GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW

DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.

WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER. UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

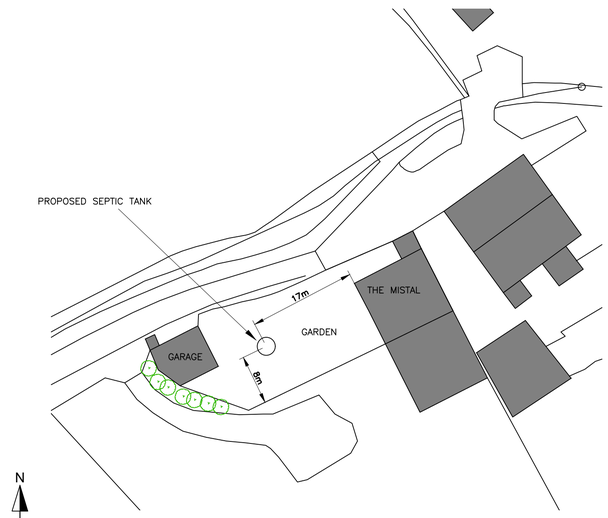
STRUCTURE TIMBER GENERALLY TO BE C16 GRADE, BUT WHERE MARKED, TIMBER BEAMS AND PURLINS TO BE C24 GRADE AS DEFINED IN BS 5268

SMOKE DETECTION AND ALARMS
INSTALL A SELF CONTAINED SMOKE ALARM SYSTEM PERMANENTLY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD AND TO BS.5839 PART 6 2004.

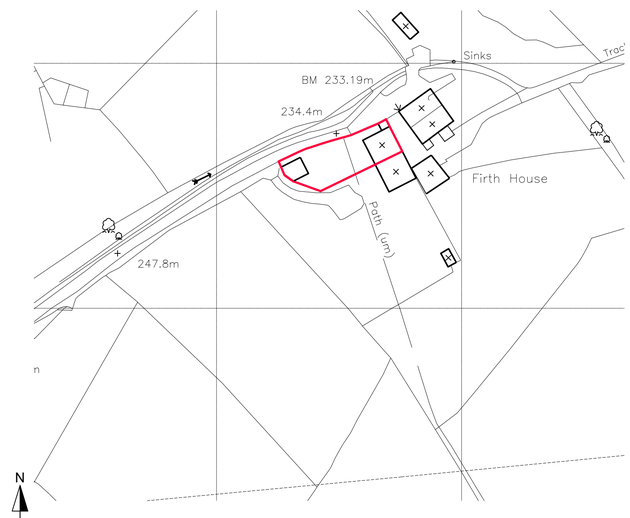
DESIGN RISK ASSESSMENT
UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES, BT GUIDANCE NOTES APPENDIX 1, NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS

OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.



SITE PLAN SCALE 1:500



LOCATION PLAN SCALE 1:1250

REVS		
	C	
	B	
	A	

jasonbwade Ltd
Chartered Architectural Technologist

PROJECT
Mr K JOHNSON

PROPOSED SEPTIC TANK AT

THE MISTAL
FIRTH HOUSE BARN
KRUMLIN
HALIFAX HX4 0EL

DRG TITLE
PLANS & ELEVATIONS

DRG NO **1571/1** REV **-**

DATE FEBRUARY 2024

22 Fairbanks
Wharf Street
Sowerby Bridge
West Yorkshire
HX6 2AB
t 01422 831114
e jbw@jasonbwade.co.uk

CIAT REGISTERED PRACTICE