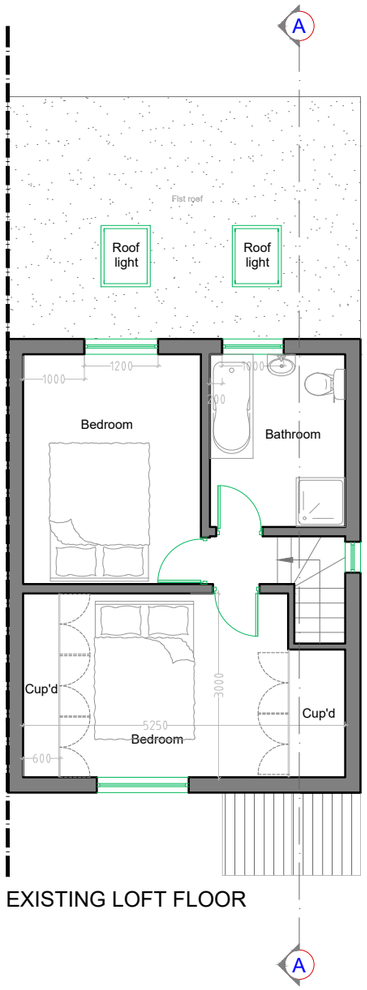
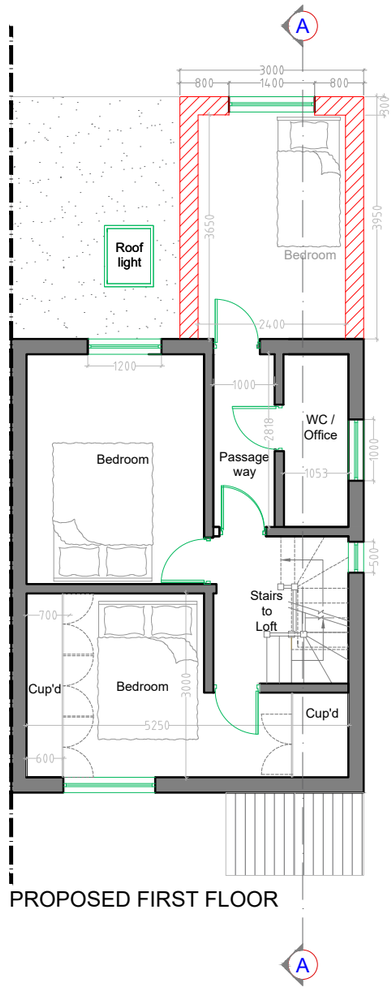


EXISTING LOFT FLOOR



PROPOSED FIRST FLOOR

N

M N Architectural Studio

arb Architects Registration Board

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Stanmore
Middlesex
HA7 1NP

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GENERAL NOTES.
1. All dimensions are in mms. uno.
2. The contractor shall check all dimensions on site prior to any construction and report any discrepancy to the client.
3. The materials for new construction shall be generally similar to the PROPOSED so that the new work shall blend into the PROPOSED, 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 items may need modifications to suit site conditions. Not with standing 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. PROPOSED & 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. No works shall commence until all approvals and agreements have been obtained. These include Planning, Building Regulations, Thames Water and Party Wall.
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, PROPOSED 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 2007 (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
11. © The Copyright of this drawing belongs to M N Architectural Studio

CLIENT:

Sahan Rajapaksa Pathiranalage

Project:
Partial First Floor Rear Extension

Address:
24 Browngraves Road
Hayes
UB3 5BN

TITLE:

EXISTING FIRST FLOOR
PROPOSED FIRST FLOOR

REVISION

Date	Initials	Description
A - 30/01/2023	AA	1st Draft
B -		
C -		

PROJECT NUMBER:
211018

REV: A

SCALE:
1:100 @ A3

DRAWING No:
A-02

DATE:01/02/2023

0 1 2 3 4 5m