

Notes

GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS.

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS, AGREEMENT CERTIFICATES ETC. ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL

- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES AND ANY DISCREPANCY TO BE REPORTED TO CLIENT
- ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH BUILDING REGULATIONS.
- CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.

WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

- Text Key**
- Proposed Facing Brick to match existing
 - Proposed Tiles to Match Existing Roof Covering
 - Proposed Anthracite PVCu Roof Lantern
 - Proposed Anthracite PVCu Double Glazed Windows
 - Proposed Anthracite PVCu Obscured Double Glazed Windows
 - Proposed Velux PVCu Roof Light
 - Bi-Fold Aluminium Anthracite External Door
 - GRP Flat Roof - Anthracite top coat finish
 - Composite Double Glazed doors
- Dashed Green line indicating - Proposed Structural Elements defined by Structural Engineer - refer to Engineers Documentation
- LOADBEARING WALL INDICATION
- Proposed Drainage route to existing Main Sewer

Rev	Description	Date	Dr by	App by
original by		date created		approved by
NK		10/05/2025	NK	



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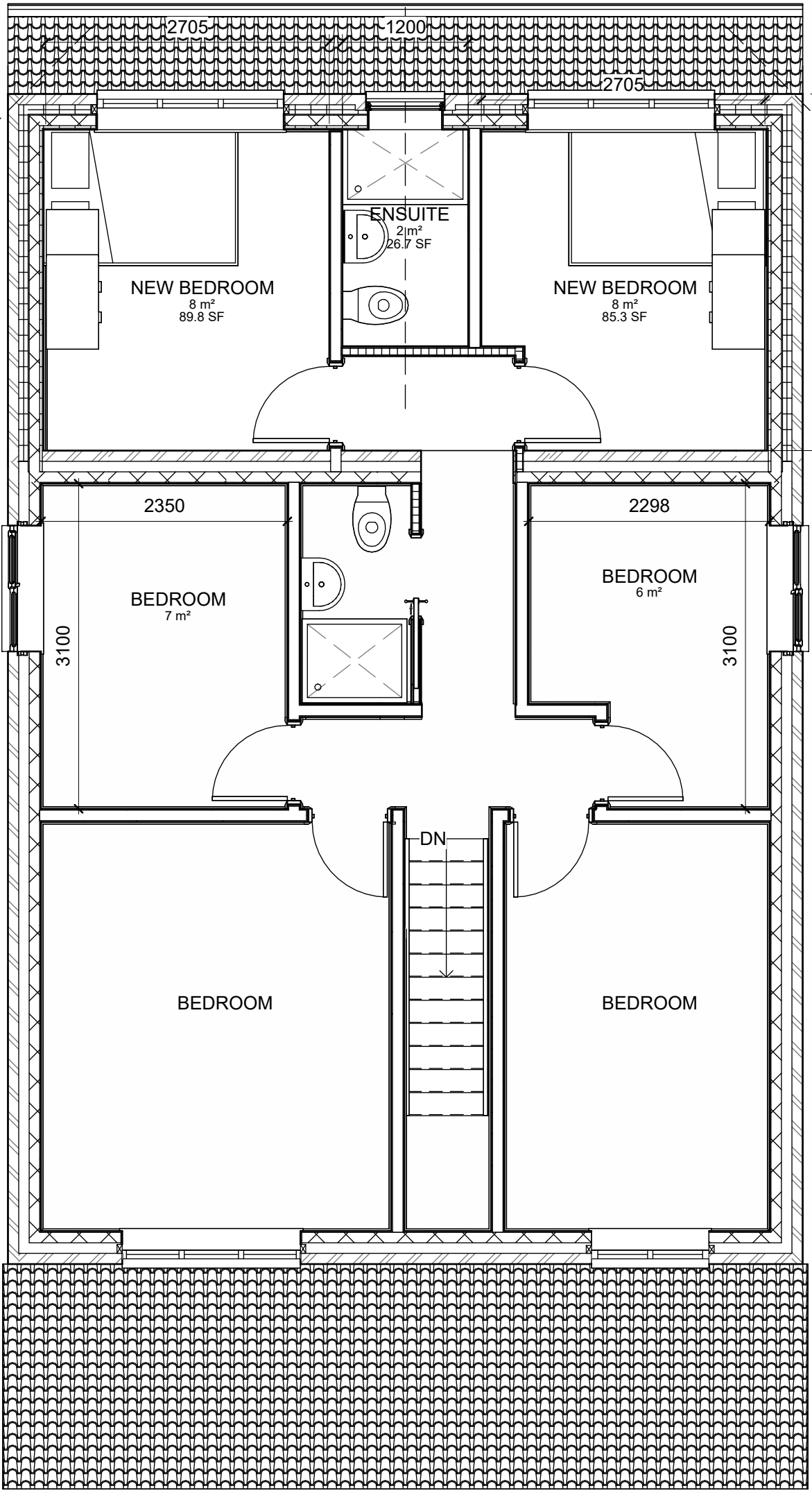
www.NKARCHITECTURAL.co.uk

