

GENERAL NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY MODIFICATIONS CONSIDERED AN IMPROVEMENT BY THE CONTRACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY AND COMPLY WITH ANY APPROVAL NECESSARY. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO THE COMMENCEMENT OF WORKS. APPROVAL NO WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN OBTAINED.

DRAWINGS
THIS BRIEF SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE RELEVANT BUILDING REGULATIONS AND ANY OTHER RELEVANT REGULATIONS. THE RELEVANT OF PLANS ONLY.

ATTENTION SHOULD BE PAID TO SECTION PLANS AND ANNOTATION. WHAT IS SHOWN ON THESE DRAWINGS IS THE DESIGN AND DIMENSIONS OF THE WORKS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR AMENDMENT. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM DRAWINGS.

PRIOR PERMISSION MUST BE SOUGHT BEFORE ANY COPIES OF DOCUMENTATION ARE MADE.

STRUCTURAL NOTES

ALL DRAWINGS AND SPECIFICATION TO BE READ IN CONJUNCTION WITH THE RELEVANT BUILDING REGULATIONS AND DETAILS. CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOAD BEARING SUPPORT.

TIMBER TREATMENT
ALL SOFTWOOD TIMBERS TO BE ADEQUATELY TREATED TO PREVENT INFESTATION BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. TIMBERS SHOULD BE TREATED WITH AN ANTIMONY SOLVENT. ALL TIMBERS SHOULD BE TREATED WITH ANTIMONY SOLVENT. ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE STRESS GRADE MARK.

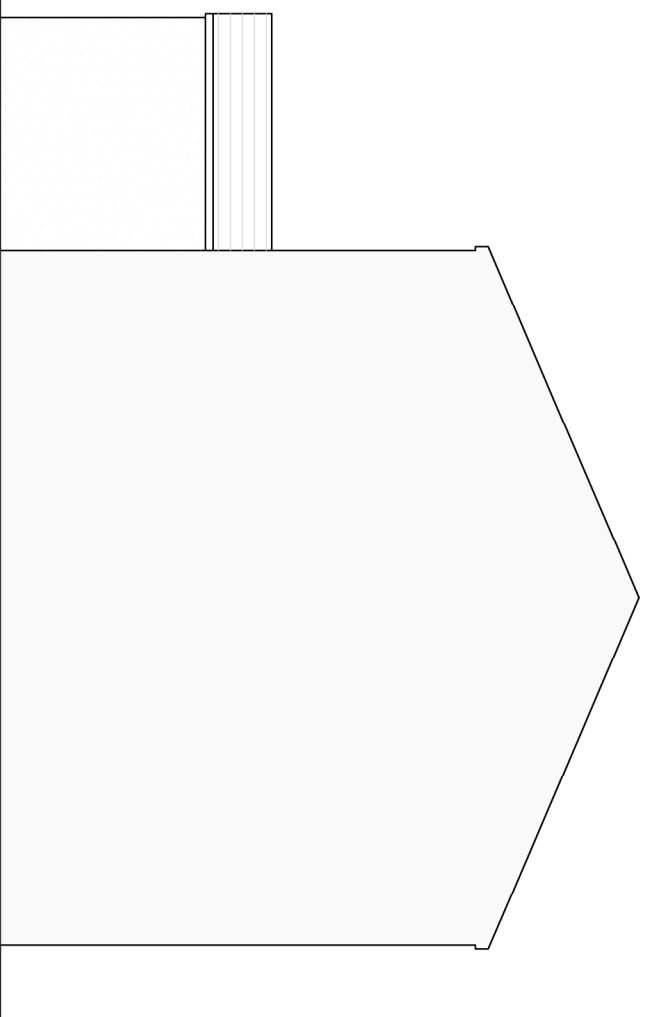
REGULATIONS
ALL WORK IS TO COMPLY WITH THE RELEVANT BUILDING REGULATIONS AND ALL STATUTORY NOTICES ARE TO BE GIVEN TO THE BUILDING CONTROL DEPARTMENT AT THE LOCAL AUTHORITY AT THE APPROPRIATE STAGES. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS PRIOR TO THE COMMENCEMENT OF WORKS. APPROVAL NO WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN OBTAINED.

