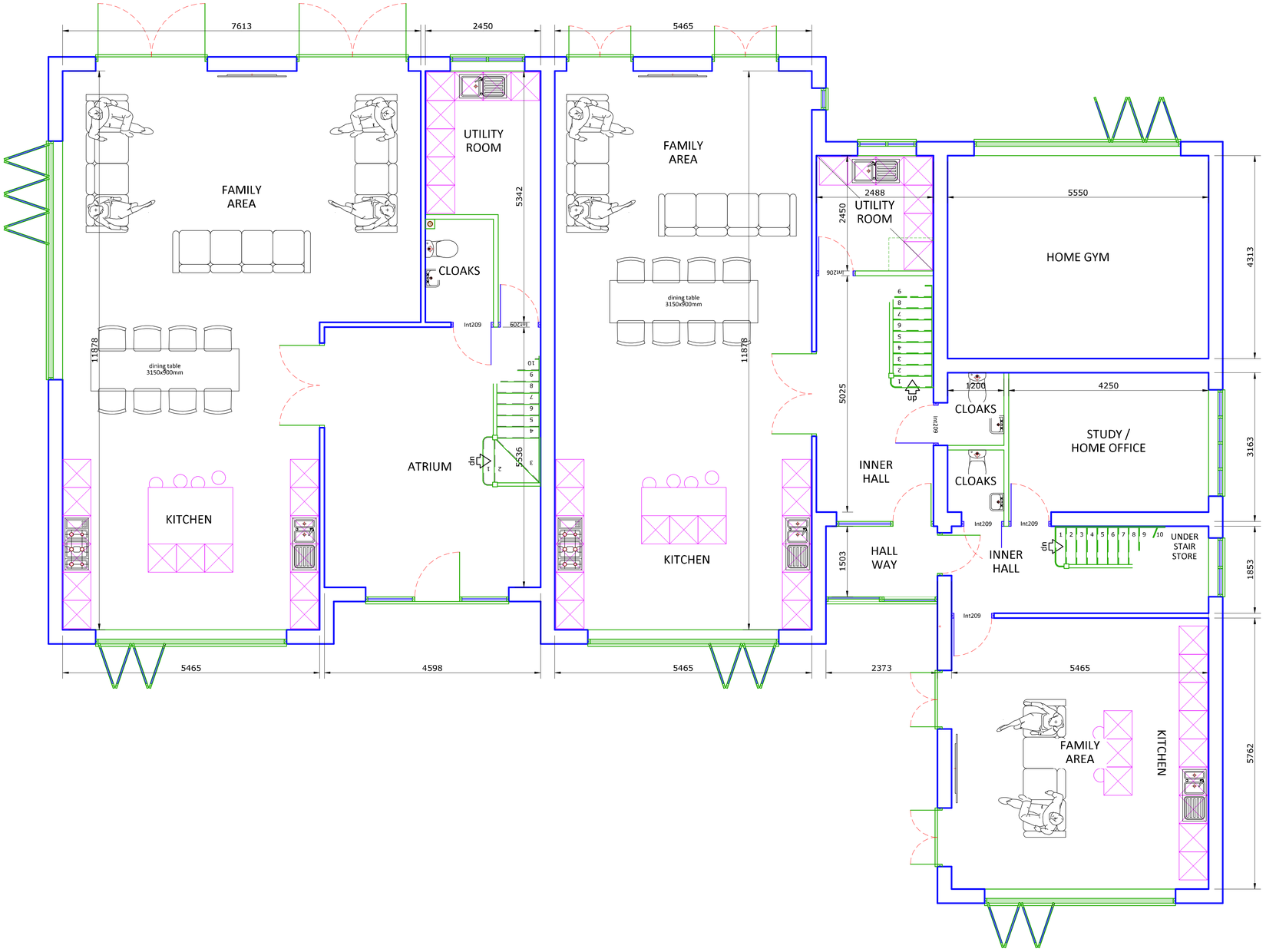
# Proposed Ground Floor




## Specification

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**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 ON SITE, ANY ANOMOLIES TO BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.**

# DRAFT COPY FOR CLIENT ONLY

Drawings prepared for Planning purposes only, NOT for construction.

Materials noted on plans to be as stated, alterations in materials MUST be referred back to the relevant Planning Officer for confirmation that changes are NOT considered to be a 'material change' that would affect the Planning Permission or Permitted Development Rights of the proposal[s].

Any alterations to the approved plans MUST be notified to the Planning Officer or Planning Department for formal approval PRIOR to altering any part of the approved plans.

Client to ensure that any conditions attached to the Planning Permission are formally approved in writing by the Planning Officer or Planning Department PRIOR to ordering.

Client to ensure that the proposal is commenced within the time period stated in the Planning Approval [generally three years from the date of Approval].

Domestic clients have responsibility for Health & Safety matters, the Construction (Design and Management) Regulations 2015 (CDM 2015) now apply to Domestic clients. CDM 2015 states that a domestic client is any individual who has construction work carried out on their home, or the home of a family member, that is not done as part of any business.

While CDM 2015 places client duties on commercial clients in full, such duties for domestic clients normally pass to either:

The contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks.

The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work.

- New Masonry
- New Partition
- Clear glazing
- Obscure glazing
- Leadwork to valley
- Render / dashed finish
- Existing opening to be built up
- Concrete Padstone
- Formed opening
- Structural Beam
- Brickwork
- Roof tiles
- FW drainage
- SW drainage
- Property boundary
- LB.masonry above / below
- Existing roof geometry
- Proposed roof geometry
- Floor Level
- 2.0m Headroom
- Boundary Hedge
- New Purlins
- 100mm C24 timber post
- 100mm SHS steel post

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

DATE: 18th of December 2020
PROJECT: New Dwelling
FOR: Mr. & Mrs. Whearty
AT: Land adj. to 46 Croft Drive East, Caldy. Wirral CH48 1LS
DRAWING: 003-Proposed Ground Floor Plan
PROJECT No: Whear07
SCALE: 1:50 @ paper size - A1 [other scales as noted]
EXISTINGS : JJ PLANNING: CJ BUILDING REG'S : CJ

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