

Party Wall, etc. Act 1995, to apply, as necessary, and building owner or contractor must serve all necessary notices to all adjoining owners, prior to commencement of the work, in accordance with the Act. Exact position of walls and boundaries to be determined on site and no part of proposed works to encroach any boundary without written permission of adjoining owners.

PURPOSE OF ISSUE BUILDING CONTROL

Do not scale from this drawing. All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the architect immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

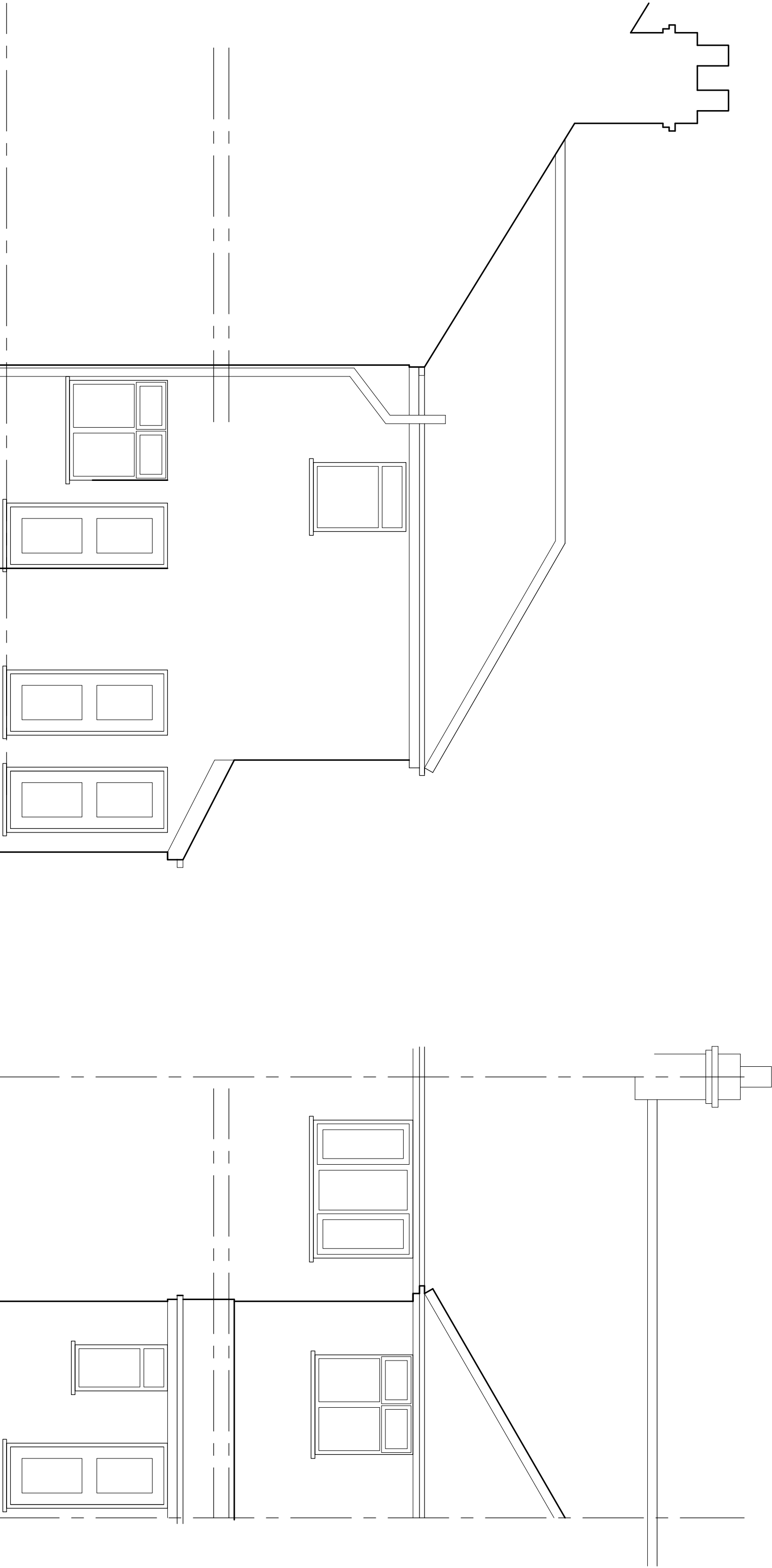
GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
 - (2) THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS.
 - (3) BEFORE WORK COMMENCES – ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
 - (4) ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES AND MUST BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
 - (5) CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION – NECESSARY FOR THEM TO DETERMINE THE WORKS STATUTORY COMPLIANCE.
 - (6) THE BUILDER IS TO FAMILIARISE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE.
 - (7) THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS FROM PLANS, USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
 - (8) THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT.
 - (10) ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 2010, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
 - (11) ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY LAB/C.O. PRIOR TO ANY COVERING UP OF WORK.
 - (12) NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS.
 - (13) ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE.
 - (14) ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328:1981 AND BS1282:1985.
 - (15) ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PART3: 1985.
 - (16) ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1282:1975.
 - (17) ALL CONCRETEWORK ON THIS PROJECT IS SUBJECT TO THE FOLLOWING APPROVED SPECIFICATION.
