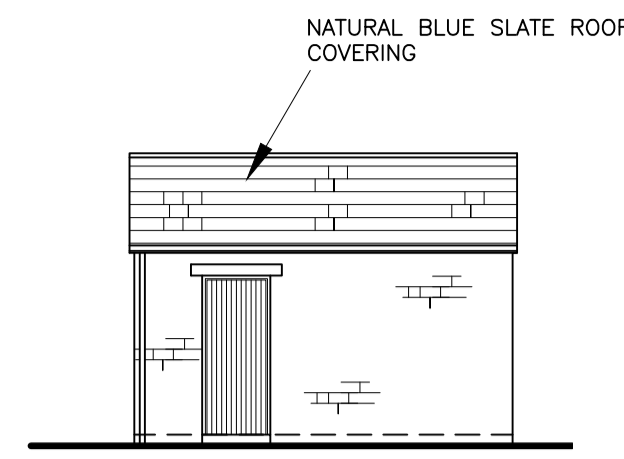
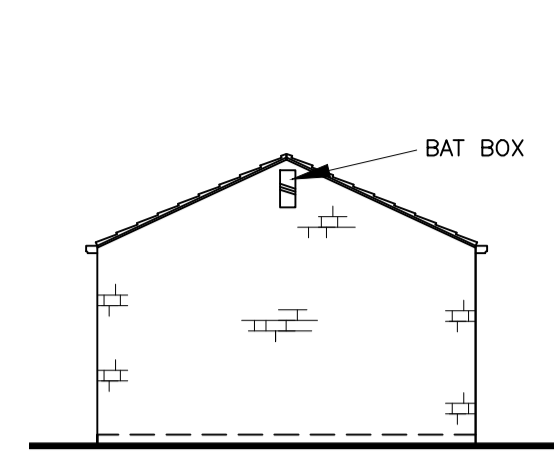


