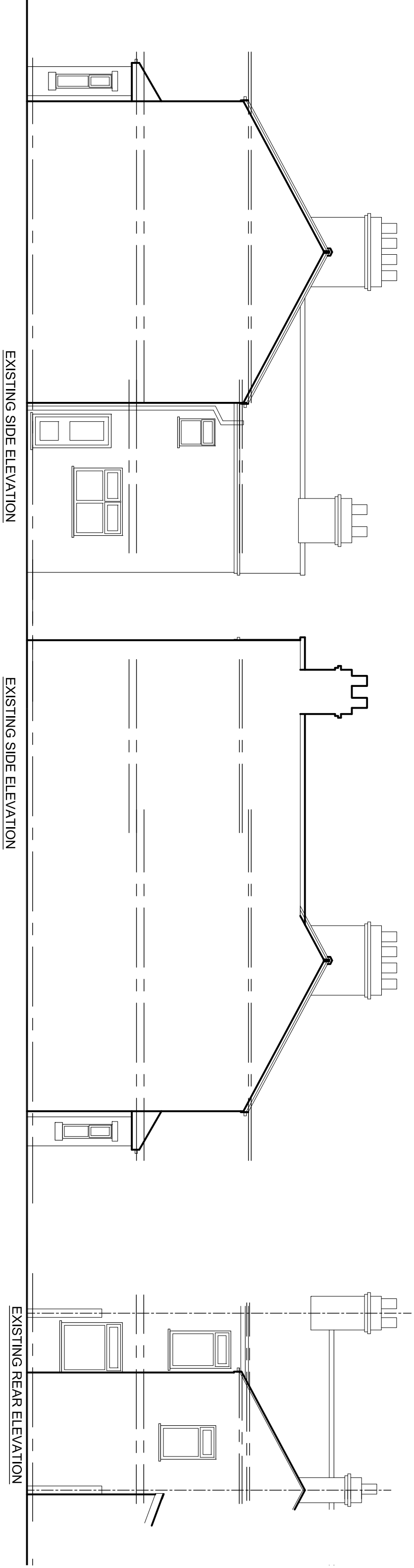


PURPOSE OF ISSUE	BUILDING CONTROL
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All information should be checked by the contractor on site before commencing work. Any discrepancies should be reported to the designer immediately. All rights are reserved and are not transferable. Unauthorised reproductions of this drawing are not permitted.

GENERAL NOTES

- (1) THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE CONDITIONS, LEVELS AND GENERAL WORK LEVELS AT ALL STAGES PRIOR TO COMMENCEMENT OF WORK.
- (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 IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS.
- (5) THE 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.
- (8) DO NOT SCALE FROM PLANS, USE FIGURED AND ON SITE DIMENSIONS ONLY. IF QUERIES ARISE ON SITE CONTACT SITE AGENT.
- (9) 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 L.A.B.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 WORK REGARDING THIS PROJECT IS SUBJECT TO THE B.C.O'S APPROVAL AND SATISFACTION.
- (18) ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS.
- (19) ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P, COMPLETION CERTIFICATE TO BE PROVIDED ON COMPLETION OF WORK.
- (20) SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT.
- (21) – CODE 4 LEAD FLASHINGS (MIN UPSTAND 150mm & MIN 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BE USED WHERE INDICATED.
- (22) DOUBLE GLAZING UNITS TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURES-HEREFORE 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.
- (23) – GLAZING IN CRITICAL LOCATION TO BE SAFETY GLAZING.
- (24) – 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 NOGGIN'S EXTENDED AT LEAST HALF THE DEPTH OF THE JOISTS.
- (25) – ROOF JOISTS TO BE STRAPPED TO ROOF JOISTS BY 30x5mm GALVANISED STEEL STRAPS, SPACED MAX. 2000mm CENTRES, TO PROVIDE LATERAL SUPPORT.
- (26) –VERTICAL STRAPPING ANCHORED TO WALL AND TURNED OVER WALL PLATE TO BE MIN. 1000mm IN LENGTH AT INTERVALS NOT EXCEEDING 2000mm



New dormer window to use double glazed units with a 'low-E' soft coating with an emissivity of 0.05. the double glazed panes are to be separated by a 16mm gap to provide a u-value of 1.4W/m² K.
Windows to have trickle vents.
Dormer walls hung tiles to match with roof tiles

PROPOSED REAR ELEVATION

Rev.A, 9.10.25 Front dormer removed

PROJECT

4 Deramore Street,
Rusholme

CLIENT

DRAWING TITLE

Elevation

JOB No

DRAWING No

NA-B02

SCALE

DATE

1:50/100@A2 Sep. 2025

REVISION

A

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