

**GENERAL NOTES.**

**Project Preparation**  
Prior to commencement of works contractor to carry out full structural and drainage investigations to confirm;

-Load bearing properties of building to allow changes to the layout  
-drainage runs, invert depths and condition to allow adjustments to drainage for new layout.

-Contractor to liaise with approved building inspector prior to commencement of works

Provide suitable mechanical extractor ventilation to Utility, WC and kitchen area to approved document requirements.

Provide interlinked smoke and heat detection to areas as identified.

Structural Engineer to provide calculations to enable structural changes to the building.

**GENERAL NOTES.**

**Demolition**

- Demolition works, where there is a likelihood of damaging tree, will be undertaken using a "top-down, pull back" technique. This will minimise the potential of physical harm to retained trees.
- Where levels of dust build-up on trees are likely, remedial measures will be undertaken, e.g. hose down the trees immediately following any significant accumulation of dust.
- Care must be taken to avoid physical contact with the canopies of trees during the demolition works. A banksman will be used where such conflicts could occur.
- If localised pruning is required, the LPA Tree Officer shall be contacted, and the scope of works agreed in writing.
- If an excavator is to be used it must be situated outside of the Root Protection Areas (RPAs), on top of the hard surfacing working away from the RPAs or from ground boarding. If it is likely that there will be any collapse of the soil within the rooting environment excavation is to be stopped immediately and the trench is to be stored up to prevent loss of the rooting environment.
- If roots are found they are to be covered over with damp Hessian and a layer of either sharp sand, wood chip or topsoil to prevent desiccation.
- Severance of roots over 25mm diameter should be avoided unless advised by the retained Project Arboriculturist. Secateurs and a handsaw must be available to deal with any roots that are exposed. Where roots will remain exposed for any period of time the roots must be wrapped in Hessian sacking for protection.

**GENERAL NOTES.**

**Construction**

- No materials that are hazardous to tree health, such as oil, bitumen, or cement, should be stored within the Root Protection Area (RPA) of the tree(s). Whenever possible, this protected area should be extended to 10 meters from the RPA.
- In situations where there is a risk of polluted water runoff affecting the tree root RPAs, heavy-duty plastic sheeting and sandbags must be used to contain any spills and prevent contamination.
- Fires must not be lit beneath the foliage or in locations where flames could reach within 5 meters of the foliage, branches, or trunk of the tree. If a fire is large, it may be necessary to maintain a distance of at least 20 meters.
- The storage of machinery, equipment, and construction materials should occur outside of tree RPAs, preferably at least 10 meters away from the tree's stem.
- Concrete mixing and washing should not take place within 10 meters of any retained trees.
- Trees that are to be preserved must not be used as anchor points for any equipment. Notice boards, telephone cables, and other services should not be attached to any part of the retained tree.
- Care should be taken when using cranes or other equipment near the canopy of the retained trees.

