

THESE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH BUILDING REGULATIONS 2010 & ANY SUBSEQUENT AMENDMENTS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVAL, THEN THEY DO SO AT THEIR OWN RISK. CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT. ANY ANOMOLIES TO BE REPORTED. CHECK SCALE BAR IF SCALING FROM DRAWINGS. IF NOT PRINTED TO SCALE USE FIGURED DIMENSIONS ONLY

FOR PLANNING PURPOSES ONLY

Generally, dimensions for the preparation of drawings are taken internally and include plaster depths, this may lead to variations in stated dimensions due to plaster depth and squareness, therefore ALL stated dimensions MUST be checked on site prior to ANY works on site commencing.

Where new walls are shown as aligning with existing, this must be checked by the physical removal of masonry to establish the exact position of the wall being attached to.

It is assumed that the existing drainage is a combined FW / SW system, positions and flow of drainage runs and types of drainage indicated on drawings are strictly provisional only and MUST be checked once works commence on site, to ensure adequate fall exists & that the AI is satisfied with site drainage details BEFORE excavation of drainage runs.

Contractor to check on site & adjust proposed drainage system layout accordingly if the FW & SW drainage is run separately.

Site to be used only for the demolition / construction of the proposed works, which is to be protected at all times along with adjacent properties, not forming part of the works.

Care must be taken at all times to ensure that works near to the supply of services to/from property (i.e. electricity, water, gas, communications [BT. etc.]) foul & surface water drainage) does not, at any time interfere with the supply of services into / out from the adjacent properties, if this proves not to be the case, then the Contractor is to fully advise properties affected, as soon as problem is known and (were necessary) is to negotiate with adjacent properties regarding any appropriate action that may be required.

PRIOR to commencing excavations the site area MUST be checked for overhead and underground services. Contractor to obtain service plans from Utility providers and the site area MUST be checked over using a CAT scanner or other suitable locating device. If located, then any service routes are to be identified and clearly marked on site and on site copies of plans. If markings are lost during the working operation then the exercise will be repeated to ensure service routes remain clearly marked as required for the duration of the works,

All works will accord with the HSE Guidance Document, 'HS647 Avoiding danger from underground services' and any works on existing underground services or any new works proposed must comply with the National Joint Utilities Group (NJUG) Guidelines Volumes 1 - 6.

Prevent smoke, dust, fumes, spillage, & other harmful activities. No fires to be allowed on site, at any time, noise levels to be kept to a reasonable level, complying with BS 5228, 'Noise control on construction sites' remember that the adjacent properties are occupied, and comply with all reasonable requests from the general public / neighbours regarding the use of power tools etc.,

Whilst working on site the contractor MUST adhere to the recommendations of BS 5228-1, clause 9.3 to minimize noise levels during the execution of the Works.

The close proximity of neighbouring residential housing has been noted and there will be no deliveries or any works on site other than between the following time phases:

08.00 - 18.00 Monday to Friday
08.00 - 13.00 Saturday
& not at all on a Sunday or Public Holiday

ALL Materials will be stored within the site boundaries and access limited by site management.

Material deliveries to site will be by specialised vehicles EG. crane off loading vehicles, as and when required, plant & machinery to be delivered by other specialized vehicles, Main Contractor to arrange site deliveries to be outside the busiest times for local traffic movements.

Contractors, site operatives and sub-contractors MUST ensure that their vehicles do not cause nuisance to neighbouring properties & ALL must comply promptly, respectfully and courteously with any request to move vehicles, as and when required, by the occupiers of the neighbouring properties.

Native CAD Format	– AllyCAD8
Resolution	– 300dpi
Colour Format	– 256 colours
Plotting Software	– Adobe Acrobat
Printed & Verified	– Yes
Satisfied with Accuracy	– Yes

