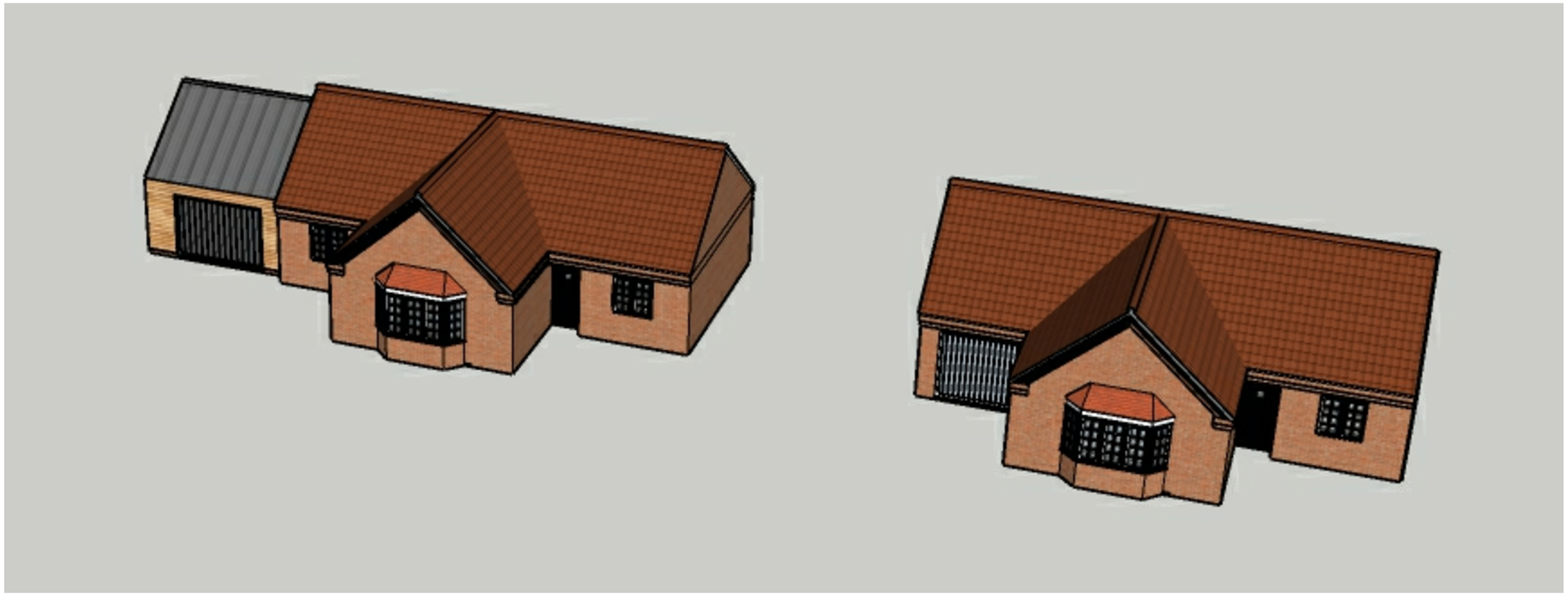
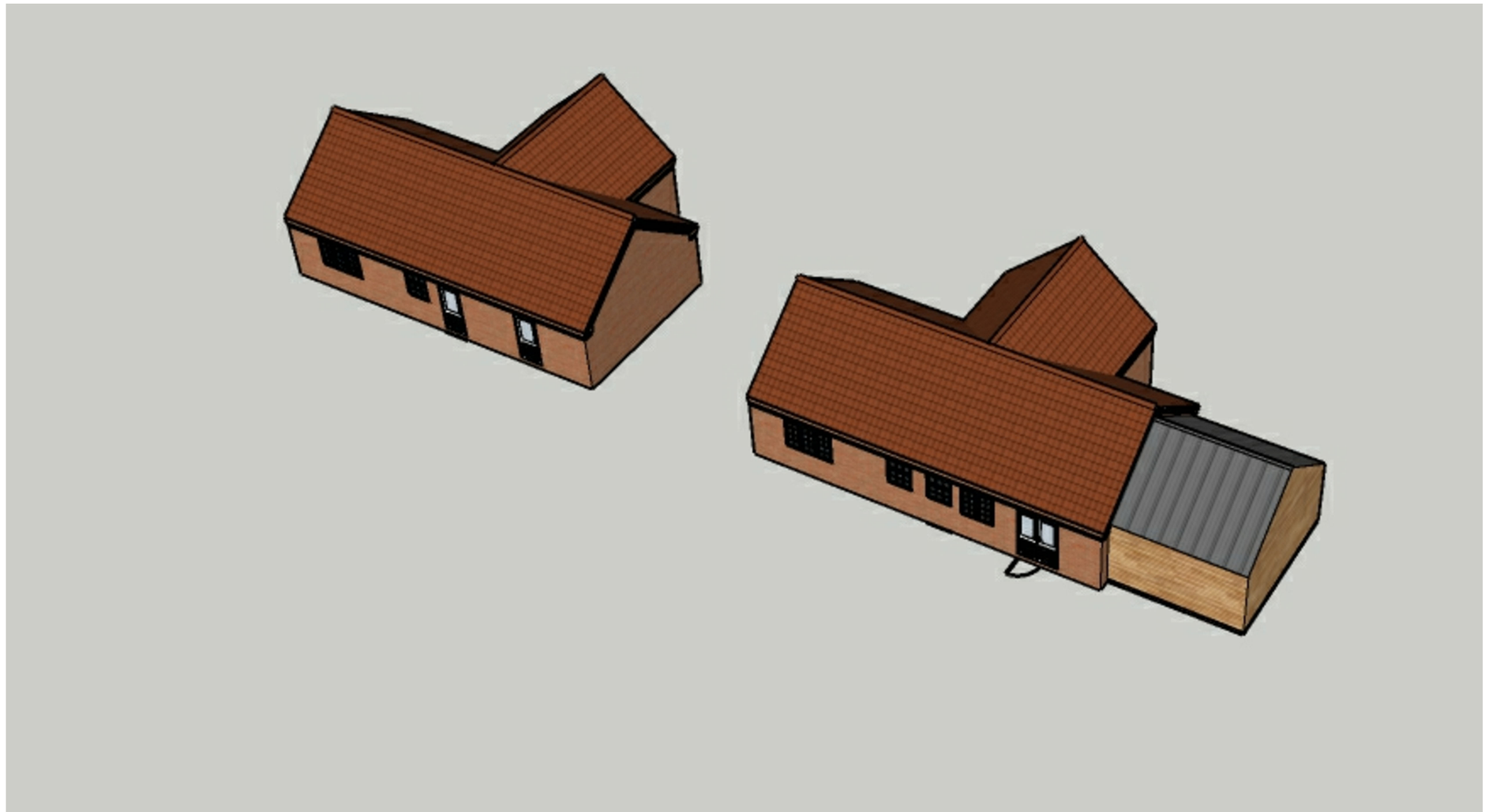
Do Not Scale - If in Doubt Ask