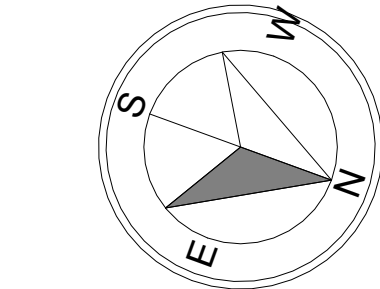
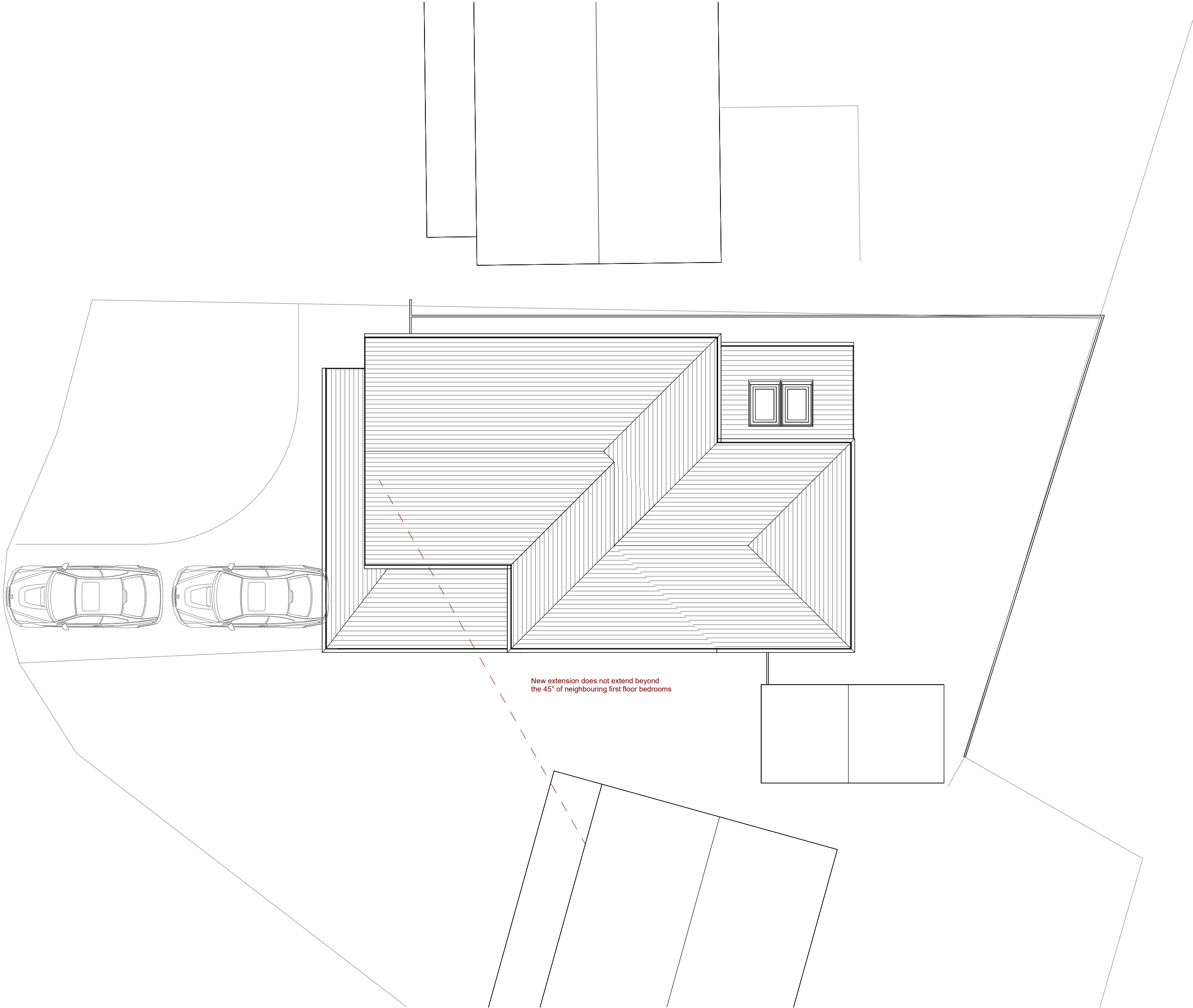
BUILDING REGULATIONS - GENERAL NOTE

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APPOINTMENT AND CONFIRMATION OF:

- PRINCIPLE CLIENT
- PRINCIPLE CONTRACTOR
- PRINCIPLE DESIGNER (FOR BUILDING REGULATIONS ONLY)

TO BE CONFIRMED IN WRITING DIRECTLY BY THE REPRESENTATIVES TO BUILDING CONTROL **BEFORE** COMMENCEMENT OF WORKS.



