

GENERAL NOTES

DRAWING CAN BE SCALED FOR BUILDING REGULATIONS SUBMISSION PURPOSES ONLY BUT IF IN ANY DOUBT ABOUT A DIMENSION OR ANY OF THE DRAWN INFORMATION PLEASE ASK CDRB ARCHITECTS.

General Note

Before commencement of work positions of all existing services including drainage are to be ascertained and any protective or diversion works are to be carried out as necessary.

Seven Trent Approval may be required and builder to check with architect whether this is the case.

Existing drainage invert levels to be determined to establish adequate falls from new drainage fittings.

All necessary propping and strutting is to be carried out to ensure stability of the structure during building operations.

All materials and workmanship are to comply with all Building Regulations, British Standards and Codes of Practice.

All timbers are to be double vacuum pressure impregnated with Protim Prevac 88 or similar approved preservative, with all site cuts, ends and holes etc to be treated with Protim cut end preservative liberally applied by a brush.

Builder and Client to carry out site investigation and results to be forwarded to CDRB Architects Ltd and Approved Inspector/Local Authority Building Control Department to establish the levels of contamination if any and the suitability of ground conditions before the works commence.

CDRB Architects Ltd drawings are prepared to comply with the current building regulations and are to be read in conjunction with all relevant structural engineers details and calculations where appropriate.

All dimensions are to be checked on site by the Builder before work commences and any queries are to be brought immediately to CDRB Architects Ltd attention.

All drawings from CDRB Architects Ltd unless referred to by cover letter as being 'Plans approved' by the Approved Inspector/Local Authority Building Control Department have not been passed for Building Regulation Approval.

CDRB Architects Ltd take no responsibility for work done at risk prior to 'Plans approved' being given by the Approved Inspector/Local Authority Building Control Department.

Equally CDR Architects Ltd accept no responsibility for any alterations from the approved drawings by either the Builder or the Client without first checking with CDRB Architects Ltd in writing.

BUILDING REGULATION APPROVAL, CDM REGULATIONS, HEALTH & SAFETY, TEMPORARY WORK AND INTERIM STABILITY

- The Builder shall comply with the Building Regulations. Any work carried out on site prior to full Building Regulation Approval from the Local Authority is entirely at the risk of the Builder.
- The Builder shall comply with all aspects of the Construction (Design & Management) Regulations.
- The Builder shall carry out his own risk assessment for all aspects of the work.
- The Builder shall provide Method Statements for the following items of work as requested:
 - Excavation below existing foundation levels when in close proximity to existing foundations.
 - Underpinning
 - Working with machinery when adjacent to or over existing occupied buildings
 - Erection/Installation of steelwork adjacent to or over existing occupied buildings
- The Builder shall maintain records of all on site changes to the drawings and provide a full set of 'marked up' drawings to show the 'as-built' construction.
- The Builder is reminded that the structure's stability relied on all structural elements to be completed and cured. The Builder is required to consider his construction methods/sequence and to assess temporary works and bracing requirements to ensure the interim safety of partially completed construction.



Proposed Site

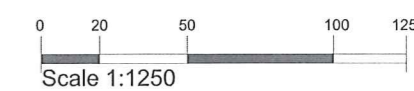
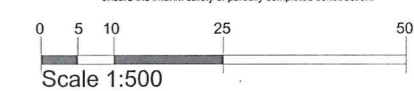
Proposed Structure

