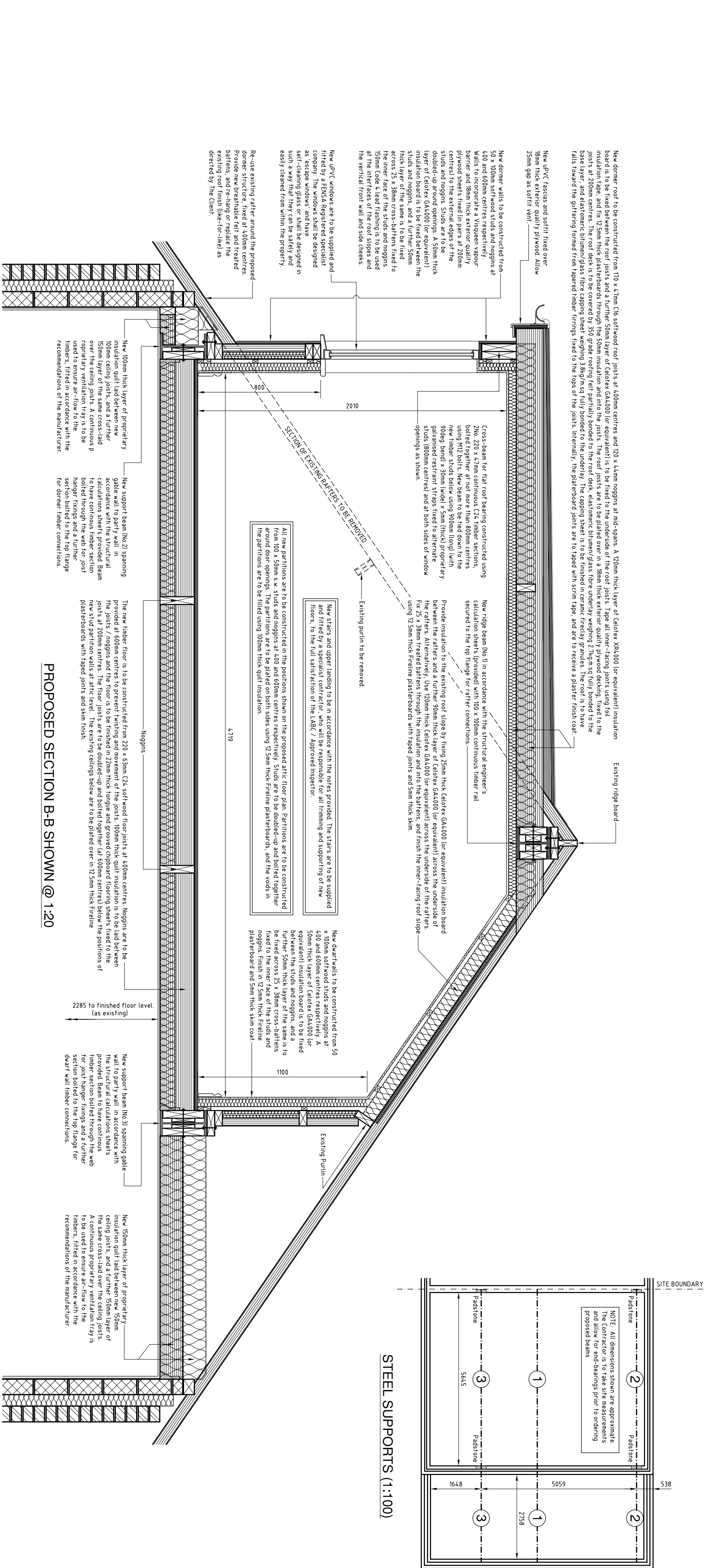
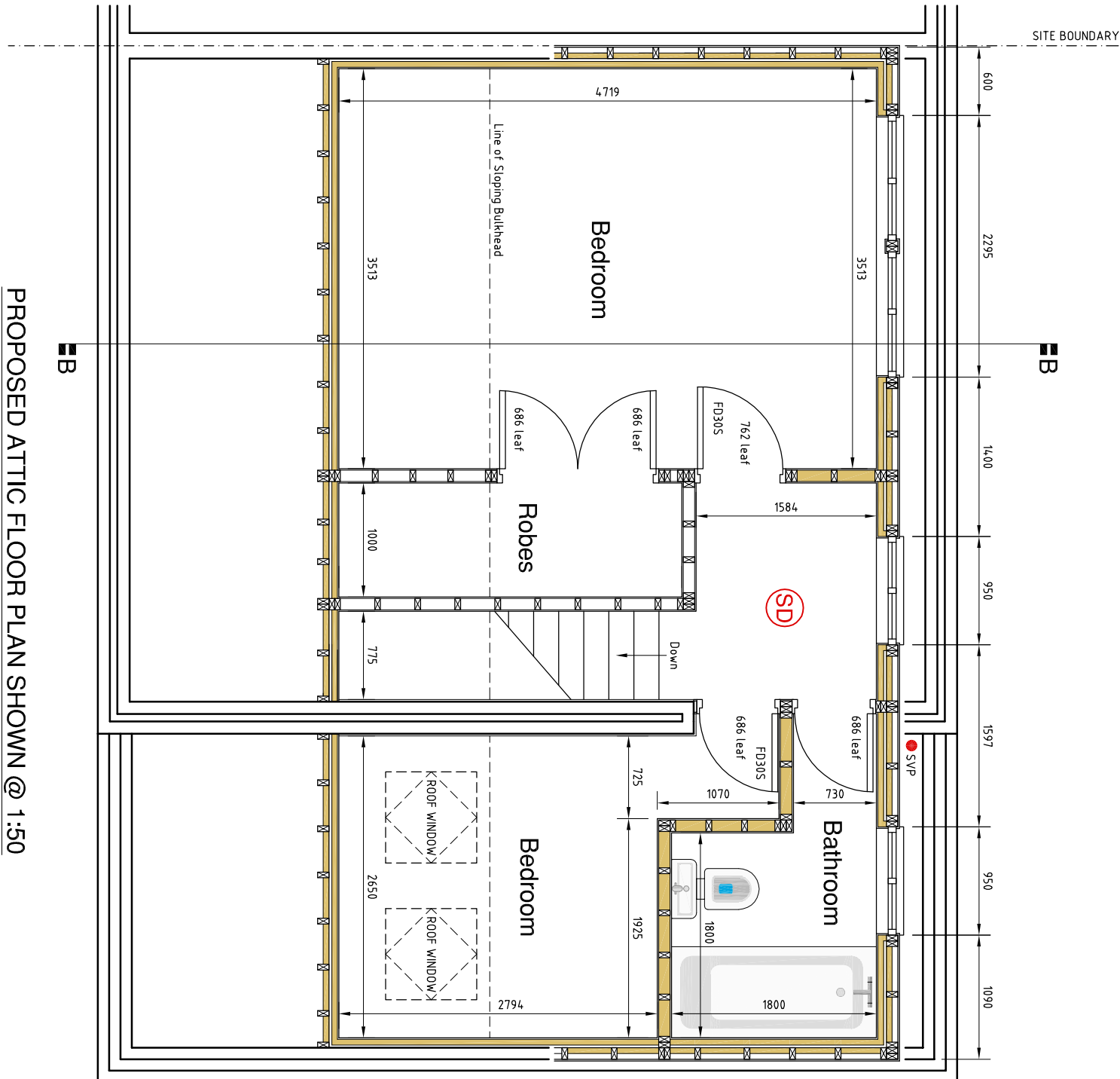
