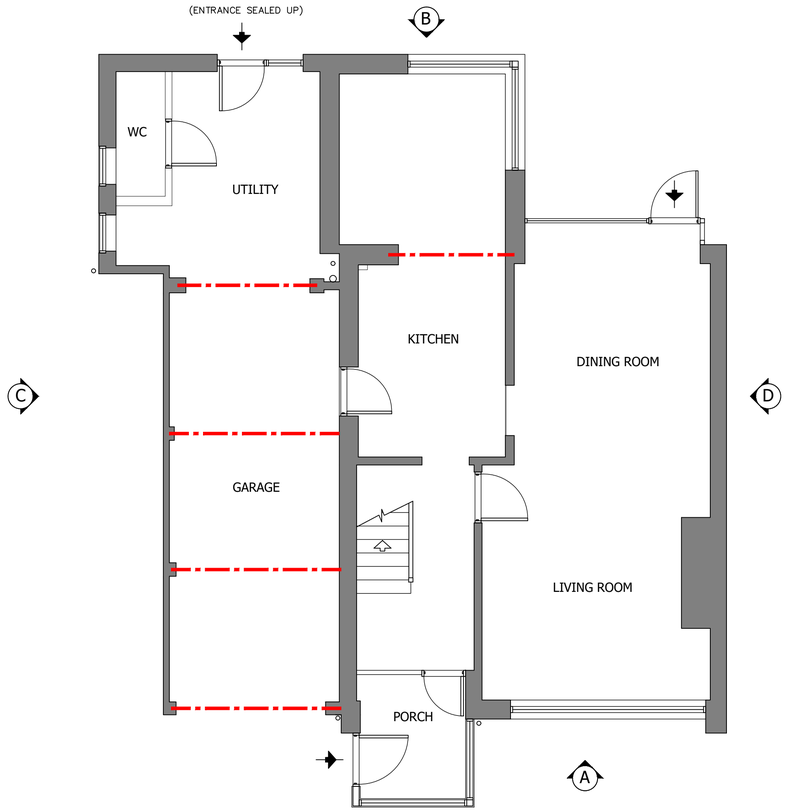
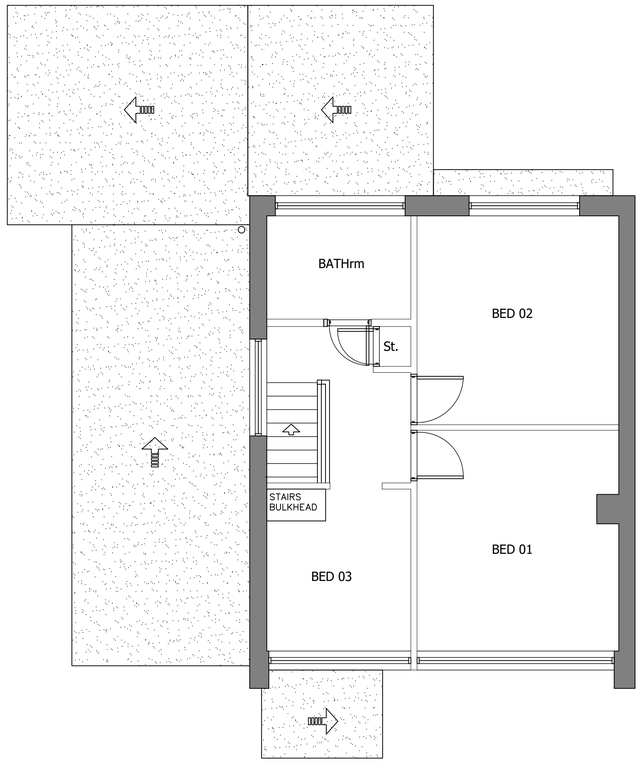
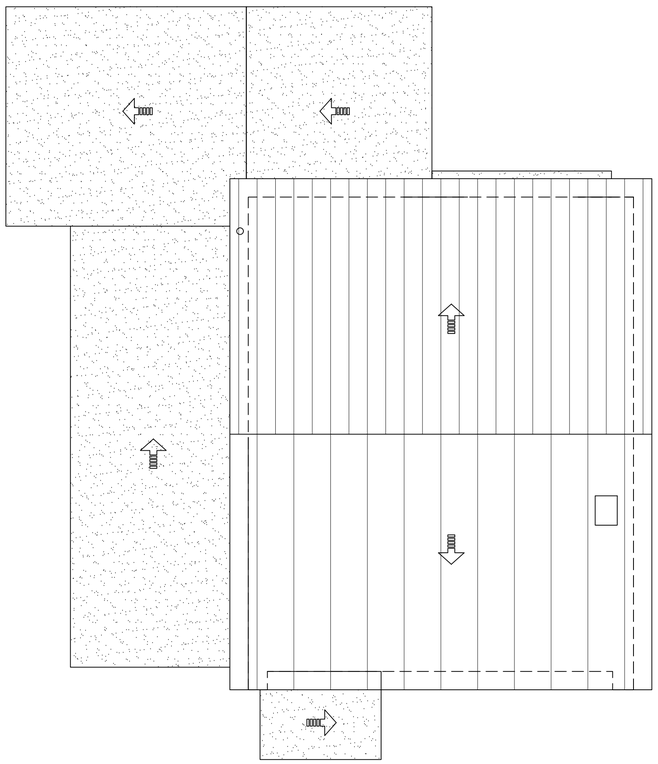


