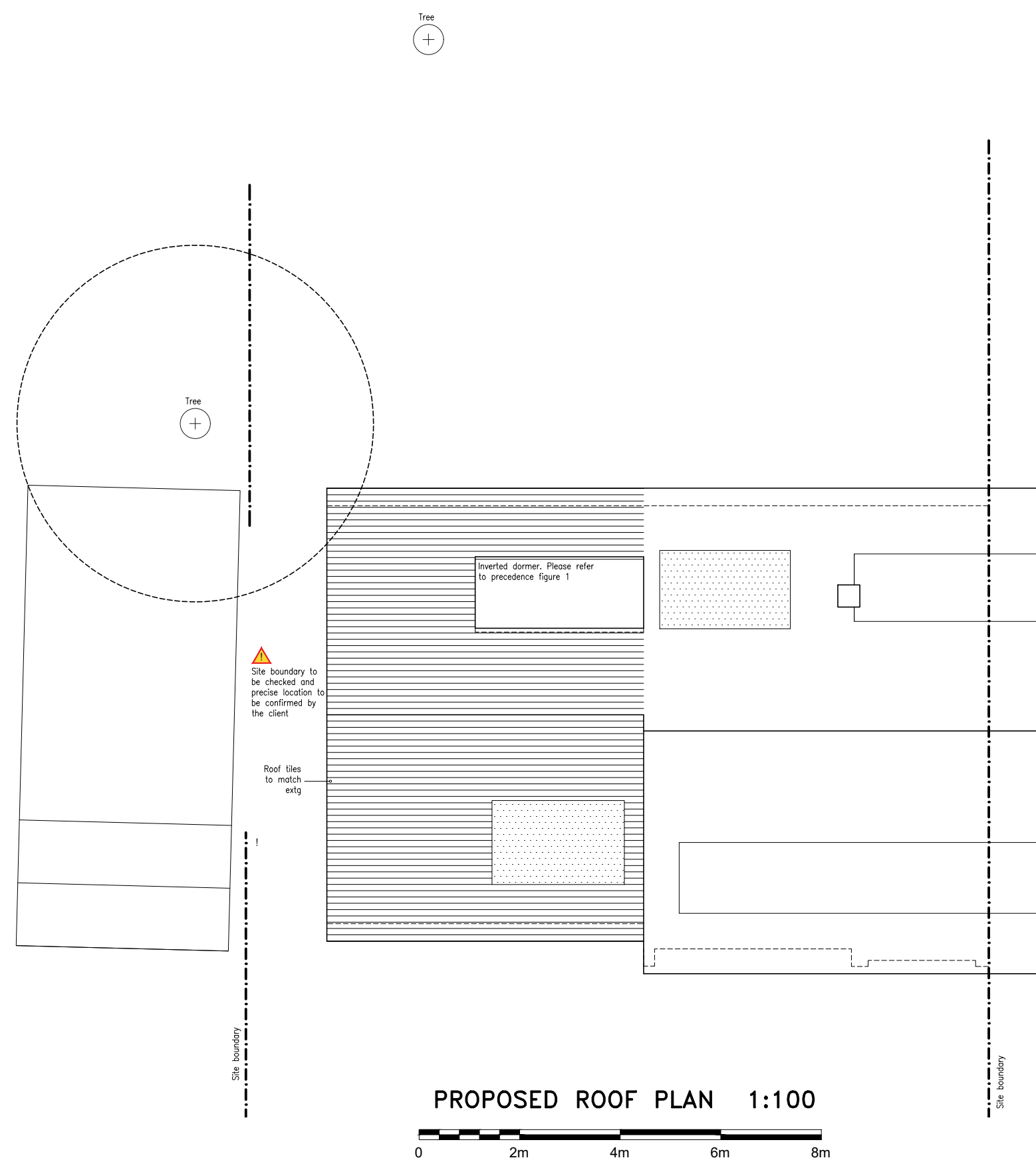
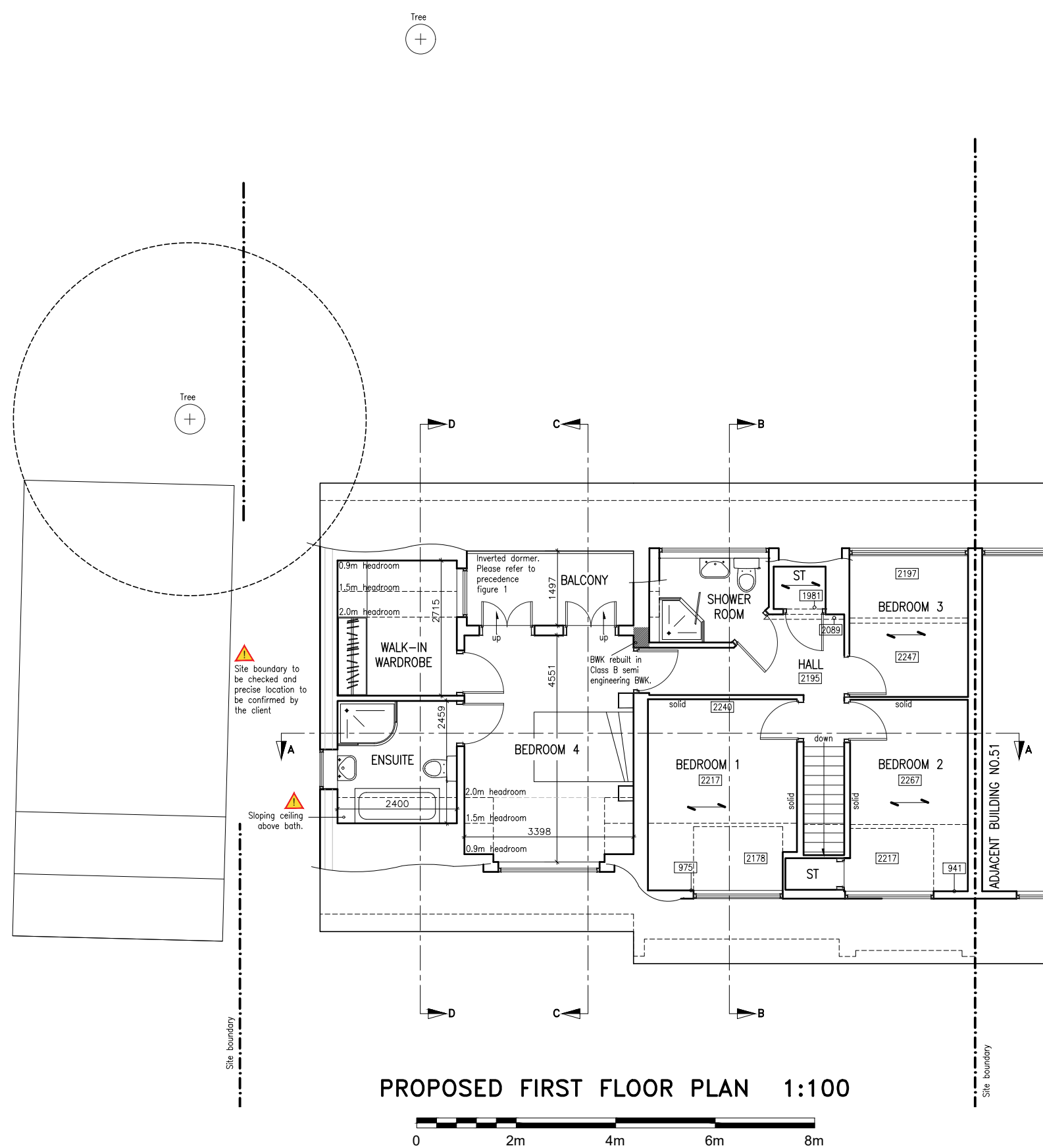
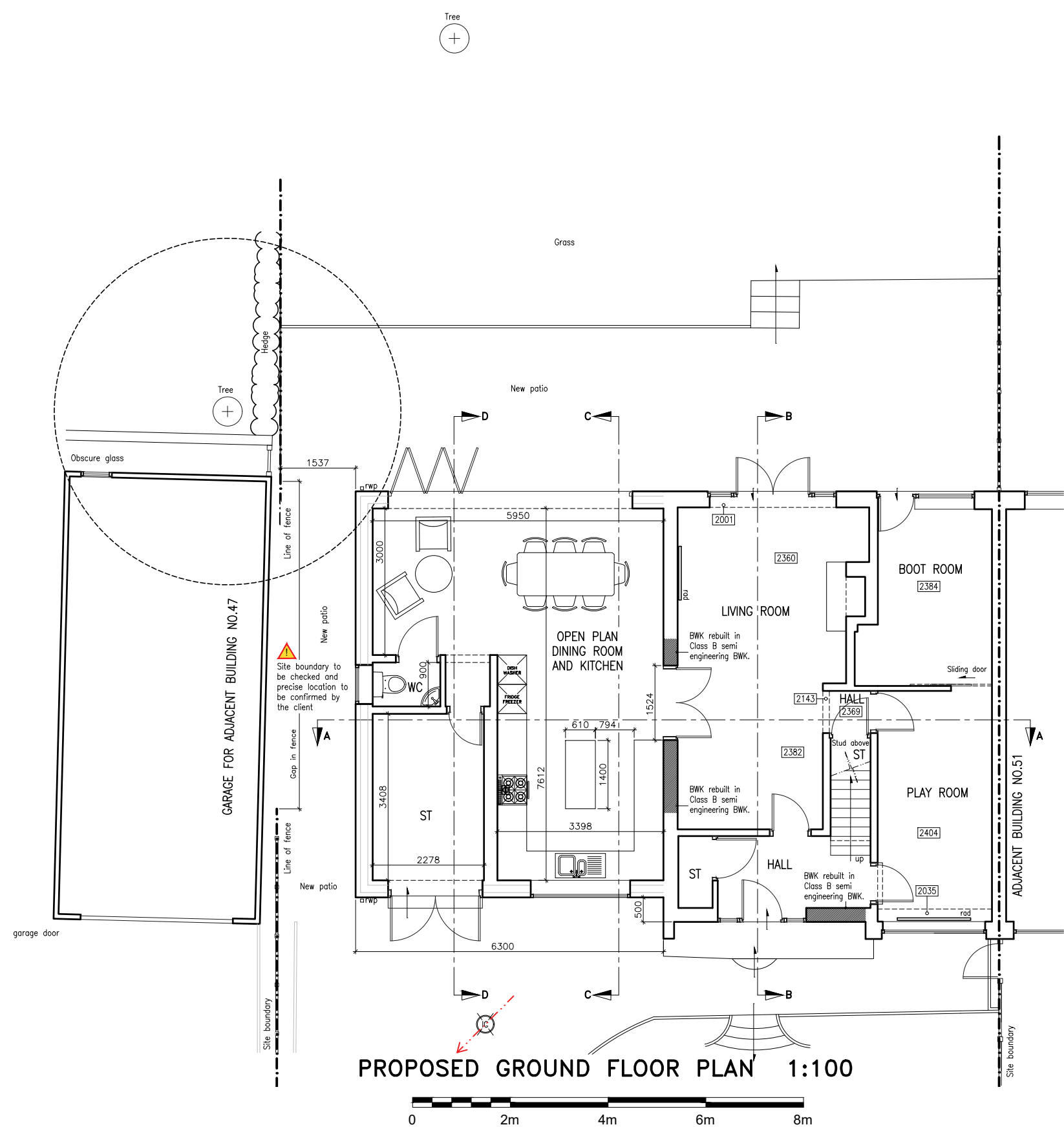
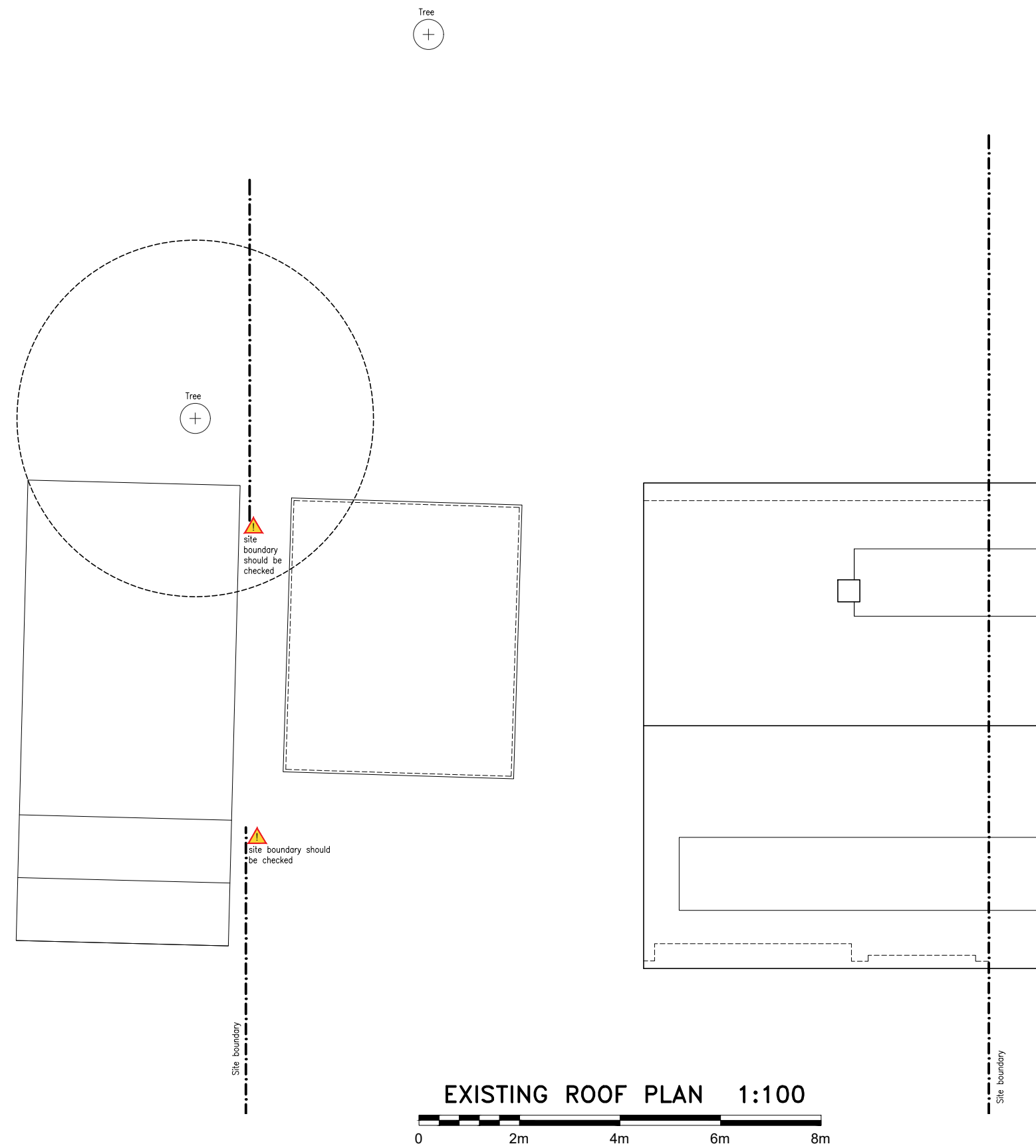
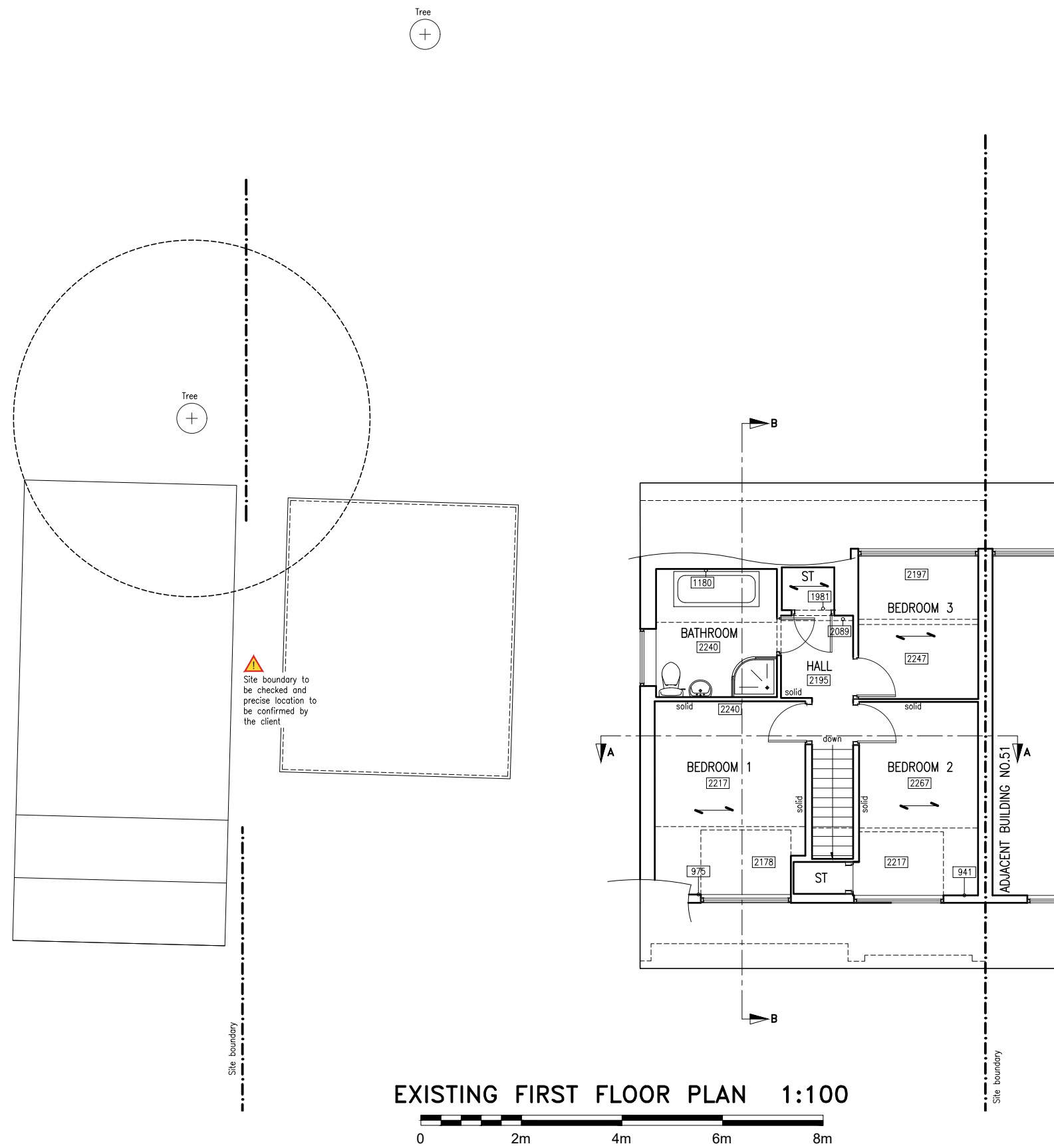
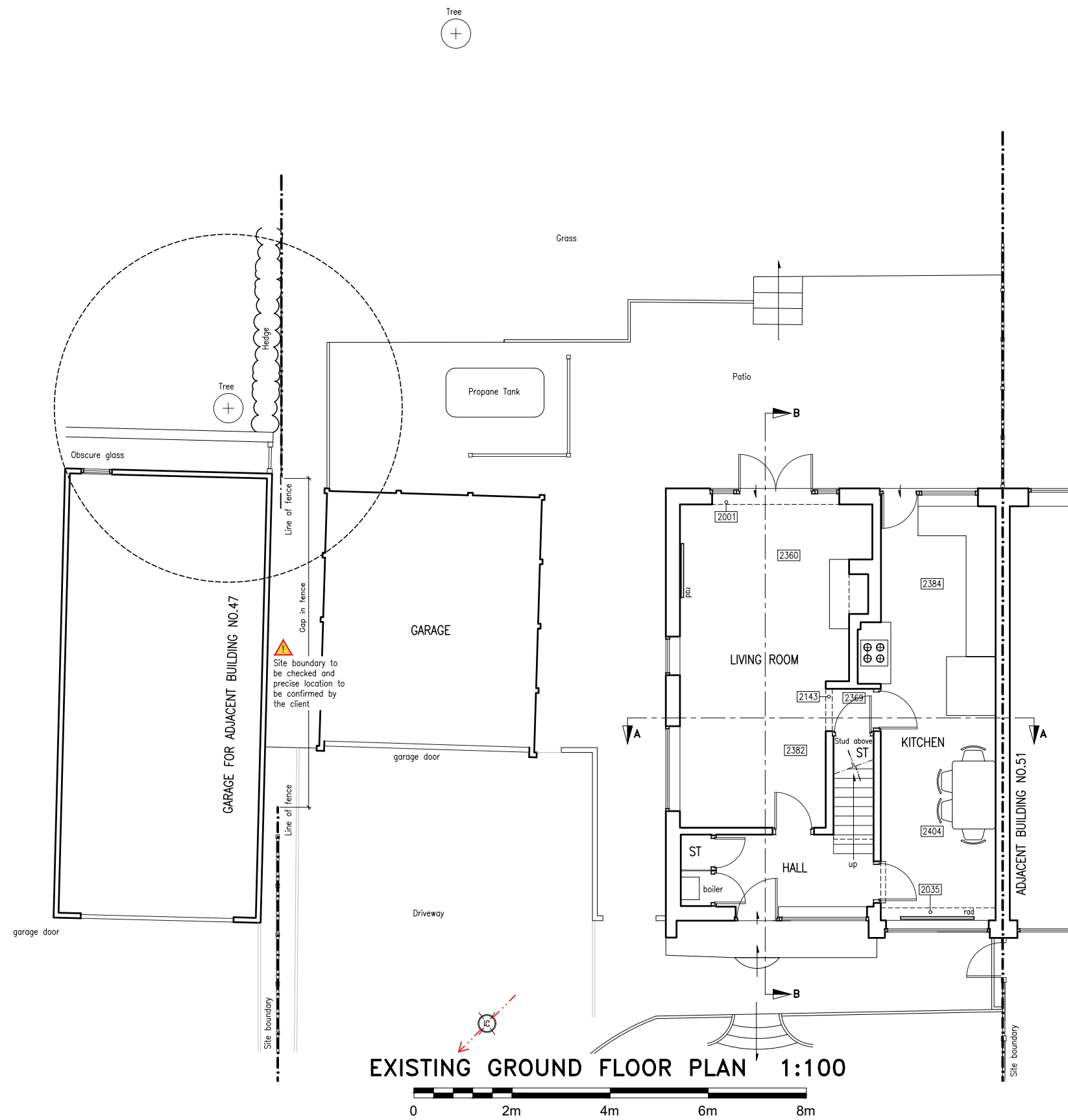
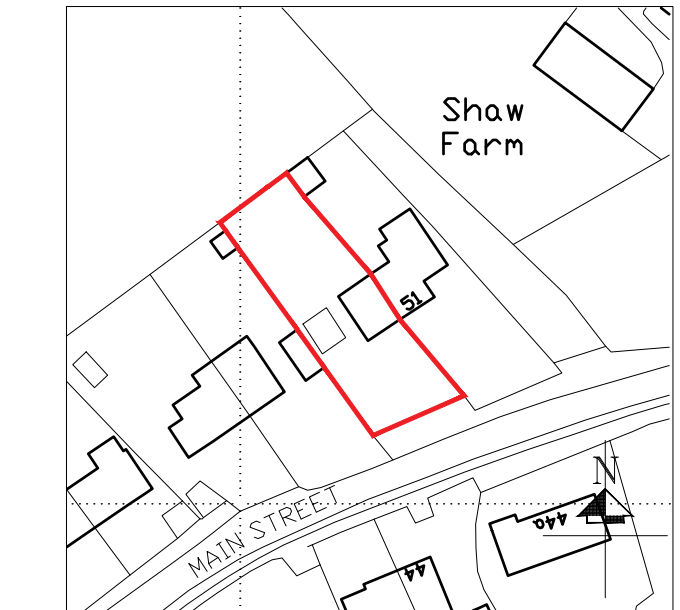