DATE: 24th of November 2022
JOB: Loft Conversion with Rear Dormer
FOR: Danny & Leanne Kinsey
AT: 3 Alder Crescent, Kirkby, Liverpool. L32 0SB
DRAWING: 001-Existing Details
PROJECT No: Trust02
SCALE: 1:50 @ paper size - A1(other scales as noted)
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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62a Pensby Road
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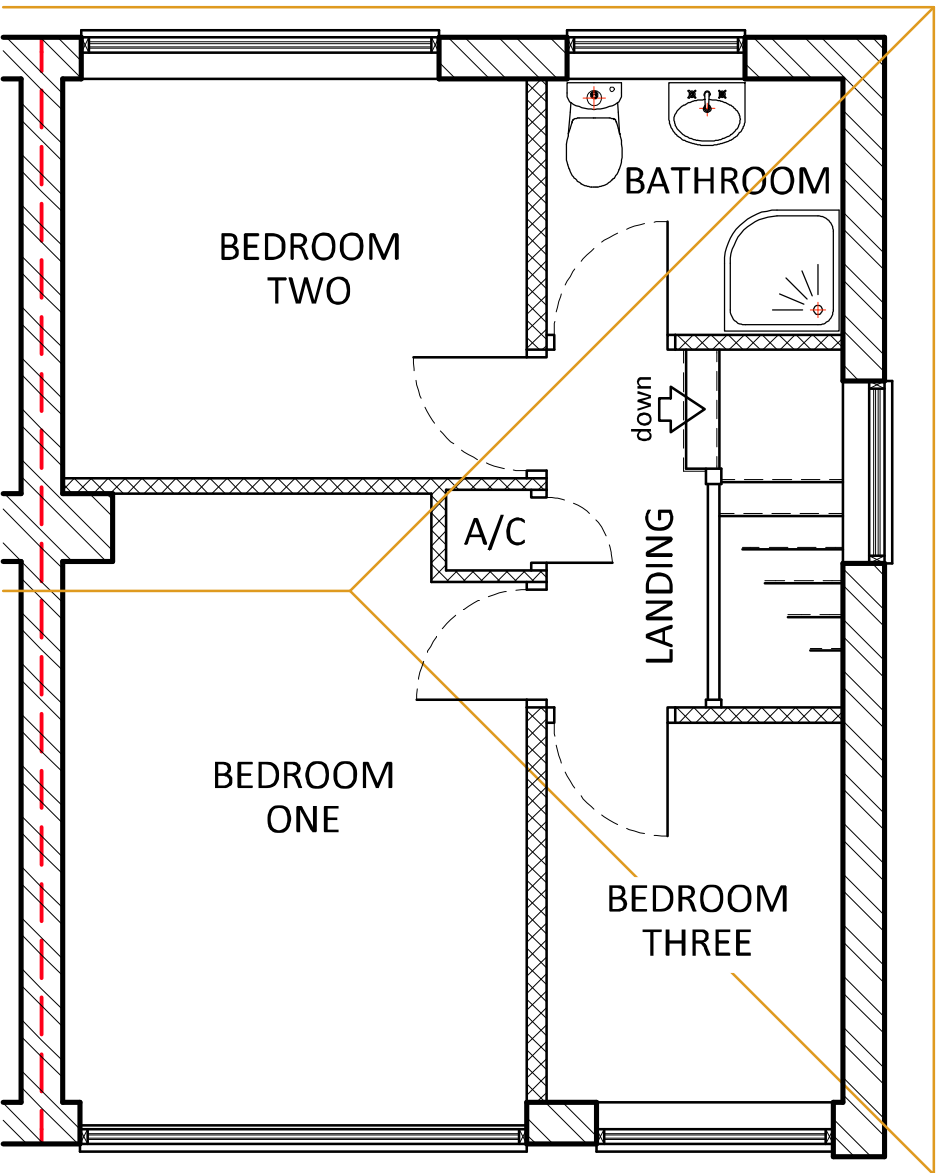
- Load bearing walls
- Non Load bearing walls / partitions
- Existing FW drain [assumed only]
- Existing SW drain [assumed only]

It is assumed that the existing drainage is a combined FW / SW system, Contractor to check on site & adjust proposed drainage system layout accordingly if the FW & SW drainage is run separately.

