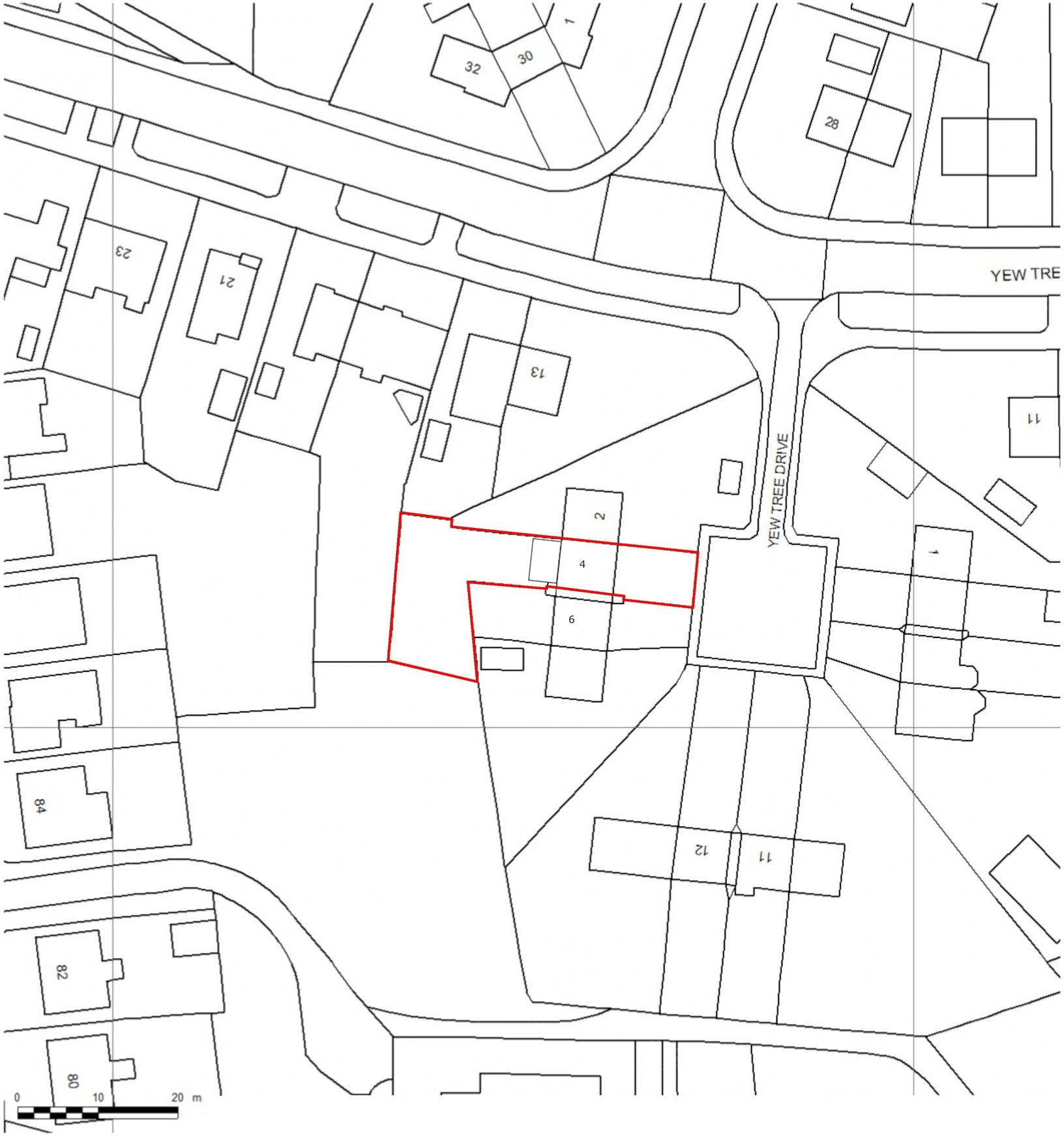

KEY:

- Facing Brick
- Blockwork
- Stud
- Insulation
- Main Walls
- Exi. internal walls
- Smoke detector
- Heat Detector
- Beam/Lintel
- Party Line
- IC Inspection chamber
- RE Rodding eye
- Foul water drain
- Rain water drain
- Rain water pipe
- Soil vent pipe

Contractor to visit site prior to commencement of work and check all dimensions and familiarise himself with the site conditions. This drawing must then be checked and verified by the contractor prior to work commencing on site. This drawing is for the purpose of achieving local authority approval only and should not be used as a working drawing. Client must have received written approval from both the local authority,
planning and building control departments before instruction or commencement of any building works on the relevant site. Client to obtain written permission from relevant bodies for any encroachment whatsoever. All workmanship, materials and construction to comply with Building Regulations, British Standards, Codes of Practice and N.H.B.C requirements whether or not specifically stated on these drawings. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "Inspector" whether or not indicated on the drawings. Sample of external materials to be submitted to la for approval. All external timber to be preservative treated. All air bricks to be ducted through walls. Where additional load is to be applied over existing openings, lintels to be exposed and checked for structural stability to the satisfaction of local building control officer.

NOTES:

All dimensions to be checked and verified on site before comencement of work. Any discrepancies to be resolved before commencement of work.

All work to comply with current building regulations and to the approval of the building inspector.

All dimensions and ground levels to be confirmed on site before work commences.

Foundation sizes and depths shown are minimum requirement and subject to change if adverse ground conditions are found under inspection with building control officer.

All loadbearing lintels and beams to be proprietary pressed steel lintels (catnic or similar) with all design and calculations provided by manufacturer

and to be approved by building control inspector.

Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. Once work has started on site all work is the contractors responsibility.

All plans to have planning and building regulations approval before commencement of work on site (including purchasing of materials). Contractors responsibility to check. All kitchen/ bathrooms/ w.c./ utility etc fixtures and fittings to be measured on site by appropriate trade and not to be scaled from this plan.

All dimensions are approximate and should be checked prior to commencement of work on site. Do not scale from this drawing. Dimensions could be rounded.

New structural work (steels/ lintels for openings, roof structure etc.) and overall stability to be checked by structural engineer prior to commencement of work. (contractors/client responsibility)

Clients resonsibility to deal with party wall agreements. No building works to overhang or encroach neighbouring properties.

CLIENT:
Ant

ADDRESS:
4, Yew Tree Drive,
Manchester, Greater
Manchester M22 4GF

DWG TITLE:
Proposed Block Plan

DWG REF.:
4YEW_BLOCK

DATE:
14/02/2024

SCALE:
1:500 @ A3

REVISIONS:
FIRST DRAFT
PLANNING

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