

GENERAL NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CLIENT/ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMISSIONS FROM 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 CORRECTNESS OF THE DESIGN OR THE SPECIFICATION, THEY SHOULD BE CLARIFIED WITH THE ARCHITECT PRIOR TO THE START OF WORKS. ANY AMENDMENT TO THE DESIGN OR SPECIFICATION MUST BE APPROVED BY THE ARCHITECT AND THE BUILDING CONTROL OFFICER PRIOR TO COMMENCEMENT OF WORKS. UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN OBTAINED, NO WORK SHALL BE CARRIED OUT UNDER THIS SPECIFICATION. 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. WHILE GREAT EFFORT HAS BEEN TAKEN TO ENSURE THE DESIGN AND DIMENSIONS GIVEN IN THIS DOCUMENTATION ARE CORRECT, DISCREPANCIES MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE DIMENSIONS AND SPECIFICATIONS AGAINST THE DRAWINGS AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. 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 THE RELEVANT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL STRUCTURAL ELEMENTS 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 BY THE HOUSE LONGHORN BEETLE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. ALL STRUCTURAL TIMBERS, EXTERNAL FRAMES, FENCING, FENCE POSTS, GATES, AND ALL OTHER EXPOSED WOODWORK SHALL BE TREATED WITH AN ANTIMONY PRESERVATIVE. ALL TREATED WOOD SHALL BE MARKED WITH AN ANTIMONY PRESERVATIVE MARK. ALL TREATED WOOD SHALL BE MARKED WITH AN ANTIMONY PRESERVATIVE MARK. ALL TREATED WOOD SHALL BE MARKED WITH AN ANTIMONY PRESERVATIVE MARK. ALL TREATED WOOD SHALL BE MARKED WITH AN ANTIMONY PRESERVATIVE MARK.

REGULATIONS

THE CONTRACTOR SHALL 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 SITE PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMISSIONS FROM 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 CORRECTNESS OF THE DESIGN OR THE SPECIFICATION, THEY SHOULD BE CLARIFIED WITH THE ARCHITECT PRIOR TO THE START OF WORKS. ANY AMENDMENT TO THE DESIGN OR SPECIFICATION MUST BE APPROVED BY THE ARCHITECT AND THE BUILDING CONTROL OFFICER PRIOR TO COMMENCEMENT OF WORKS. UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN OBTAINED, NO WORK SHALL BE CARRIED OUT UNDER THIS SPECIFICATION. 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.

HEALTH AND SAFETY

THE CONTRACTOR SHALL 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 SITE PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMISSIONS FROM 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 CORRECTNESS OF THE DESIGN OR THE SPECIFICATION, THEY SHOULD BE CLARIFIED WITH THE ARCHITECT PRIOR TO THE START OF WORKS. ANY AMENDMENT TO THE DESIGN OR SPECIFICATION MUST BE APPROVED BY THE ARCHITECT AND THE BUILDING CONTROL OFFICER PRIOR TO COMMENCEMENT OF WORKS. UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN OBTAINED, NO WORK SHALL BE CARRIED OUT UNDER THIS SPECIFICATION. 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.

1. DO NOT SCALE OFF THIS DRAWING.
2. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE CLIENT/ARCHITECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMISSIONS FROM THE LOCAL AUTHORITY AND COMPLY WITH ANY APPROVAL NECESSARY.
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 WALLS ARE SHOWN AS ADJACENT TO EXISTING WALLS. THIS MUST BE DONE PRIOR TO THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CLIENT/ARCHITECT.
5. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS' CALCULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL STRUCTURAL ELEMENTS DESIGN AND DETAILS CONTRACTOR TO ENSURE THAT NO ELEMENTS OF EXISTING STRUCTURE TO BE REMOVED ARE RELIANT UPON THE SAME FOR LOAD BEARING SUPPORT.
6. THE CONTRACTOR SHALL 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 SITE PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMISSIONS FROM 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 CORRECTNESS OF THE DESIGN OR THE SPECIFICATION, THEY SHOULD BE CLARIFIED WITH THE ARCHITECT PRIOR TO THE START OF WORKS. ANY AMENDMENT TO THE DESIGN OR SPECIFICATION MUST BE APPROVED BY THE ARCHITECT AND THE BUILDING CONTROL OFFICER PRIOR TO COMMENCEMENT OF WORKS. UNLESS FULL PLANNING / BUILDING REGULATION PERMISSIONS HAVE BEEN OBTAINED, NO WORK SHALL BE CARRIED OUT UNDER THIS SPECIFICATION. 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.

