

Proposed First Floor plan Scale 1:50@ A1 Note:1. The Contractor is to be responsible for veryfiying all dimensions and levels on site before commencing work.
2. All gured 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 Bulking 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 deals are to be checked and approved by Building Control, prior to commenoment 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 den'ts statutory responsibility to appoint a Planning Supervisor and a Principal Contractor for the project when the regulations apply.
3. The den'ts shut to create the regulations apply.
3. The den'ts shut to create the moment of sale work and the regulations are applicable for this project.
4. The CDM Regulations are a statutory requirement, and failure to comply with the regulations is a criminal offence.
The Party Wall etc. Act 1996:1. Fyou inter the carry out building work which involves one of the following calegories:<sup>\*</sup> work on an existing wall or structure shared with another property, \*
<sup>\*</sup> building affects and any store are an early stage of the project, to identify whether the work fails within the scope of the Act. If the Act applies it is the law that you must notify all affected work there with the scope of the Act. If the Act applies it is the law that you must notify all affected work the moment.

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.

Copyright-The copyright of this drawing remains with Ben Vernon Designs. No reproduction of information (in part or in whole) without prior permission from Ben Vernon Designs is permitted.

CLIENT Steven Wells Drawing Title DESIGN PROPOSAL Drg. No. Rev. Date Drawn by C October 2023 NA 21 / 056 / 02 Robbie North Rev. Description Date Drawn by 

 1:50
 >
 1
 2
 3
 4
 5

 1:100
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

 1:200
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

 1:200
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

 1:200
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

 1:200
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10

 1:1250
 10
 20
 30
 40
 50
 60
 70
 80
 90
 100

 Initial Design Proposal
 Luccombe
 <thLuccombe</th>
 Luccombe
 <thLuccomb ISLE OF WIGHT Tel: 07894061505 ARCHITECTURAL