SCALE 1: 50 @ A2 Unit of Measure m

0 0.5 1 1.5 2 2.5

CLIENT  
**RAJANI**

PROJECT NUMBER DRAWING SCALE:  
**26150 1 : 100@ A2**

DRAWING NUMBER / TITLE  
**102 PROPOSED SITE PLAN (LOCALISED)**

PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

**RIBA**   
Chartered Practice

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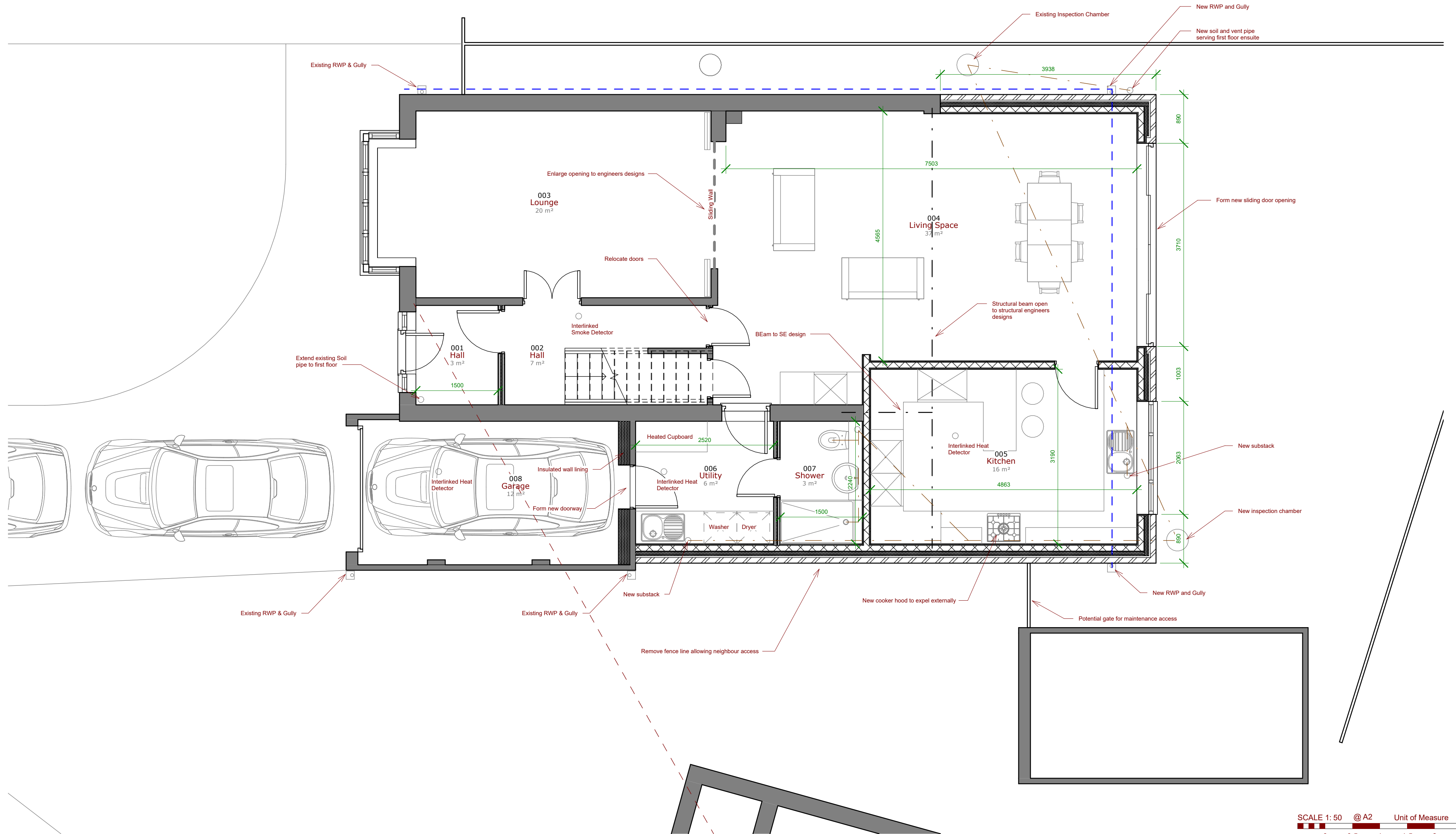
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SCALE 1:50 @ A2 Unit of Measure m  
0 0.5 1 1.5 2 2.5