A - 27.06.23 - Amended inline with LA comments.

rev date/revs

project
107 Meltham Avenue,

location
Manchester M20 1FD

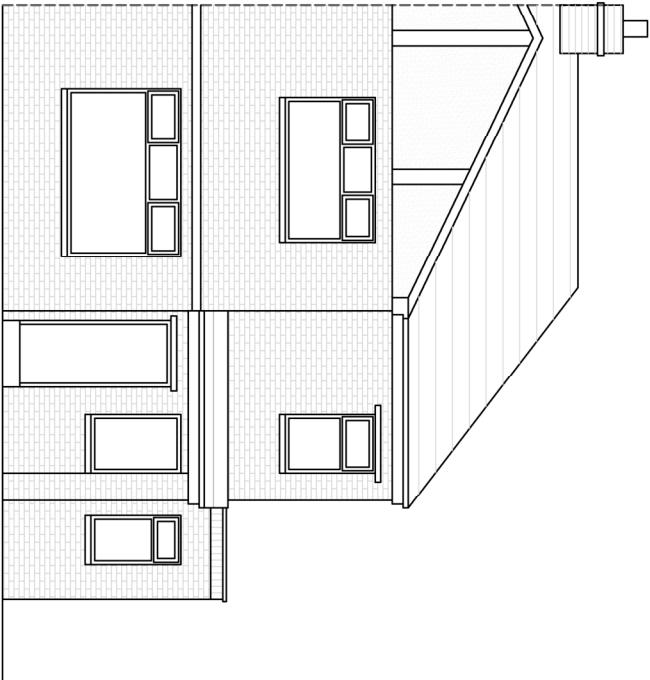
client
Mr Robert Earl

drawing title

