

**GENERAL NOTES**

GENERAL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY MODIFICATIONS CONSIDERED AN APPROVEMENT 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 SUCH DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR AMENDMENT. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM DRAWINGS.

**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 ARE CORRECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND REPORTING 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.

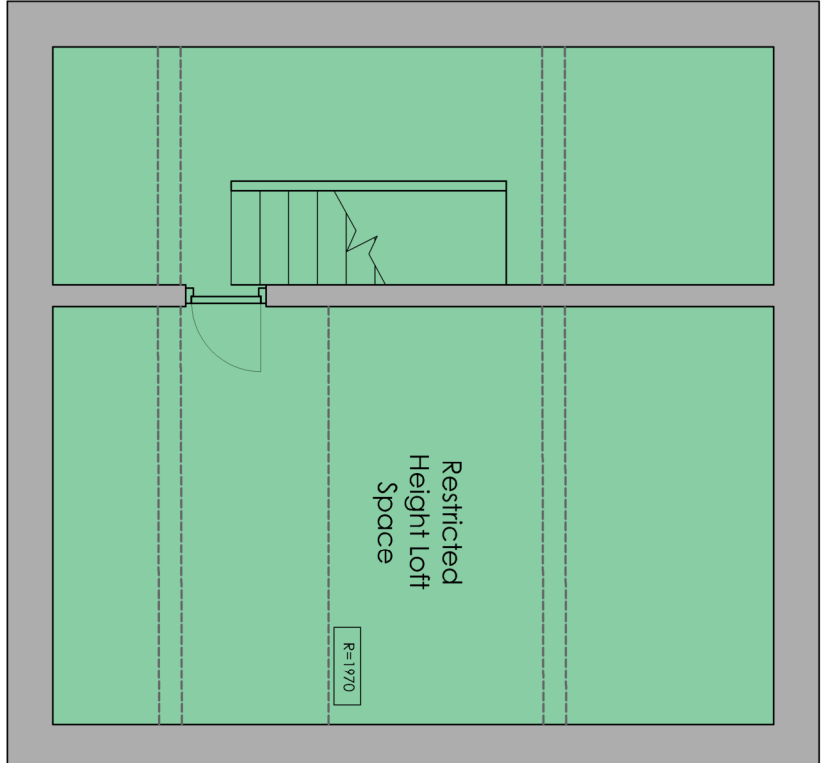
**REGULATIONS**  
ALL WORKS TO COMPLY WITH THE RELEVANT BUILDING REGULATIONS AND ALL STATUTORY NOTICES ARE TO BE GIVEN TO THE BUILDING CONTROL DEPARTMENT AT THE LOCAL AUTHORITY AT THE APPROPRIATE STAGES. ALL CONTRACTORS ARE TO VISIT SITE TO ACQUAINT THEMSELVES WITH THE LAYOUT AND ACCESS TO THE WORKS. ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE ARCHITECT AND MUST NOTIFY 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 WORKS TO PREVENT DAMAGE TO EXISTING SERVICES.  
ROOF OR GROUND 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' TO ENSURE THE REMOVAL OF EXISTING WALLS IS CARRIED OUT IN ORDER OF 'DELETIONS' IN ORDER OF 'DELETIONS'.  
ANY LIVE MAINS ELECTRICAL CABLES WITHIN WORKING DISTANCE TO BE SEPARATED/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'S FOR BUILDING REGULATIONS APPROVAL AND CONSTRUCTION PURPOSES.
4. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SOLARNESS, DEPTH OR PLASTER ETC. MUST BE CHECKED AND REPORTED TO THE ARCHITECT BEFORE COMMENCEMENT 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.

APPROPRIATE BRITISH STANDARDS.

**Proposed Services Area**  
Area = 21 sqm (225sqft)



rev/ date/revs

project  
**The Former Cove Hotel**

location  
**Banks St, Blackpool, FY1 1RN**

client  
**North West Property Investments**

drawing title  
**Proposed Third Floor Plan**

dwg purpose  
**For Planning Application Purposes**

scale	1:50	drawn	CB
@ sheet size	A3	rev date	12.01.22
job number	<b>1093</b>	drawing number	<b>201003</b>
revision	-		

