GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW

DIMENSIONS OTHER THAN THOSE FIGURED ON THE DRAWINGS MUST BE VERIFIED BY THIS OFFICE. ALL SETTING OUT ON SITE MUST BE VERIFIED BEFORE MANUFACTURE OF COMPONENTS. ALL DISCREPANCIES MUST BE REPORTED TO THE OFFICE BEFORE WORKS COMMENCE. BOUNDARIES AND RIGHTS OF WAY MUST BE ASCERTAINED BEFORE WORKS COMMENCE.

WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER. UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

ALL WORK AND MATERIALS TO COMPLY WITH RELEVANT B.S. AND C.E. STANDARDS AND CODES OF PRACTICE AND TO BE IN ACCORDANCE WITH BUILDING REGULATIONS.

DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

STRUCTURE TIMBER GENERALLY TO BE C16 GRADE, BUT WHERE MARKED, TIMBER BEAMS AND PURLINS TO BE C24 GRADE AS DEFINED IN BS 5268

SMOKE DETECTION AND ALARMS
INSTALL A SELF CONTAINED SMOKE ALARM SYSTEM PERMANENTLY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD AND TO BS.5839 PART 6 2004.

DESIGN RISK ASSESSMENT
UNDERGROUND SERVICES
THERE ARE UNDERGROUND GAS AND ELECTRICITY SERVICES ON THE SITE. ACCURATELY POSITION ALL UNDERGROUND SERVICES WITHIN THE SITE BEFORE COMMENCEMENT OF ANY EXCAVATIONS FOR FOUNDATIONS, DRAINAGE, ETC. SEE HSE GUIDANCE NOTES HS (G) 47 AVOIDING DANGER FROM UNDERGROUND SERVICES, BT GUIDANCE NOTES APPENDIX 1, NW CABLE PRECAUTIONS TO PROTECT COMMUNICATIONS APPARATUS, NW WATER PROTECTION OF MAINS AND SERVICES, BRITISH GAS TRANSCO MEASURES TO PROTECT APPARATUS

OVERHEAD CABLES
THERE ARE OVERHEAD CABLES ADJACENT TO THE SITE. THERE IS A RISK OF ELECTROCUTION. SEE BT GUIDANCE NOTES APPENDIX 1 AND HSE GUIDANCE NOTES 6.

HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.

RETAINING WALLS
EXISTING GROUND TO BE SUITABLY SHORED WHILST NEW RETAINING WALLS ARE BEING CONSTRUCTED.

