

**NOTE:**  
 CONTRACTOR TO CHECK GROUND CONDITIONS FOR THE FOUNDATION DESIGN.  
 WHERE NECESSARY, ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS/ DETAILS & SPECIFICATIONS

ALL EXISTING STRUCTURAL ELEMENTS (WALLS, FLOORS & FOOTINGS) TO BE CHECKED BY STRUCTURAL ENGINEER PRIOR TO COMMENCING WORKS TO ENSURE SUITABILITY FOR ADDITIONAL LOADS WORK

NEW AND EXISTING DRAIN RUNS INDICATED ON THESE PLANS ARE ASSUMED RUNS ONLY SO THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LINE AND INVERT OF ALL NEW AND EXISTING DRAIN RUNS AND INSPECTION CHAMBERS

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK

**GENERAL NOTES**

THESE PLANS MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS, CALCULATIONS & SPECIFICATIONS ISSUED FOR CONSTRUCTION PURPOSES BY LIVING DESIGNS. THE STRUCTURAL ENGINEER AND ALL RELEVANT SUPPLIERS AND MANUFACTURERS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL SITE LEVELS AND DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS AND THE SUBSEQUENT CORRECT SETTING OUT ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE USED AND ANY DISCREPANCIES MUST BE REPORTED TO THE PROFESSIONAL ADVISORS PRIOR TO THE COMMENCEMENT OF ANY WORKS. DO NOT SCALE OFF THIS DRAWING.

ANY WORKS CARRIED OUT ON SITE BY THE CLIENT OR HIS MAIN/SUB CONTRACTORS PRIOR TO APPROVAL (OR THE SUBMISSION OF ANY ADDITIONAL INFORMATION OR DETAILS OR SAMPLES OR CALCULATIONS OR REPORTS REQUESTED BY BUILDING CONTROL IN ANY CONDITIONAL APPROVAL) IS CARRIED OUT ENTIRELY AT THEIR OWN RISK.

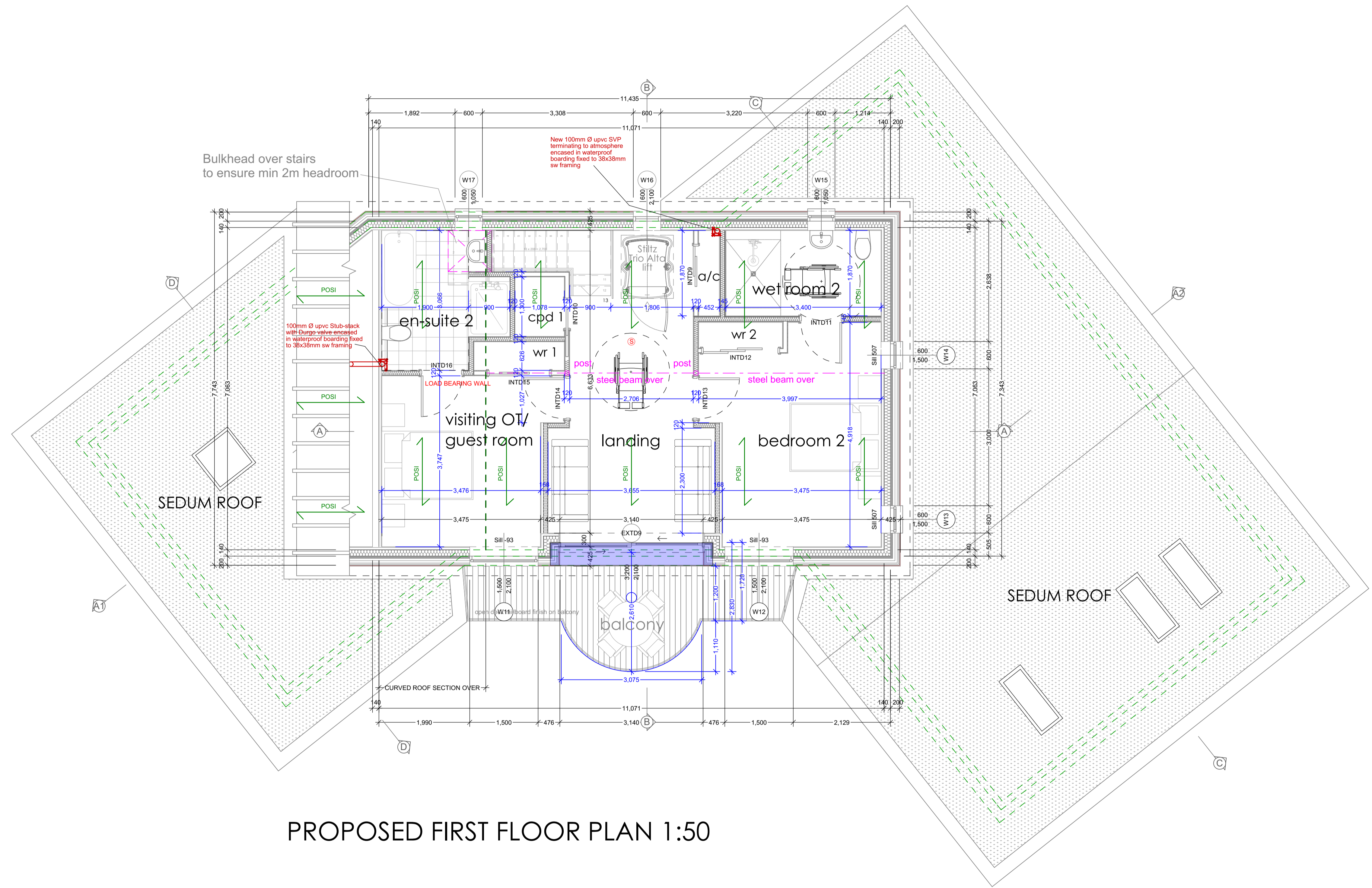
THE PRINCIPLE CONTRACTORS ARE TO OBTAIN COPIES OF BOTH THE BUILDING REGULATION AND PLANNING APPROVALS AND ENSURE THEY COMPLY AND IMPLEMENT ANY CONDITIONS CONTAINED THEREIN AND INCLUDE FOR SUCH WORKS IN THEIR QUOTATION.

