

DNSTRUCTION NOTES:

1. The Contractor is to refer to all existing, demolition & proposed Architectural drawings, along with all associated site reports, surveys, other consultants' (S.E. etc) packages, the project SAP calculation(s) and the planning conditions as a minimum prior to commencing works on site.

2. All materials and workmanship for each and every trade is to comply with the latest editions of the relevant British Standards, Institution Specifications and Codes of Practice. Proprietary materials are to be used strictly in accordance with the manufacturers' recommended

specifications & details.

3. Upon completion of the works all services are to be tested, commissioned and certified. An 0 +M Manual and Health & Safety file are to be provided to the Client by the Contractor prior to

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4. The Contractor shall be responsible for the correct design, installation and coordination of the

4. The Contractor shall be responsible for the correct design, installation and coordination of the works as generally specified and to ensure the proper working of any and all equipment & services to the complete satisfaction of the Client.

5. Any mechanical and electrical information shown on drawings is indicative only. Contractor to be fully responsible for M&E installations.

6. All structural information shown on drawings is indicative. Contractor should refer to the

6. All structural information shown on drawings is indicative. Contractor should refer to the Structural Engineer's Drawings & Specification for further details.

7. The Contractor is responsible for specifying and coordinating all additional items required for the proper installation / operation of all specified items.

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8. All dimensions and levels are to be checked on site by the Contractor and are deemed to be their responsibility. Any errors or omissions must be reported to the Architect.

Areas stated on drawings are rounded to the nearest whole unit.
 Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during both survey & construction.

11. Do not scale from drawings.12. The Contractor shall be responsible for the correct design installation and full coordination of the works to the complete satisfaction of the Client.

12. The Contractor is to allow for all associated builder 's work in conjunction with the works.

13. All pipework, ductwork, cable runs and conduits are to be concealed within floors, walls and ceilings with appropriate access panels, traps, etc to be installed by the Contractor to the Building Control Officer's exacting requirements.

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14. Design intent only is shown on drawings.

15. Responsibility for Party Wall and Right to Light agreements lie with Client, as do any Freeholder / Leaseholder / Restricted covenants / Easement approvals - the Client will ensure that any such notices and consents are obtained prior to work commencing. If in doubt, ask.

ev Date Description Checker

Building Regulations

Drawn by

, D.

Checked by



PLANNING I ARCHITECTURE I PROJECT MANAGEMENT

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Project

P23122 Wakerley Road Barn

Drawing Title

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Garage proposals

Date Revision
Jul 2025

Scale @A1

As indicated

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