EXISTING GROUND FLOOR PLAN 1:50



EXISTING FIRST FLOOR PLAN 1:50



EXISTING ROOF PLAN 1:50

NOTES:

1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION OF WORKS **S**T/WKS/0187v01 AND ALL DOCUMENTS RELATED TO THIS PROJECT INCLUDING;

a) ALL OTHER WORKING DRAWINGS AND CLIENTS BRIEFS;
b) ALL PLANNING AND BUILDING REGULATION APPROVAL DOCUMENTATION INCLUDING CONDITIONS;
c) ALL OTHER SPECIALIST AND CONSULTANT DRAWINGS, SPECIFICATIONS, SCHEDULES, DESIGN RISK ASSESSMENTS, METHODS OF WORK, etc;
d) ALL STANDARDS LAID DOWN BY ANY OTHER RELEVANT STATUTORY AUTHORITIES OR ANY BODIES APPOINTED BY THE CLIENT

2. ALL FIGURES GIVEN IN MILLIMETRES.

3. WRITTEN DIMENSIONS TO BE TAKEN OVER SCALED DIMENSIONS.

4. ANY DISCREPANCIES TO BE REPORTED TO PROJECT CO-ORDINATOR IMMEDIATELY.

5. THIS DRAWING IS FOR SOLE PURPOSE OF APPROVAL UNDER THE TOWN AND COUNTRY PLANNING ACT. ALL CONSTRUCTION DETAILS, VERIFICATION OF DIMENSIONS, PITCHES, LEVELS, etc: AND DISCUSSIONS/CORRESPONDENCE WITH STATUTORY AUTHORITIES IS SOLE AND TOTAL RESPONSIBILITY OF THE CONTRACTOR.

6. ATTENTION IS DRAWN TO CLIENTS RESPONSIBILITIES UNDER THE PARTY WALL ACT 1996. NO WORK TO BE UNDERTAKEN TO ADJACENT PROPERTIES WITHOUT EXPRESS WRITTEN CONSENT GIVEN BY NEIGHBOURING PROPERTY. THIS IS A CIVIL MATTER AND CLIENT SHOULD SEEK ADVICE FROM AN APPROVED PARTY WALL SURVEYOR ON THE APPLICATION OF THE "ACT" RELATIVE TO THIS PROJECT, THE BEARING THE "ACT" MAY HAVE ON THIS PROJECT AND THE PROCEDURE FOR SERVING NOTICE (IF APPLICABLE).
THE "ACT" IS SEPARATE FROM OBTAINING PLANNING PERMISSION OR BUILDING REGULATIONS APPROVAL AND YOU CAN FIND OUT MORE ABOUT IT AT:
WWW.GOV.UK/PARTY-WALL-ETC-ACT-1996-GUIDANCE

7. NO WORKS TO COMMENCE WITHOUT FULL APPROVAL UNDER THE CURRENT BUILDING REGULATIONS AND TOWN AND COUNTRY PLANNING ACT.
ALL WORKS AND MATERIALS TO COMPLY WITH CURRENT B.REGS, BS's, CP's, AND/OR EQUIVALENT EUROPEAN STANDARDS.