CLIENT  
**RAJANI**  
PROJECT NUMBER DRAWING SCALE:  
**26150 1 : 50 @ A2**

DRAWING NUMBER / TITLE  
**103 PROPOSED GROUND FLOOR**  
PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

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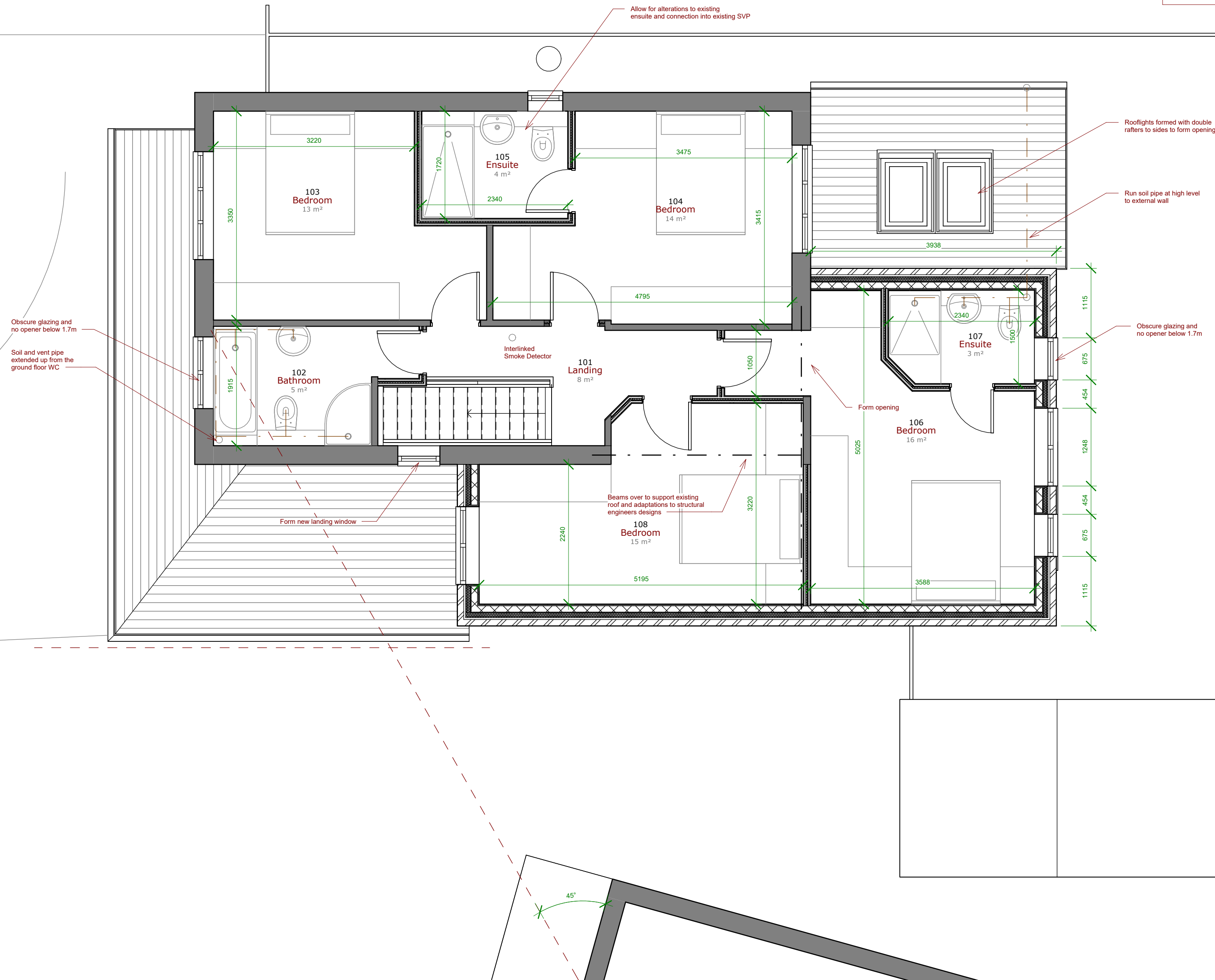
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SCALE 1: 50 @ A2 Unit of Measure m

