



FIRST FLOOR PLANS



Note: -
 1. The Contractor is to be responsible for verifying all dimensions and levels on site before commencing work.
 2. All figured dimensions are to be taken in preference to any scaled dimensions.
 3. Any discrepancies are to be reported 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 Client of their necessary obligations.
 2. It is the client's statutory responsibility to appoint a Planning Supervisor and a Principal Contractor for the project when the regulations apply.
 3. The client should contact the Architect to ascertain whether 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. 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 astride the boundary 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 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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Revisions		
Rev.	Description	Init. Date

Client
 DART AND RICH

Job Title
 PROPOSED REDEVELOPMENT OF
 31, 31a and 31b, MARSH ROAD,
 GURNARD,
 ISLE OF WIGHT
 PO31 8JQ

Drawing Title
 PLANNING DRAWINGS REVISED
 FIRST FLOOR PLANS

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 8, ADELAIDE PLACE,
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Scale 1/100

Date OCT 2023 Drawn by VW

Dr. No. 534/VW/23/2	Rev.
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