client name	OWNER
project	19 St. George's Road, BL9 8JG
drawing	PROPOSED GF 1ST FLOOR AND LOFT PLAN
computer file	plot date
C:\Users\NKAR02\Documents\NKAR019 St. George's Road, BL9 8JG\19 St. George's Road, BL9 8JG.dwg	
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drawing number	rev
A100	A
	issue status
	PLANNING

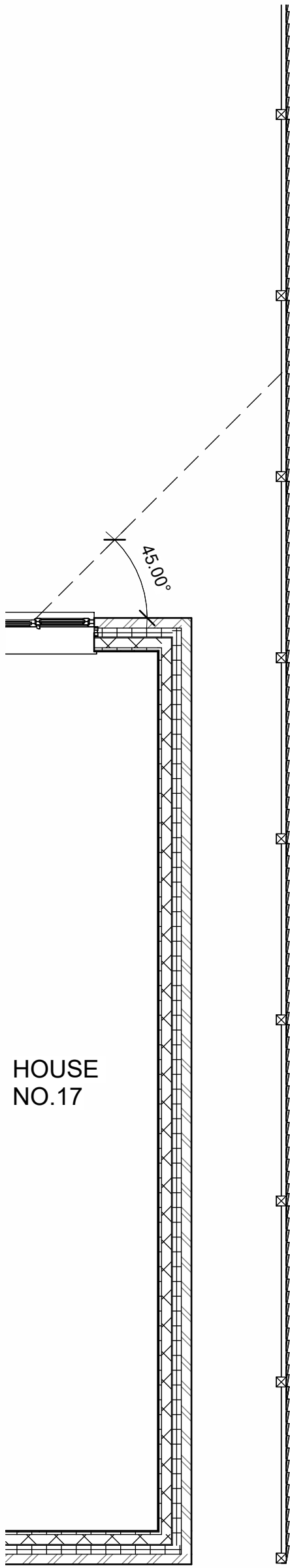
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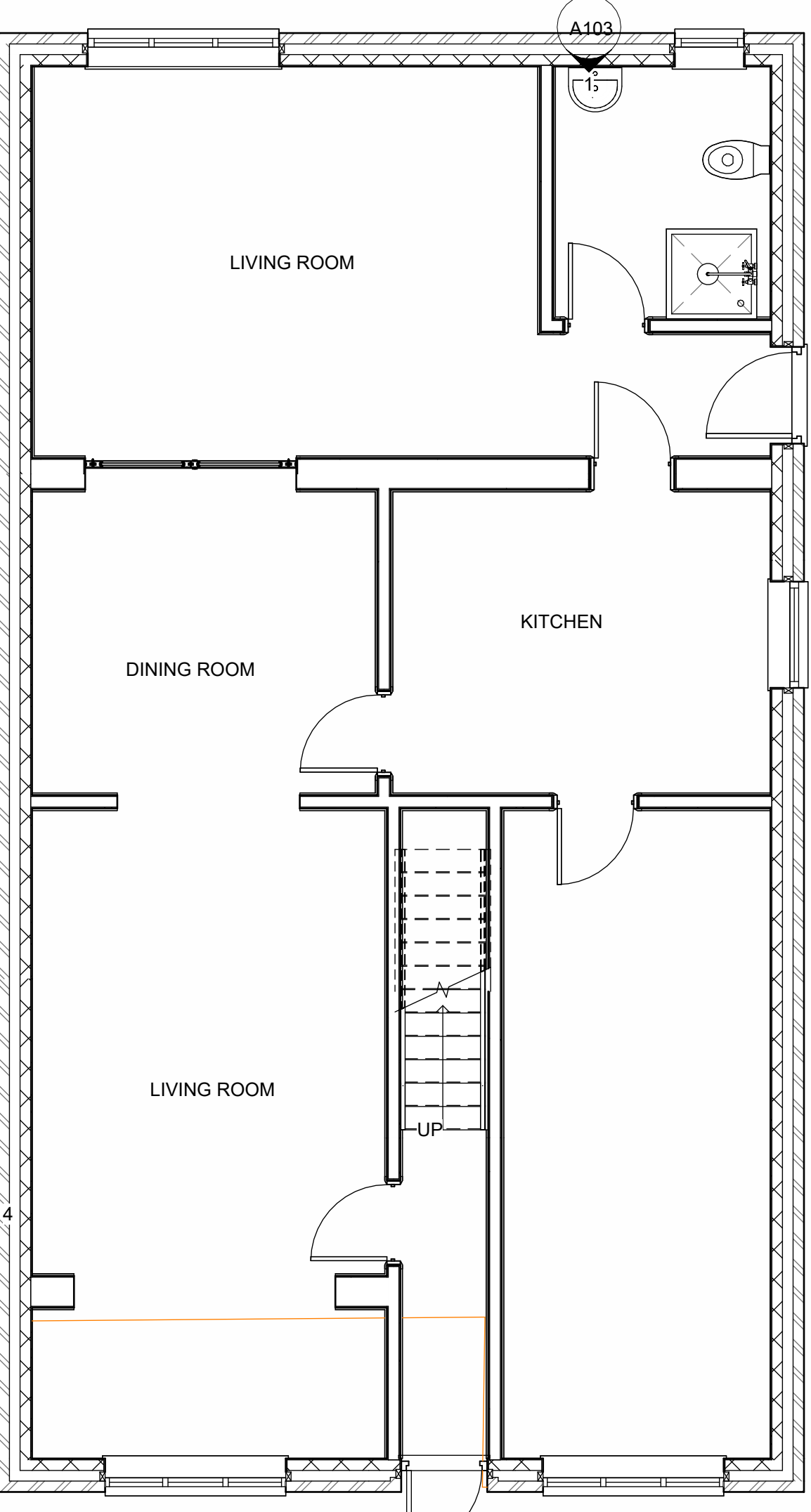
3D View 11