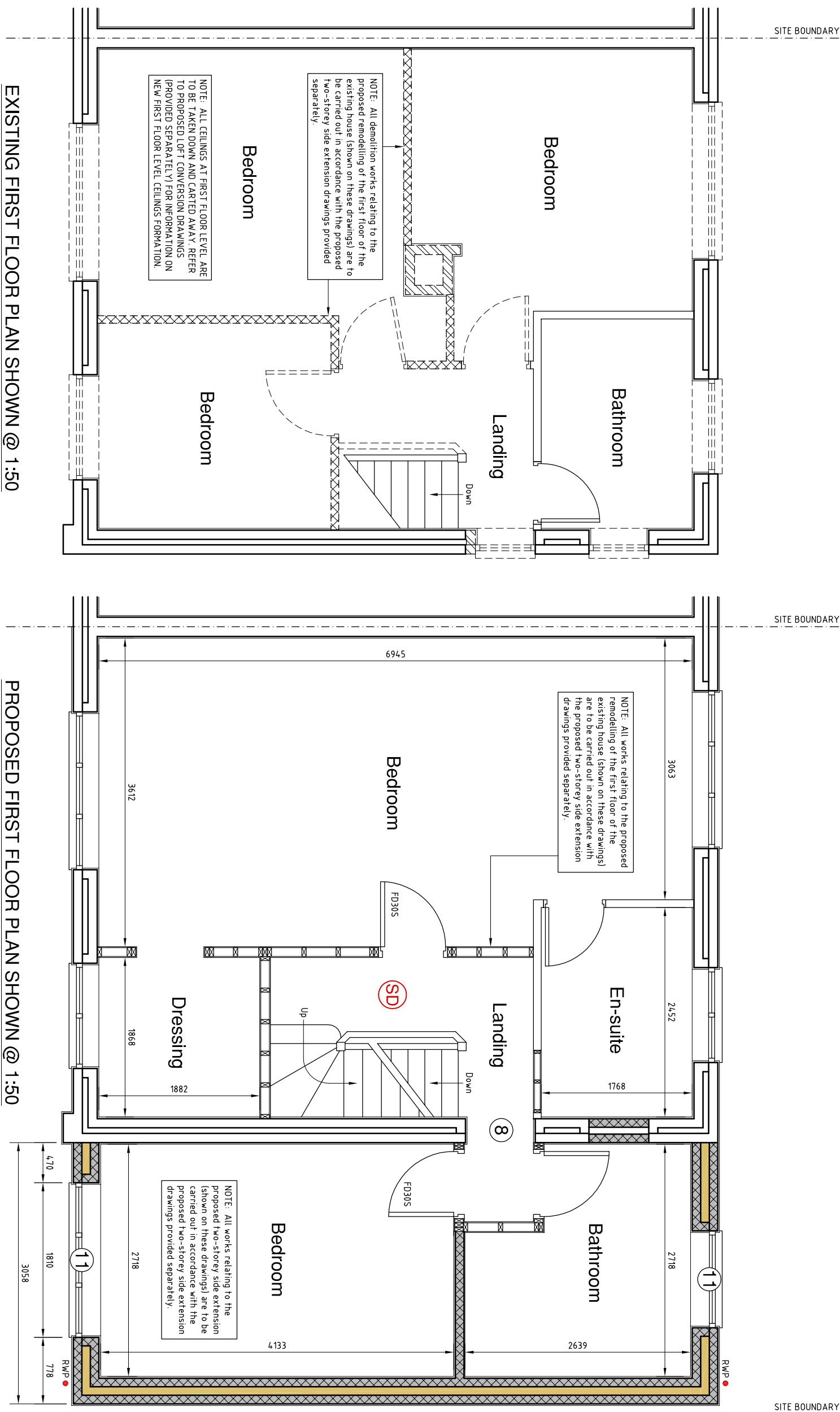