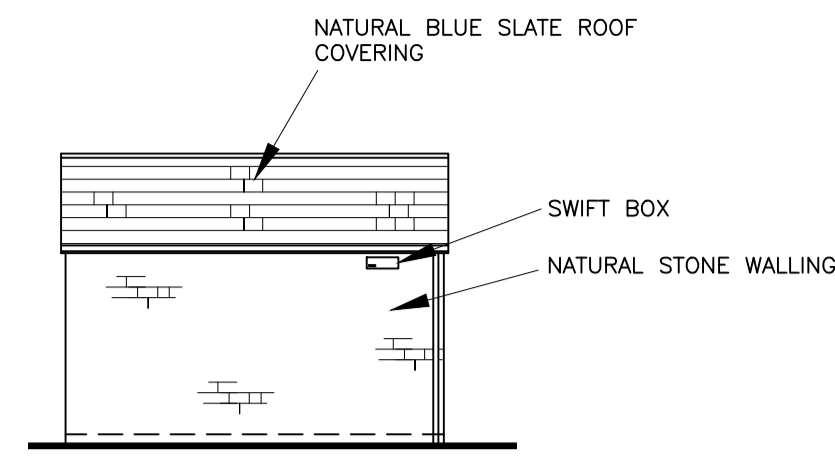
SOUTH ELEVATION
AS PROPOSED SCALE 1:100



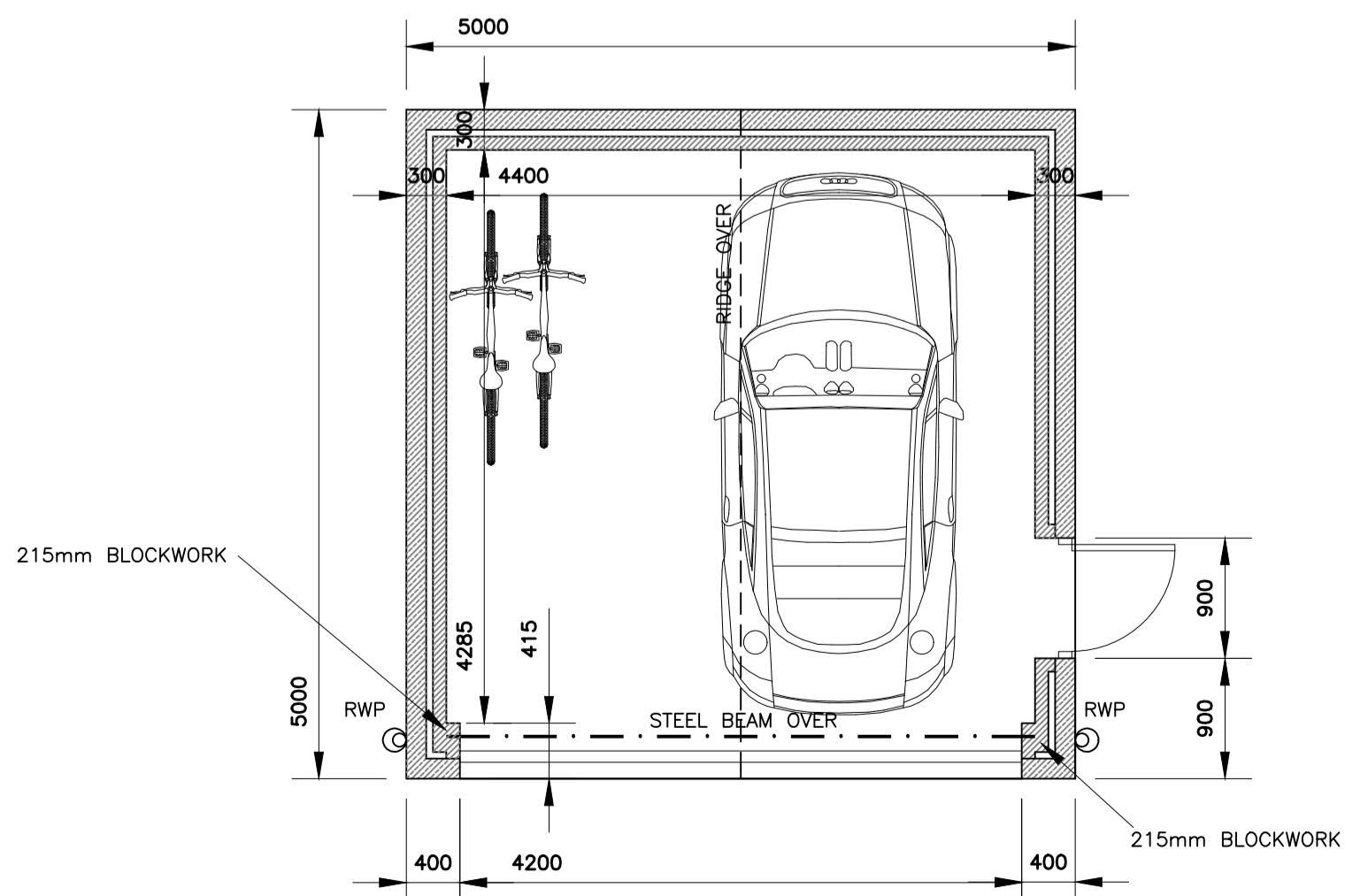
EAST ELEVATION
AS PROPOSED SCALE 1:100



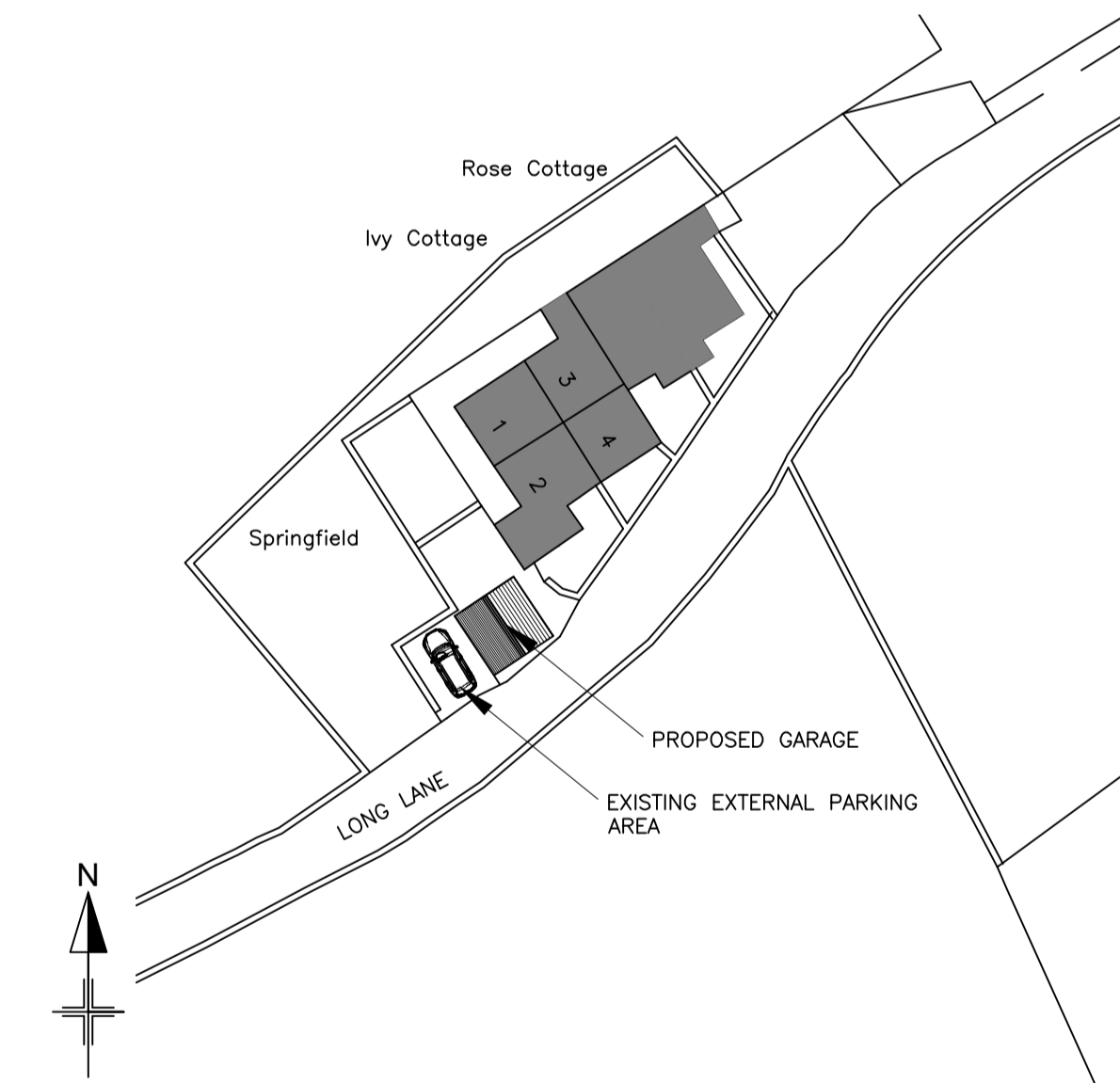
NORTH ELEVATION
AS PROPOSED SCALE 1:100



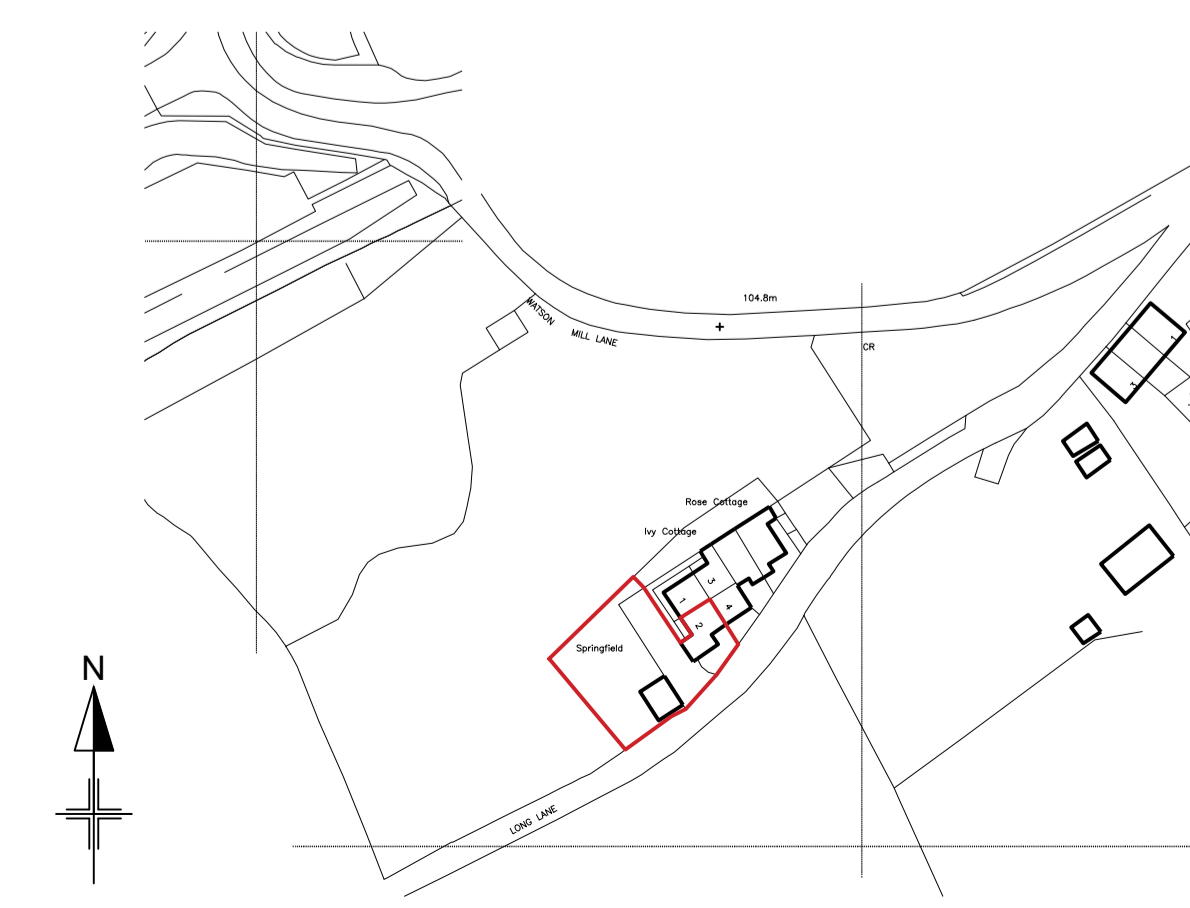
WEST ELEVATION
AS PROPOSED SCALE 1:100



LAYOUT PLAN
AS PROPOSED SCALE 1:50



BLOCK PLAN SCALE 1:500



LOCATION PLAN SCALE 1:1250

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

WATER SUPPLY
