

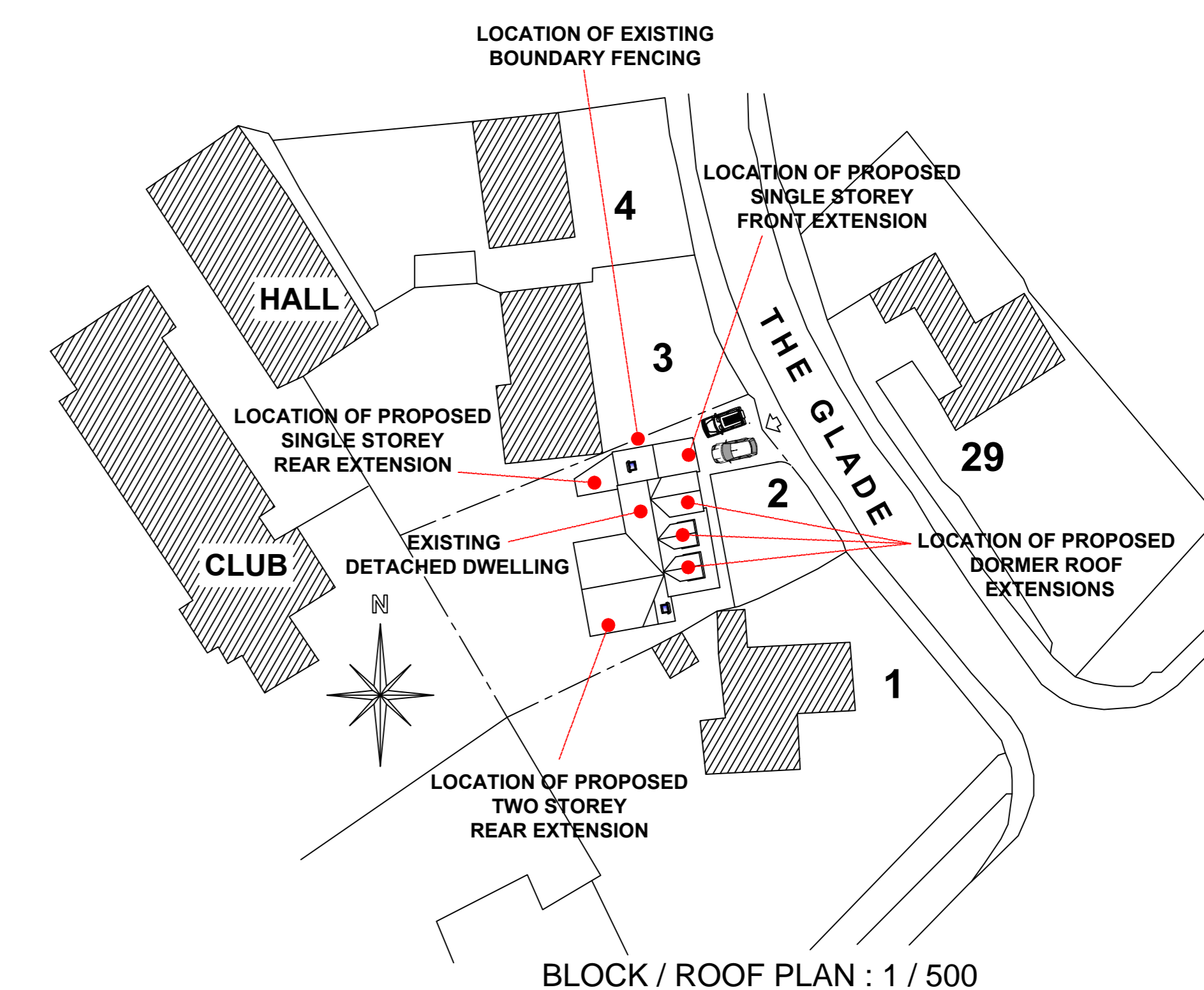
GENERAL NOTES

1. The contractor shall make arrangements with the client to visit the site prior to preparation of the Tender to ascertain ground conditions. He shall undertake an exploratory excavation to expose existing foundations and if necessary instruct a licensed geotechnical engineer or registered civil engineer to conduct a soil investigation report. He shall consider the existing water table and the possible requirement for concrete piles. He shall also locate the proximity of existing service utilities / domestic & main sewage drainage, make enquiries and provision with regard to local conditions and the full extent and character of the works in the context of the proposed development. He shall be deemed to have satisfied himself as regards existing conditions and generally to have obtained his own information on all matters affecting the execution of the works and if necessary make provision for engaging specialist consultants / sub-contractors to complete a thorough investigation of the proposed site.
2. All sizes shown on this drawing are in millimeters and should be checked on site to verify prior to ordering and fabrication of materials. Do not scale dimensions from this drawing. Work to figured dimensions in all cases.
3. All materials to be of a suitable nature and quality.
4. The contractor must establish the position of all incoming services and include for any modifications and or renewal of services affected by the alterations and include for all costs involved. Any works to be carried out in strict accordance with Statutory Authority requirements.
5. All work to be in accordance with the current Building Regulations and Approved Documents and to be to the satisfaction and approval of the Local Authority. A Building Notice should be submitted to the Local Authority Building Control Dept, with relevant fees no less than 48 hours prior to starting work on site.
6. All structural timber used to be C16 stress graded.
7. All electrical work to conform to N.I.C.E.I. regulations and to meet the requirements of Part P (Electrical Safety). All work to be designed, installed, inspected and tested by a member of the competent person scheme or a registered electrician who can issue a Certificate of Compliance of the works. Positions and number of fittings to be agreed with the client prior to the installation.

8. If new heating system is installed, new installation is to be of condensing boiler type class A or B and have a minimum efficiency SEDBURK rating of 86% for mains natural gas. Installations are to be carried out by approved and registered Engineers. Comp. Registered for gas installers or OFTEC for oil installers. New installations are to conform to Part L of the Building Regulations and should also meet BS5410 and be in accordance with Part L2 of the Building Regulations. Full specification for heating system to be provided to the Building Inspector if required.
9. All new windows to be purpose made UPVC casement type, style to match existing house with a high hinged opening light on security case opening stay to be agreed with the client. All glazing in windows to be 24mm double glazed sealed units (6/16/4) with a 16mm air filled gas and Low-E coating having a U-value of min. 1.8 with 2k and to comply with Part L of the Building Regulations. All rooms to have a min. 1/20th of the floor area in operable windows. Trickle ventilation is to be provided to give background ventilation of 800mm² to habitable rooms and 400mm² to non-habitable rooms. All glazing to critical locations (less than 900mm above floor level) is to be toughened safety glass and satisfy the requirements of Class C of BS6200.
10. The contractor shall accept all liability in using any information from this drawing, which has been produced to obtain planning permission if required and/or act in tendering the proposed works.
11. The contractor shall accept all liability when working on and adjacent to the neighbouring property, preparing for and ensuring that all necessary work shall be completed in a safe and secure manner and taking all appropriate measures to maintain a clean and weather tight environment. Any damage to the clients property or to neighbouring properties caused by the contractor or as a result of the contractors neglect shall be rectified immediately by the contractor and to a standard acceptable to the client / neighbour. Any disturbance to the client or the neighbours caused by the contractor shall also be rectified immediately.

