

PARTY WALL NOTICES:

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

NOTES:

DIMENSIONS:
ALL DIMENSIONS TO BE CHECKED ON SITE.
CONTRACTOR TO CHECK SITE THOROUGHLY BEFORE WORK STARTS & REPORT ANY DISCREPANCIES.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE TRACED OR COPIED IN ANY WAY OR FORM IN PART OR WHOLE BY ANY MEANS WHATSOEVER WITHOUT PRIOR WRITTEN CONSENT AND MAY ONLY BE USED BY THE PRESENT OWNER IN RELATION TO THE PROPERTY AS REFERRED TO ON THE DRAWING. THIS DRAWING MAY BE COPIED BY AN AUTHORISED OFFICER OF THE LOCAL AUTHORITY WITH THE SOLE PURPOSE TO ASSIST IN THE DETERMINATION OF A PLANNING OR BUILDING REGULATIONS APPLICATION AND MAY NOT BE USED FOR ANY OTHER PURPOSE UNLESS OTHERWISE AGREED IN WRITING.

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THE DRAWING DOES NO INDICATE THE EXTENT OF ANY EXCAVATION WORKS AND THE CONTRACTOR IS TO DETERMINE THIS PRIOR TO SUBMITTING A QUOTATION FOR THE WORKS OR COMMENCING ANY WORKS.

THE DRAWING DOES NOT INDICATE OR IMPLY THE STRUCTURAL CONDITION OF THE EXISTING PROPERTY.THE DRAWINGS HAVE BEEN PREPARED FOR ASSISTANCE IN THE PREPARATION OF DETAILS FOR PLANNING AND BUILDING REGULATIONS PURPOSES ONLY.

THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

LEGEND

- = SMOKE DETECTOR WITH SOUNDER
- = EMERGENCY LIGHTING TO BS5266: Part 1 1988
- = HEAT DETECTOR
- = 30 MINUTE FIRE RESISTING DOOR AND FRAME
- = SUNTUBE

