

#### GENERAL NOTES

GENERAL NOTES 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 CARRY WITH ANY APPROVAL NECESSARY. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND GOOD BUILDING PRACTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ANY WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN APPROVED.

**DRAWINGS**  
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. WHILE GREAT EFFORT HAS BEEN TAKEN TO ENSURE THE DESIGN AND DIMENSIONS OF THE WORKS SHOWN IN THESE DRAWINGS COMPLY WITH THE REQUIREMENTS OF 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

THIS 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 BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES AND ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE STRESS GRADE MARK.

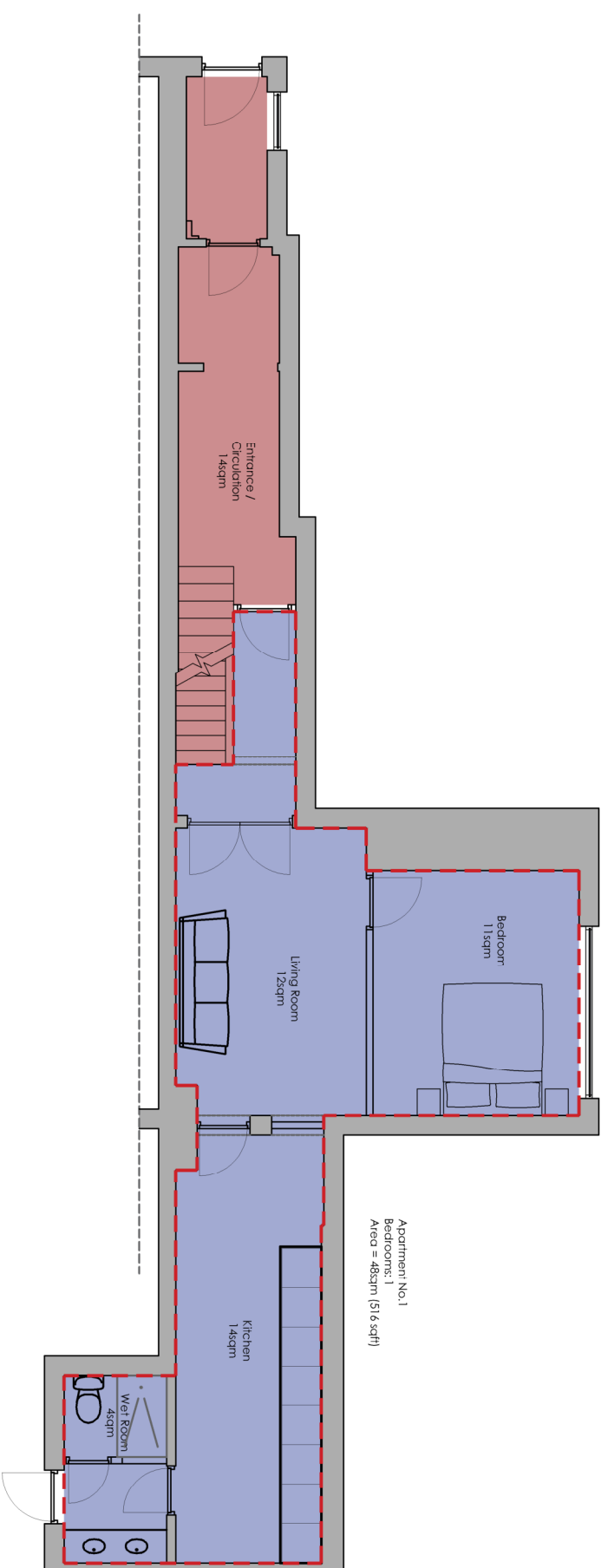
#### REGULATIONS

CONTRACTORS 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 WORKS. ANY CHANGES TO THE DESIGN OR SPECIFICATION MUST BE NOTIFIED TO THE LOCAL AUTHORITY THAT THE BUILDING REGULATIONS WILL BE CARRIED OUT UNDER THE INITIAL NOTICE PROCEDURE.

#### HEALTH AND SAFETY

CONTRACTORS, 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 WORK. TAKE CARE TO PROTECT EXISTING SERVICES AND STRUCTURE. ALL 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 IN EXISTING WALLS' AND REMOVING INTERNAL LOAD-BEARING WALLS IN ORDER 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 DESIGNED/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. CLIENT/ARCHITECT IS FOR BUILDING REGULATIONS APPROVAL AND CONSTRUCTION PURPOSES.
4. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SOLIDNESS, DEPTH OR PLASTER ETC. MUST BE CHECKED AND REPORTED TO THE ARCHITECT BEFORE PROCEEDING. ALL DIMENSIONS AND TO BE CHECKED BY THE ARCHITECT BEFORE PROCEEDING AND TO BE PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO.
5. ALL PLANS ARE 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.
6. PRIOR PERMISSION MUST BE SOUGHT BEFORE ANY COPIES OF DOCUMENTATION ARE MADE.



Apartment No. 1  
Bedrooms: 1  
Area = 48sqm (516 sqft)

A - 12/04/22 - Areas added to the plan.

rev' date/revs

Project  
The Former Cove Hotel

Location  
Banks St, Blackpool, FY1 1RN

Client  
North West Property Investments

drawing title  
Proposed Ground Floor Plan

dwg purpose  
For Planning Application Purposes

scale	1:100	drawn	CB
@ sheet size	A3	rev date	12.01.22
1093	20/000	revision	A
job number	drawing number		