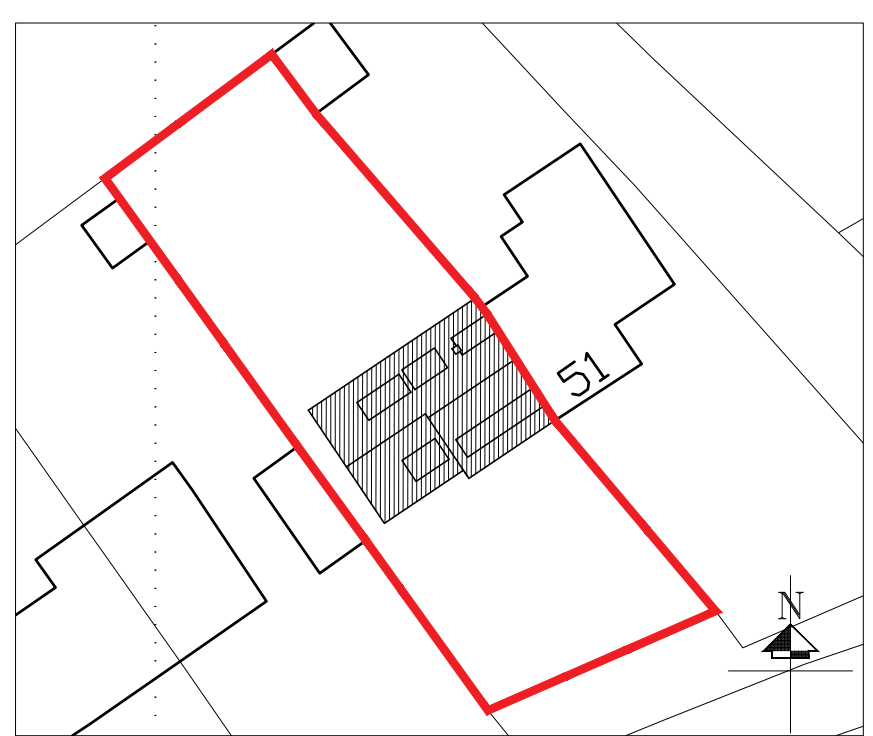
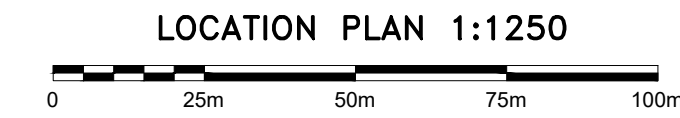




PRECEDENCE FIGURE 1 – INVERTED DORMER (PROPOSAL TO BE SIMILAR DESIGN)



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GENERAL NOTES:

1. All dimensions must be checked on site and any discrepancies verified with the architect. All steelwork and joints are not to be ordered from architects drawings. Contractor is to check and confirm all dimensions prior to order.
2. This drawing is the sole copyright of Brophy Riaz & Partners Chartered Architects and no part may be reproduced without the written consent of the above.
3. Client to commence with construction work only upon receipt of full and unconditional building regulations approval.
4. Under the 2015 CDM regulation The Client will appoint a principal Designer.
5. The Party Wall Etc. Act. An information leaflet on the Party Wall etc. Act is available if requested, if applicable, you are responsible for notifying your neighbours of the intended building work. On most domestic projects to a terraced or semi-detached house, (and often detached houses too) you'll find that you trigger an element of the Party Wall etc Act 1996. We recommend that you consult with an experienced party wall surveyor well ahead of works commencing on site to review this, if in doubt ask.
6. Windows to adjacent buildings positions estimated & have not been surveyed.
7. Heating & Hot water system to be designed by specialist subcontractor to cater for proposed new volume & following water pressure test. New heating & Hot water system to cater for simultaneous use.

