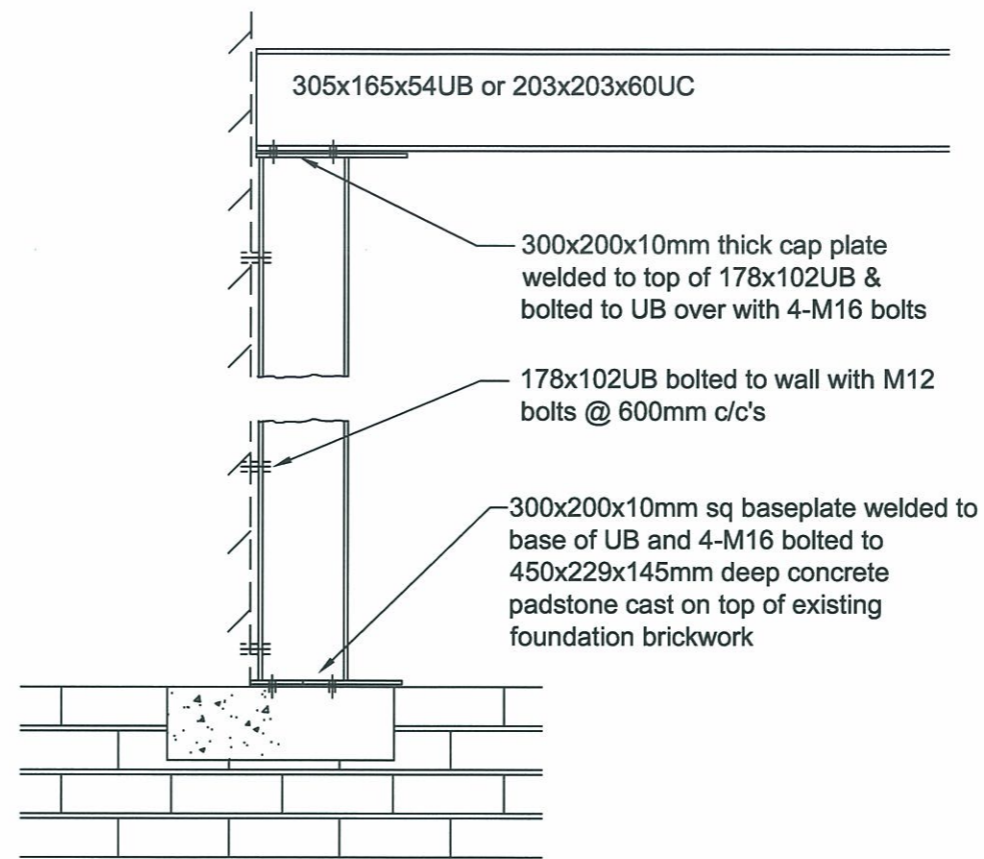
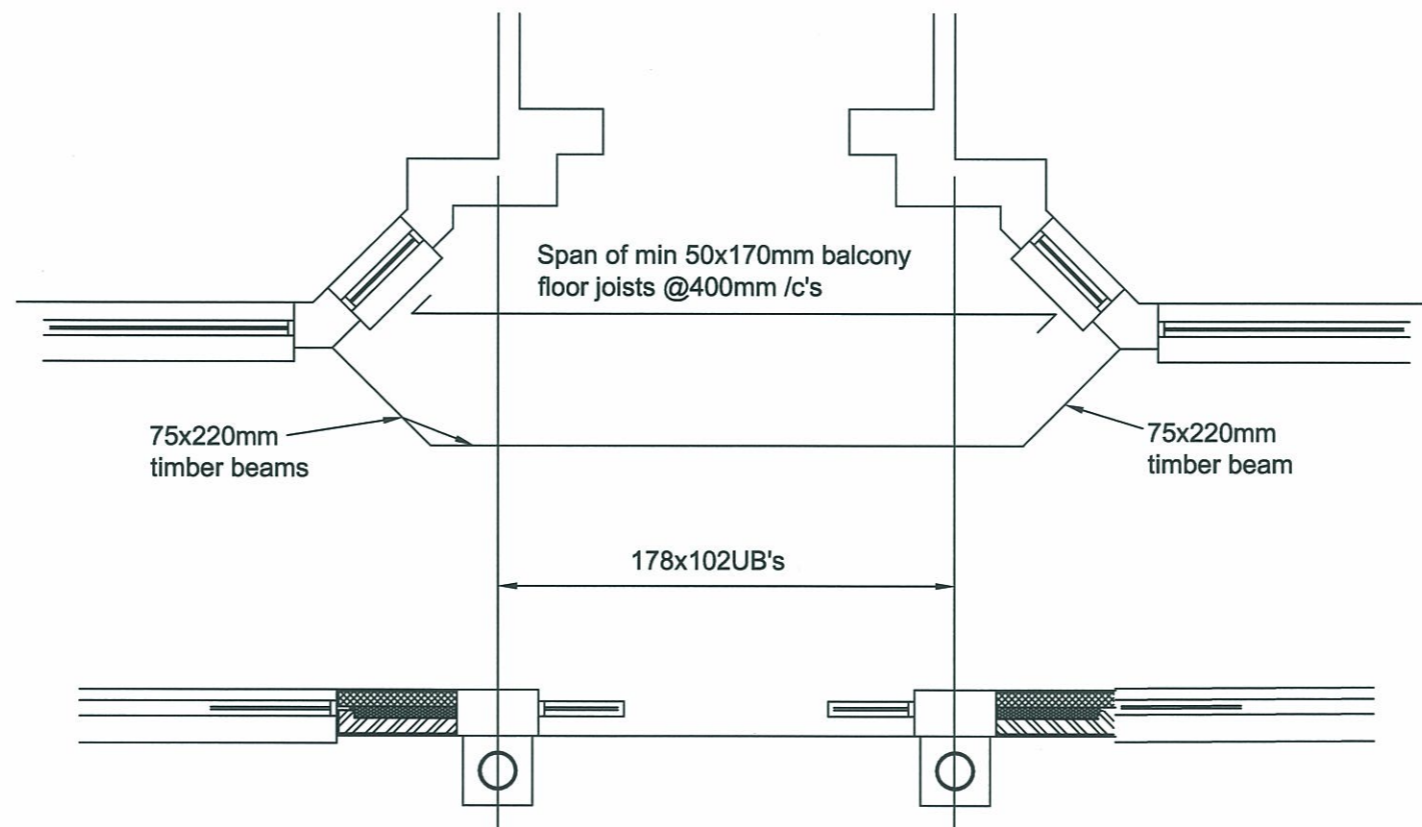