 - (17) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
 - (18) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
 - (19) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.
 - CODE 4 LEAD FLASHINGS (MIN UPS/AND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED THROUGHOUT. DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m² K AND U-VALUE OF WINDOWS TO BE 1.6w/m² K AND DOORS 1.8w/m² K.
 - GLAZING IN CRITICAL LOCATION TO BE SAFETY GLAZING.
 - FLOOR TO PROVIDE LATERAL SUPPORT TO END WALL WITH 30x5mm GALVANISED STEEL STRAPS, AT INTERVALS NOT EXCEEDING 2000mm, CARRIED OVER AT LEAST 3 JOISTS WITH 38mm THICK NOGGINs EXTENDED AT LEAST HALF THE DEPTH
 - GABLE WALLS TO BE STRAPPED TO ROOF JOISTS BY 30x5mm GALVANISED STEEL STRAPS, SPACED MAX. 2000mm CENTRES, TO PROVIDE LATERAL SUPPORT
 - VERTICAL STRAPPING ANCHORED TO WALL AND TURNED OVER WALL PLATE TO BE MIN. 1000mm IN LENGTH AT INTERVALS NOT EXCEEDING 2000mm
- NEW GROUND FLOOR
- ALL VEGETABLE SOIL AND DELETERIOUS MATTER STRIPPED OFF SITE. LAY MIN. 150mm OF CLEAN CRUSHED STONE HARDCORE AND COMPACT. LAY 1200 GAUGE DPM AND FULLY LAP WITH DPC. ANY JOINTS IN DPM TO BE LAPPED MIN. 300mm. PROVIDE 100mm KINGSPAN/XTRATHERM/CELOTEX INSULATION AS SHOWN ON SECTION. LAY MIN. 100mm CONCRETE (12x420mm COVERED) LAB FINISH SURFACE OVER WITH 100mm (COVERED) LAB FINISH SURFACE. EXISTING WOOD FLOOR VENTILATION FOR VENTILATION OF EXISTING WOOD FLOOR LAY 100MM DIA PVC PIPE IN NEW GROUND FLOOR.

Code 4 lead flashing with cavity tray
New roof to be tiled with the tiles to match existing with 125mm lap and fixed to 25x50mm treated softwood battens on breathable membrane over 50x100mm treated rafters @ 400mm c/c. Ensure min. 12.5° roof pitch, roof tiles to be suitable for roof pitch.
New brick work to match existing

PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

PROJECT
525 Wilmslow Road,
Withington
CLIENT
Mr. Iftikhar Ahmed
DRAWING TITLE
Elevation
JOB No
DRAWING No
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