

Notes.

- 1 This drawing to be read in conjunction with all relevant drawings. Any discrepancies found to be notified to the Supervising Officer immediately.
- 2 Only figured dimensions to be used for constructional purposes
- 3 All works to be carried with all relevant local authority approvals and to the satisfaction of the building control Inspector. existing structure to be opened for inspection. If required, all dimensions are to be checked on site prior to commencement of works.
- 4 This drawing is copyright of JND & can not be reproduced without JND's approval

DIMENSIONS & LEVELS

All dimensions are structural dimensions and make no allowance for finishes, unless otherwise stated. Dimensions are not to be scaled from drawings. The Contractor MUST CHECK ALL dimensions and levels on site prior to commencement of the works. The Architect/Engineer is to be notified of any discrepancies before construction continues. If in doubt consult the Architect.

SETTING OUT OF BUILDING WORKS

Structural grid/overall layout to be set out on site 100% prior to commencement of building operations. The contractor shall be responsible for and shall entirely at his own cost amend any errors arising from his own inaccurate setting out.

WORKMANSHIP

All work to be carried out to a good standard & to comply with all current codes of practice. Workmanship shall be in accordance with the relevant standards. Workmanship of all building operations shall hereby be deemed to be specific to comply with relevant parts of BS 8000, where applicable. Except where otherwise stated or contradicted, workmanship shall comply with all relevant British Standards and Codes of Practice. Workmanship shall be of a high standard in all respects. All work shall be carried out in accordance with the relevant codes of practice. The contractor shall ensure that the quality of surface textures. The contractor shall do everything necessary to ensure that the standard of finish, which is hereby demanded by the contract, is achieved.

PROPRIETARY SYSTEMS

All materials and products are to be installed in strict accordance with the manufacturer's written recommendations and specifications. The contractor shall ensure that all materials and products used are of the manufacturer's prime instructions relating to all branded materials and proprietary systems employed in the works and shall take strict precautions to ensure that their recommendations are followed. Copies of printed instructions shall be kept on site at all times.

STATUTORY APPROVALS

It is the responsibility of the property owner to ensure that all statutory approvals, permissions and consents are in place prior to commencement of the works. The contractor shall be responsible for providing drawings, and any specified Planning or Building Control conditions. Relevant Planning Approvals and Building Licenses should be issued to the main contractor and kept on site for reference.

ASBESTOS

If the building (or part of it) is to be demolished, or undergo major refurbishment and has been constructed prior to 2000, you must ensure that the work is carried out in accordance with the relevant regulations. A qualified and competent asbestos surveyor. No work should commence on the areas until the appropriate survey has been carried out. As required by The Health and Safety at Work (General) Ordinance, 1987. More information is available from the HSE Approved Code of Practice 'Management of Exposure to Asbestos in Workplace Buildings and Structures'.

STRUCTURAL WORK

Chill and Structural detail information shown on this drawing is notional and is for indicative purposes only. All structural work is to be designed, detailed and scheduled by a Structural Engineer. Structural Engineers drawings are to take precedence over Architect drawings. All steel elements of structure are to be clad with 12.5mm Gyproc Fireline plasterboard to achieve 30 minutes of fire protection. All basement below ground levels is to be encased in concrete, to Structural Engineers' details.

DEVELOPMENT ADJACENT TO BOUNDARIES

All development adjacent to or on the boundary of the site should be agreed with neighbouring property owners prior to commencement of works.