CDM:

SITE PREP. ENABLING WORKS:

1. PRIOR TO COMMENCING WORK, CONTRACTOR TO PRODUCE RISK ASSESSMENT & METHOD STATEMENT FOR ALL OPERATIONS.
2. MAIN CONTRACTOR TO ENSURE COMPLIANCE WITH CDM 2015 REGULATIONS & ADOPT THE ROLE OF PRINCIPLE DESIGNER UNDER THE LEGISLATION.
3. PRIOR TO COMMENCING WORK, OPEN UP AND EXAMINE EXISTING FOUNDATIONS AS ENABLING WORK TO ASSESS SUITABILITY OF VARIED LOADS BY PROPOSED NEW PILLARS, FOR BUILDING CONTROL & STRUCTURAL ENGINEER ASSESSMENT, REQUIRED UNDER SEPARATE APPOINTMENT.

THIS WILL BE TO DETERMINE THE SUITABILITY OF REUSING THE EXISTING FOUNDATION OR TO AGREE DETAILS OF HOW THE EXISTING FOUNDATION ARE TO BE UPGRADED.

DETAILS TO BE SUPPLIED BY STRUCTURAL ENGINEER & SUBMITTED TO BUILDING CONTROL FOR APPROVAL PRIOR TO COMMENCING WITH THE MAIN CONTRACT WORKS, IF DETERMINED NECESSARY BY BUILDING CONTROL.

4. EXISTING LOAD-BEARING WALLS TO BE REMOVED. ALLOW FOR PROPPING AS NECESSARY.
5. NEW REINFORCED RAFT SLAB FOUNDATION TO NEW EXTENSION. ALL TO STRUCTURAL ENGINEER DETAILS.
6. ALL SERVICES TO BE CONSIDERED LIVE UNLESS CONFIRMED OTHERWISE.
7. ALL EXISTING BEAMS WHICH ARE TO BE RETAINED –WILL NEED PROPPING UNTIL WORKS COMPLETE.
8. CONTRACTOR TO UNDERTAKE TRIAL PIT INVESTIGATION OF EXISTING ING & TO INFORM ENGINEER OF ANY PROJECTION.
9. EXCAVATION OF GARDEN REQUIRED DURING CONSTRUCTION. GARDEN SHOULD BE CORDONED OFF MIN 2m FROM NEW WALL TO AVOID ACCESS CLOSE TO EXCAVATION.
10. STORAGE OF BUILDING MATERIAL, NEEDS TO BE CONSIDERED TO ENABLE ITEMS SUCH AS BRICKS/BLOCKS ARE STORED CORRECTLY, ON LEVEL GROUND AVOIDING UNSTABLE PILES.
11. EXISTING BUILDING TO BE CHECKED FOR STRUCTURAL INTEGRITY OF ELEMENTS SUCH AS MISSING FLOORBOARDS/UNSAFE BALUSTRADES/RAILINGS, MISSING OR LOOSE TILES (RISK OF FALLING MATERIAL)
12. ERECTION OF SCAFFOLDING TO BE UNDERTAKEN BY A SUITABLY QUALIFIED PERSON.
13. ACCESS TO THE WORKS TO BE ACCESSED & CAREFULLY PLANNED GIVING CONSIDERATION TO THE CLIENT NEEDS.
14. NO LOADS IS TO BE IMPOSED ON NEW OR EXTG DRAINS FROM PROPOSED EXTENSION.
15. HIT & MISS FOUNDATION TO BE UTILISED TO PROTECT ADJACENT BUILDING FROM MOVEMENT OR COLLAPSE. CONTRACTOR TO CARRY OUT A RISK ASSESSMENT & METHOD STATEMENT, BEFORE CARRYING OUT ANY WORK, TO ENSURE ADJACENT PROPERTY IS PROTECTED AT ALL TIMES.

Dimension added	D	07.07.25
Design amended	C	04.07.25
Internal door position changed on GF living room	B	18.06.25
Minor amendments	A	17.06.25
Revision:	Issue:	Date:

Drawn By: HA	Scale: AS SHOWN	Date: JUNE 2025
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drawing:
**PROPOSED
LAYOUTS**

Job No: 3969	Drq. No: 01	Issue: D
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