



6 UNITS SEMI DETACHED

UNIT DETAIL:

Area: 115 m², Comply with minimum NDSS 112 m²

3 Stories
4 Bedrooms
6 Persons.

Ground Floor: 45m²
First Floor: 50m²
Second Floor: 20m²

Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.

Do not scale off the drawings, if in doubt ask.

HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/ or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:

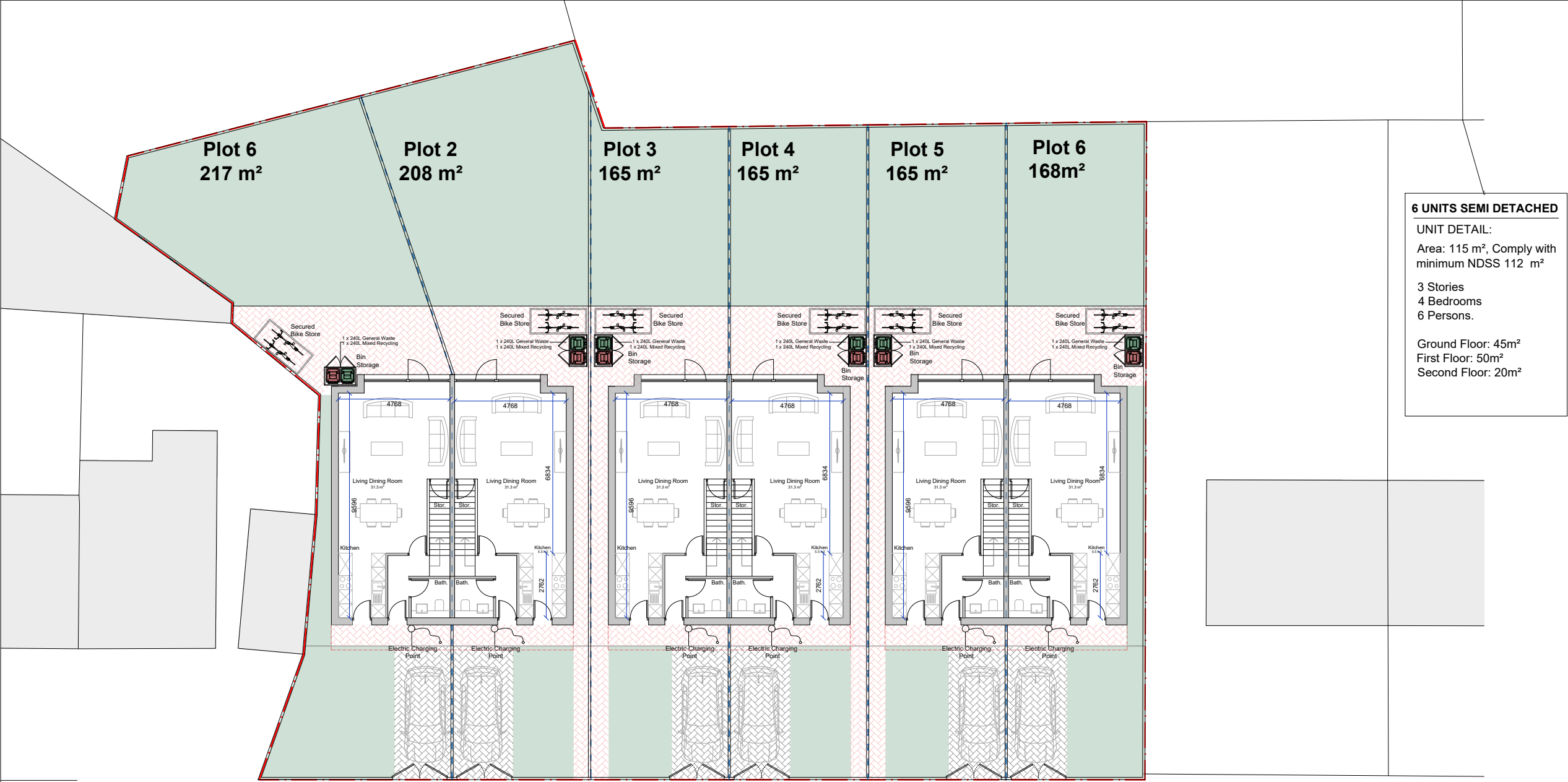
a- Dimensions and area have been added, the dwellings are comply with NDSS.



