

NOTES:

- (1) The builder is to familiarize himself and fully understand the plans and any appropriate structural details before any building work commences on site.
- (2) The plans relating to the proposed project to be read in conjunction with all appropriate structural engineer's details.
- (3) Do not scale from plans. Use figured and on-site dimensions only. If queries arise on site CONTACT engineer immediately.
- (4) The contractor is to check all dimensions on site prior to commencement of the building work on site for any discrepancies/errors.
- (5) All site work to be carried out to the building regulations 1991. Current British Standards and Codes of Practice.
- (6) All statutory site inspections are to be seen and approved by the Approved Inspector prior to any covering up of work.
- (7) Any existing beams/intels at ground floor level carrying additional load are to be exposed and be checked on site for suitability and if necessary replaced.
- (8) All drainage and foundation work is provisional and is subject to the actual conditions encountered on site.
- (9) All concrete work to be carried out to B.S.5328 : 1981, and B.S. 1282 : 1985.
- (10) All brickwork to be carried out to B.S. 5328: pt3 1985.
- (11) All timber to be treated with a suitable preservative to BS.1282:1975.
- (12) All building work to be carried out to the general requirements for workmanship. Workmanship should comply with the relevant sections of BS. 8000 part 10: 1995.
- (13) All rendering works are to be carried out in strict accordance with BS. 5262: 1991 code of practice for external rendering.
- (14) All lead roofs and sheet wall coverings are to be constructed in strict in accordance with the guidance as detailed in BS. 6915:1988.
- (15) Code 4 lead flashings/stepped flashings (min upstand 150mm & min 200mm spread on tile) and cavity trays are to be used at all roof/wall abutments.
- (16) Site to be left clean by contractor after completion of project.
- (17) All structural work must be inspected at the relevant stages by the structural engineer and/or the Approved Inspector, and approved before commencing with further stages of work.
- (18) All pipework, incorporated in the water/heating system, that is situated in an unheated space is to be surrounded in 40 mm of insulating material (min conductivity 0.045 w/mk.)
- (19) The client is to confirm the actual site boundary positions with all affected neighbours prior to commencing any building work on site and a ensure/confirm with the builder and neighbour that there will no trespass caused by any part of the proposed building work. There is to be positively no encroachment or trespass by any part of the proposed building work over the neighbouring boundary lines as this is considered to be trespass and is illegal.
- (20) Where existing ground floor is of the suspended timber type ventilation is to be maintained by ducting from existing vents with 100mm earthenware pipes laid in hardcore to new external telescopic vents, giving a min ventilation area equivalent to 300sqos mm per metre run.
- (21) All mastic asphalt flat roofs and floors are to be constructed and laid in accordance with the specific technical guidelines as detailed by the 'Mastic Asphalt Council'.

GENERAL:

1. The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work commences.
2. This drawing must be read with and checked against any structural or specialist drawings provided.
3. The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.
4. No dimensions are to be scaled from this drawing, all dimensions to be checked before work commences and any discrepancy to be reported.
5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
6. All works to comply with the workmanship clauses in BS8000 series and to be in full compliance with the Building Regulations.
7. Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance

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5. Before work commences - ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
6. All works to comply with the workmanship clauses in BS5800 series and to be in full compliance with the Building Regulations.
7. Contractor is to notify Building Control at the appropriate stages in construction - necessary for them to determine the works statutory compliance.

REV A

