

PURPOSE OF ISSUE

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 BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
- (3) BEFORE WORK COMMENCES – 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 THE PROTECTION OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
- (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS 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 BEFORE 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 SIGNED AND APPROVED BY COUNCIL BUILDING CONTROL AND FOUNDATION DEPARTMENT. ALL SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
- (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
- (10) ALL BRICKWORK TO BE CARRIED OUT TO BS5328P13: 1985.
- (15) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1282:1975.
- (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 PART P OF THE BUILDING REGULATIONS CERTIFICATE TO BE PROVIDED ON 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 TYPE, THE EXISTING FLOOR SHOULD BE EXCAVATED FROM EXISTING FINISH WITH A 100mm DEEP EARTHWARE PESS LARD IN HARDCORE TO NEW EXTERNAL VENTS, GIVING A 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 POLYSTYROAM PLUS FLOORBOARD 220' INSULATION/KINGSPAN/EXTRAHERM AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (1:2.4:20mm AGGREGATE) SLAB FINISH SURFACE OF WITH 65mm SAND/CEMENT SCREED OR 25mm ASPHALT.
 - EXISTING WOOD FLOOR VENTILATION: FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

- CLIENT**
- Mr. Akmal**
- DRAWING TITLE**
- Proposed Floor Plan**
- JOB No**
- DRAWING No**
- NA-B01**
- SCALE**
- 1:50@A2**
- DATE**
- Jan. 2026**
- REVISION**
-
- t: 0782 895 3405**
- e: nadesignandbuilds@gmail.com**

CDM Designers Residual Risk Assessment

A type 3 intrusive asbestos survey must be undertaken prior to commencement of building works and any materials identified as containing asbestos to be removed / protected in accordance with HSEU directives.

All demolition works to be undertaken by CITB trained demolition operatives.

No service investigations have been undertaken. The contractor must undertake 'trial before you dig' investigations before works commence on site and lase with United Utilities regarding the location of the electrical incomer and invert depth of same.

The contractor must install all necessary temporary supports etc. necessary to introduce new steel beams etc as designed by structural engineer to support the first floor following removal of load bearing walls. All works to electrical works to be undertaken by NICEIC qualified contractors. All works to gas services to be undertaken by Gas Safe registered contractors.

Boundaries /Party wall etc.

The Client shall confirm the exact position of legal boundaries. any boundaries shown on these plans are notional as advised by client and must be accurately established before any construction work commences. The client shall obtain all necessary consents from adjoining owners should access be required to their property.

Party Wall etc Act 1998 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.

CDM Regulations

The client has been advised of his duties to appoint a principal designer and principal contractor for works to commercial properties and notify the HSE using F10 form. It should the construction programme extend beyond 30 days in duration with more than 20 operatives on site at any one time, the client must appoint a principal designer and principal contractor. For domestic clients (those person engaging services to be undertaken on their own home) the duties under CDM regulations are to be undertaken by principal contractor (or in the case where more than one contractor, the client must appoint one contractor to take the role of Principal Contractor who will have a responsibility to coordinate all H&S matters across all contractors involved in the project)

The client has No appointed N/A Design as the Principal Designer to undertake duties required under this role as required under CDM Regulations 2013. The client is aware of their legal duty to appoint competent person to undertake this role in good time before the construction work commences on site to ensure that the project has been effectively planned, managed, monitored and coordinated with respect to health and safety matters.

The client must ensure that all the pre construction information obtained and provided in good time to the Contractor / Principal Contractors before construction activities commence and Principal Contractor Must prepare a suitable Construction Phase Plan on all project before work commence on site.

No services investigation has been carried out. Contractor must undertake 'trial before you dig', tel 0800 0855 865. Investigation before commencing on site. The client must undertake all necessary enquiries with sewerage and utilities companies to establish exact route of any public sewer/ water mains etc and obtain all necessary agreements/ diversions before commencing any work.

