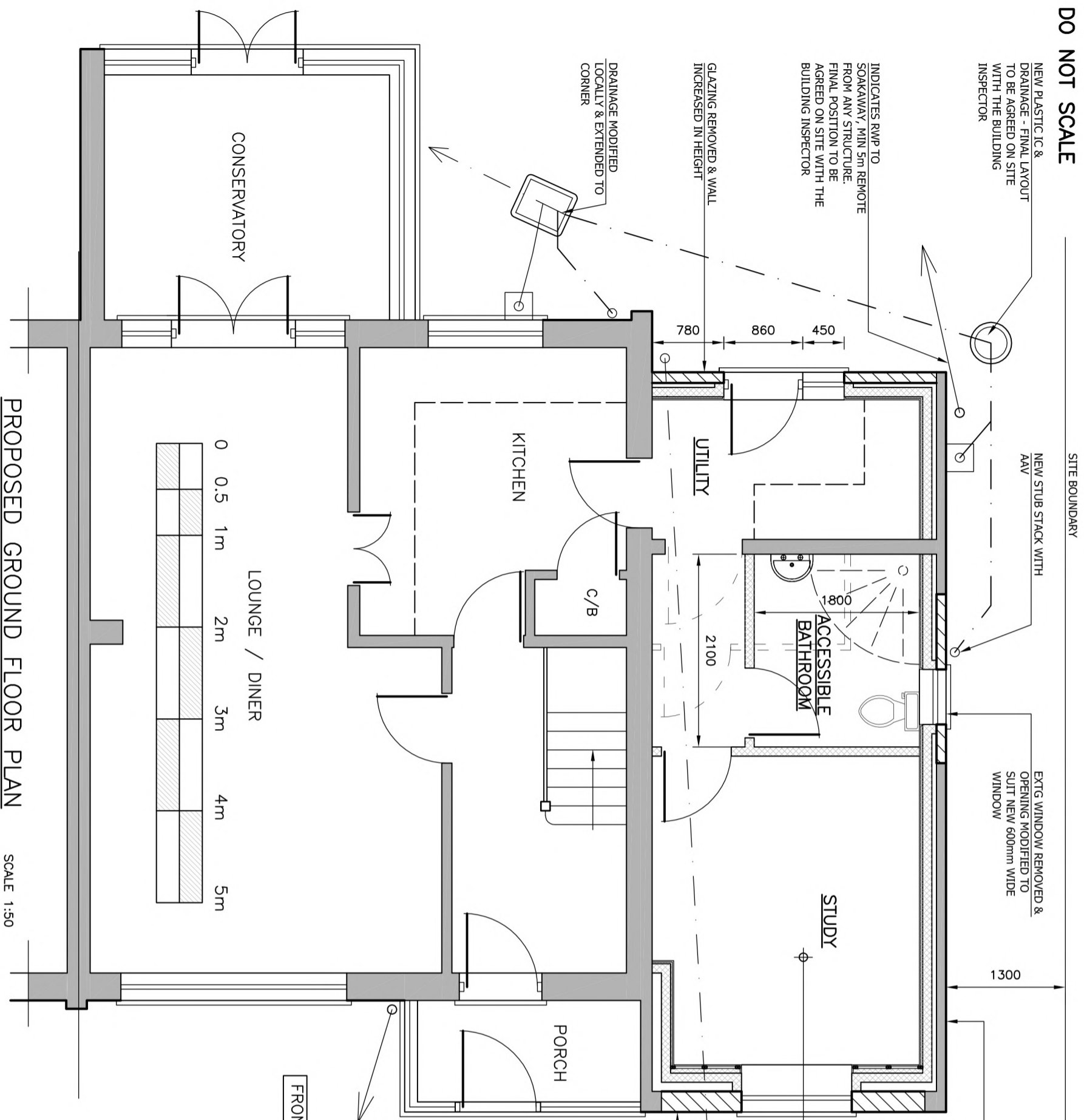


DO NOT SCALE



PROPOSED GROUND FLOOR PLAN SCALE 1:50

SITE BOUNDARY

NEW PLASTIC IC & DRAINAGE - FINAL LAYOUT TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR

INDICATES RMP TO SOAKAWAY, MIN 5m REMOTE FROM ANY STRUCTURE. FINAL POSITION TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR

GLAZING REMOVED & WALL INCREASED IN HEIGHT

DRAINAGE MODIFIED LOCALLY & EXTENDED TO CORNER

NEW STUB STACK WITH AAV

EXTG WINDOW REMOVED & OPENING MODIFIED TO SUIT NEW 600mm WIDE WINDOW

RAISE WALL TO INCREASE HEADROOM IN ROOM.

EXTG DOOR REMOVED & OPENING PARTIALLY INFILLED TO PROVIDE DOOR & WINDOW AS SHOWN. BRICKWORK TO BE TOOTHED IN

FLOOR LEVEL RAISED TO MATCH MAIN HOUSE FLOOR LEVEL & INSULATED - REFER TO MAIN CONSTRUCTION NOTES

IF NO FOUNDATION EXISTS ACROSS FRONT, PROVIDE NEW FOUNDATION TO THE APPROVAL OF THE BUILDING INSPECTOR - REFER TO MAIN NOTES

INDICATES RMP TO SOAKAWAY, MIN 5m REMOTE FROM ANY STRUCTURE. FINAL POSITION TO BE AGREED ON SITE WITH THE BUILDING INSPECTOR

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 (CDM)

You are advised that the proposals indicated within these drawings are subject to these regulations and there are defined roles and responsibilities during and prior to construction works of the client and his/her building contractor. For further information regarding the CDM Regulations 2015, please visit the Health and Safety Executive website <http://www.hse.gov.uk/pubns/indg411.htm>.

