

All dimensions to be checked on site. Please do not scale off this drawing. This drawing is the copyright of Studio 31 and is not to be reproduced without their permission.

**Note** These notes do not compromise a full specification. They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulations compliance

All work must be carried out in accordance to current building regulations, codes of practice and planning officers requirements

All materials must comply with British Standards in situation used

Contractor to verify all dimensions on site before commencement or adjust as necessary. Any errors omission or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.

Rev Notes Date  
Rev A 13-05-23

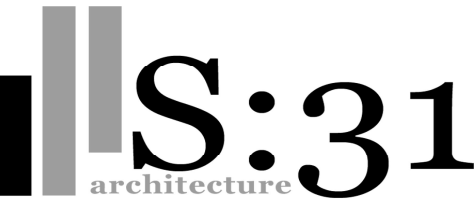
**Note** All work carried out any deviations from the plans supplied should comply with current building Regulations Safety Standard, British standards and relevant codes of practice  
With regard to continue liabilities this commission is undertaken on the understanding that all work will be inspected if so required by statutory bodies and that all works will be carried out in a diligent and workman like manner.  
The main contractor and or client (as applicable) will remain in control of the works during the progression and will be responsible for any subsequent action, statutory or otherwise

**The owner to serve notice under the Party Wall Act 1996 as necessary and to ensure al permission is granted prior to the execution of works on site**

**Note** Structural Engineer to confirm, calculate and provide all structural elements to the construction and ensure all elements in compliance with the current building regulations

**Note** Contractor to co-ordinate all elements of construction and must comply with all current Building Regulations. Contractor must also ensure approval is granted by Local Authorities

The design indicated must take in account the requirement of Construction Design and Management Regulations. The contractor should take all necessary actions to ensure safe working practices are employed on site. All works are to comply with BS: 8000:89 (workmanship on building sites Parts 1 - 15.