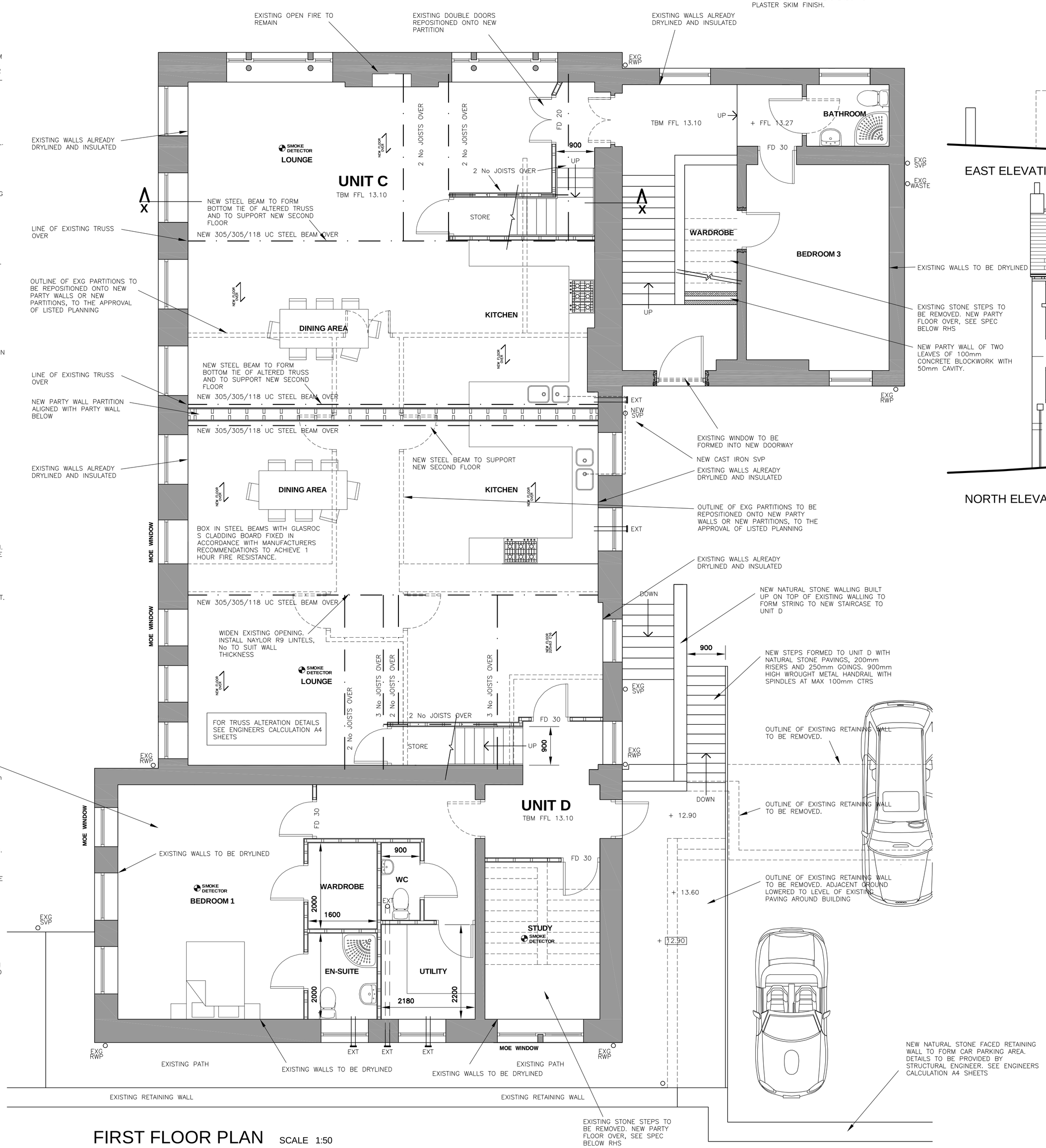
STRUCTURAL ALTERATIONS
EXISTING GROUND TO BE SUITABLY SHORED WHILST NEW RETAINING WALLS ARE BEING CONSTRUCTED. DETAILS TO BE PROVIDED BY STRUCTURAL ENGINEER PRIOR TO WORKS COMMENCING. A SUITABLE METHOD STATEMENT FOR THE TEMPORARY SUPPORT OF THE EXISTING STRUCTURE IS TO BE PROVIDED BY THE MAIN CONTRACTOR

NEW SUSPENDED CEILING
NEW SUSPENDED CEILING UNDER FLAT ROOF SECTION OF BUILDING TO IMPROVE THERMAL INSULATION. 100x50mm C16 JOISTS AT 400mm CTRS SUSPENDED BY 50x50mm TIMBER HANGERS FROM EXISTING CEILING.

ONE LAYER OF 100mm MINERAL FIBRE INSULATION BETWEEN THE CEILING TIE JOISTS AND ONE LAYER OF 200mm MINERAL FIBRE INSULATION OVER THE JOISTS TO GIVE A U VALUE OF BETTER THAN 0.14W/m2K. INSULATION TO BE PACKED TIGHTLY AT THE EAVES AND LAPPED WITH THE WALL INSULATION. ALL ELECTRICAL CABLES ARE TO BE INSTALLED IN ACCORDANCE WITH BRE BR 262, THERMAL INSULATION: AVOIDING RISKS. RECESSED LIGHT FITTINGS MUST NOT BE USED WITHOUT THE USE OF PROPRIETARY INSULATED AND AIR SEALED CAPS.