ISSUE	DRAWN BY	DATE
A	M.S.	03/07/26



ADDRESS
14-16 Malpas Road
Newport
NP20 5PA

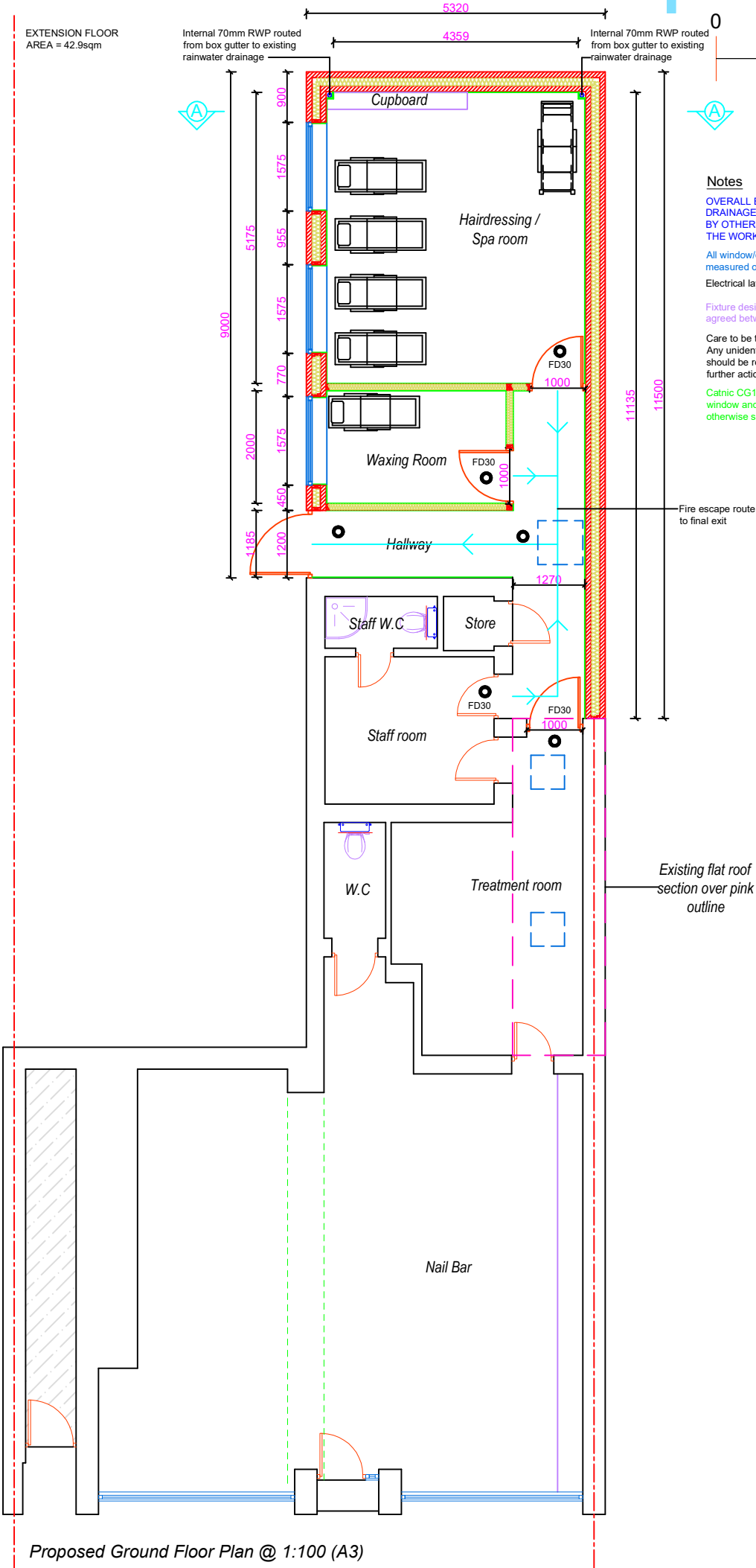
CONTENT
PROPOSED FLOOR & ROOF PLANS

CLIENT
Nghia Pham

PLAN NUMBER
14 - MR - 101BR

PLAN SCALE
1:100@A3

ORIGINAL DATE
30/03/26



Notes

OVERALL BUILDING SETTING OUT AND DRAINAGE LOCATION TO BE CONFIRMED BY OTHERS PRIOR TO COMMENCING THE WORKS.

All window/door openings to be measured on site before ordering.

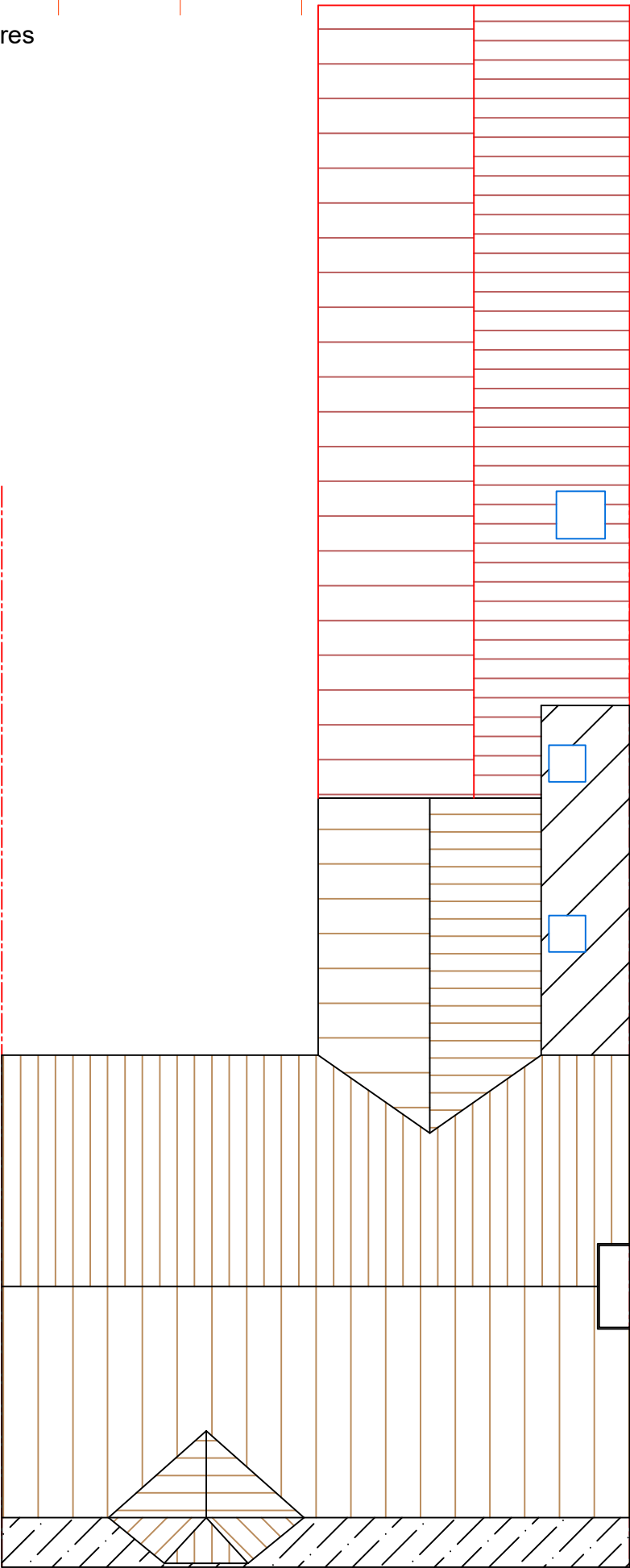
Electrical layout clients specification.

Fixture design and layout to be agreed between client and supplier

Care to be taken when digging trenches. Any unidentified underground utilities should be reported to building control for further action,

Catnic CG150/100 Lintels over proposed window and door openings unless otherwise specified.

Proposed Ground Floor Plan @ 1:100 (A3)



Proposed Roof Plan @ 1:100 (A3)