

NOTES - These notes apply to all drawings for the project reference below in the title block information.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. ALL DRAWINGS TO BE PRINTED AT 100% SCALE.

A. This drawing is copyright of JW Architects Ltd. This drawing is NOT to be reproduced or copied without expressed written permission from JW Architects Ltd.

B. These plans are subject to Planning & Building Regulation Approval or any other statute in law before building work commences.

C. The survey information shown on this drawing is based on a survey prepared by a third party. JW Architects Ltd accept no responsibility for the accuracy or completeness of the survey. All boundaries are assumed and it is the responsibility of the client/owner to confirm their accuracy.

D. All dimensions are in millimetres and the Contractor is responsible for verification of dimensions on site before work commences. Any discrepancies to be reported to CA and resolved before work continues.

E. All work to the satisfaction of the Local Authority or Private Building Control inspector. Builder to follow ROBUST CONSTRUCTION DETAILS for dwellings, limiting thermal bridging and air leakage.

F. All workmanship and materials shall comply with the latest relevant British Standards and Codes of Practice.

G. The Drawings and Specification notes shall be used only as a guide for producing an estimate of cost by the Contractor and he shall endeavour to use his expertise and judgement to produce a complete and accurate tender.

H. All structural work is to be read inconjunction with the design, drawings, calculations and details issued by the qualified structural and civil engineer. Any discrepancies are to be reported to the CA/Engineer.

I. All windows and doors shown on schedules and drawings are indicative only and all window, door and rooflight sizes to be confirmed following a site survey by the specific manufacturer before manufacture commences.

J. Make good to all existing finishes. Make good all adjacent areas disturbed by builders work to match existing with approval from client.

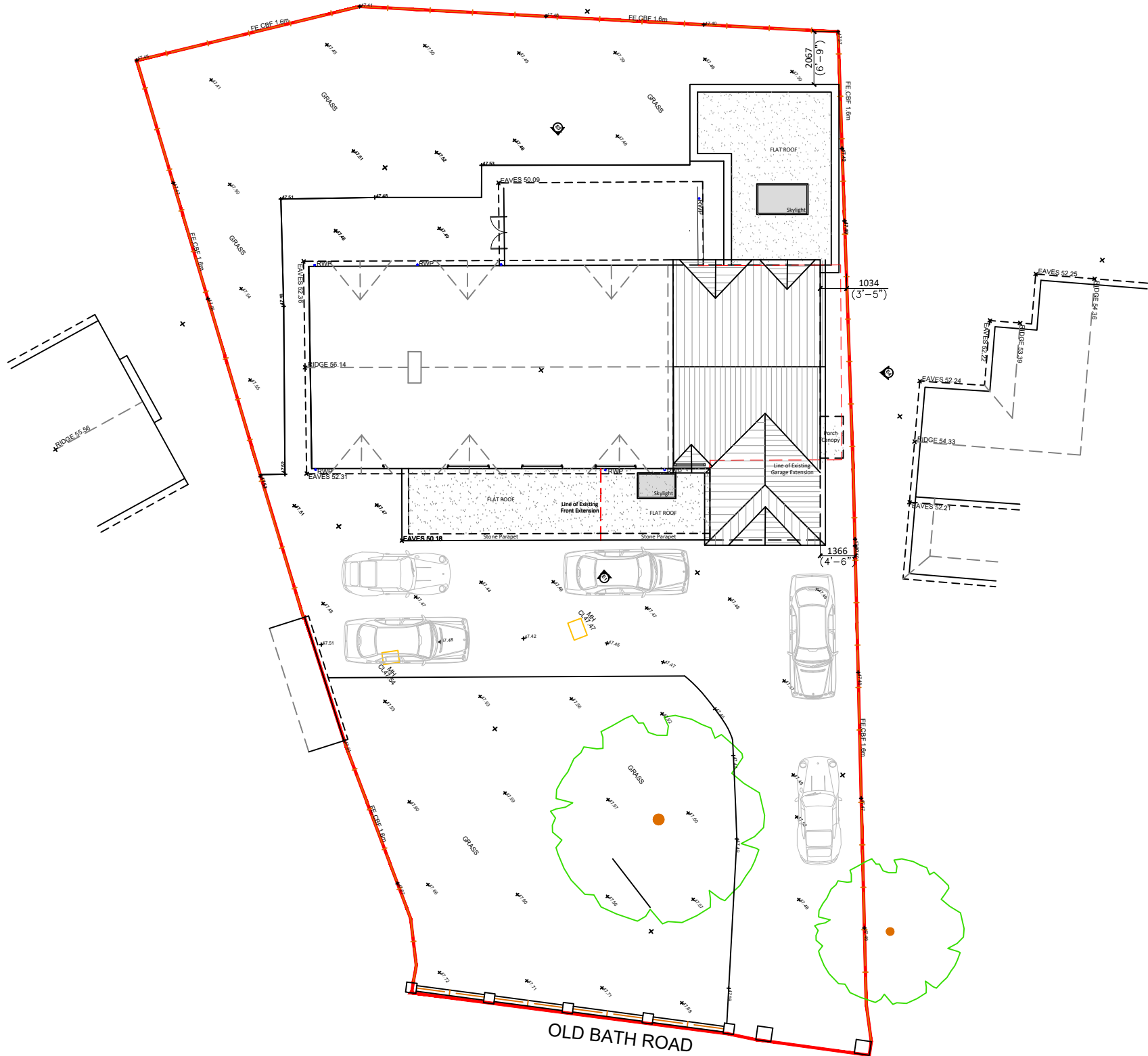
K. Proposed drawings do not highlight final positions of mechanical, electrical and lighting points. All final positions to be confirmed on site with contractor.

PARKING PROVISION

The proposals with this planning application require the demolition and loss of the existing attached double garage.

However, the existing site and plot have ample provision for a large number of off road parking spaces as highlighted on the adjacent Proposed Site Plan.

Currently shown are four off road parking spaces to comply with planning policy.



01 PROPOSED SITE PLAN

1:200