HEALTH AND SAFETY
CONTRACTOR, SUB-CONTRACTORS ETC. TO COMPLY WITH HEALTH AND SAFETY REGULATIONS DURING EXECUTION OF THE WORKS. LOCATE EXISTING SERVICES BEFORE WORKS COMMENCE. THE USE OF CRY IS PROHIBITED. EXISTING SERVICES TO BE PROTECTED. EXCAVATIONS AND WORKS AT ROOF OR HIGH LEVEL. FOR ALTERATION WORK REQUIRING NEW OPENINGS IN WALLS OR THE REMOVAL OF EXISTING WALLS. THE CONTRACTOR IS TO FOLLOW THE GUIDANCE IN THE BUILDING RESEARCH ESTABLISHMENT GOOD BUILDING PRACTICE FOR THE REMOVAL OF EXISTING WALLS AND REMOVING INTERNAL LOAD-BEARING WALLS IN OLDER DWELLINGS.

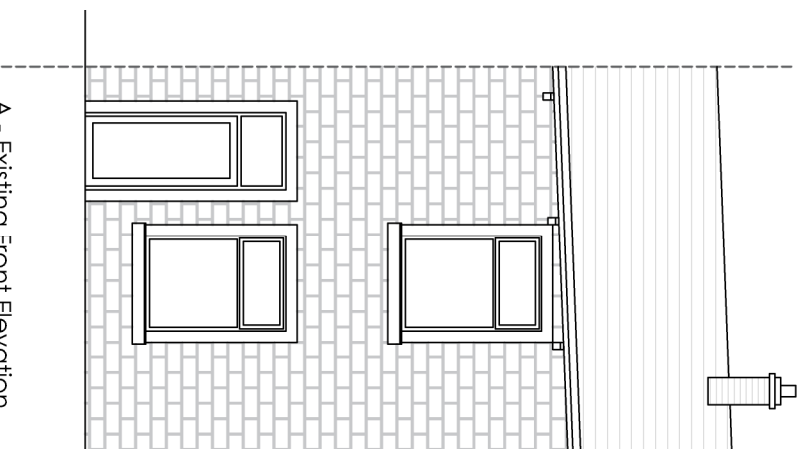
ANY LIVE MAINS ELECTRICAL CABLES WITHIN WORKING DISTANCE TO BE IDENTIFIED AND PROTECTED. THE MATERIALS SPECIFIED AND THE CONSTRUCTION DETAILS SHOWN ARE NOT TO BE CHANGED WITHOUT THE FULL KNOWLEDGE AND PRIOR APPROVAL OF THE AGENT AS ANY CHANGES MAY HAVE A DETRIMENTAL EFFECT ON THE DESIGN/REQUIRED CARBON EMISSIONS OF THE STRUCTURE AS DESIGNED.

1. DO NOT SCALE OFF THIS DRAWING.
2. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THIS DRAWING IS FOR BUILDING REGULATIONS APPROVAL AND CONSTRUCTION PURPOSES.
4. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SQUARENESS, DEPTH OR PLASTER ETC. MUST BE CHECKED AND REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR MUST BE CHECKED BY THE PHYSICAL REMOVAL OF BRICKWORK AND/OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO.
5. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS' CALCULATIONS. CONTRACTOR TO ENSURE ALL STRUCTURAL MEMBERS ARE AS SPECIFIED. NO VARIATION ALLOWED UNLESS AGREED BEFOREHAND WITH THE BCO OR STRUCTURAL ENGINEER. CONTRACTOR TO HORIZONTALLY READ PLANS & CALCULATIONS BEFORE COMMENCEMENT TO ENSURE ALL DIMENSIONS AND POSITIONS ARE CORRECT.
6. ALL WORK TO COMPLY WITH BS8000. ALL CONSTRUCTION TO COMPLY WITH BUILDING REGULATIONS 2000. SUBSEQUENT AMENDMENTS, AND APPROPRIATE BRITISH STANDARDS.

