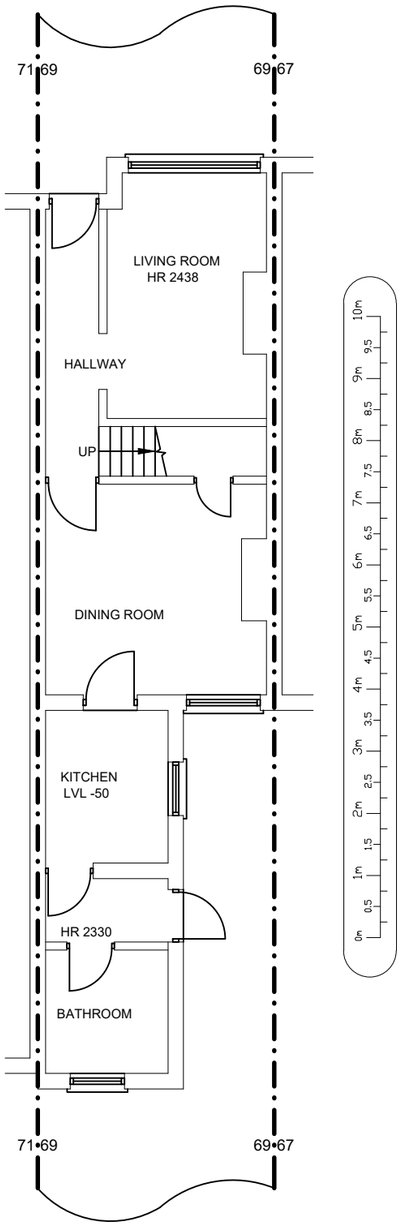
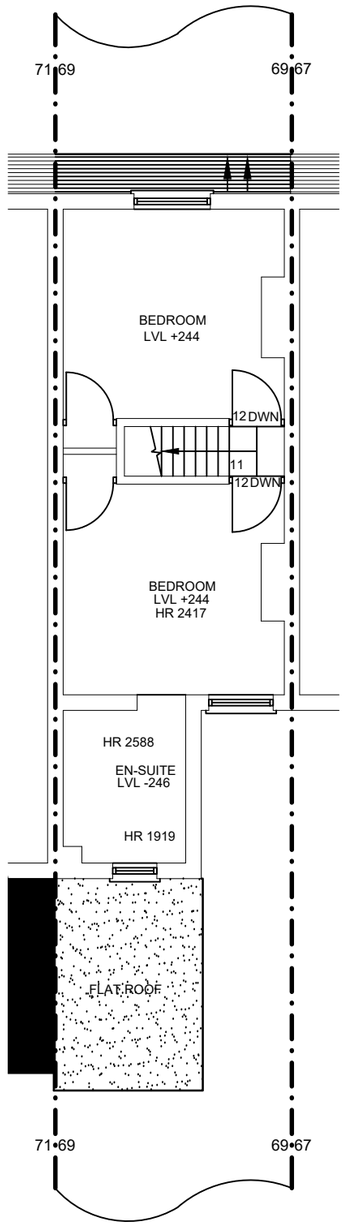
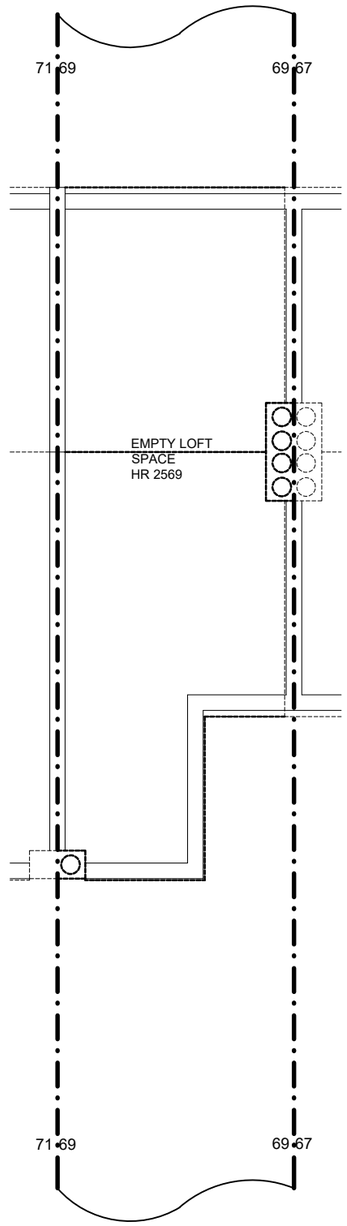


