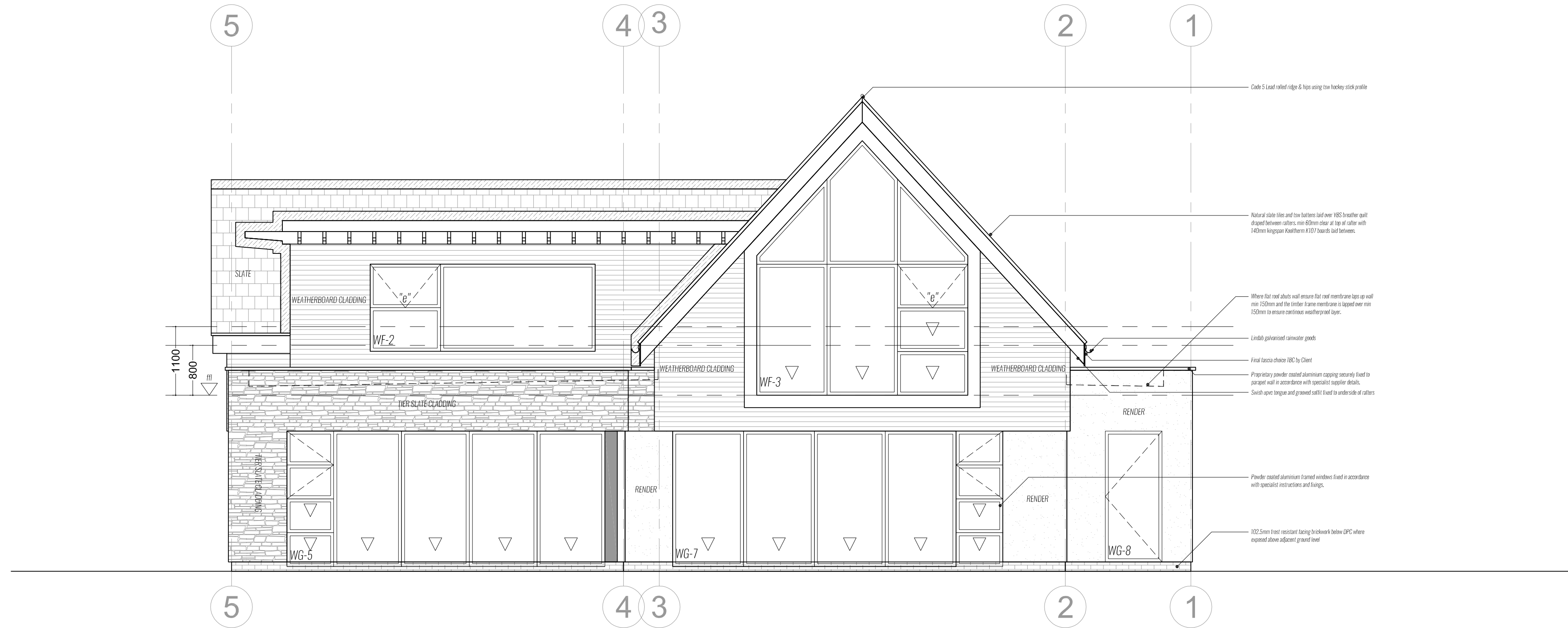
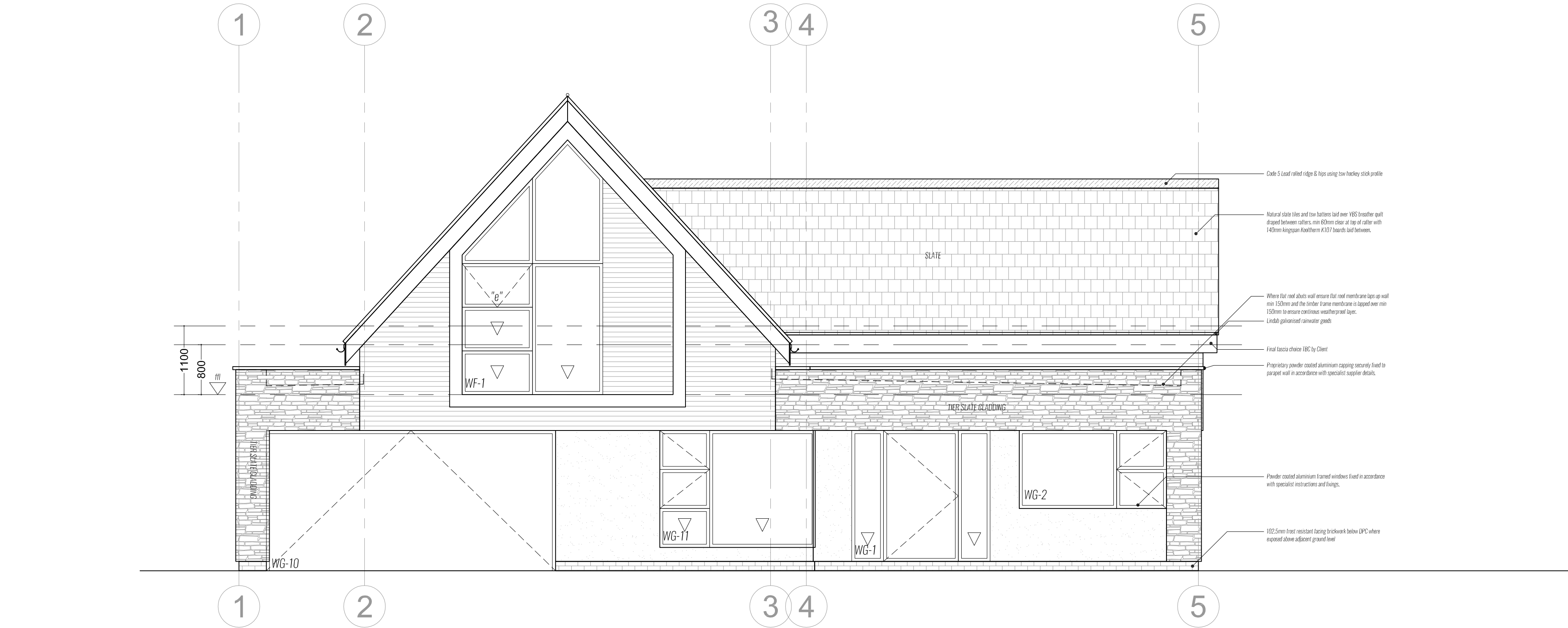
