

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

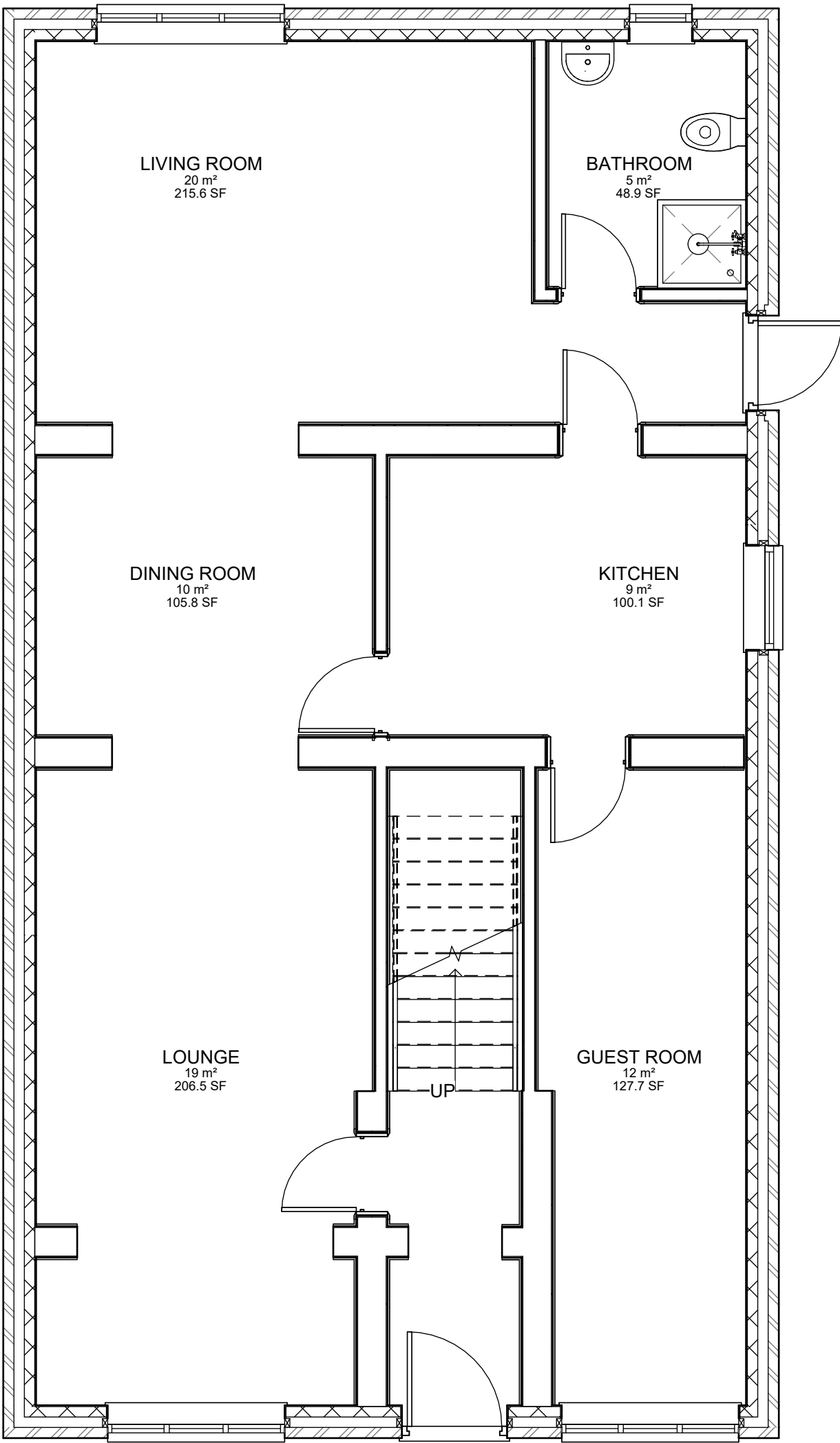
- THE CONTRACTOR TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONECTION POINTS BEFOIRE WORK COMMENCES.
- THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL OR SPECIALIST DRAWINGS PROVIDED.
- THE CONTRACTOR IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OT NOT SPECIFICALLY STATED ON THESE DRAWINGS
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING, ALL DIMENSION 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.

