

GENERAL NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY MODIFICATIONS CONSIDERED AN IMPROVEMENT BY THE CONTRACTOR ARE TO BE SUBMITTED TO THE LOCAL AUTHORITY AND COMPLY WITH ANY APPROVAL NECESSARY. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND GOOD BUILDING PRACTICE. IF THE CONTRACTOR HAS ANY DOUBTS AS TO THE CORRECTNESS OF THE DIMENSIONS, THEY MUST BE SUBMITTED TO THE ARCHITECT FOR AMENDMENT. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM DRAWINGS.

UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN APPROVED.

DRAWINGS

THIS BRIEF SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE RELEVANT DRAWINGS AND HAS BEEN PREPARED TO OBTAIN BUILDING REGULATION PASSING OF PLANS ONLY.

GREATER EFFORT HAS BEEN TAKEN TO ENSURE THE DESIGN AND DIMENSIONS ARE CORRECT. HOWEVER, THE CONTRACTOR MUST BE AWARE THAT ANY SUCH DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR AMENDMENT. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM DRAWINGS.

PRIOR PERMISSION MUST BE SOUGHT BEFORE ANY COPIES OF DOCUMENTATION ARE MADE.

STRUCTURAL NOTES

ALL STRUCTURAL SPECIFICATION TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS. CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOAD BEARING SUPPORT.

TIMBER TREATMENT

ALL SOFTWOOD TIMBERS TO BE ADEQUATELY TREATED TO PREVENT INFESTATION BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, ROOF TRUSSES AND JOISTS TO BE TREATED WITH AN APPROPRIATE PRESERVATIVE. ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE STRESS GRADE MARK.

REGULATIONS

ALL WORKS TO COMPLY WITH THE RELEVANT BUILDING REGULATIONS AND ALL STATUTORY NOTICES ARE TO BE GIVEN TO THE BUILDING CONTROL DEPARTMENT AT THE LOCAL AUTHORITY AT THE APPROPRIATE STAGES. ALL CONTRACTORS ARE TO VISIT SITE TO ACQUAINT THEMSELVES WITH THE LAYOUT AND ACCESS TO THE WORK AREA. ANY CHANGES TO THE DESIGN MUST BE NOTIFIED TO THE ARCHITECT AND MUST NOTIFY THE LOCAL AUTHORITY THAT THE BUILDING REGULATIONS WILL BE CARRIED OUT UNDER THE INITIAL NOTICE PROCEDURE.

HEALTH AND SAFETY

CONTRACTORS AND SUB-CONTRACTORS ETC. TO COMPLY WITH HEALTH AND SAFETY REGULATIONS DURING EXECUTION OF THE WORKS. LOCATE EXISTING SERVICES BEFORE WORKS COMMENCE. THE USE OF CAT IS ADVISABLE. TAKE ALL NECESSARY PRECAUTIONS WHEN CARRYING OUT ANY WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT ROOF OR RAMP HIGH LEVEL FOR ALTERATION WORK REQUIRING NEW OPENINGS IN WALLS OR THE REMOVAL OF EXISTING WALLS. THE CONTRACTOR IS TO FOLLOW THE GUIDANCE IN THE BUILDING RESEARCH ESTABLISHMENT GOOD BUILDING GUIDES 3 AND 28. PROVIDING TEMPORARY SUPPORT DURING WORK ON EXISTING ROOF TRUSSES, WALLS AND REMOVING INTERNAL LOAD BEARING WALLS IN OLDER DWELLINGS. ANY LIVE MAINS ELECTRICAL CABLES WITHIN WORKING DISTANCE TO BE SHEATHED / PROTECTED. THE MATERIALS SPECIFIED AND THE CONSTRUCTION DETAILS SHOWN ARE NOT TO BE CHANGED WITHOUT THE FULL KNOWLEDGE AND PRIOR APPROVAL OF THE AGENT AS ANY CHANGES MAY HAVE A DETRIMENTAL EFFECT ON THE DESIGNED/REQUIRED CARBON EMISSIONS OF THE STRUCTURE AS DESIGNED.

1. DO NOT SCALE OFF THIS DRAWING.
2. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CLIENT/ARCHITECT.
3. CONSTRUCTION PURPOSES.
4. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SQUARENESS, DEPTH OR PLASTER ETC. MUST BE CHECKED AND REPORTED TO THE ARCHITECT IMMEDIATELY.
5. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND DETAILS. CONTRACTOR TO ENSURE THE DESIGN AND DIMENSIONS ARE AS SPECIFIED. NO VARIATION ALLOWED UNLESS AGREED BEFOREHAND WITH THE BCO OR STRUCTURAL ENGINEER. CONTRACTOR TO THOROUGHLY READ PLANS & CALCULATIONS BEFORE COMMENCEMENT TO ENSURE FULL UNDERSTANDING OF ALL ASPECTS OF THE PROPOSALS.
6. BUILDING REGULATIONS 2000, SUBSEQUENT AMENDMENTS, AND APPROPRIATE BRITISH STANDARDS.

A - 24/04/22 - Amended to single storey extension.

rev date/rls

Project
56 Westage Gardens,

Location
Wythenshawe, M23 1BA

Client

Mr and Mrs Olszynski

drawing title

Proposed Roof Plan

dwg purpose

Planning Application

scale 1:50 down C8

@ sheet size A3 rev date 28.11.21

1091 (20)003 A

job number drawing number revision