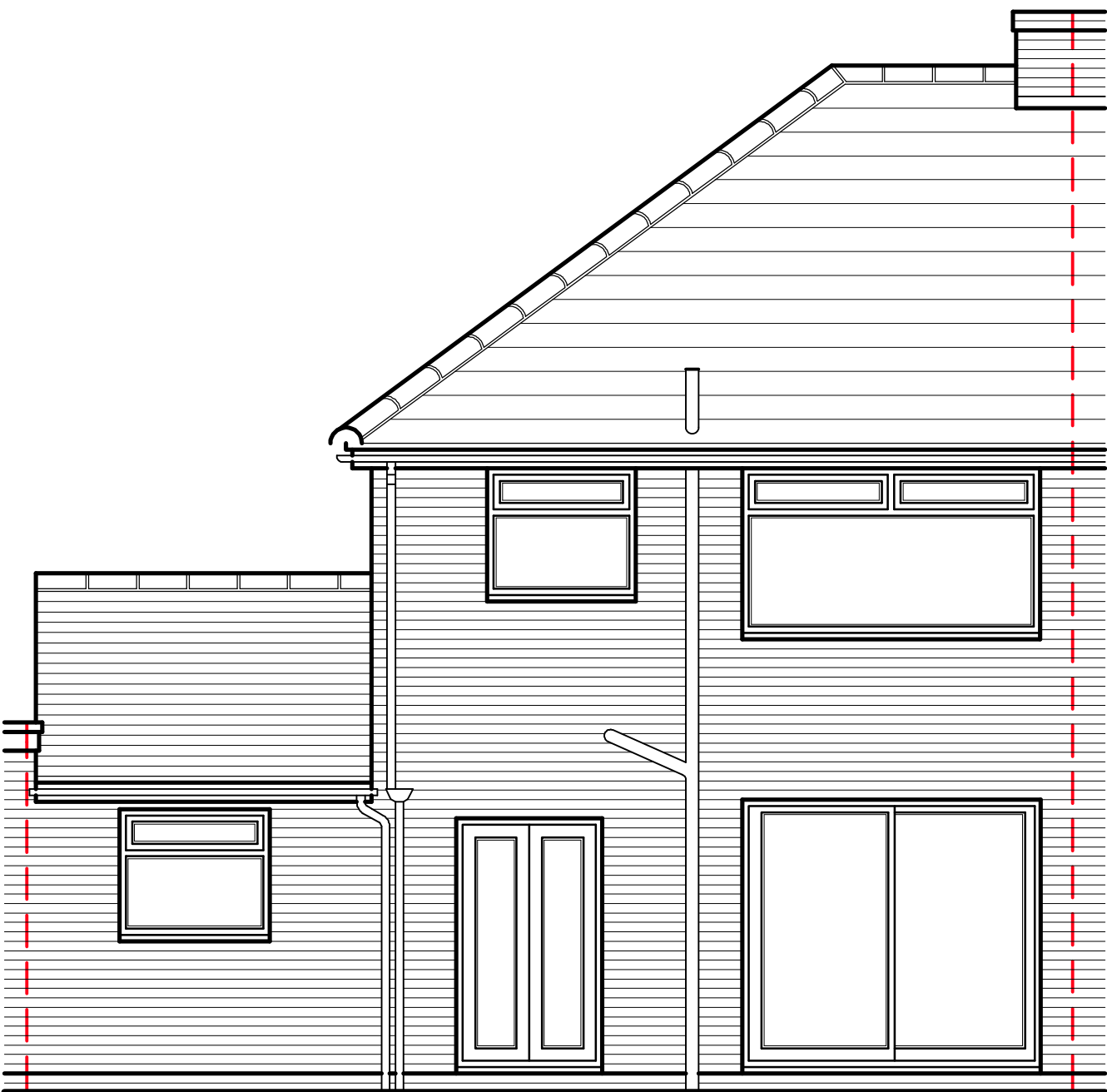
Positions of drainage runs and types of drainage indicated on drawings are strictly provisional only.

Contractor to check type, fall, invert & position of existing drainage systems to ensure adequate fall exists & that the AI is satisfied with site drainage details BEFORE excavation of drainage runs.

