



# GENERAL NOTES

GENERAL
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT
OF WORKS. ANY MODIFICATIONS CONSIDERED AN IMPROVEMENT BY THE
CONTACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY AND COMPLY
WITH ANY APPROVAL. NECESSARY. ALL WORK TO COMPLY WITH CURRENT
BUILDING REGULATIONS AND GOOD BUILDING PRACTICE. IF THE CONTRACTOR
WISHES TO USE ANY ALTERNATIVE MATERIALS TO THOSE SPECIFIED, THEY MUST
BE SUBMITTED TO THE BUILDING CONTROL OFFICER AND PLANNING OFFICER FOR
APPROVAL. NO WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID
UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN
APPROVAL.

**UNAMINIS**THIS BRIEF SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE RELEVANT DRAWINGS AND HAS BEEN PREPARED TO OBTAIN BUILDING REGULATION PASSING OF PLANS ONLY.

ATTENTION SHOULD BE PAID TO SECTION/PLANS AND ANNOTATION, WHILST GREAT EFFORT HAS BEEN TAKEN TO ENSURE THE DESIGN AND DIMENSIONS GIVEN IN THIS DOCUMENTATION ARE CORRECT, DISCREPANCIES MAY OCCUR, ANY SUCH 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 STRUCTURAL ENGINEERS DESIGN 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 BEFLE IN ACCORDANCE WITH CURRENT
BUILDING REGULATIONS ALL STRUCTURAL TIMBERS EXTERNAL FRAMES,
WINDOW & SOFTWOOD CLADDING SHALL BE TREATED AGAINST FUNGAL ATTACK
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 ARE TO VISIT SITE TO ACQUAINT THEMSELVES WITH THE LAYOUT AND ACCESS TO THE SITE PRIOR TO TENDERING, IF AN APPROVED INSPECTOR IS USED THEN THE AI MUST NOTIFY THE LOCAL AUTHORITY THAT THE BUILDING REGULATIONS WILL BE CARRIED OUT UNDER THE INITIAL NOTICE PROCEDURE.

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 CAT IS
ADVISABLE TAKE ALL NECESSARY PRECAUTIONS WHEN CARRYING OUT ANY
DEMOLITION WORKS, FORMING NEW OPENINGS, EXCAVATIONS AND WORKING AT
ROOF ORAND HIGH LEVEL FOR ALTERATION WORK REQUIRING NEW OPENINGS IN
WALLS OR THE REMOVAL OF EXISTING WALLS, THE CONTRACTOR IS TO FOLLOW
THE GUIDONE IN THE BUILDING RESEARCH ESTABLISHMENT "GOOD BUILDING
GUIDES" 15 AND 20 - "PROVIDING TEMPORARY SUPPORT DURING WORK ON
OPENINGS IN EXTERNAL WALLS" AND TEMPOVING INTERNAL LOAD-BEARING WALLS
IN OLDER DWELLINGS".
ANY LIVE MAINS ELECTRICAL CABLES WITHIN WORKING DISTANCE TO BE
SHEATHED / PROTECTED.

SHEATHED / PROTECTED.
PLEASE NOTE THAT ALL 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 DESIGNED/REQUIRED CARBON EMISSIONS OF THE STRUCTURE
AS DESIGNED.

- AS DESIGNED.

  1. DO NOT SCALE OFF THIS DRAWING;
  2. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CLIENT/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 FOR WHERE NEW WAYS ARE SHOWN AS ALIGNED WITH EXISTING WAS, THIS MUST BE CHECKED BY THE PHYSICAL REMOVAL OF BRICKWORK AND OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO.
  5. ALP LANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL MEMBERS CALCULATION SHEETS. CONTRACTOR TO ENSURE ALL STRUCTURAL MEMBERS CAR AS SPECIFIED, NO VARIATION ALLOWED UNLESS AGREED BEFOREHAND WITH THE BCO OR STRUCTURAL ENGINEER CONTRACTOR TO THOROUGHLY READ PLANS & CALCULATIONS BEFORE COMMENCEMENT TO ENSURE THOROUGH UNDERSTRANDING OF ALL ASPECTS OF THE PROPOSALS.
  5. ALL WORK TO COMPLY WITH BSBOOD. ALL CONSTRUCTION TO COMPLY WITH BUILDING REGULATIONS 2000. SUBSECUENT AMENDMENTS, AND APPROPRIATE BRITISH STANDARDS.

rev date/intls

The Former Cove Hotel

Banks St, Blackpool, FY1 1RN

North West Property Investments

drawina title

Site Location Plan

dwg purpose

For Planning Application Purposes

rev date 12.01.22 1093 (90)001