8. HEALTH AND SAFETY AT WORK ACT 1974 – THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, SAFEDELIVERY/HANDLING OF MATERIALS, ISSUE OF P.P.E., ERECTION OF SAFE SCAFFOLDING, etc, TO COMPLY WITH ALL CURRENT SAFETY LEGISLATION AND H.S.E INFORMATION SHEETS.

9. CLIENT AND CONTRACTORS ATTENTION IS DRAWN TO THEIR OBLIGATIONS UNDER THE CURRENT HEALTH AND SAFETY (CONSTRUCTION AND DESIGN MANAGEMENT) REGULATIONS. ADVICE SHOULD BE SOUGHT FROM THE LOCAL HEALTH AND SAFETY EXECUTIVE OFFICE AND, WHERE APPROPRIATE, A CDM ADVISOR.

10. THE CONTRACTOR IS TO CONTACT THE BUILDING CONTROL OFFICER AT LEAST 48 HOURS (2NO WORKING DAYS) PRIOR TO COMMENCEMENT OF WORKS. THIS WILL BE TO DISCUSS THE PROCESS FOR NOTIFYING THE BUILDING CONTROL OFFICER REGARDING STAGES OF WORK WHICH WILL REQUIRE INSPECTION.

WARNING !! NO WORKS TO COMMENCE WITHOUT FULL PLANNING AND BUILDING REGULATION APPROVAL. ANY WORKS STARTED PRIOR TO APPROVAL(S) IS DONE SO AT CLIENTS OWN RISK

ALL MEASUREMENTS/ DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION, ORDERING, FABRICATING, MANUFACTURING, ETC

LEGEND

- A — ELEVATION DESIGNATION
- X — SECTION DESIGNATION
- RAMP/STAIR DIRECTION OF RISE
- EXTERNAL ENTRANCE/EXIT
- DIRECTION OF ROOF FALL

IT IS STRONGLY ADVISED THAT YOU WAIT UNTIL YOUR BUILDING REGULATION APPLICATION HAS BEEN APPROVED BEFORE COMMENCING WITH BUILDING WORK ON SITE. THIS WILL REDUCE THE RISK OF NON-COMPLIANCE WITH BUILDING REGULATIONS. IF HOWEVER, YOU CHOOSE TO COMMENCE WORK PRIOR TO RECEIPT OF BUILDING REGULATION APPROVAL IT IS ESSENTIALTHAT BUILDING CONTROL IS NOTIFIED IN ADVANCE IN ORDER THAT ANY NECESSARY INSPECTIONS CAN BE CARRIED OUT.

1:50

REV	DESCRIPTION	DATE

KNJ DESIGN
KEITH JONES M.C.I.A.T.
CHARTERED ARCHITECTURAL TECHNOLOGIST
NEWCASTLE UPON TYNE
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E-MAIL: knjdesign@sky.com

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CIAT CHARTERED PRACTICE

CLIENT:
MISS C WHARTON

PROJECT LOCATION:
1 CARNOUSTIE DRIVE, SOUTH SHIELDS, TYNE AND WEAR. NE34 8BN.

PROJECT DESCRIPTION:
RAISED ROOF OVER GARAGE/ UTILITY; FIRST FLOOR TERRACE/ BALCONY; INTERNAL WORKS

DRAWING TITLE:
EXISTING PLANS

DATE:
08:06:2024

SCALE:
AS SHOWN

STATUS:
PLANNING

REVISION:

PAPER SIZE:
A1

DRAWING NUMBER:
ST/PL/0187v01/002

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