HAD & Co.
www.hussainarchitecture.co.uk
01282 451428

Address: Brendon Avenue
Moston
M40 9DN

Title: Proposed First Floor Plan	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 12-09-2022	Paper: A3
Drawing No: HAD3412-03	Scale: 1:200
Revision:	a



Proposed Ground Floor



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Revisions List:

a- Dimensions and areas have been added, the dwellings are comply with NDSS.

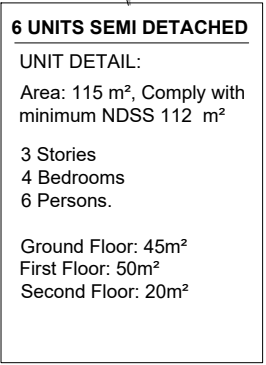
b- Updated plans with the rear bin storage and bike store.



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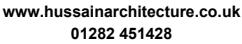
Title: Proposed Ground Floor Plan	Drawn: HA
Client: Oseni Musa	Checked: SH
Date: 4-10-2022	Paper: A3
Drawing No: HAD3412-02	Scale: 1:200
Revision:	a b



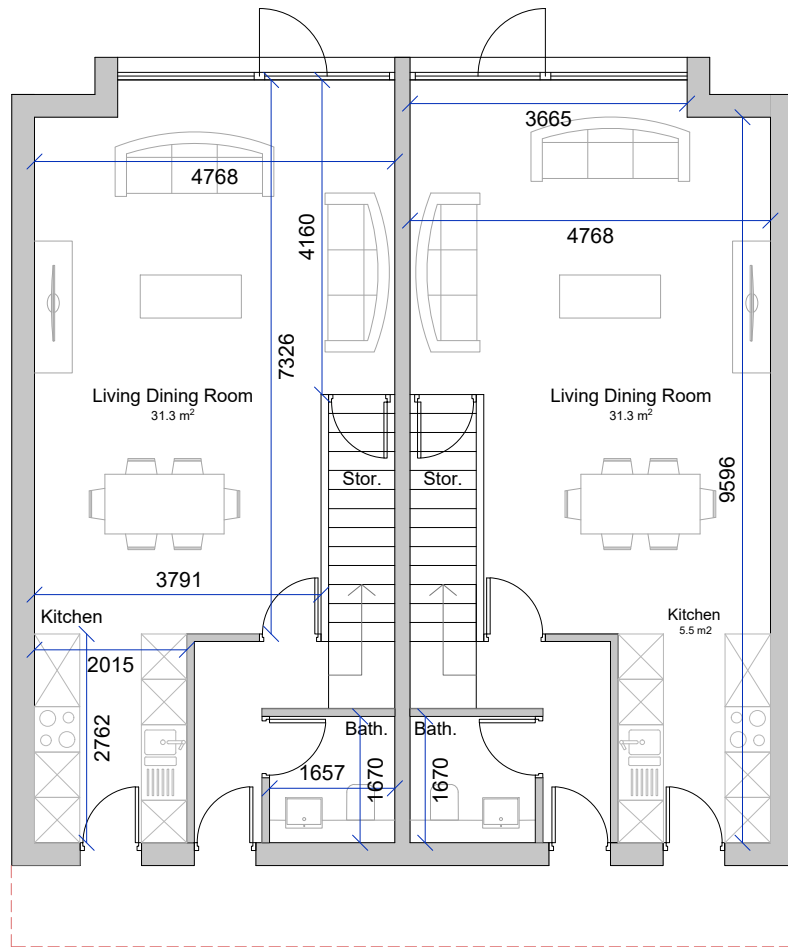
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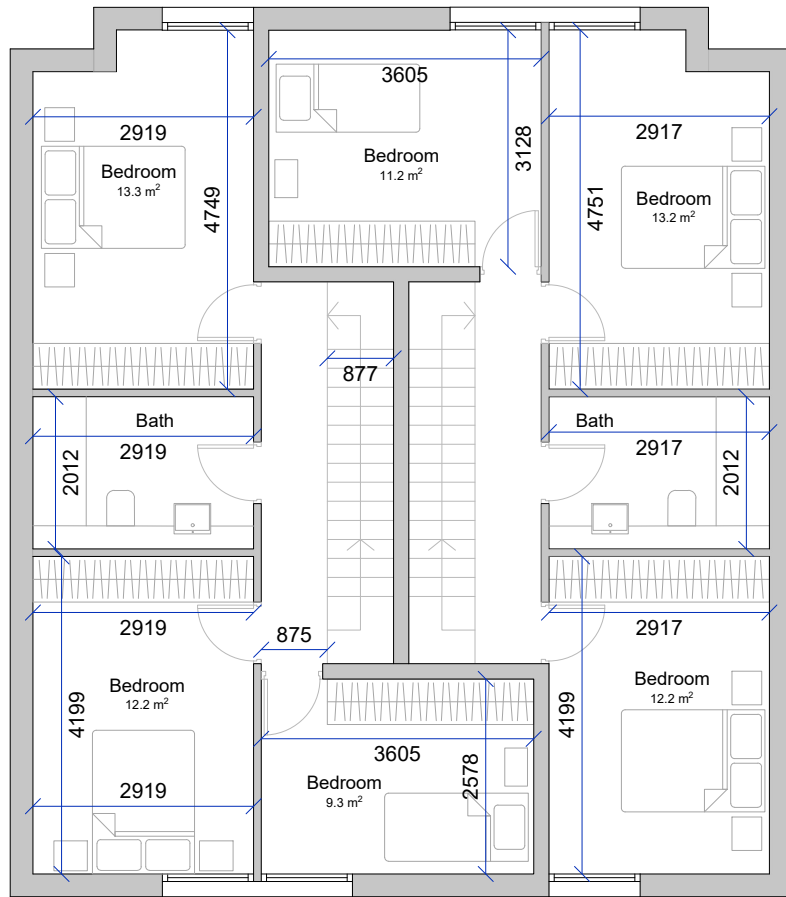
a- Dimensions and areas have been added, the dwellings are comply with NDSS.