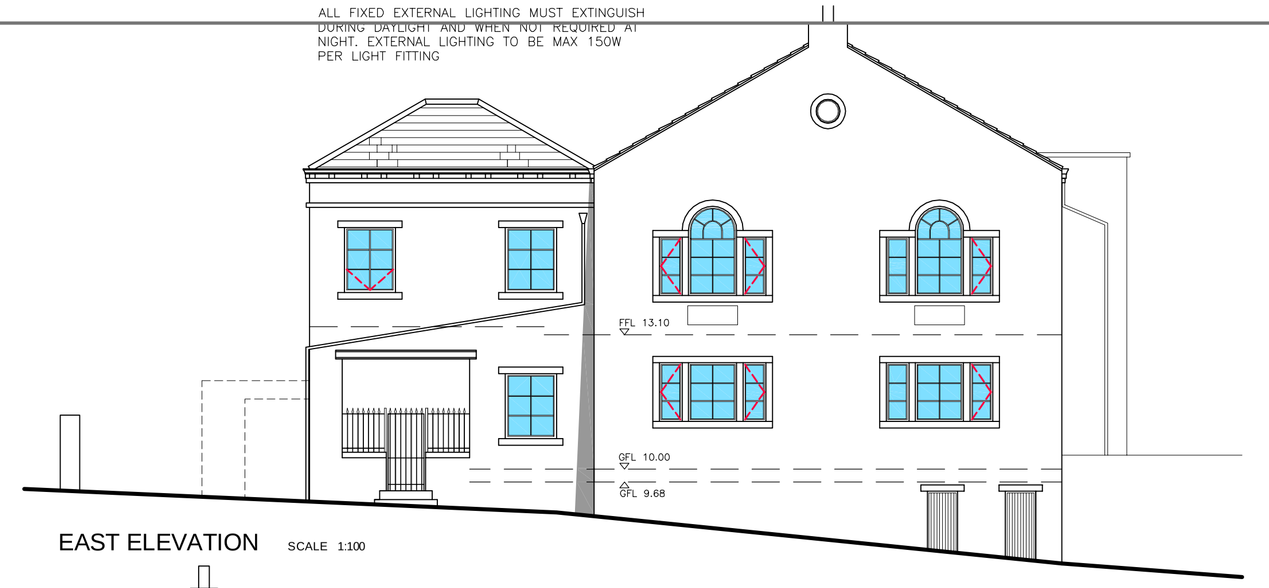
UNDERLINE WITH 12.5mm FOIL BACKED PLASTERBOARD AND SKIM, TAPE SEAL ALL JUNCTIONS WITH EXTERNAL WALLS AND INTERNAL WALLS.

NEW WALL DRYLINING
EXISTING WALLS THAT HAVE NOT ALREADY BEEN DRY LINED AND INSULATED MUST BE UPGRADED BY APPLYING NEW 60mm THICK GYPROC THERMAL LAMINATE PLASTERBOARD WITH PLASTER SKIM FINISH.



FIRST FLOOR PLAN SCALE 1:50

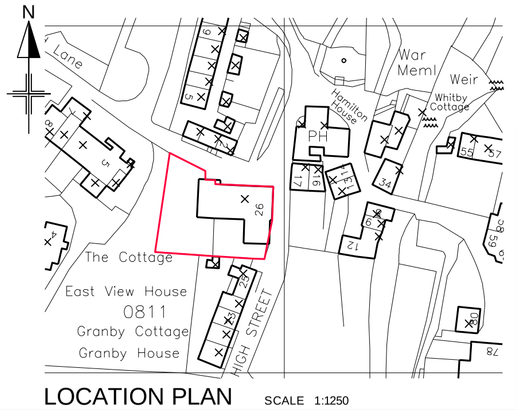
ALL FIXED EXTERNAL LIGHTING MUST EXTINGUISH DURING DAYLIGHT AND WHEN NOT REQUIRED AT NIGHT. EXTERNAL LIGHTING TO BE MAX 150W PER LIGHT FITTING



EAST ELEVATION SCALE 1:100

ROOMS THAT CONTAIN NO DIRECT ACCESS TO CORRIDORS ARE TO INCLUDE A WINDOW WHICH IS A MEANS OF ESCAPE WINDOW WITH UNOBSTRUCTED OPENING THAT IS AT LEAST 450mm HIGH AND 450mm WIDE, AND THE BOTTOM OF A WINDOW OPENING SHOULD BE NOT MORE THAN 1100mm ABOVE THE FLOOR.

NORTH ELEVATION SCALE 1:100



LOCATION PLAN SCALE 1:1250

jasonbwade
Chartered Architectural Technologist

PROJECT
PROPOSED FORMATION OF APARTMENTS

26 HIGH STREET
LUDDENDEN
HALIFAX

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