MATERIALS AND WORKMANSHIP MUST COMPLY FULLY WITH ALL RELEVANT CURRENT BRITISH STANDARDS & CODES OF PRACTICE.

IF NECESSARY THE OWNER/CONTRACTOR MUST, PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE, SATISFY THE REQUIREMENTS LAID DOWN WITHIN THE PARTY WALL ETC ACT - 1996 BY GIVING ANY NEIGHBOURS REQUISITE NOTICE OF THEIR INTENTIONS TO CARRY OUT WORKS AFFECTING THE BOUNDARY PARTY WALLS AND/OR THEIR ADJOINING PROPERTY.

IT SHALL BE BOTH THE CLIENTS AND PRINCIPLE CONTRACTORS RESPONSIBILITY TO ENSURE THE REQUIREMENTS OF THE CURRENT LEGISLATION COVERED BY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 & THE HEALTH AND SAFETY AT WORK ACT AS WELL AS THE MANAGEMENT OF HEALTH AND SAFETY AT WORK ACT ARE COMPLIED WITH BY ALL SITE STAFF/SUPPLIERS ETC DURING THE VARIOUS STAGES OF THE DESIGN AND CONSTRUCTION WORKS.

IF IN DOUBT ASK



PROPOSED FIRST FLOOR PLAN 1:50

Notes

**RECEIVED**  
 By Liv Rickman at 11:24 am, May 13, 2024

C	Rooflights added	10.5.24
B	General amendments	16.4.24
A	Floor structure amended to B&B. Drainage layout amended Rainwater added General amendments	16.4.24

Revisions  
 Project: Proposed New Dwelling

Site Address:  
 Cootamundra  
 McFarland's Down  
 St Mary's IOS

Client:  
 Noel and Emily Miles

Drawing:  
 Proposed First Floor Plan

**BUILDING REGULATIONS**

Scale 1:50 @ A1	Drawn by KB	Date 10.05.24
Drawing no KB0450.BR.2	Rev C	Purpose NOT APPROVAL

**LIVING DESIGNS**  
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