0 0.5 1 1.5 2 2.5

CLIENT  
**RAJANI**

PROJECT NUMBER DRAWING SCALE:  
**26150 1 : 50 @ A2**

DRAWING NUMBER / TITLE  
**104 PROPOSED FIRST FLOOR**

PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

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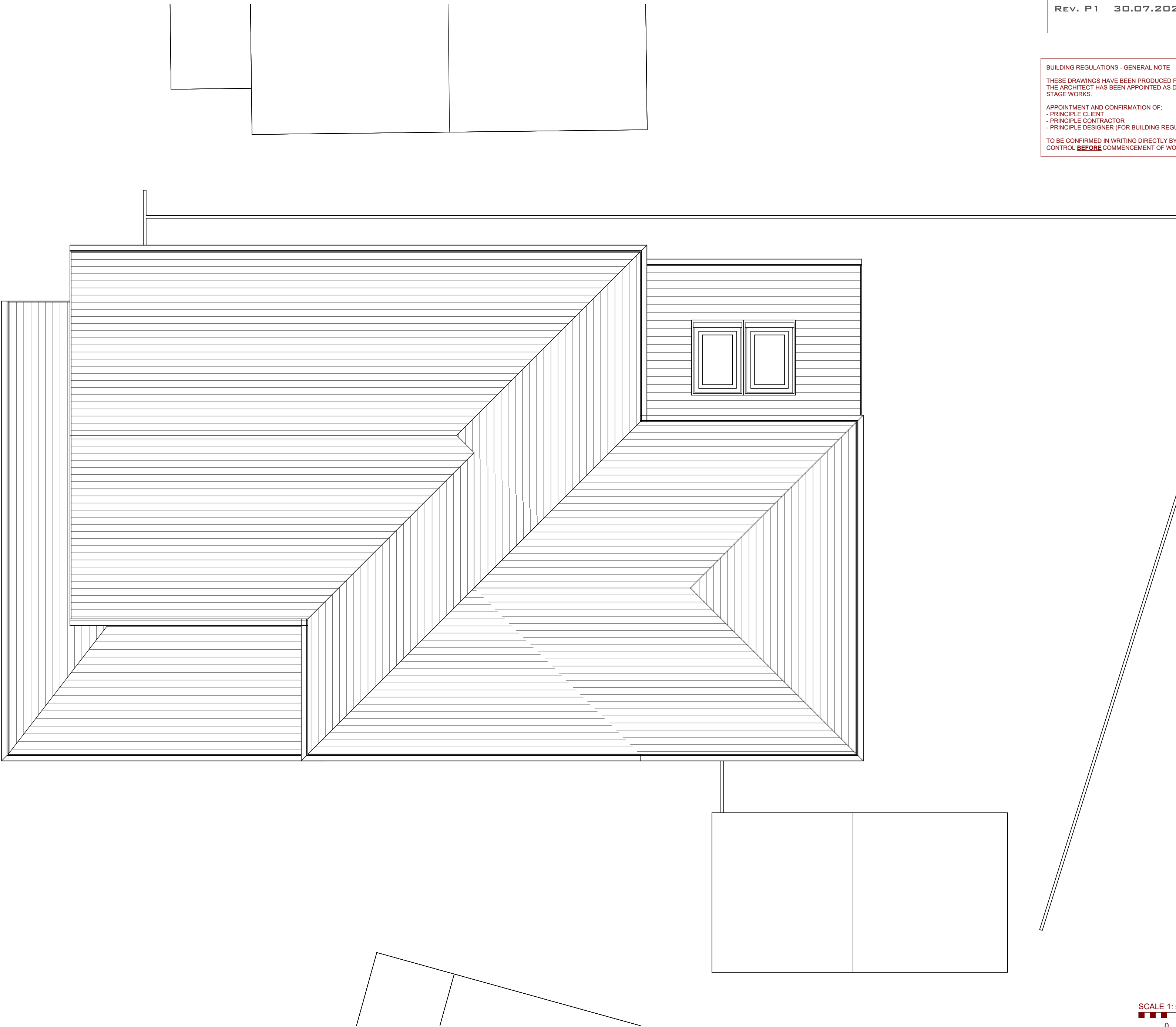
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SCALE 1: 50 @ A2 Unit of Measure m  
0 0.5 1 1.5 2 2.5

CLIENT  
**RAJANI**  
PROJECT NUMBER  
**26150**  
DRAWING SCALE:  
**1 : 50 @ A2**

DRAWING NUMBER / TITLE  
**106 PROPOSED ROOF PLAN**  
PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