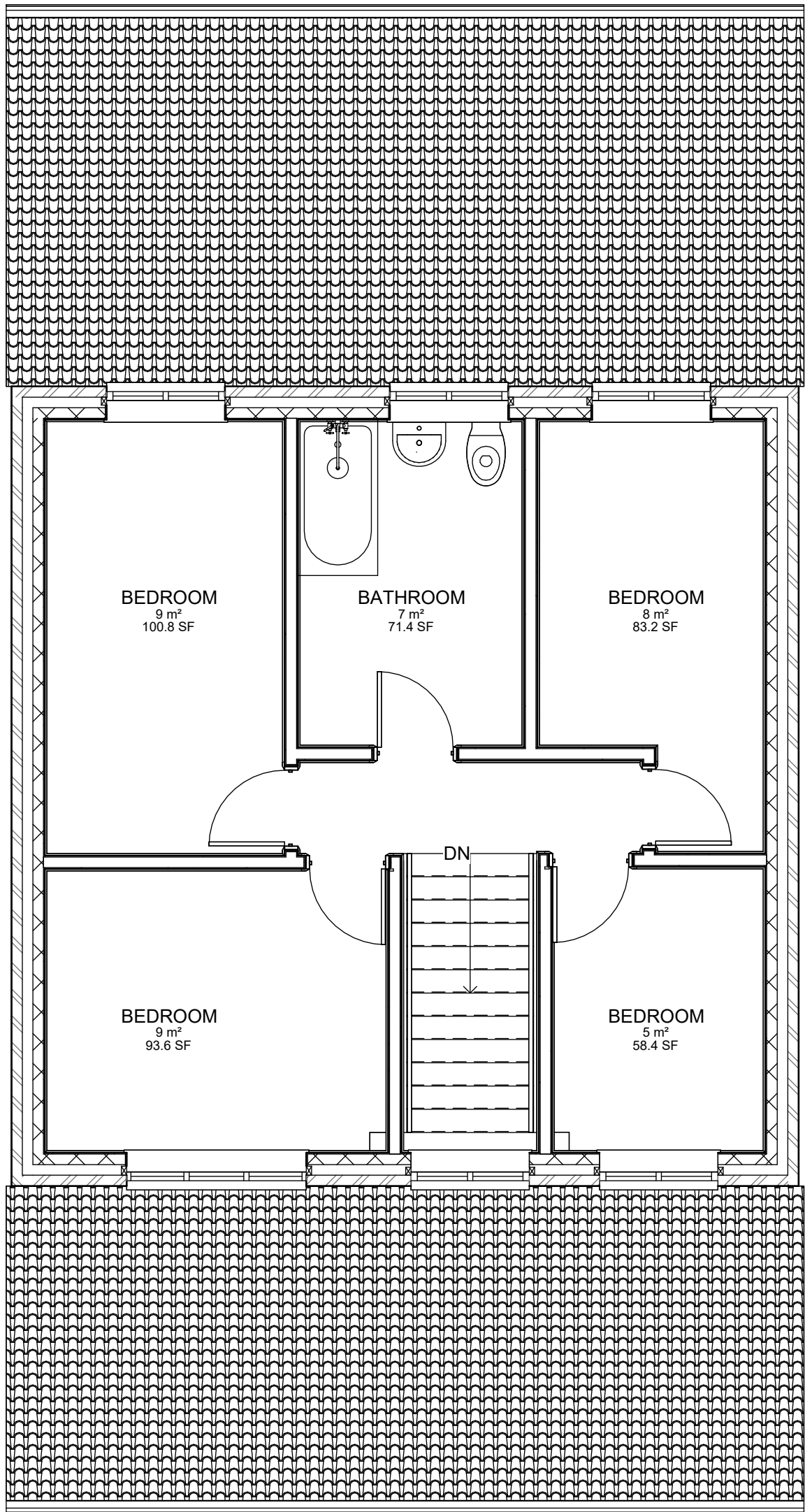
THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

- Text Key**

 - Proposed White K-Rend Coloured Render System
 - 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 Ellemnets deifined by Structural Engineer - refer to Engineers Documentation
- 75MM X 258MM JOIST HANGERS
- LOADBEARING WALL INDICATION
- Proposed Drainage route to existing Main Sewer



3 GF Existing
1 : 50



1 1ST Floor Existing
1 : 50

Rev	Description	Date	Dr	App
original by		date created	by	by
NK		12/02/2026	NK	



client name		
OWNER		
project		
19 St. George's Road, BL9 8JG		
drawing		
EXISTING GF AND 1ST FLOOR PLAN		
computer file	plot date	
C:\Users\nkhan\Dropbox\NKARC\19 St. George's Road, BL9 8JG\19 St. George's Road, BL9 8JG.rvt		
project number	scale	
2026.0042.2249	1 : 50 @A1	
drawing number	rev	issue status
A101		

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of NK Architectural.