Proposed Block Plan
Scale 1:500 @ A1




Proposed Site

Location Plan
Scale 1:1250 @ A1



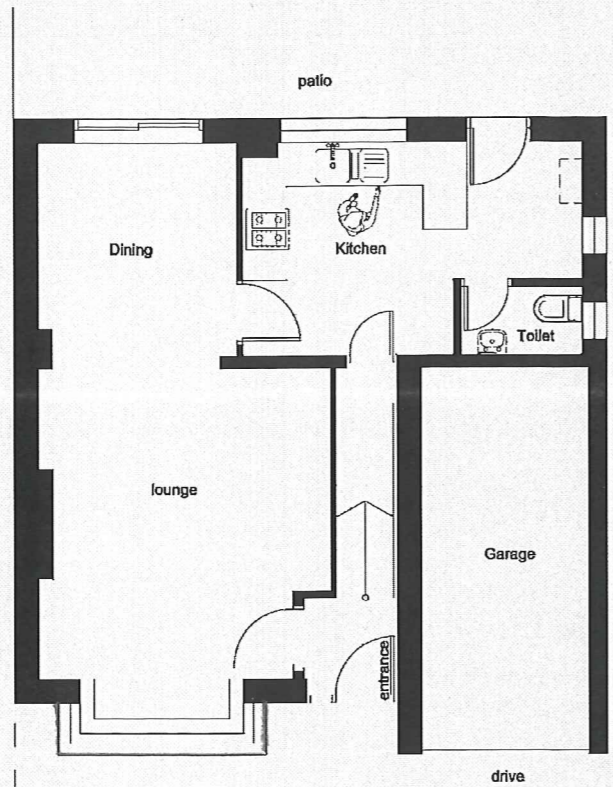
BUILDING REGULATIONS SUBMISSION

| rev | date | by | chgd |
|--|-------------|----------------|------------|
|  cdrb architects ltd & The Square, King's Cross CV8 1TB | | | |
| Job title 2 Storey Front and Rear Extension and Loft Conversion at 24 Portwrinkle Avenue, Coventry, CV6 7NU | | | |
| drawing title Proposed Block Plan and Location Plan | | | |
| scale | drawn by | date | checked by |
| 1:500 and 1:1250 @ A1 | RH | September 2017 | CDRB |
| job no. | drawing no. | revision | |
| T1164 | AL (BR) 00 | - | |