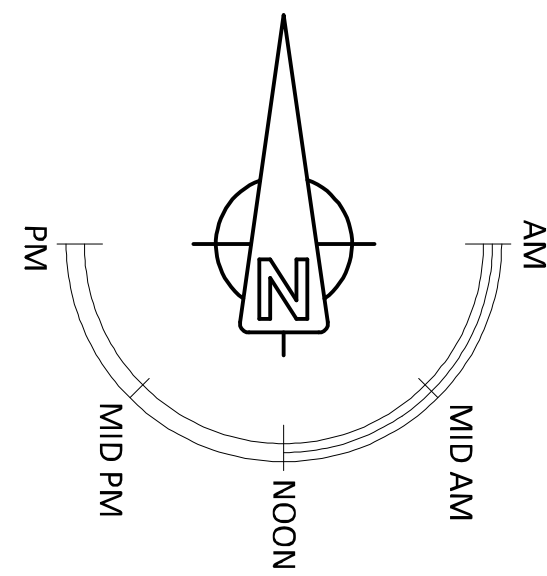
Existing First Floor



Existing Rear Elevation

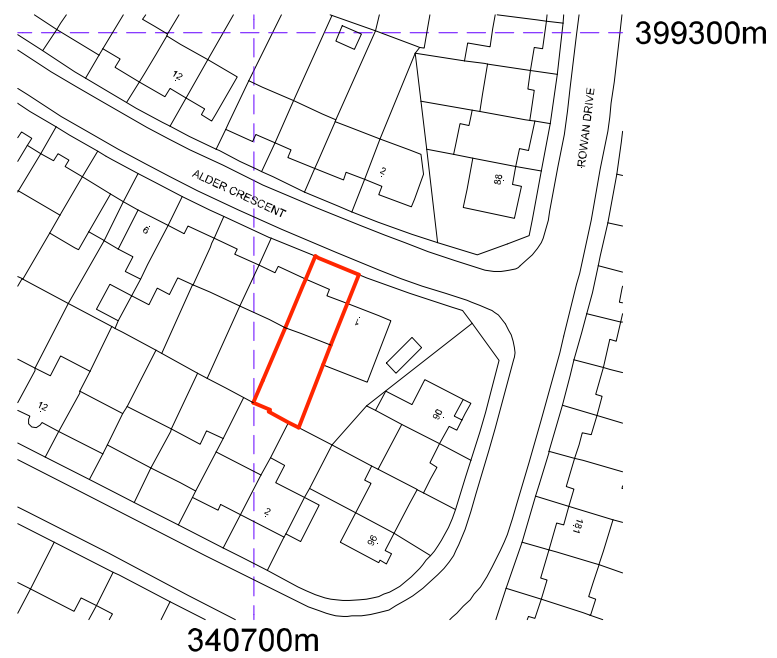


Existing Front Elevation