**REAR GROUND FLOOR PLAN**



**SECTION X-X**



**PLAN ON FRONT PORCH**

**NOTES**

1. All Steelwork to be minimum grade 43A, to be sat on minimum 300x100x145mm deep concrete padstones. Beams to be adequately protected against fire as agreed with the Local Authority Building Control Officer (LABCO).
2. Timber to be minimum C16 grade.
3. New stanchion base to be founded on the concrete padstone shown built off the existing foundation brickwork as shown but condition of existing masonry to be agreed with the LABCO **before** any concrete is ordered and new base to be constructed if not suitable.
4. The Contractor is to ensure the existing structure is adequately propped before any timbers are removed and is to seek the advice of the Engineer if he is unsure of the loadings, the strength and stability of the existing structure or any other details which could affect the building as a result of the proposed works.
5. All the details noted are to be checked and confirmed by the Builder before works commence and any items which differ from those shown on this drawing to be notified to PAH as soon as possible.
6. All works are to comply with the relevant British Standard, Code of Practice and current Building Regulations and are also to be to the complete satisfaction of the Checking Officer.

Revision	Date
<b>Peter A Hodson</b> The Cove 20 Shalbourn Road Lytham St Annes Lancs FY8 1DN Tel/Fax 01253-780808	
Project: Proposed Internal Alterations, 291 Clifton Drive South, St Annes-on-Sea, Lancs.	
Client: Mr Smith-Hart	<b>070112/1</b>
Scale: As Shown	
Date: July 2007	
Drawn: P A H	