A - Proposed Front Elevation

B - Proposed Side Elevation

C - Proposed Rear Elevation

D - Proposed Side Elevation

Location Plan

GENERAL NOTES

GENERAL
ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY MODIFICATIONS CONSIDERED AS IMPROVEMENT BY THE CONTACTOR 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 CONSIDERS ANY PART OF THE SPECIFICATION UNCLEAR THEN QUERIES ARE TO 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 ARE TO BE REPORTED IMMEDIATELY AND 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 DRAWINGS AND 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 AND DECAY IN ACCORDANCE WITH RECOMMENDATIONS OF CURRENT BUILDING REGULATIONS. ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, WINDOW & SOFTWOOD CLADDING SHALL BE TREATED AGAINST FUNGAL ATTACK. ALL STRUCTURAL TIMBER TO BE MARKED DRY OR KD AND TO HAVE STRESS GRADE MARK.

REGULATIONS
ALL WORK IS 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 BE MADE AWARE OF THE REQUIREMENTS OF THE BUILDING REGULATIONS ON THE SITE PRIOR TO TENDERING. IF AN APPROVED INSPECTOR IS USED THEN THE ALMUST NOTIFY THE LOCAL AUTHORITY THAT THE BUILDING REGULATIONS WILL BE CARRIED OUT UNDER THE INI'IAL NOTICE PROCEDURE.

HEALTH AND SAFETY
CONTRACTOR, SUB-CONTRACTORS ETC. TO COMPLY WITH HEALTH AND SAFETY REGULATIONS DURING EXECUTION OF THE WORKS.
ASBESTOS SURVEY TO BE CARRIED OUT BEFORE WORKS COMMENCE. THE USE OF CAT III ADVISABLE. TAKE ALL NECESSARY PRECAUTIONS WHEN CARRYING OUT ANY DEMOLITION WORKS, FORMING NEW OPENINGS, EXCAVATIONS AND WORKING AT ROOF OR AND HIGH LEVEL. FOR ALTERATION WORK REQUIRING NEW OPENINGS IN WALLS OR THE REMOVAL OF EXISTING WALLS, THE CONTRACTOR IS TO FOLLOW THE GUIDANCE GIVEN IN THE HSE PUBLICATION 'CONSTRUCTION SAFETY' (HSG 150) GUIDED 11 AND 31 – PROVIDING TEMPORARY SUPPORT DURING WORK ON OPENINGS IN EXTERNAL WALLS' AND 'REMOVING INTERNAL LOAD-BEARING WALLS AND CHIMNEY BREASTS'.
ANY LIVE MAINS ELECTRICAL CABLES WITHIN WORKING DISTANCE TO BE SHEATHED / PROTECTED.
PLEASE NOTE THAT ALL THE MATERIALS SPECIFIED AND THE CONSTRUCTION DETAILS SHOWN ARE NOT TO BE CHANGED/WITHOUT THE FULL KNOWLEDGE AND CONSENT OF THE DESIGNER AS THIS COULD SERIOUSLY AFFECT THE STRUCTURAL 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. THIS DRAWING IS FOR BUILDING REGULATIONS APPROVAL AND PLANNING APPLICATION ONLY.
4. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS COMMENCING. VARIATIONS IN SQUARENESS, DEPTH OR PLASTER ETC. MUST BE CHECKED FOR, WHERE NEW WAYS ARE SHOWN AS ALIGNED WITH EXISTING WAS THIS MUST BE CHECKED BY THE PHYSICAL REMOVAL OF BRICKWORK AND OR PLASTER TO ESTABLISH THE ACTUAL POSITION OF THE WALL BEING ATTACHED TO.
5. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION. ALL WORKS ARE TO BE CARRIED OUT AS SHOWN AND AS SPECIFIED. NO VARIATION ALLOWED UNLESS AGREED BEFOREHAND WITH THE BCO OR STRUCTURAL ENGINEER. CONTRACTOR TO THOROUGHLY READ PLANS & CALCULATIONS BEFORE COMMENCEMENT TO ENSURE THOROUGH UNDERSTANDING OF ALL ASPECTS OF THE PROPOSALS.
6. ALL WORKS TO BE CARRIED OUT TO ENSURE ALL CONSTRUCTION TO COMPLY WITH BUILDING REGULATIONS 2000, SUBSEQUENT AMENDMENTS, AND APPROPRIATE BRITISH STANDARDS.

B - 05.12.23 - Amended inline with client comments.
A - 7.05.23 - Amended inline with the LA comments.
rev date/info

project
22 Rutland Avenue, West Didsbury

location
Manchester, M20 1JD

client
Mr and Mrs Ashworth

drawing title
Proposed Elevations

dwg purpose
For Planning Application Purposes

scale	1:100	drawn	CB
@ sheet size	A2	rev date	27.02.23

1120 job number | (20)100 drawing number | 8 revision