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Nº 26

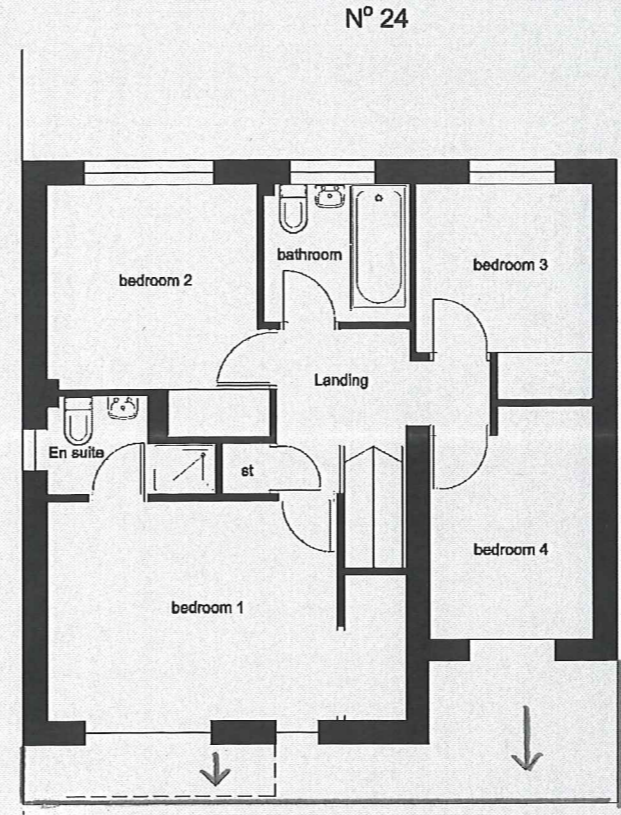
Nº 24



Existing Ground Floor Plan
 Scale 1:50 @ A1

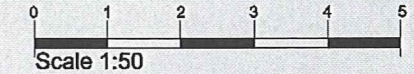
Nº 22

Nº 26




Existing First Floor Plan
 Scale 1:50 @ A1

Nº 22



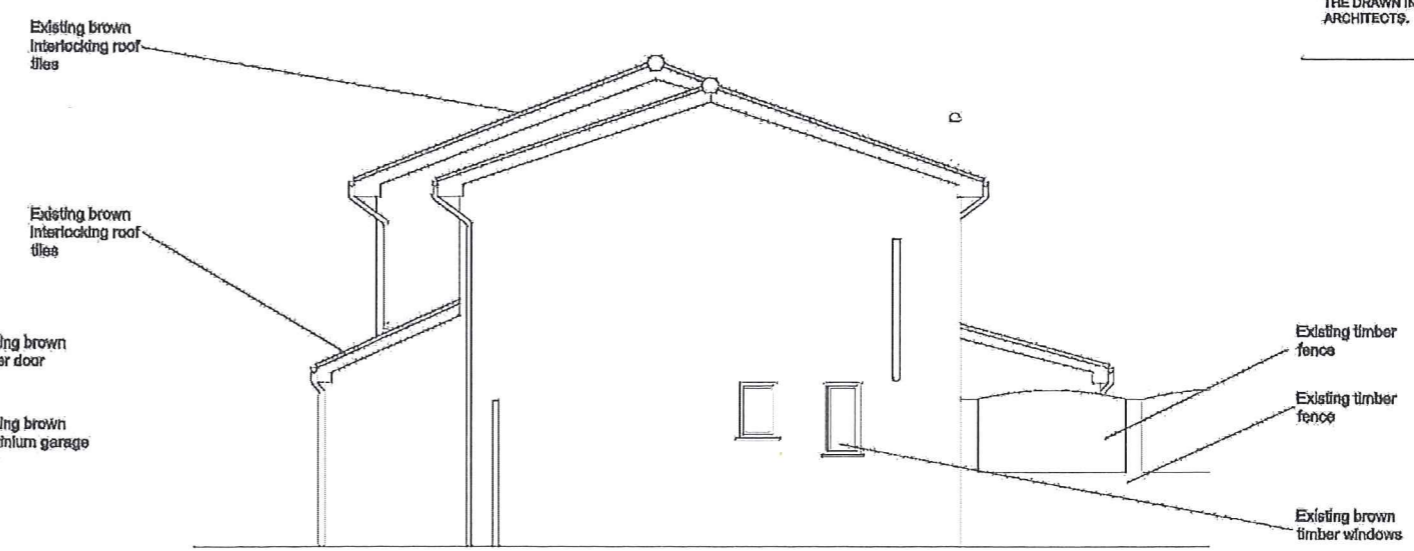
BUILDING REGULATIONS SUBMISSION

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| rev | date | by | checked |
| | | | |
|  cdrb architects ltd <small>8 Baskerville House, The Square, Leamington CV32 3EP</small> | | | |
| job title 2 Storey Front and Rear Extension and Loft Conversion at 24 Portwinkle Avenue, Coventry, CV6 7NU | | | |
| drawing title Existing Ground Floor and First Floor Plans | | | |
| scale | drawn by | date | checked by |
| 1:50 @ A1 | RB | September 2017 | CDR |
| job no. | drawing no. | revision | |
| T1164 | AL (BR) 01 | - | |