FIRE SAFETY LEGEND	
	New double glazed window (frame finish) to be a fire-rated window. The proposed window shall be a FENSA registered contractor, and designed as an escape window for compliance with Approved Document B.
	New door(s) and frame(s) to provide 30 minutes resistance to fire, and isolate to have fluorescent strips and smoke seals.
	New fire-constructed smoke detector to main circulation route (at each floor level) mains operated and to have battery back-up.
Unless otherwise shown on the floor plans (and section details if provided) supplied, any proposed timber stud partitioning is to be painted on both sides using 12mm thick fire-line plasterboards, with taped joints and girth nails. Fit children's cradles between all existing ceiling joists immediately below the proposed (into and in between) of existing approved glass (as per fire certificate) between the ceiling joists to enhance the resistance to failure of the existing ceiling.	
PROPOSED EXTERNAL FINISHES	
Roof: Roof: Flat roof with roofing felt finish. Windows: uPVC frames - antimatte grey. Roof: Roof: Flat roof with roofing felt finish. Windows: uPVC frames - antimatte grey. Roof: Roof: Flat roof with roofing felt finish. Windows: uPVC frames - antimatte grey.	
STRUCTURAL BEAMS/ (UNITS), at ceiling, SCHEDULE	
①	203 x 203 x 46kg UC ridge beam with 100mm end-bracings.
②	305 x 165 x 46kg UB with 100mm bearings on 330 x 100mm C15 padstones.
③	305 x 165 x 40kg UB with 100mm bearings on 330 x 100mm C15 padstones.
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1'-00"	1m	2m	3m	4m	5m	6m	7m	8m	9m	1'-50"	1m	2m	3m	4m	5m	6m	7m	8m	9m	1'-20"	1m	2m	2.5m	3m																			
NOTE: No investigation into the presence of asbestos or other hazardous materials has been carried out, and therefore, the presence of hazardous materials can not be ruled out at this time. The Client and/or the Contractor shall be responsible for conducting an asbestos survey. Survey report prior to commencing any demolition or razing work.										NOTE: The Client, The Contractor are strongly advised to ascertain from Public Utility Departments the position of their apparatus in the activity of the proposed works, and shall notify said utility of the proposed works, start and end dates. The Client, The Contractor shall be responsible 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 in accordance with the relevant standards. The Contractor shall be responsible for the protection of their apparatus, which may be affected by the works.										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 any doubts as to the stability of the existing structures, they shall consult with a suitably qualified Professional structural adviser, 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 be responsible for the cost of the calculations. The Contractor shall comply with any recommendations of the specialist SAP provider if necessary.			