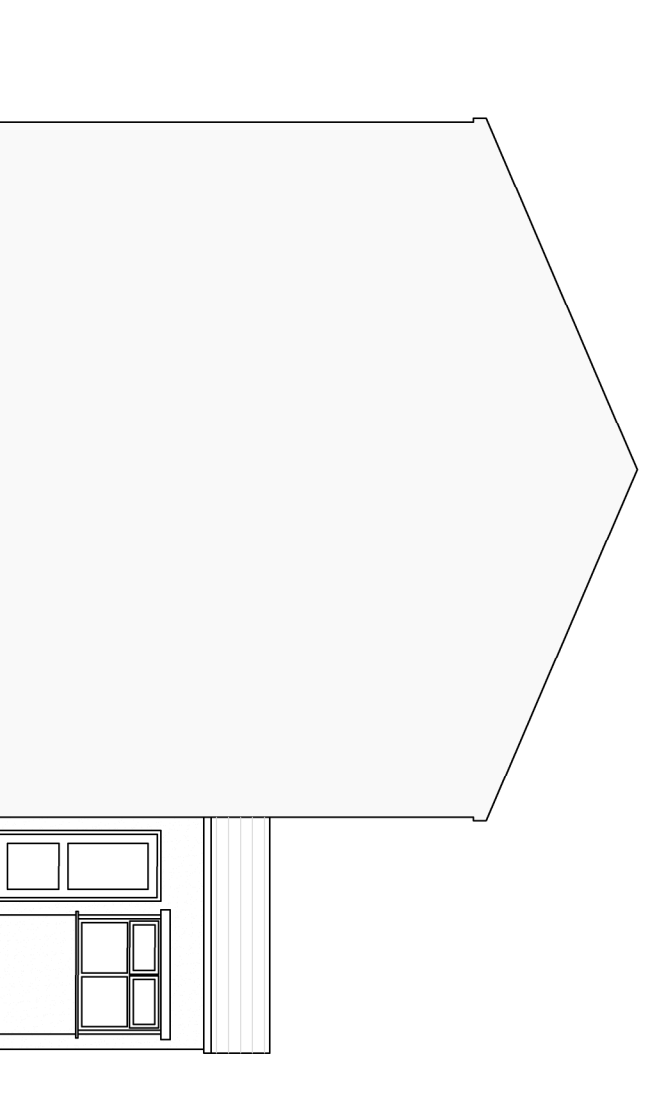
B - Existing Side Elevation



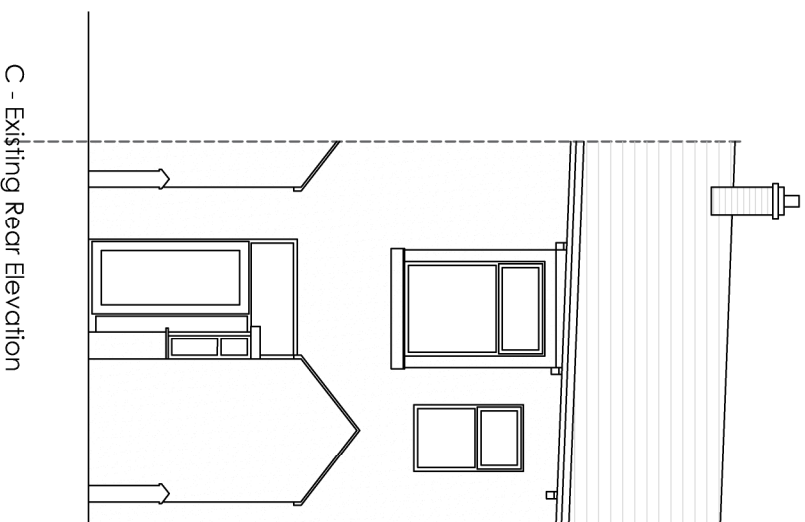
A - Existing Front Elevation



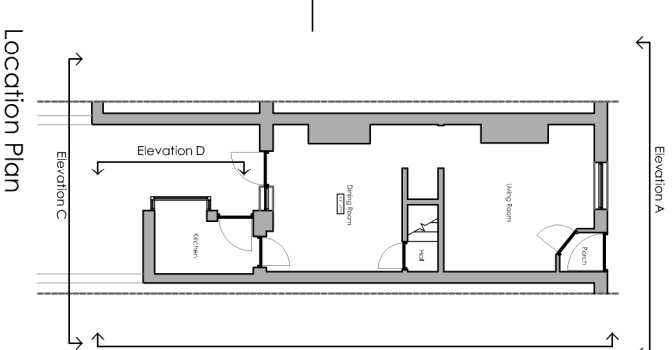
D - Existing Side Elevation



C - Existing Rear Elevation



0 1 2.5 5 10m



rev date/n/s

project

23 Jubilee Street

location
Simonstone, BB12 7PR

client
Mr Hunt

drawing title
Existing Elevations

dwg purpose
For Planning Application Purposes

scale 1:100
@ sheet size A3
1152
drawn CB
rev date 10.02.25
drawing number (00)100
revision -