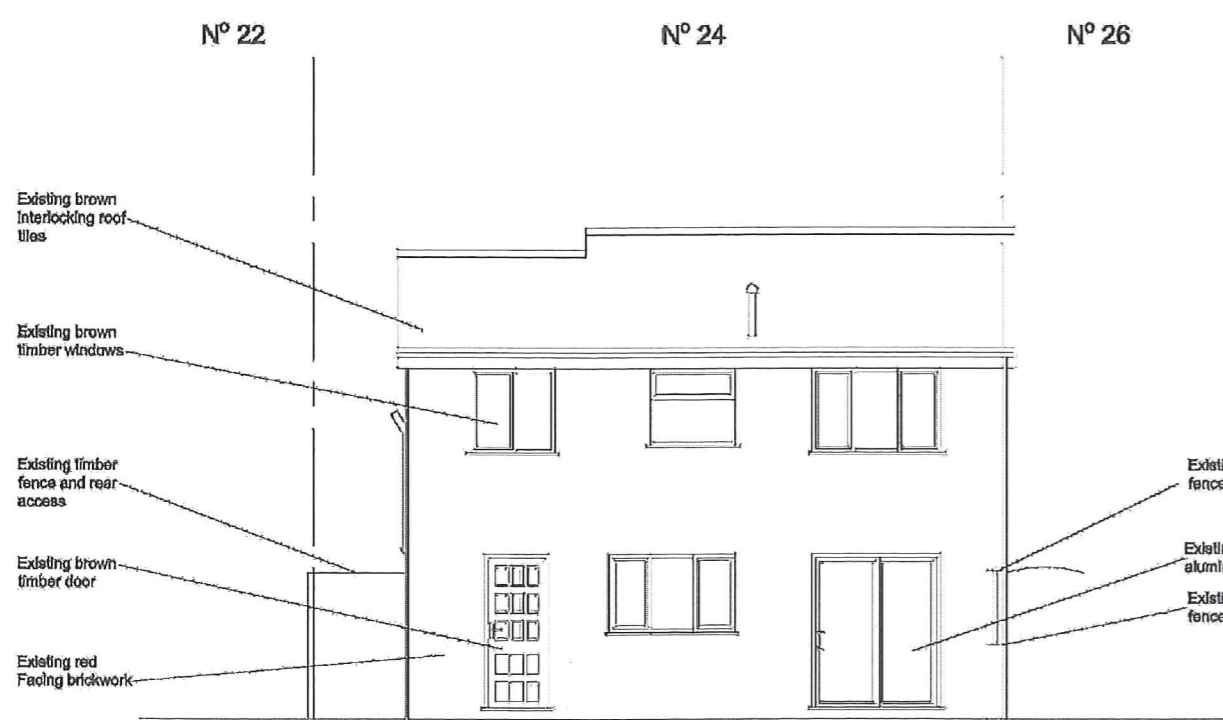
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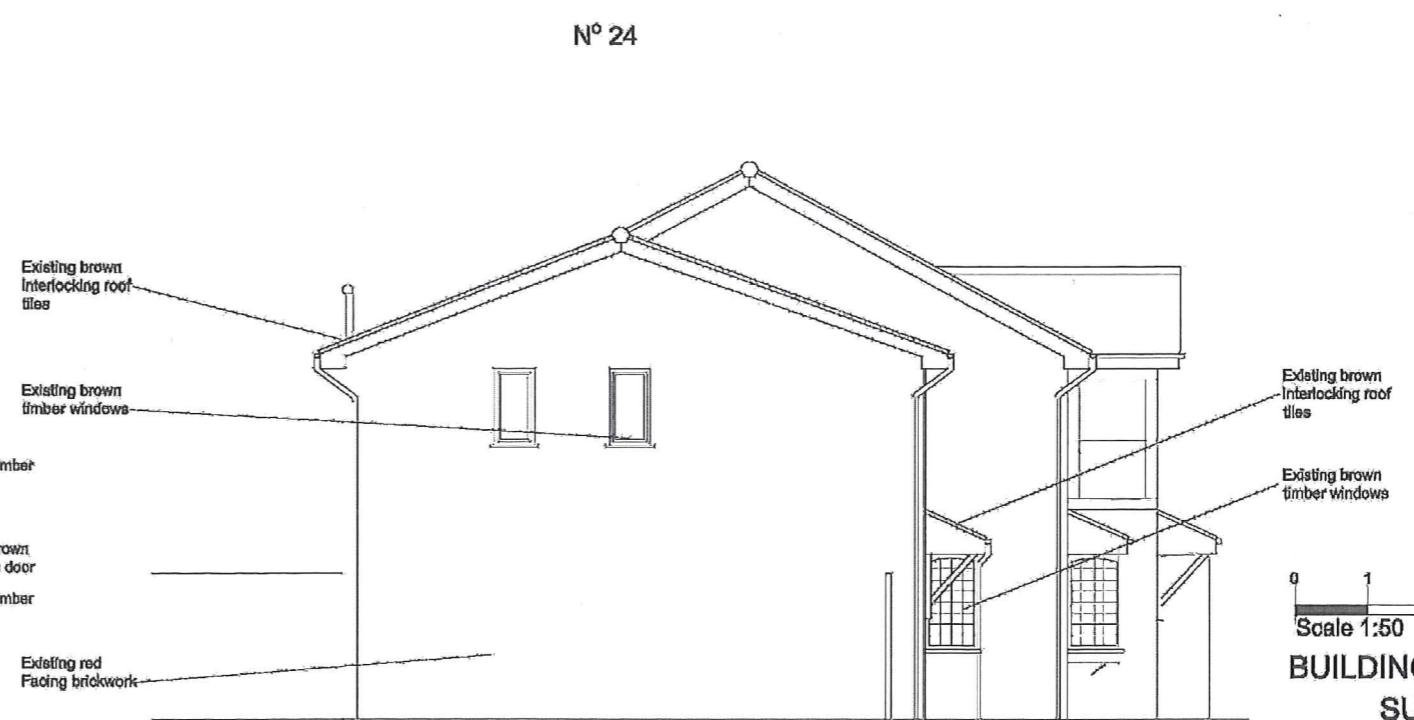
Existing Front Elevation
 Scale 1:50 @ A1