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**RAJANI**

PROJECT NUMBER  
**26150**

DRAWING SCALE:  
**1 : 50 @ A3**

DRAWING NUMBER / TITLE  
**110 PROPOSED FRONT ELEVATION**

PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

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CLIENT  
**RAJANI**

PROJECT NUMBER DRAWING SCALE:  
**26150 1 : 50 @ A3**

DRAWING NUMBER / TITLE  
**111 PROPOSED REAR ELEVATION**

PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

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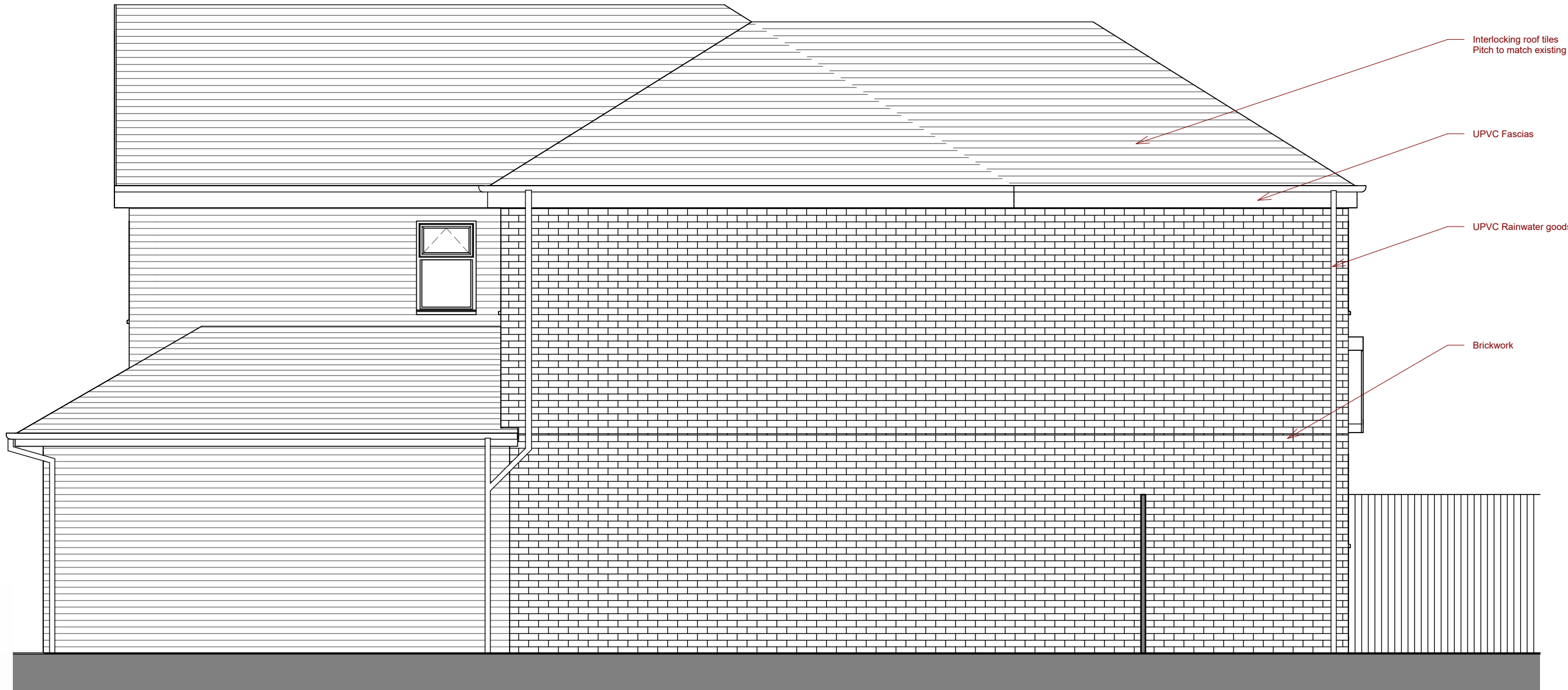
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CLIENT  
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PROJECT NUMBER DRAWING SCALE:  
**26150 1 : 50 @ A3**