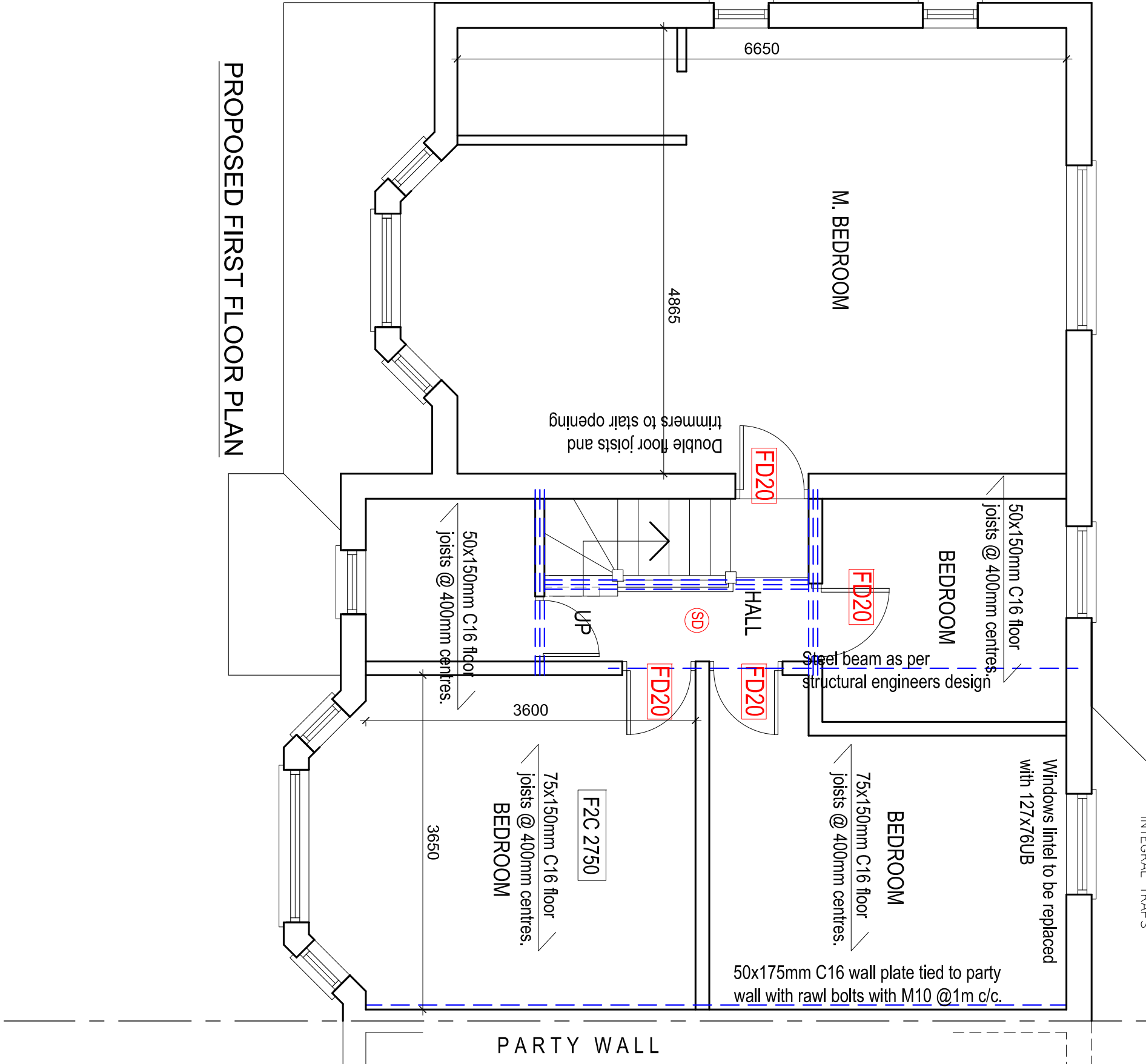
All works at height to be undertaken from appropriate working platforms.

The Contractor shall check and verify all building and site dominions, levels and sewer invert connection points before work commences.

The contractor shall comply with all workmanship clauses in BS8000 series and in full compliance with BS5328:1981 AND BS1282:1985.

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Install Mechanical Ventilation in toilet to extend minimum 15 mbsc with a 15min overrun, and all necessary ducting to outside wall.