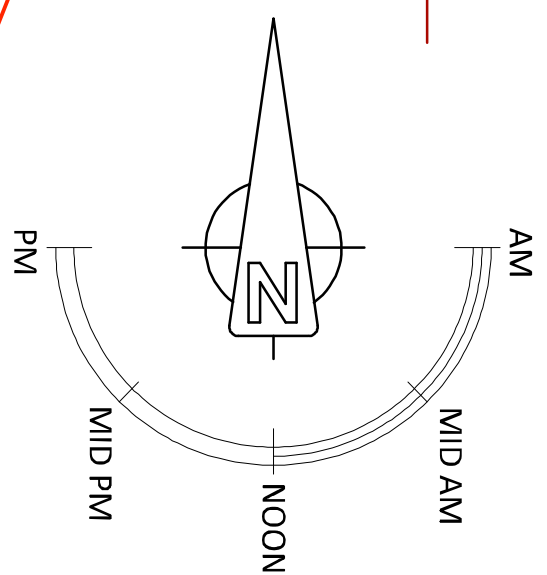


Location Plan Scale 1:1250 Site outlined in red

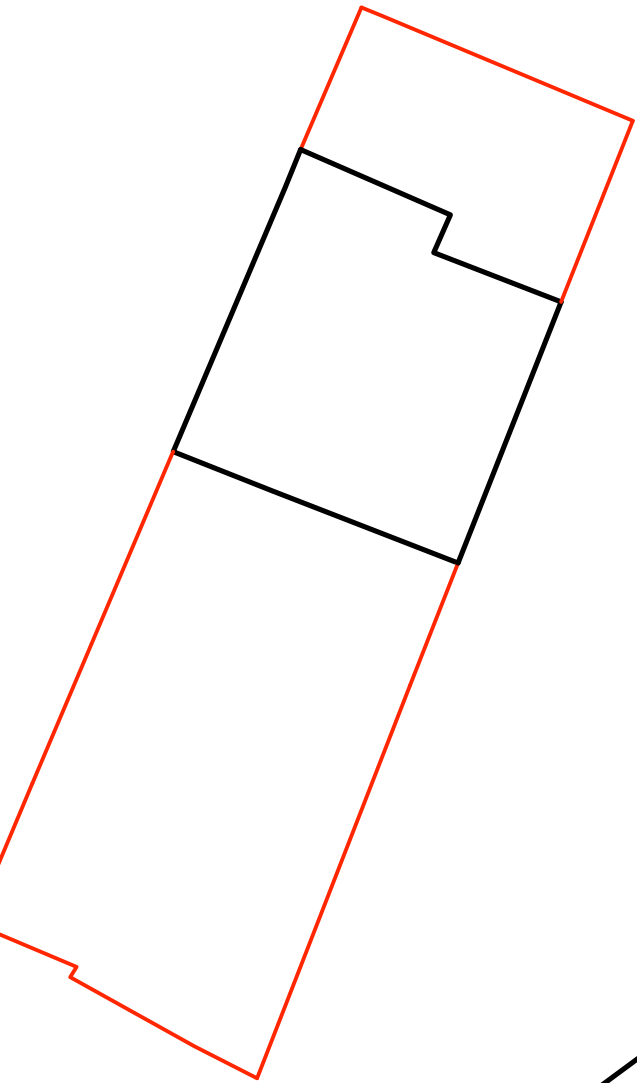