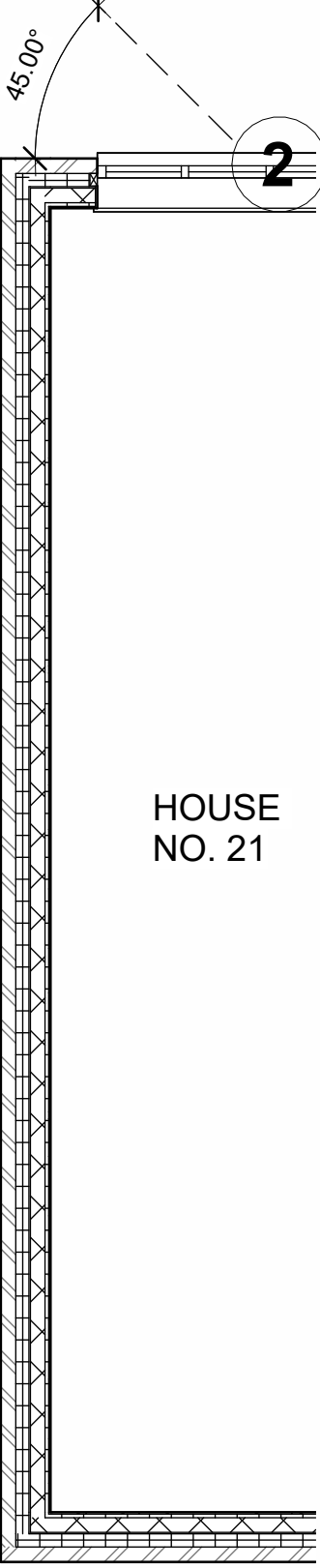
1 1ST FLOOR PROPOSED
1 : 50



HOUSE NO. 17



3 GF PROPOSED 001
1 : 50



HOUSE NO. 21