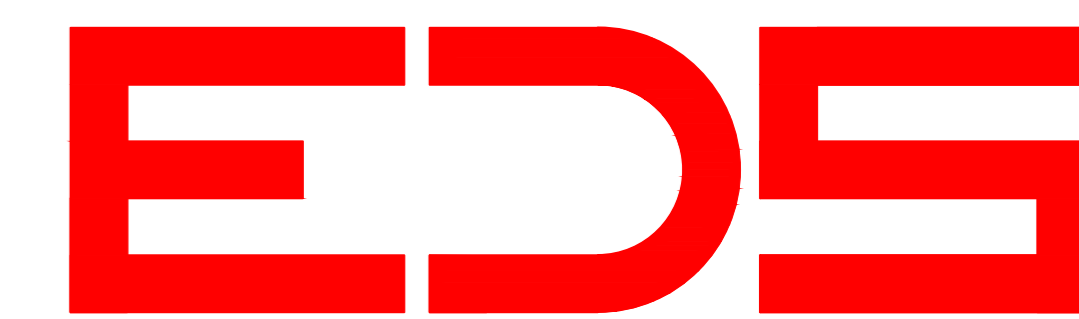
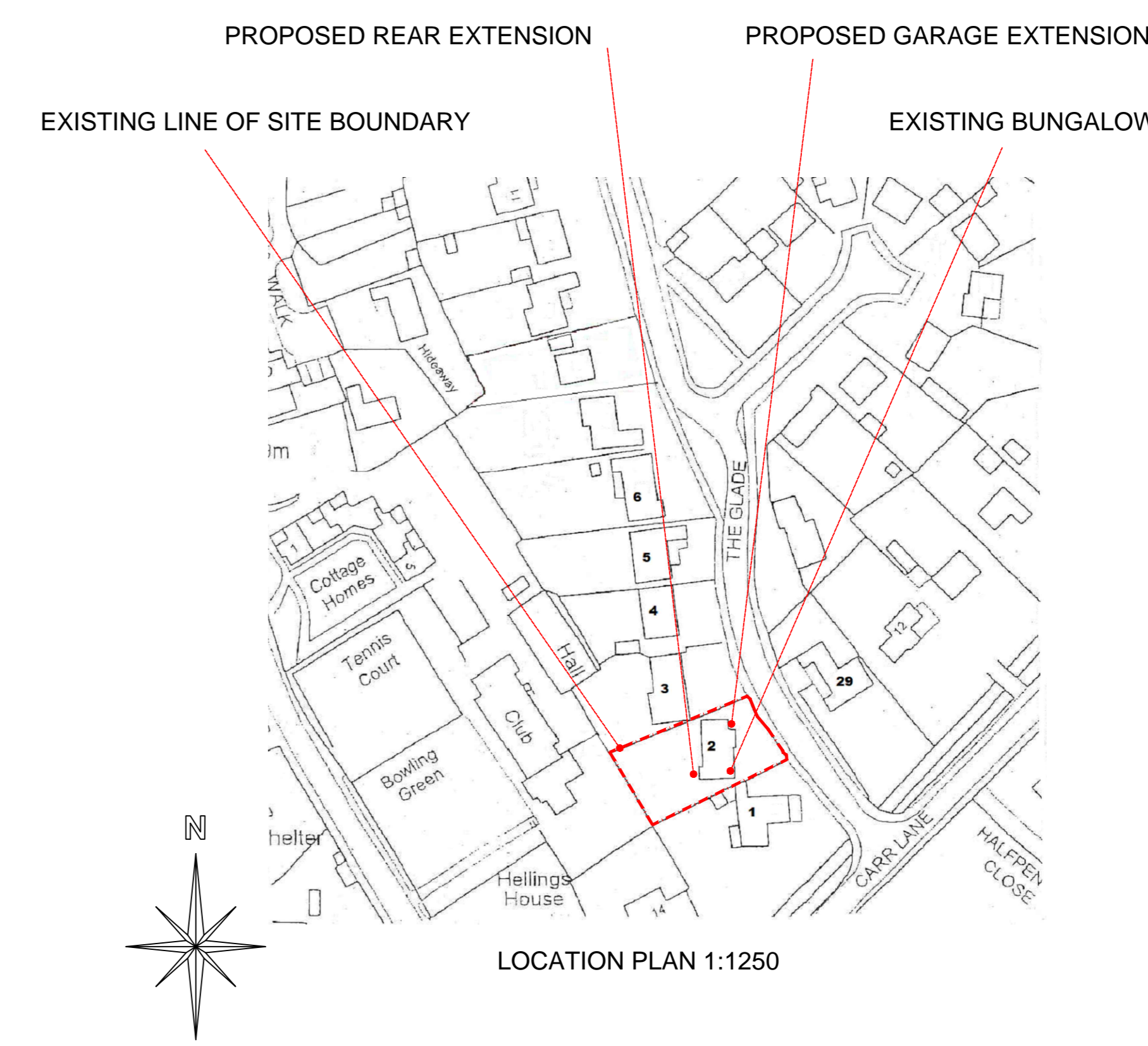