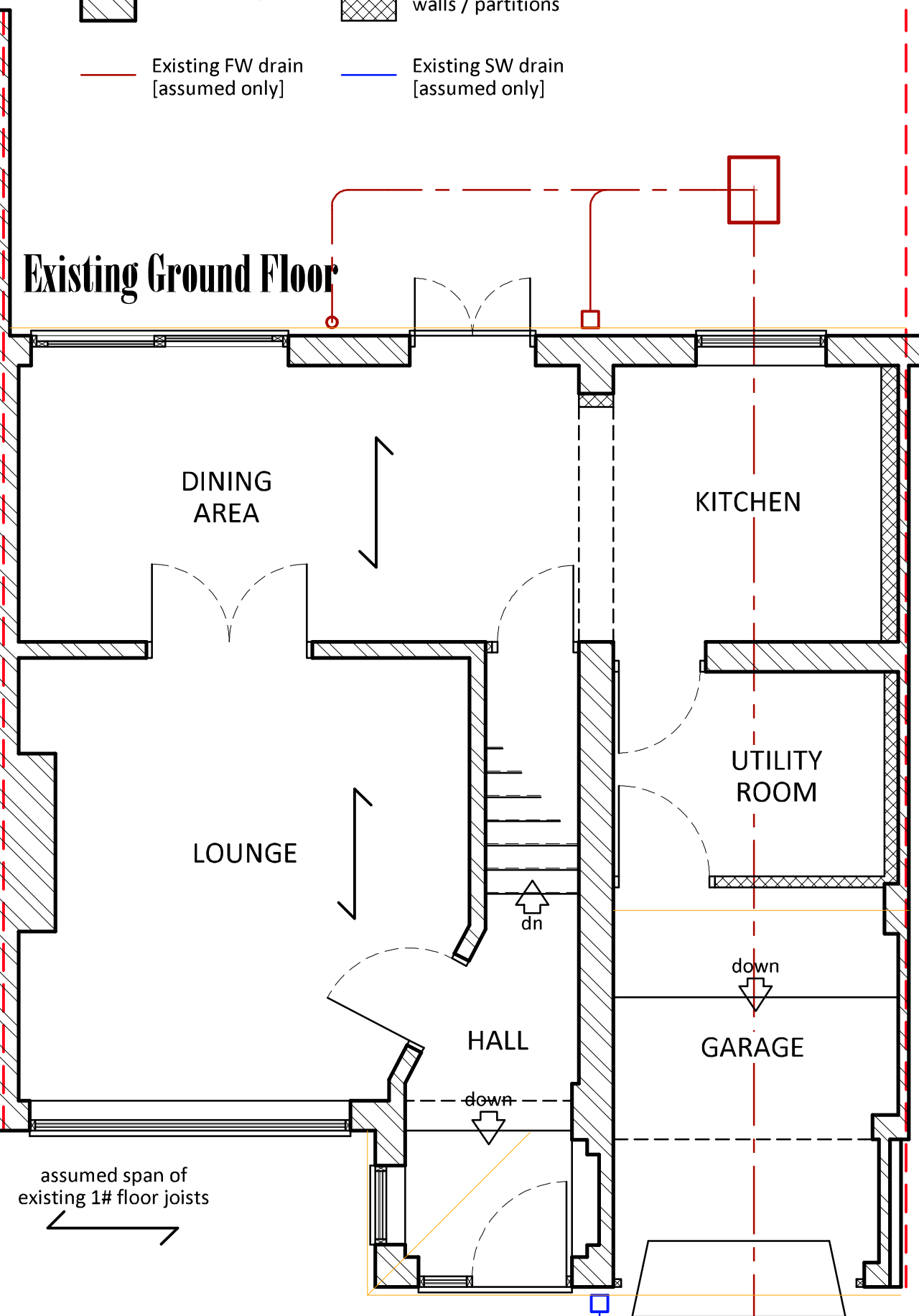
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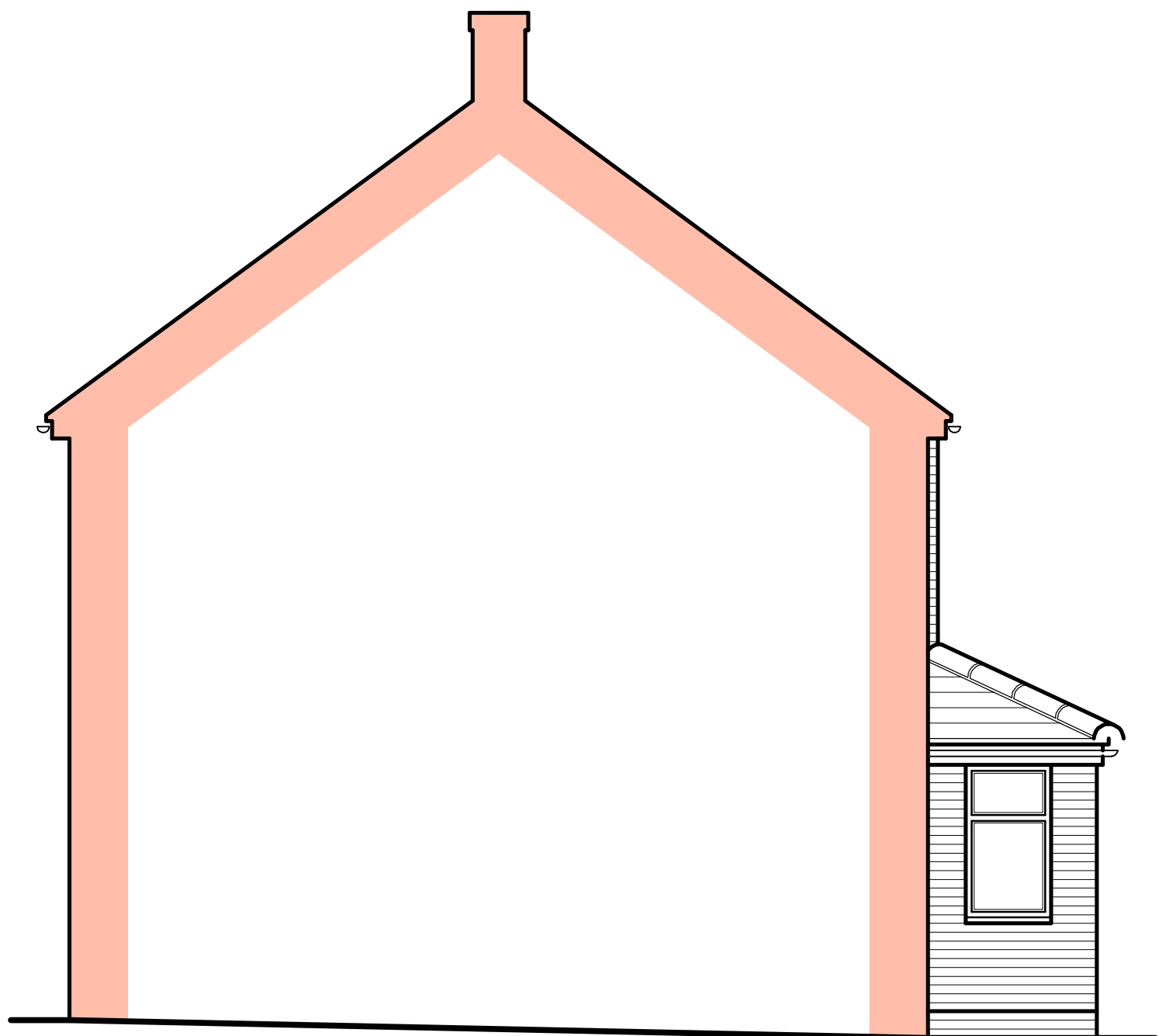
Site Plan Scale 1:200



