



ALL ELEMENTS BY CONTRACTOR DESIGN

FOR PLANNING ONLY

1. No construction/renovation to occur without onsite checking of drawings. Any discrepancies to be notified to the Architect. Do not scale from this drawing, except for Planning Authority purposes. Check dimensions on site before commencing any work.
2. It has not been possible to make a detailed examination of the existing floor or roof construction, and is therefore impossible to make any statement about the condition of the unexamined structure. It may not be possible to measure all areas of existing properties, including roof/light areas and boundary conditions. Neighbouring properties are not included in existing drawings. This drawing is NOT to be used in legal boundary discussions. This is NOT an accurate boundary condition drawing.
3. All dimensions shown should be checked on site and discrepancies verified with the architect.
4. This drawing must be read in conjunction with all relevant manufacturer's details and specifications. Manufacturer's specifications to be requested if not available.
5. All drawings to be checked and approved by Building Control prior to building.
6. Structural engineering of all proposed openings/walkways/stairs/loadings, catwalks, etc. by Structural Engineer, or by Contractor Design, to be approved by Building Control before construction.
7. Lighting positions and Lumen requirements for each room to be checked and proposed by Contractor.
8. BTU calculations by Contractor. Heating specification to be checked and proposed by Contractor.
9. Heating and Boiler spec to be checked and approved by Contractor.
10. Windows to be installed by FENSA registered Contractor.
11. Installations of glazing products, items, to be as installer/supplier's recommendations. All falls to rooflights and flat roofs to be by CONTRACTOR DESIGN, and as per the installer's recommendations.
12. All Drawings to be read in conjunction with Scope of Works and/or Specification. Discrepancies to be highlighted to Architect.
13. Un-values of all new elements, including walls/floors/roofs/glazing, to current Building Regulation Standards, prior to Construction.
14. All electrical items to be installed by Part P registered Contractor.

OFFICE SIAN
architecture + design ltd

www.officesian.com

DESIGN

PROJECT:
The Phoenix Gardens Community Building

CLIENT:
The Phoenix Gardens

TITLE:
Proposed Ground Floor Plans

HC	QS	Job No.	106	Rev.	L
----	----	---------	-----	------	---

Date:	Jan '15	File Ref:	P
-------	---------	-----------	---

Scale: 1:50@A1, 1:100@A3

DWG NO: S10