

Party Wall, etc. Act 1996, to apply, as necessary, and building owner or contractor must serve all necessary notices to all adjoining owners, prior to commencement of the work, in accordance with the Act. Exact position of walls and boundaries to be determined on site and no part of proposed works to encroach any boundary without written permission of adjoining owners.

PURPOSE OF ISSUE

BUILDING CONTROL

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT THE EXISTING BUILDING HAS BEEN PREVIOUSLY INSPECTED BY A BUILDING CONTROL OFFICER.
- (3) BEFORE WORK COMMENCES, THE CONTRACTOR MUST ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
- (6) THE CONTRACTOR IS TO PROVIDE ALL NECESSARY PERMITS, NOTICES AND THE PLANS MUST BE APPROVED BY BUILDING CONTROL BEFORE ANY WORK COMMENCES ON SITE.
- (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS.
- (8) DO NOT SCALE FROM PLANS, USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O. PRIOR TO ANY COVERING UP OF WORK.
- (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
- (13) ALL DRAINAGE AND FOUNDATION DEPARTMENTS AND COUNCIL BUILDING CONTROL MUST BE NOTIFIED PRIOR TO ANY WORK COMMENCING ON SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975.
- (16) ALL WORK REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTION.
- (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE REQUIREMENTS OF THE BUILDING REGULATIONS AND BE REFERENCED TO MEMBERS OF THE ELECTRICAL CONTRACTORS ASSOCIATION (ETCA) FOR COMPLETION OF WORK.
- (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.

- CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² k AND U-VALUE OF WINDOWS TO BE 1.6w/m² k, & EXTERNAL DOOR 1.8w/m² k (I.E.. CONSTRUCTED AS INDICATED).
- WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING IN HARDCORE TO NEW EXTERNAL CLOSERS, GIVING MIN VENTILATION AREA EQUIVALENT TO 3000sqmm PER METER RUN – THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY.
- INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS & DOOR OPENINGS.

NEW GROUND FLOOR

ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN 300mm. PROVIDE 100mm 'KINOSPAN KOOLTHERM K103 /CELOTEX GA4000' INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2:4-20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED. FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

PROJECT
116 South Street, MCR

CLIENT
Mr. Hafiz Faiz-ur-Rahman

DRAWING TITLE
Proposed Floor Plan

JOB No
DRAWING No
NA-B02

SCALE
1:50@A2

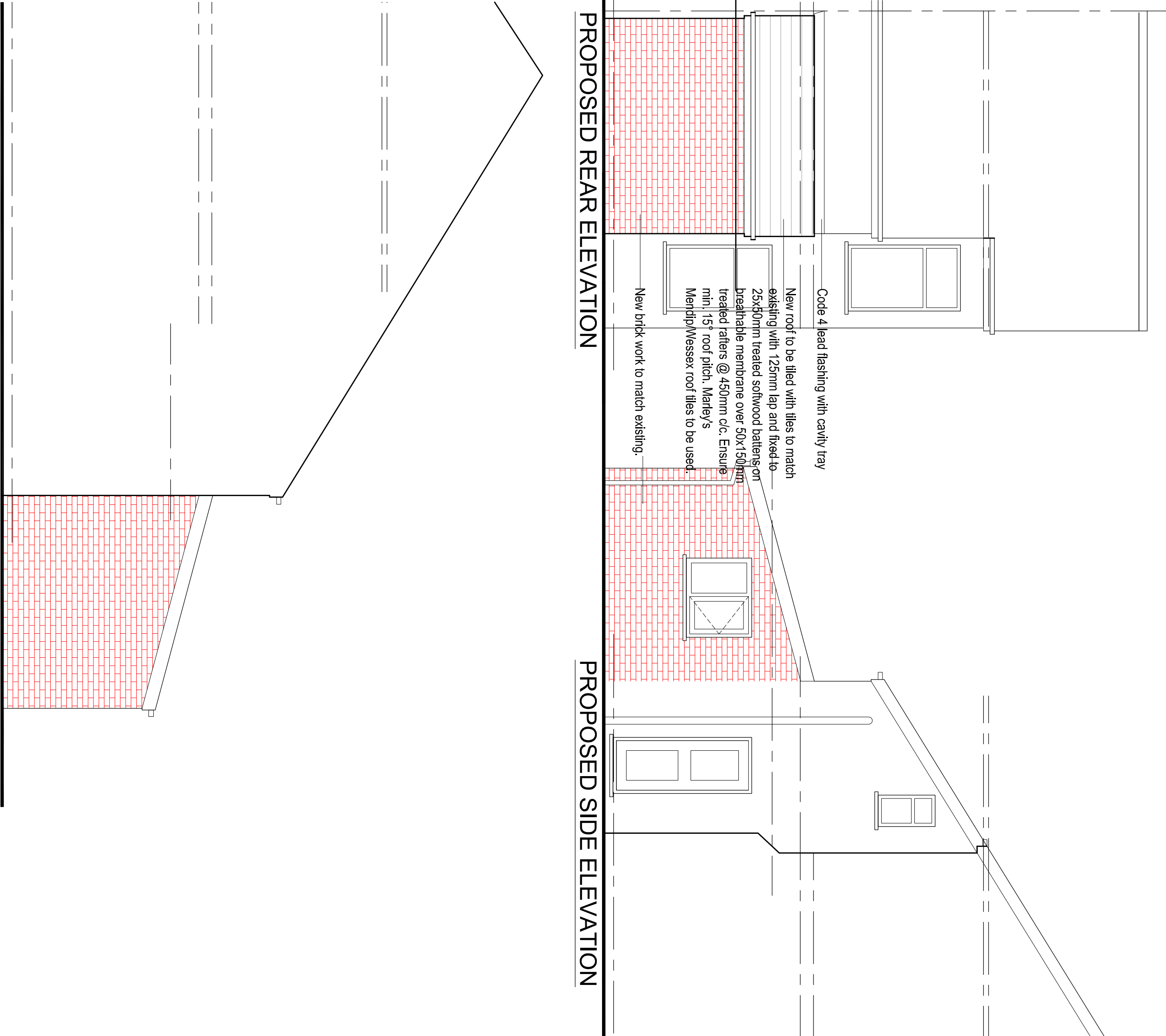
DATE
Jan. 2023

t: 0782 895 3405

e: niamat@hotmail.co.uk

naa

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Code 4 lead flashing with cavity tray
New roof to be tiled with tiles to match existing with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x150mm treated rafters @ 450mm c/c. Ensure min. 15° roof pitch. Marley's Mendip/Messex roof tiles to be used.
New brick work to match existing.

PROPOSED SIDE ELEVATION

PROPOSED GROUND FLOOR PLAN

