

1. GENERAL
- A. THIS DRAWING IS TO BE READ INCONJUNCTION WITH ALL RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS.
- B DO NOT SCALE DRAWINGS, ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERED TO THE ARCHITECT BEFORE WORK IS PUT IN HAND.
- C FOR SETTING OUT REFER TO ARCHITECTS DRAWINGS.
- D CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY WORKS INCLUDING DESIGN AND PREPARATION OF DRAWINGS TO EXECUTE THE WORKS.
- E CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF DEMOLITION WORKS. CONTRACTOR SHALL PREPARE DETAILED PROPOSAL FOR DEMOLITION WORKS, INCLUDING TEMPORARY WORKS.
- F CONTRACTOR SHALL ALLOW FOR INVESTIGATING THE EXISTING STRUCTURE AND UNDERGROUND SERVICES.
- G. CONTRACTOR TO SUBMIT HIS PROPOSED SEQUENCE OF WORK FOR APPROVAL BEFORE COMMENCEMENT OF WORKS.
- H. CONTRACTOR TO BE RESPONSIBLE FOR ALL HEALTH AND SAFETY ASPECTS ON THE SITE, INCLUDING CDM REGULATIONS.
- I. WITH ALL TYPE OF STRUCTURAL ALTERATIONS THERE IS A RISK OF SLIGHT MOVEMENT DURING AND AFTER THE WORKS HAVE BEEN EXECUTED. IT IS IMPORTANT THAT A SCHEDULE OF CONDITION IS CARRIED OUT AT ALL LEVELS BEFORE AND AFTER THE WORKS HAVE BEEN CARRIED OUT. ALL CRACKING TO BE EFFECTIVELY REPAIRED.
2. STEELWORK
- A. ALL STEELWORK TO BE GRADE 43.
- B CONTRACTOR WILL BE RESPONSIBLE FOR DESIGN OF ALL STEELWORK CONNECTIONS.
- C DESIGN TO BS 449.
- D STEELWORK TO BE PAINTED WITH TWO COATS OF APPROVED PAINT.
- E CONCRETE CASSED STEELWORK TO BE LEFT UNPAINTED.
- F CONTRACTOR SHALL ENSURE THAT ALL THE MATERIALS USED IN THIS CONTRACT MUST BE FULLY IN ACCORDANCE WITH BS 449 AND ALL OTHER RELEVANT BRITISH STANDARDS.
- G ALL FABRICATION OF STEELWORK TO BE IN ACCORDANCE WITH RELEVANT BRITISH STANDARDS AND GOOD WORKMANSHIP.
- H CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY DIMENSIONS AND LEVELS FROM SITE. PREPARE FABRICATION DRAWINGS TO EXECUTE AND COMPLETE THE WORKS TO BUILDING REGULATIONS APPROVAL.
- I ALL STEELWORK TO BE THOROUGHLY CLEANED BY SHOT BLASTING AND TO ARRIVE ON SITE WITHOUT ANY SIGNS OF RUST. ALL STEEL IS TO BE SHOT BLASTED AND PAINTED ZINC RICH PRIMER TO 70 MICRONS
- J ALL STEELWORK TO BE PAINTED WITH INTUMESCENT PAINT FOR HALF HOUR FIRE RESISTANCE.
- K ALL WELDS TO BE TESTED.
- L STEELWORK CONNECTIONS - ALL BOLTS AS SHOWN. FULL PROFILE WELDS MIN. 6mm ▲ FILLET WELDS.
3. TIMBER
- A. DESIGN TO BS 5268.
- B. STRENGTH CLASS AS STATED.
- C. ALL TIMBER TO BE TANALISED.
- D. ALL NOTCHES TO BE RADIUS CUT.
- E. ALL FIXINGS TO BE GALVANISED.
- F. GALVANISED STRAPS TO BE PROVIDED AS DETAILED.

