

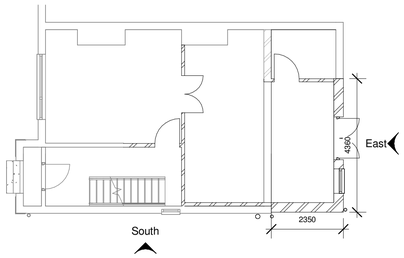
Existing Level 00

1 : 100



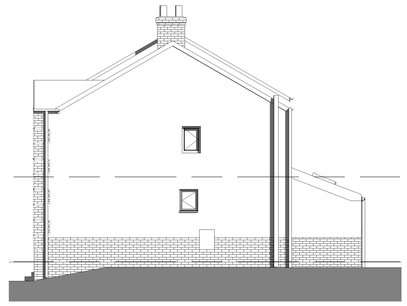
Existing South Elevation

1 : 100



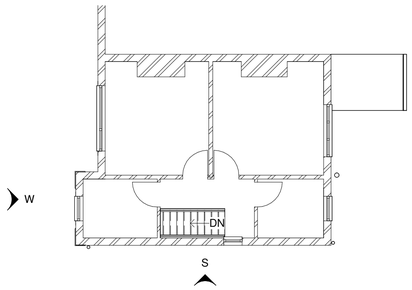
Proposed Level 00

1 : 100



Proposed South Elevation

1 : 100



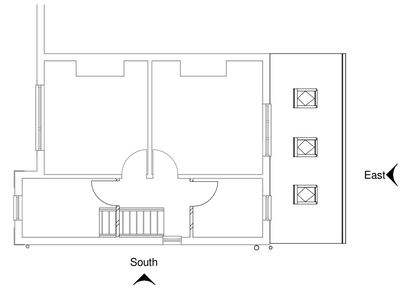
Existing Level 01

1 : 100



Existing West Elevation

1 : 100



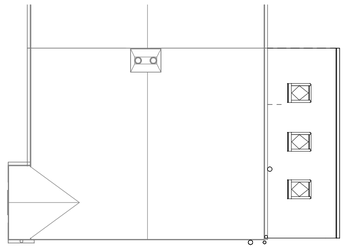
Proposed Level 01

1 : 100



Proposed West Elevation

1 : 100



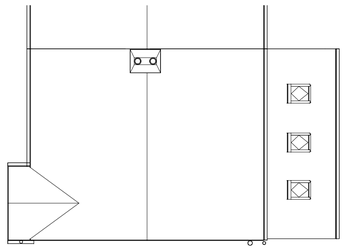
Existing Roof

1 : 100



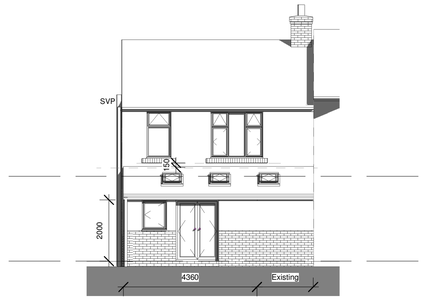
Existing East Elevation

1 : 100



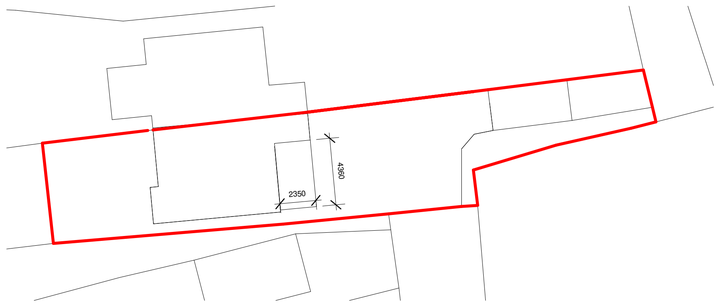
Proposed Roof

1 : 100



Proposed East Elevation

1 : 100



Block Plan

1 : 200

GENERAL NOTES

Copyright of this drawing is vested in Lang Architects and must not be copied without consent.
Any deviation from this design must be reported to the designer, and agreed with the client, before being carried out on site.

The drawings and specifications are prepared for Building Regulation submission only. Plans are not full working drawings, do not include site supervision and assume the works will be carried out by experienced competent contractors.

This drawing does not indicate structural design - a Structural Engineer should be appointed to undertake detailed structural design and calculations.

All dimensions are in millimeters unless noted otherwise. All dimensions are to be checked before work commences or orders placed for materials.

All contractors must visit the site and be responsible for checking and clarifying all levels, drainage positions, dimensions, and construction specification prior to commencement on site.

All works to be carried out in accordance with building regulations and to the approval of the building control officer.

CDM

All works to be carried out in accordance with safe working practices and in accordance with CDM 2015 regulations.
The Principal Contractor must produce a Construction Phase Plan for the project as required by the CDM Regulations 2015 and notify the Health and Safety Executive with an F10 notification form where the construction work on the site is scheduled to:-

- Last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project
- Exceed 500 person days

The Principal Contractor must update/complete the Health and Safety plan and pass to the client upon completion of the project.

PARTY WALLS

It is the responsibility of the client to serve notice at least 2 months before the planned starting date for works to all party walls and excavations near neighbouring buildings on the adjoining/adjacent neighbours in relation to works covered by The Party Wall Act 1996. It is the responsibility of the client to obtain a written agreement to ensure any access to neighbouring land in relation to the works can be obtained.

ELECTRICAL SAFETY

Electrical installation to be carried out by a professional contractor and must be designed, installed and commissioned by an electrician belonging to a competent persons scheme. Client to confirm all electrical fixtures and fittings location on site

FIRE SAFETY

Mains operated linked smoke alarm and detection system with battery back up to meet BS EN14604 to be maintained in the kitchen, hallway and landing.

All new structural elements are to be installed in accordance with the structural engineers design and calculations. Structural Beams to have 30mins fire protection to meet approved document B1.
(Either 2 layers of 12.5mm plasterboard or 1 layer fireboard).

DRAINAGE

All drainage positions and directions are approximate and must be verified and confirmed with the Building Inspector/Sewerage Undertaker on site before commencement of any relative works. Rainwater and foul drainage to connect to existing mains sewer.

Sizes of drain falls and layout to be agreed on site. All rainwater goods to be fixed in compliance with manufacturers details.

Client to obtain approval from building control, for the diversion of drainage and for pipes to be protected during and after diversion (if required).

DRAFT

LANG ARCHITECTS

PROJECT

21 Villas road, Ambergate

TITLE

Existing and Proposed Plans - Planning

CLIENT

Hannah Cooke

DRAWN BY	CHECKED BY	DATE
CL	CL	15/0825

SCALE (@ A1)	PROJECT NUMBER
As indicated	174

DRAWING NUMBER	REV
LA-20-0001	

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