



HIGH STREET



GROUND FLOOR - EXISTING



GROUND FLOOR - PROPOSED

GENERAL NOTES:
(To be read in conjunction with drawing 700 series, general notes)

- The Principle Contractor is responsible for managing health and safety risks during the construction phase and must have the skills, knowledge and experience to carry out the work.
- All works to be carried out in a workmanlike manner in accordance with all relevant current British Standard Codes of Practice including BS 8000 and Building Research Digests and Information Papers and to the approval of the Local Authority, Architect and all Statutory Undertakings.
- The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
- This drawing must be checked and read against any structural or specialist drawings provided.
- Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
- Contractor is to notify Building control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.
- Should the indicated thermal elements construction (walls/floors/ceiling/roofs/windows/doors) below be altered at the construction stage - contractor is to seek approval from Building Control prior to construction and is to be responsible for achieving the indicated minimum U-values for each element.
- Contractor shall allow for the provision of all suitable access equipment and scaffolds and must comply with all health and safety legislation, including safe working at heights.
- Locate and make safe any water, electricity and telecom services if present ensuring that there are no live services which could present a hazard during future works. Carefully remove all existing rubbish, weeds, bushes, grass etc and cart away all unwanted material. Excavate down to new formation levels to structural engineer's specification. No site clearance work other than that indicated to be put in hand without the prior consent of the architect.
- Contractor is to protect all existing fittings, furnishings, decoration etc and shall ensure that dust and disturbance is kept to a minimum for the works duration.
- All new heating and hot water systems by suitably qualified specialists. To CIBSE and Building Regulation requirements.
- Large/ Heavy Glazing Units require specialist lifting equipment to install.
- All dimensions for Windows, Kitchen, Bathroom and specialist joinery and to be checked on site prior to fabrication.

Key:

- Proposed Demolition
- New construction

Amendments to Proposed Ground Floor Plan:

- Shop Units 1 & 2**
Extent of new construction highlighted in blue, including thermal/acoustic wall lining.
- Flat One**
Entrance door to remain in original position but handed and replaced.
Kitchen door relocated.
External door from kitchen replaced with window.
New conservation roof lights above kitchen/ dining space.
- Flat Two**
Entrance to remain as existing with replacement front door if required.
Protected corridor to upstairs created.

P02	26.09.23	SH	General Amendments
P01	08.09.23	SH	First Issue
rev	date	issued	description

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Original Sheet Size
- All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted.
 - Where any drawing is to be read in conjunction with another, including specialists, the two drawings shall be cross-checked and any discrepancies reported to the architect before the work is put in hand.
 - All dimensions are in millimeters, all levels are in metres, unless shown otherwise.
 - Any discrepancies in dimensions or details on or between these drawings/specifications should be drawn to the attention of the Reform and/or the engineer in writing for clarification.
 - Drawing prepared solely for the use of client, as detailed in text box, and is not to be copied, lent or used by any third party without written permission.

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DRAWING TITLE
Ground Floor Plans - Existing & Proposed

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1:50	Aug' 23	SH	MW

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