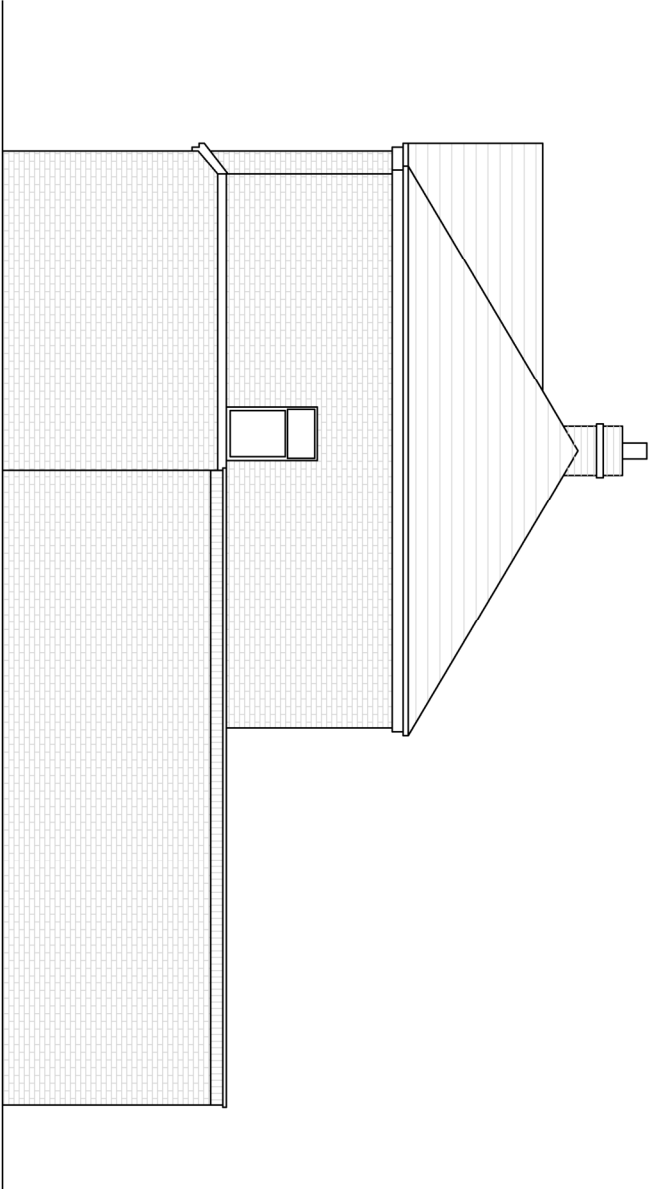
Proposed Elevations

dwg purpose
For Comment

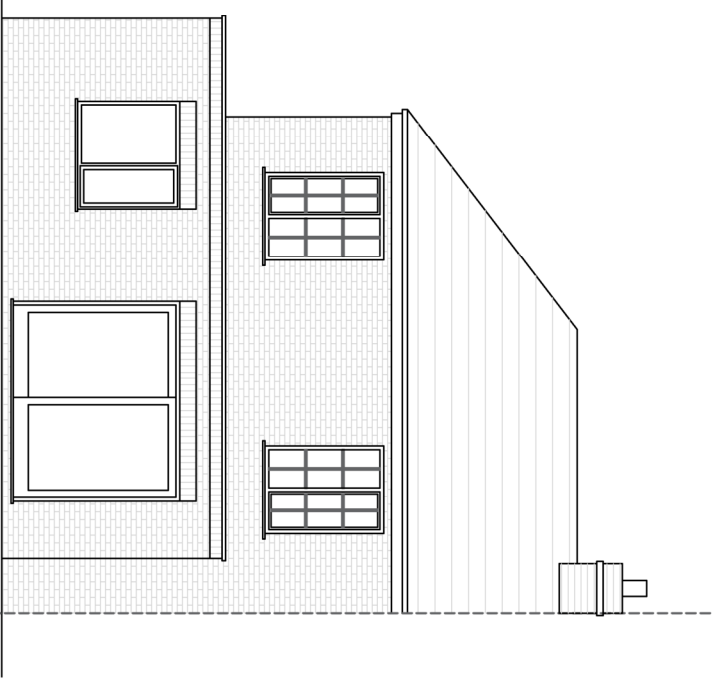
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job number	drawing number	revision	