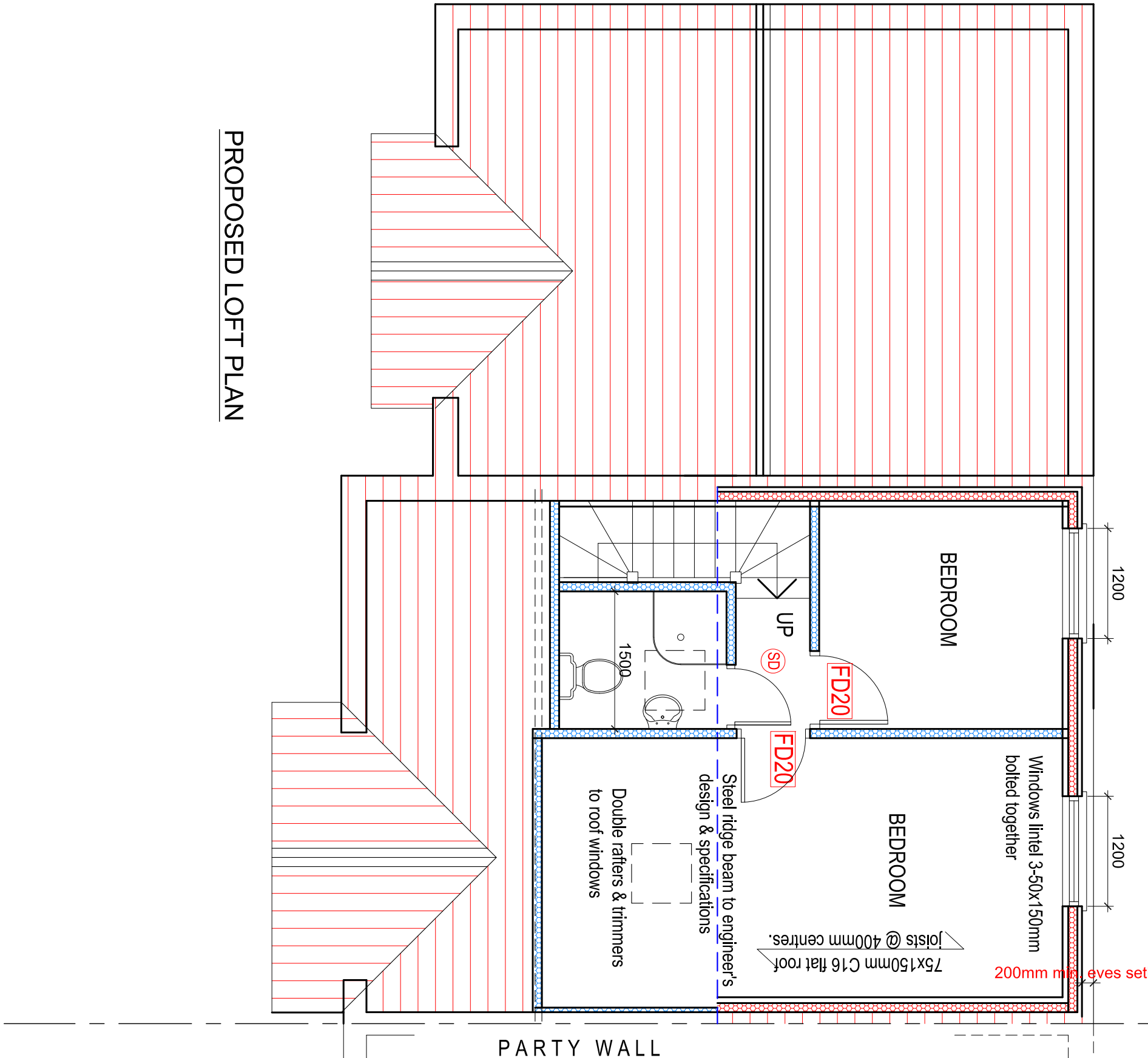
OIL AND VENT PIPE

ALL NEW SV/P'S TO BE 100mm DIA. UPVC (BLACK OR BROWN PREFERRED TO GREY IN ALL CASES) AND SHOULD BE TAKEN 900mm ABOVE THE HEAD OF ANY WINDOW WITHIN 3000mm AND FINISHED WITH SUITABLE GAGE. NO WASTE PIPE CONNECTIONS ARE TO BE MADE WITHIN 200mm OF WC BRANCH TO MAIN STACK. SOIL STACK TO CONNECT TO SLOW RADIUS REST BEND AT BASE AND PROVIDE RODDING EYE 150mm ABOVE G.L. IN ALL CASES.

SANITARY PIPEWORK

TRAPS – ALL POINTS OF DISCHARGE INTO SYSTEM SHOULD BE FITTED WITH A WATER SEAL TO PREVENT FOLL AIR FROM THE SYSTEM ENTERING THE BUILDING. UNDER WORKING AND TEST CONDITIONS TRAPS SHOULD RETAIN A MIN SEAL OF 25mm. WASHBASINS, SINKS, BATHS AND SHOWERS TO HAVE A 40mm DIA. TRAP WITH 75mm DEEP SEAL

100mm SV/P TO VENTILATE TO EXTERNAL AIR AND FINISHED AT LEAST 900mm ABOVE ANY OPENING INTO THE BUILDING NEARER THAN 3000mm. PIPE CAPPED WITH GAGE OR PERFORATED COVER. ALL PIPES TO BE 50mm DIA. EXCEPT W.C'S WHICH ARE TO BE 100mm. THE PIPES FITTINGS AND JOINTS ARE TO BE CAPABLE OF WITHSTANDING AN AIR AND SMOKE TEST OF AT LEAST 38mm WATER GAUGE FOR AT LEAST 3 MINUTES. SMOKE TEST IS NOT RECOMMENDED FOR UPVC. RODDING POINTS SHOULD BE PROVIDED TO GIVE ACCESS TO LENGTHS OF DISCHARGE PIPES WHICH CANNOT BE REACHED BY REMOVING TRAPS OR APPLIANCES WITH INTEGRAL TRAPS



PROPOSED LOFT PLAN

PROPOSED FIRST FLOOR PLAN