

Proposed Ground Floor Plan Scale 1:50@ A1

CLIENT Lee Sixsmith

Drawing Title

Proposed Ground Floor Plan

Drg. No.					Rev.	Date			Drawn by		
NA 21 / 063 / 02					4	June 2022			Robbie North		
Rev.	Rev. Description				Date				Drawn by		
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Note:-1. The Contrador is to be responsible for veryflying all dimensions and levels on site before

1. The Contrador is to be responsible for veryfiying all dimensions and levels on site before commending work.
2. All figured dimensions are to be taken in preference to any scaled dimensions.
3. Any discrepancies are to be reported to Ben Vernon Designs before proceeding with the work.
4. All works are to comply fully with current Building Regulations, Codes of Practice, British Standards and the principals of protection and prevention in line with the requirements of the CDM Regulations.
5. All specialist details are to be checked and approved by Building Control, prior to commencement of such work.
The Construction (Design and Management) Regulations 1994:
1. In compliance with the CDM Regulations, the Designer has a statutory responsibility to inform the Clent of their necessary obligations.
2. It is the clent's statutory responsibility to appoint a Planning Supervisor and a Principal Contractor for the project when the regulations apply.
3. The clent's hould contact Ben Vernon Designs to ascertain whether the regulations are applicable for this project.

applicable for this project.

4. The CDM Regulations are a statutory requirement, and failure to comply with the regulations is

The Party Wall etc. Act 1996.

1. If you intend to carry out building work which involves one of the following categories:

\* work on an existing wall or structure shared with another property,

\* building a free standing wall or a wall of a building, up to or ashide the boundary with a

outlang a rise soat and year of a wat of a coulding, up to or astroct in economically with a neighbouring property, \* excavating near a neighbouring building. It is essential you seek professional advice at an early stage of the project, to identify whether the work falls within the scope of the Act. If the Act applies it is the law that you must notify all affected accidence.

neighbours.

2. If you start works without having first given notice in the proper way, adjoining owners may seek to stop your work through a court injunction or seek other legal redress.

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Tel: 07894061505