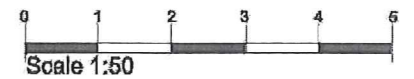
Existing Side Elevation Facing N° 22
 Scale 1:50 @ A1




Existing Rear Elevation
 Scale 1:50 @ A1



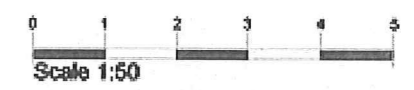
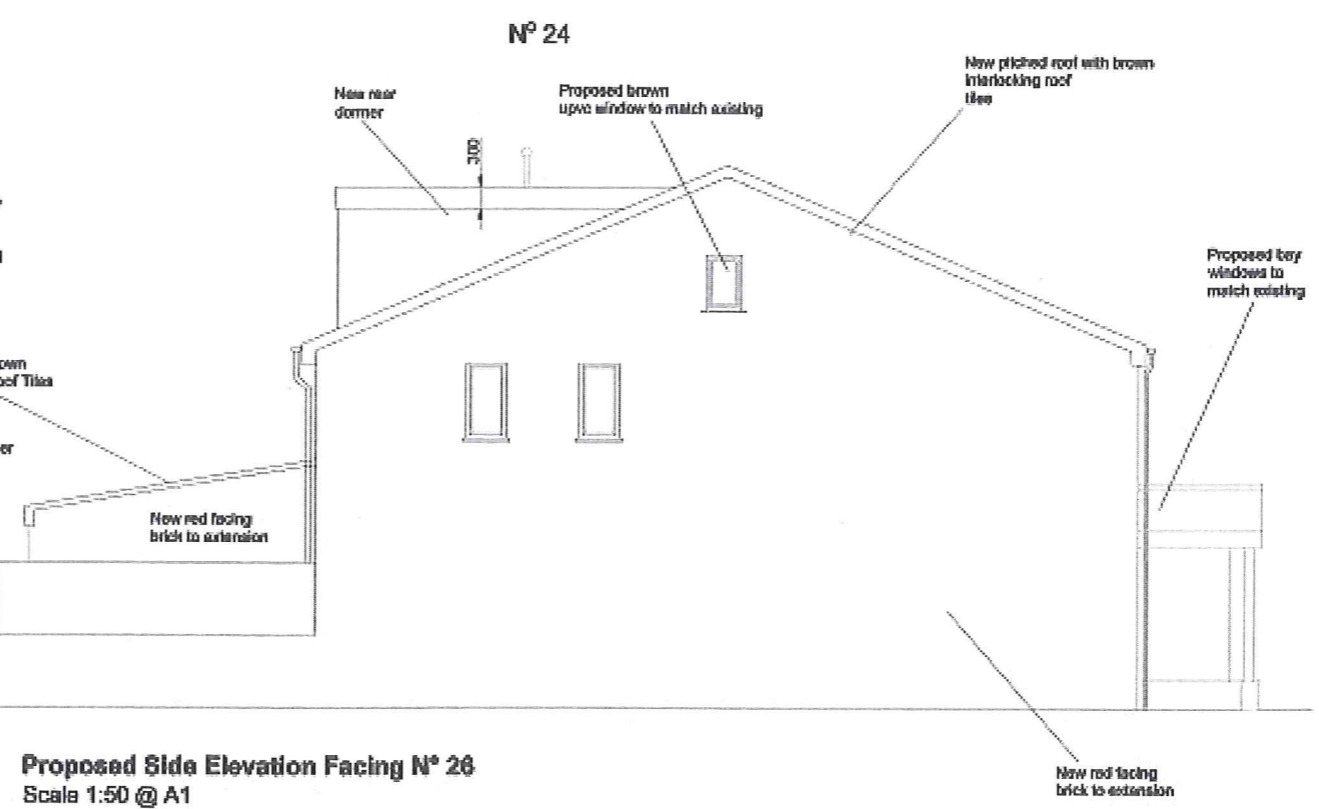
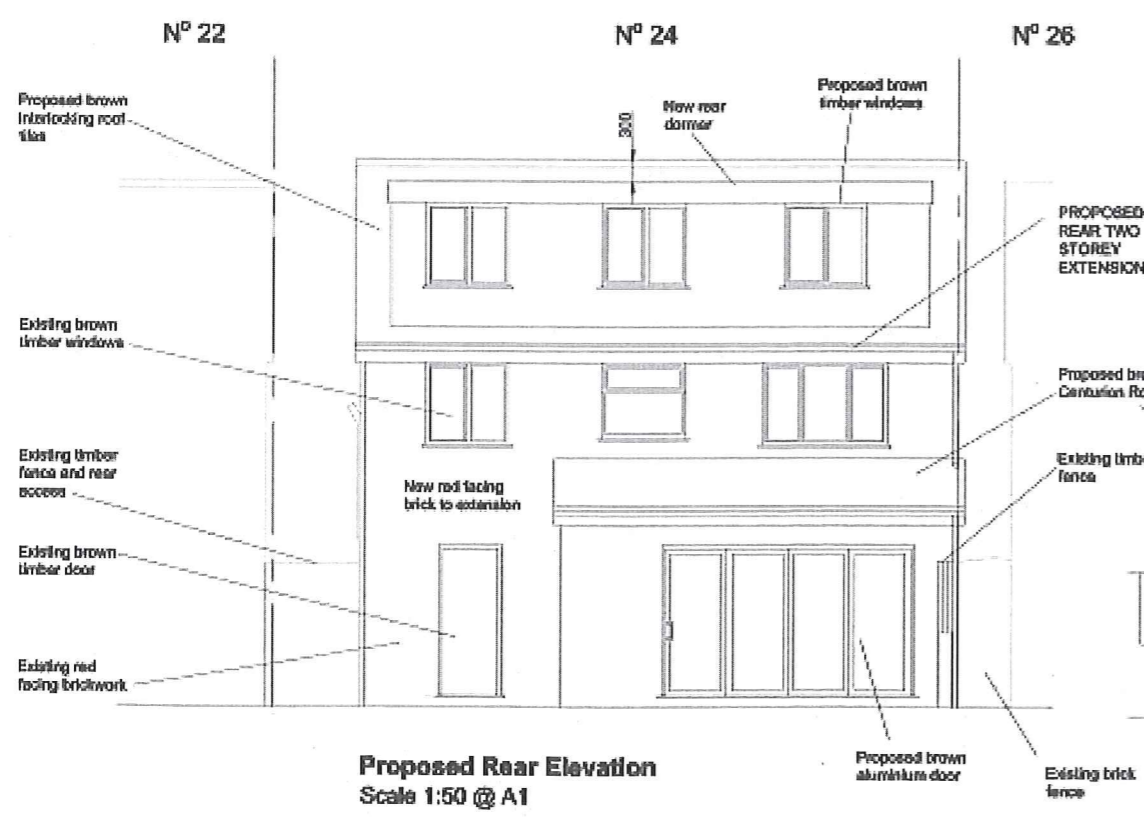
