

GENERAL NOTES - Part 1

1. Do not scale off this drawing, work to figured dimensions in all cases.
2. All sizes shown on this drawing are in millimetres and should be checked on site to verify prior to ordering and fabrication of materials.
3. Prior to a contractor being nominated, the client will be known as the principle designer under the CDM 2015 regulations, and will be responsible for all health & safety matters with the design. Once a contractor has been nominated, the contractor will take on the role of principle designer and will be responsible for all health & safety matters including his sub-contractors relating to the above works and ensuring compliance with the CDM 2015 regulations.
4. The contractor shall visit the site prior to preparation of Tender to acquaint himself with site accessibility, services, local conditions and the full extent and character of the works. He shall be deemed to have satisfied himself as regards existing conditions and generally to have obtained his own information on all matters affecting the execution of the works.
5. The contractor shall accept all liability in using any information from these drawings, which have been produced for planning application purposes and/or to aid in tendering the proposed works.
6. The layout and specification on these drawings are a guide as to what may be required to undertake the works and does not imply the only way to execute the proposals shown. No liability is accepted for loss of any sort or additional expense incurred consequent of any variation to the layout or specification that may be required as a result of site conditions, availability of materials, custom & practice, the requirements of the building control officer or any other circumstances.
7. All materials to be of a suitable nature and quality.
8. The contractor must establish the position of all incoming services and include for any modifications and or renewal of services affected by the alterations and include for all costs involved. Any works to be carried out in strict accordance with Statutory Authority requirements.
9. All work is to be in accordance with the current Building Regulations and Approved Documents and to be to the satisfaction and approval of the Local Authority. A Building Notice should be submitted to the Local Authority Building Control Dept. with relevant fees no less than 48 hours prior to starting work on site.
10. All structural timber used to be C16 stress graded unless noted otherwise.
11. Sinks and basins to discharge via deep seal traps and 32mm dia wastes. Basin wastes to be 38mm dia if pipe length exceeds 1.7m.
12. Provide external mastic pointing to window and door frames.
13. If required by the scope of works, prior to removal of any walls to form openings, investigation must be made on site to ascertain the requirements for structural support above the openings. Prior to any work being carried out, consultation must be made with the local authority Building Inspector. All work is to be in accordance with the current Building Regulations and approved on site by the local authority Building Inspector.
14. Related Drawings:
418/IW/RKR/01 to 12 inc.



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Client: Mr & Mrs R Rose
9 Church Rise, Holtby
York YO19 5UE

Drawing Title: Existing Elevations
Scale: 1:100 @ A3

Project: Single Storey Side Extension & Loft Conversion with Dormer Windows to Front & Rear, New Boundary Treatments and Widened Vehicle Crossing to Highway.

DRG No: 418/IW/RKR-06
Date: May 2023

REV 1