NOTES

DO NOT SCALE FROM THIS DRAWING
This drawing is copywright and may not be altered, traced, photographed or used for any purpose other than that intended. The General Contractor is to check all dimensions on site and report any discrepancies to this office. All details shown are based on typical upon typical site conditions related to the location. No responsibility can be accepted for any abnormalities that may be discovered whilst construction is in progress and any such abnormalities should be reported to this office immediately so that design amendments can be considered.Site Investigations are recommended in respect of foundation work to establish specific site conditions before commencement of work.
It is the client or their appointed representative responsibility to control workmanship,substitution of amterials, adherence to specification or variations to contract etc. All materials to be installed in strict accordance with manufacturers details and shall conform to all appropriate standards. The Employer/Client shall ensure the selected contractor is conversant with and adopts all necessary measures to com ply with Health and Safety legislation for building sites and workplaces. The Employer/Client is advised should the works need to comply with Construction Design and Management Regulations a Principle Designer will need to be engaged. IAN BUTLER DESIGN DOES NOT ASSUME THIS ROLE.
Should the works need to comply with The Party Wall Act a Party Wall Surveyor will need to be engaged. IAN BUTLER DESIGN DOES NOT ASSUME THIS ROLE.
We point out it is THE CLIENT responsibility to provide an asbestos report for the existing buildings affected by the works.
The General Contractor MUST be Asbestos Aware to the latest codes.
These drawings remain the property of IAN BUTLER DESIGN until full payment is received.

OUR DESIGN IS CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND OTHER RELEVANT CODES OF PRACTICE. SUBJECT TO PROFESSIONAL JUDGEMENT
IT IS USUAL THE DESIGN IS CHECKED FOR COMPLIANCE BY BUILDING CONTROL OR AN APPROVED INSPECTOR.
DUE TO DIFFERENT INTERPRETATIONS OF STANDARDS MODIFICATIONS MAY BE REQUIRED TO OUR SUBMITTED DETAILS
WE THEREFORE RECOMMEND THAT WORKS ON SITE ARE COMMENCED ON RECEIPT OF APPROVAL FROM BUILDING CONTROL

STEEL HOLLOW SECTIONS
ALL HOLLOW SECTION STEEL TO BE SEALED AT EACH END WITH USE OF 6MM MILD STEEL PLATE WELDED OVER OPENING
UNLESS SPECIFICALLY SHOWN DIFFERENTLY ON DRAWINGS

CDM REGULATIONS 2015
The client MUST abide by The Construction Design and Management Act 2015.
If more than one contractor is involved the client will need to appoint a main (principal Contractor) to plan, manageand coordinate the construction and ensure procedures are in place for organising the project
DOMESTIC CLIENTS
The domestic client must appoint a principal designer and principal contractor. If not your duties will automatically transfer to the contractor. The designer can take on responsibilities for principal designer so,long as a signed written agreement exists between you and the designer.
The Health and Safety Executive must be informed as soon as possible if
A) The projest lasts more than 30 working days and has more than 20 workers working simultaneously
B) The project exceeds more than 500 person days

ALSO REFER TO SEPARATE A4 NOTES

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL CALCULATIONS AND ALL ARCHITECT DETAILS

REV	BY	DATE	DESCRIPTION
P1	I.B.	29.04.21	For Approval

CLIENT	Mr and Mrs Edlin
ADDRESS	8a City Road - Stathern
PROJECT	Proposed Garage Extension
TITLE	3D Views
PLOT	
DRG STATUS	For Approval

DRAWN	I.B.	SCALE	Scale 1:50
CHECKED		DATE	28.01.19

DRAWING NO 21.035-03 REV P1

Ian Butler Design
Unit A
Holdingham Barns
Sleaford
Lincs NG34 8NP

01529 300375
ian@ianbutlerdesign.co.uk