PROPOSED ALTERATIONS TO:

12 Foundry Place
Reading
RG1 2HS

For: Mr J. Brown

This set of drawings has been produced to seek Planning and/or Building Regulation consent only (to determine whether construction is permitted to start), and does not represent a detailed specification. It is expected the proposals are to be constructed using tried and tested methods and techniques by a suitably competent and experienced contractor who is knowledgeable of the construction details not included on these plans. The contractor will also employ appropriately qualified staff familiar with this type of work and the site-wide construction risks. All works are to be carried out in accordance with Building Regulations, and according to Regulation 7; in a workmanlike manner using materials complying to relevant British Standards, BBA Agrement Certificates, Product Certification of Schemes, manufacturer instructions, and show relevant CE markings.

New structural steel connection details to be determined by the contractor's appointed steel fabricator/supplier

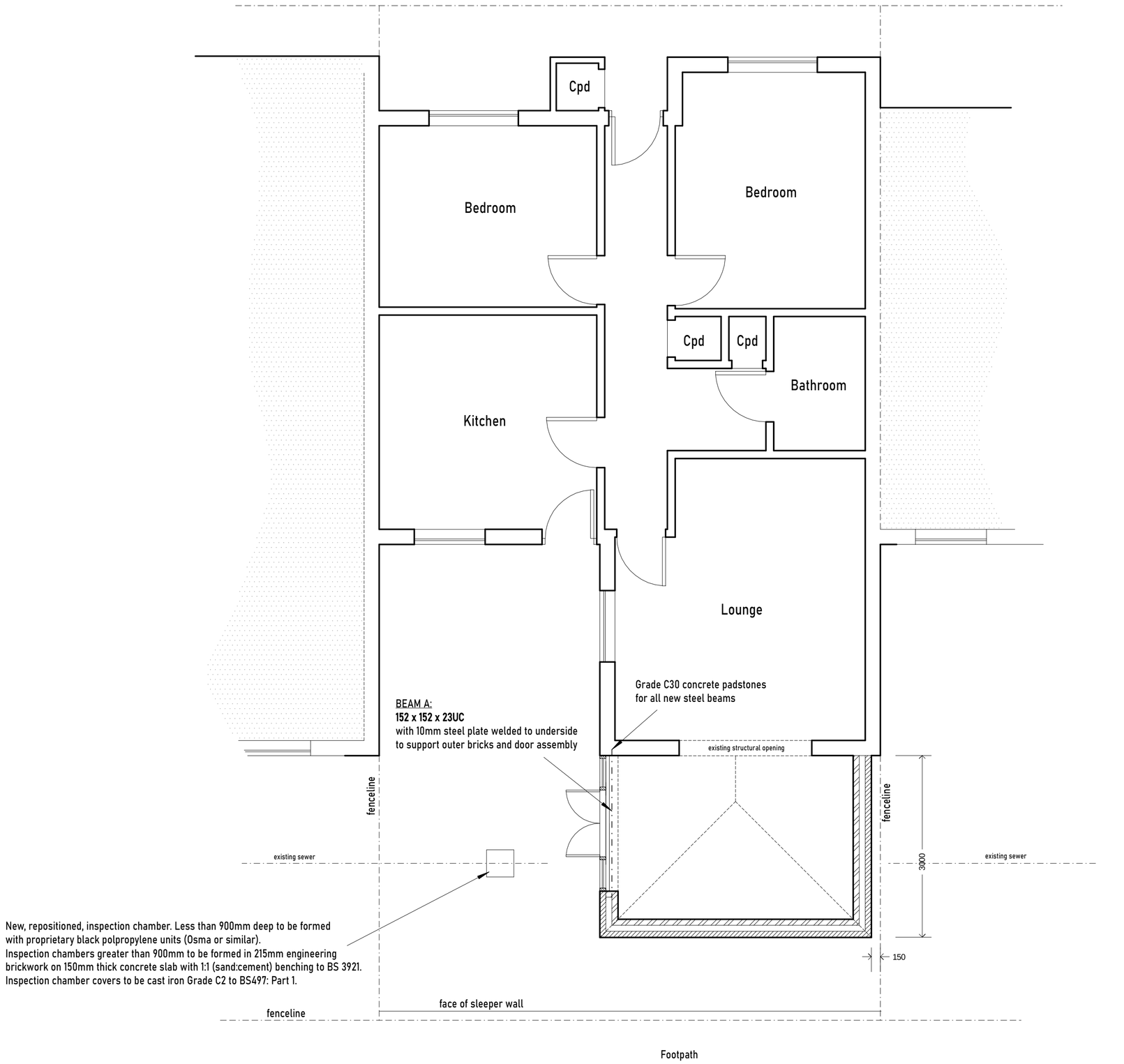
Any work carried out prior to the receipt of Planning and Building Regulations approvals is undertaken at the owner's risk and may be subject to alteration or removal, as requested by the Local Authority.

No manholes were inspected prior to construction, therefore, contractor to determine location of all services prior to starting work on site and the homeowner shall ensure the contractor is fully aware of any other risks associated with the site.

Contractor to provide all necessary temporary support and Personal Protective Equipment to ensure the safety of all personnel working at the site and to others at risk of being impacted by site activities. In particular when excavating foundations (whether services are present or not) and when lifting heavy loads (e.g new steel beams and pallets of materials).

Contractor to check all dimensions on site before commencing work.

No internal or external finishes were removed in preparation of plans, therefore, Contractor to check accuracy and adequacy of existing structure and foundations to receive proposed works as shown upon commencement of any excavation or removal of existing finishes.



Flat Rooflight to be installed in accordance with manufacturer's instructions and should achieve a U-value no worse than 2.2 W/m2K. Triple joists bolted each side of structural opening (unless shown otherwise)

metres
0 1 2 3 4 5

STEPHEN BIDDLE BSc CEng FICE
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Title:	PROPOSED GROUND FLOOR PLAN	Scale: (A2)	1:50
Drwg No:	BROWN-0224-01	Rev:	C