94 Tithebarn Road, Knowsley Village, Knowsley, L34 0HA

Proposed Loft Conversion

Drawing No: EL/17/L1 (Existing & Proposed Layouts)

Scale As Shown	Construction Issue	<i>OK</i>
May 2022		A1

This drawing is to be read in conjunction with Drawing No s SD1, LP1, the two-storey side extension drawings, the structural calculation sheets, and the specification document provided.

[illegible]

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

CONTRACTUAL AGREEMENT
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 a consultant to oversee the work) form of contract is considered appropriate for this building project.

COM 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 downloaded from the following link: www.hse.gov.uk/pubns/doors4.pdf

PARTY WALL (etc) ACT 1996

The Client must give notice to the adjoining property owners in accordance with the requirements of the Party Wall etc. Act 1996 where work to the party wall is proposed. An explanatory booklet and 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 property owner(s) where over-sailing, flying-join, and/or weathering to their property is envisaged.

GENERAL

All dimensions stated on the project drawing in the specification document and the structural design shall be checked by the Engineer, before the start of the construction work, and during the construction, by checking the accuracy of all given dimensions for the proposed building work, and how this relates to the surrounding site plan, to determine any building work and for the correct setting out of all works on the ground and above ground. The Engineer shall assign any dimensioned openings, doors, who will then forward the plans accordingly, and the required building work is completed.

The Contractor for the Client in the case of self-build is responsible for informing the local tax, and 2. The Contractor shall be responsible for the design and construction of the building work, and shall be in advance of all relevant key stages of the contract as directed by the LABC or Approved Inspector, and allow for inspection of the works, as required under Building Regulations.

The Contractor must be fully satisfied that he/she/they has/have sufficient competency to carryout the proposed building work, and must fully understand his/her/their responsibilities for compliance with all relevant health and safety regulations and legislation affecting this project including the CDH 2015 (regulations).

Instructions given to the Contractor directly by the Client must not contravene building regulations, planning legislation, or legislation pertaining to health & safety. Should the Contractor have reservations toward any instruction(s) received directly from the Client, he/she/they shall seek professional advice from the relevant authority, and/or a suitably qualified and relevant design professional.

The Client shall not deposit any plans (or other design information) supplied by The Designer with his Local Planning Authority (LPA) and/or LABC (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.

GENERAL CONSTRUCTION NOTES:

All structural support beams and the like are to be in accordance with the structural calculations sheets and Section 2 of the specification document provided.

All works to comply with Section 3 of the specification document provided

Proposed suspended timber floor construction is to be in accordance with Section 4 of the specification document and Section B-B details provided.

Proposed timber stud partitioning is to be

Proposed Dormer Roof Construction
All works to the proposed roof structure over the proposed dormer is to be carried out in accordance with Section 5 of the Specification document and Section B-B details provided.

Windows and glass-enclosed doors are being fabricated, the fabricator contractor shall prepare fabrication drawings showing complete details of all windows and details of all connections between these and the surrounding structure. All new windows are to be manufactured and fitted by a FENSA registered contractor and be in accordance with section 7 of the specification document provided.

Leadwork

Alterations to existing leadwork, and installation of new leadwork is to be carried out in accordance with section 6 of the specification document provided.

Staircase
Provide new staircase in position shown in plan and in accordance with Section 9 of the specification

Mechanical Ventilation
Mechanical ventilation shall be provided in accordance with Section 10 of the specification document provided.

Miscellaneous Works

Due to access restrictions resulting from the erection of the proposed extension, The Client may wish to reduce the need for future maintenance, and therefore reduce future costs and risks of injury to maintenance operatives, by opting to replace old fascias, gutters, rainwater pipes, et cetera, with new uPVC alternatives.

All rainwater goods and plumbing to be in accordance with Section 11 of the specification document provided.

isolation of existing electrical circuits, and proposed electrical installations are to be carried out by persons currently registered under the government 'Competent Persons Scheme'. All works to be agreed between The Client and The Contractor and is to be in accordance with Section 12 of the specification document provided.

Heating and Hot Water Installation
All works to be in accordance with Section 13 of the specification document provided, and to be installed and commissioned by a Gas Safe registered installation engineer.