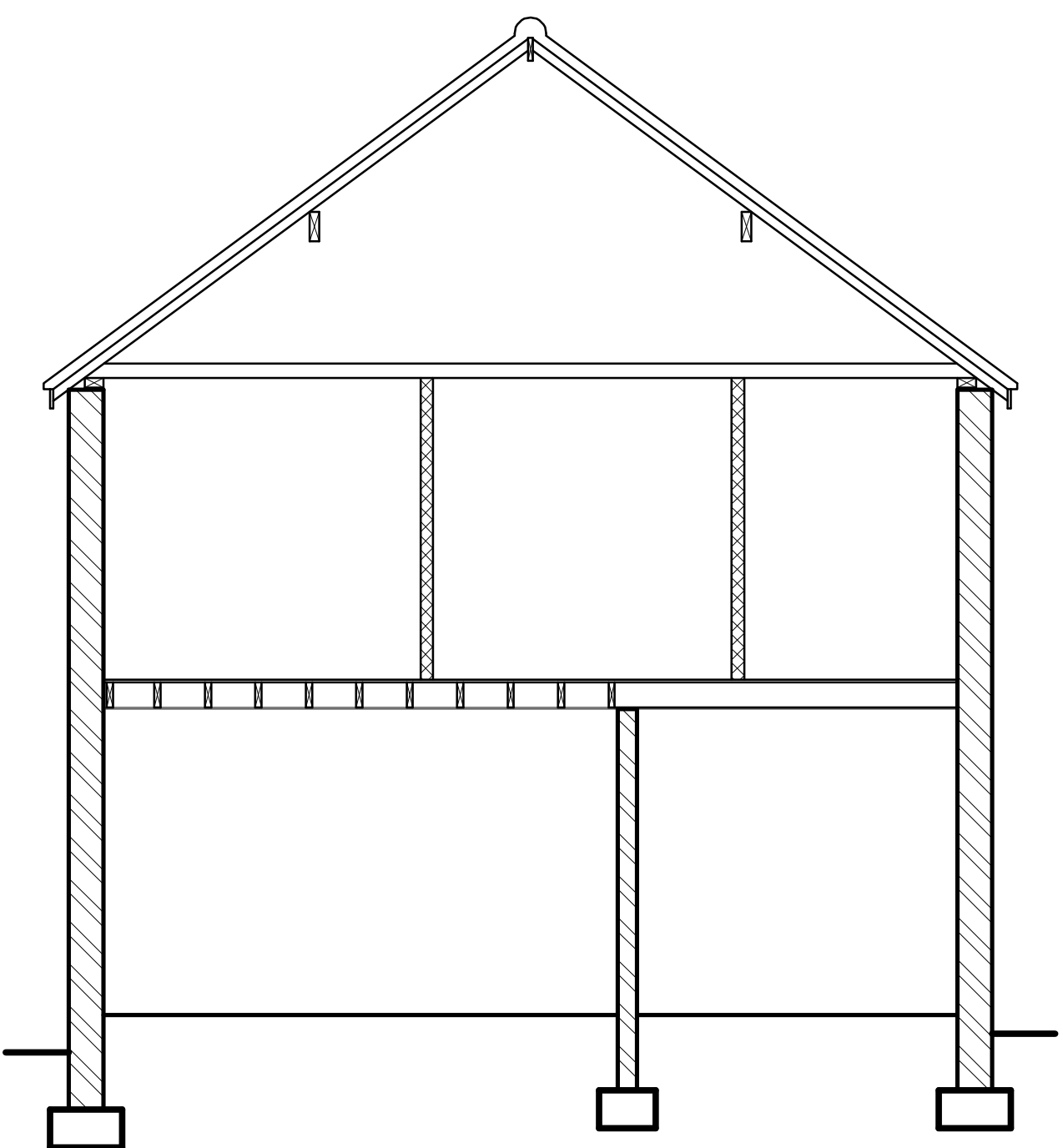
Existing Ground Floor



Existing Side Elevation



Existing Side Elevation



Existing Section