35 Upperton Road, Leicester. LE3 0BH  
email: office @ s31uk.com  
tel: 0116 4422 431 web: www.s31uk.com

Project Title  
**Erection Of Dwelling Served By Vehicular Access Onto Farmway**

Mr M Singh Leicester. LE3 2XJ  
10 Millfield Crescent,

Drawing Title  
**22073 C02 - Proposed GA Ground Floor Plan**

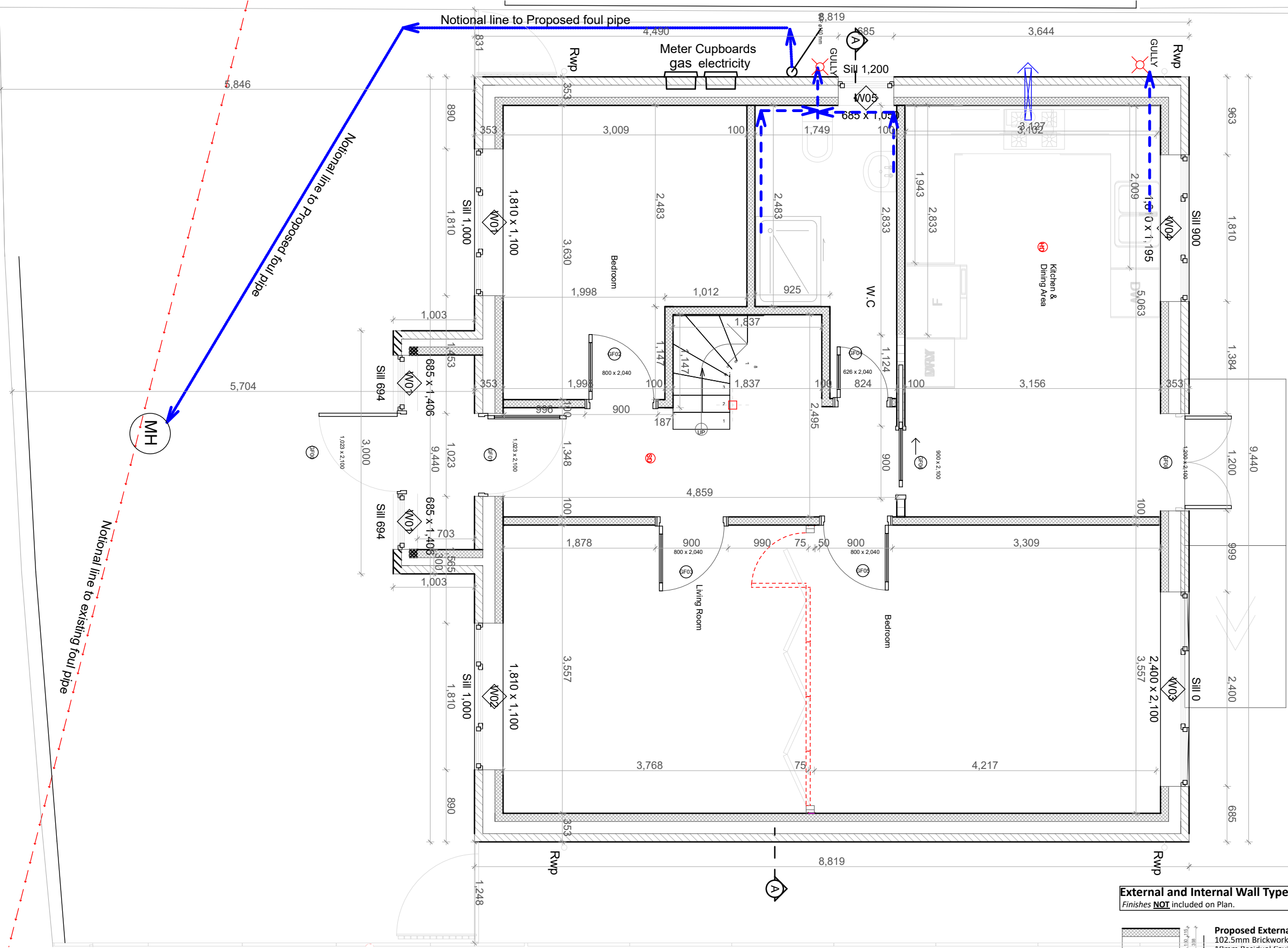
Drawn by CM  
Date 3-7-20

Scale - 1:50 @ A3

Revision- Status - Construction

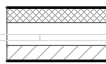
Rear Amenity Space = 71.66m<sup>2</sup>

Gross Amenity Space for existing dwelling =134.59m<sup>2</sup>



#### External and Internal Wall Types

Finishes **NOT** included on Plan.



**Proposed External Cavity Wall**  
102.5mm Brickwork  
10mm Residual Cavity  
90mm Kingspan Kooltherm K106 Cavity Board  
100mm Medium Blockwork  
1x 12.5mm Plasterboard dab on with skim finish



**Proposed Masonry Wall**  
100mm Medium Blockwork  
1x 12.5mm Plasterboard dab on with skim finish (either side)

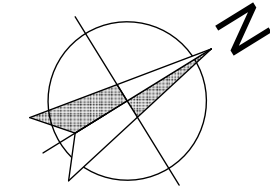


**Proposed Internal Wall**  
Assumed 100mm x 47mm Timber Stud @ 600 cts  
Install 50mm Isover APR 1200 fill cavity  
Install 1x 12.5mm plasterboard (either side) with skim finish



**Proposed Internal Wall**  
Assumed 75mm x 63mm Timber Stud @ 600 cts  
Install 50mm Isover APR 1200 fill cavity  
Install 1x 12.5mm plasterboard (either side) with skim finish

**Note**  
-All walls along 'heavy duty use' areas to have Thistle Dura finish plaster.  
-Patressing to areas for wall fixings.



## Proposed GA Ground Floor Plan

Scale 1:50