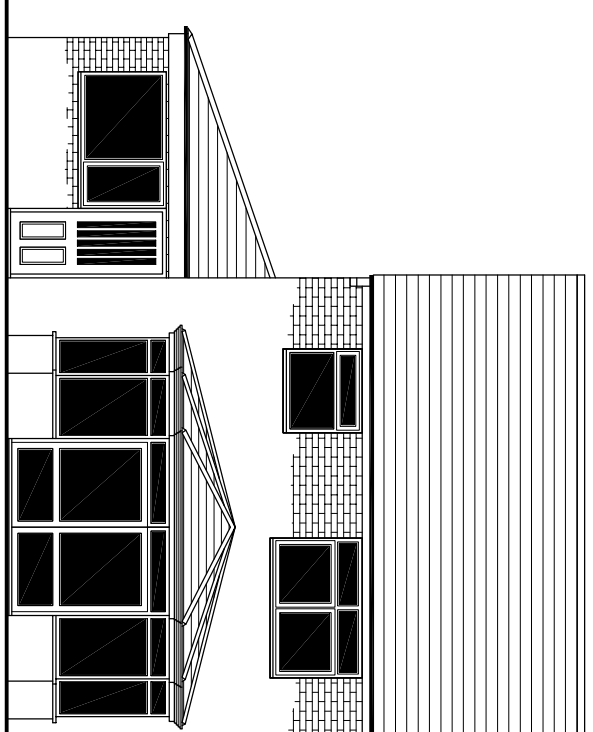
Structural steel beams, lintels/pilers, etc. all spanning over roofs, walls, etc. to be proved with no cold-plates left to be replaced by new ones. The proposed external finishes are to be applied to the existing structure. It is recommended that the proposed external finishes be applied to the existing structure as it will provide a more durable finish than the existing one. The proposed external finishes are to be applied to the existing structure as it will provide a more durable finish than the existing one. The proposed external finishes are to be applied to the existing structure as it will provide a more durable finish than the existing one.



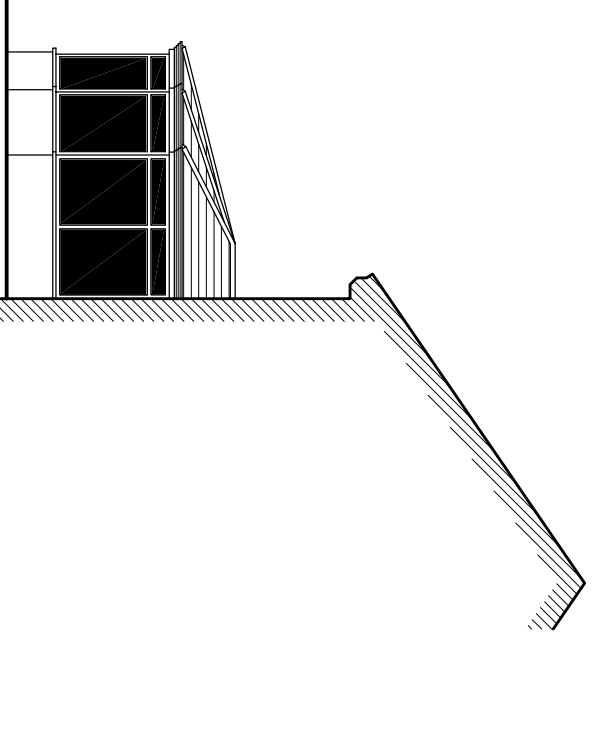
EXISTING FRONT ELEVATION 'A' SHOWN @ 1:100



EXISTING GABLE ELEVATION 'B' SHOWN @ 1:100



EXISTING REAR ELEVATION 'C' SHOWN @ 1:100



EXISTING VIEW FROM 'D' SHOWN @ 1:100

This drawing is to be read alongside Drawing No's EL2/PL2, PS1, LP1, the structural design calculation sheets, and the written specification document provided.

[illegible]

Both The Client and The Contractor should familiarise themselves with ALL of the notes provided below

The Client and The Contractor are strongly advised to enter into a recognised form of written contract with one another. A 'JCT (Joint Contracts Tribunal) Building Contract for a Home Owner' / Occupier (who has not appointed consultant to oversee the work) form of contract is considered appropriate for this building project.

CDM REGULATIONS

The Construction (Design and Management) Regulations 2015 (or CDM 2015) place legal duties on dutyholders involved in construction projects, including Clients, Domestic Clients, Designers, Principal Designers, Contractors, Principal Contractors, and Workers. These Regulations cover the management of health, safety and welfare for construction projects. All relevant dutyholders involved in this project must comply with these regulations. A guidance booklet can be accessed from the HSE website.

PARTY WALL (etc) ACT 199

The Client must give notice to the adjoining/adjacent property owners in accordance with the requirements of the Party Wall etc. Act 1996, where work to the party wall is proposed, or excavations are proposed within 3.000m of the boundary/boundaries, and/or within 6.000m of an adjoining/adjacent building or structure. An explanatory booklet (with example letters) can be found at: www.gov.uk/guidance/party-wall-etc-act-1996-guidance. The Client is to secure the written consent of the adjoining/adjacent property owner(s) where overlying, tying-in, and/or weathering to their property is envisaged.