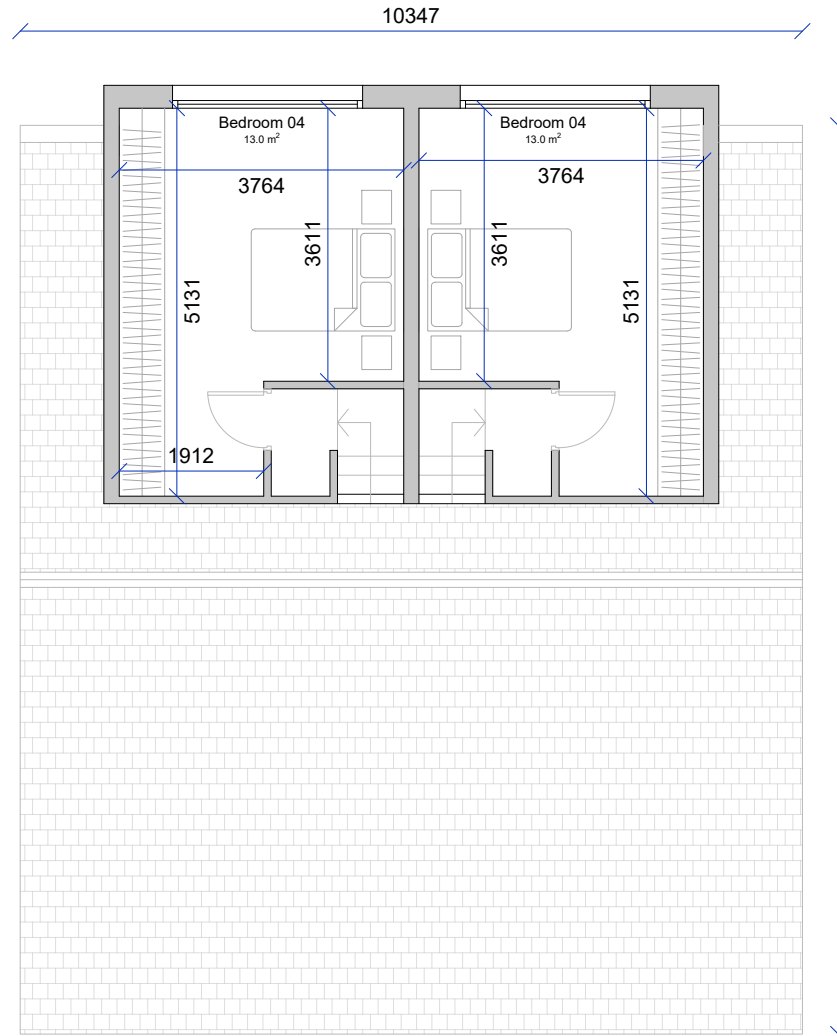
a



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

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Title: Proposed Semi Detached House Plans

Drawn: HA

Client: Oseni Musa

Checked: SH

Date: 12-09-2022

Paper: A3

Drawing No: HAD3412-05

Scale: 1:100

Revision:	a						
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