REV	AMENDMENT	DATE

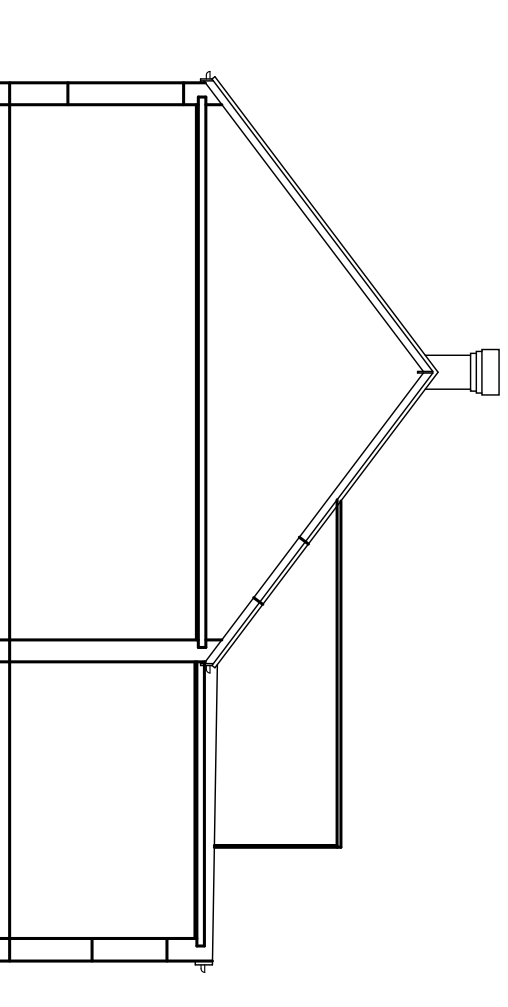
JND² Designs
DESIGN, ARCHITECTURE PLANNING AND PROJECT MANAGING CONSULTANTS

Client:
MR. M. WOJCIK

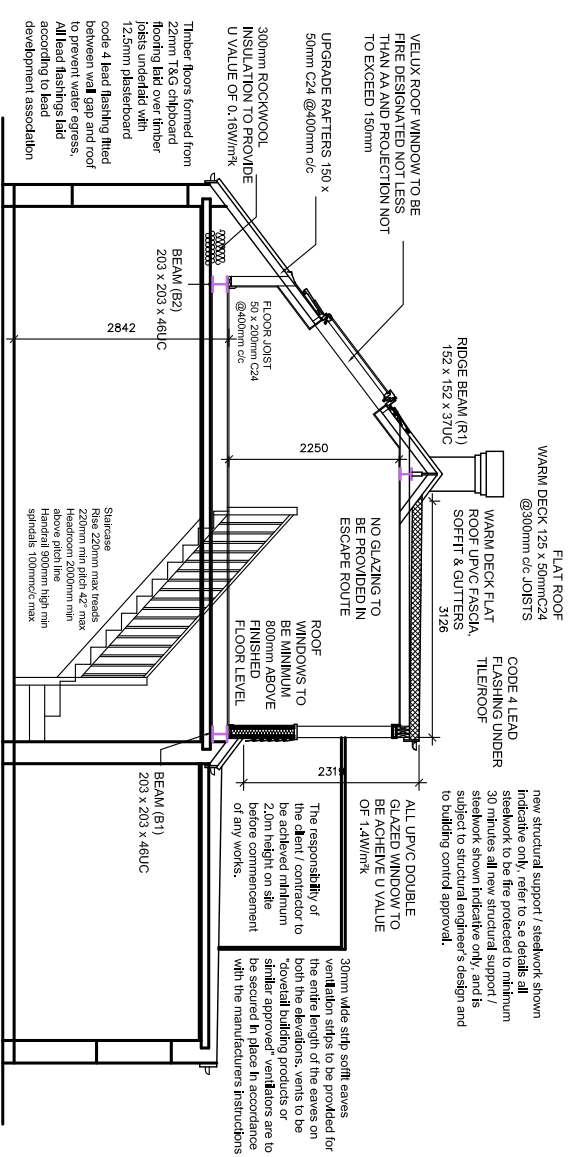
Project:
LOFT CONVERSION WITH REAR DORMER AT 22 CROWSTONE ROAD, GRAYS, RM16 2SR

Title:
EXISTING & PROPOSED SECTION XX

Scale: 1:100 @ A3	Date: DEC 2023
Drawn: JP	Checked: JC
Dwg. No JND / 1345/ 15	Rev-



EXISTING SECTION XX



PROPOSED SECTION XX