PUBLIC UTILITY COMPLIANCE

The Client for the contractor if instructed by the Client's shall ascertain the sewerage undertaker (prior to beginning any work) to determine the position of any nearby shared drains for other apparatus which may hinder this project, as written consent may be required by the sewerage undertaker before any building work may commence. The Client for the contractor if instructed by the Client's shall ascertain advice from all other relevant public utility undertakers regarding the positions of their apparatus which may be in the vicinity of the proposed works, and shall notify all relevant public utility undertakers of the proposed start date and end date of the building work.

GENERAL

The Contractor is fully advised that, under the NZBORA, the NZBORA has different consequences to remedy the proposed building work, and must fully understand its own/her responsibilities for compliance with all relevant health and safety legislation and regulation affecting its project (including the CDH 2015 regulations).

safety regulations and legislation affecting this project (including the CDM 2015 Regulations).

The Client shall not deposit any plans for other design information supplied by The Designer with his Local Planning Authority (LPA) and/or LMB, (or Approved Inspector), until he is satisfied that the information provided is in accordance with his verbal or written design brief.

The Designer has made every effort to ensure that the project drawings, written specification document, and the structural design calculations conform to current building regulations. However, these regulations are subject to change and approval may therefore be 'conditional', any building work which is commenced prior to unconditional building regulations approval, is done so at the risk of the Client.

[illegible]

11.3.1 THE COEFFICIENT

Foundations
All works involving existing and proposed Foundations are to be carried out in accordance with Section 1 of the Specification document provided. The details provided in Section A-A, and any specific details) provided in the structural design calculations sheets.

Drainage
Below-ground drainage positions shown on the project drawings are assumed, and their actual positions must be checked by the Contractor prior to commencement of any works. All alterations to the existing below-ground drainage and all new drainage works are to be carried out in accordance with Section 2 of the specification document provided.

Proposed cavity walls and any load-bearing internal walls are to be constructed where shown on the proposed layout drawings and in accordance with Section 4 of the specification document. Section A-A details, and any specific details provided in the structural design calculations sheets. If/where external walls are shown to receive a rendered finish, refer to Section 4a of the specification document.

Proposed Floor Construction
Proposed ground-bearing solid floor construction, and/or suspended timber floor construction to new room(s) is to be in accordance with Section 3 of the specification document and Section A-A details provided

Proposed Timber Stud Partitions

Proposed Roof Construction
All works to the proposed roof structure(s) is to be carried out in accordance with Section 10 of the specification document and Section A-6 details provided.

Leadwork

The specification document provided

Windows and/or External Doors
Where purpose-made windows and/or doors are being fabricated, the fabricator/contractor shall prepare fabrication drawings showing complete details of all windows and doors, and details of all connections between these and the surrounding structure. All new windows and/or external doors are to be manufactured and fitted to a FENSA-registered contractor and be in accordance with Section 6 of the specification document provided.

Mechanical Ventilation

Mechanical ventilation shall be provided in accordance with Section 8 of the specification document provided.

Support Beams, Lintels, Posts, etc
All structural support beams, lintels, posts, stanchions, and the like are to be in accordance with the structural calculations sheets and Section 5 of the specification document provided.

Carpentry and Joinery
All works to comply with Section 9 of the specification document provided

need for future maintenance, and therefore reduce future costs and risk of injury to maintenance operatives, by opting to replace old fascias, soffits, barge-boards, guttering, rainwater pipes, et cetera, with new UPVC alternatives.

Contractor and is to be in accordance with Section 15 of the specification document provided.

Heating and Hot Water Installation
Where necessary, the existing heating and hot water supply shall be extended to positions agreed to between The Client and the Contractor. All works to be in accordance with Section 16 of the specification document provided, and to be installed and commissioned by a Gas Safe registered installation engineer.

Unless otherwise instructed by The Client, The Contractor shall include for all making good (finishes to match the existing) to all areas affected by the proposed works.

All finishes, including decor, flooring, skirtings, internal doors (subject to Building Regulations approval where applicable), architraves, fixtures and fittings, et cetera, shall be carried out in accordance with any written instructions given to The Contractor directly by The Client.

NOTE: Noninvestigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of these materials can not be ruled out at this time. The Client and/or The Contractor are strongly advised to obtain an Asbestos Rebutishment Survey report prior to commencing any demolition or building work.

NOTE: The Client / The Contractor are strongly advised to ascertain from all Public Utility / Undertakers the position of their apparatus in the vicinity of the proposed works, and shall notify each utility of the proposed works' start and end dates. The Client / The Contractor shall comply with all reasonable requirements of all Public Utility Undertakers for the protection of their apparatus, which may be affected by the works.

NOTE: Isolation of existing electrical and gas services must be carried out by suitably qualified persons. All new electrical works are to be in accordance with Section 15 of the specification document provided. All new gas installations works are to be in accordance with Section 16 of the specification document provided.

NOTE: Prior to conducting any demolition works, The Contractor is to ensure that the existing structures are adequately supported either temporarily or permanently. Should The Contractor have doubts as to the stability of the existing structures affected during these works, he/she/it shall seek professional structural advice and not commence work until this has been given.

NOTE: At the discretion of the LABC / Approved Inspector, the Client will obtain SAP calculations to prove the energy efficiency of the property has not been adversely affected due to the proposed alterations, and will increase the insulation properties of the building in accordance with any recommendations of the specialist SAP provider, if necessary.

94 Titebeam Road, Knowlesly Village, Knowlesly, L34 0HA		
Proposed Two-Storey, Single Storey & Entrance Porch Extensions		
Drawing No. EL/PL/1 (Existing & Proposed Ground Floor Layouts)		
Scale As Shown	Construction Issue	
May 2022		A1