

1. GENERAL CONSTRUCTION NOTES: This drawing is to obtain Local Authority approvals only. All work to be carried out in accordance with the Local Authority requirements, all manufacturers' recommendations, of relevant British Standards Codes of Practice and the Building Regulations. The contractor shall be responsible for obtaining all necessary permissions and approvals. The contractor is to check and verify all building and dimensions, levels and sewer invert levels BEFORE the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specific drawings provided. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. The Building Regulations apply to all new buildings and extensions, alterations, conversions, and repairs to existing buildings, regardless of the conditions, whether stated on this drawing or not, must be complied with (Client to be consulted). Any construction variation must have the approval of the Building Inspector and the client. The client is to be notified by the nominated contractor of any cost variation to building work before it is carried out.

and be used to calculate dimensions or to measure quantities of material. Block work is laid in accordance with the manufacturer's instructions and recommendations specifically regarding mortar mixes and anchorage procedures. All cavities are to be filled with concrete.

TIMBER NOTES – All crosscutting timber to be utilised or otherwise treated. All structural timber to be GS or MSQ grade in accordance with the Building Regulations unless otherwise stated. Notches and holes in simply supported floor joists should be within the following limits. Joist depth should be no deeper than 0.75 times the depth of a joist and should not be cut closer to the support than 10% of the span length. The maximum number of cuts per joist shall be limited to one cut per 1.8m. Cuts in floor joists between supports should be drilled at the neutral axis, and should be not less than 3 diameters (centre to centre), apart; and should be located 0.25 and 0.4 times the span from the support. No notches or holes should be cut in roof rafters, other than at supports.

2. DEMOLITION – The contractor is to take all necessary steps to ensure the protection and stability of all existing and adjoining structures and finishes. Provision of temporary screens, as necessary, to protect the works against inclement weather, and existing structures to be demolished by means of hand tools, pneumatic hammers, etc., shall be carried out by cutting through the structure to be demolished. Demolition shall be carried out in a careful and controlled manner. The contractor will make good any damage using materials and workmanship to match that of the existing in all respects. Exising redundant drains are to be stopped off at entry using manholes with concrete.

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