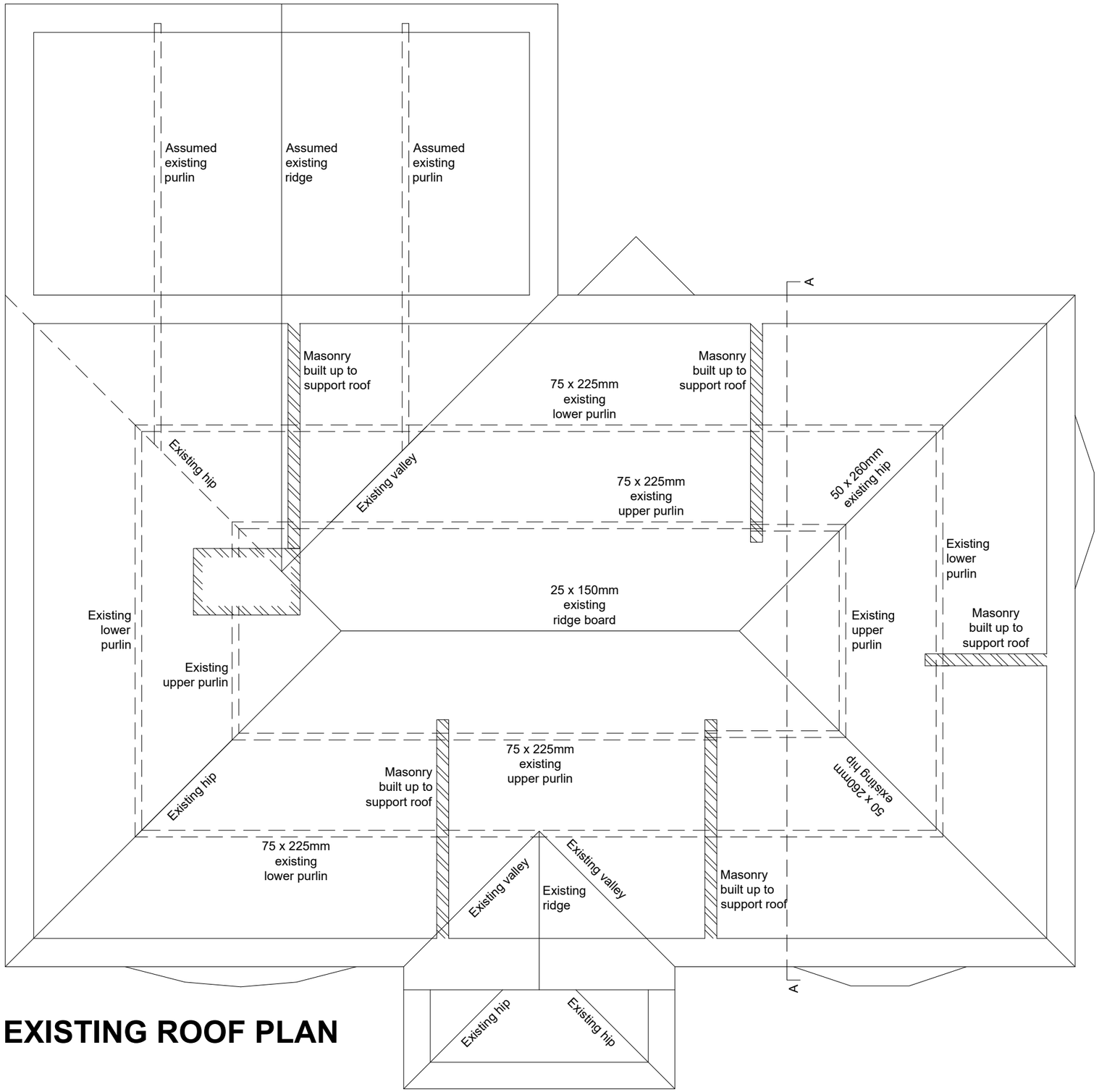

EXISTING ROOF PLAN

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner.
For further clarification on the Party Wall etc Act 1996 contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com
For further information on the Party Wall etc Act 1996:
http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

REV		
Rev.D	Added building regulations notes (subject to change). Removed sun tunnels, gas meter & chimney. Added side facing landing window. Reduced living room and master bedroom windows to North elevation, master bedroom window to west elevation. Removed east elevation playroom window. Omitted Bay window glazing bars. Changed en suite and bathrooms doors to pocket doors. All to suit clients comments.	12.12.23
Rev.C	Added bay windows to Senior Planners comments.	07.09.23
Rev.B	Added bay windows to Senior Planners comments.	24.04.23
Rev.A	Updated fenestration to Senior Planners comments.	01.02.23

MAS DESIGN CONSULTANTS LTD 01943878398
www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:

PROPOSAL: PROPOSED GROUND FLOOR PORCH EXTENSION. PROPOSED FIRST FLOOR EXTENSION. PROPOSED REFURBISHMENT OF DWELLING. PROPOSED NEW INSULATED RENDER EXTERNAL FINISH.

CLIENT DETAILS:

MR S JARVIS.
1 POOL ROAD,
OTLEY.
LS21 1HL.

DRAWING TITLE:

EXISTING ROOF PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	11/22	M3905/01/103	D