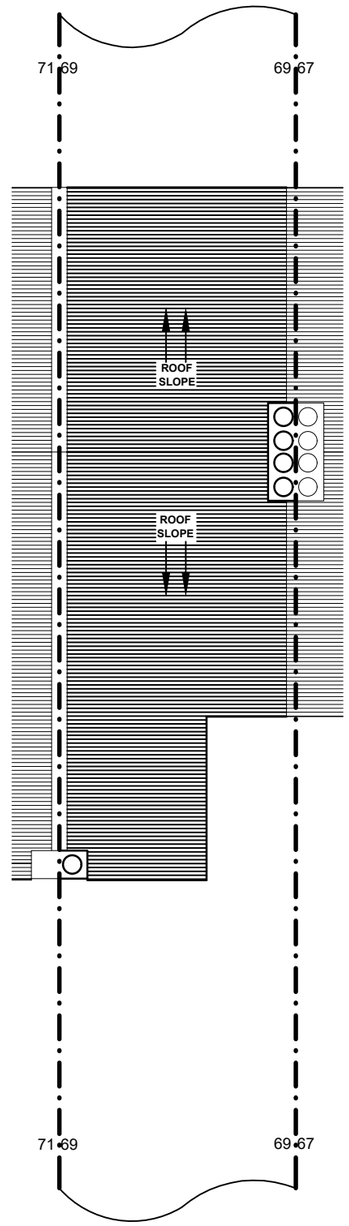
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT FLOOR PLAN



EXISTING ROOF PLAN

GENERAL NOTES.

1. All dimensions are in mms. uno.
2. The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
3. The materials for new construction shall be generally similar to the existing so that the new work shall blend into the existing, unless noted otherwise.
4. The detailed specifications where given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed..
5. Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a seperate Structural Design Report.
6. Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
7. The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
8. These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
9. For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
10. The Design may be limited to basic structural and layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and or contractor shall be responsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2015(CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken

THESE DRAWINGS ARE BUILDING REGULATION COMPLIANCE DRAWINGS AND **NOT** CONSTRUCTION DRAWINGS. INTERNAL LAYOUTS AS SHOWN IN CONCEPTUAL . EXACT DETAILS LIKE SETTING OUT OF INTERNAL LAYOUT, DETAILS/DESIGNS OF ROOF WINDOWS, LOFT STAIRS, BATHROOM & KITCHEN/ UTILITY ROOM LAYOUTS ETC TO BE CONFIRMED ON SITE WITH CLIENTS PRIOR TO ORDERING AND OR INSTALLING.

ALL DIMENSIONS/ SETTING OUT TO BE CONFIRMED ON SITE. EXACT BOUNDARY POSITIONS TO BE CONFIRMED ON SITE.

ANY DEVIATION FROM THE DRAWINGS TO BE AGREE WITH CLIENTS DIRECTLY AND APPROVED BY BUILDING CONTROL INSPECTOR. STRUCTURAL ALTERATIONS IF REQUIRED, TO BE REFEREED BACK TO ENGINEER PRIOR TO IMPLEMENTATION.

ALL WORK WILL COMPLY WITH THE THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS,EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.

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

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Tel: 07886759400 ; EM: ikreated@gmail.com

CLIENT :
MR. SHAAN PATEL
69 CARDIFF ROAD
WATFORD
WD18 0DS

PROJECT/TITLE
LOFT CONVERSION WITH REAR DORMER, 2 NO. FRONT ROOF LIGHTS AND OTHER ASSOCIATED INTERNAL ALTERATIONS

REV	DATES	COMMENTS

SCALE: 1:100@A3
DRG NO : 69CARDIFFROAD- 001