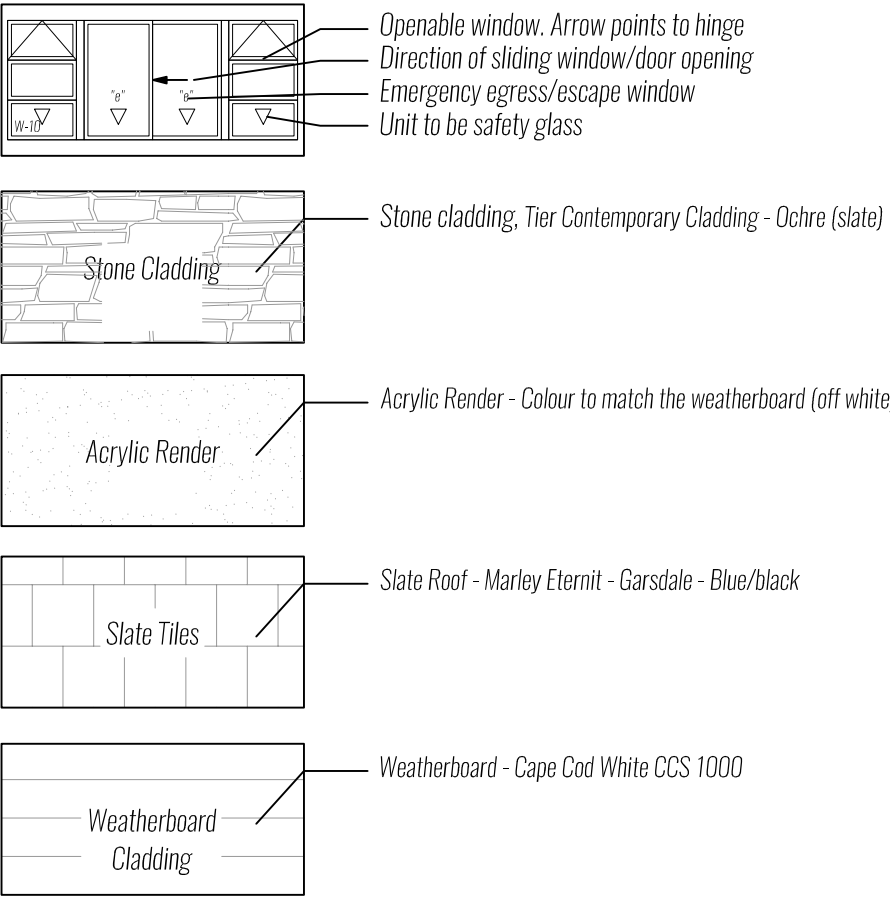