Ridgeway Building Design Ltd have been appointed on this project to provide architectural services only up to pre-construction stage and have no influence on tendering or works carried on beyond this stage, but would summarize the following roles and responsibilities prior to/during the construction phase:

- Client**
1. Ensure the Principal Building Contractor has produced a Construction Phase Health and Safety Plan and that this is satisfactory and adequate for the works.
 2. Ensure suitable welfare facilities are provided on site.
 3. Ensure Principal Building Contractor is managing health and safety during construction and complying with their duties.
 4. Check arrangements have been made for completion of building works and handover and that agreed measures to ensure health and safety in all areas are in place.
 5. On completion, obtain a health and safety file from the Principal Building Contractor for the works that have been carried out, and maintain a copy for future use.
- Principal Building Contractor**
1. Provide a Construction Phase Health and Safety Plan and ensure that works are managed during the construction phase in strict accordance with this plan. This will include planning, managing, monitoring and co-ordinating the works.
 2. Constantly liaise with the client throughout the works and ensure they are aware of their CDM duties.
 3. Ensure welfare facilities are provided.
 4. Provide site induction to every worker on site.
 5. Contribute to the health and safety file for handing over to the client on completion.
 6. Ensure site is secured to prevent unauthorised access, working in conjunction with the client. Appoint only suitable sub-contractors and workers and ensure they are managed and supervised.

FRONT

GENERAL NOTES

All dimensions to be confirmed on site by Contractor prior to commencement of works. Contractor to report any discrepancies to the engineer, and await further instructions before proceeding.
This drawing should not be scaled.
The Contractor is responsible and liable for ensuring the stability of the works and surrounding works and services at all stages of construction.
All materials and workmanship to comply with the British Standard and British Standard Codes of Practice.

Contractor to liaise with Clients regarding number, style and position of electrical sockets, fixtures and light fittings required. All electrical work to comply with BS7671 (The IEE Wiring Regulations). All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. Provision shall be made in new dwelling/extension for energy efficient lighting (i.e. fixed lighting with lamps having a luminous efficacy greater than 45 lumens to be provided to ALL new light fittings). An appropriate BS 7571 electrical installation certificate will be required from an electrician registered with a recognised trade body such as NICEIC, ECA & NAPIT.

Entire dwelling fitted with a fire detection & fire alarm system on a separate circuit in accordance with BS5839-6:2004 to at least a Grade D Category LD3 standard. The smoke & heat alarms should be mains operated and conform to BS 5446-1:2000 or BS 5446-2:2003, respectively. Fire detection and fire alarm devices for dwellings, part1 specification for smoke alarms; or part2 specification for heat alarms. The detection system is to have a standby power supply, such as a battery (either re-chargeable or non-rechargeable). Detectors positioned in circulation spaces: 3m max. from kitchen, 87m max. from habitable rooms, with an additional heat sensor within the kitchen. Alarm to be fully audible in all areas of the building.

Client to confirm quality and the style of sanitary ware, skirtings, coving, architraves, ceiling finishes, door furniture and floor finishes prior to works starting on site.

Client to confirm level of internal and external decoration required to Contractor prior to works starting on site.

Contractor is to confirm the location of all incoming services, (i.e. gas, electric, telephone, water) prior to commencement of work on site.

Materials should comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.

FOUNDATIONS - (IF NONE EXIST ACROSS FRONT)

Concrete GEN 3 min, 850mm deep x 450mm wide, trench filled and founded in natural ground at 1m below existing ground level. (In accordance with NHBC requirements), 150mm below drain invert level or to Local Authority Building Control Officer's requirements, whichever is the deepest. (Refer to drainage note for solution to drain penetrations).

CONCRETE GROUND FLOOR SLAB (GARAGE CONVERSION)

(max. "U" value of 0.20 W/m².K)

Constructed of 25mm thick T & G flooring grade chipboard on 80mm thick Gypcrex insulation, with 20mm thick Celotex 1-thick insulation to slab perimeter (all in accordance with the manufacturers instructions), on 3 coat painted RIV (or equal approved) gpm (lapped with existing/new dpc in external/internal walls), on existing concrete ground bearing floor slab.

REVISIONS

| REV | DATE | DESCRIPTION |
|-----|--------|------------------|
| A | OCT 23 | MINOR AMENDMENTS |

Ridgeway
Building Design Limited



AS SHOWN
Scales ON XS

Down C. ROBARDS Date OCT 2023

Project 12 CHRISTOPHER DRIVE, LITTLE CLACTON, ESSEX, CO16 9RJ

Client MR & MRS R RUSSELL

Title PROPOSED ALTERATIONS / CONVERSION OF GARAGE TO FORM ACCESSIBLE BATHROOM, UTILITY & STUDY

Drawing No. 2596 - 02