DRAWING NUMBER / TITLE  
**112 PROPOSED SIDE ELEVATION**

PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**



SCALE 1: 50 @ A3 Unit of Measure m

0 0.5 1 1.5 2 2.5

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PROJECT NUMBER DRAWING SCALE:  
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DRAWING NUMBER / TITLE  
**113 PROPOSED SIDE ELEVATION**

PROJECT  
**52 MONTGOMERY WAY, RADCLIFFE**

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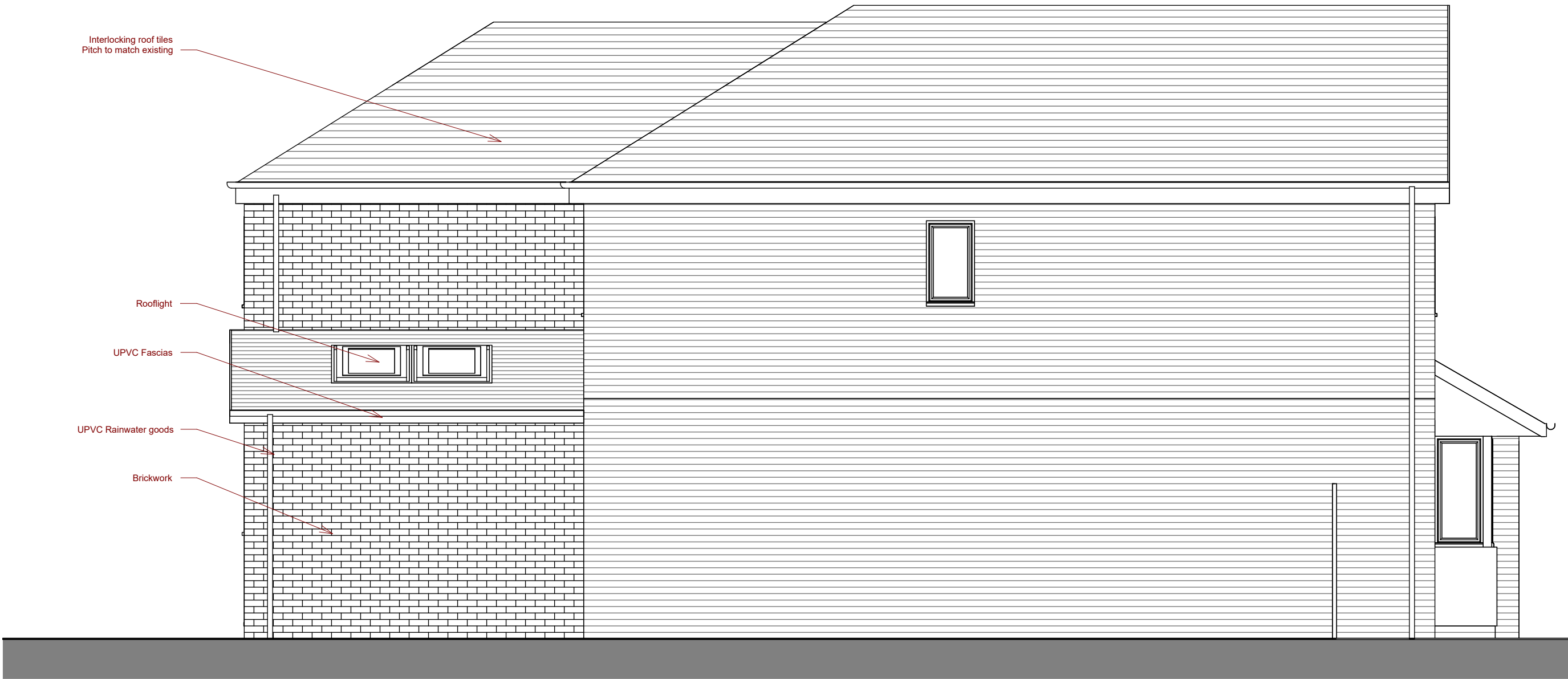
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APPLICATION USE ONLY

DRAWING NUMBER / TITLE

192 PROPOSED VISUAL 002

PROJECT

52 MONTGOMERY WAY, RADCLIFFE

CLIENT

RAJANI

PROJECT NUMBER DRAWING SCALE:

26150

@ A3

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