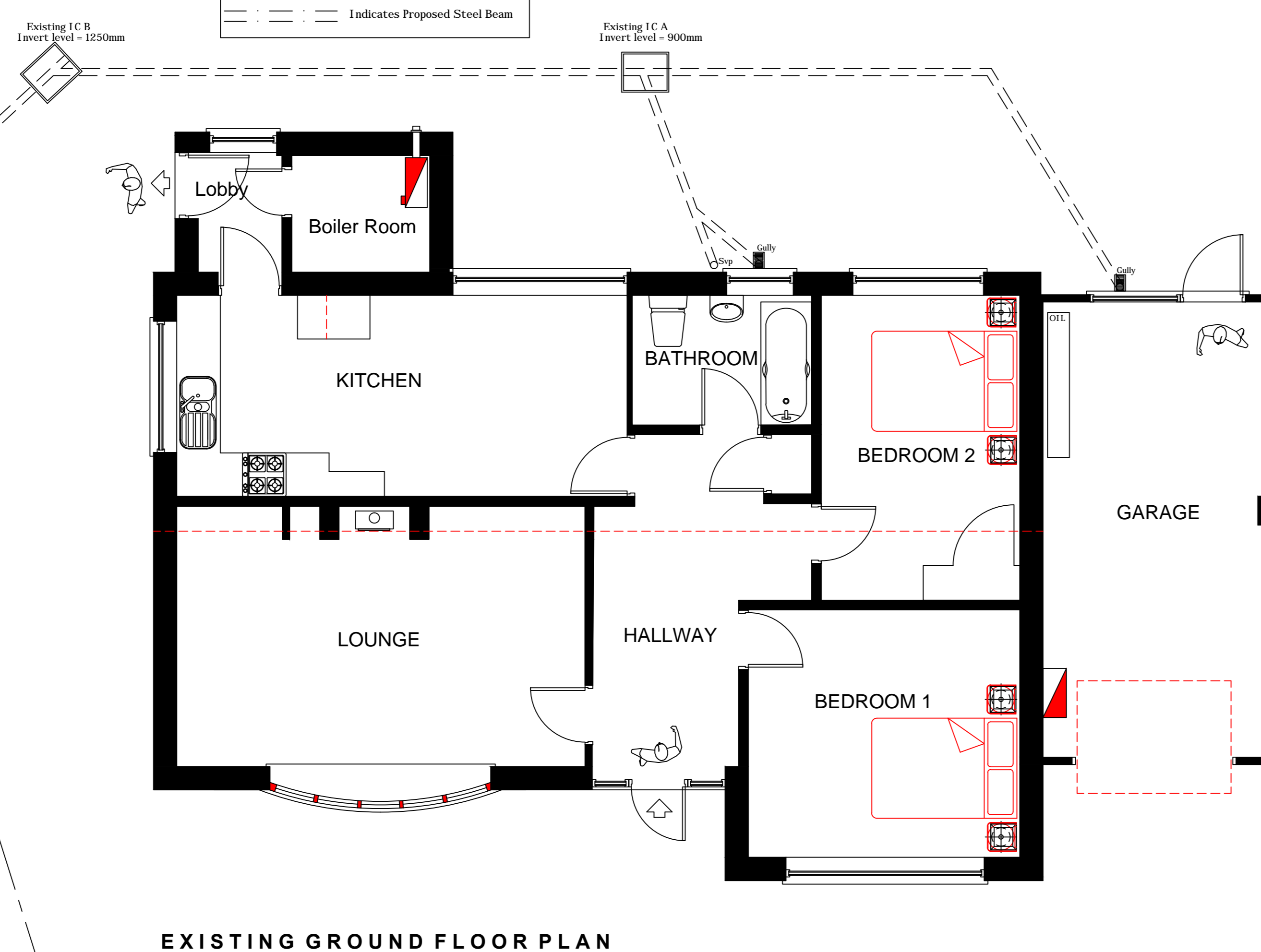
NOTES FOR PLANNING APPLICATION:

1. ALL MATERIALS USED IN CONSTRUCTION OF PROPOSED PROPERTY TO THE APPROVAL OF LOCAL AUTHORITY PLANNING & DEVELOPMENT DEPT.
2. WORKING SAMPLES OF ALL MATERIALS TO BE PROVIDED ON REQUEST FROM LOCAL AUTHORITY.
3. MATERIALS TO BE INCORPORATED IN CONSTRUCTION OF EXTERNAL APPEARANCE INCLUDE THE FOLLOWING:-
 - A. STONEMWORK : PROPOSED NATURAL STONEMWORK WALLS TO MATCH EXISTING STONEMWORK INCL. 4 COURSES OF RED ENGBRICKWORK TO DPC. 4 NATURAL FLUSH POINTED MORTAR.
 - B. ROOF TILE : "MARLEY" CONCRETE INTERLOCKING TILE TO MATCH EXISTING. (SMOOTH BROWN)
 - C. DOORS & WINDOWS : UPVC (WHITE) STYLE TO MATCH EXISTING COMPLETE WITH DOUBLE GLAZED SEALED UNITS.
 - D. FACIAS & SOFFIT BOARDS : STAINED SOFTWOOD OR UPVC COLOUR : WHITE
 - E. RAINWATER GOODS : "HINTER" UPVC SQUARE : WHITE TO MATCH EXISTING.



Legend:

	Indicates Existing masonry walls
	Indicates Proposed Stonework
	Indicates New Blockwork
	Indicates New Parapet walling
	Indicates New Timber Stud Walls
	Indicates Proposed Steel Beam



Client:
MR & MRS M. THOMAS

Site Address :
2, THE GLADE,
ESCRICK,
NR. SELBY
YO19 6JH.

Project:
PROPOSED TWO / SINGLE STOREY FRONT
& REAR EXTENSIONS, ROOF EXTENSIONS
& INTERNAL ALTERATIONS.

Drawing Title:
GENERAL ARRANGEMENT : (PLANNING)
PROPOSED GENERAL ARRANGEMENT OF
FLOOR PLANS & ELEVATIONS.

Drawing Scale : Date :
1:50, 1:500 & APRIL 2020
1:1250

Drawing Number: Rev:
H.CON.05.20.01 -