KEY:



IMPORTANT NOTE

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All dimensions in millimeters. Where dimensions are not given, drawings must not be scaled. In the event of any detail or dimensional conflict between drawings and site conditions, the matter must be referred back to the author for clarification. All dimensions and conditions are to be checked on site by the contractor prior to commencing any work. The contractor is responsible for checking that there is no conflict between site dimensions and figured dimensions.

EXISTING BUILDINGS

It is recommended that opening up works are undertaken to confirm the construction of the existing building prior to commencement. These plans have been produced based on assumptions without the benefit of these works and therefore site conditions may result in the need for the design to change. Additional surveys can also be executed including building condition survey, asbestos survey, CCTV drainage survey, soil survey, which may highlight the need for additional remedial works. In the absence of these surveys the Client will bear the risk of any unforeseen circumstances that arise unless agreed otherwise.

STATUS OF ELEMENTS WHERE DESIGN IS TO BE COMPLETED BY OTHERS:

The items listed below provide information on what is required to complete the design of specific elements to be completed by others. The Client and the delivery team (Project Manager/Contractor/Sub Contractors/Specialist Suppliers) will need to ensure the design is completed in accordance with The Building Regulations, the Client's requirements and appropriately coordinated and integrated into the works where required.

INCOMING SERVICES : Position of incoming services including gas, electric, water, and telecoms/fibre are assumed and the Client/Project Manager/Contractor will be required to coordinate final positions of installation on site in conjunction with the relevant Authority/Supplier.

BELOW GROUND DRAINAGE : The drawings indicate design intent for foul and surface water layout. The Project Manager/Contractor will be required to modify the design to suit site conditions or an alternative preferred layout.

ABOVE GROUND DRAINAGE : The above ground drainage design will be subject to confirmation of final position and layout of appliances to be confirmed by the client. The Client/Project Manager/Contractor will be required to complete coordination with the Plumbing Contractor and ensure the installations are fully compliant with The Building Regulations.

LANDSCAPE DESIGN : Final landscape design to be completed by others. When final proposals are provided/know the Client/Project Manager/Contractor will be required to coordinate any changes required and ensure damp proofing measures comply with The Building Regulations. Note: Final finished levels may affect drainage requirements.

SMALL POWER AND LIGHTING DESIGN : If the Client has not employed the services of an M&E Engineer, the Client/Project Manager/Contractor will be required to coordinate the Client's electrical and lighting requirements with the Electrical Contractor and ensure the installations are fully compliant with The Building Regulations.

HEATING AND VENTILATION : If the Client has not employed the services of an M&E Engineer, the Client/Project Manager/Contractor will be required to coordinate the Client's heating and ventilation requirements with the Heating Engineer and ensure the installations are fully compliant with The Building Regulations.

STAIRCASE AND GUARDING : The plans indicate design intent and general compliance with The Building Regulations. The chosen specialist supplier will be required to carry out site measured checks and finalise the design and installation of the staircase and guarding design. The Client/Project Manager/Contractor will be required to coordinate any builders work in connection with the final installation. Where relevant design calculations prepared by the specialist supplier may need to be submitted for Building Control Approval, design information requirements with the Heating Engineer and ensure the installations are fully compliant with The Building Regulations.

ARCHITECTURAL ALUMINIUM : The plans indicate design intent for the location and extent of architectural aluminium installations. The chosen specialist supplier will be required to carry out site measured checks and finalise the design and installation of aluminium and any associated supporting sub frames. The Client/Project Manager/Contractor will be required to coordinate any builders work in connection with the final installation.