A WHOLESOME WATER SUPPLY SHOULD BE PROVIDED IN ACCORDANCE WITH APPROVED DOCUMENT G1

CONTRACTOR SHOULD PROVIDE DETAILS OF HOT WATER STORAGE SYSTEMS AND ITS SUPPLY TO ENSURE IT MEETS REQUIRED REGULATIONS BY PREVENTING THE CONTAMINATION, WASTE, MISUSE, UNDUE CONSUMPTION AND ERRONEOUS MEASUREMENT OF WATER SUPPLIED BY A WATER UNDERTAKER OR LICENSED WATER SUPPLIER. GUIDANCE CAN BE FOUND IN THE WATER REGULATIONS GUIDE PUBLISHED BY THE WATER REGULATIONS ADVISORY SCHEME. SYSTEMS AND STORAGE VESSELS SHOULD BE DESIGNED SO AS TO PREVENT WATER EXCEEDING 100DEGC WHETHER VENTED OR NOT AND SHOULD BE DESIGNED IN ACCORDANCE WITH RELEVANT BRITISH AND EUROPEAN STANDARDS AS STATED IN AD PART G3

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| REV | C | |
| | B | |
| | A | |

jasonbwade Ltd
Chartered Architectural Technologist

PROJECT
Mr M CROWTHER

PROPOSED DETACHED GARAGE AT
2 SPRINGFIELDS
LONG LANE
NORLAND
SOWERBY BRIDGE HX6 3PZ

DRG TITLE
PLANS & ELEVATIONS

DRG NO **1572/01** REV -

DATE FEBRUARY 2024

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