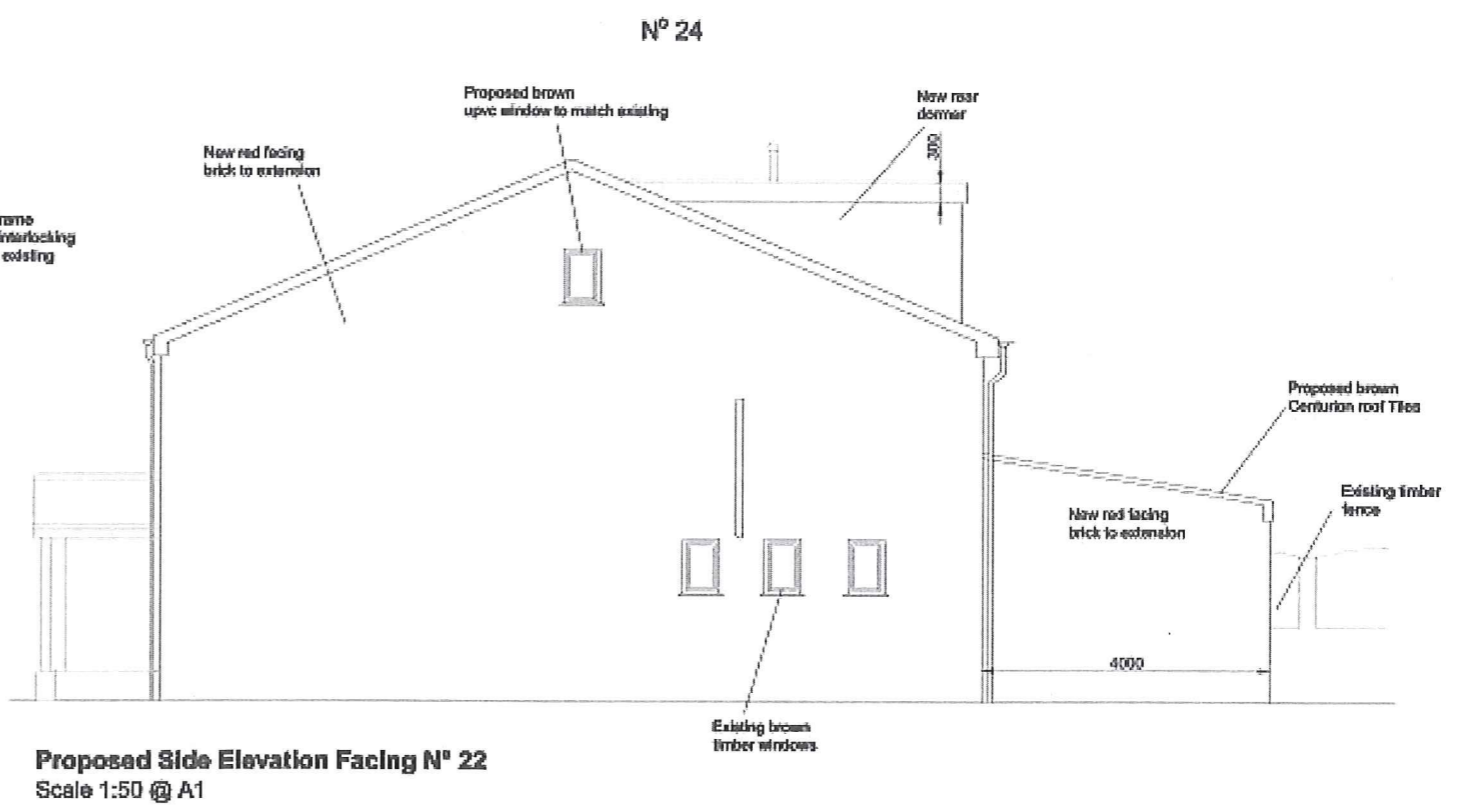
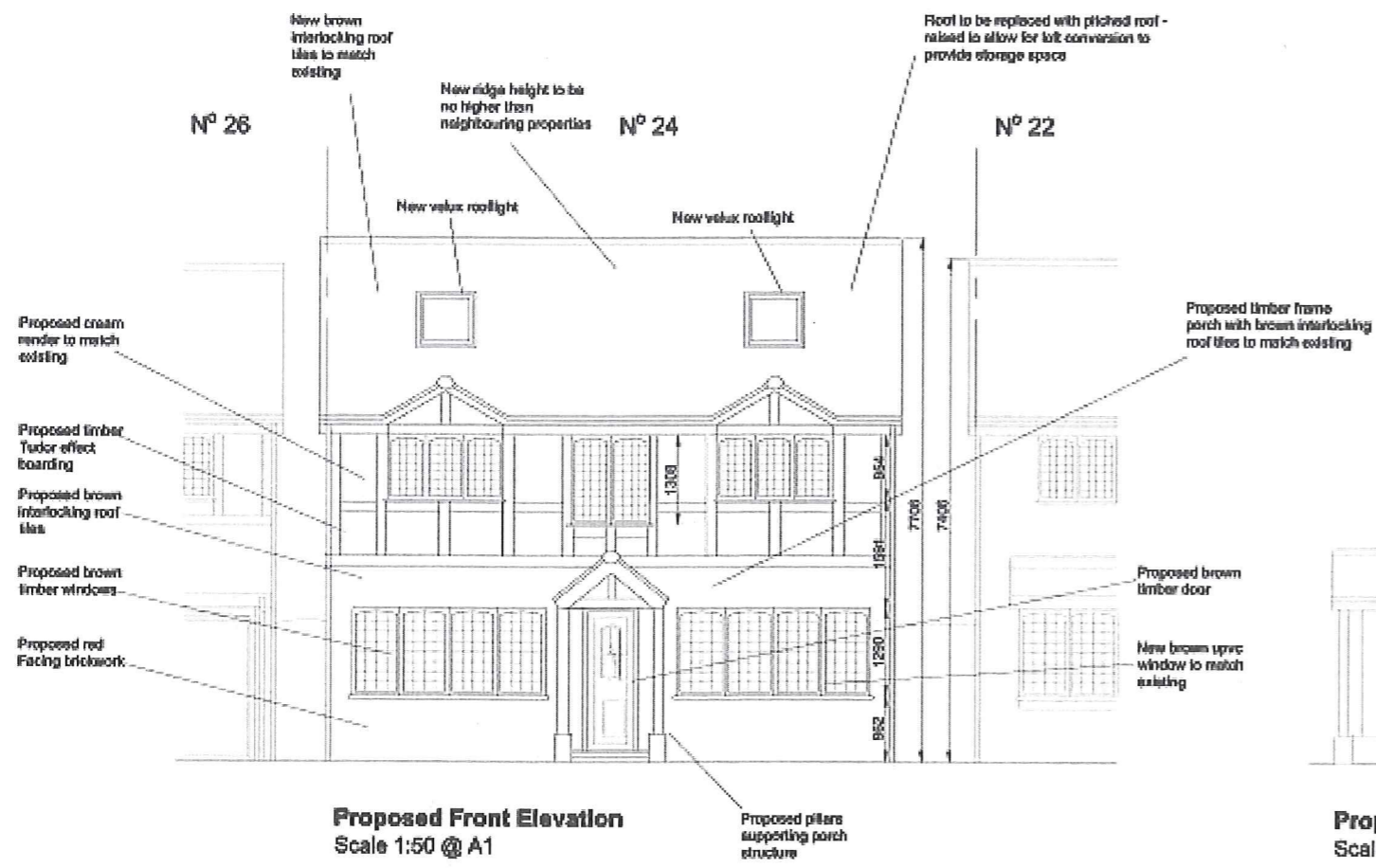
Existing Side Elevation Facing N° 26
 Scale 1:50 @ A1