4. ALL NEW WINDOWS AND DOORS TO BE IN STYLE AND MATERIAL TO MATCH EXISTING. MASTIC SEALANT BETWEEN FRAME AND MASONRY. GLASS TO ALL DOORS AND WINDOWS TO CRITICAL LOCATIONS TO BE TOUGHENED OR SAFETY TYPE TO BS 5262. ALL NEW WINDOWS TO BE FITTED WITH TRICKLE VENTILATION WITH A MINIMUM AREA OF 800MM². MINIMUM OPENING OF WINDOW TO BE 1/20TH OF FLOOR AREA. WINDOWS TO BE AGREED WITH THE CLIENT. GLAZING BY SPECIALIST WINDOWS TO ACHIEVE A U~VALUE OF 1.6W/m²K. SPECIALIST TO SUBMIT WORKING DRAWINGS FOR BUILDING CONTROL APPROVAL. 4mm PILKINGTON GLASS (ENERGIKARE CLASSIC), 16mm ARGON WITH ALUMINIUM SPACE BAR, 4mm K-GLASS
5. EFFICIENCY LIGHTING: ENERGY EFFICIENT LIGHTS AND FITTINGS IN ACCORDANCE WITH APPROVED DOCUMENT L1.
- PROVIDED IN THE AREAS AFFECTED BY BUILDING WORKS. FIX ENERGY EFFICIENT LIGHT FITTINGS THAT NUMBER NOT LESS THAN THE GREATER OF:-
- a. ONE PER 25M² OF DWELLING FLOOR AREA OF PART THERE OF.
- b. THREE PER FOUR FIXED LIGHTING, HAVE EFFICACY GREATER THEN 45 LUMENS PER CIRCUIT WAIT.
6. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENT OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATIONS PART 'P' (ELECTRICAL SAFETY) BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE (BRE, BSI, ELECSA, NAPT OR NICEIC). THE COMPETENT PERSON IS TO SEND TO THE LOCAL AUTHORITY A SELF-CERTIFICATION WITHIN 30 DAYS OF COMPLETING THE ELECTRICAL WORKS. THE CLIENT MUST RECEIVE BOTH A COPY OF THE SELF-CERTIFICATION CERTIFICATE AND A BS7671 ELECTRICAL INSTALLATION TEST CERTIFICATE AND FORWARD COPIES TO BUILDING CONTROL.
7. ALL DOORS TO BE HALF HOUR FIRE CHECK WITH FIRE STOPPERS.
8. ALL SMOKE DETECTORS TO BE LINKED/WIRED. THE PROPOSED SMOKE ALARM SHOULD BE MAINS OPERATED IN COMPLIANCE WITH BS5446
9. THERMOSTATIC VALVES TO BE FITTED TO NEW RADIATORS.
10. WALLS SHALL BE TIED TO THE ROOF STRUCTURE VERTICALLY & HORIZONTAL AND HAVE HORIZONTAL LATERAL RESTRAINT AT ROOF LEVEL TO COMPLY WITH APPROVED DOCUMENT A'.
11. WARM DECK ROOF - WARM DECK ROOF CONSTRUCTION SHOULD ACHIEVE A U~VALUE OF 0.16W/m²K. 3mm HOT BITUMEN BEDDED SOLAR REFLECTIVE CHIPPING ON 3 LAYER HIGH PERFORMANCE BUILT UP ROOFING FELT TO BS 474:1 1997 CLASS 2 OR 3. ALL HOT LAID AND FULLY BONDED
- a. IN ACCORDANCE WITH CP 144:PTS-2/4 ALL ON.
- a. PERFORATED UNDERLAY - SINGLE PLY VENT LAYER TYPE 3G FELT HAVING 25MM HOLES EQUALLY SPACED, PARTIALLY BONDED TO INSULATION BOARD.
- b. INSULATION BOARD - 125mm CELOTEX TD4000 OR EQUIVALENT INSULATED ROOF BOARD LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS ON VAPOR BARRIER.
- c. VAPOR BARRIER - ONE LAYER BITUMINOUS FELT TYPE 1 B VAPOR BARRIER HOT LAID WITH FULLY BONDED OVERLAPS TO ROOF DECKING. ALL POINTS OF PENETRATION EFFECTIVELY SEALED.
- d. ROOF DECK - 19MM THICK EXTERIOR GRADE PLY DEC. ANY PRESERVATIVE TREATMENT MUST NOT BE BITUMEN SOLVENT.
- e. ROOF JOISTS AND FIRINGS - 50MM WIDE SOFTWOOD FIRINGS LAID TO GIVE 1:40 FALL ALL ON SOFTWOOD JOISTS (AS STATED). MID SPAN NOGGINS. SIZE AND GRADE OF ROOF JOISTS AS APPROVED PLANS OR IN ACCORDANCE WITH PART A 1/2 OF APPROVED DOCUMENTS OF BUILDING REGULATIONS 1991.

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