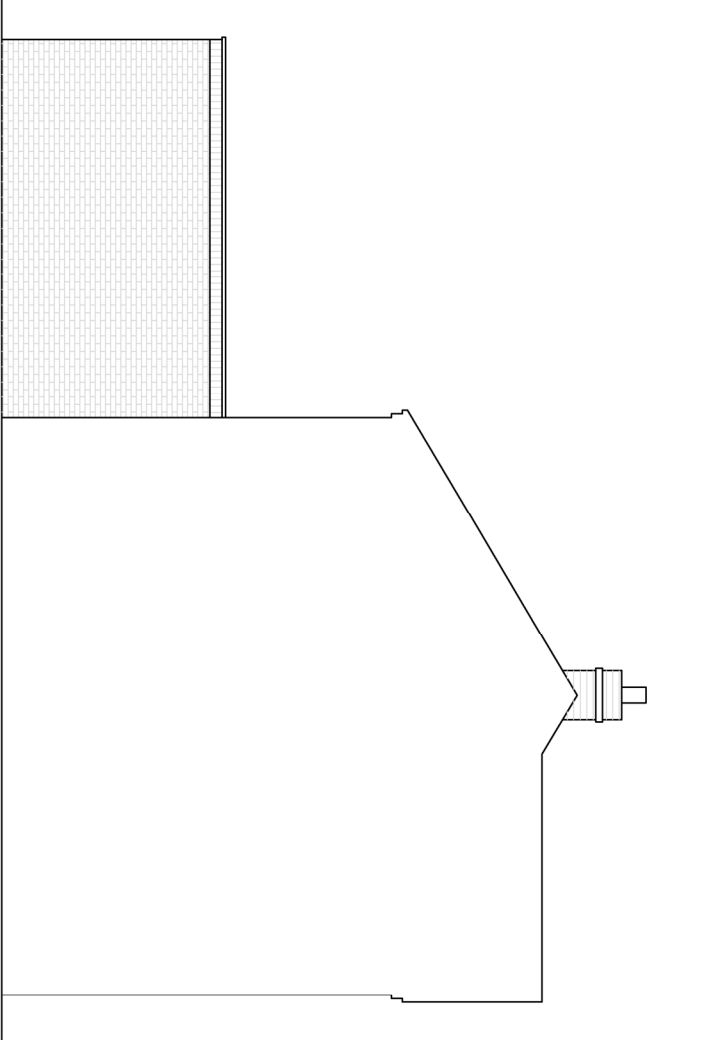
A - Proposed Front Elevation



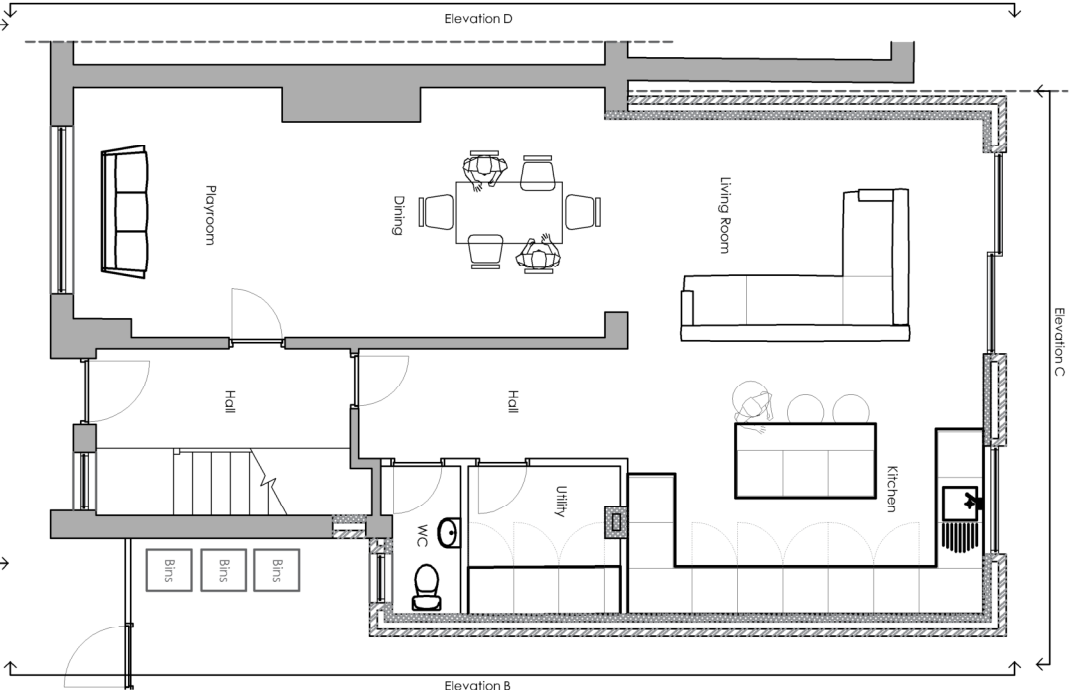
B - Proposed Side Elevation



C - Proposed Rear Elevation



D - Proposed Side Elevation



Location Plan