COORDINATION

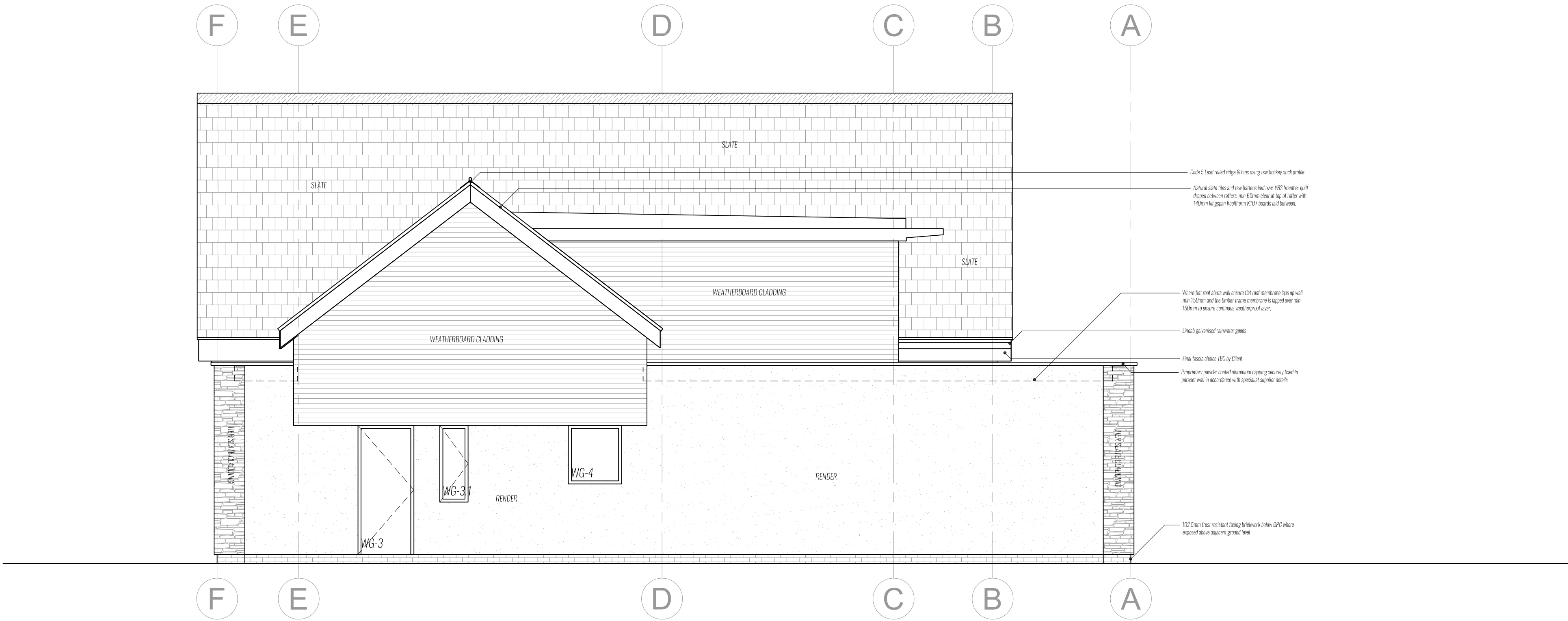
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sheet name Proposed Front & Rear Elevation
sheet no 113
sheet scale A1@ 1:50
rev P1
date 11.08.2017

TONY HOLT DESIGN.

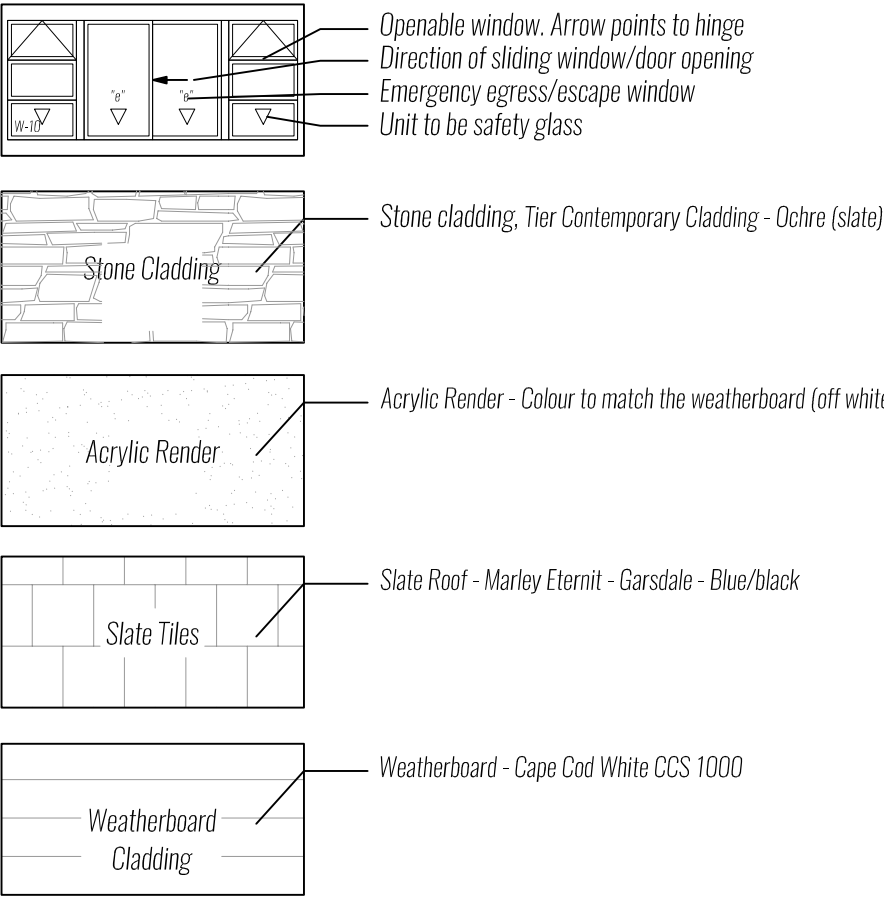
Bespoke Property Drawings

Bournemouth 01202 208331

Email: info@tonyholt-design.co.uk
Website: www.tonyholt-design.co.uk



KEY:



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COORDINATION

project name 35 North Shore Road
sheet name Proposed Side Elevations
sheet no 114
sheet scale A1@ 1:50
rev P1
date 11.08.2017

TONY HOLT DESIGN.

Bespoke Property Drawings

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