

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 ACCURACY OF THE DIMENSIONS, THEY MUST BE SUBMITTED TO THE BUILDING CONTROL OFFICER AND PLANNING OFFICER FOR APPROVAL. NO WORK CARRIED OUT UNDER THIS SPECIFICATION WILL BE VALID 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.

ATTENTION SHOULD BE PAID TO SECTION PLANS AND ANNOTATION. WHILST GREAT EFFORT HAS BEEN TAKEN TO ENSURE THE DESIGN AND DIMENSIONS ARE CORRECT, ANY 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
THIS SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE RELEVANT DRAWINGS AND HAS BEEN PREPARED TO OBTAIN BUILDING REGULATION PASSING OF PLANS ONLY. ALL STRUCTURAL ELEMENTS 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 ALL OTHER TIMBER ELEMENTS MUST BE TREATED TO ALL STRUCTURAL TIMBER TO BE MARKED SPR 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 WORKS. THE CONTRACTOR IS TO FOLLOW THE GUIDANCE IN THE BUILDING RESEARCH ESTABLISHMENT GOOD BUILDING GUIDANCE 3 AND 28. MOVING TIMBERWORK SUPPORT DURING WORK ON EXISTING STRUCTURAL 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.

- 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. ANY WORK INVOLVING ROOF OR HIGH LEVEL 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 GUIDANCE 3 AND 28. MOVING TIMBERWORK SUPPORT DURING WORK ON EXISTING STRUCTURAL WALLS AND REMOVING INTERNAL LOAD BEARING WALLS IN OLDER DWELLINGS.
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1. DO NOT SCALE OFF THIS DRAWING.
 2. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CLIENT/ARCHITECT.
 3. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SQUARENESS, DEPTH OR PLASTER ETC. MUST BE CHECKED FOR THESE REASONS ARE SHOWN AS ALIGNED WITH EXISTING WALLS. THIS MUST BE CHECKED AND REPORTED TO THE ARCHITECT IMMEDIATELY.
 4. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SQUARENESS, DEPTH OR PLASTER ETC. MUST BE CHECKED FOR THESE REASONS ARE SHOWN AS ALIGNED WITH EXISTING WALLS. THIS MUST BE CHECKED AND REPORTED TO THE ARCHITECT IMMEDIATELY.
 5. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE BCO OR STRUCTURAL ENGINEER. CONTRACTOR TO THOROUGHLY READ PLANS & CALCULATIONS BEFORE COMMENCEMENT TO ENSURE THOROUGH UNDERSTANDING OF ALL ASPECTS OF THE PROPOSALS.

BUILDING REGULATIONS 2000. SUBSEQUENT AMENDMENTS. AND APPROPRIATE BRITISH STANDARDS.



drawing title			
Proposed First Floor Plan			
dwg purpose			
Planning Application			
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@ sheet size	A3	rev date	28.11.21
1091	(20)002		-
job number	drawing number	revision	