BUILDING REGULATIONS SUBMISSION

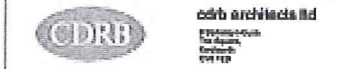
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| rev | date | by | check |
|  cdrb architects ltd 8 DUCKLEY ROAD THE SQUARE BIRMINGHAM B14 1JH | | | |
| job no. | | | |
| 2 Storey Front and Rear Extension and Loft Conversion at 24 Portwinkle Avenue, Coventry, CV6 7NU | | | |
| drawing title | | | |
| Existing Front, Sides and Rear Elevations | | | |
| scale | drawn by | date | checked by |
| 1:50 @ A1 | FP | September 2017 | CDR |
| job no. | drawing no. | revision | |
| T1104 | AL 01/14 04 | .. | |

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BUILDING REGULATIONS SUBMISSION

| | | | | |
|-----|----------|------------------------------------|----|-----|
| C | 05/03/18 | Revised Following Clients Comments | PH | CDR |
| B | 04/01/18 | Revised Following Clients Comments | PH | CDR |
| A | 24/05/17 | Revised Following Clients Comments | PH | CDR |
| REV | ADD | | IG | DRW |



Remodelling Works at 24 Portwinkle Avenue, Coventry, CV6 1NU

Proposed Elevations

| DATE | DRAWN BY | CHKD | CHECKED BY |
|-----------|-----------|----------------|------------|
| 1:50 @ A1 | PH | September 2017 | CDR |
| 11/18 | ADD/IG/PH | | REVISION |
| 11/18 | ADD/IG/PH | | C |